ADDRESS: 8226 GERMANTOWN AVE
Proposal: Construct multi-unit residential building
Review Requested: Approval
Owner: Vich Properties LLC and VP 8226 Germantown LLC
Applicant: Roy Aharonovich, VP 8226 Germantown LLC
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 final approval for the construction of a four-story mixed-use building and parking spaces at 8226 Germantown Avenue. The new building will occupy the northeastern portion of the lot with new parking at the property's rear. The Detweiler House, an eighteenth-century stone house situated on the lot's southeastern corner, will not be altered by the new construction nor is any work to the Detweiler House included in the scope of this application. The new building's exterior is largely clad in stucco and will have an artificial slate mansard roof with dormers. A storefront will be featured on the ground floor facing Germantown Avenue. Portions of the ground floor façade will feature Wissahickon Schist similar in appearance to the Detweiler House.

The proposed new construction has undergone several rounds of in-concept review. The current proposal for the new construction is largely unchanged from the in-concept proposal approved by the Historical Commission at its March 2026 meeting.

SCOPE OF WORK:
- Construct four-story building with parking.

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 of the new building and parking space, pursuant to Standards 9 and 10.

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

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October 19, 2026

VIA EMAIL ONLY

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

Re: 8226 Germantown Avenue
Application for Final Approval

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 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 previously submitted an *Application for Review in Concept* for the proposed redevelopment of the Property. That application proposed 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. Following review by the Architectural Committee on February 24, 2026, our *Application for Review in Concept* was approved by the Historical Commission on March 13, 2026.

At its meeting on February 24, 2026, the Architectural Committee recommended minor changes to the design of the proposed dormers. With this *Application for Final Approval*, we are submitting revised plans that propose minor modifications to the dormers as previously approved by the Commission, consistent with the comments received from the Architectural Committee. The Project otherwise remains consistent with the plans that received conceptual approval earlier this year.

The project architect is Zamir Garcia with M Architects, LLC. We ask that you kindly place the *Application for Final Approval* on the agenda for the October 27, 2026

meeting of the Architectural Committee and the November 13, 2026 Historical Commission meeting. 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.

cc: Joshua Schroeder (joshua.schroeder@phila.gov)

8226 GERMANTOWN AVE

8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

PROJECT DESCRIPTION:

NEW FOUR STORY MULTI-FAMILY MIXED USED BUILDING. 4 RESIDENTIAL UNITS

OCCUPANCY CLASSIFICATION: R-2
CONSTRUCTION TYPE : VA
SPRINKLERS TYPE: NFPA 13

AREAS

GROUND	2,472 GSF
2ND	2,157 GSF
3RD	2,157 GSF
4TH	2,012 GSF
TOTAL	8,798 GSF

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE 2021
INTERNATIONAL FIRE CODE 2021
INTERNATIONAL PLUMBING CODE 2021
INTERNATIONAL FUEL GAS CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021
INTERNATIONAL MECHANICAL CODE 2021
INTERNATIONAL CODE COUNCIL ELECTRIC CODE 2021

TABLE 504.3 -
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
BUILDING TYPE VA - R-2 OCCUPANCY - SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 = 70 FT

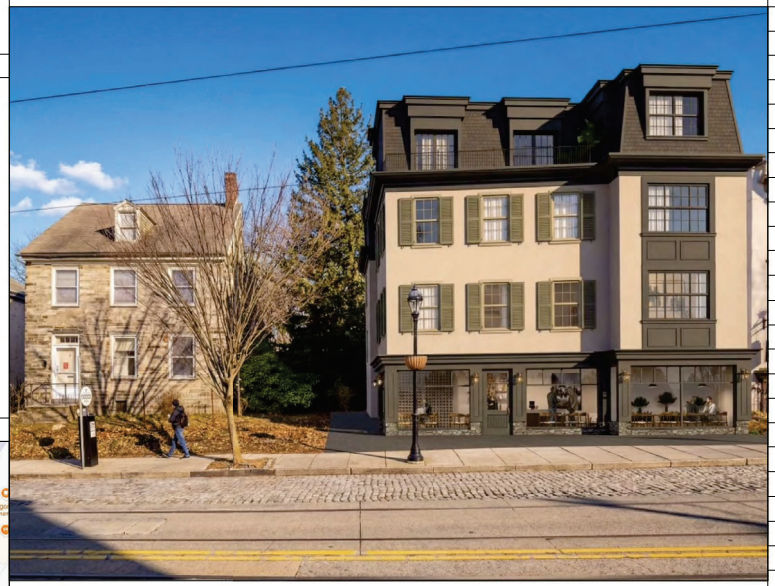
TABLE 504.4 -
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
BUILDING TYPE VA - R2 OCCUPANCY - SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 = 4 STORIES

TABLE 506.2 -
ALLOWABLE AREA FACTOR
BUILDING TYPE VA - R2 OCCUPANCY - SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 = 36,000 SF/STORY

TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
= 1 HOUR

SITE MAP:

RENDERINGS:



SHEET INDEX:

SHEET NO.	SHEET TITLE	ISSUE: CD PROGRESS SET 1	CD PROGRESS SET 2	CD SET
CS-1	COVER SHEET	●	●	●
CS-2	PROJECT NOTES	●	●	●
CS-3	PROJECT NOTES			●
CS-4	ACCESSIBILITY STANDARDS		●	●
CS-5	EGRESS PLANS		●	●
CS-6	RATED WALL PLANS	●	●	●
CS-7	THERMAL ENVELOPE			●
A-001	PROPOSED SITE PLAN	●	●	●
A-100	PROPOSED GROUND FLOOR PLAN	●	●	●
A-101	PROPOSED SECOND FLOOR PLAN	●	●	●
A-102	PROPOSED THIRD FLOOR PLAN	●	●	●
A-103	PROPOSED FOURTH FLOOR PLAN	●	●	●
A-104	PROPOSED ROOF PLAN	●	●	●
A-130	PROPOSED GROUND FLOOR P&D PLAN	●	●	●
A-131	PROPOSED SECOND FLOOR P&D PLAN	●	●	●
A-132	PROPOSED THIRD FLOOR P&D PLAN	●	●	●
A-133	PROPOSED FOURTH FLOOR P&D PLAN	●	●	●
A-200	PROPOSED EXTERIOR ELEVATIONS	●	●	●
A-201	PROPOSED EXTERIOR ELEVATIONS	●	●	●
A-202	PROPOSED EXTERIOR ELEVATIONS	●	●	●
A-203	PROPOSED EXTERIOR ELEVATIONS		●	●
A-300	PROPOSED BUILDING SECTION		●	●
A-301	PROPOSED BUILDING SECTION			●
A-400	WALL TYPES		●	●
A-401	DETAILS		●	●
A-402	DETAILS		●	●
A-403	DETAILS			●
A-404	DETAILS			●
A-405	DETAILS			●

SHEET INDEX:

SHEET NO.	SHEET TITLE	ISSUE: CD PROGRESS SET 1	CD PROGRESS SET 2	CD SET
A-406	DETAILS			●
A-407	DETAILS			●
A-408	DETAILS			●
A-700	PROPOSED GROUND FLOOR RCP	●	●	●
A-701	PROPOSED SECOND FLOOR RCP	●	●	●
A-702	PROPOSED THIRD FLOOR RCP	●	●	●
A-703	PROPOSED FOURTH FLOOR RCP	●	●	●
A-900	DOOR SCHEDULE	●	●	●
A-901	WINDOW SCHEDULE	●	●	●
S-001	GENERAL NOTES			●
S-002	SCHEDULES			●
S-003	SCHEDULES			●
S-101	FOUNDATION PLAN			●
S-102	SECOND FLOOR FRAMING			●
S-103	THIRD FLOOR FRAMING			●
S-104	FOURTH FLOOR FRAMING			●
S-105	ROOF FRAMING			●
S-501	TYPICAL FOUNDATION DETAILS			●
S-502	FOUNDATION DETAILS			●
S-510	FRAMING SECTIONS & DETAILS			●
S-511	FRAMING SECTIONS & DETAILS			●
S-512	FRAMING SECTIONS & DETAILS			●

OWNER:

VP 8226 GERMANTOWN LLC
ROY AHARONOVICH

830 WELSCH ROAD, PO BOX 264
HUNTINGDON VALLEY, PA 19006

STRUCTURAL ENGINEER:

STRUCTURE LABS LLC

470 BOOT ROAD #876
DOWNINGTOWN, PA 19335

M ARCHITECTS, LLC
201 S MARYLAND ST SUITE 150
ASHBURN, VA
20600
2152485251

WWW.MORRISSEYCREEKRANCH.COM

PA LICENSE # AA011528

NO. RA 405135

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

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DATE: 09.30.26

ISSUE: CONSTRUCTION DOCUMENTS

SCALE: AS NOTED

CS-1

GENERAL CONDITIONS

1. THE AMERICAN INSTITUTE OF ARCHITECTS 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION' AND SUPPLEMENTAL CONDITIONS REQUIREMENTS, CURRENT EDITIONS AS IDENTIFIED IN THE CONTRACT DOCUMENTS, SHALL RELATE TO THE WORK OF THE PROJECT AND ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS AS THOUGH FULLY CONTAINED HEREIN.

2. THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, CERTIFICATES, LICENSES, AND OTHER APPROVALS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AND OCCUPANCY OF THE BUILDING, EXCEPT AS SPECIFICALLY IDENTIFIED AS THE RESPONSIBILITY OF THE OWNER OR ARCHITECT. ALL PERMIT AND INSPECTION FEES TO BE PAID BY THE GC SHALL BE INCLUDED IN THE CONTRACT SUM.

3. THE DRAWINGS, SPECIFICATIONS, DETAILS, SCHEDULES, AND NOTES PREPARED BY M ARCHITECTS, LLC CONSTITUTE THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE COMPLEMENTARY. INFORMATION MAY APPEAR ON ONE OR MORE DOCUMENTS, DISCREPANCIES OR CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF M ARCHITECTS, LLC PRIOR TO PROCEEDING WITH THE AFFECTED WORK. M ARCHITECTS, LLC SHALL DETERMINE THE DESIGN INTENT AND WHICH REQUIREMENT SHALL GOVERN. SUCH DETERMINATION SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR A CHANGE IN THE CONTRACT SUM OR SCOPE OF WORK UNLESS OTHERWISE DIRECTED IN WRITING.

4. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF M ARCHITECTS, LLC BEFORE PROCEEDING WITH THE RELATED WORK. THE GC SHALL NOT PROCEED BASED UPON ANY ASSUMPTION REGARDING DESIGN INTENT WHERE A CONFLICT EXISTS.

5. THE GC SHALL LAY OUT THE WORK IN CONFORMITY WITH THE CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER ESTABLISHMENT AND MAINTENANCE OF ALL LINES, LEVELS, AND DIMENSIONS. BEFORE COMMENCING WORK, THE GC SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS, EXISTING CONDITIONS, AND SITE CONDITIONS AFFECTING THE WORK AND SHALL NOTIFY M ARCHITECTS, LLC OF ANY DISCREPANCIES, ERRORS RESULTING FROM THE GC'S FAILURE TO VERIFY SUCH CONDITIONS SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION.

6. ALL WORK, MATERIALS, AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, COMMONWEALTH OF PENNSYLVANIA, CITY OF PHILADELPHIA, AND OTHER GOVERNING JURISDICTIONAL REQUIREMENTS, INCLUDING THE CURRENT PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE AND ALL APPLICABLE STATE AND LOCAL AMENDMENTS. FOR NEW PERMIT APPLICATIONS, THE APPLICABLE 2021 INTERNATIONAL CODES, AS ADOPTED AND AMENDED BY THE CITY OF PHILADELPHIA AND THE COMMONWEALTH OF PENNSYLVANIA, SHALL GOVERN, INCLUDING, AS APPLICABLE, THE 2021 INTERNATIONAL BUILDING CODE (IBC), 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2021 INTERNATIONAL MECHANICAL CODE (IMC), 2021 INTERNATIONAL PLUMBING CODE (IPC), AND 2021 INTERNATIONAL ENERGY CONSERVATION CODE. THE APPLICABLE CODE SHALL BE DETERMINED BY BUILDING TYPE, OCCUPANCY, SCOPE OF WORK, AND OTHER CODE REQUIREMENTS. THE 2018 INTERNATIONAL CODE ACCESSIBILITY PROVISIONS REMAIN APPLICABLE WHERE REQUIRED BY THE PHILADELPHIA CODE.

7. THE CONTRACT DOCUMENTS HAVE BEEN PREPARED BY M ARCHITECTS, LLC AS THE ARCHITECT OF RECORD (AOR) FOR THE PROJECT. THE DESIGN, DRAWINGS, SPECIFICATIONS, DETAILS, MATERIALS, AND OTHER REQUIREMENTS SHOWN OR SPECIFIED BY M ARCHITECTS, LLC CONSTITUTE THE DESIGN BASIS FOR THE WORK.

8. ANY REVIEW, COMMENT, RECOMMENDATION, OR OPINION PROVIDED BY AN ARCHITECT, DESIGN PROFESSIONAL, CONSULTANT, CONTRACTOR, NEIGHBOR, OWNER REPRESENTATIVE, OR OTHER THIRD PARTY NOT EMPLOYED BY THE OWNER OR ANY OTHER PARTY IS OUTSIDE THE SCOPE OF M ARCHITECTS, LLC'S SERVICES UNLESS EXPRESSLY INCORPORATED INTO M ARCHITECTS, LLC'S SERVICES BY A WRITTEN AGREEMENT OR AMENDMENT TO THE OWNER'S SERVICES. SUCH REVIEW OR OPINION SHALL NOT ESTABLISH THE THIRD PARTY AS A MEMBER OF THE M ARCHITECTS, LLC DESIGN TEAM, AOR, CONSULTANT, OR RESPONSIBLE DESIGN PROFESSIONAL FOR THE PROJECT.

9. THIRD-PARTY REVIEW OR COMMENT SHALL NOT MODIFY, SUPERSEDE, OR OTHERWISE ALTER THE CONTRACT DOCUMENTS PREPARED BY M ARCHITECTS, LLC. NO THIRD-PARTY COMMENT OR RECOMMENDATION SHALL BE CONSIDERED AN INSTRUCTION TO THE GC OR A REVISION TO THE CONTRACT DOCUMENTS UNLESS FORMALLY REVIEWED AND INCORPORATED BY M ARCHITECTS, LLC THROUGH CONTRACT DOCUMENTS THROUGH A WRITTEN REVISION, ADDENDUM, CHANGE ORDER, OR OTHER WRITTEN DIRECTIVE ISSUED IN ACCORDANCE WITH THE CONTRACT.

10. M ARCHITECTS, LLC SHALL REMAIN THE ARCHITECT OF RECORD AND THE RESPONSIBLE DESIGN PROFESSIONAL FOR ARCHITECTURAL DESIGN AND CONTRACT DOCUMENTS PREPARED UNDER M ARCHITECTS, LLC'S SCOPE OF SERVICES. REVIEW OF THE CONTRACTOR'S SUBMITTALS BY ANY THIRD PARTY DOES NOT TRANSFER, SHARE, OR OTHERWISE ALTER M ARCHITECTS, LLC'S RESPONSIBILITY FOR ITS OWN PROFESSIONAL SERVICES. NOR DOES IT CREATE ANY ADDITIONAL PROFESSIONAL RESPONSIBILITY FOR M ARCHITECTS, LLC FOR SERVICES OR DESIGN WORK PERFORMED BY OTHERS.

11. THE GC SHALL USE DIMENSIONS ONLY AND SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS OTHERWISE NOTED.

12. GENERAL: DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL HAVE FULL USE OF THE AREA WITHIN THE CONTRACT LIMITS INDICATED ON THE DRAWINGS, SUBJECT TO THE OWNER'S RIGHTS TO PERFORM CONSTRUCTION OPERATIONS WITH ITS OWN FORCES OR TO EMPLOY SEPARATE CONTRACTORS ON PORTIONS OF THE PROJECT.

13. CONFINE OPERATIONS TO AREAS WITHIN THE CONTRACT LIMITS INDICATED. PORTIONS OF THE SITE BEYOND AREAS IN WHICH CONSTRUCTION OPERATIONS ARE INDICATED SHALL NOT BE DISTURBED. KEEP COMMON AREAS ADJACENT TO THE PREMISES CLEAR AND AVAILABLE TO THE OWNER'S EMPLOYEES AT ALL TIMES. DO NOT USE SUCH AREAS FOR STORAGE OF MATERIALS OR EQUIPMENT.

14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING AND VERIFYING THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.

15. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL INDIVIDUAL ITEMS AT HEIGHTS AND MOUNTING HEIGHTS RECOGNIZED WITHIN THE INDUSTRY FOR THE PARTICULAR APPLICATION, SUBJECT TO APPLICABLE CODE REQUIREMENTS.

16. TEMPORARY TRASH STORAGE AND REMOVAL: THE GC SHALL COORDINATE WITH THE OWNER TO PROVIDE APPROPRIATE STORAGE AND REMOVAL OF CONSTRUCTION DEBRIS AND SHALL PAY ALL COSTS ASSOCIATED WITH SUCH WORK. THE GC SHALL OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY THE GOVERNING JURISDICTION FOR SUCH ACTIVITIES.

17. PROTECTION OF WORK IN PLACE: WORK SUBJECT TO DAMAGE FROM OPERATIONS IN ADJACENT AREAS SHALL BE PROTECTED AS REQUIRED, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION, ALL PROTECTIVE MEASURES SHALL BE INSTALLED AND MAINTAINED SO THAT THE COMPLETED WORK IS DELIVERED TO THE OWNER IN PROPER CONDITION.

18. MATERIALS: ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS, UNLESS OTHERWISE INDICATED. LIKE MATERIALS USED THROUGHOUT THE PROJECT SHALL BE OF CONSISTENT MANUFACTURER, TYPE, QUALITY, COLOR, FINISH, AND APPEARANCE.

GENERAL CONDITIONS (CONT.)

19. WORKMANSHIP: ALL WORK SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND APPLICABLE WARRANTIES.

20. DESIGN LOADS: STRUCTURAL DESIGN LOADS AND OTHER CODE-RELATED DESIGN CRITERIA SHALL CONFORM TO THE CURRENT APPLICABLE PHILADELPHIA BUILDING CODE, RESIDENTIAL CODE, AND REFERENCED STRUCTURAL STANDARDS. STRUCTURAL DESIGN AND CALCULATIONS SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER OF RECORD WHERE REQUIRED.

21. THE GC SHALL REMOVE, REPLACE, RESTORE, OR SATISFACTORILY REPAIR ANY PART OF THE WORK THAT IS BROKEN, MISSING, STRUCTURALLY UNSAFE, BENT, TORN, DAMAGED, OR OTHERWISE DEFECTIVE AS A RESULT OF THE GC'S WORK OR OPERATIONS.

22. THROUGHOUT THE CONSTRUCTION PERIOD, KEEP THE PROJECT SITE CLEAN AND NEAT IN APPEARANCE. DO NOT ALLOW HAZARDOUS, DANGEROUS, UNSANITARY, OR PUBLIC NUISANCE CONDITIONS TO DEVELOP OR PERSIST. PROVIDE FINAL CLEANING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND MANUFACTURER'S REQUIREMENTS.

23. DESIGN LOADS SHALL BE AS INDICATED IN THE STRUCTURAL ENGINEERING DOCUMENTS AND SHALL BE CONSISTENT WITH THE CURRENT APPLICABLE PHILADELPHIA CODE AND REFERENCED STRUCTURAL STANDARDS, UNLESS SPECIFICALLY SUPERSEDED BY STRUCTURAL ENGINEERING DOCUMENTS. THE ARCHITECTURAL

DRAWINGS SHALL INDICATE THE FOLLOWING MINIMUM DESIGN CRITERIA AS APPLICABLE:
ROOF:
DEAD LOAD = 15 PSF
GROUND SNOW LOAD = 25 PSF MINIMUM
FLOORS:
DEAD LOAD = 20 PSF
LIVE LOAD = 40 PSF
WIND DESIGN WIND SPEED:
115 MPH, 3-SECOND GUST, RISK CATEGORY II

FINAL DESIGN LOADS SHALL BE VERIFIED BY THE STRUCTURAL ENGINEER OF RECORD.

24. FIRE-RESISTANCE-RATED CONSTRUCTION, FIRESTOPPING, PENETRATIONS, JOINTS, OPENINGS, AND FIRE-PROTECTION SYSTEMS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE PHILADELPHIA BUILDING CODE, REFERENCED STANDARDS, AND APPROVED CONTRACT DOCUMENTS. FIRE PROTECTED PENETRATIONS IN BUILDING WITH RADIOLOGICAL REQUIREMENTS OF IBC CHAPTER 9 AND OTHER CODE SECTIONS AS APPLICABLE TO THE PROJECT.

25. HISTORIC CONTEXT: THE PROJECT IS LOCATED ON OR ASSOCIATED WITH A HISTORICALLY DESIGNATED PROPERTY AND/OR HISTORICALLY SIGNIFICANT PHILADELPHIA NEIGHBORHOOD. SPECIAL CONSIDERATION FOR THE HISTORIC CHARACTER OF THE PROPERTY, ADJACENT PROPERTIES, AND THE SURROUNDING NEIGHBORHOOD, INCLUDING COMPATIBILITY OF MASSING, SCALE, PROPORTION, FENESTRATION, MATERIALS, COLOR, AND OTHER VISIBLE ARCHITECTURAL FEATURES.

26. HISTORIC DESIGN INTENT: THE PROPOSED NEW CONSTRUCTION IS INTENDED TO BE COMPATIBLE WITH, BUT NOT IDENTICAL TO, THE OLDER SITE AND SURROUNDING CONTEXT. WHILE REMAINING IDENTIFIABLE AS CONTEMPORARY CONSTRUCTION, HISTORIC REFERENCE OR COMPATIBILITY SHALL NOT BE CONSTRUED TO REQUIRE EXACT REPLICATION OF HISTORIC CONSTRUCTION, MATERIALS, OR CRAFTSMANSHIP UNLESS SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.

27. HISTORIC REVIEW AND APPROVAL: WHERE REVIEW BY THE PHILADELPHIA HISTORICAL COMMISSION OR OTHER HISTORIC PRESERVATION AUTHORITY IS REQUIRED, THE CONTRACTOR SHALL COMPLY WITH ALL APPROVED PLANS, CONDITIONS, AND REQUIREMENTS APPLICABLE TO THE WORK. REGULATORY RESTRICTIONS IMPOSED BY THE AUTHORITY HAVING JURISDICTION AFTER ISSUANCE OF THESE CONTRACT DOCUMENTS THAT RESULT IN DIFFERENT MATERIALS, OR COST SHALL BE ADDRESSED THROUGH THE CONTRACTUAL CHANGE PROCESS.

28. MATERIAL SUBSTITUTIONS: THE OWNER'S DESIRE TO CONTROL PROJECT COSTS DOES NOT AUTHORIZE SUBSTITUTION OF MATERIALS. DETAILS INDICATED, KNOWN, OR NECESSARY TO PROVIDE A COMPLETE BUILDING COMPONENTS WITHOUT M ARCHITECTS, LLC'S PRIOR WRITTEN REVIEW AND APPROVAL. SUBSTITUTIONS SHALL BE FULLY COMPATIBLE WITH THE DESIGN INTENT, APPLICABLE CODE REQUIREMENTS, PERFORMANCE, WORKMANSHIP, AND WARRANTY REQUIREMENTS. APPEARANCE, DURABILITY, AND QUALITY OF THE MATERIAL OR ASSEMBLY SPECIFIED. NO SUBSTITUTION SHALL BE ACCEPTED SOLELY ON THE BASIS OF LOWER COST.

29. THE CONTRACTOR SHALL NOT MAKE CHANGES TO THE EXTERIOR APPEARANCE, MATERIALS, FENESTRATION, MASSING, ROOF FORM, OR OTHER ARCHITECTURALLY SIGNIFICANT FEATURES SHOWN IN THE CONTRACT DOCUMENTS WITHOUT PRIOR WRITTEN REVIEW BY M ARCHITECTS, LLC AND, WHERE REQUIRED, APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

30. NOTHING CONTAINED IN THESE GENERAL NOTES SHALL BE CONSTRUED AS EXPANDING M ARCHITECTS, LLC'S SCOPE OF PROFESSIONAL SERVICES, TRANSFERRING M ARCHITECTS, LLC'S PROFESSIONAL RESPONSIBILITY TO ANY THIRD PARTY, OR CREATING A PROFESSIONAL SERVICES AGREEMENT BETWEEN M ARCHITECTS, LLC AND ANY THIRD PARTY. THE ARCHITECT, CONSULTANT, CONTRACTOR, NEIGHBOR, OR OTHER PARTY NOT EXPRESSLY IDENTIFIED IN M ARCHITECTS, LLC'S AGREEMENT WITH THE OWNER.

CONSTRUCTION ADMINISTRATION (WHEN INCLUDED)

31. CONSTRUCTION ADMINISTRATION SERVICES, WHEN INCLUDED IN M ARCHITECTS, LLC'S EXECUTED AGREEMENT WITH THE OWNER, SHALL BE LIMITED TO THE SERVICES EXPRESSLY IDENTIFIED IN THAT AGREEMENT. CONSTRUCTION ADMINISTRATION SERVICES ARE INTENDED TO ASSIST THE PREPARATION OR ISSUANCE OF THESE CONTRACT DOCUMENTS.

32. WHEN CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN M ARCHITECTS, LLC'S SCOPE OF SERVICES, M ARCHITECTS, LLC SHALL PROVIDE ADMINISTRATION OF THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR AS SET FORTH IN THE CONTRACT DOCUMENTS. SUCH SERVICES MAY INCLUDE REVIEW OF CONTRACTOR SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA FOR INFORMATION (RFI), PAYMENT APPLICATIONS, CHANGE PROPOSALS, CHANGE ORDERS, AND OTHER DOCUMENTS AS SPECIFICALLY IDENTIFIED IN THE OWNER-ARCHITECT AGREEMENT.

33. M ARCHITECTS, LLC'S REVIEW OF SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, SAMPLES, RFIS, CHANGE PROPOSALS, OR OTHER CONTRACTOR DOCUMENTS SHALL BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND INFORMATION SHOWN IN THE CONTRACT DOCUMENTS AND SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, FABRICATION, INSTALLATION, PERFORMANCE, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY, OR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

34. M ARCHITECTS, LLC SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, SAFETY PROGRAMS, OR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, OR OTHER PERSONS PERFORMING THE WORK.

CONSTRUCTION ADMINISTRATION (WHEN INCLUDED) - (CONT.)

35. WHEN SITE OBSERVATION SERVICES ARE INCLUDED IN M ARCHITECTS, LLC'S SCOPE OF SERVICES, SUCH OBSERVATIONS SHALL BE PERFORMED AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION FOR THE PURPOSE OF BECOMING GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK OBSERVED AND TO DETERMINE, IN GENERAL, WHETHER THE WORK OBSERVED IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH OBSERVATIONS SHALL NOT CONSTITUTE EXHAUSTIVE OR CONTINUOUS INSPECTION OF THE WORK.

36. M ARCHITECTS, LLC SHALL NOT BE RESPONSIBLE FOR DISCOVERING ALL DEFECTS, DEFICIENCIES, ERRORS, OMISSIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

37. THE CONTRACTOR SHALL PROVIDE M ARCHITECTS, LLC WITH A CURRENT CONSTRUCTION SCHEDULE AND SHALL INCORPORATE THE REVIEW PERIODS REQUIRED FOR ARCHITECTURAL AND CONSULTANT REVIEWS INTO THE CONTRACTOR'S SCHEDULE. THE CONTRACTOR SHALL NOTIFY M ARCHITECTS, LLC IN ADVANCE OF SUBMITTALS, REVIEWS AND SHALL PROVIDE COMPLETE AND COORDINATED SUBMITTALS.

38. STANDARD REVIEW TIMES DURING THE CONSTRUCTION ADMINISTRATION PHASE, WHEN SUCH SERVICES ARE INCLUDED IN M ARCHITECTS, LLC'S SCOPE OF SERVICES, SHALL BE AS FOLLOWS:

SUBMITTALS / SHOP DRAWINGS / PRODUCT DATA: 15 WORKING DAYS

REQUESTS FOR INFORMATION (RFI): 7 WORKING DAYS

PAYMENT APPLICATIONS: 7 WORKING DAYS

CHANGE ORDER / CHANGE PROPOSAL REVIEW: 10 WORKING DAYS

ARCHITECT'S REVIEW PERIODS SHALL COMMENCE UPON RECEIPT OF A COMPLETE, COORDINATED, AND PROPERLY IDENTIFIED SUBMITTAL OR REQUEST. INCOMPLETE, CONFLICTING, OR INADEQUATELY DOCUMENTED SUBMITTALS MAY BE RETURNED WITHOUT REVIEW AND SHALL NOT BE CONSIDERED TO HAVE COMMENCED THE REVIEW PERIOD.

39. REVIEW PERIODS MAY BE EXTENDED WHEN THE COMPLEXITY OF THE SUBMITTALS, NUMBER OF COMMENTS, PROJECT CONDITIONS, REQUIRED CONSULTANT REVIEW, OR OTHER CIRCUMSTANCES REASONABLY REQUIRE ADDITIONAL TIME. THE CONTRACTOR SHALL ACCOUNT FOR SUCH EXTENDED REVIEW PERIODS IN THE PROJECT SCHEDULE.

40. ADDITIONAL SITE VISITS, SPECIAL INSPECTIONS, EXTENDED CONSTRUCTION ADMINISTRATION SERVICES, REQUIRED REVIEWS OF REJECTED WORK, REVIEWS OF EXCESSIVE SUBMITTALS, EXCESSIVE CHANGES, CONTRACTOR-CAUSED REDESIGN, ADDITIONAL MEETINGS, EXTENDED PROJECT DURATION, OR OTHER CONTRACTOR ACTIONS OR OMISSIONS CAUSING DELAYS OR OWNER-REQUESTED CHANGES SHALL BE CONSIDERED ADDITIONAL SERVICES NOT INCLUDED IN M ARCHITECTS, LLC'S AGREEMENT WITH THE OWNER.

CONSTRUCTION ADMINISTRATION (NOT INCLUDED)

41. UNLESS EXPRESSLY IDENTIFIED AS A SERVICE IN THE EXECUTED OWNER-ARCHITECT AGREEMENT, CONSTRUCTION ADMINISTRATION SERVICES ARE NOT INCLUDED IN M ARCHITECTS, LLC'S SCOPE OF SERVICES. THE CONTRACT DOCUMENTS ARE INTENDED TO ASSIST PERMIT AND CONSTRUCTION ADMINISTRATION SERVICES.

42. WHEN M ARCHITECTS, LLC IS NOT RETAINED TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACTOR'S WORK. REVIEW OF CONTRACTOR'S SUBMITTALS BY OTHERS DOES NOT TRANSFER RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY, OR COMPLIANCE WITH THE CONTRACT DOCUMENTS. TO THE EXTENT SUCH SERVICES WOULD OTHERWISE BE PROVIDED BY THE ARCHITECT DURING CONSTRUCTION.

43. WHEN M ARCHITECTS, LLC IS NOT RETAINED TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES, THE OWNER ACKNOWLEDGES THAT M ARCHITECTS, LLC WILL NOT BE RESPONSIBLE FOR OBSERVING CONSTRUCTION, REVIEWING OR MONITORING THE CONTRACTOR'S WORK OR FOR IDENTIFYING DEFECTS, DEFICIENCIES, DEVIATIONS, OR NONCONFORMING WORK THAT MAY OCCUR DURING CONSTRUCTION.

44. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY, QUALITY CONTROL, SITE SAFETY, AND EXECUTION OF THE CONTRACT DOCUMENTS. M ARCHITECTS, LLC IS RETAINED FOR CONSTRUCTION ADMINISTRATION SERVICES.

45. IF THE OWNER, CONTRACTOR, OR OTHER PARTY REQUESTS THAT M ARCHITECTS, LLC PROVIDE SERVICES AFTER THE CONTINUENCE OF CONSTRUCTION THAT ARE NOT INCLUDED IN THE EXECUTED OWNER-ARCHITECT AGREEMENT, SUCH AS ADDITIONAL SITE VISITS, FIELD INVESTIGATIONS, REVIEW OF CONTRACTOR WORK, REVIEW OF SUBMITTALS, OR THE ADMINISTRATION OF MEDIATION OR OTHER DISPUTES, OR EVALUATION OF CONSTRUCTION DEFICIENCIES, SUCH SERVICES SHALL BE PERFORMED WITH AUTHORIZATION AND MAY BE PROVIDED AS ADDITIONAL SERVICES.

46. M ARCHITECTS, LLC SHALL NOT BE RESPONSIBLE FOR CONDITIONS, DEFICIENCIES, CLAIMS, DISPUTES, OR OTHER MATTERS ARISING FROM OR RELATING TO THE CONTRACTOR'S WORK. THE CONTRACTOR'S FAILURE TO PERFORM THE CONTRACTUAL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND METHODS, OR CONSTRUCTION SEQUENCES SHALL NOT BE CONSTRUED AS M ARCHITECTS, LLC HAVING REASONABLE OPPORTUNITY TO OBSERVE WHEN M ARCHITECTS, LLC HAS NOT BEEN RETAINED TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES.

THIRD-PARTY ARCHITECT / CONSULTANT REVIEW

47. AT THE OWNER'S REQUEST, THE OWNER MAY RETAIN AND/OR PAY FOR AN ARCHITECT, ENGINEER, CONSULTANT, OR OTHER DESIGN PROFESSIONAL REPRESENTING AN ADJACENT PROPERTY OWNER OR OTHER THIRD PARTY TO REVIEW THE DRAWINGS PREPARED BY M ARCHITECTS, LLC.

2. ANY SUCH THIRD-PARTY REVIEW IS PERFORMED SOLELY FOR THE BENEFIT OF THE PARTY RETAINING THAT PROFESSIONAL AND DOES NOT CREATE ANY CONTRACTUAL, PROFESSIONAL, AGENCY, OR OTHER RELATIONSHIP BETWEEN M ARCHITECTS, LLC OR THE THIRD-PARTY ARCHITECT, ENGINEER, CONSULTANT, OR OTHER PROFESSIONAL.

3. M ARCHITECTS, LLC HAS NO AGREEMENT WITH, AND ASSUMES NO DUTY OR LIABILITY TO, ANY THIRD-PARTY ARCHITECT, ENGINEER, CONSULTANT, ADJACENT PROPERTY OWNER, OR OTHER THIRD PARTY. UNLESS SUCH DUTY IS ASSUMED BY A SEPARATE WRITTEN AGREEMENT EXECUTED BY M ARCHITECTS, LLC.

4. PAYMENT BY THE OWNER FOR ANY THIRD-PARTY REVIEW DOES NOT CONSTITUTE AUTHORIZATION FOR THE THIRD-PARTY PROFESSIONAL TO DIRECT, MODIFY, INTERPRET, APPROVE, REJECT, OR OTHERWISE CONTROL THE WORK OF M ARCHITECTS, LLC OR THE CONTRACTOR.

5. COMMENTS, RECOMMENDATIONS, REQUESTS, OR CONDITIONS ISSUED BY A THIRD-PARTY PROFESSIONAL SHALL NOT MODIFY, SUPERSEDE, OR BECOME PART OF THE CONTRACT DOCUMENTS UNLESS EXPRESSLY REVIEWED AND INCORPORATED BY M ARCHITECTS, LLC THROUGH A WRITTEN REVISION, ADDENDUM, OR OTHER AUTHORIZED PROJECT DOCUMENT.

6. REVIEW OR ACCEPTANCE OF THE CONTRACT DOCUMENTS BY ANY THIRD-PARTY ARCHITECT, ENGINEER, CONSULTANT, ENVIRONMENTAL AGENCY, ADJACENT PROPERTY OWNER, OR OTHER PARTY DOES NOT RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS TO PERFORM OR ESTABLISH ANY ADDITIONAL PROFESSIONAL DUTY OR RESPONSIBILITY FOR M ARCHITECTS, LLC.

7. M ARCHITECTS, LLC REMAINS THE ARCHITECT OF RECORD AND RESPONSIBLE DESIGN PROFESSIONAL FOR THE ARCHITECTURAL SERVICES EXPRESSLY INCLUDED WITHIN ITS EXECUTED AGREEMENT WITH THE OWNER. NO THIRD-PARTY REVIEW SHALL TRANSFER, EXPAND, DIMINISH, OR OTHERWISE ALTER THE SCOPE OR PROFESSIONAL RESPONSIBILITIES OF M ARCHITECTS, LLC.

8. ANY THIRD-PARTY PROFESSIONAL REQUIRING CLARIFICATION, INFORMATION, OR RESPONSE REGARDING THE CONTRACT DOCUMENTS SHALL COMMUNICATE SUCH REQUESTS THROUGH THE OWNER AND/OR M ARCHITECTS, LLC. THE THIRD-PARTY PROFESSIONAL SHALL NOT ISSUE DIRECTIVES DIRECTLY TO THE CONTRACTOR ON BEHALF OF M ARCHITECTS, LLC.

ADJACENT PROPERY / EXCAVATION / FOUNDATION PROTECTION

1. THE LOCATION, CONFIGURATION, AND EXTENT OF THE PROPOSED BUILDING AS INDICATED IN THE CONTRACT DOCUMENTS AND HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE APPROVED PROJECT DOCUMENTS AND REQUIREMENTS OF THE APPLICABLE AUTHORITIES HAVING JURISDICTION.

2. THE PROPOSED WORK INCLUDES CONSTRUCTION ADJACENT TO EXISTING BUILDINGS AND PROPERTY. THE CONTRACTOR SHALL FULLY INVESTIGATE EXISTING CONDITIONS AFFECTING THE WORK AND SHALL PROVIDE ALL TEMPORARY AND PERMANENT MEASURES NECESSARY TO SAFELY EXECUTE THE WORK WITHOUT DAMAGE TO EXISTING OR ADJACENT PROPERTY.

3. PRIOR TO EXCAVATION, THE GC SHALL DOCUMENT EXISTING CONDITIONS OF ADJACENT BUILDINGS, FOUNDATIONS, SITE FEATURES, PAVEMENTS, WALLS, AND OTHER CONSTRUCTION THAT MAY BE AFFECTED BY THE WORK. DOCUMENTATION SHALL INCLUDE PHOTOGRAPHS, WRITTEN RECORDS, AND OTHER INFORMATION AS APPROPRIATE TO ESTABLISH PRE-CONSTRUCTION CONDITIONS.

4. THE GC SHALL DETERMINE THE REQUIRED MEANS, METHODS, SEQUENCE, EXTENT, AND DURATION OF EXCAVATION, SHORING, BRACING, UNDERPINNING, SUPPORT OF EXCAVATION, TEMPORARY PROTECTION, AND OTHER CONSTRUCTION MEASURES NECESSARY TO EXECUTE THE WORK SAFELY AND TO PROTECT EXISTING AND ADJACENT STRUCTURES.

5. THE GC SHALL NOT EXCAVATE IN A MANNER THAT UNDERMINES FOUNDATIONS, OR OTHERWISE COMPROMISES EXISTING FOUNDATIONS, STRUCTURES, WALLS, UTILITIES, PAVEMENTS, OR OTHER PROPERTY, WHERE EXCAVATION EXTENDS BELOW, ADJACENT TO, OR WITHIN THE INFLUENCE OF EXISTING FOUNDATIONS, THE GC SHALL PROVIDE APPROPRIATE ENGINEERED SHORING, UNDERPINNING, BRACING, OR OTHER TEMPORARY SUPPORT SYSTEMS AS REQUIRED.

6. THE GC SHALL RETAIN QUALIFIED PROFESSIONALS AND SPECIALTY CONTRACTORS AS REQUIRED TO DESIGN AND IMPLEMENT TEMPORARY SHORING, UNDERPINNING, SUPPORT OF EXCAVATION, MONITORING, OR OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFE EXECUTION OF THE WORK.

7. TEMPORARY SHORING, UNDERPINNING, SUPPORT OF EXCAVATION, BRACING, EXCAVATION EXTENDED BELOW ADJACENT STRUCTURES ARE CONSTRUCTION MEANS AND METHODS AND SHALL BE THE RESPONSIBILITY OF THE GC AND ITS RETAINED PROFESSIONALS. SUCH SYSTEMS SHALL BE DESIGNED FOR THE PROJECT CONDITIONS AND GC'S DESIGN UNLESS SPECIFICALLY INDICATED AS SUCH IN THE CONTRACT DOCUMENTS.

8. M ARCHITECTS, LLC'S REVIEW OF CONTRACTOR-PROVIDED SHORING, UNDERPINNING, SUPPORT OF EXCAVATION, OR OTHER TEMPORARY SYSTEMS, IF PERFORMED, IS FOR GENERAL CONFORMANCE WITH M ARCHITECTS, LLC'S SERVICES. SHALL BE LIMITED TO REVIEW FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT AND INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. SUCH REVIEW SHALL NOT TRANSFER RESPONSIBILITY FOR THE DESIGN, ADEQUACY, SAFETY, STABILITY, OR APPROVAL OF TEMPORARY WORK FROM THE GC OR ITS RETAINED PROFESSIONALS.

9. THE GC SHALL PROTECT ADJACENT PROPERTY FROM DAMAGE RESULTING FROM VIBRATION, EXCAVATION, SETTLEMENT, LATERAL MOVEMENT, TEMPORARY LOADING, EQUIPMENT OPERATIONS, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, OR OTHER CONSTRUCTION ACTIVITIES.

10. THE GC SHAL

INSULATION

1. PROVIDE INSULATION, AIR BARRIERS, AIR SEALING, AND RELATED BUILDING ENVELOPE COMPONENTS IN ACCORDANCE WITH THE APPLICABLE ENERGY CODE, BUILDING CODE, ENERGY COMPLIANCE DOCUMENTS, AND CONTRACT DOCUMENTS.

2. INSULATION TYPES, THICKNESSES, R-VALUES, U-FACTORS, AND OTHER THERMAL PERFORMANCE REQUIREMENTS SHALL BE AS INDICATED IN THE ENERGY COMPLIANCE DOCUMENTS, BUILDING ENVELOPE DETAILS, SPECIFICATIONS, AND/OR OTHER APPLICABLE CONTRACT DOCUMENTS.

3. PROVIDE CONTINUOUS INSULATION AND THERMAL BARRIERS AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE BUILDING THERMAL ENVELOPE. COORDINATE INSULATION WITH FRAMING, SHEATHING, AIR BARRIERS, WATER-RESISTIVE BARRIERS, FLASHING, WINDOWS, DOORS, ROOFING, AND OTHER BUILDING ENVELOPE COMPONENTS.

4. INSULATION SHALL BE INSTALLED CONTINUOUSLY AND TIGHTLY FITTED AROUND PENETRATIONS, OBSTRUCTIONS, CORNERS, AND IRREGULAR CONDITIONS. VOIDS, GAPS, COMPRESSED AREAS, OR OTHER CONDITIONS THAT REDUCE THE REQUIRED THERMAL PERFORMANCE SHALL NOT BE PERMITTED.

5. PROVIDE AIR SEALING AT PENETRATIONS THROUGH THE BUILDING THERMAL AND AIR BARRIER, INCLUDING ELECTRICAL BOXES, PIPING, DUCTWORK, CONDUITS, CABLES, SLEEVES, AND OTHER BUILDING SERVICES, USING MATERIALS COMPATIBLE WITH THE ADJACENT CONSTRUCTION AND APPROVED FOR THE INTENDED APPLICATION.

6. SEAL PERIMETERS OF EXTERIOR DOOR AND WINDOW FRAMES TO THE ADJACENT AIR BARRIER AND BUILDING ENVELOPE ASSEMBLY. PROVIDE BACKER ROD, SEALANT, LOW-EXPANSION FOAM, MEMBRANE, OR OTHER APPROPRIATE AIR-SEALING MATERIAL AS INDICATED BY THE DETAILS AND MANUFACTURER'S REQUIREMENTS.

7. PROVIDE AIR SEALING AT ELECTRICAL DEVICE BOXES AND OTHER PENETRATIONS LOCATED WITHIN THE BUILDING AIR BARRIER. USE APPROPRIATE GASKETS, SEALANTS, FOAM, OR OTHER APPROVED PRODUCTS COMPATIBLE WITH THE ELECTRICAL EQUIPMENT AND ADJACENT MATERIALS.

8. INSULATION SHALL NOT OBSTRUCT REQUIRED VENTILATION PATHS. DRAINAGE PLANES, WEEP SYSTEMS, FLASHING, ROOF VENTILATION, OR OTHER BUILDING ENVELOPE COMPONENTS.

9. PROVIDE INSULATION AND AIR SEALING AT TRANSITIONS BETWEEN DIFFERENT BUILDING ENVELOPE ASSEMBLIES TO MAINTAIN CONTINUITY OF THE THERMAL AND AIR BARRIERS.

10. CONTRACTOR SHALL COORDINATE INSULATION AND AIR-SEALING WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND OTHER TRADES TO MAINTAIN THE CONTINUITY AND PERFORMANCE OF THE BUILDING ENVELOPE.

11. REPAIR OR REPLACE INSULATION THAT HAS BEEN DAMAGED, COMPRESSED, DISPLACED, OR OTHERWISE RENDERED INEFFECTIVE DURING CONSTRUCTION.

12. WHERE INSULATION IS PART OF A REQUIRED FIRE-RESISTANCE-RATED OR SMOKE-RESISTANT ASSEMBLY, PROVIDE MATERIALS AND INSTALLATION IN ACCORDANCE WITH THE APPLICABLE TESTED OR APPROVED ASSEMBLY AND CONTRACT DOCUMENTS.

13. INSULATION MATERIALS SHALL BE COMPATIBLE WITH ADJACENT MATERIALS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

14. CONTRACTOR SHALL PROVIDE REQUIRED FIELD VERIFICATION, TESTING, AND DOCUMENTATION OF INSULATION AND AIR-SEALING INSTALLATIONS WHERE REQUIRED BY THE APPLICABLE CODE, ENERGY COMPLIANCE DOCUMENTS, OR AUTHORITIES HAVING JURISDICTION.

15. WHERE ARCHITECTURAL DETAILS, ENERGY COMPLIANCE DOCUMENTS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS APPEAR TO CONFLICT REGARDING INSULATION OR BUILDING ENVELOPE REQUIREMENTS, CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL THE CONFLICT HAS BEEN REVIEWED AND RESOLVED BY THE APPROPRIATE DESIGN PROFESSIONAL.

HEATING, VENTING, AIR CONDITIONING

1. PROVIDE HVAC SYSTEMS, EQUIPMENT, DISTRIBUTION, CONTROLS, AND RELATED WORK IN ACCORDANCE WITH THE MEP DRAWINGS, SPECIFICATIONS, SCHEDULES, AND CONTRACT DOCUMENTS.

2. REFER TO THE MEP DRAWINGS AND SPECIFICATIONS FOR HVAC SYSTEM DESIGN, EQUIPMENT, CAPACITIES, SIZING, DISTRIBUTION, CONTROLS, AND PERFORMANCE REQUIREMENTS.

3. CONTRACTOR SHALL COORDINATE HVAC INSTALLATION WITH THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND OTHER CONTRACT DOCUMENTS. REPORT CONFLICTS OR DISCREPANCIES TO M ARCHITECTS, LLC AND THE APPROPRIATE MEP DESIGN PROFESSIONAL PRIOR TO PROCEEDING.

4. CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL REQUIRED HVAC PERMITS, APPROVALS, INSPECTIONS, AND AUTHORIZATIONS ASSOCIATED WITH THE HVAC WORK.

5. INSTALL HVAC SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH THE MEP DOCUMENTS, APPLICABLE CODE REQUIREMENTS, AND MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS.

6. PROVIDE ALL REQUIRED SUPPORTS, HANGERS, CURBS, FLASHINGS, SEALANTS, PENETRATIONS, ACCESS PANELS, AND OTHER INCIDENTAL WORK NECESSARY FOR A COMPLETE HVAC INSTALLATION. COORDINATE SUCH WORK WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS.

7. DO NOT RELOCATE, MODIFY, OR SUBSTITUTE HVAC EQUIPMENT OR SYSTEMS INDICATED IN THE MEP DOCUMENTS WITHOUT REVIEW AND APPROVAL BY THE MEP DESIGN PROFESSIONAL AND M ARCHITECTS, LLC WHERE ARCHITECTURAL WORK IS AFFECTED.

GYPSUM BOARD ASSEMBLIES

1. PROVIDE GYPSUM BOARD ASSEMBLIES AS INDICATED ON THE DRAWINGS, DETAILS, WALL TYPES, CEILING TYPES, AND PROJECT SPECIFICATIONS. PROVIDE BOARD TYPE, THICKNESS, LAYERS, AND ASSEMBLY CONFIGURATION AS INDICATED.

2. GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN REQUIREMENTS AND APPLICABLE INDUSTRY STANDARDS.

3. PROVIDE FASTENERS OF TYPE, SIZE, SPACING, AND CORROSION RESISTANCE APPROPRIATE FOR THE SUBSTRATE, GYPSUM BOARD TYPE, AND ASSEMBLY. FASTENERS SHALL BE INSTALLED WITHOUT BREAKING THE PAPER FACE OR DAMAGING THE BOARD.

4. PROVIDE METAL CORNER BEADS, EDGE TRIM, AND OTHER ACCESSORIES AT EXPOSED OUTSIDE CORNERS, TERMINATIONS, AND EDGES. PROVIDE ACCESSORIES COMPATIBLE WITH THE GYPSUM BOARD SYSTEM AND SUITABLE FOR THE SPECIFIED FINISH.

5. PROVIDE JOINT TREATMENT AT ALL GYPSUM BOARD JOINTS AND FASTENER HEADS USING COMPATIBLE JOINT TAPE AND JOINT COMPOUND. PROVIDE REINFORCEMENT AND ACCESSORIES AT CORNERS, CONTROL JOINTS, AND CHANGES IN MATERIAL AS INDICATED.

6. GYPSUM BOARD SURFACES SHALL BE SMOOTH, FLAT, PLUMB, AND FREE OF VISIBLE JOINTS, FASTENER IMPERFECTIONS, CRACKS, RIDGES, GOUGES, OR OTHER DEFECTS PRIOR TO APPLICATION OF FINISHES.

7. GYPSUM BOARD SURFACES RECEIVING PAINT OR OTHER DIRECT-APPLIED FINISHES SHALL RECEIVE THE LEVEL OF FINISH INDICATED IN THE CONTRACT DOCUMENTS. UNLESS OTHERWISE INDICATED, PAINTED GYPSUM BOARD SHALL RECEIVE A LEVEL 4 FINISH IN ACCORDANCE WITH ASTM C840.

8. PROVIDE LEVEL 5 FINISH WHERE INDICATED, INCLUDING AREAS SUBJECT TO CRITICAL LIGHTING, HIGH-GLOSS OR SEMI-GLOSS FINISHES, OR OTHER CONDITIONS WHERE A HIGHER LEVEL OF SURFACE UNIFORMITY IS REQUIRED.

9. PROVIDE MOISTURE-RESISTANT, MOLD-RESISTANT, ABUSE-RESISTANT, IMPACT-RESISTANT, TYPE X, OR OTHER SPECIALTY GYPSUM BOARD WHERE INDICATED BY THE CONTRACT DOCUMENTS. WALL TYPES, CODE REQUIREMENTS, OR SPECIFIED RATED ASSEMBLIES.

10. GYPSUM BOARD USED IN FIRE-RESISTANCE-RATED, SMOKE-RESISTANT, SHAFT, OR OTHER TESTED ASSEMBLIES SHALL COMPLY WITH THE SPECIFIED ASSEMBLY REQUIREMENTS. PROVIDE ONLY BOARD, FASTENERS, JOINT TREATMENT, OR OTHER COMPONENTS THAT ARE ASSEMBLY-COMPATIBLE WITHOUT APPROVAL OF M ARCHITECTS, LLC AND VERIFICATION THAT THE REQUIRED ASSEMBLY PERFORMANCE IS MAINTAINED.

11. PROVIDE FIRESTOPPING AND SEALANT AT PENETRATIONS, JOINTS, AND PERIMETERS OF RATED ASSEMBLIES AS REQUIRED BY THE APPLICABLE CODE AND THE SPECIFIED RATED ASSEMBLIES.

12. COORDINATE GYPSUM BOARD INSTALLATION WITH FRAMING, INSULATION, MEP SYSTEMS, ACCESS PANELS, ELECTRICAL DEVICES, CABINETRY, MILLWORK, DOORS, WINDOWS, AND OTHER WORK. PROVIDE REQUIRED BACKING AND SUPPORT BEFORE CLOSING WALLS AND CEILINGS.

13. PROVIDE CONTROL JOINTS, DEFLECTION JOINTS, AND OTHER MOVEMENT JOINTS WHERE INDICATED OR REQUIRED BY THE ASSEMBLY, BUILDING CONDITIONS, OR MANUFACTURER'S REQUIREMENTS.

14. DO NOT INSTALL GYPSUM BOARD OVER WET, DAMAGED, OR UNSUITABLE SUBSTRATES. PROTECT GYPSUM BOARD FROM EXCESSIVE MOISTURE DURING STORAGE, INSTALLATION, AND FINISHING.

15. PATCH AND REPAIR DAMAGED GYPSUM BOARD AND JOINT TREATMENT PRIOR TO FINISHING. REPLACE BOARD WHERE DAMAGE CANNOT BE SATISFACTORILY REPAIRED.

16. CONTRACTOR SHALL COORDINATE FINAL FINISH REQUIREMENTS WITH M ARCHITECTS, LLC PRIOR TO FINAL COATING WHERE FINISH REQUIREMENTS ARE NOT OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.

17. GYPSUM BOARD ASSEMBLIES SHALL BE INSTALLED TO PROVIDE THE REQUIRED FIRE, ACOUSTIC, MOISTURE, DURABILITY, AND FINISH PERFORMANCE INDICATED IN THE CONTRACT DOCUMENTS.

18. WHERE REQUIREMENTS OF A TESTED OR LISTED ASSEMBLY CONFLICT WITH TYPICAL DRAWINGS OR GENERAL NOTES, THE MORE STRINGENT REQUIREMENTS OF THE SPECIFIED ASSEMBLY SHALL GOVERN.

19. PROVIDE GYPSUM BOARD FINISHES CONSISTENT WITH THE ADJACENT CONSTRUCTION. DO NOT INSTALL GYPSUM BOARD MATERIALS, REPAIR OR CORRECT SURFACE IRREGULARITIES THAT WOULD BE VISIBLE THROUGH THE FINISH.

20. VERIFY THAT ALL GYPSUM BOARD ASSEMBLIES, FINISH LEVELS, AND SPECIAL CONDITIONS ARE COORDINATED WITH THE WALL TYPES, CEILING PLANS, DETAILS, DOOR AND WINDOW CONDITIONS, AND OTHER CONTRACT DOCUMENTS. REPORT DISCREPANCIES TO M ARCHITECTS, LLC PRIOR TO INSTALLATION.

WINDOWS

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL WINDOWS AS INDICATED IN THE CONTRACT DOCUMENTS, INCLUDING THE WINDOW SCHEDULE, DRAWINGS, DETAILS, AND SPECIFICATIONS.

2. WINDOW TYPES, MANUFACTURERS, SERIES, MATERIALS, CONFIGURATIONS, COLORS, FINISHES, GLAZING, AND OTHER PRODUCT REQUIREMENTS SHALL BE AS INDICATED IN THE WINDOW SCHEDULE. **"DO NOT SUBSTITUTE WINDOW PRODUCTS OR MANUFACTURERS WITHOUT PRIOR WRITTEN APPROVAL FROM M ARCHITECTS, LLC AND CONFIRMATION THAT THE SUBSTITUTE COMPLIES WITH ALL APPLICABLE HISTORIC REVIEW AND APPROVAL REQUIREMENTS."**

3. INSTALL WINDOWS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS AND THE CONTRACT DOCUMENTS.

4. PROVIDE FLASHING, WEATHER-RESISTIVE BARRIER TRANSITIONS, SEALANTS, MEMBRANES, AND OTHER PERIMETER WEATHERPROTECTION REQUIRED TO PROVIDE A CONTINUOUS AND WEATHER-RESISTANT WINDOW INSTALLATION, COORDINATED WITH THE WALL ASSEMBLY AND WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS.

5. PROVIDE WINDOWS PLUMB, LEVEL, SQUARE, ALIGNED, AND SECURELY ANCHORED. VERIFY ROUGH OPENINGS AND EXISTING CONDITIONS PRIOR TO FABRICATION.

6. DO NOT ALTER WINDOW CONFIGURATION, MUNTIN PATTERN, FRAME PROFILE, FINISH, OR OTHER EXTERIOR APPEARANCE WITHOUT PRIOR WRITTEN APPROVAL FROM M ARCHITECTS, LLC AND, WHERE APPLICABLE, THE AUTHORITY HAVING JURISDICTION.

7. CONTRACTOR SHALL PROTECT WINDOWS DURING CONSTRUCTION AND REPLACE DAMAGED PRODUCTS OR FINISHES.

ROUGH CARPENTRY

1. PROVIDE ROUGH CARPENTRY, FRAMING, BLOCKING, BACKING, AND RELATED WORK AS INDICATED IN THE CONTRACT DOCUMENTS AND STRUCTURAL DRAWINGS.

2. CONTRACTOR SHALL COORDINATE THE LOCATION AND EXTENT OF BLOCKING AND BACKING REQUIRED FOR WALL-MOUNTED SHELVING, CABINETRY, COUNTERTOPS, MILLWORK, TOILET ACCESSORIES, HANDRAILS, GRAB BARS, EQUIPMENT, AND OTHER WALL-MOUNTED ITEMS.

3. PROVIDE CONTINUOUS OR ADEQUATE BLOCKING AND BACKING AS REQUIRED TO SECURELY SUPPORT ITEMS INDICATED IN THE CONTRACT DOCUMENTS. COORDINATE BLOCKING WITH WALL CONSTRUCTION, FINISHES, MEP SYSTEMS, AND STRUCTURAL FRAMING.

4. CONTRACTOR SHALL COORDINATE ROUGH FRAMING WITH THE ARCHITECTURAL, STRUCTURAL, MEP, AND OTHER CONTRACT DOCUMENTS PRIOR TO INSTALLATION.

5. DO NOT CUT, NOTCH, DRILL, MODIFY, OR OTHERWISE ALTER STRUCTURAL FRAMING EXCEPT AS PERMITTED BY THE STRUCTURAL DOCUMENTS, REFER QUESTIONS REGARDING STRUCTURAL FRAMING TO THE STRUCTURAL DESIGN PROFESSIONAL.

6. PROVIDE ROUGH OPENINGS, FRAMING, FURRING, AND BACKING REQUIRED FOR DOORS, WINDOWS, CASEWORK, MILLWORK, ACCESS PANELS, EQUIPMENT, AND OTHER WORK INDICATED IN THE CONTRACT DOCUMENTS.

7. VERIFY ROUGH OPENINGS AND FRAMING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF DOORS, WINDOWS, CASEWORK, MILLWORK, AND OTHER RELATED WORK.

8. COORDINATE FRAMING AND BLOCKING WITH REQUIRED FIRE-RATED, SMOKE-RESISTANT, ACOUSTICAL, AND OTHER SPECIALTY WALL ASSEMBLIES. DO NOT MODIFY SUCH ASSEMBLIES IN A MANNER THAT REDUCES THEIR REQUIRED PERFORMANCE.

9. REPORT CONFLICTS, DISCREPANCIES, OR CONDITIONS REQUIRING MODIFICATION OF THE CONTRACT DOCUMENTS TO M ARCHITECTS, LLC AND THE APPROPRIATE DESIGN PROFESSIONAL PRIOR TO PROCEEDING.

FINISH CARPENTRY

1. FINISH CARPENTRY, MILLWORK, CASEWORK, TRIM, AND RELATED ITEMS SHALL BE PROVIDED AND INSTALLED WHERE INDICATED IN THE CONTRACT DOCUMENTS.

2. WHERE FINISH CARPENTRY OR MILLWORK IS PROVIDED BY OTHERS, CONTRACTOR SHALL COORDINATE INSTALLATION WITH THE ARCHITECTURAL DRAWINGS, CONSTRUCTION, ROUGH FRAMING, BLOCKING, MEP SYSTEMS, AND ADJACENT FINISHES.

3. PROVIDE REQUIRED BLOCKING, BACKING, SUPPORT, AND ANCHORAGE FOR FINISH CARPENTRY AND MILLWORK ITEMS INDICATED IN THE CONTRACT DOCUMENTS.

4. FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION OF ITEMS THAT REQUIRE FIELD MEASUREMENT. REPORT ANY DISCREPANCIES TO M ARCHITECTS, LLC PRIOR TO FABRICATION OR INSTALLATION.

5. INSTALL FINISH CARPENTRY AND MILLWORK PLUMB, LEVEL, STRAIGHT, TRUE, AND SECURELY ANCHORED. SCRIBE AND FIT WORK TO ADJACENT CONSTRUCTION FOR A NEAT AND COMPLETE INSTALLATION.

6. FINISH CARPENTRY AND MILLWORK PROVIDED BY OTHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S OR FABRICATOR'S REQUIREMENTS AND AS REQUIREMENTS SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.

7. PROTECT FINISH CARPENTRY AND MILLWORK FROM DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACE DAMAGED WORK PRIOR TO PROJECT COMPLETION.

FLOORING

1. FLOORING AND FLOOR FINISHES SHALL BE PROVIDED AND INSTALLED WHERE INDICATED IN THE CONTRACT DOCUMENTS. WHERE FLOORING IS SELECTED OR APPROVED BY THE OWNER, BUILDING REPRESENTATIVE, OR OTHER PARTY, CONTRACTOR SHALL COORDINATE MATERIAL SELECTION, AVAILABILITY, AND THE CONTRACT DOCUMENTS. REVIEW ANY SUBSTRATE CONDITIONS WITH THE RESPONSIBLE PARTY.

2. CONTRACTOR SHALL COORDINATE FLOORING INSTALLATION WITH THE ARCHITECTURAL DRAWINGS, FLOOR ELEVATIONS, DOOR LOCATIONS, BASE CONDITIONS, TRANSITIONS, AND ADJACENT FINISHES.

3. PREPARE FLOOR SUBSTRATES IN ACCORDANCE WITH THE FLOORING MANUFACTURER'S INSTALLATION REQUIREMENTS. REPORT CONDITIONS THAT ARE UNSUITABLE FOR THE PROPOSED FLOORING TO THE RESPONSIBLE PARTY PRIOR TO INSTALLATION.

4. INSTALL FLOORING IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS AND APPROVED PRODUCT REQUIREMENTS.

5. PROTECT COMPLETED FLOORING FROM DAMAGE DURING CONSTRUCTION AND REPLACE DAMAGED MATERIAL PRIOR TO PROJECT COMPLETION.

PAINTING

1. CONTRACTOR SHALL INSPECT ALL SURFACES PRIOR TO PAINTING. SURFACES SHALL BE CLEAN, DRY, SOUND, SMOOTH, AND SUITABLE TO RECEIVE PAINTING. REPORT CONDITIONS THAT CANNOT BE CORRECTED BY NORMAL SURFACE PREPARATION SHALL BE REPORTED TO M ARCHITECTS, LLC PRIOR TO APPLICATION OF FINISHES.

2. PREPARE ALL SURFACES IN ACCORDANCE WITH THE PAINT MANUFACTURER'S WRITTEN REQUIREMENTS, INCLUDING CLEANING, SANDING, PATCHING, PRIMING, AND OTHER REQUIRED PREPARATION.

3. PROVIDE PRIMER AND FINISH COATS COMPATIBLE WITH THE SUBSTRATE AND SPECIFIED FINISH. NUMBER OF COATS SHALL BE AS REQUIRED BY THE MANUFACTURER AND AS NECESSARY TO PROVIDE UNIFORM COLOR AND CONSISTENT COVERAGE.

4. GYPSUM BOARD SHALL RECEIVE PRIMER AND FINISH COATS APPROPRIATE FOR THE SPECIFIED PAINT SYSTEM AND GYPSUM BOARD FINISH LEVEL. PROVIDE ADDITIONAL COAT OR TOUCH-UP AS REQUIRED TO ACHIEVE UNIFORM COVERAGE.

5. PATCH NAIL HOLES, FASTENER HEADS, JOINTS, CRACKS, AND OTHER SURFACE IMPERFECTIONS AS REQUIRED TO PROVIDE A SMOOTH AND UNIFORM FINISHED SURFACE.

6. SAND AND PREPARE WOOD SURFACES AS REQUIRED FOR THE SPECIFIED FINISH. PRIME BARE OR EXPOSED WOOD AND OTHER SUBSTRATES AS REQUIRED BY THE PAINT MANUFACTURER.

7. REMOVE OR PROTECT HARDWARE, ACCESSORIES, ELECTRICAL DEVICES, LIGHT FIXTURES, AND OTHER ITEMS THAT ARE NOT TO RECEIVE PAINT. PROTECT ADJACENT SURFACES, FINISHES, AND COMPLETED WORK FROM DAMAGE AS PAINT SPLATTER.

8. PAINTED SURFACES SHALL BE UNIFORM IN COLOR, SHEEN, AND COVERAGE AND SHALL BE FREE OF RUNS, SAGS, DRIPS, BRUSH OR ROLLER MARKS, HOLIDAYS, VISIBLE PATCHING, AND OTHER DEFECTS WHEN VIEWED UNDER NORMAL LIGHTING CONDITIONS.

9. PROVIDE CLEAN, SHARP, AND NEAT PAINT LINES AT JUNCTIONS WITH ADJACENT COLORS AND FINISHES.

10. DO NOT PAINT ITEMS OR SURFACES INDICATED TO REMAIN UNPAINTED OR TO RECEIVE ANOTHER FINISH. WHERE PAINT COLORS, SHEENS, OR FINISHES ARE INDICATED, REFER TO THE CONTRACT DOCUMENTS FOR REQUIREMENTS.

11. CONTRACTOR SHALL PROTECT COMPLETED PAINTED SURFACES FROM DAMAGE DURING CONSTRUCTION AND SHALL TOUCH UP OR REPAIR DAMAGED AREAS PRIOR TO PROJECT COMPLETION.

12. PROVIDE OWNER WITH TOUCH-UP PAINT FOR EACH COLOR AND FINISH USED ON THE PROJECT, LABEL EACH CONTAINER WITH MANUFACTURER, PRODUCT, COLOR, SHEEN, AND LOCATION OF USE.

INTERIOR DOORS

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL DOORS, FRAMES, HARDWARE, AND RELATED ACCESSORIES AS INDICATED ON THE DRAWINGS, DOOR SCHEDULE, HARDWARE SCHEDULE, DETAILS, AND PROJECT SPECIFICATIONS.

2. DOORS, FRAMES, AND HARDWARE SHALL BE INSTALLED PLUMB, LEVEL, SQUARE, TRUE, AND SECURELY ANCHORED, WITH REQUIRED CLEARANCES AND ADJUSTMENTS, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS.

3. PROVIDE DOOR AND FRAME PRODUCTS THAT COMPLY WITH THE APPLICABLE CODE, ACCESSIBILITY REQUIREMENTS, FIRE-RATING REQUIREMENTS, AND PERFORMANCE REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS.

4. WOOD DOORS SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND APPLICABLE ARCHITECTURAL WOODWORK STANDARDS WHERE REFERENCED. INSTALL IN ACCORDANCE WITH THE DOOR MANUFACTURER'S WRITTEN REQUIREMENTS.

5. PROVIDE DOORS, FRAMES, AND HARDWARE FROM MANUFACTURERS WITH PRODUCTS SUITABLE FOR THE INTENDED APPLICATION AND COMPATIBLE WITH EACH OTHER AND WITH THE SPECIFIED ASSEMBLY. WHERE A SPECIFIC MANUFACTURER OR PRODUCT IS INDICATED, PROVIDE THE SPECIFIED PRODUCT OR AN APPROVED EQUIVALENT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. CONTRACTOR SHALL FIELD VERIFY ROUGH OPENINGS AND EXISTING CONDITIONS PRIOR TO FABRICATION, REPORT DISCREPANCIES TO M ARCHITECTS, LLC PRIOR TO FABRICATION OR INSTALLATION.

7. DO NOT MODIFY DOORS, FRAMES, OR HARDWARE IN A MANNER THAT AFFECTS REQUIRED FIRE RATINGS, ACCESSIBILITY, PERFORMANCE, OR WARRANTY REQUIREMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY M ARCHITECTS, LLC.

HARDWARE

1. PROVIDE DOOR, CABINET, DRAWER, AND OTHER HARDWARE AS INDICATED IN THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OWNER PRIOR TO ORDERING WHERE OWNER SELECTION IS REQUIRED.

2. PROVIDE PRODUCT DATA, CUT SHEETS, SAMPLES, AND FINISH SAMPLES FOR HARDWARE FOR OWNER OR M ARCHITECTS, LLC APPROVAL PRIOR TO PROCUREMENT.

3. HARDWARE SHALL BE OF COMMERCIAL QUALITY AND SUITABLE FOR THE INTENDED APPLICATION. LOCATION, FREQUENCY OF USE, AND LOAD REQUIREMENTS.

4. PROVIDE HARDWARE COMPATIBLE WITH THE DOOR, FRAME, CABINETRY, MILLWORK, AND OTHER ASSEMBLIES WITH WHICH IT IS USED.

5. INSTALL HARDWARE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND MANUFACTURER'S WRITTEN REQUIREMENTS. PROVIDE REQUIRED TEMPLATES, REINFORCEMENT, BLOCKING, AND ACCESSORIES FOR A COMPLETE INSTALLATION.

6. COORDINATE HARDWARE WITH ACCESSIBILITY, FIRE-RATED DOOR ASSEMBLY, SECURITY REQUIREMENTS, AND OTHER APPLICABLE CODE REQUIREMENTS.

7. PROTECT HARDWARE DURING CONSTRUCTION AND CLEAN, ADJUST, AND LEAVE ALL HARDWARE IN PROPER WORKING CONDITION AT PROJECT COMPLETION.

MASONRY AND STONE VENEER

1. PROVIDE MASONRY AND STONE VENEER AS INDICATED ON THE CONTRACT DOCUMENTS, INCLUDING ELEVATIONS, WALL TYPES, DETAILS, AND SPECIFICATIONS.

2. PROVIDE THIN STONE VENEER AT BUILDING BASE CONDITIONS WHERE INDICATED. STONE TYPE, COLOR, SIZE, PATTERN, JOINTING, AND FINISH SHALL BE AS INDICATED IN THE CONTRACT DOCUMENTS.

3. STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THE STONE MANUFACTURER'S WRITTEN REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS, AND THE CONTRACT DOCUMENTS.

4. PROVIDE A COMPLETE VENEER ASSEMBLY, INCLUDING SUBSTRATE PREPARATION, MORTAR OR ADHESIVE, LATH OR REINFORCEMENT WHERE REQUIRED, FLASHING, WEEPS, DRAINAGE COMPONENTS, JOINTS, SEALANTS, AND OTHER ACCESSORIES REQUIRED FOR THE SPECIFIED SYSTEM.

5. PROVIDE FLASHING AND WEATHERPROTECTION AT BASES, TOPS, CORNERS, OPENINGS, TERMINATIONS, AND OTHER LOCATIONS WHERE REQUIRED TO PREVENT WATER INFILTRATION INTO THE WALL ASSEMBLY.

6. COORDINATE STONE VENEER WITH THE WEATHER-RESISTIVE BARRIER, FLASHING, AIR BARRIER, INSULATION, STRUCTURAL SUBSTRATE, WINDOWS, DOORS, AND OTHER ADJACENT CONSTRUCTION.

7. PROVIDE VENEER SUPPORT, ANCHORAGE, AND ATTACHMENT IN ACCORDANCE WITH THE STRUCTURAL DOCUMENTS, APPLICABLE CODE REQUIREMENTS, AND MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT MODIFY STRUCTURAL SUPPORT OR ANCHORAGE WITHOUT APPROVAL FROM THE STRUCTURAL DESIGN PROFESSIONAL.

8. PROVIDE MOVEMENT JOINTS, CONTROL JOINTS, EXPANSION JOINTS, AND SEALANT JOINTS AS INDICATED FOR THE STONE VENEER SYSTEM AND MANUFACTURER'S REQUIREMENTS. COORDINATE JOINT LOCATIONS WITH ARCHITECTURAL ELEVATIONS.

9. STONE VENEER SHALL BE INSTALLED PLUMB, LEVEL, ALIGNED, AND CONSISTENT WITH THE PATTERN AND JOINTING INDICATED ON THE CONTRACT DOCUMENTS.

10. MAINTAIN CONSISTENT JOINT WIDTH, COLOR, TOOLING, AND FINISH THROUGHOUT THE INSTALLATION. PROVIDE CLEAN, UNIFORM JOINTS FREE OF EXCESS MORTAR OR ADHESIVE.

11. PROVIDE MOCKUPS OR SAMPLES WHERE INDICATED IN THE CONTRACT DOCUMENTS OR REQUIRED FOR OWNER OR M ARCHITECTS, LLC APPROVAL. APPROVED MOCKUPS SHALL ESTABLISH THE ACCEPTABLE APPEARANCE AND WORKMANSHIP OF THE FINISHED VENEER.

12. DO NOT SUBSTITUTE STONE, VENEER PRODUCTS, COLORS, PROFILES, PATTERNS, OR FINISHES WITHOUT PRIOR WRITTEN APPROVAL FROM M ARCHITECTS, LLC.

13. PROTECT STONE VENEER AND ADJACENT FINISHES DURING CONSTRUCTION. CLEAN COMPLETED VENEER IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN REQUIREMENTS WITHOUT DAMAGING THE STONE, MORTAR, SEALANTS, OR ADJACENT MATERIALS.

14. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS OR PREVENT PROPER INSTALLATION OF THE VENEER SYSTEM TO M ARCHITECTS, LLC PRIOR TO PROCEEDING.

ROOFING

1. GC TO PROVIDE ROOFING IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

2. GC TO INSTALL ICE AND WATER SHIELD AS FOLLOWS:

-EAVES: 2' WIDTH, PROVIDE ROOFING SYSTEMS AS INDICATED IN THE CONTRACT DOCUMENTS, INCLUDING ROOF PLANS, DETAILS, ROOF SCHEDULES, AND SPECIFICATIONS, PROVIDE EACH ROOFING SYSTEM AS A COMPLETE, COMPATIBLE, AND WEATHER-RESISTANT ASSEMBLY.

2. PROVIDE TPO ROOFING AT LOW-SLOPE/FLAT ROOF AREAS AND SYNTHETIC SLATE ROOFING AT MANSARD ROOF AREAS, AS INDICATED ON THE DRAWINGS.

3. ROOFING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN REQUIREMENTS, APPROVED PRODUCT REQUIREMENTS, AND CONTRACT DOCUMENTS. DO NOT MIX COMPONENTS OR ACCESSORIES THAT ARE NOT COMPATIBLE WITH THE SPECIFIED ROOFING SYSTEM.

4. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS, SCUPPERS, GUTTERS, OR OTHER DESIGNATED DRAINAGE POINTS. DO NOT PERMIT PONDING WATER EXCEPT WHERE SPECIFICALLY INDICATED AS PART OF THE ROOFING SYSTEM DESIGN.

5. PROVIDE UNDERLAYMENT, ICE AND WATER PROTECTION, OR OTHER REQUIRED WEATHERPROTECTION AT ROOF AREAS AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE APPLICABLE CODE AND ROOFING SYSTEM.

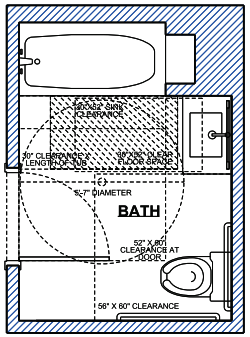
6. AT SLOPED ROOF AREAS, PROVIDE ICE AND WATER PROTECTION AT EAVES, VALLEYS, LOW-SLOPE CONDITIONS, AND OTHER LOCATIONS INDICATED IN THE CONTRACT DOCUMENTS OR REQUIRED BY CODE AND THE ROOFING MANUFACTURER.

7. PROVIDE CONTINUOUS ROOF VENTILATION WHERE INDICATED AND WHERE REQUIRED FOR THE ROOF ASSEMBLY. COORDINATE EAVE, SOFFIT, RIDGE, AND OTHER VENTILATION COMPONENTS TO MAINTAIN A CONTINUOUS VENTILATION PATH WHERE APPLICABLE.

8. PROVIDE ALL REQUIRED FLASHINGS, COUNTERFLASHINGS, DRIP EDGES, CORNING, EDGE METALS, TRIMS, CLOSURES, SEALANTS, AND ACCESSORIES REQUIRED FOR A COMPLETE AND WEATHERRESISTANT ROOFING INSTALLATION.

9. COORDINATE ROOFING WITH PARAPETS, WALLS, MANSARD CONDITIONS, SKYLIGHTS, CHIMNEYS, PENETRATIONS, MECHANICAL EQUIPMENT, DRAINS, SCUPPERS, GUTTERS, AND OTHER ROOF-RELATED CONSTRUCTION.

10. PROVIDE FLASHING AND WEATHERPROTECTION AT AL

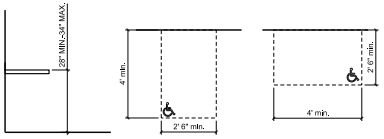


3 ACCESSIBLE UNIT BATHROOM
1/2" = 1'-0"

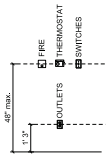
ACCESSIBLE MEANS OF EGRESS TO COMPLY WITH SECTION 1007 OF THE IBC 2021

1007 ACCESSIBLE MEANS OF EGRESS
1007.1 Accessible means of egress required.
1007.2 Continuity and components.
1007.3 Stairways.
1007.4 Elevators.
1007.5 Platform lifts.
1007.6 Areas of refuge.
1007.7 Exterior area for assisted rescue.
1007.8 Two-way communication.
1007.9 Signage.
1007.10 Directional signage.
1007.11 Instructions.
1007.1 Accessible means of egress required.
1007.2 Continuity and components.
1007.3 Stairways.
1007.4 Elevators.
1007.5 Platform lifts.
1007.6 Areas of refuge.
1007.7 Exterior area for assisted rescue.
1007.8 Two-way communication.
1007.9 Signage.
1007.10 Directional signage.
1007.11 Instructions.

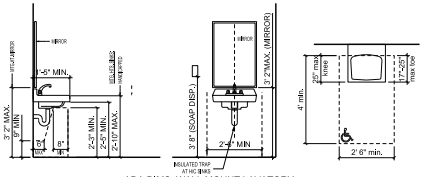
4 HEIGHT OF LAUNDRY EQUIPMENT
N.T.S.



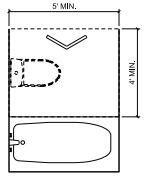
8 ADA DIMS, CLEARANCES AT COUNTERTOP
N.T.S.



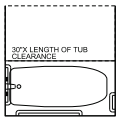
2 ADA MOUNTING HEIGHTS, SWITCHES, OUTLETS, ETC.
N.T.S.



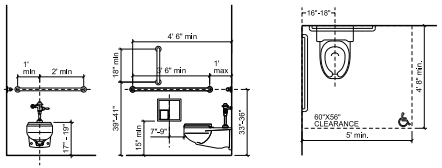
3 ADA DIMS, WALL MOUNT LAVATORY
N.T.S.



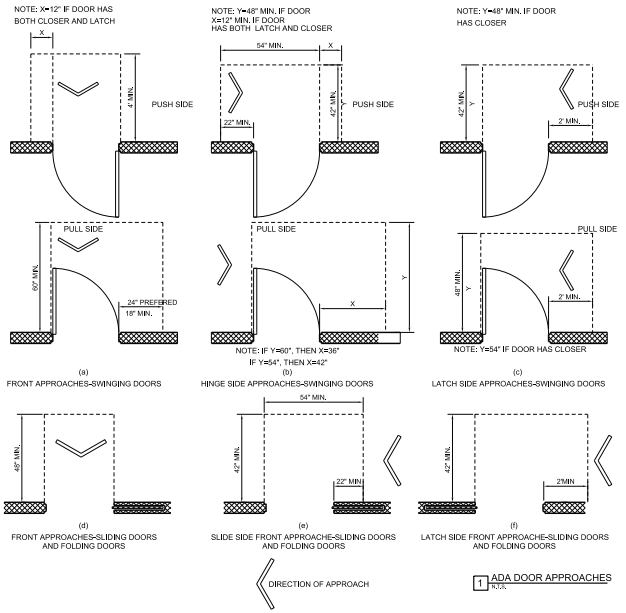
ADA DIMS, BATHTUB (TYPE B UNIT PER ANSI 117.1 FIGURE 1004.11.3.1.3.2)
7 N.T.S.



ADA DIMS, BATHTUB (ACCESSIBLE UNIT ONLY PER ANSI 117.1 FIG. 607.2)
6 N.T.S.



5 ADA DIMS, TOILET (ACCESSIBLE UNIT ONLY)
N.T.S.



1 ADA DOOR APPROACHES
N.T.S.

ADA CODE REQUIREMENTS FOR R-2 OCCUPANCIES:

SECTION 1107.6.2.2
IN GROUP R-2 OCCUPANCIES, OTHER THAN APARTMENT HOUSES, MONASTERIES AND CONVENTS, ACCESSIBLE UNITS AND TYPE B UNITS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1107.6.2.2.1. AND 1107.6.2.2.2

SECTION 1107.6.2.2.1 ACCESSIBLE UNITS
ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 1107.6.1.1

TABLE 1107.6.1.1
UNITS 4 = 1 REQUIRED ACCESSIBLE UNIT WITHOUT ROLL-IN SHOWER

SECTION 1107.6.2.2.2 TYPE B UNITS
WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND EVERY SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT

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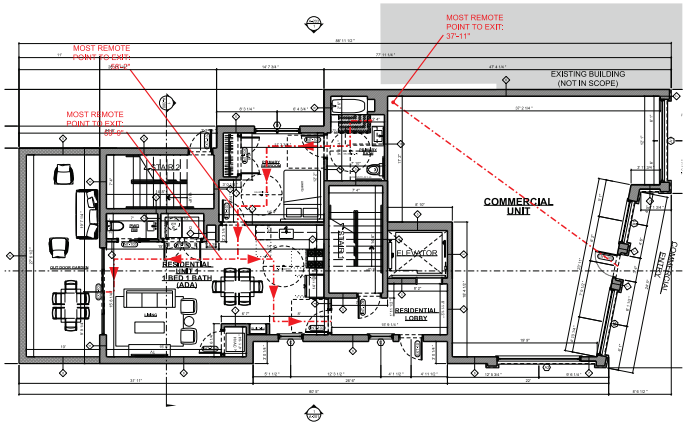
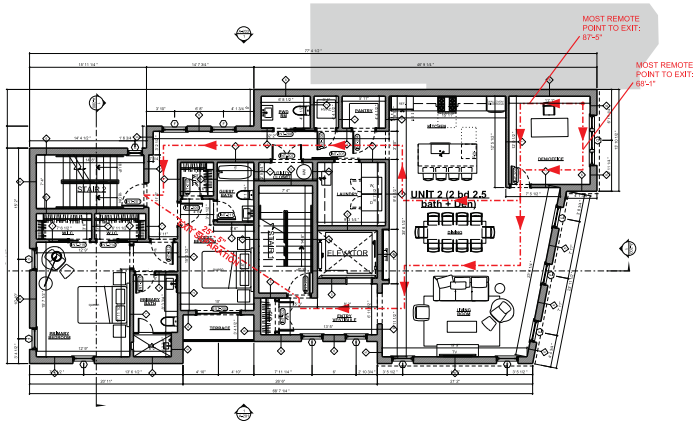
ANSI 117.1 COMPLIANCE DETAILS

SCALE: AS NOTED

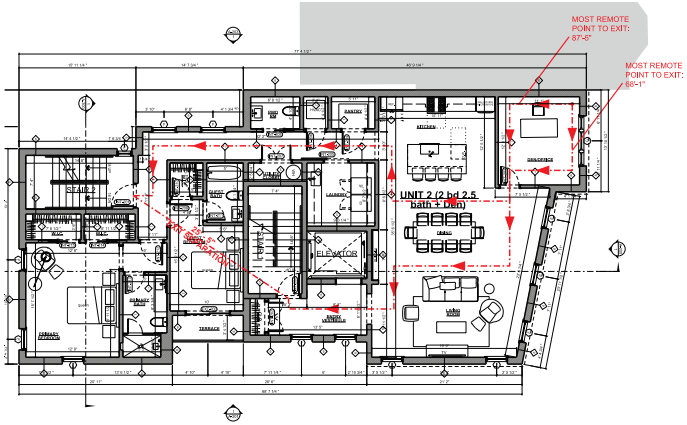
CS-4



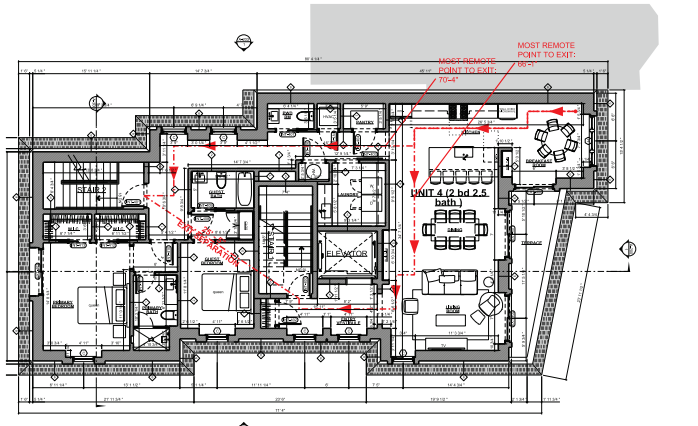
1/CS-4 1ST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



2/CS-4 2ND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



3/CS-4 3RD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



4/CS-4 4TH FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

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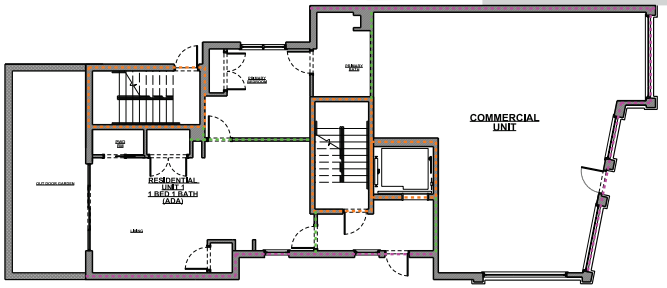
CD REVISION 01	04.15.26

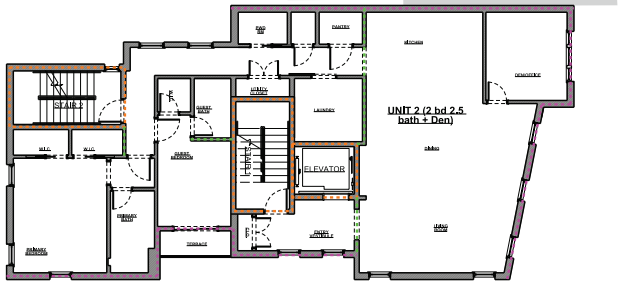
LIFE SAFETY PLAN

SCALE: AS NOTED

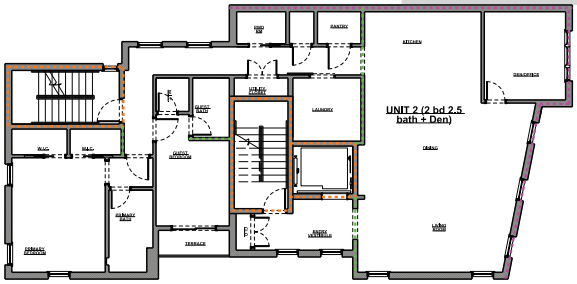
CS-5



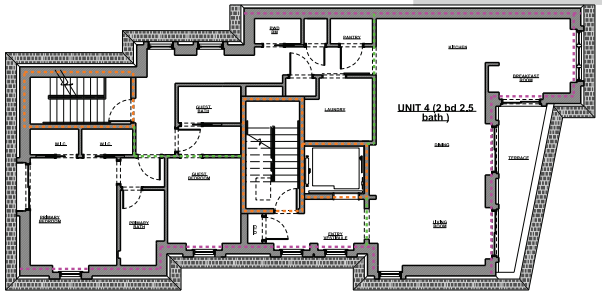
1/CS-4 1ST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



2/CS-4 2ND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



3/CS-4 3RD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



4/CS-4 4TH FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

LEGEND:

- 2-HR RATED SHAFT WALL
- 1-HR RATED INTERIOR PARTITION
- 1-HR RATED INTERIOR LOAD BEARING PARTITION
- 1-HR RATED FLOOR/ROOF ASSEMBLY
- 1-HR RATED EXTERIOR LOAD BEARING WALL

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RATED WALL PLAN

SCALE: AS NOTED

CS-6

ENVELOPE COMPLIANCE PATH

	2024 IECC	ASHRAE 62.1-2025
PRESCIPTIVE R-VALUE METHOD		
PRESCIPTIVE U-VALUE METHOD		
PRESCIPTIVE W/ RESCHECK		
TOTAL BUILDING PERFORANCE		
ENERGY COST BUDGET METHOD		
PERFORMANCE RATING METHOD		

NOTE: Regardless of the compliance path being used, a COMcheck Envelope Certificate and Energy Code Inspection Checklist shall be submitted with permit application.

THERMAL ENVELOPE INFORMATION

AIR BARRIER METHOD

Whole Building Test

Materials Method

Assemblies Method

ADDITIONAL INSULATION & AIR BARRIER DETAILS

Additional insulation and air barrier details not found on the Longitudinal section below are at the locations below:

Sheet #	Assembly Detail
A-400	Roofs/Ceilings
A-400	Above Grade Walls (incl. Windows)
A-400	Floors
——	Slab-on-Grade with Thermal break & depth
A-400	Basement Walls

Does the building contain entrances that open to conditioned spaces ≥3000 SF?

- ☐ Yes. Vestibules, revolving doors, or air curtains shown on Sheet(s) #
- ☐ No. No Requirement.

Minimum skylight area. Area of toplit daylight zones is 50% or greater of the floor area in spaced meeting ALL of the following criteria:

Enclosed area ≥ 2,500 SF

75% of the ceiling area has a ceiling height >15'

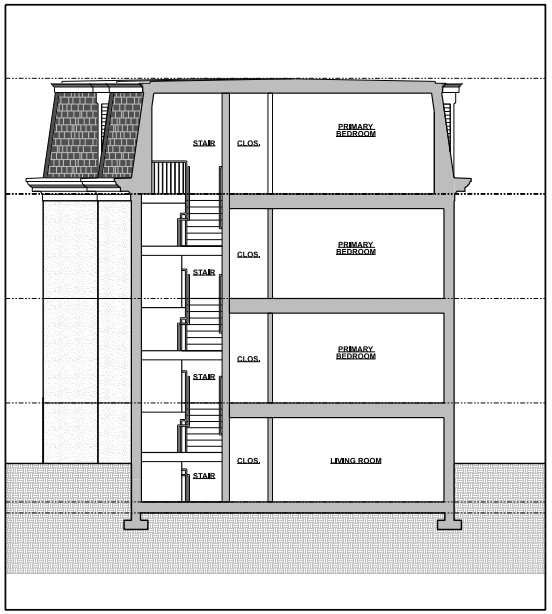
The space is one of the following: office, lobby, atrium, concoruse, corridor, storage space, gymnasium/exercise center, convention center, automative service area, space where manufacturing occurs, nonrefrigerated warehouse, retail store, distribution/sorting area, transportation depot or workshop.

Toplit daylight zones and area calculations shown on Sheet #

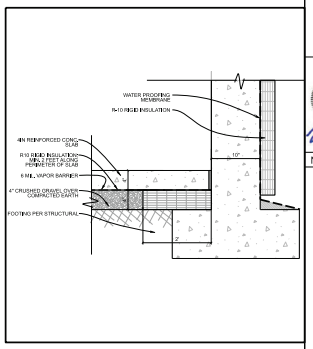
NOTES

1. Building to comply with the requirements of the City of Philadelphia's AIR BARRIER & INSULATION INSTALLATION CHECKLIST and must be completed and provided to the Inspector prior to the wallboard inspection.

2. Building to comply with the requirements of the City of Philadelphia's RESIDENTIAL DUCT & ENVELOPE TESTING (DET) FORM.



2/CS-6 PROPOSED THERMAL ENVELOPE
3/16" = 1'-0"



1/CS-6 PROPOSED FOOTING INSULATION
1" = 1'-0"

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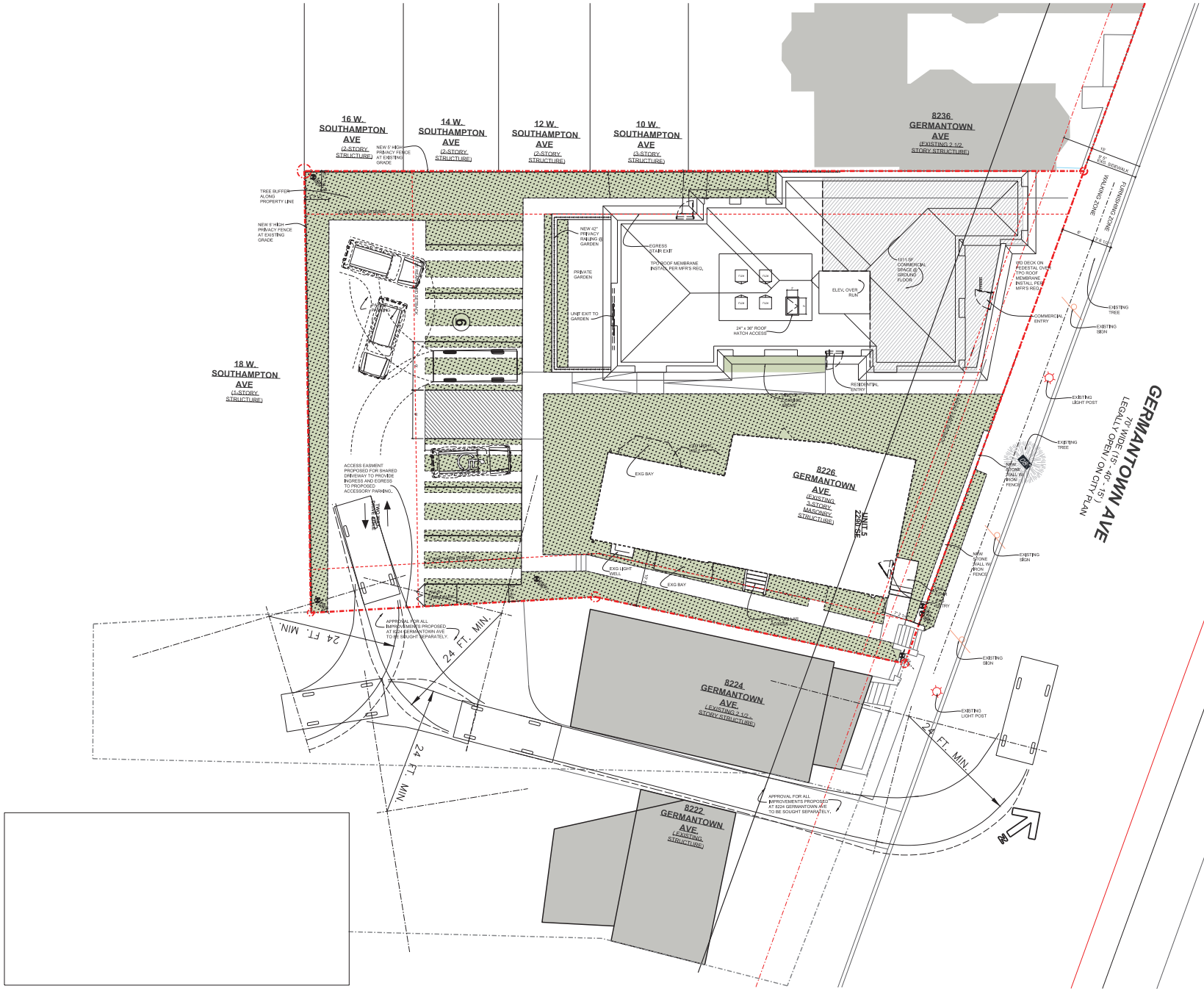
ENERGY COMPLIANCE SHEET

SCALE: AS NOTED

CS-7



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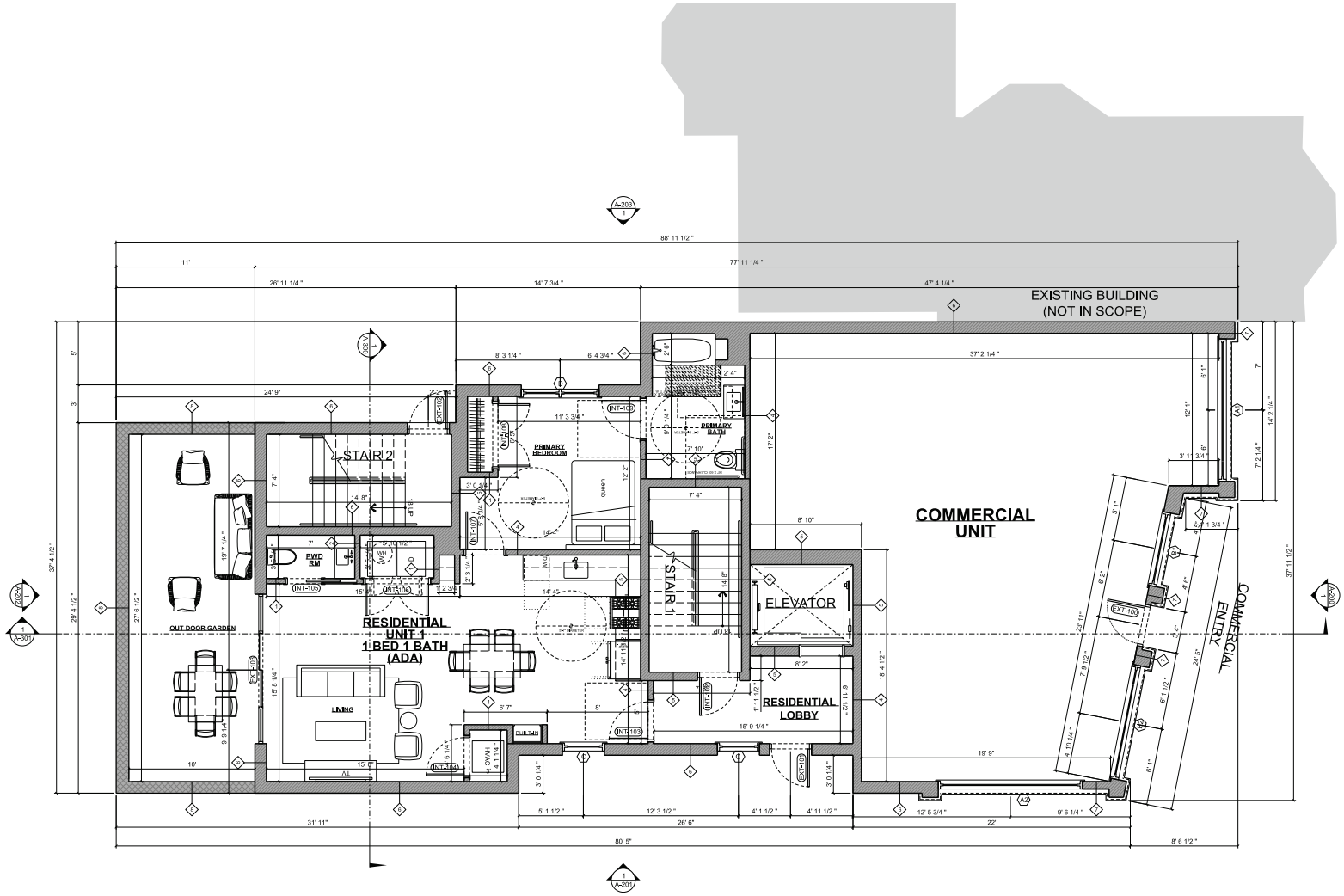

1/A-100 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND:

- EXISTING WALLS
- NEW WALLS
- NEW INTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- NEW EXTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- WALL TYPE
- WINDOW TYPE

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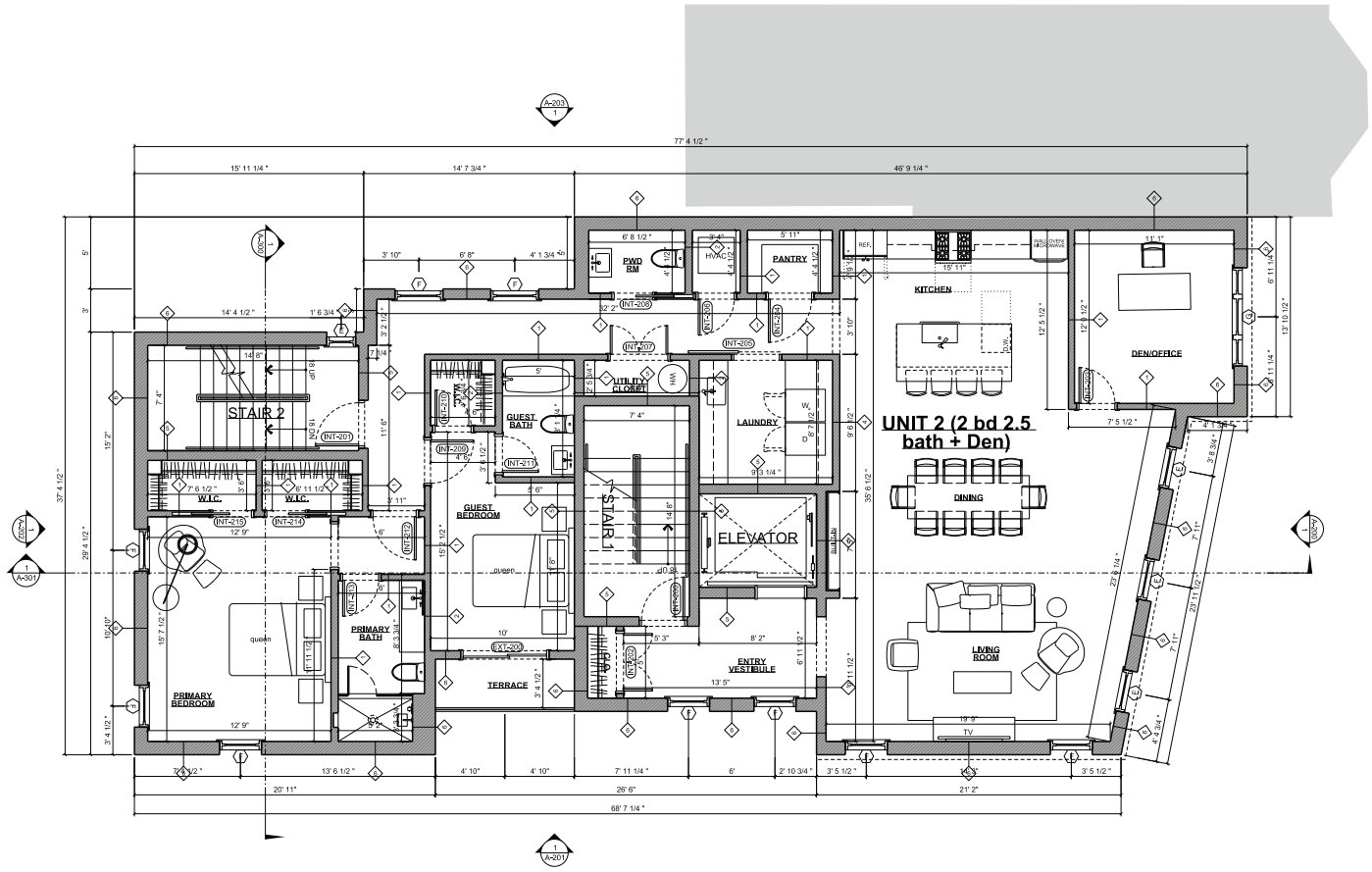
PROPOSED FIRST FLOOR PLAN

SCALE: AS NOTED

A-100



1/A-101 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND:

- EXISTING WALLS
- NEW WALLS
- NEW INTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- NEW EXTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- WALL TYPE
- WINDOW TYPE

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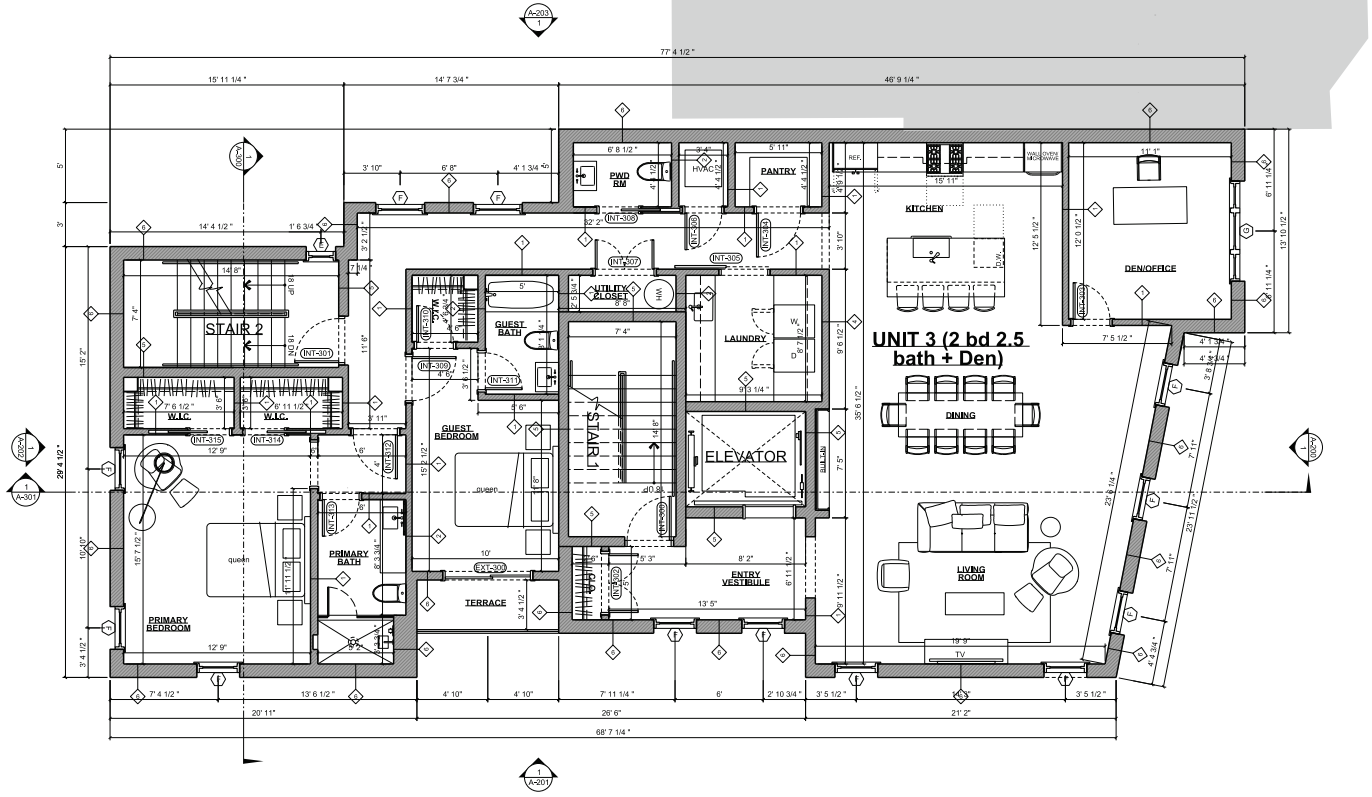
PROPOSED SECOND FLOOR PLAN

SCALE: AS NOTED

A-101



1/A-102 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND:

- EXISTING WALLS
- NEW WALLS
- NEW INTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- NEW EXTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- WALL TYPE
- WINDOW TYPE

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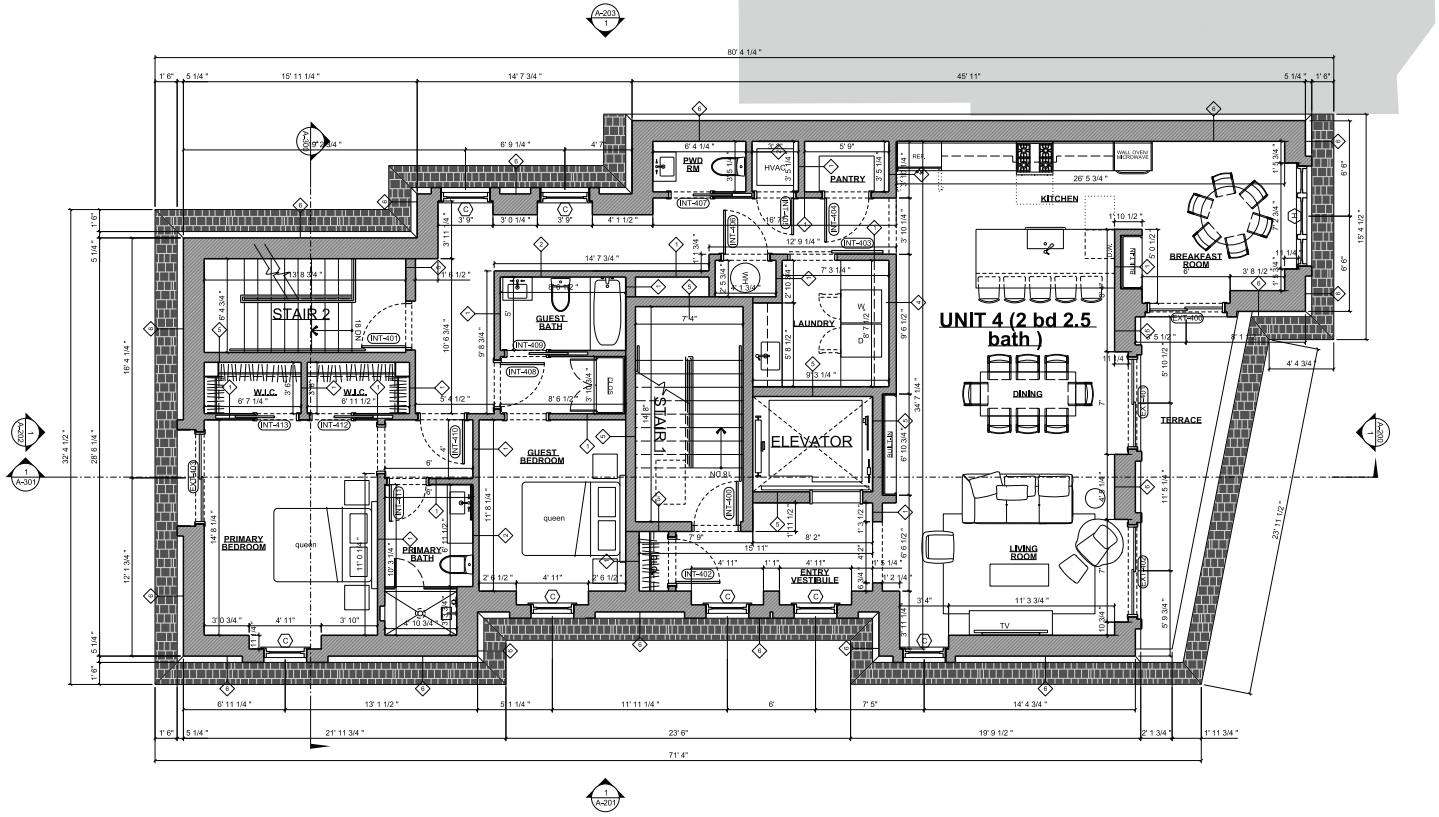
PROPOSED THIRD FLOOR PLAN

SCALE: AS NOTED

A-102



1/A-103 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND:

- EXISTING WALLS
- NEW WALLS
- NEW INTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- NEW EXTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- WALL TYPE
- WINDOW TYPE

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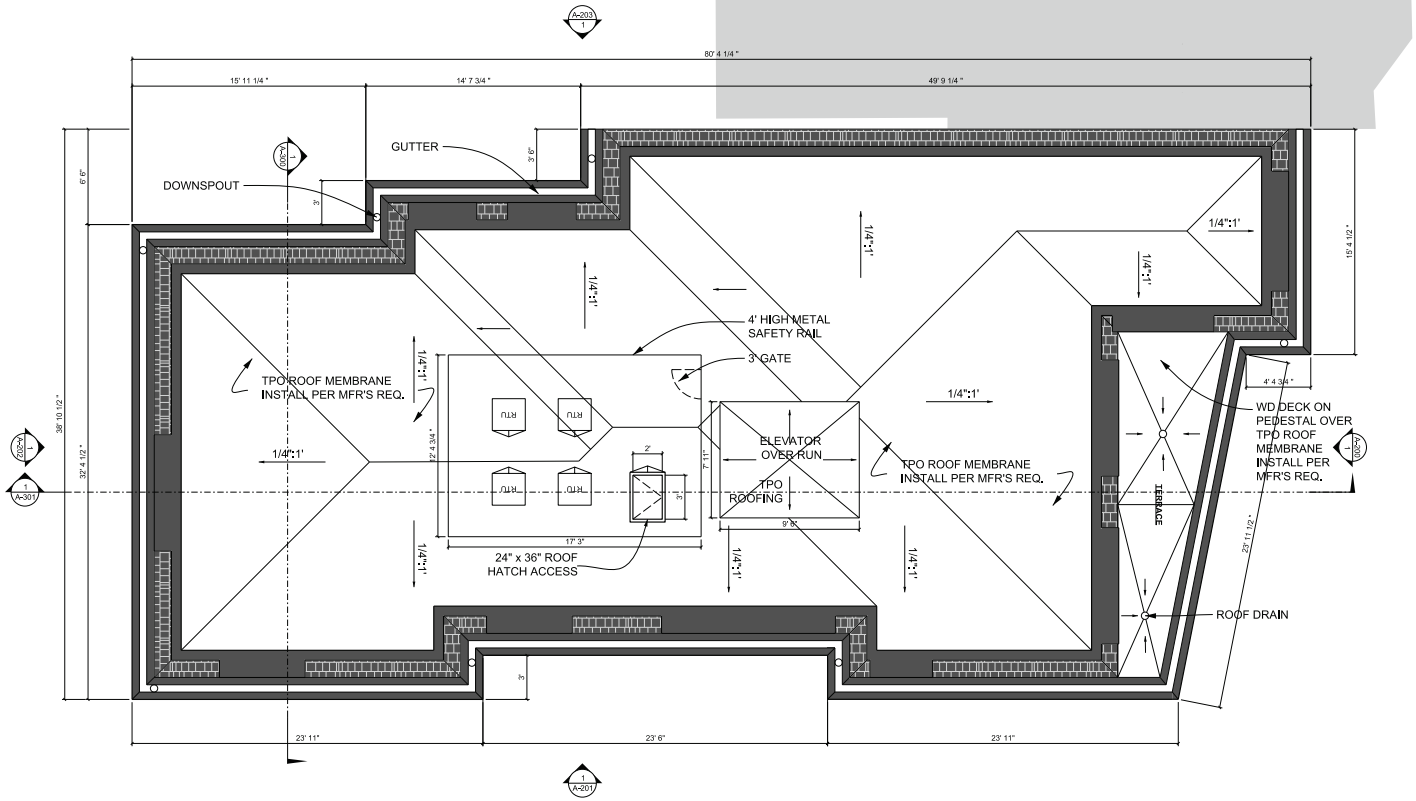
PROPOSED FOURTH FLOOR PLAN

SCALE: AS NOTED

A-103



1/A-104 PROPOSED ROOF PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND:

- EXISTING WALLS
- NEW WALLS
- NEW INTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- NEW EXTERIOR DOOR; REFER TO SHEET A-900 FOR DOOR TYPES AND SCHEDULE
- WALL TYPE
- WINDOW TYPE

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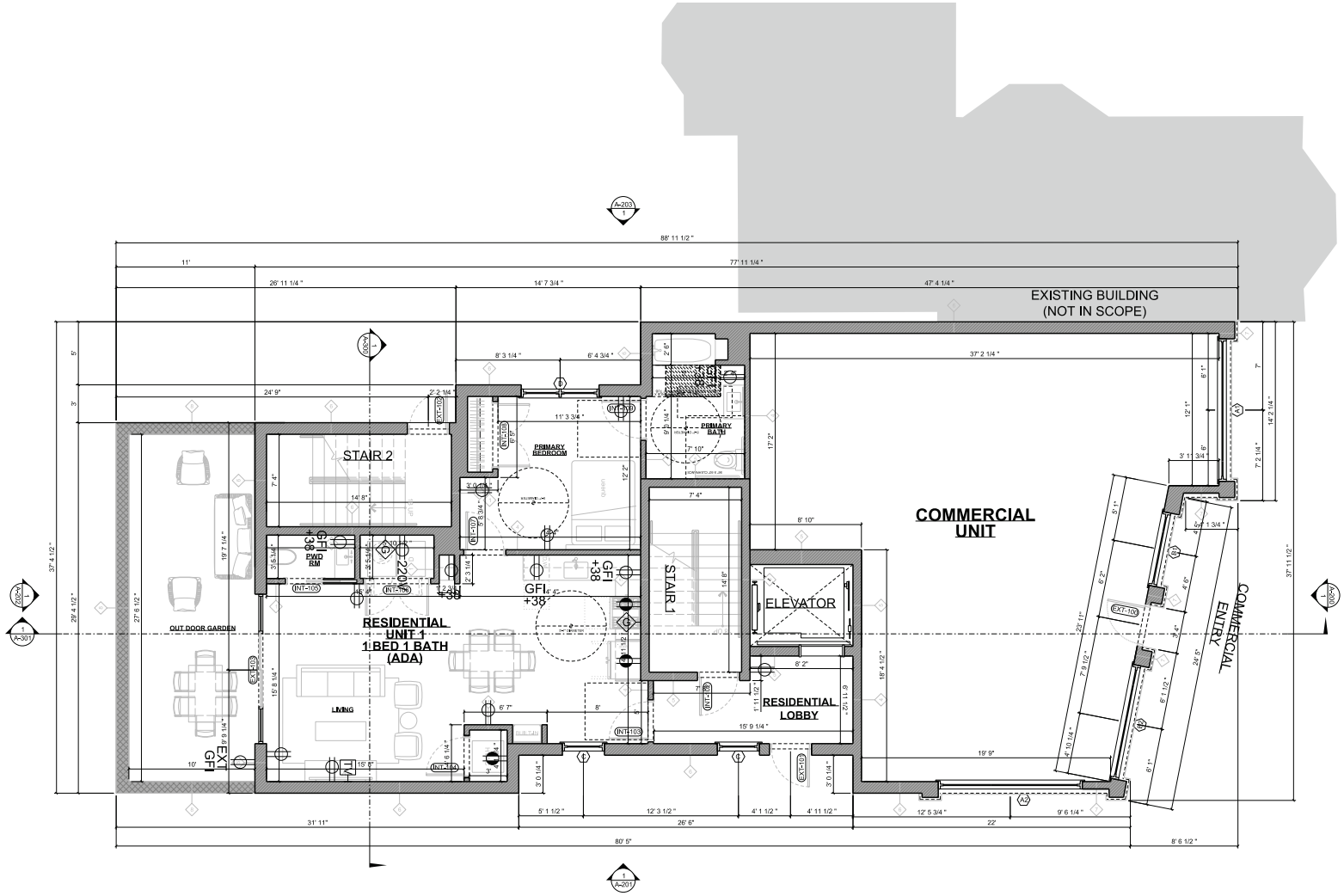
PROPOSED ROOF PLAN

SCALE: AS NOTED

A-104



1/A-130 PROPOSED FIRST FLOOR POWER & DATA
1/4" = 1'-0"

POWER + DATA LEGEND:

- DUPLEX OUTLET (+18" A.F.F. U.N.O.)
- GFI GROUND FAULT INTERRUPTER OUTLET
- 220V 220 VOLT OUTLET (ELECTRICAL SUBCONTRACTOR TO VERIFY REQUIRED LOCATIONS FOR 240V OUTLETS)
- DEDICATED OUTLET
- RECESSED MEDIA PLATE LOCATION: ELECTRICAL SUBCONTRACTOR TO PROVIDE DUPLEX AND A/V HOOKUP; VERIFY MOUNTING HEIGHT WITH OWNER PRIOR TO INSTALLATION
- TELE/DATA
- GAS HOOKUP LOCATION

GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO COORDINATE FINAL LOCATION OF POWER AND DATA CONNECTIONS WITH OWNERS PRIOR TO INSTALLATION
2. G.C. TO PROVIDE BLOCKING FOR WALL MOUNTED TV'S AND OTHER AREAS WHERE REQUIRED
3. G.C. TO COORDINATE WITH ALL ELECTRICAL APPLIANCES + EQUIPMENT PRIOR TO INSTALLATION

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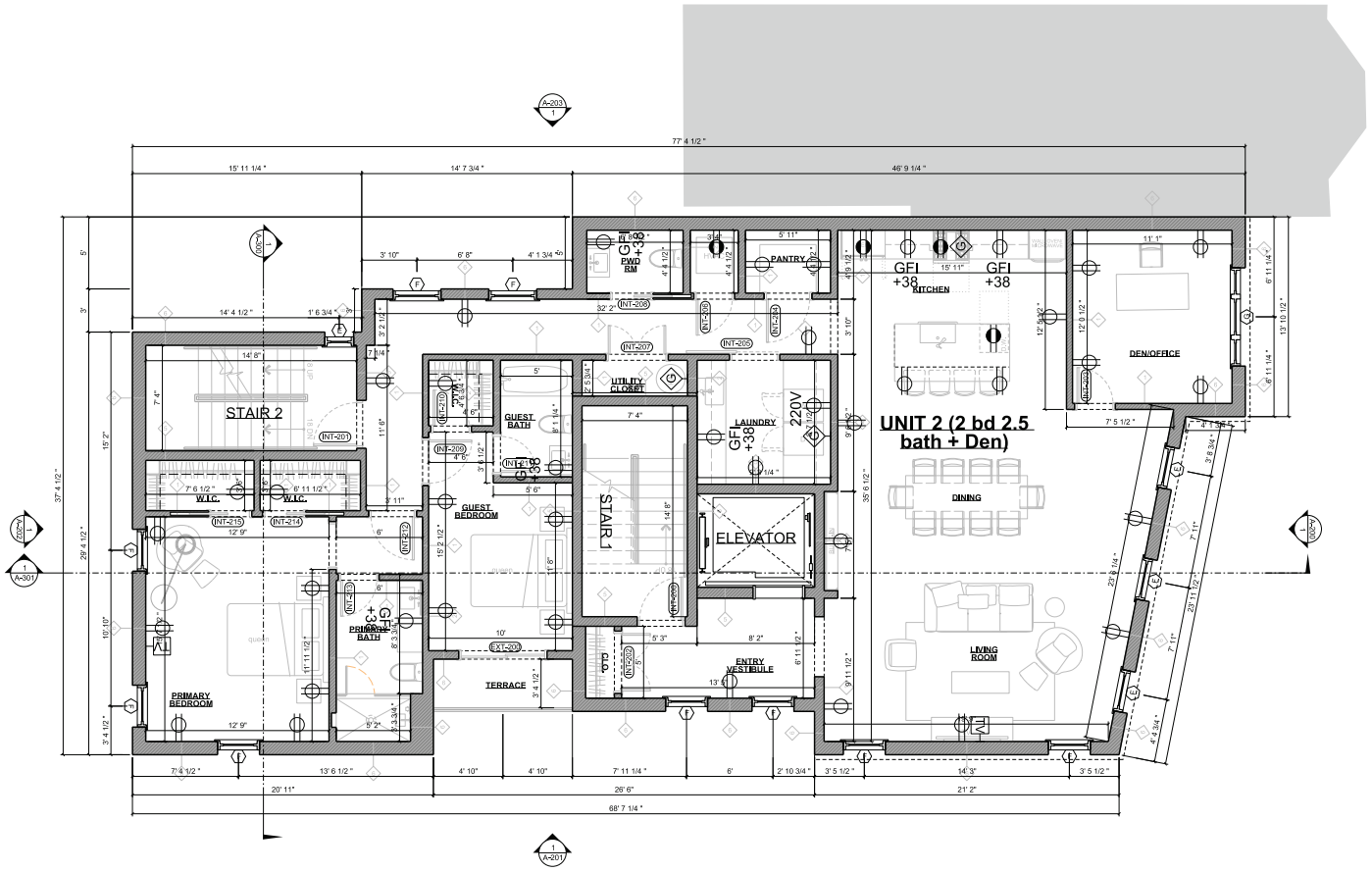
PROPOSED FIRST FLOOR P&D PLAN

SCALE: AS NOTED

A-130



1/A-131 PROPOSED SECOND FLOOR POWER & DATA
1/4" = 1'-0"

POWER + DATA LEGEND:

- DUPLEX OUTLET (+18" A.F.F. U.N.O.)
- GFI GROUND FAULT INTERRUPTER OUTLET
- 220V 220 VOLT OUTLET (ELECTRICAL SUBCONTRACTOR TO VERIFY REQUIRED LOCATIONS FOR 240V OUTLETS)
- DEDICATED OUTLET
- RECESSED MEDIA PLATE LOCATION: ELECTRICAL SUBCONTRACTOR TO PROVIDE DUPLEX AND A/V HOOKUP; VERIFY MOUNTING HEIGHT WITH OWNER PRIOR TO INSTALLATION
- TELE/DATA
- GAS HOOKUP LOCATION

GENERAL NOTES:

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3. G.C. TO COORDINATE WITH ALL ELECTRICAL APPLIANCES + EQUIPMENT PRIOR TO INSTALLATION

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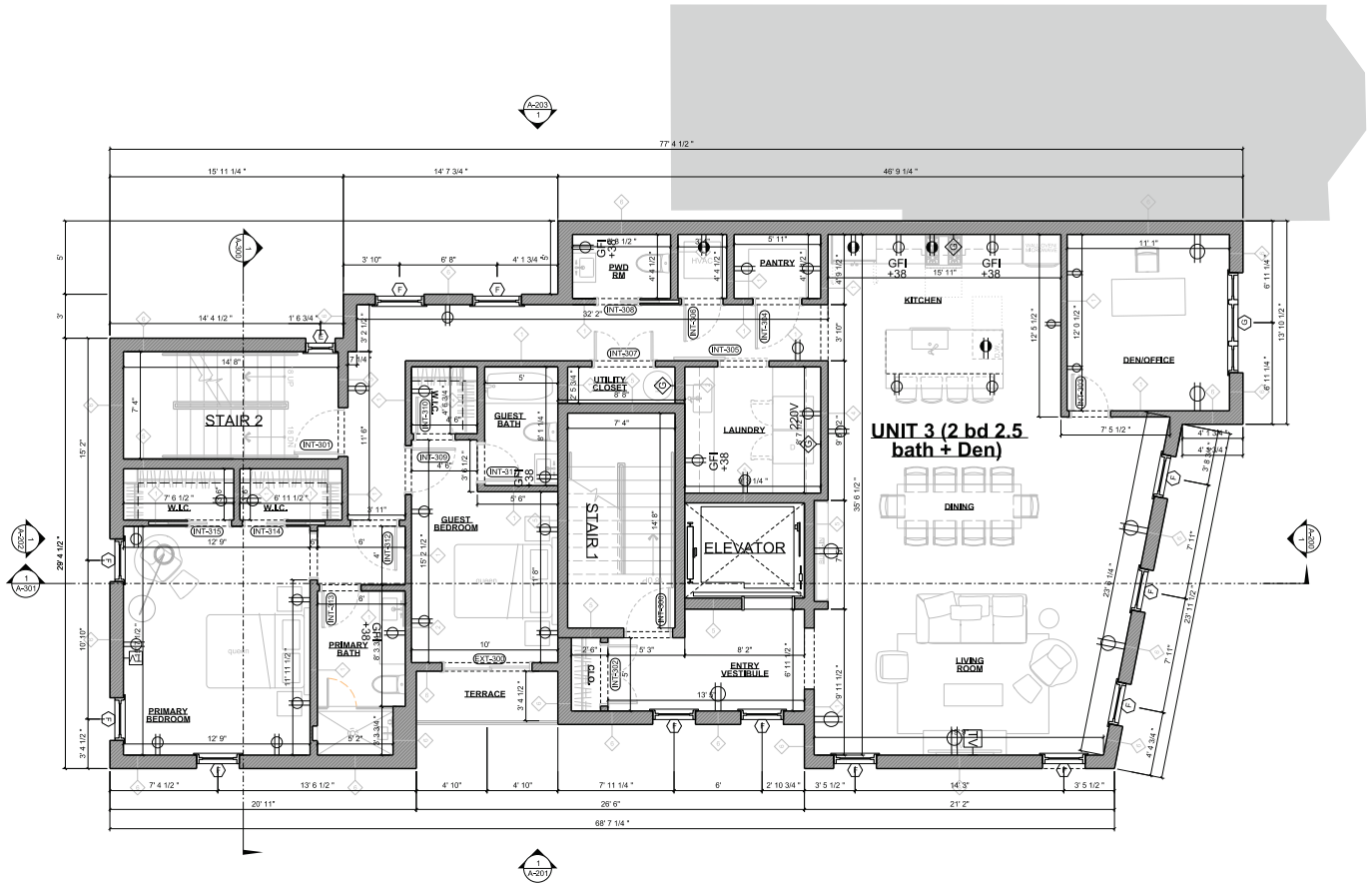
PROPOSED SECOND FLOOR P&D PLAN

SCALE: AS NOTED

A-131



1/A-132 PROPOSED THIRD FLOOR POWER & DATA
1/4" = 1'-0"

POWER + DATA LEGEND:

- DUPLEX OUTLET (+18" A.F.F. U.N.O.)
- GFI GROUND FAULT INTERRUPTER OUTLET
- 220V 220 VOLT OUTLET (ELECTRICAL SUBCONTRACTOR TO VERIFY REQUIRED LOCATIONS FOR 240V OUTLETS)
- DEDICATED OUTLET
- RECESSED MEDIA PLATE LOCATION: ELECTRICAL SUBCONTRACTOR TO PROVIDE DUPLEX AND A/V HOOKUP; VERIFY MOUNTING HEIGHT WITH OWNER PRIOR TO INSTALLATION
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2. G.C. TO PROVIDE BLOCKING FOR WALL MOUNTED TV'S AND OTHER AREAS WHERE REQUIRED
3. G.C. TO COORDINATE WITH ALL ELECTRICAL APPLIANCES + EQUIPMENT PRIOR TO INSTALLATION

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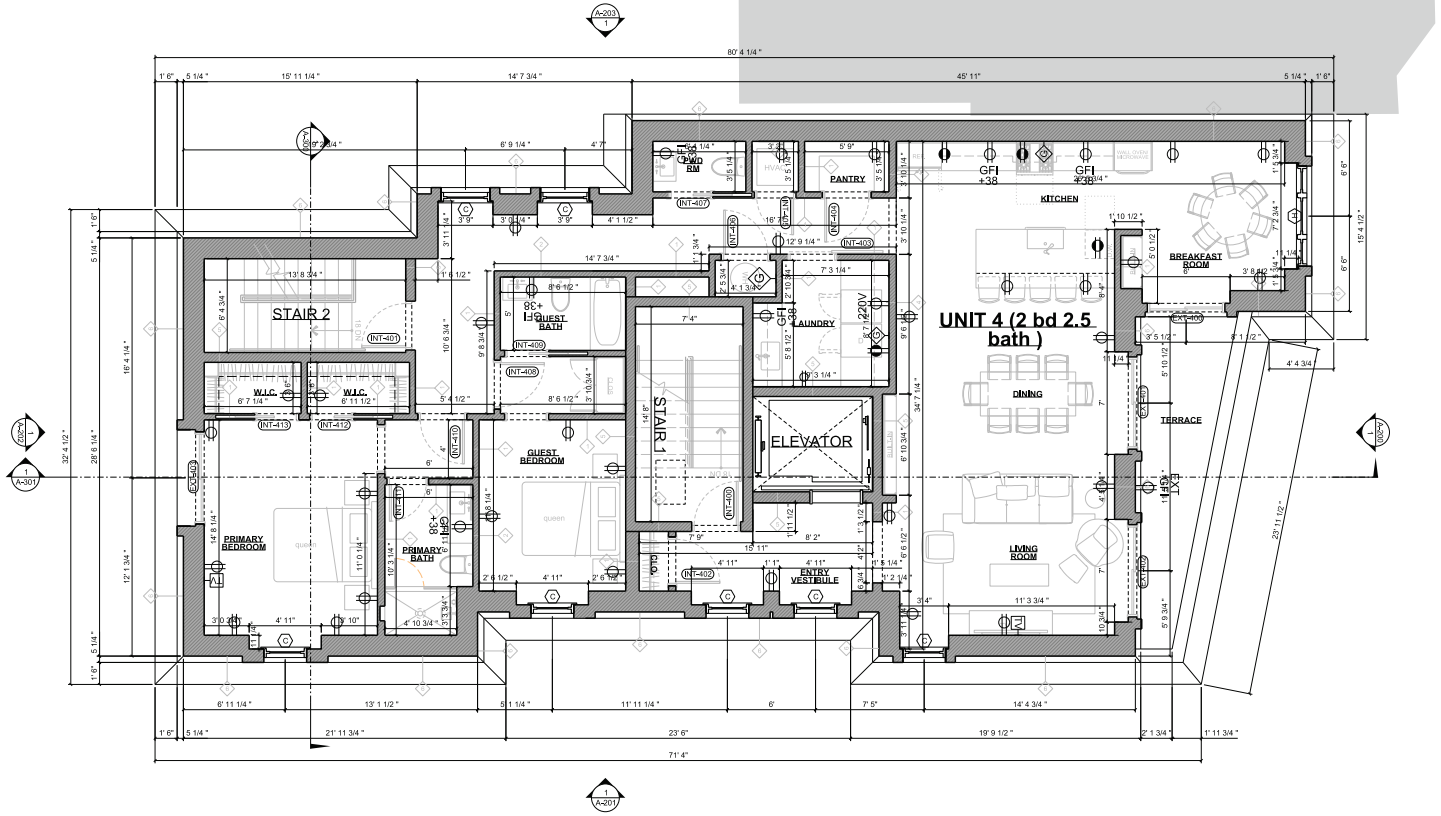
PROPOSED THIRD FLOOR P&D PLAN

SCALE: AS NOTED

A-132



1/A-133 PROPOSED FOURTH FLOOR POWER & DATA
1/4" = 1'-0"

POWER + DATA LEGEND:

- DUPLEX OUTLET (+18" A.F.F. U.N.O.)
- GFI GROUND FAULT INTERRUPTER OUTLET
- 220V 220 VOLT OUTLET (ELECTRICAL SUBCONTRACTOR TO VERIFY REQUIRED LOCATIONS FOR 240V OUTLETS)
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- RECESSED MEDIA PLATE LOCATION: ELECTRICAL SUBCONTRACTOR TO PROVIDE DUPLEX AND A/V HOOKUP; VERIFY MOUNTING HEIGHT WITH OWNER PRIOR TO INSTALLATION
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GENERAL NOTES:

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PROPOSED FOURTH FLOOR P&D PLAN

SCALE: AS NOTED

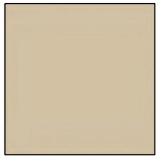
A-133

1. STUCCO FINISH LAYER: ANTIQUE CHAMPAGNE *

2. MASONRY: BROWN SCHIST

3. SHINGLES: SYNTHETIC SLATE: ECOSTAR - FEDERAL GRAY *

4. WINDOW FRAMES: GUNMETAL *



5. WINDOW FRAMES: CASHMERE *

6. LOUVERED SHUTTERS: TUN TAVERN GREEN *

KEYED NOTES:

1. ***STUCCO FINISH LAYER:**
MFR: BY OWNER
MODEL:
COLOR: ANTIQUE CHAMPAGNE
FINISH: FINE SAND, FLOAT

2. **MASONRY:**
MFR: MEDIA QUARRY CO
MODEL: THIN VENEER
COLOR: BROWN WISSAHICKON SCHIST

3. ***SLATE SHINGLES:**
MFR: ECOSTAR
STYLE: TRADITIONAL
COLOR: FEREDAL GRAY

4. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: CASHMERE

5. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: GUNMETAL

6. **WINDOW SHUTTERS:**
MFR: TIMBERLANE PREM. WOOD
STYLE: OPERABLE LOUVER
SWG: 2-3/8
***FINISH:** PRIMED; PAINTED TUN TAVERN GREEN

7. **SHUTTER HARDWARE:**
MFR: TIMBERLANE
COLOR:POWDER COATED BLACK

8. **WALL SCONCE:**
MFR: BEVOLO
STYLE: FRENCH QUARTER - ELECTRIC
COLOR: BRASS

9. **PAINTED TRIM:**
STYLE: TRADITIONAL BEADBOARD
***COLOR:** PRIMED; PAINTED TUN TAVERN GREEN

10. **BALCONY RAILING:**
MNF: IRONFENCESHOP
STYLE: TRADITIONAL
COLOR: POWDER COATED BLACK

11. **STOREFRONT WINDOW SILL:**
MNF: ROBINSON FLAGSTONE
MODEL: 3" SAWN SILL
COLOR: BLUESTONE
FINISH: ROCKED EDGE

12. **CORNICE:**
MNF: DECORO
MODEL: CO-1130 POLY, CO-2040 & CO-2050 FIBERGLASS
COLOR: PRIMED; PAINTED TO MATCH GUNPOWDER WINDOW COLOR

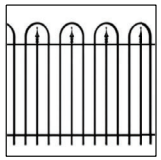
12. **DOWNSPOUT & LEADER HEAD:**
MNF: TBD
MODEL: THE STANDARD - LST01-C
MATERIAL: PTD, ALUM: BLACK

*ITEM SHOWN TO BE PROVIDED AS REQUESTED BY THE OWNER.

6. WINDOW HARDWARE: TIMBERLANE

8. WALL SCONCE: BEVOLO FRENCH QUARTER BRASS - ELEC.

9.WOOD TRIM: BEADBOARD



10. RAILING: CHARCOAL

11. WINDOW SILL: BLUESTONE

*13. ALUMINUM GUTTER W/ DOWNSPOUT & LEADERHEAD

12. CORNICE: GRAPHITE 1603

COLOR SCHEME:

SIDING & TRIM TRIM SHUTTER & TRIM

1/A-200 PROPOSED EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

MORRISSEY

PA LICENSE # AA011520

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PROPOSED EXTERIOR ELEVATIONS

SCALE: AS NOTED

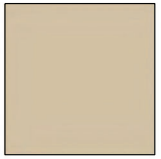
A-200

1. STUCCO FINISH LAYER: ANTIQUE CHAMPAGNE *

2. MASONRY: BROWN SCHIST

3. SHINGLES: SYNTHETIC SLATE: ECOSTAR - FEDERAL GRAY *

4. WINDOW FRAMES: GUNMETAL *



5. WINDOW FRAMES: CASHMERE *

6. LOUVERED SHUTTERS: TUN TAVERN GREEN *

KEYED NOTES:

1. ***STUCCO FINISH LAYER:**
MFR: BY OWNER
MODEL:
COLOR: ANTIQUE CHAMPAGNE
FINISH: FINE SAND, FLOAT

2. **MASONRY:**
MFR: MEDIA QUARRY CO
MODEL: THIN VENEER
COLOR: BROWN WISSAHICKON SCHIST

3. ***SLATE SHINGLES:**
MFR: ECOSTAR
STYLE: TRADITIONAL
COLOR: FEREDAL GRAY

4. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: CASHMERE

5. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: GUNMETAL

6. **WINDOW SHUTTERS:**
MFR: TIMBERLANE PREM. WOOD
STYLE: OPERABLE LOUVER
SWG: 2-3/8
***FINISH:** PRIMED; PAINTED TUN TAVERN GREEN

7. **SHUTTER HARDWARE:**
MFR: TIMBERLANE
COLOR:POWDER COATED BLACK

8. **WALL SCONCE:**
MFR: BEVOLO
STYLE: FRENCH QUARTER - ELECTRIC
COLOR: BRASS

9. **PAINTED TRIM:**
STYLE: TRADITIONAL BEADBOARD
***COLOR:** PRIMED; PAINTED TUN TAVERN GREEN

10. **BALCONY RAILING:**
MNF: IRONFENCESHOP
STYLE: TRADITIONAL
COLOR: POWDER COATED BLACK

11. **STOREFRONT WINDOW SILL:**
MNF: ROBINSON FLAGSTONE
MODEL: 3" SAWN SILL
COLOR: BLUESTONE
FINISH: ROCKED EDGE

12. **CORNICE:**
MNF: DECORO
MODEL: CO-1130 POLY, CO-2040 & CO-2050 FIBERGLASS
COLOR: PRIMED; PAINTED TO MATCH GUNPOWDER WINDOW COLOR

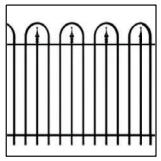
12. **DOWNSPOUT & LEADER HEAD:**
MNF: TBD
MODEL: THE STANDARD - LST01-C
MATERIAL: PTD, ALUM: BLACK

*ITEM SHOWN TO BE PROVIDED AS REQUESTED BY THE OWNER.

6. WINDOW HARDWARE: TIMBERLANE

8. WALL SCONCE: BEVOLO FRENCH QUARTER BRASS - ELEC.

9.WOOD TRIM: BEADBOARD



10. RAILING: CHARCOAL

11. WINDOW SILL: BLUESTONE

*13. ALUMINUM GUTTER W/ DOWNSPOUT & LEADERHEAD

12. CORNICE: GRAPHITE 1603

COLOR SCHEME:

SIDING & TRIM | TRIM | SHUTTER & TRIM

1/A-201 PROPOSED EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

M ARCHITECTS, LLC
201 S. MARKET ST. SUITE 150
PHILADELPHIA, PA
19103
215.MAR.2151

NO. RA 405135

8226 GERMANTOWN AVE

8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

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DATE: 09.30.26

ISSUE: CONSTRUCTION DOCUMENTS

PROPOSED EXTERIOR ELEVATIONS

SCALE: AS NOTED

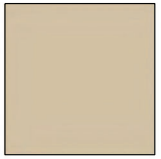
A-201

1. STUCCO FINISH LAYER: ANTIQUE CHAMPAGNE *

2. MASONRY: BROWN SCHIST

3. SHINGLES: SYNTHETIC SLATE: ECOSTAR - FEDERAL GRAY *

4. WINDOW FRAMES: GUNMETAL *



5. WINDOW FRAMES: CASHMERE *

6. LOUVERED SHUTTERS: TUN TAVERN GREEN *

KEYED NOTES:

1. ***STUCCO FINISH LAYER:**
MFR: BY OWNER
MODEL:
COLOR: ANTIQUE CHAMPAGNE
FINISH: FINE SAND, FLOAT

2. **MASONRY:**
MFR: MEDIA QUARRY CO
MODEL: THIN VENEER
COLOR: BROWN WISSAHICKON SCHIST

3. ***SLATE SHINGLES:**
MFR: ECOSTAR
STYLE: TRADITIONAL
COLOR: FEREDAL GRAY

4. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: CASHMERE

5. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: GUNMETAL

6. **WINDOW SHUTTERS:**
MFR: TIMBERLANE PREM. WOOD
STYLE: OPERABLE LOUVER
SWG: 2-3/8
***FINISH:** PRIMED; PAINTED TUN TAVERN GREEN

7. **SHUTTER HARDWARE:**
MFR: TIMBERLANE
COLOR:POWDER COATED BLACK

8. **WALL SCONCE:**
MFR: BEVOLO
STYLE: FRENCH QUARTER - ELECTRIC
COLOR: BRASS

9. **PAINTED TRIM:**
STYLE: TRADITIONAL BEADBOARD
***COLOR:** PRIMED; PAINTED TUN TAVERN GREEN

10. **BALCONY RAILING:**
MNF: IRONFENCESHOP
STYLE: TRADITIONAL
COLOR: POWDER COATED BLACK

11. **STOREFRONT WINDOW SILL:**
MNF: ROBINSON FLAGSTONE
MODEL: 3" SAWN SILL
COLOR: BLUESTONE
FINISH: ROCKED EDGE

12. **CORNICE:**
MNF: DECORO
MODEL: CO-1130 POLY, CO-2040 & CO-2050 FIBERGLASS
COLOR: PRIMED; PAINTED TO MATCH GUNPOWDER WINDOW COLOR

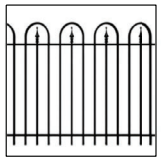
12. **DOWNSPOUT & LEADER HEAD:**
MNF: TBD
MODEL: THE STANDARD - LST01-C
MATERIAL: PTD, ALUM: BLACK

*ITEM SHOWN TO BE PROVIDED AS REQUESTED BY THE OWNER.

6. WINDOW HARDWARE: TIMBERLANE

8. WALL SCONCE: BEVOLO FRENCH QUARTER BRASS - ELEC.

9.WOOD TRIM: BEADBOARD



10. RAILING: CHARCOAL

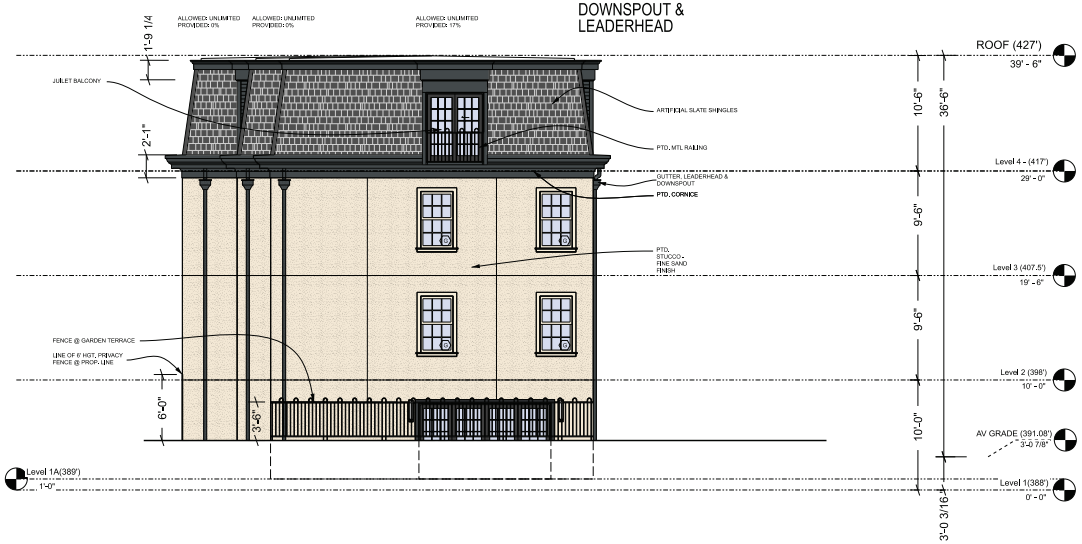
11. WINDOW SILL: BLUESTONE

*13. ALUMINUM GUTTER W/ DOWNSPOUT & LEADERHEAD

12. CORNICE: GRAPHITE 1603

COLOR SCHEME:

SIDING & TRIM TRIM SHUTTER & TRIM



1/A-202 PROPOSED EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

MORRISSEY
ARCHITECTURE | INTERIORS | PLANNING
PA LICENSE # AA011539
M ARCHITECTS, LLC
201 S MARKET ST, SUITE 150
19063
215.LMA.2151
WWW.MORRISSEYARCHITECTS.COM

NO. RA 405135

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DATE: 09.30.26
ISSUE: CONSTRUCTION DOCUMENTS

PROPOSED EXTERIOR ELEVATIONS

SCALE: AS NOTED

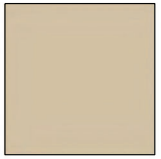
A-202

1. STUCCO FINISH LAYER: ANTIQUE CHAMPAGNE *

2. MASONRY: BROWN SCHIST

3. SHINGLES: SYNTHETIC SLATE: ECOSTAR - FEDERAL GRAY *

4. WINDOW FRAMES: GUNMETAL *



5. WINDOW FRAMES: CASHMERE *

6. LOUVERED SHUTTERS: TUN TAVERN GREEN *

KEYED NOTES:

1. ***STUCCO FINISH LAYER:**
MFR: BY OWNER
MODEL:
COLOR: ANTIQUE CHAMPAGNE
FINISH: FINE SAND, FLOAT

2. **MASONRY:**
MFR: MEDIA QUARRY CO
MODEL: THIN VENEER
COLOR: BROWN WISSAHICKON SCHIST

3. ***SLATE SHINGLES:**
MFR: ECOSTAR
STYLE: TRADITIONAL
COLOR: FEREDAL GRAY

4. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: CASHMERE

5. ***WINDOWS:**
MFR: MARVIN ELEVATE
FRAME: FIBERGLASS
COLOR: GUNMETAL

6. **WINDOW SHUTTERS:**
MFR: TIMBERLANE PREM. WOOD
STYLE: OPERABLE LOUVER
SWG: 2-3/8
***FINISH:** PRIMED; PAINTED TUN TAVERN GREEN

7. **SHUTTER HARDWARE:**
MFR: TIMBERLANE
COLOR:POWDER COATED BLACK

8. **WALL SCONCE:**
MFR: BEVOLO
STYLE: FRENCH QUARTER - ELECTRIC
COLOR: BRASS

9. **PAINTED TRIM:**
STYLE: TRADITIONAL BEADBOARD
***COLOR:** PRIMED; PAINTED TUN TAVERN GREEN

10. **BALCONY RAILING:**
MNF: IRONFENCESHOP
STYLE: TRADITIONAL
COLOR: POWDER COATED BLACK

11. **STOREFRONT WINDOW SILL:**
MNF: ROBINSON FLAGSTONE
MODEL: 3" SAWN SILL
COLOR: BLUESTONE
FINISH: ROCKED EDGE

12. **CORNICE:**
MNF: DECORO
MODEL: CO-1130 POLY, CO-2040 & CO-2050 FIBERGLASS
COLOR: PRIMED; PAINTED TO MATCH GUNPOWDER WINDOW COLOR

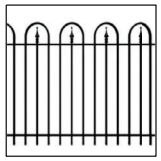
12. **DOWNSPOUT & LEADER HEAD:**
MNF: TBD
MODEL: THE STANDARD - LST01-C
MATERIAL: PTD, ALUM: BLACK

*ITEM SHOWN TO BE PROVIDED AS REQUESTED BY THE OWNER.

6. WINDOW HARDWARE: TIMBERLANE

8. WALL SCONCE: BEVOLO FRENCH QUARTER BRASS - ELEC.

9.WOOD TRIM: BEADBOARD



10. RAILING: CHARCOAL

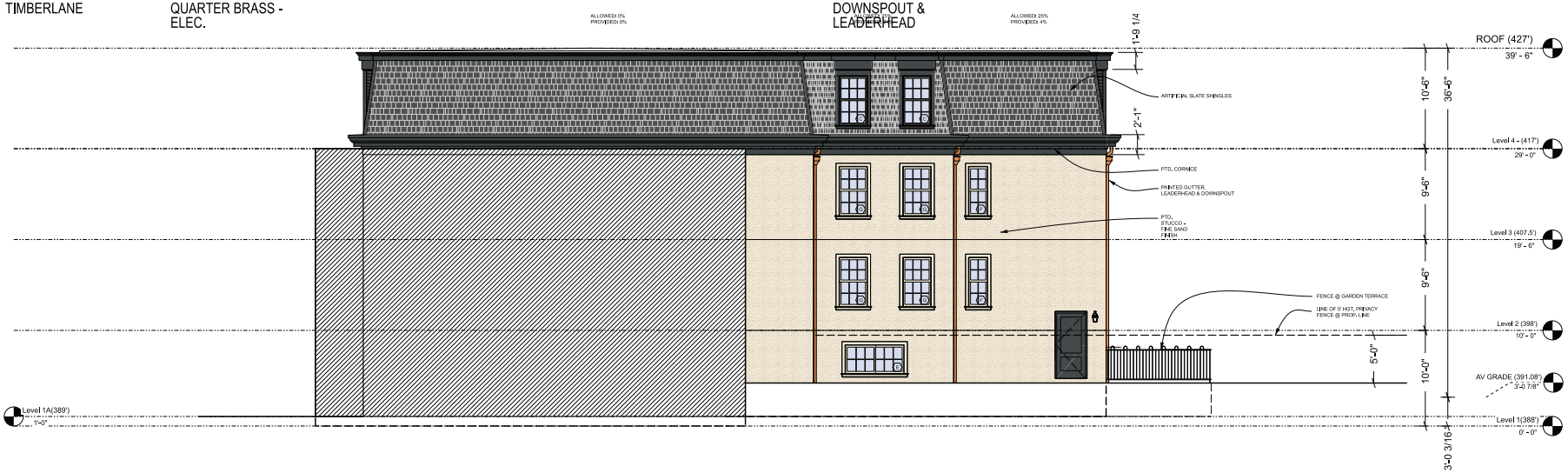
11. WINDOW SILL: BLUESTONE

*13. ALUMINUM GUTTER W/ DOWNSPOUT & LEADERHEAD

12. CORNICE: GRAPHITE 1603

COLOR SCHEME:

SIDING & TRIM TRIM SHUTTER & TRIM



1/A-203 PROPOSED EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

MORRISSEY
M ARCHITECTS, LLC
201 S MARKET ST, SUITE 150
19063
215.MA.2151

PA LICENSE # AA011520

WWW.MORRISSEYARCHITECTS.COM

NO. RA 405135

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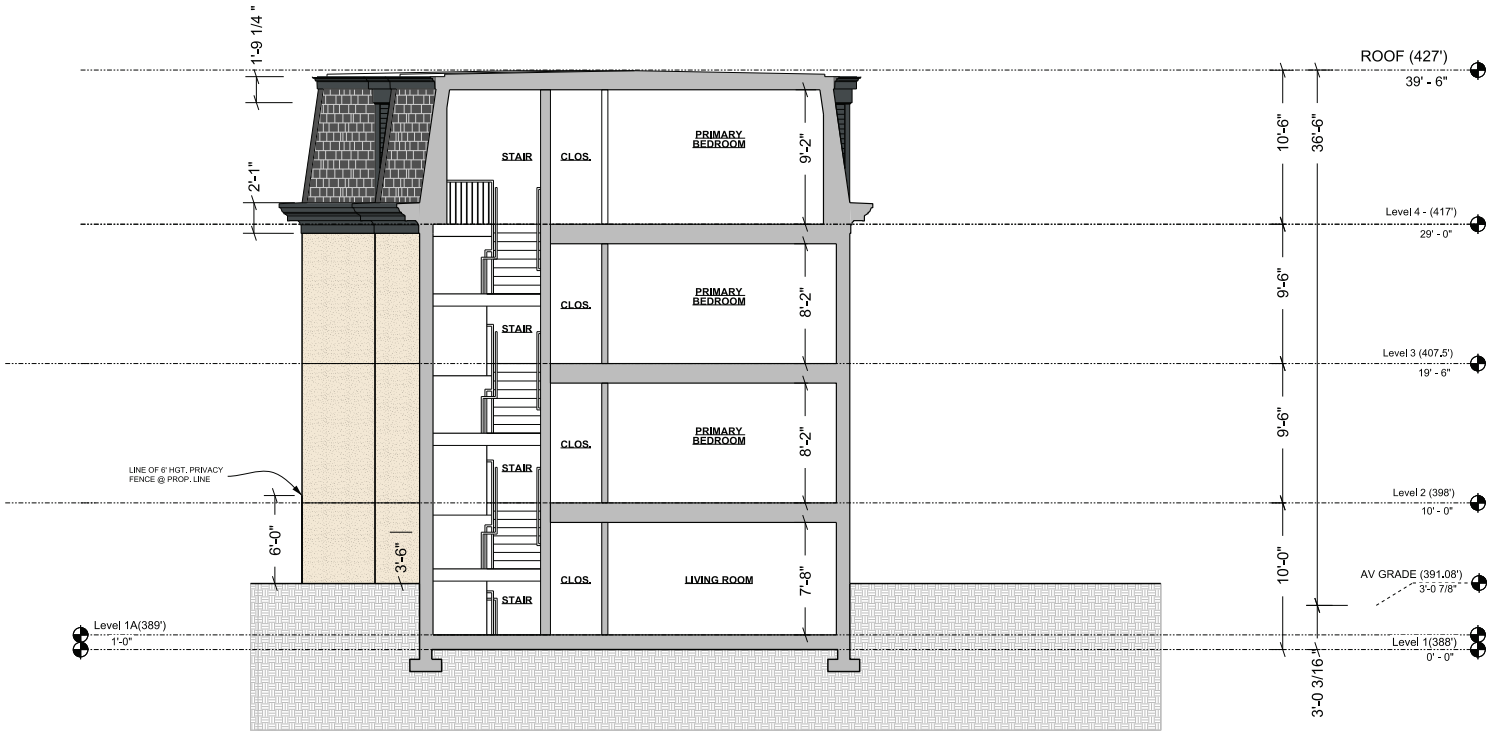
PROPOSED EXTERIOR ELEVATIONS

SCALE: AS NOTED

A-203



1/A-300 PROPOSED BUILDING SECTION
1/4" = 1'-0"

MORRISSEY
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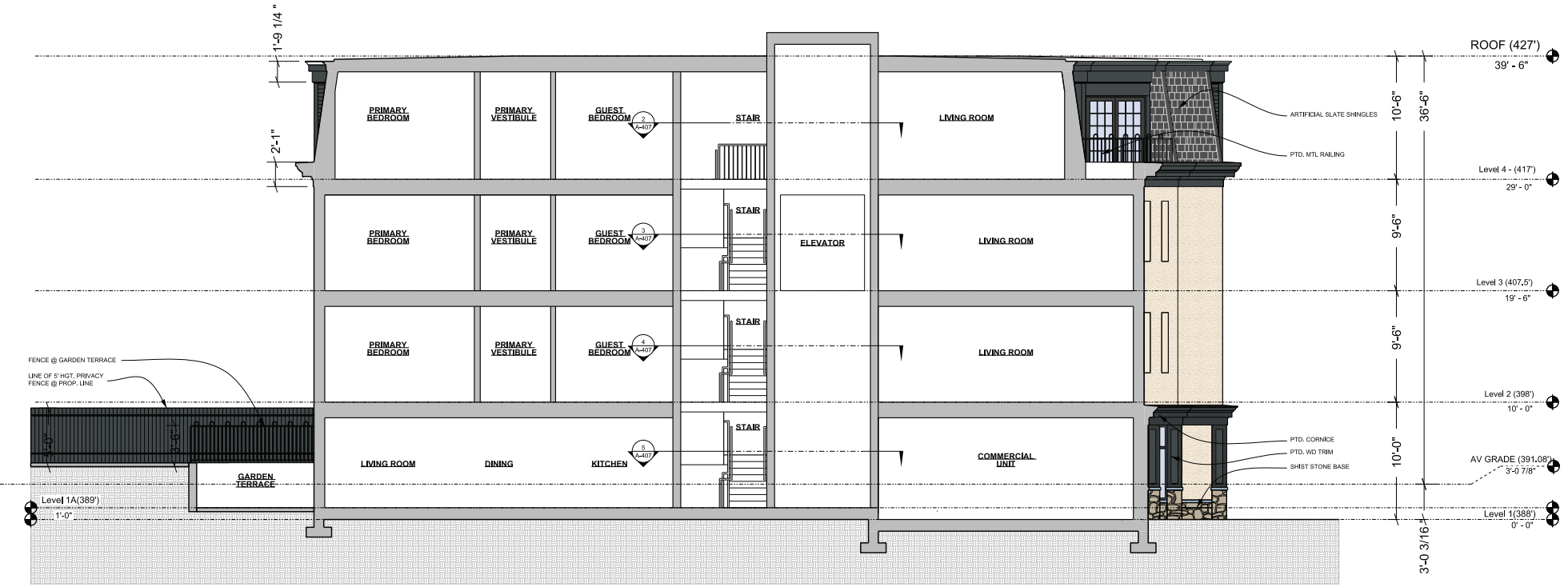
PROPOSED BUILDING SECTION

SCALE: AS NOTED

A-300



1/A-300 PROPOSED BUILDING SECTION
1/4" = 1'-0"

MORRISSEY
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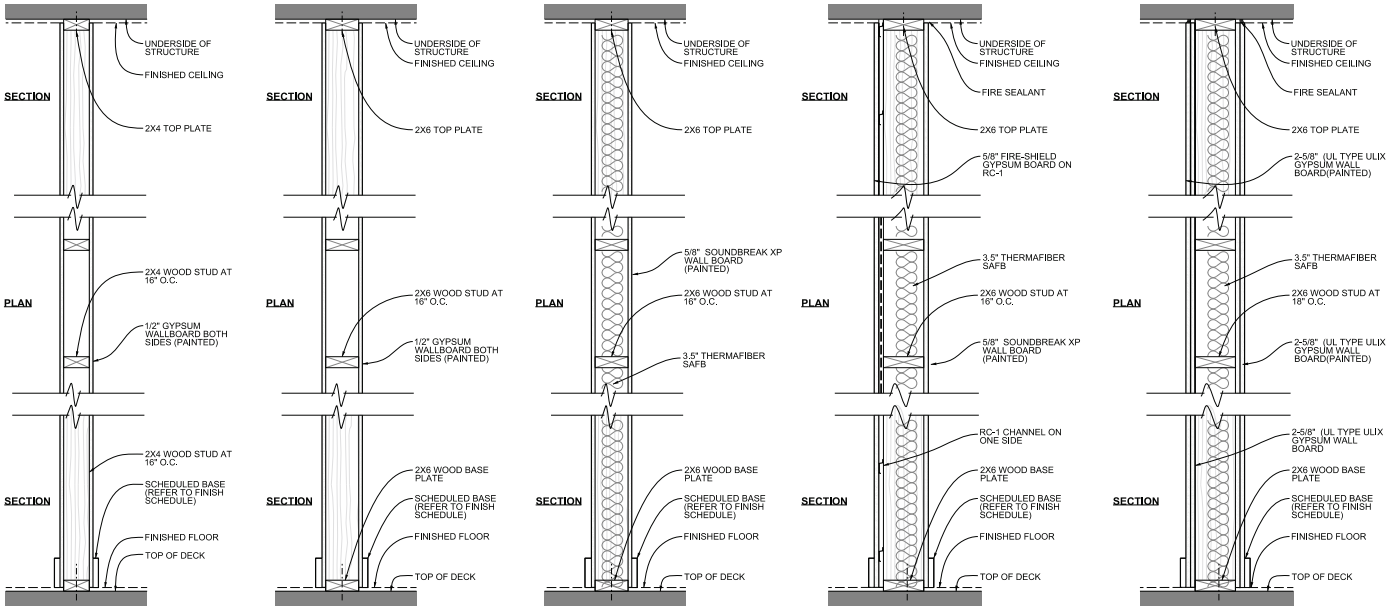
PROPOSED BUILDING SECTION

SCALE: AS NOTED

A-300



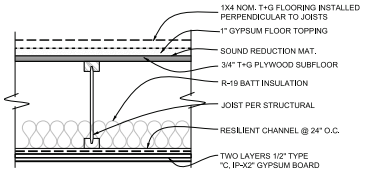
1 WALL TYPE 1
FULL HEIGHT PARTITION (NON-RATED)

2 WALL TYPE 2
PLUMBING PARTITION (NON-RATED)

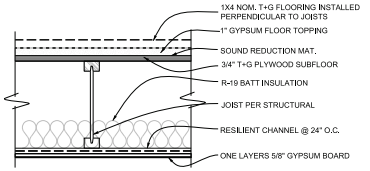
3 WALL TYPE 3
ACOUSTIC PARTITION

4 WALL TYPE 4
1- HOUR RATED PARTITION / PLUMBING WALL
STC 57
UL U305

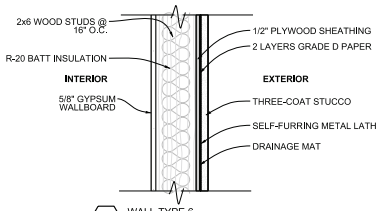
5 WALL TYPE 5
2-HOUR RATED PARTITION
STC 54
UL DES U301



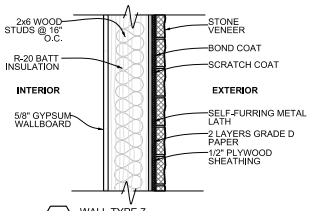
10 FLOOR/CEILING TYPE 1(TJI STRUCTURE)
1-HR FIRE RATED CEILING ASSEMBLY
UL DES L570 | STC 64 | IIC 62



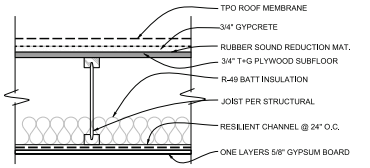
11 FLOOR/CEILING TYPE 2(TJI STRUCTURE)
NON RATED CEILING ASSEMBLY
STC 58 | IIC 62



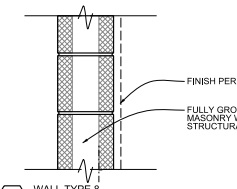
6 WALL TYPE 6
1-HOUR EXTERIOR STUCCO WALL
UL DES U303



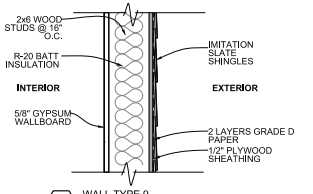
7 WALL TYPE 7
1-HOUR EXTERIOR STONE VENEER WALL
UL DES U303



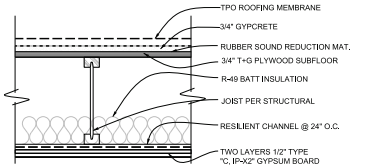
12 CEILING/ROOF 2 (TJI STRUCTURE)
NON-RATED CEILING / ROOF ASSEMBLY



8 WALL TYPE 8
MASONRY WALL



9 WALL TYPE 9
SLATE SHINGLES OVER WOOD FRAME (1-HR RATED)



13 CEILING/ROOF 2 (TJI STRUCTURE)
1-HR FIRE RATED CEILING / ROOF ASSEMBLY
INTERTEK-ATI WNR FCA 60-03 | STC 58 | IIC N/A

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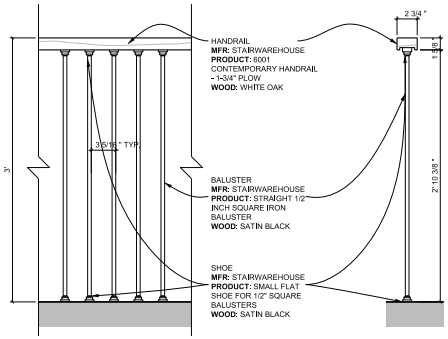
WALL TYPES

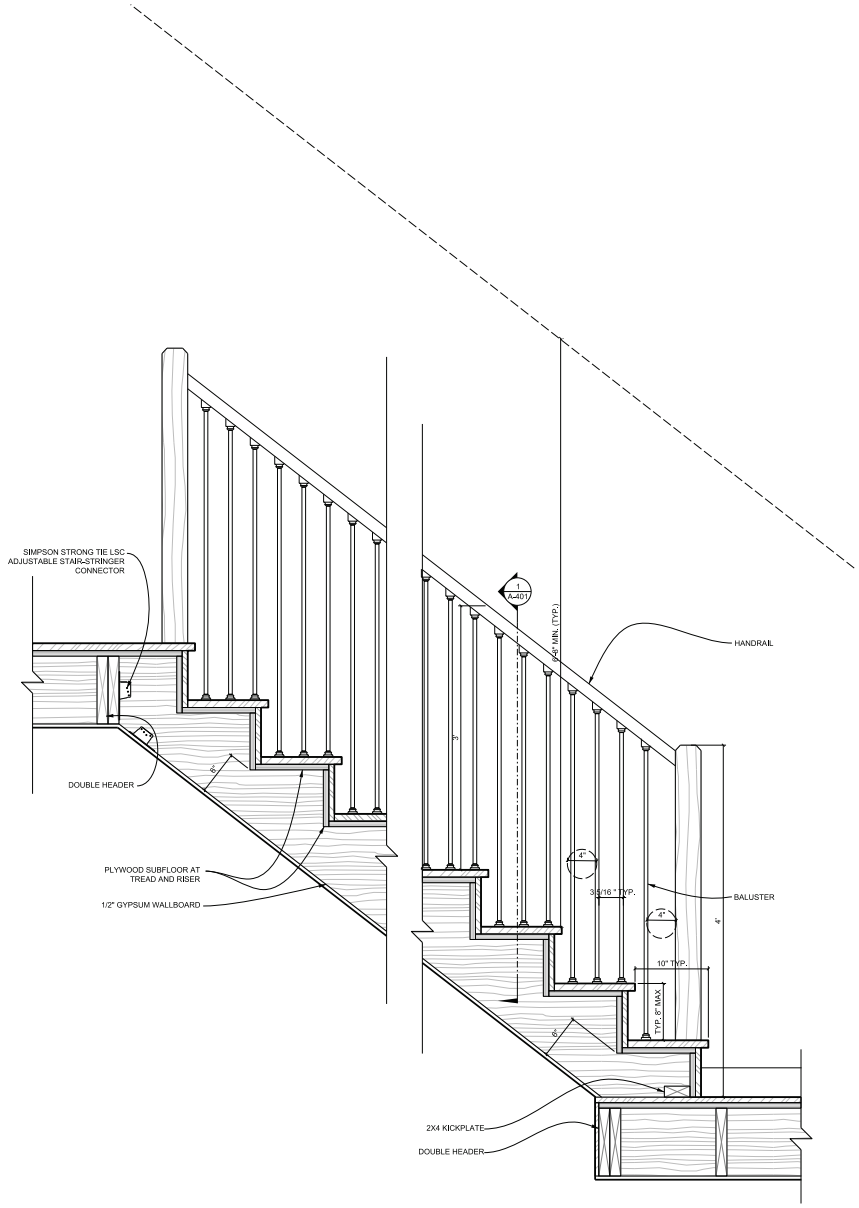
SCALE: AS NOTED

A-400



1/A-401 DETAIL @ RAILING
1 1/2" = 1'-0"

2/A-401 TYP. STAIR RAILING SECTION DETAIL
1 1/2" = 1'-0"



3/A-401 TYP. STAIR DETAIL
1 1/2" = 1'-0"

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201 S MARKET ST, SUITE 150
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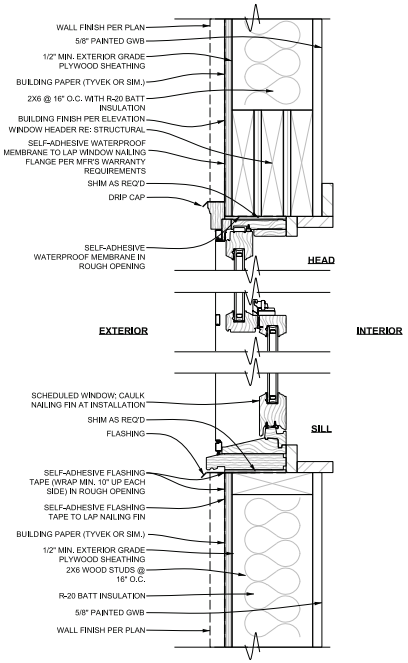
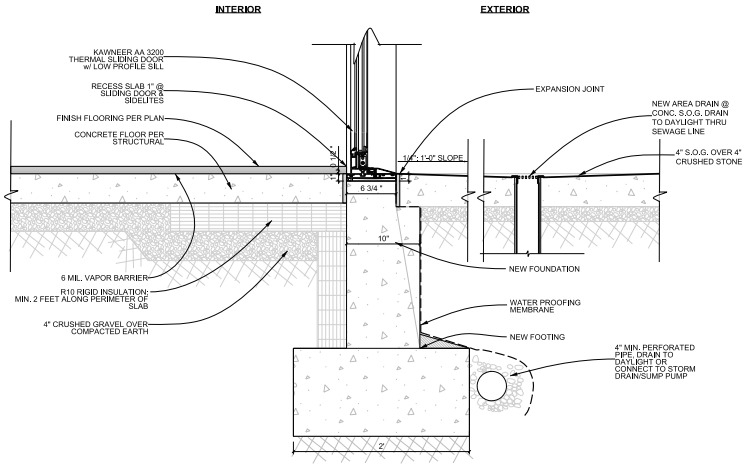
STAIR DETAILS

SCALE: AS NOTED

A-401



1/A-402 TYP. WINDOW JAMB & SILL DETAIL
3" = 1'-0"



2/A-402 TERRACE DOOR ON SLAB DETAIL
1-1/2" = 1'-0"

MORRISSEY

PA LICENSE # AA011530

M ARCHITECTS, LLC
201 S MARKET ST
SUITE 150
PHILADELPHIA, PA
19106
215.MVL.0751

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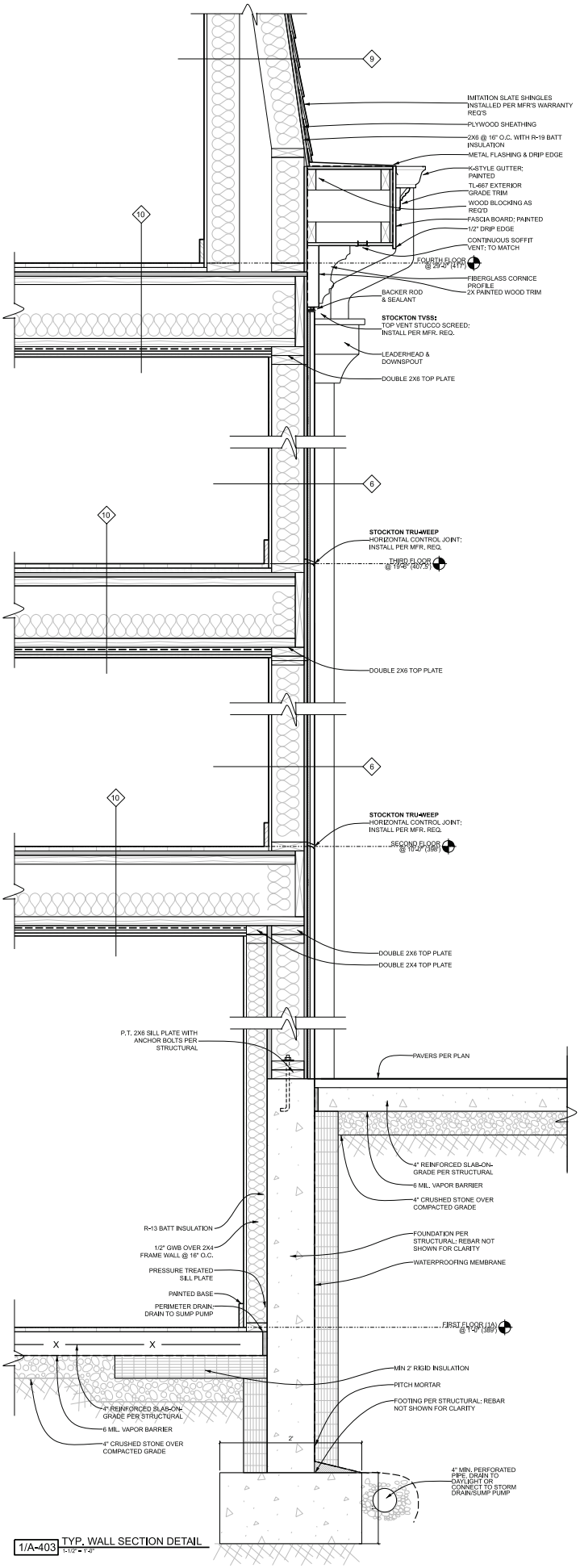
DETAILS

SCALE: AS NOTED

A-402



1/A-403 TYP. WALL SECTION DETAIL
1-1/2" = 1'-0"

A-403

SCALE: AS NOTED

DETAILS

ISSUE:	DATE:
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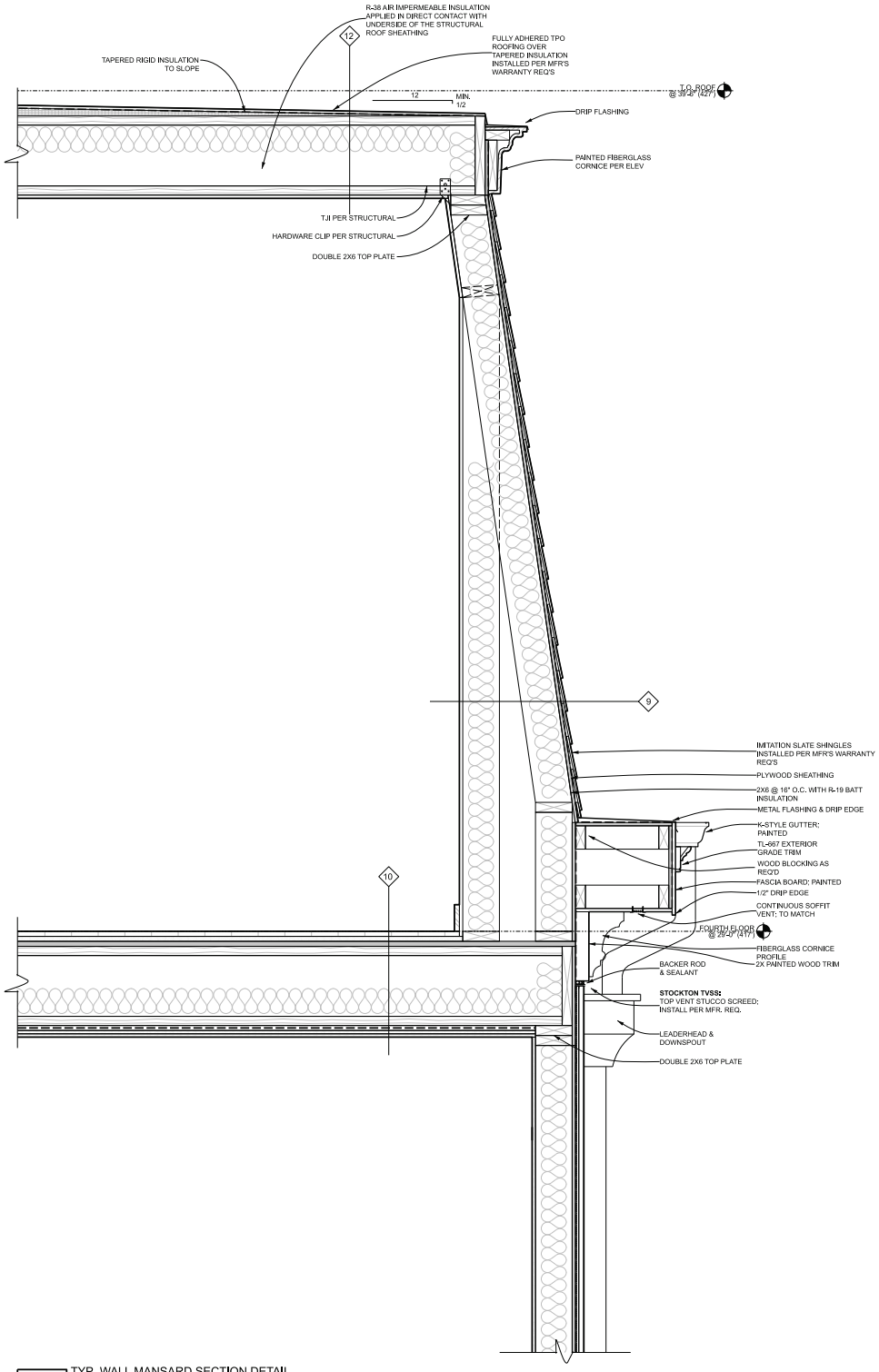
MORRISSEY
PHILADELPHIA PENNSYLVANIA
M ARCHITECTS, INC.
2121 WALNUT ST. SUITE 1W
PHILADELPHIA, PA 19103
215.735.0747



1/A-404 TYP. WALL MANSARD SECTION DETAIL
1-1/2" = 1'-0"

A-404

SCALE: AS NOTED

DETAILS

ISSUE:	DATE:
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NO. RA 405135

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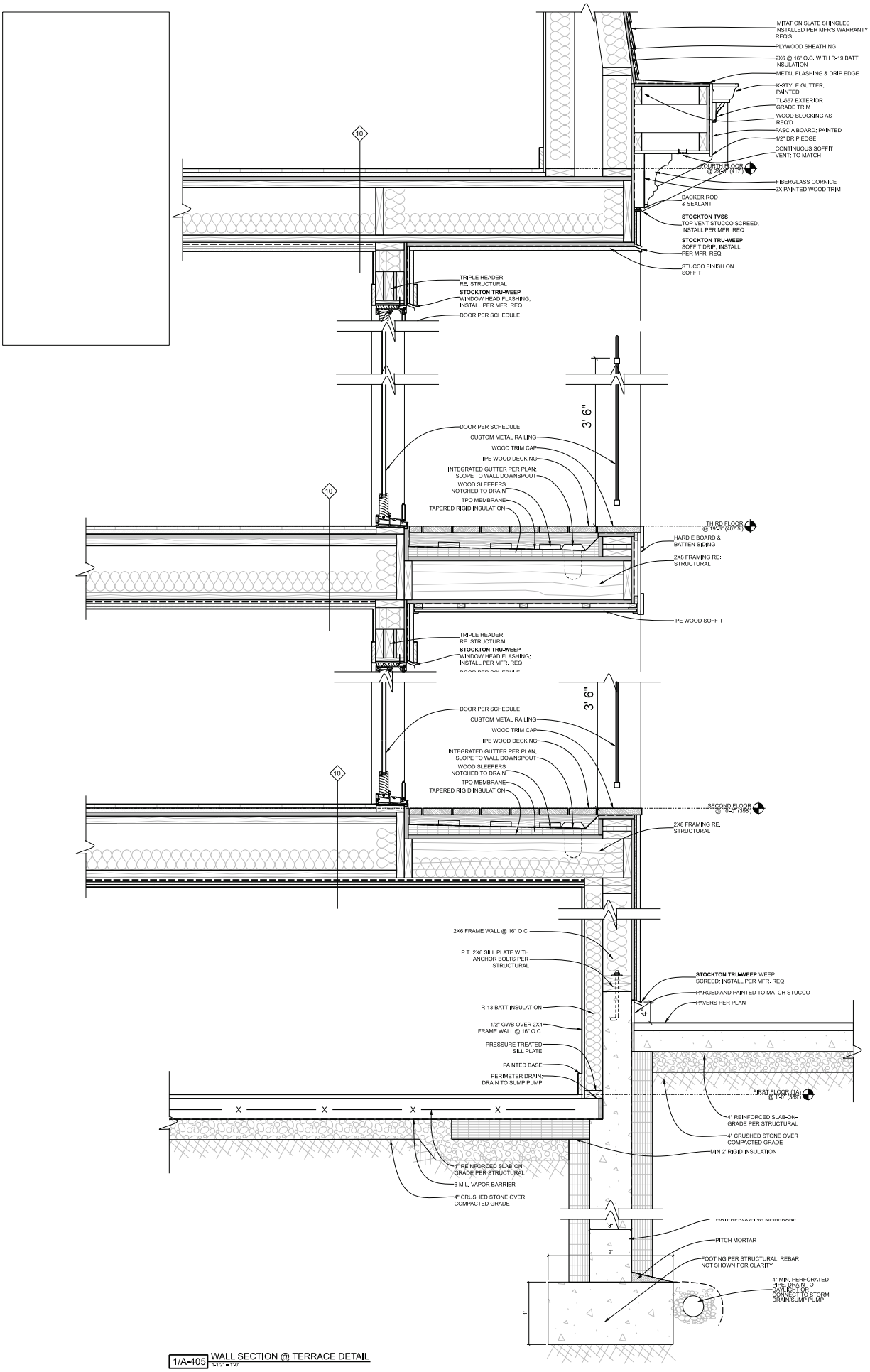
2017 SPRUCE ST, 3RD FL
PHILADELPHIA, PA 19103
215.790.0747



1/A-405 WALL SECTION @ TERRACE DETAIL
1-1/2" = 1'-0"

A-405

SCALE: AS NOTED

DETAILS

ISSUE:	DATE:
CONSTRUCTION DOCUMENTS	09.30.26

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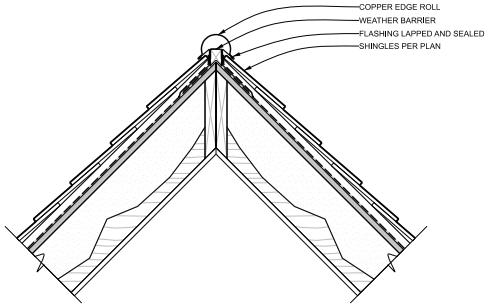
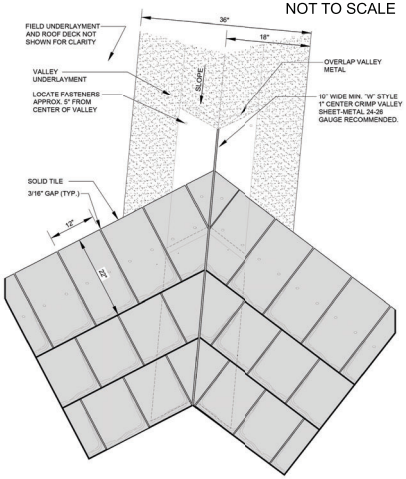


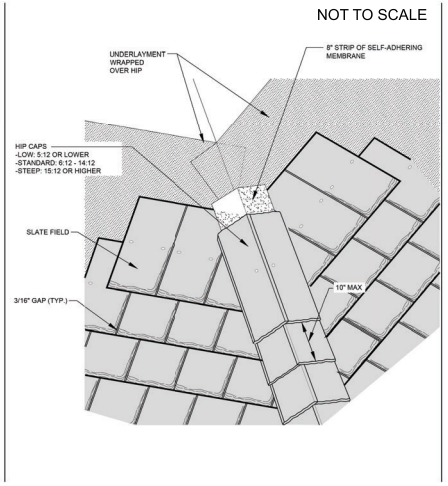
1/A-406 TYP. ROOF TRANSITION DETAIL
1-1/2" = 1'-0"

NOT TO SCALE



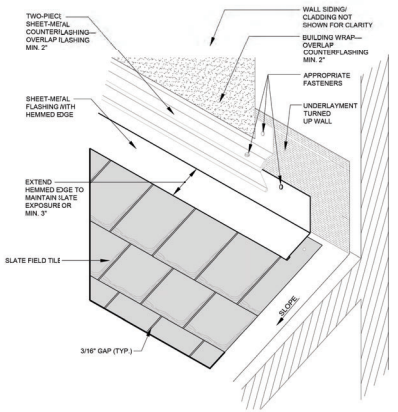
2/A-406 TYP. ROOF CLOSED VALLEY DETAIL
NOT TO SCALE

NOT TO SCALE



3/A-406 TYP. ROOF HIP DETAIL
NOT TO SCALE

NOT TO SCALE



4/A-406 HEADWALL DETAIL
NOT TO SCALE

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DETAILS

SCALE: AS NOTED

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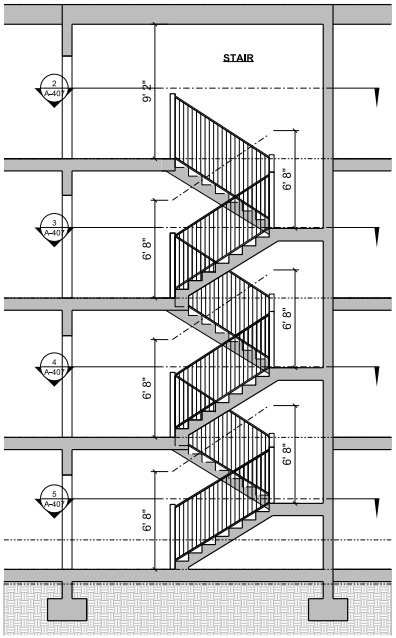
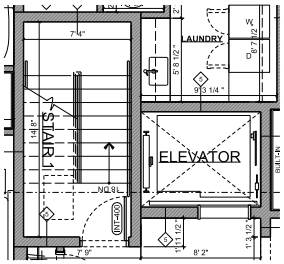
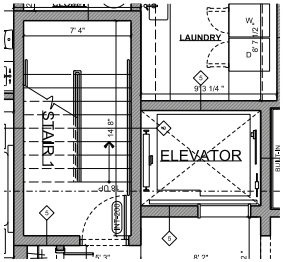


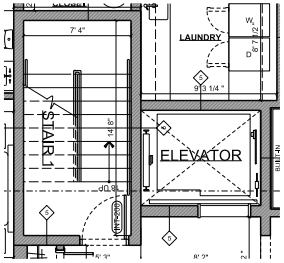
1/A-407 PROPOSED STAIR SECTION
1/4" = 1'-0"



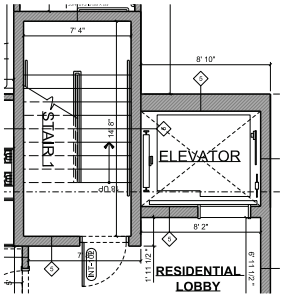
2/A-407 PROPOSED STAIR & ELEVATOR SECTION: 4TH FLOOR
1/4" = 1'-0"



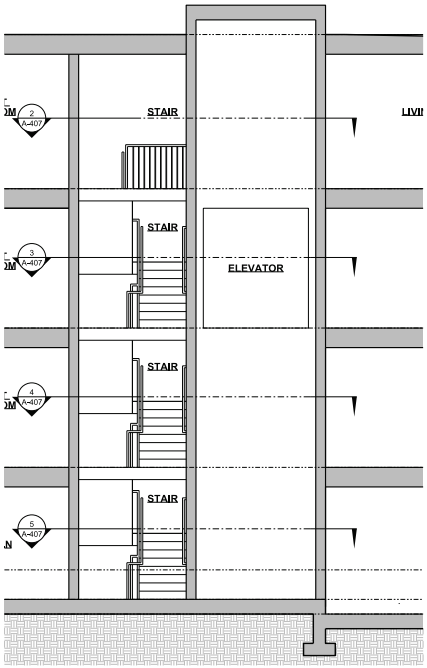
3/A-407 PROPOSED STAIR & ELEVATOR SECTION: 3RD FLOOR
1/4" = 1'-0"



4/A-407 PROPOSED STAIR & ELEVATOR SECTION: 2ND FLOOR
1/4" = 1'-0"



5/A-407 PROPOSED STAIR & ELEVATOR SECTION: 1ST FLOOR
1/4" = 1'-0"



6/A-407 PROPOSED STAIR & ELEVATOR SECTION
1/4" = 1'-0"

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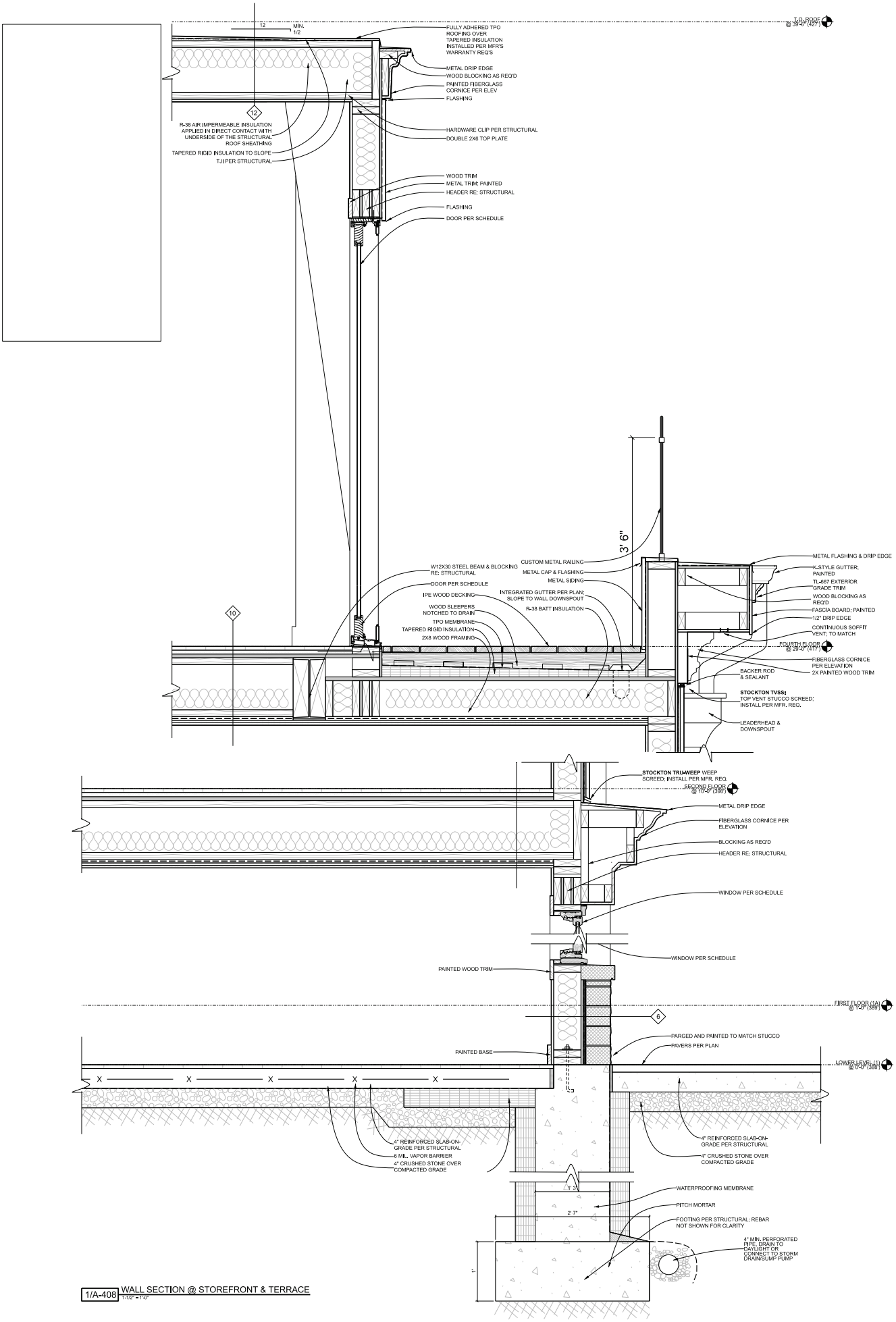
PROPOSED STAIR & ELEVATOR SECTIONS & DETAILS

SCALE: AS NOTED

A-407



1/A-408 WALL SECTION @ STOREFRONT & TERRACE
1"=1'-0" = 1'-0"

A-408	SCALE: AS NOTED	DETAILS	ISSUE: CONSTRUCTION DOCUMENTS	DATE: 09.30.26	© 2026 M ARCHITECTS	8226 GERMANTOWN AVE 8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118	NO. RA 405135

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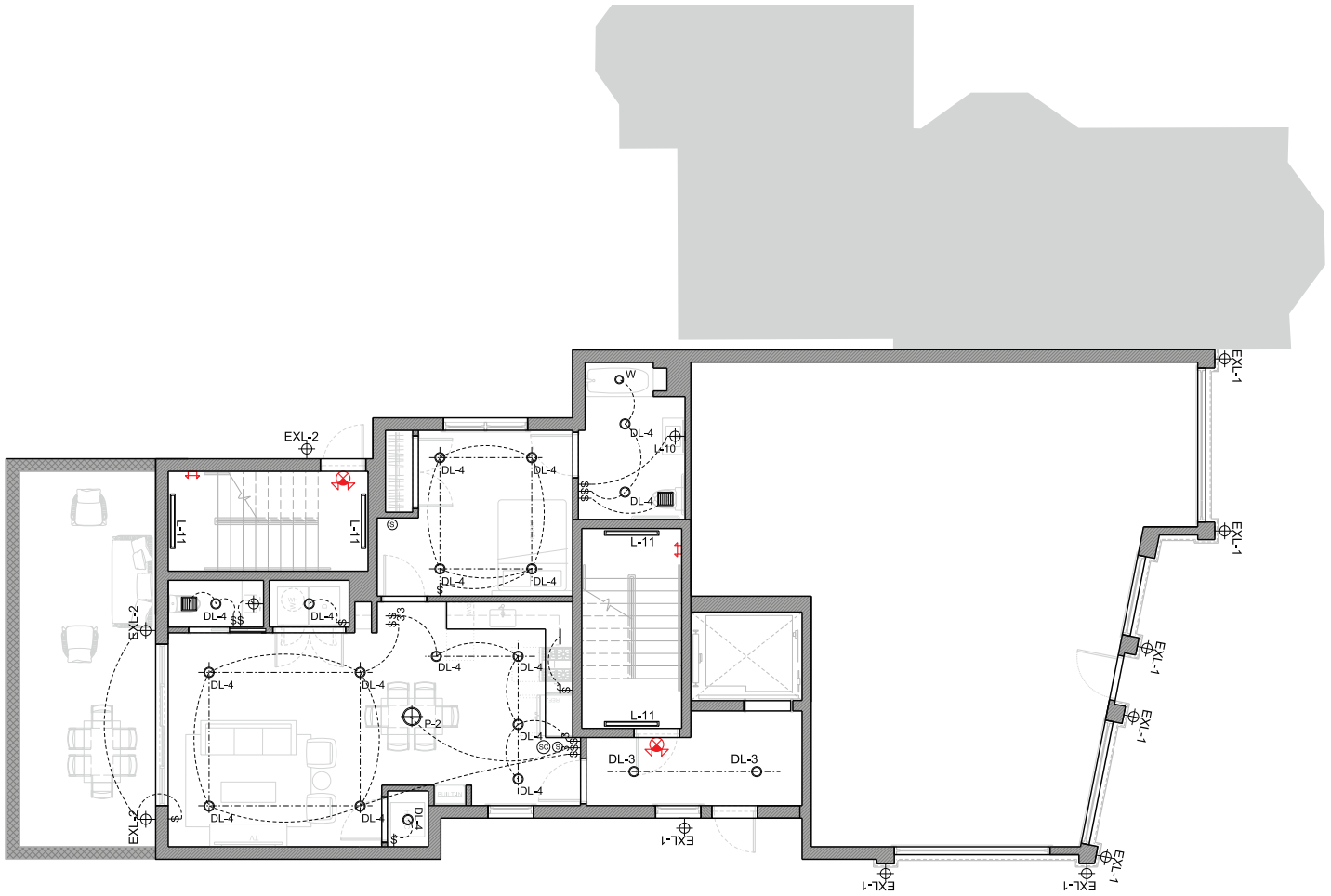
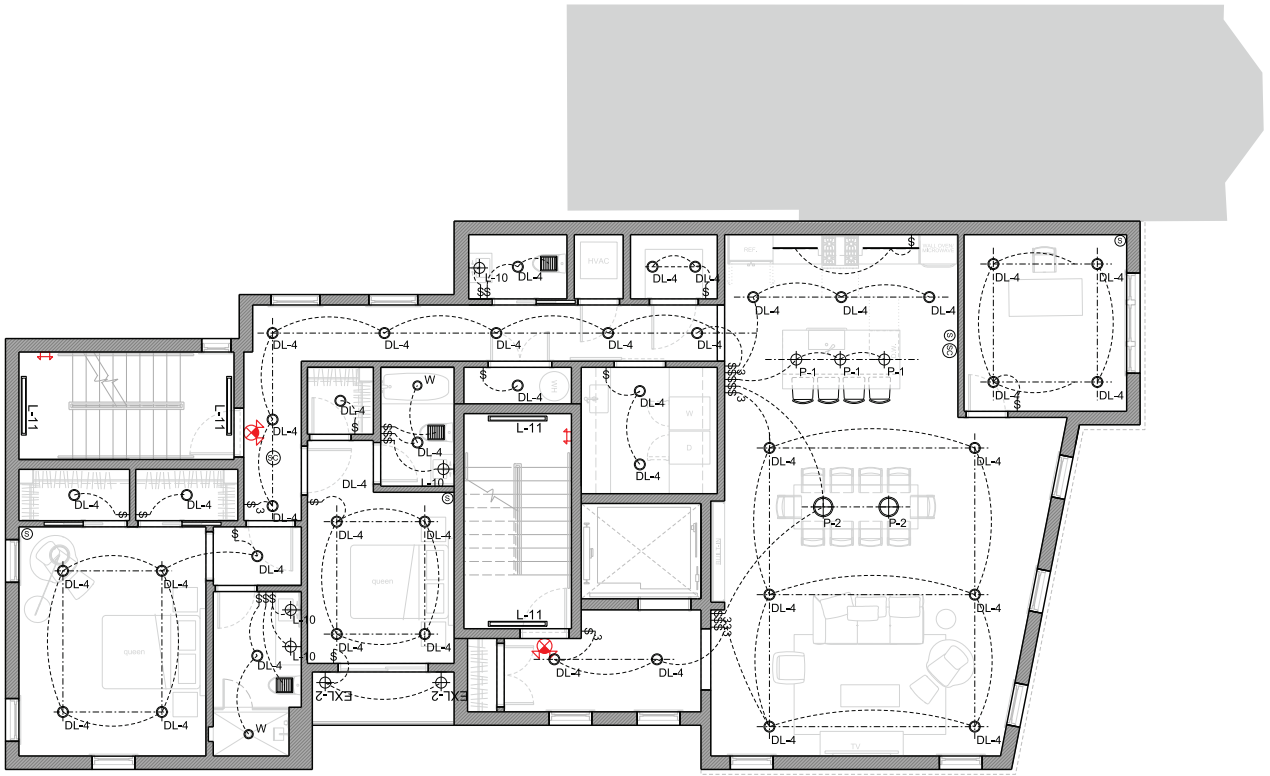

EXL-2
L-11
L-11
DL-4
DL-4
DL-4



1/A-701 PROPOSED SECOND FLOOR RCP
1/4" = 1'-0"

RCP LEGEND:

- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN TO VENT AIR TO EXTERIOR WITHOUT RECIRCULATION TO ANY SPACE PER PHILADELPHIA PROPERTY MAINTENANCE CODE PM-403.2
- X'-X" AFF — CEILING HEIGHT ABOVE FINISH FLOOR
- RECESSED 5" DOWNLIGHT
- W — RECESSED 5" DOWNLIGHT; WET LOCATION
- UNDER CABINET LIGHTS
- LINEAR PENDANT LIGHTS
- WALL SCONCE
- LARGE PENDANT
- KITCHEN PENDANT
- CEILING FAN
- CEILING FAN WITH LIGHT KIT
- S — SMOKE DETECTOR
- SC — SMOKE AND CARBON MONOXIDE DETECTOR LOCATION

GENERAL NOTES:

1. ALL CEILINGS PAINTED WHITE, U.O.N.
2. ALL LIGHTING LEVELS SHALL COMPLY WITH THE IECC TABLE 505.5.2 REQUIREMENTS
3. LIGHT SWITCHING QUANTITY AND LOCATION TO BE VERIFIED WITH TENANT PRIOR TO INSTALLATION AND TO COMPLY WITH SECTION 505 OF THE IECC
4. WHEN MORE THAN ONE SMOKE ALARM IS INSTALLED, THEY SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THAT INDIVIDUAL UNIT

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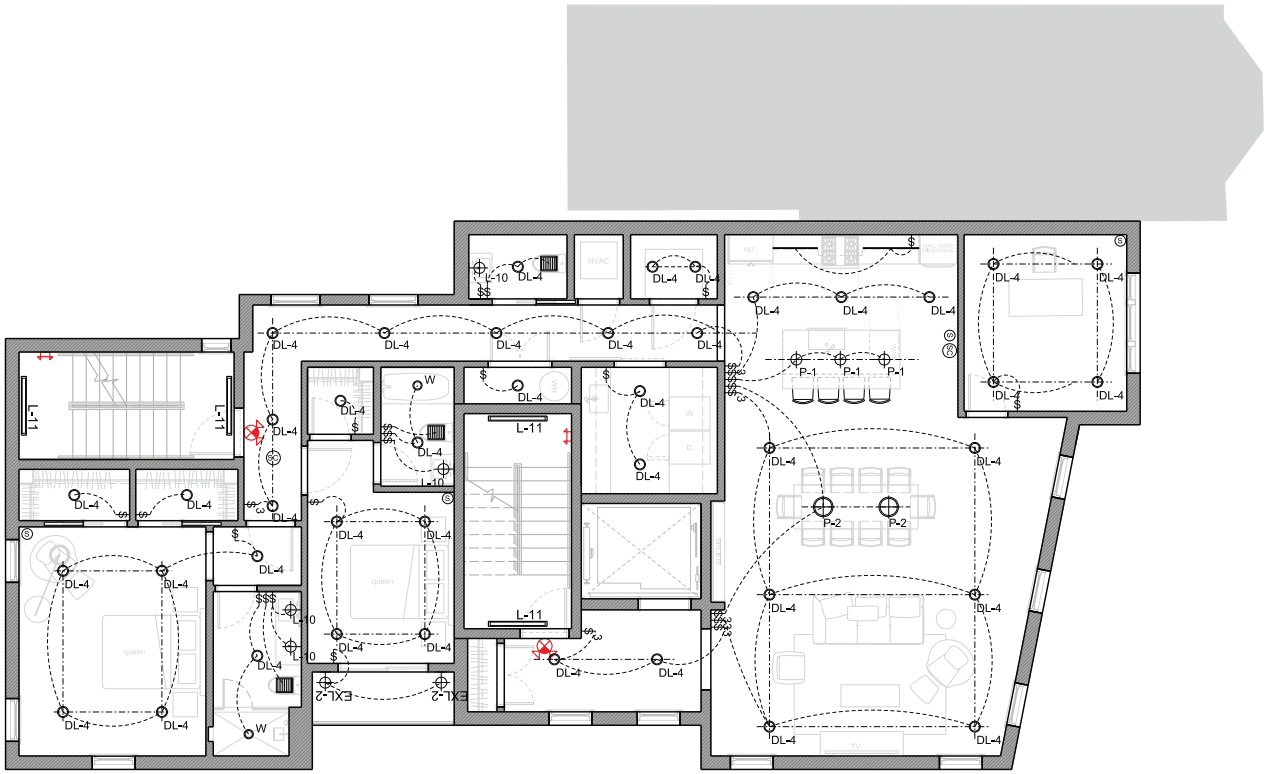
PROPOSED SECOND FLOOR REFLECTED CEILING PLAN

SCALE: AS NOTED

A-701



1/A-702 PROPOSED THIRD FLOOR RCP
1/4" = 1'-0"

RCP LEGEND:

- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN TO VENT AIR TO EXTERIOR WITHOUT RECIRCULATION TO ANY SPACE PER PHILADELPHIA PROPERTY MAINTENANCE CODE PM-403.2
- X'-X" AFF — CEILING HEIGHT ABOVE FINISH FLOOR
- RECESSED 5" DOWNLIGHT
- W — RECESSED 5" DOWNLIGHT; WET LOCATION
- UNDER CABINET LIGHTS
- LINEAR PENDANT LIGHTS
- WALL SCONCE
- LARGE PENDANT
- KITCHEN PENDANT
- CEILING FAN
- CEILING FAN WITH LIGHT KIT
- S — SMOKE DETECTOR
- SC — SMOKE AND CARBON MONOXIDE DETECTOR LOCATION

GENERAL NOTES:

1. ALL CEILINGS PAINTED WHITE, U.O.N.
2. ALL LIGHTING LEVELS SHALL COMPLY WITH THE IECC TABLE 505.5.2 REQUIREMENTS
3. LIGHT SWITCHING QUANTITY AND LOCATION TO BE VERIFIED WITH TENANT PRIOR TO INSTALLATION AND TO COMPLY WITH SECTION 505 OF THE IECC
4. WHEN MORE THAN ONE SMOKE ALARM IS INSTALLED, THEY SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THAT INDIVIDUAL UNIT

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PROPOSED THIRD FLOOR REFLECTED CEILING PLAN

SCALE: AS NOTED

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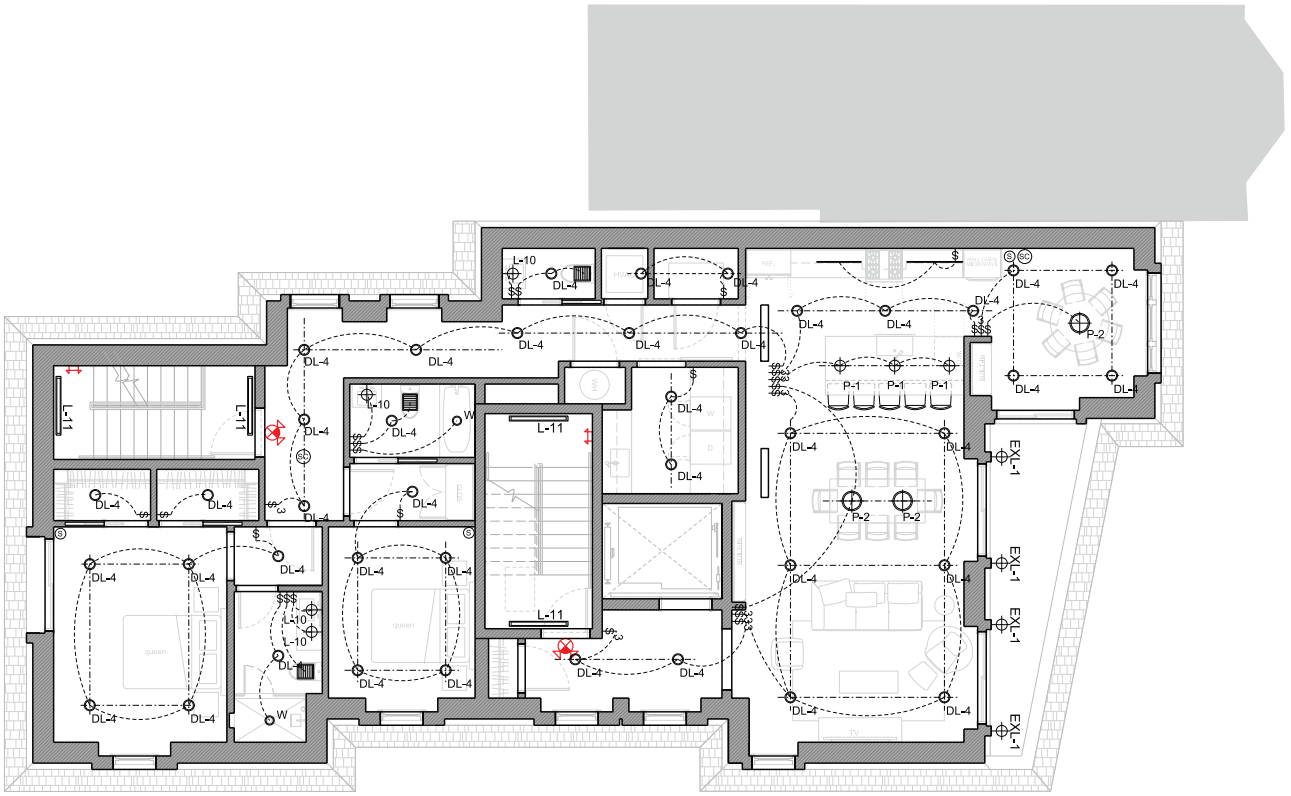

1/A-703 PROPOSED FOURTH FLOOR RCP
1/4" = 1'-0"

RCP LEGEND:

- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN TO VENT AIR TO EXTERIOR WITHOUT RECIRCULATION TO ANY SPACE PER PHILADELPHIA PROPERTY MAINTENANCE CODE PM-403.2
- X'-X" AFF — CEILING HEIGHT ABOVE FINISH FLOOR
- RECESSED 5" DOWNLIGHT
- W — RECESSED 5" DOWNLIGHT: WET LOCATION
- UNDER CABINET LIGHTS
- LINEAR PENDANT LIGHTS
- WALL SCONCE
- LARGE PENDANT
- KITCHEN PENDANT
- CEILING FAN
- CEILING FAN WITH LIGHT KIT
- S — SMOKE DETECTOR
- SC — SMOKE AND CARBON MONOXIDE DETECTOR LOCATION

GENERAL NOTES:

1. ALL CEILINGS PAINTED WHITE, U.O.N.
2. ALL LIGHTING LEVELS SHALL COMPLY WITH THE IECC TABLE 505.5.2 REQUIREMENTS
3. LIGHT SWITCHING QUANTITY AND LOCATION TO BE VERIFIED WITH TENANT PRIOR TO INSTALLATION AND TO COMPLY WITH SECTION 505 OF THE IECC
4. WHEN MORE THAN ONE SMOKE ALARM IS INSTALLED, THEY SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THAT INDIVIDUAL UNIT

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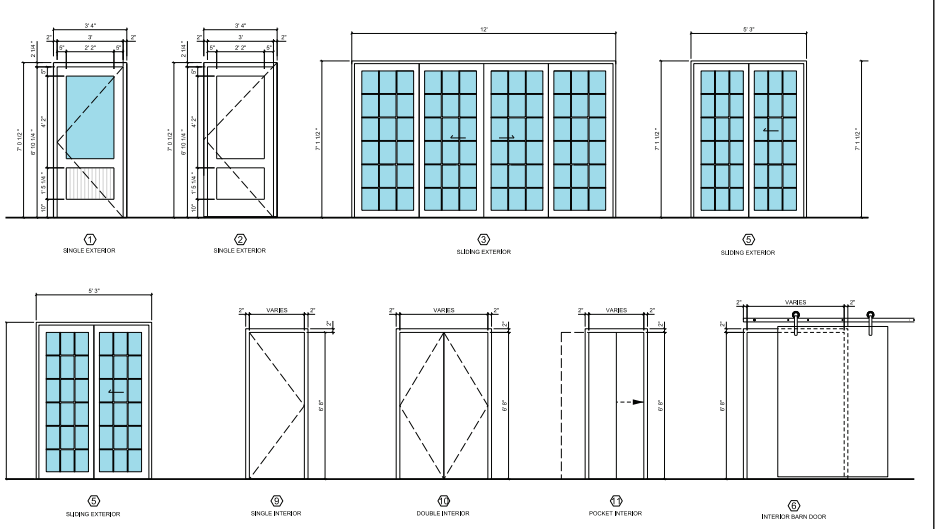
PROPOSED FOURTH FLOOR REFLECTED CEILING PLAN

SCALE: AS NOTED

A-703

DOOR TYPES



HARDWARE NOTES

1. LEVER HARDWARE LOCATION TO BE 3'-3"AFF.
2. ALL DOOR HARDWARE TO COMPLY WITH IRC 2018.
3. ALL ENTRANCE DOOR KEYING TO BE ALIKE.

DOOR + WINDOW NOTES

1. G.C. TO V.I.F. ALL WINDOW AND DOOR OPENINGS PRIOR TO ORDERING
2. REFER TO PLAN FOR APPROPRIATE DIRECTION OF DOOR SWING
3. GENERAL TRIM TO BE 3/4" X 2 1/2" PAINTED WOOD TRIM

DOOR SCHEDULE

DOOR #	TYPE	ACTION	LOCATION	SIZE	L LEAF	L FRAME	TYPE	DIRECTIO	NOTES
FIRST FLOOR									
EXT-101	9	SWING	RESIDENTAL ENTRY	3'-0" X 8'-0"	WD.	WD.	2	L-I	20-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
EXT-102	9	SWING	EGRESS STAIR #2	3'-0" X 6'-8"	WD.	MTL.	2	R-H	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
INT-102	9	SWING	EGRESS STAIR #1	3'-0" X 6'-8"	WD.	MTL.	2	R-H	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
COMMERCIAL UNIT									
EXT-100	1	SWING	COMMERCIAL ENTRY	3'-0" X 8'-0"	WD.	WD.	0	R-H	20-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
UNIT 1									
EXT-103	7	SLIDE	BACK GARDEN	12'-0" X 6'-8"	AL./GL.	WD.	4	DOUBLE	
INT-103	7	SWING	UNIT ENTRY (1)	3'-0" X 6'-8"	WD.	WD.	4	L-R	20-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
INT-104	9	SWING	MECH/UTILITIES	3'-0" X 6'-8"	WD.	WD.	2	R-H	ADD STOP
INT- 105	1	POCKET	POWDER RM	2'-8" X 6'-8"	WD.	WD.	6	R-H	
INT-106	6	SWING	LAUNDRY/UTIL	6'-0" X 6'-8"	WD.	WD.	8	L-R/H	ADD STOP
INT-107	8	SWING	PRIMARY BEDROOM	3'-0" X 6'-8"	WD.	WD.	4	L-R	ADD STOP
INT-108	8	SWING	CL.	3'-0" X 6'-8"	WD.	WD.	4	L-R/H	ADD STOP
INT-109	8	SWING	PRIMARY BATH	3'-0" X 6'-8"	WD.	WD.	4	L-I	ADD STOP
SECOND FLOOR									
INT-200	6	SWING	EGRESS STAIR #1	3'-0" X 6'-8"	MTL.	MTL.	8	R-H	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
INT-201	6	SWING	EGRESS STAIR #2	3'-0" X 6'-8"	MTL.	MTL.	8	L-I	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
UNIT 2									
EXT-200	7	SLIDE	TERRACE	5'-10" X 6'-8"	AL./GL.	WD.	4	L-R/H	
INT-202	9	SWING	CL.	4'-0" X 6'-8"	WD.	WD.	2	L-R/H	ADD STOP
INT-203	9	SWING	OFFICE/DEN	2'-6" X 6'-8"	WD.	WD.	1	L-R	ADD STOP
INT-204	9	SWING	PANTRY	2'-8" X 6'-8"	WD.	WD.	1	L-I	ADD STOP
INT-205	9	BARN	LAUNDRY	3'-6" X 6'-8	WD.	WD.	2	R-H	ADD STOP
INT-206	9	SWING	MECH/UTILITIES	2'-4" X 6'-8	WD.	WD.	2	L-I	ADD STOP
INT-207	9	SWING	MECH/UTILITIES	3'-0" X 6'-8"	WD.	WD.	2	L-I	ADD STOP
INT-208	9	POCKET	POWDER RM	3'-0" X 6'-8"	WD.	WD.	2	R-H	
INT-209	9	SWING	GUEST BEDROOM	3'-0" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-210	9	SWING	CL.	3'-0" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-211	9	SWING	GUEST BATH	3'-0" X 6'-8"	WD.	WD.	2	R-H/R	ADD STOP
INT-212	9	SWING	PRIMARY BEDROOM	3'-0" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-213	9	SWING	PRIMARY BATH	3'-0" X 6'-8"	WD.	WD.	2	R-H/R	ADD STOP
INT-214	9	POCKET	WIC	3'-0" X 6'-8"	WD.	WD.	2	R-H	
INT-215	9	POCKET	WIC	3'-0" X 6'-8"	WD.	WD.	2	L-I	
THIRD FLOOR									
INT-300	6	SWING	EGRESS STAIR #1	3'-0" X 6'-8"	MTL.	MTL.	8	R-H/R	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
INT-301	7	SWING	EGRESS STAIR #2	3'-0" X 6'-8"	MTL.	MTL.	5	L-R	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
UNIT 3									
EXT-300	7	SLIDE	TERRACE	5'-10" X 6'-8"	AL./GL.	WD.	4	L-R/H	
INT-302	9	SWING	CL.	4'-0" X 6'-8"	WD.	WD.	2	L-R/H	ADD STOP
INT-303	9	SWING	DEN/OFFICE	2'-6" X 6'-8"	WD.	WD.	1	L-R	ADD STOP
INT-304	9	SWING	PANTRY	3'-0" X 6'-8"	WD.	WD.	1	L-I	ADD STOP
INT-305	9	BARN	LAUNDRY	4'-0" X 6'-8	WD.	WD.	2	R-H	ADD STOP
INT-306	9	SWING	MECH/UTILITIES	2'-6" X 6'-8	WD.	WD.	2	L-I	ADD STOP
INT-307	9	SWING	MECH/UTILITIES	4'-0" X 6'-8"	WD.	WD.	2	L-R/H	ADD STOP
INT-308	9	POCKET	POWDER RM	2'-8" X 6'-8"	WD.	WD.	1	L-I	
INT-309	9	SWING	GUEST BEDROOM	3'-0" X 6'-8"	WD.	WD.	1	L-R	ADD STOP
INT-310	9	SWING	WIC	2'-6" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-311	9	SWING	GUEST BATH	2'-6" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-312	9	SWING	PRIMARY BEDROOM	3'-0" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-313	9	SWING	PRIMARY BATHROOM	2'-6" X 6'-8"	WD.	WD.	2	R-H/R	ADD STOP
INT-314	9	POCKET	WIC	2'-8" X 6'-8"	WD.	WD.	2	R-H	
INT-315	12	POCKET	WIC	2'-8" X 9'-0"	WD.	WD.	7	L-I	
FOURTH FLOOR									
INT-400	7	SWING	EGRESS STAIR #1	3'-0" X 6'-8"	MT.	MT.	4	L-I	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
INT-401	9	SWING	EGRESS STAIR #1	3'-0" X 6'-8"	MT.	MT.	2	R-H	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING
UNIT 4									
EXT-400	7	SLIDE	TERRACE	5'-0" X 6'-8"	WD.	WD.	4	L-R/H	
EXT-401	9	SLIDE	TERRACE	6'-0" X 6'-8"	WD.	WD.	2	L-R/H	
EXT-402	9	SLIDE	TERRACE	6'-0" X 6'-8"	WD.	WD.	1	L-R/H	
EXT-403	9	SLIDE	BALCONY	6'-0" X 6'-8"	WD.	WD.	1	L-R/H	
INT-402	9	SWING	CL.	3'-0" X 6'-8"	WD.	WD.	1	L-I	ADD STOP
INT-403	9	SWING	MECH/UTILITIES	3'-0" X 6'-8"	WD.	WD.	2	R-H	ADD STOP
INT-404	9	SWING	PANTRY	2'-4" X 6'-8"	WD.	WD.	2	L-R/H	ADD STOP
INT-405	9	SWING	LAUNDRY	3'-0" X 6'-8"	WD.	WD.	1	R-H/R	ADD STOP
INT-406	9	SWING	MECH/UTILITIES	2'-6" X 6'-8"	WD.	WD.	2	R-H	ADD STOP
INT-407	9	POCKET	POWDER RM	2'-8" X 6'-8"	WD.	WD.	2	R-H	
INT-408	9	SWING	GUEST BEDROOM	3'-0" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-409	9	POCKET	GUEST BATHROOM	2'-8" X 6'-8"	WD.	WD.	2	R-H	
INT-410	9	SWING	PRIMARY BEDROOM	3'-0" X 6'-8"	WD.	WD.	2	L-R	ADD STOP
INT-411	9	SWING	PRIMARY BATHROOM	2'-6" X 6'-8"	WD.	WD.	2	R-H/R	ADD STOP
INT-412	9	POCKET	WIC	2'-8" X 6'-8"	WD.	WD.	2	R-H	
INT-413	9	POCKET	WIC	2'-8" X 6'-8"	WD.	WD.	1	L-I	
ROOF DECK									
EXT-500	6	SWING	ROOF HATCH	2'-0" X 3'-0"	MT.	MT.	8	R-H	90-MIN RATED; PROVIDE CLOSER; SELF-LATCHING

MORRISSEY ARCHITECTURE
PA LICENSE # AA011528
M ARCHITECTS, LLC
201 S MAPLE ST. SUITE 150
AMBLER, PA
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215.646.2151
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NO. RA 405135

8226 GERMANTOWN AVE

8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

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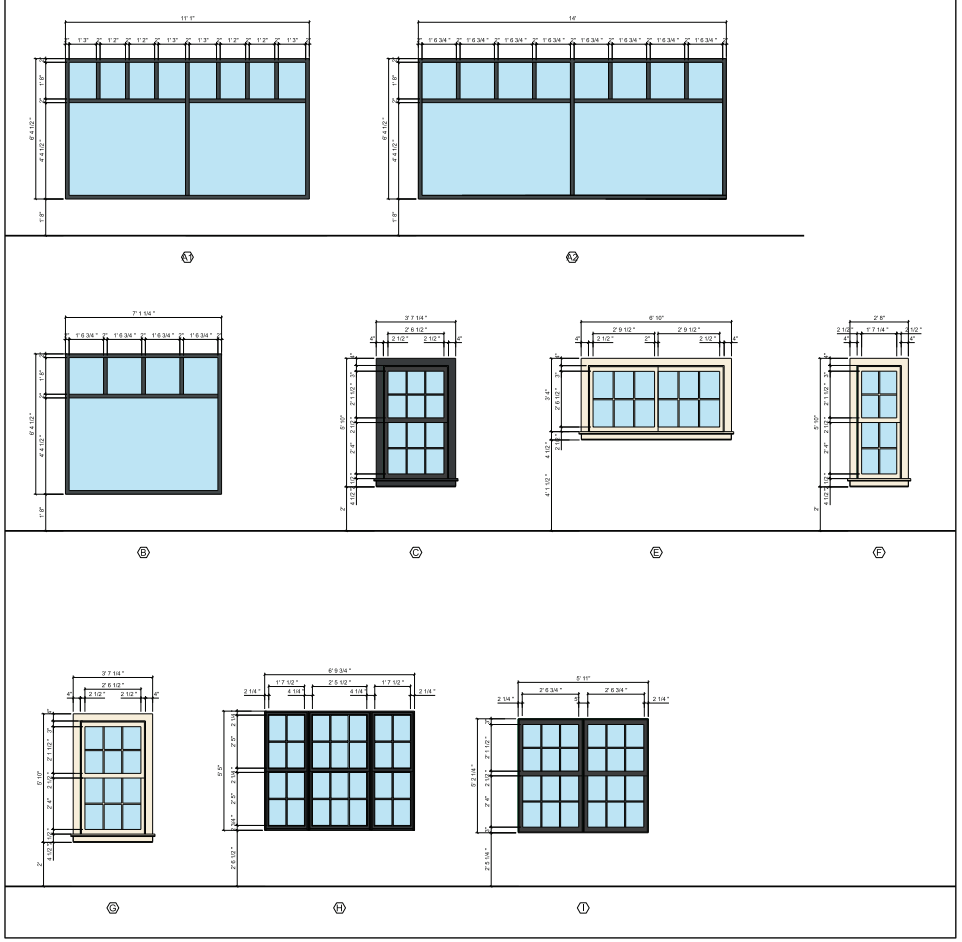
ISSUE:	DATE:
CONSTRUCTION DOCUMENTS	09.30.26

DOOR SCHEDULE

SCALE: AS NOTED

A-900

WINDOW TYPES



WINDOW SCHEDULE

WINDOW SYMBOL	QTY.	ROUGH OPENING	SILL HEIGHT	TYPE	MATERIAL	MFR.	MODEL NO.	COLOR	NOTES
A1	1	6'-4-1/2" X 11'-1"	1'-8" A.F.F.	FIXED	FIBERGLASS	MARVIN	CUSTOM	GUNMETAL	STOREFRONT
A2	1	6'-4-1/2" X 14'-0"	1'-8" A.F.F.	FIXED	FIBERGLASS	MARVIN	CUSTOM	GUNMETAL	STOREFRONT
B	1	6'-4-1/2" X 7'-1-1/2"	1'-8" A.F.F.	FIXED	FIBERGLASS	MARVIN	CUSTOM	GUNMETAL	STOREFRONT
C	6	5'-6" X 3'-0"	2'-0" A.F.F.	DOUBLE-HUNG	FIBERGLASS	MARVIN	ELEVATE	GUNMETAL	
E	1	3'-0" X 5'-2"	4'-1-1/2" A.F.F.	SLIDER	FIBERGLASS	MARVIN	ELEVATE	CASHMERE	
F	2	5'-6" X 2'-3"	2'-0" A.F.F.	DOUBLE-HUNG	FIBERGLASS	MARVIN	ELEVATE	CASHMERE	
G	24	5'-6" X 3'-0"	2'-0" A.F.F.	DOUBLE-HUNG	FIBERGLASS	MARVIN	ELEVATE	CASHMERE	
H	2	6'-9" X 5'-5"	2'-6-1/2" A.F.F.	DOUBLE-HUNG	FIBERGLASS	MARVIN	ELEVATE	GUNMETAL	
I	1	5'-2-1/4" X 5'-11"	2'-5-1/4" A.F.F.	DOUBLE-HUNG	FIBERGLASS	MARVIN	ELEVATE	GUNMETAL	

WINDOW SCHEDULE NOTES

1. MANUFACTURER AND FINISHE SELECTIONS AS REQUESTED BY OWNER.

HARDWARE NOTES

1. LEVER HARDWARE LOCATION TO BE 3'-3"AFF.
2. ALL DOOR HARDWARE TO COMPLY WITH IRC 2018.
3. ALL ENTRANCE DOOR KEYING TO BE ALIKE.

DOOR + WINDOW NOTES

1. G.C. TO V.I.F. ALL WINDOW AND DOOR OPENINGS PRIOR TO ORDERING
2. REFER TO PLAN FOR APPROPRIATE DIRECTION OF DOOR SWING
3. GENERAL TRIM TO BE 3/4" X 2 1/2" PAINTED WOOD TRIM

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NO. RA 405135

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

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DATE: 09.30.26

ISSUE: CONSTRUCTION DOCUMENTS

WINDOW SCHEDULE

SCALE: AS NOTED

A-901

THE MINUTES OF THE 763RD STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 13 MARCH 2026, 9:00 A.M.
REMOTE MEETING ON ZOOM
ZACHARY FRANKEL, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Prior to the start of the meeting, Krystle Baker, the City of Philadelphia's deputy chief integrity officer, spoke to the Commissioners about the financial disclosure submission process.

Mr. Frankel, the Chair, called the meeting to order at 9:08 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Zachary Frankel, Chair (Real Estate Developer)	X		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Liam Kelly Fleming (Commerce Department)	X		
Donna Carney (Philadelphia City Planning Commission)		X	
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman (City Council)	X		
Kyle O'Connor (Department of Public Property)	X		
John P. Lech (Department of Licenses & Inspections)	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Franz Rabauer	X		
Robert Thomas, AIA (Architectural Historian)	X		
Matthew Treat (Department of Planning and Development)	X		

The meeting was held using Zoom video and audio-conferencing software.

The following staff members were present:
Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Shannon Garrison, Historic Preservation Planner III
Kristin Hankins, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Leonard Reuter, Esq., Law Department
Josh Schroeder, Historic Preservation Planner I
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II

The following persons attended the meeting on Zoom:

Allison Weiss, SoLo Germantown
Alex Bruno, Leake Engineering
Brendan Illis
Brenden Garza
Carrie Kingsbury
David Traub, Save Our Sites
Elizabeth Milroy
Gabriel Gottlieb
Hanna Stark, Preservation Alliance
Hsing-Yuan Chen
Jay Farrell
John Cunningham
Justin Cook
Kimberly Haas, Hidden City Philadelphia
Krista Gebbia, Chestnut Hill Conservancy
Lauren Thomsen, Lauren Thomsen Design
Michael Phillips, Esq., Klehr Harrison
Patrick Duffy
Paul Kingsbury
Roy Aharonovich
Sara Pochedly, Toner Architects
Sherman Aronson
Stephanie Magagna, Esq., Klehr Harrison
Stephanie Pennypacker
Stephen Perzan
Trevor Cordivari
Yevgeny Desyatnik
Zamir Garcia, M Architects

ITEM: 1601 S 13TH ST MOTION: Approval in concept MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

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 off-white stucco and will have a 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, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in concept, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:25:52

PRESENTERS:

- Mr. Schroeder presented the application to the Historical Commission.
- Attorney Stephanie Magagna and owner Roy Aharonovich represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites spoke in support of the application.
- Krista Gebbia of the Chestnut Hill Conservancy spoke in support of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The current proposal has benefited from the applicants' willingness to incorporate the recommendations of the Architectural Committee and community groups.
- The Detwiler House is the only historic building on the property.
- Archeological resources are likely present at the property.

The Historical Commission concluded that:

- The proposed structure is compatible with the historic Detwiler House and does not detract from the house's historic appearance, satisfying Standard 9.
- None of the proposed work will alter the historic Detwiler House's exterior, satisfying Standard 10.

ACTION: Mr. McCoubrey moved to approve the application in concept, pursuant to Standards 9 and 10. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 8226 GERMANTOWN AVE **MOTION: Approval in concept** **MOVED BY: McCoubrey** **SECONDED BY: Cooperman**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 5416-26 LENA ST
Proposal: Convert three-story garage building for residential use
Review Requested: Final Approval
Owner: John A. Cunningham, Birdtalon LLC
Applicant: Hsing-Yuan Chen, HYC Architect PC
History: c. 1914-30
Individual Designation: None
District Designation: Germantown Urban Village Historic District, Contributing, 2/9/2024
Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to convert a currently unused industrial building in the Germantown Urban Village Historic District into apartments. The building was constructed between 1914 and 1930 and is three stories tall with a fieldstone façade and faces Lena Street. To accomplish the conversion, the application proposes to install new windows and storefronts in existing openings on the front façade of the building and insert a series of new window openings in a side façade that faces the adjacent Earlham Street. The application also proposes to re-stucco the side façade and install a lightwell on the roof. In addition, an existing paved storage area surrounded by a CMU wall will be repurposed into a parking lot with an added egress door. The new windows and window openings will be visible from the adjacent Lena and Earlham Streets.

SCOPE OF WORK:
- Install new windows and storefronts
- Insert new window openings

REPORT OF THE ARCHITECTURAL COMMITTEE OF THE PHILADELPHIA HISTORICAL COMMISSION

TUESDAY, 24 FEBRUARY 2026
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:01 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		Arrived 9:27 a.m.
Amy Stein, AIA, LEED AP	X		
Sam Weiner	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:
Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Joshua Schroeder, Historic Preservation Planner I
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II

The following persons were present:
Alex Bruno, Leake Engineering
Andy Cantu
Asli Basoglu
Brenden Garza, National Liberty Museum
Chrissy Clawson, Chestnut Hill Conservancy
Dorothy Boersma
Eran Aharonovich
Hanna Stark, Preservation Alliance
Harry Leong
Hsing-Yuan Chen, HYC Architect PC
Jay Farrell
John Cunningham
Lauren Thomsen, Lauren Thomsen Design
Nancy Pontone

Roy Aharonovich, Vich Properties
Sam Xu, Constrecture LLC
Sara Pochedly, Toner Architects
Stephanie Magagna, Esq., Klehr Harrison
Trevor Cordivari, Lauren Thomsen Design
Zamir Garcia, M Architects

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:
The Architectural Committee found that:

- Combining the dormers into wider shed dormers could meet the Standards if changes are made, including reducing the cladding on the front of the dormers and reducing the dormers in size from those previously considered by the Historical Commission.
- That slate roofing requires a higher upfront cost but lasts a long time. Also, the existing slate roof may be able to be repaired.

The Architectural Committee concluded that:

- The application fails to satisfy Standard 9 and the Roofs Guideline, as the proposed dormers remain too obtrusive.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the dormer design presented, pursuant to Standard 9 and the Roofs Guideline.

ITEM: 1601 S 13th St **MOTION: Denial** **MOVED BY: Cluver** **SECONDED BY: Stein**					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Sam Weiner	X				
Total	7				

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 off-white stucco and will have a 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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:04:12

PRESENTERS:

- Mr. Schroeder presented the application to the Architectural Committee.
- Architect Zamir Garcia of M Architecture; attorney Stephanie Magagna of Klehr, Harrison, Harvey, Branzburg, LLP; and owner's representative Roy Aharonovich of Vich Properties represented the application.

DISCUSSION:

- Mr. Detwiler noted his appreciation to the applicants for taking previous comments from the Architectural Committee and community seriously and commended their current design.
- Mr. Cluver agreed but noted that the dormers on the top floor appear top heavy and suggested a fascia or small cornice over the windows or door that tuck under the main cornice that continues across the top of the mansard roof. Mr. Cluver also

suggested better continuity amongst the lite sizes across all of the windows and doors. Mr. Cluver then for clarification on the exterior materials.
    - Mr. Garcia confirmed the exterior would be real stucco with a fine sand finish.
- Ms. Stein asked if any steps were being taken to protect the Detweiler House itself and if any applications for work to the building would be presented to the Architectural Committee at a later date.
    - Mr. Aharonovich confirmed that they will restore the historic building and turn it into a residence, aiming to keep the original features as much as possible.
    - Ms. Magagna noted that only interior work will be undertaken at the historic house.
- Mr. McCoubrey asked if the rear bay on the Detwiler House was being retained.
    - Mr. Aharonovich confirmed the bay would remain.
- Mr. McCoubrey asked if the applicants had secured approvals for entering the parking area from the neighboring property.
    - Ms. Magagna replied that the owner had purchased the neighboring property at 8224 Germantown Avenue and that there was an existing easement for parking access.
- Mr. McCoubrey complimented the applicants for respecting the Detwiler House's historic relationship to the surrounding landscape.
    - Mr. Aharonovich stated they planned to integrate the new construction into the overall landscape of the property while respecting the Detwiler House's unique position on the lot.
- Mr. Detwiler noted that much of the Detwiler House's interior fabric was original and historic and encouraged its retention. He also commended the semi-green parking area as compatible with the property's historic landscape.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The new construction's exterior will be clad in real stucco.
- No exterior changes will be made to the Detwiler House.
- The Detwiler House's interior retains a significant amount of historic fabric and features.
- The new construction's materials, size, and massing are compatible with the neighborhood, which is part of a National Register historic district, although the Detwiler House is only individually listed on the Philadelphia Register of Historic Places and not part of a historic district.

The Architectural Committee concluded that:

- The new construction's appearance, size, massing, and orientation do not detract from the Detwiler House's historic appearance or its relationship to the surrounding landscape and therefore the application satisfies Standard 9.
- The new construction and does not alter or connect with the historic Detwiler House's exterior, therefore the application satisfies Standard 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Architectural Committee voted to recommend approval in-concept, pursuant to Standards 9 and 10.

ITEM: 8226 Germantown Ave MOTION: Approval MOVED BY: Cluver SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Sam Weiner	X				
Total	7				

ADDRESS: 5416-26 LENA ST
Proposal: Convert three-story garage building for residential use
Review Requested: Final Approval
Owner: John A. Cunningham, Birdtalon LLC
Applicant: Hsing-Yuan Chen, HYC Architect PC
History: c. 1914-30
Individual Designation: None
District Designation: Germantown Urban Village Historic District, Contributing, 2/9/2024
Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to convert a currently unused industrial building in the Germantown Urban Village Historic District into apartments. The building was constructed between 1914 and 1930 and is three stories tall with a fieldstone façade and faces Lena Street. To accomplish the conversion, the application proposes to install new windows and storefronts in existing openings on the front façade of the building and insert a series of new window openings in a side façade that faces the adjacent Earlham Street. The application also proposes to re-stucco the side façade and install a lightwell on the roof. In addition, an existing paved storage area surrounded by a CMU wall will be repurposed into a parking lot with an added egress door. The new windows and window openings will be visible from the adjacent Lena and Earlham Streets.

SCOPE OF WORK:
- Install new windows and storefronts
- Insert new window openings
- Install new stucco
- Install a lightwell

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*

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.

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

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

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

Vich Properties
Development & Management

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

.MORRISSEY
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8226 GERMANTOWN AVE

Vich Properties
Development & Management

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

EXISTING AERIAL 1 : WEST

EXISTING AERIAL 2 : EAST

Vich Properties
Development & Management

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

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

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

Vich Properties
Development & Management

1ST PROPOSED DEVELOPMENT

.MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

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2ND PROPOSED DEVELOPMENT

MORRISSEY
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In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

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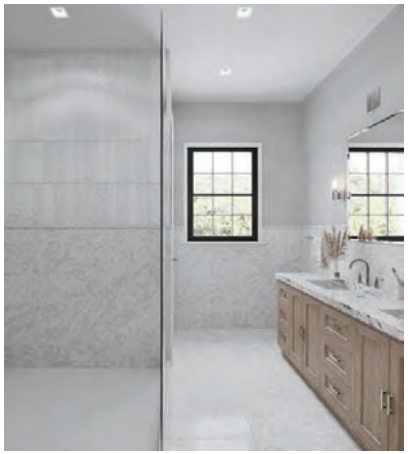
CURRENT PROPOSED DEVELOPMENT

.MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT



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**

Vich Properties
Development & Management

CURRENT PROPOSED DEVELOPMENT

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MORRISSEY
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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
BREDENBECK'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 ELEMENTRY SCHOOL

7. RELIGIOUS:
LUTHERN CHURCH

8. ELECTRIC VEHICLE CHARGING STATION

9. RECREATION:
PASTORIUS PARK
WATER TOWER PARK
PHILADELPHIA CRICKET CLUB

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In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

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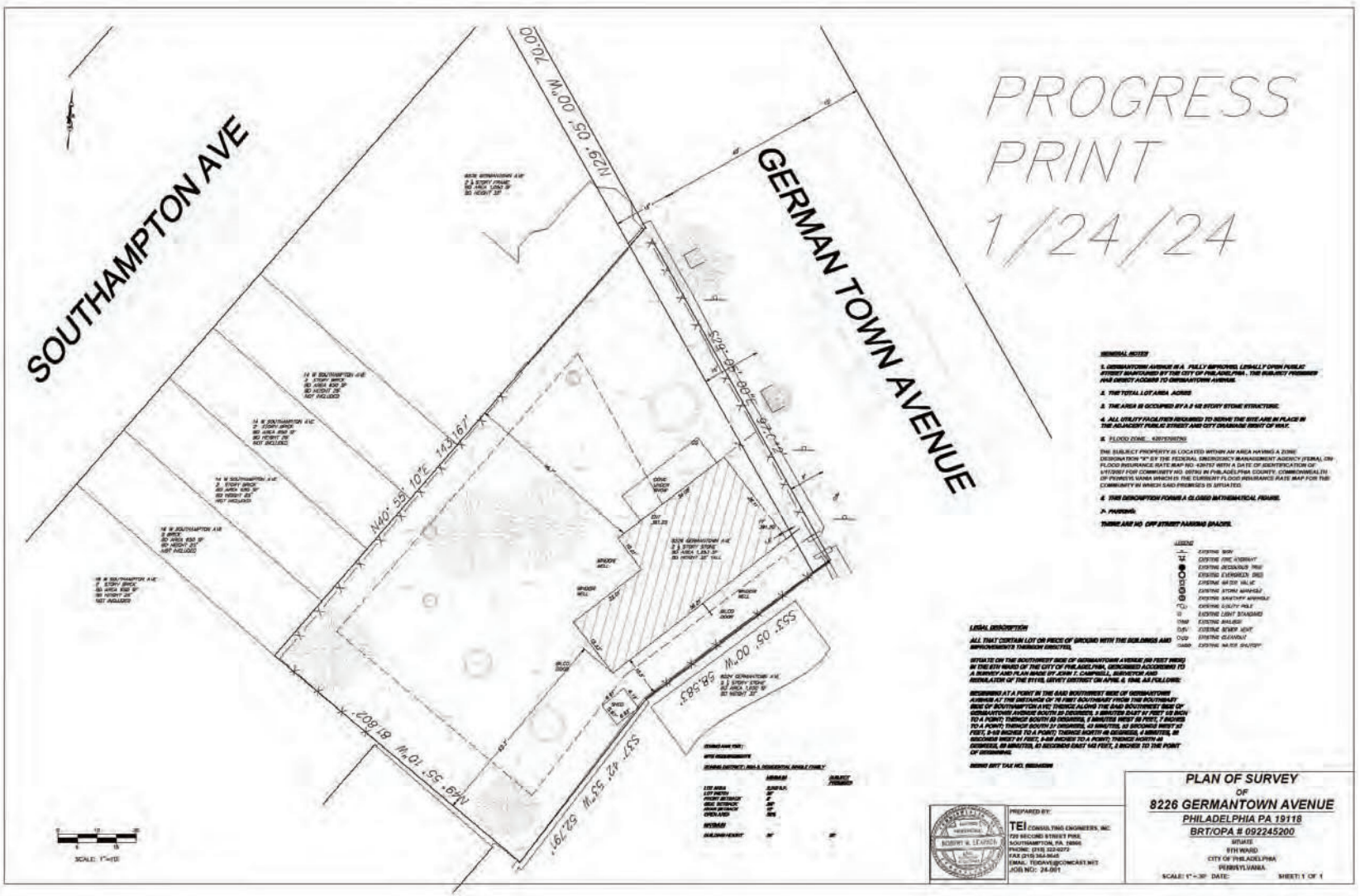

SITE PLAN

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MORRISSEY
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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.

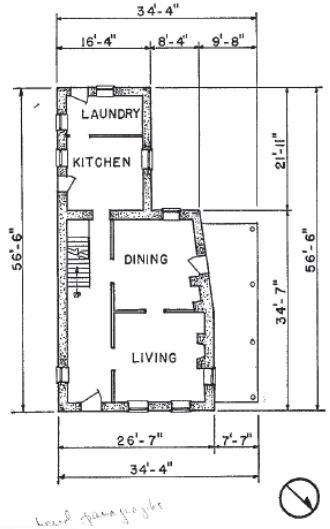
Style: Germantown Federal

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

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MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

M ARCHITECTS LLC
MORRISSEY DESIGN LLC

NO. RA 405135

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

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ISSUE	DATE
ZONING PLAN	01.31.25
ZONING PLAN - R1	02.25.25
ZONING PLAN - R2	01.20.26
HISTORIC REVIEW	01.27.26

PROPOSED ELEVATIONS

SCALE: AS NOTED

Z-101

Vich Properties
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In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

MARCHITECTS LLC
MORRISSEY DESIGN LLC

NO. RA 405135

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ISSUE	DATE
ZONING PLAN	01.31.25
ZONING PLAN - R1	02.25.25
ZONING PLAN - R2	01.20.26

PROPOSED ELEVATIONS

SCALE: AS NOTED

Z-102

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MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

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.

Cashmere

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

Vich Properties
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In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

MORRISSEY
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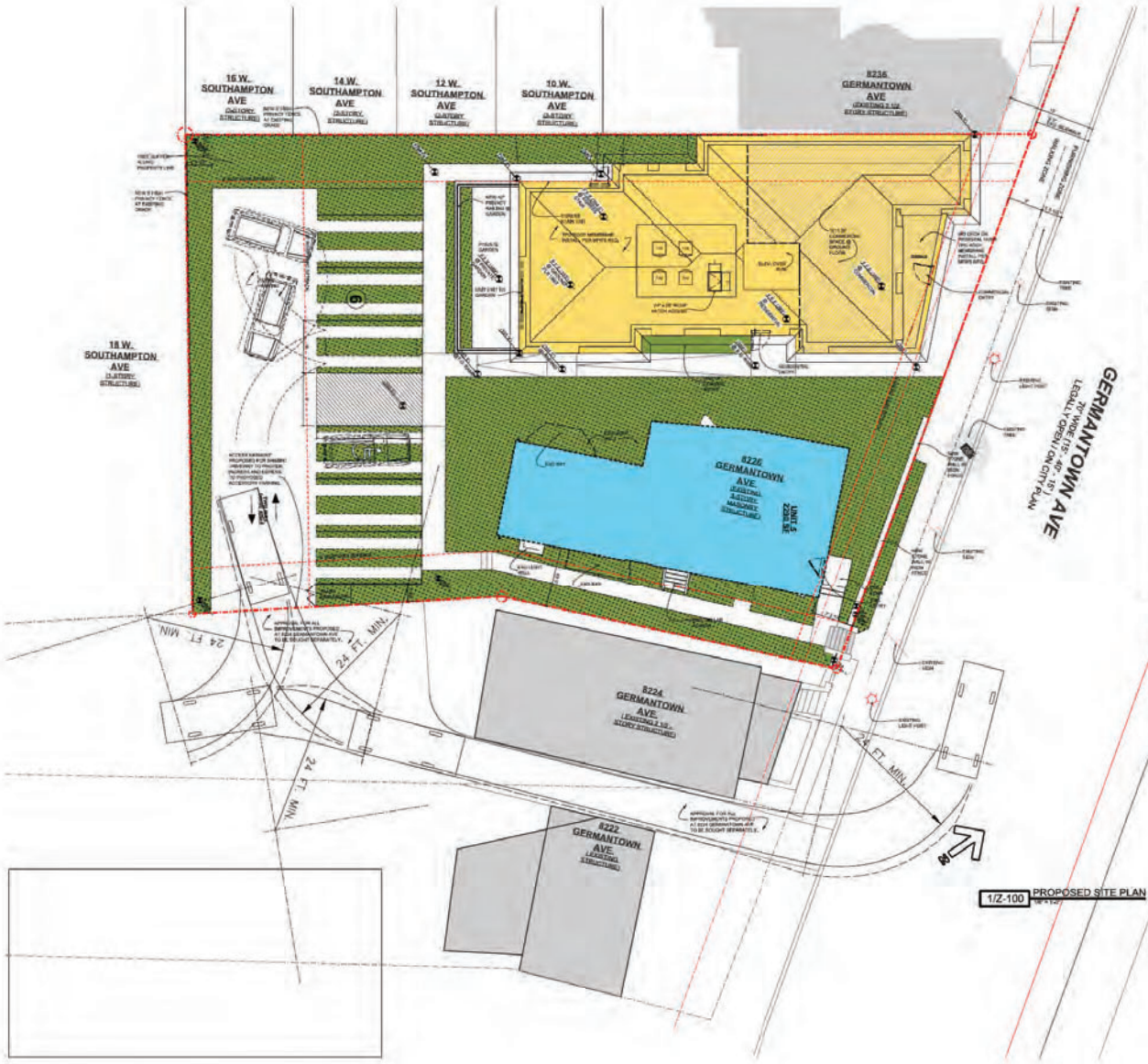

ZONING INFORMATION

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	25FT	97.042'	TO REMAIN
MIN. LOT AREA	2,250 SF	9,875 SF	TO REMAIN
MAXIMUM OCCUPIED AREA (% OF LOT)	50%	14% *	39%
MINIMUM FRONT YARD DEPTH (FT.)	8 FT	7'-2"	5'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	2/8'	10'-5"	0'/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"	39'-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 (5)
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: - 2,157 GSF
3RD FLOOR: - 2,157GSF
4TH FLOOR: - 2,012 GSF
TOTAL GSF: - 8,783 GSF

PROPOSED BUILDING HEIGHT: 39'-6"
4 STORIES

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

SERIAL #: 20233920536

M ARCHITECTS LLC
MORRISSEY DESIGN LLC

NO. RA 405135

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ISSUE	DATE
ZONING PLAN - 01	01.31.25
ZONING PLAN - 02	02.28.25
ZONING PLAN - 03	03.28.25
ZONING PLAN - 04	03.04.26
ZONING PLAN - 05	03.10.26

PROPOSED SITE PLAN

SCALE: AS NOTED

Z-100

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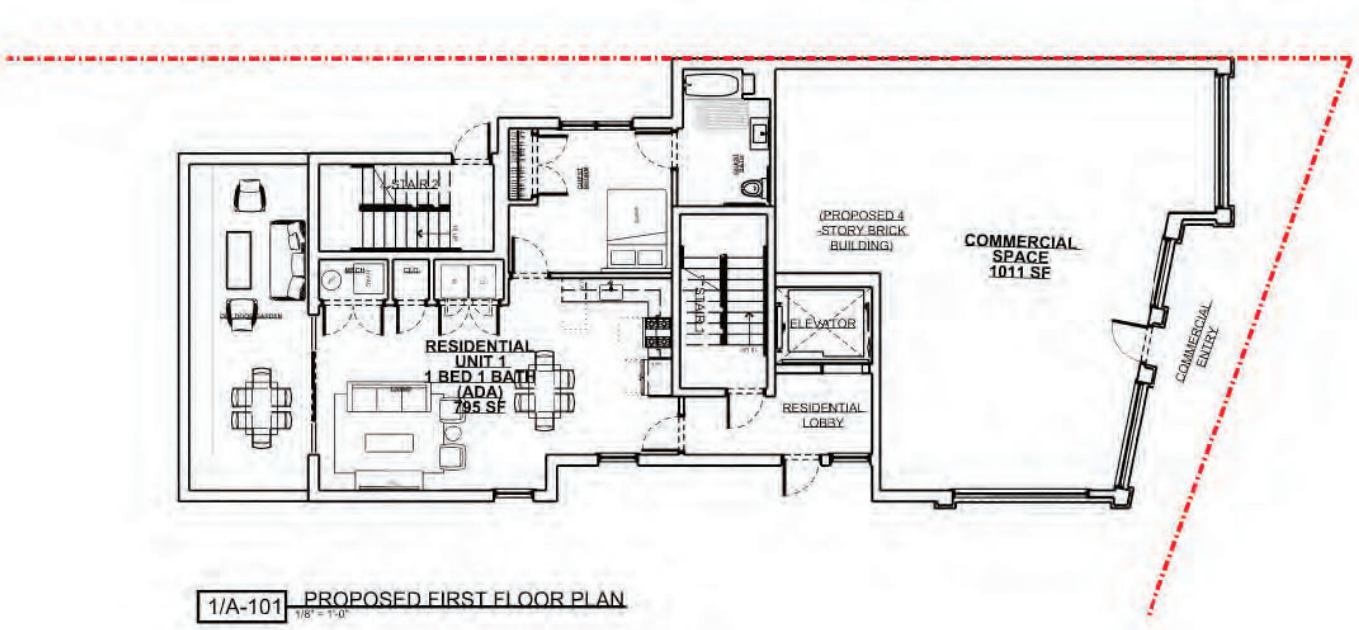
MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

1st Floor:

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

Residential Lobby:
- Elevator
- Mailboxes
- Staircase access from Germantown Aver
- Staircase access from the parking area

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



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MORRISSEY
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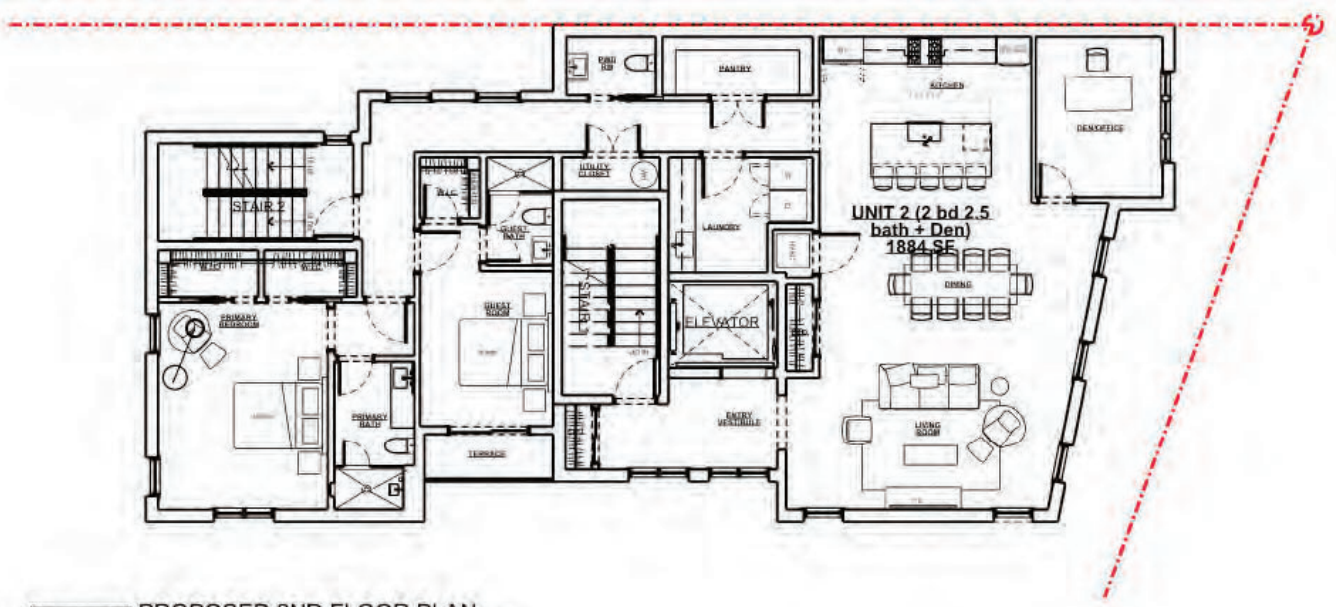
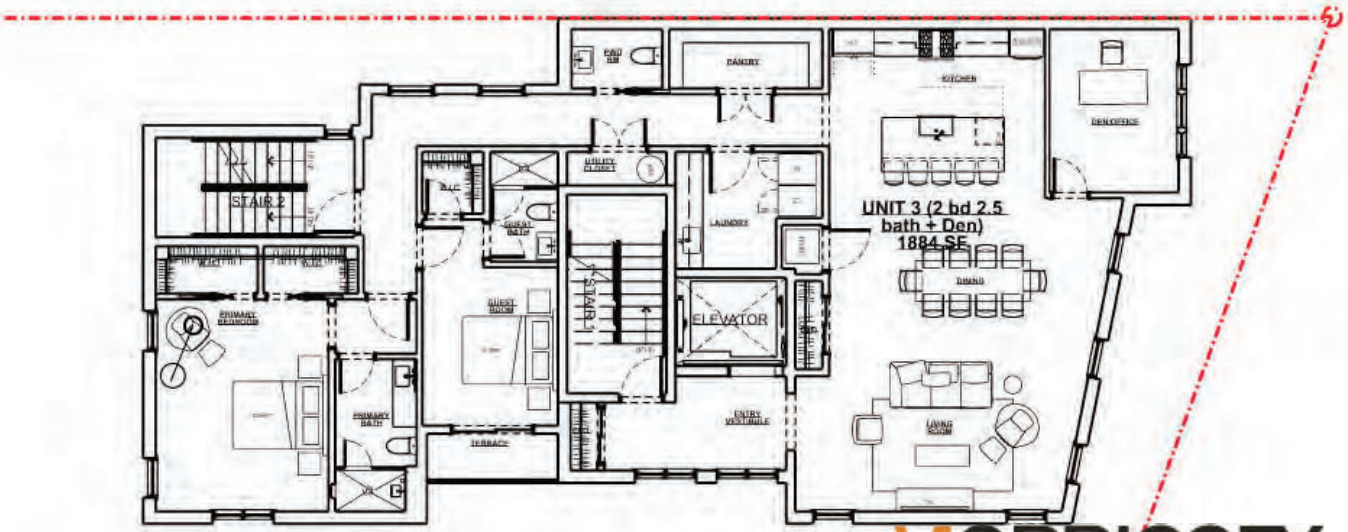
2nd & 3rd Floor:

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"

Vich Properties
Development & Management

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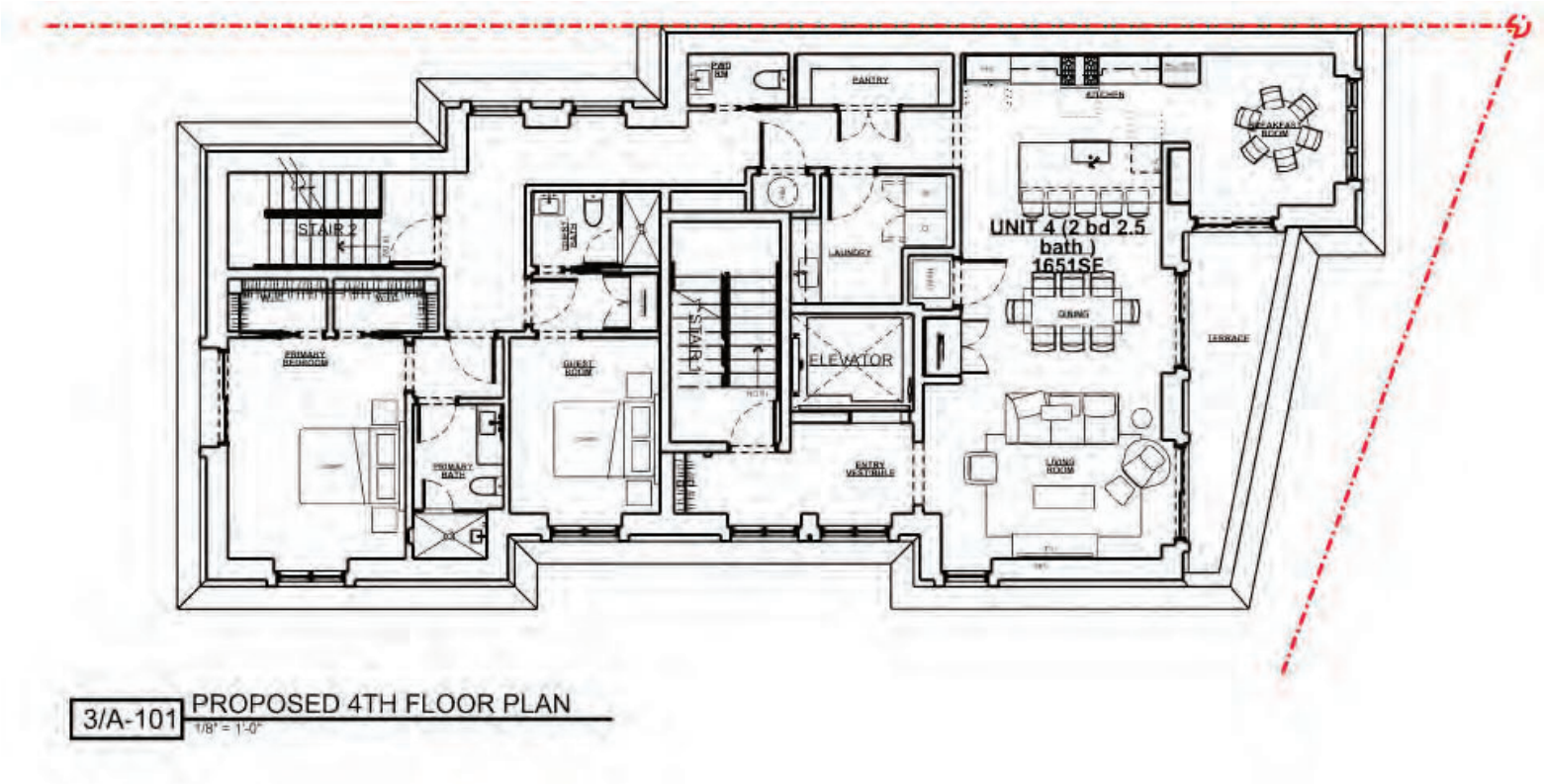
MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

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



Vich Properties
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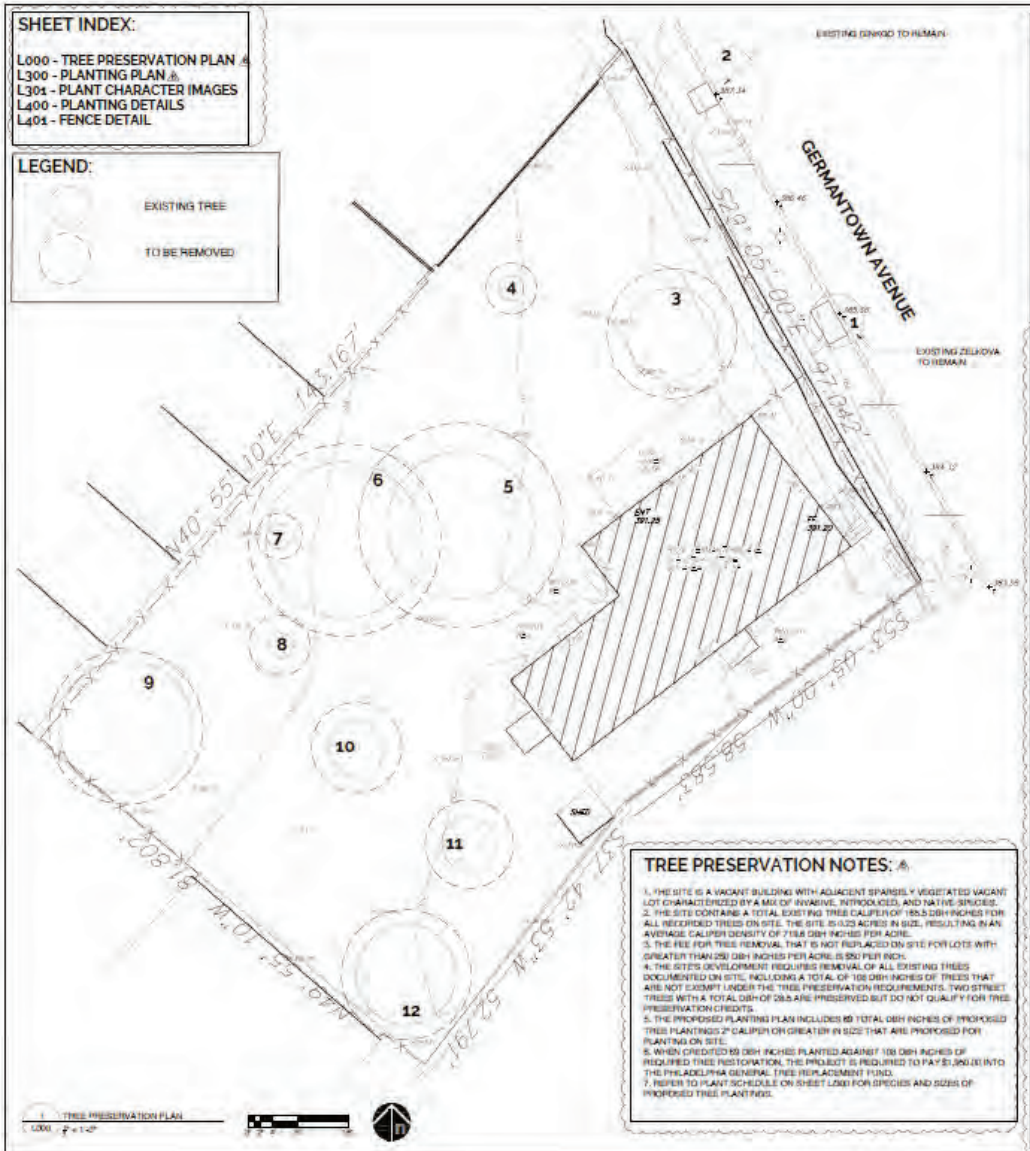
SHEET INDEX:

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

LEGEND:

EXISTING TREE

TO BE REMOVED



TREE PRESERVATION SCHEDULE:

Tree #	Scientific Name	Common Name	Size (DBH) Inches	Notes	DCNR 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	Ginkgo biloba	Ginkgo	19.5	street tree healthy	N		N	0
3	Picea glauca	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 platanoides	Norway maple	25	unhealthy tree	Y	Y Invasive	Y	0
7	Juniperus virginiana	Red cedar	5		N		Y	5
8	Picea glauca	White spruce	4.5		N		Y	4.5
9	Juglans nigra	Black walnut	21		N		Y	21
10	Picea glauca	White spruce	9		N		Y	9
11	Picea glauca	White spruce	8		N		Y	8
12	Juglans nigra	Black walnut	18		N		Y	18
		TOTAL SITE DBH INCHES:	165.5				TOTAL REPLACEMENT INCHES:	150

ZONING TABLE:

DIMENSIONAL STANDARDS					
	REQUIRED/ALLOWED	PROPOSED			
LOT AREA					
OPEN AREA					
BUILDING AREA					

ZONING CHARACTERISTICS TABLE

ZONING REGULATION	ORDINANCE	REQUIRED/ALLOWED	PROPOSED	WAIVERS	VARIANCE/ DRAWINGS	NOTES
14-703 (1) (a)						
14-703 (1) (c)						
14-703 (1) (d)						
14-703 (1) (e)						
14-703 (2) (g)						
14-703 (2) (j)						
14-803 (3) (d)						
14-803 (3) (d)						
14-803 (3) (e)						
14-803 (3) (e)						
14-803 (3) (e)						

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 165.5 DBH INCHES FOR ALL RECORDED TREES ON SITE. THE SITE IS 0.23 ACRES IN SIZE, RESULTING IN AN AVERAGE CALIPER DENSITY OF 718.8 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 69 TOTAL DBH INCHES OF PROPOSED TREE PLANTINGS 2" CALIPER OR GREATER IN SIZE THAT ARE PROPOSED FOR PLANTING ON SITE.
6. WHEN CREDITED 69 DBH INCHES PLANTED AGAINST 108 DBH INCHES OF REQUIRED TREE RESTORATION, THE PROJECT IS REQUIRED TO PAY $1,950.00 INTO THE PHILADELPHIA GENERAL TREE REPLACEMENT FUND.
7. REFER TO PLANT SCHEDULE ON SHEET L000 FOR SPECIES AND SIZES OF PROPOSED TREE PLANTINGS.

TREE REPLACEMENT AND FEE CALCULATION CHART:

14-703(13)(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	69	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 IN-LIEU FEES REQUIRED	$3950.00

APIARY STUDIO

Apiary studio, LLC
48 W Johnson st
Philadelphia, PA 19144
P: 609.964.3986
E:info@apiary-studio.com

Architect:
Morrissey Design
4590 Main st
Philadelphia, pa 19127
P: 215.948.3753
E:

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	05.23.2025
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" = 1'-0"

Drawing Title: TREE PRESERVATION PLAN

Drawing #: L000

Vich Properties
Development & Management

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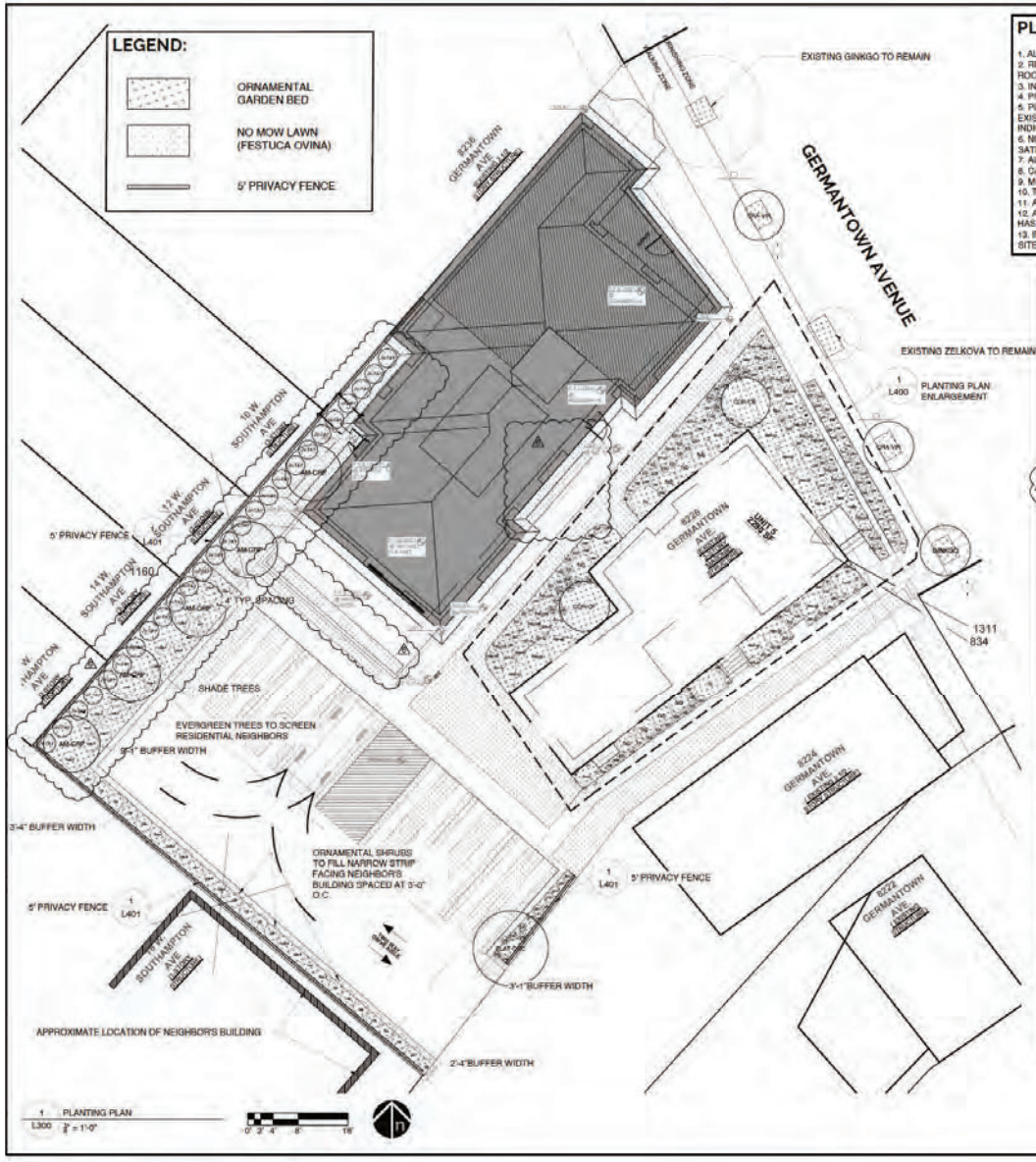
MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT



PLANTING NOTES:

1. ALL BALL & BURLAP TREES SHALL BE FRESHLY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
2. 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.
3. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
4. PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
5. 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.
6. 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.
7. ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
8. CALL APIARY STUDIO FOR APPROVAL BEFORE SUBSTITUTIONS.
9. MULCH ALL PLANT BEDS WITH 1-1/2" OF TRIPLE-SHREDDED NATURAL BROWN HARDWOOD MULCH.
10. THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
11. APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
12. 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.
13. 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

Trees

Scientific Name	Common Name	Symbol	Size	Qty	DBH Replacement Credits	Total DBH Replacement Inches	Planting Notes
Amelanchier canadensis 'Rainbow Pillar'	Serviceberry	AM-CRP	2" cal	5	Y	10	
Cornus officinalis	Japanese Cornel Dogwood	COR-OF	2" cal	2	Y	4	
Crataegus viridis 'Winter King'	Hawthorne	CRA-VIR	2.5" cal	2	N	0	
Ginkgo biloba - male	Maidenhair tree	GINKGO	2.5" cal	1	N	0	
Juniperus virginiana 'Taylor'	Eastern Red Cedar	JV-TAY	7, 9" cal	26	Y	52	
Platanus occidentalis	American Sycamore	PLA-OC	3" cal	1	Y	3	
					TOTAL:	69	

Shrubs

Scientific Name	Common Name	Symbol	Size	Qty			
Clethra alnifolia 'Tom's Compact'	Sweet pepperbush	ca	#3	17			
Fothergilla gardenii	Dwarf Fothergilla	fxb	#5	8			SEE WAIVER REQUEST LETTER
Hamamelis virginiana 'Winter Champagne'	Witchhazel	h-vir	#7	3			
Hydrangea quercifolia	Oakleaf hydrangea	hq	#7	4			
Ilex glabra	Inkberry holly	ilex-gl		18			
Ilex verticillata 'Jim Dandy' - male	Winterberry	iva-m	#7	6			
Ilex verticillata 'Red Sprite' (female)	Winterberry	iva-f	#7	23			

Perennial Containers

Scientific Name	Common Name	Symbol	Size	Qty	Planting Notes
Baptisia australis	Blue false indigo	bas	#1	7	
Carex pensylvanica	Pennsylvania sedge	car	#1	53	
Dryopteris marginalis	Wood fern	dm-b	#1	17	
Heuchera americana	Alum root	heu-a	#1	19	
Penstemon digitalis	Beardstongue	pd	#1	25	
Polystichum acrostichoides	Christmas fern	pa	#1	23	
Pycnanthemum virginianum	Mountain mint	pv	#1	28	
Tiarella cordifolia	Foamflower	tcb	#1	20	
Symphyotrichum ericoides	New England Aster	syt	#1	10	

Plugs

Scientific Name	Common Name	Symbol	Size	Qty	Planting Notes
Carex woodii	Woods Sedge	none	plug	582	planted 12" on centre as lawn alternative where hatch indicates along property egresses

APIARY STUDIO
Apiary Studio, LLC
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Philadelphia, PA 19144
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E:info@apiary-studio.com

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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"

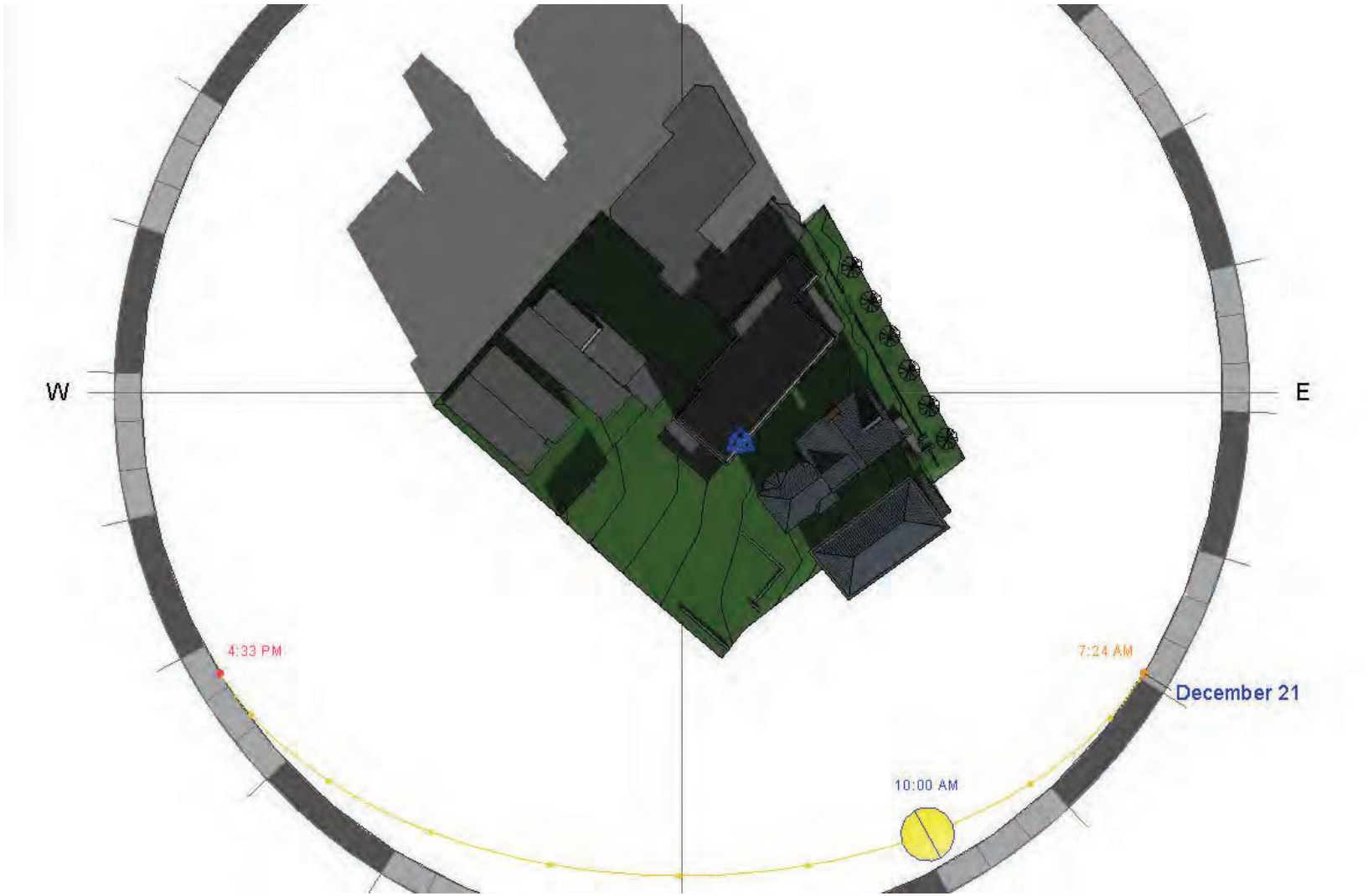
Drawing Title: PLANTING PLAN

Drawing #: L300

Vich Properties
Development & Management

In-Concept Application - Reviewed by Architectural Committee (Feb 2026) and Historical Commission (Mar 2026).

MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT



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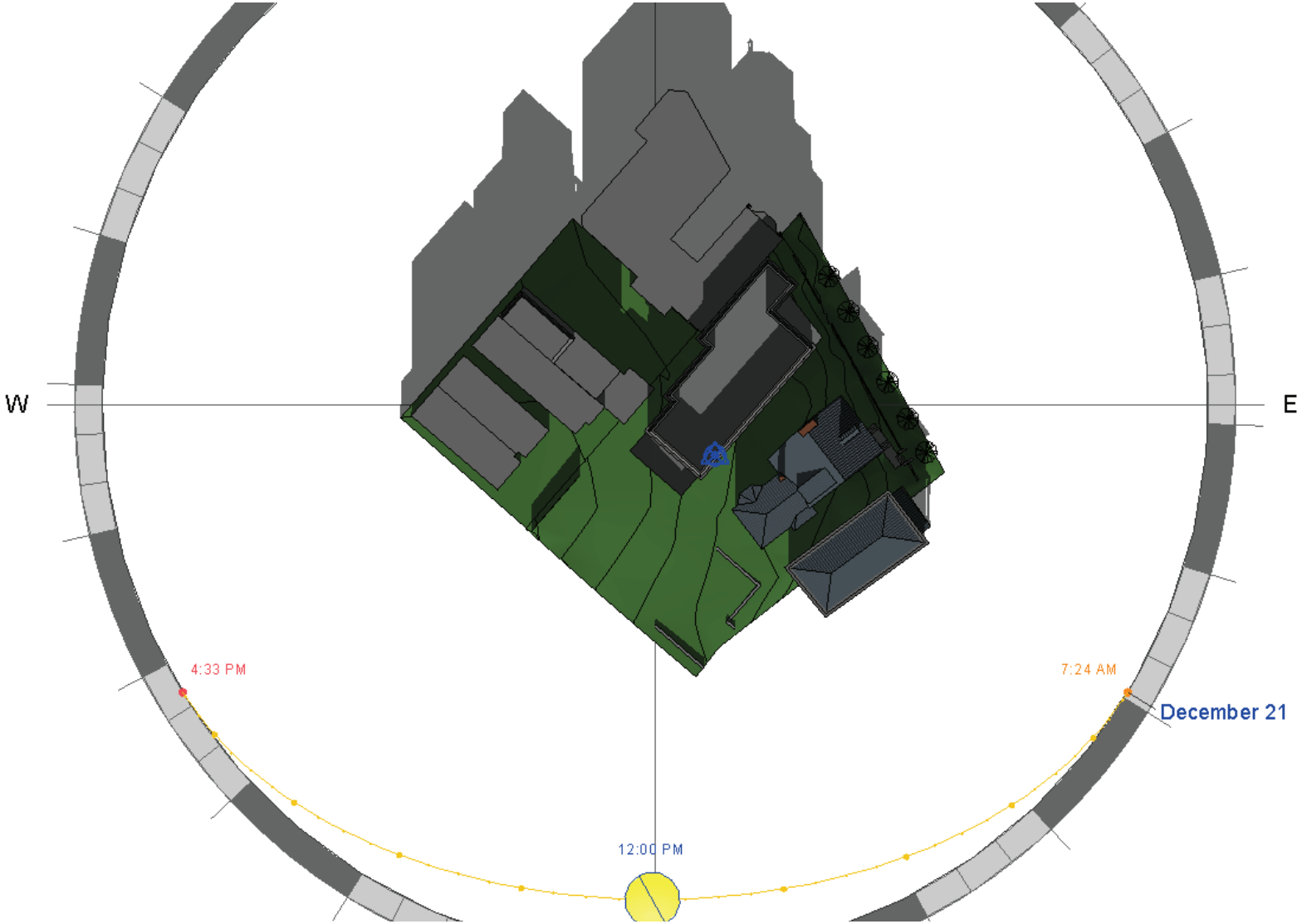

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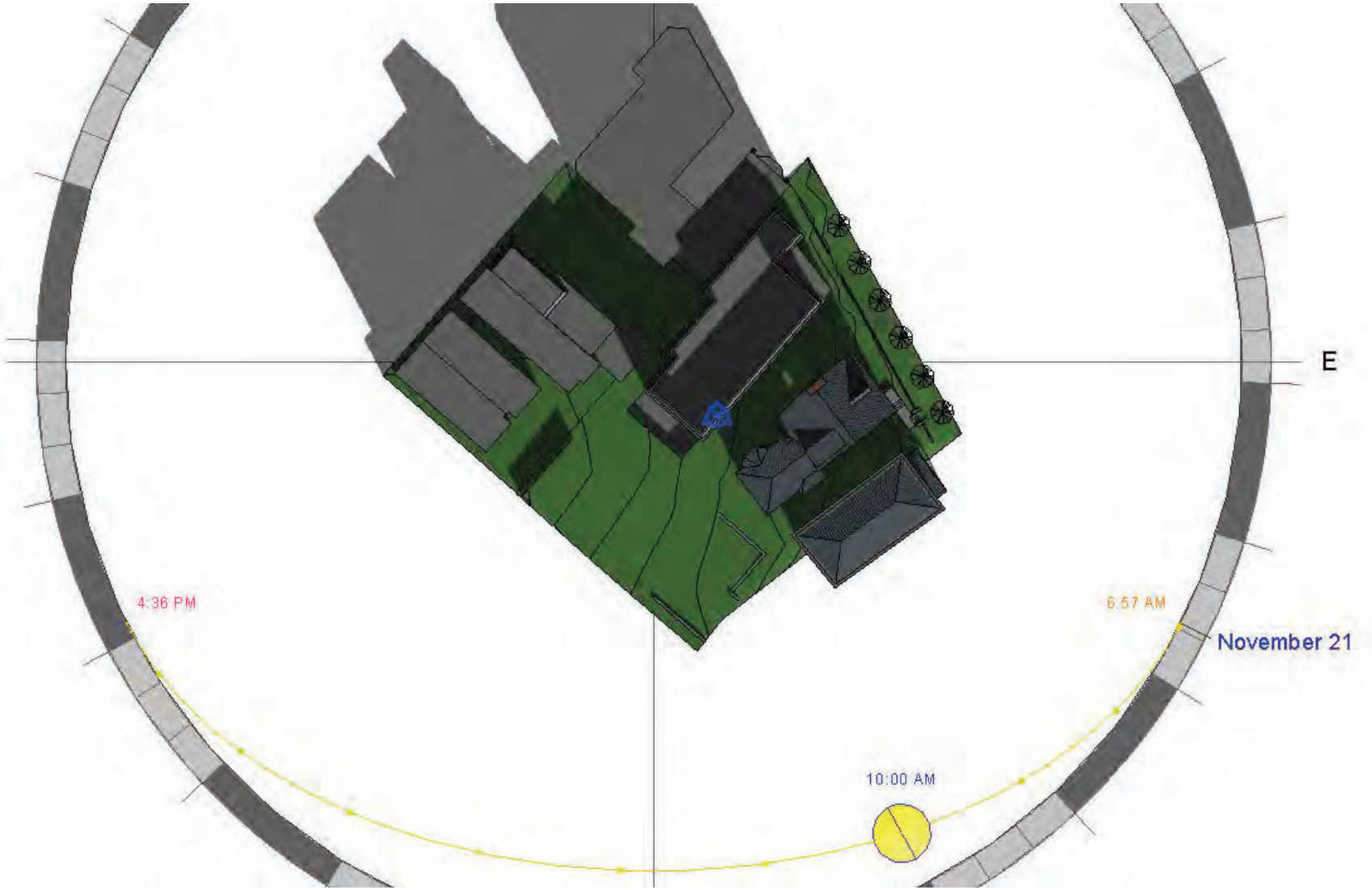

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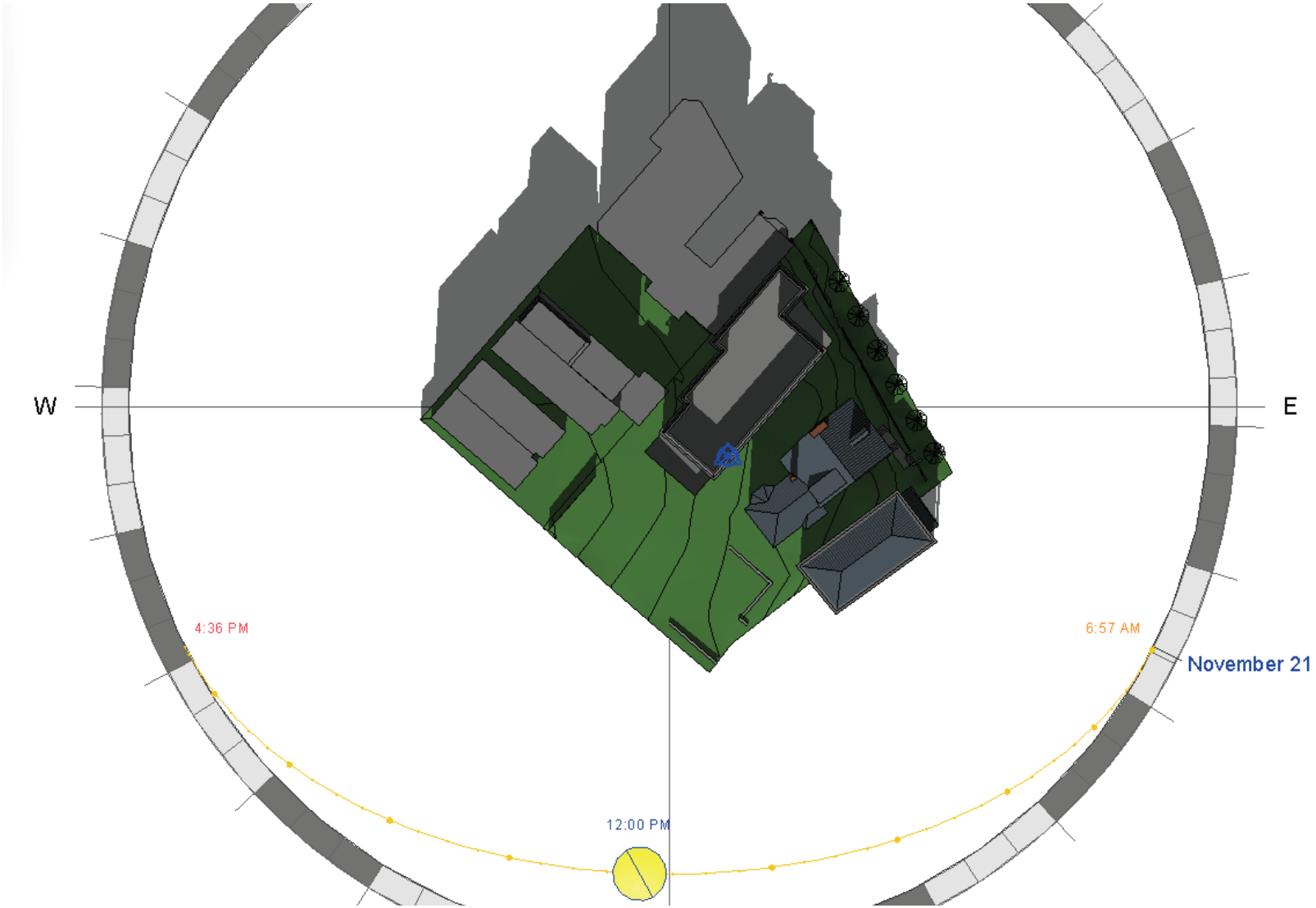

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Historic home restoration:

Residential House:

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

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THANK YOU

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