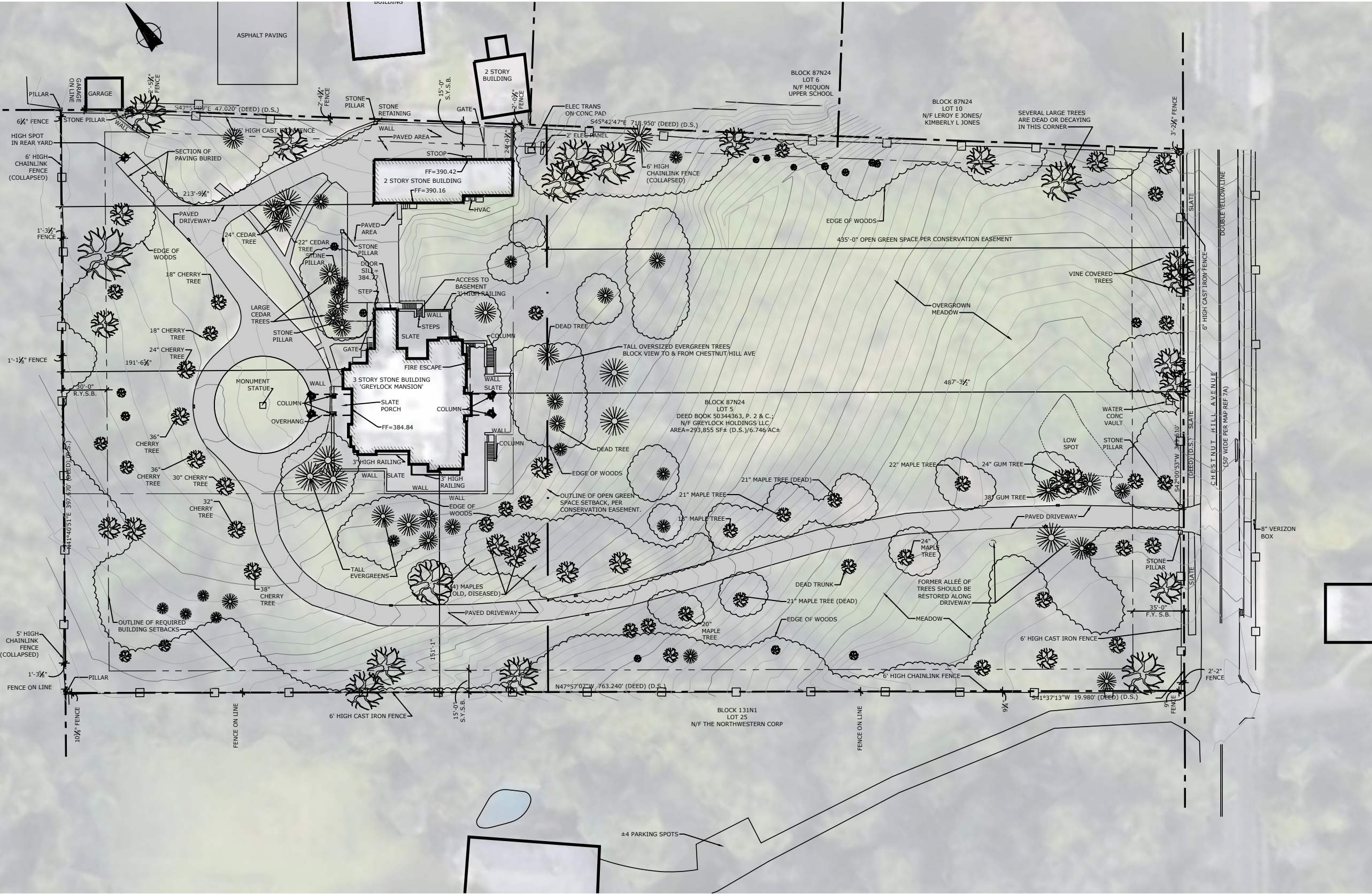




- PROJECT HIGHLIGHTS:
- MANSION: 6 UNITS
 - CARRIAGE HOUSE: 2 UNITS



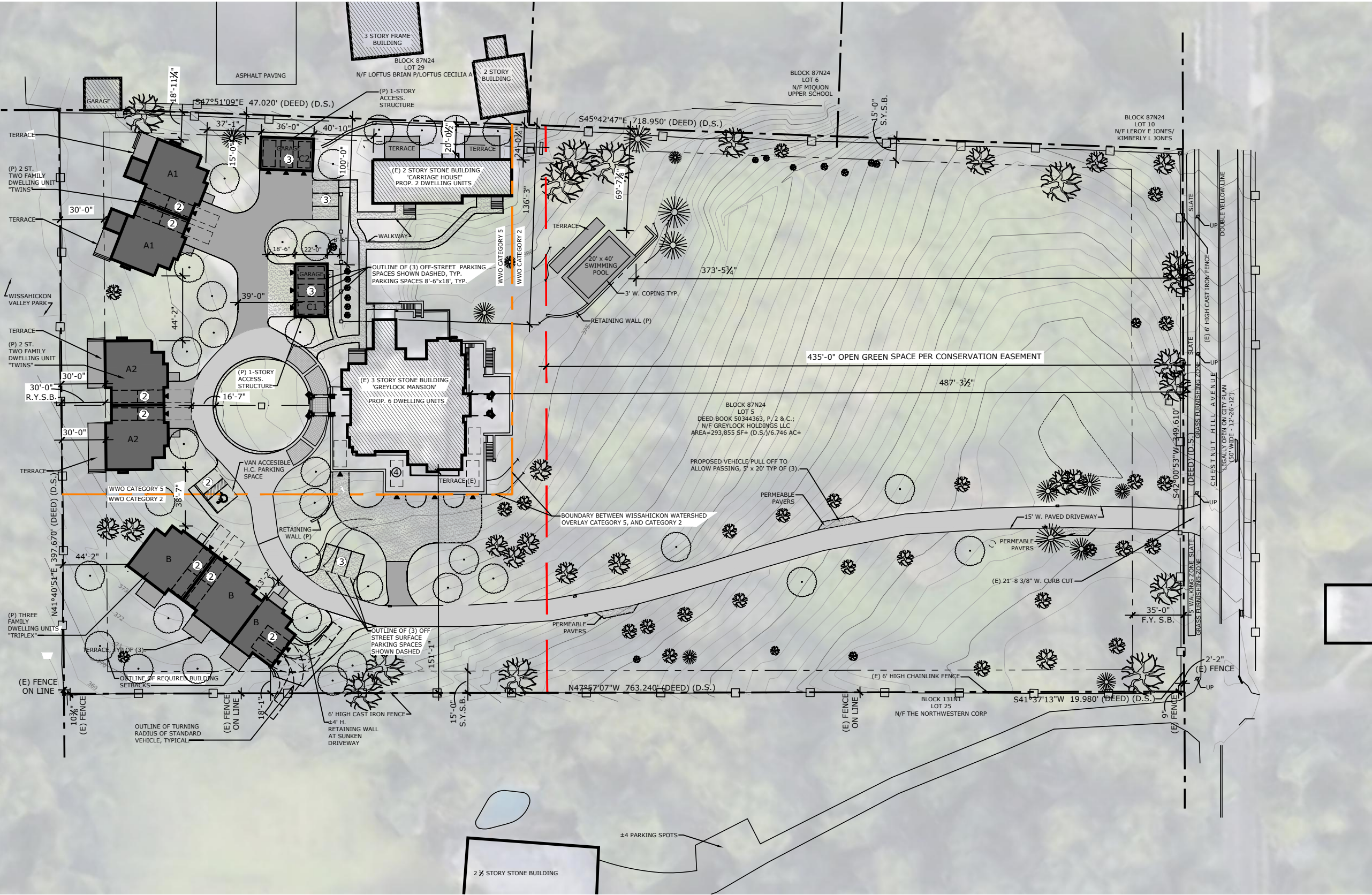
SITE PLAN LEGEND	
	EXTENTS OF EXISTING PAVING
	EXTENTS OF PAVING DEMOLITION
	EXTENTS OF PROPOSED PAVING
	EXTENTS OF PROPOSED PERMEABLE PAVING

TREE SYMBOL LEGEND	
	CONIFEROUS TREE (EXISTING)
	DECIDUOUS TREE (EXISTING)
	CONIFEROUS TREE (TO BE REMOVED)
	DECIDUOUS TREE (TO BE REMOVED)
	PROPOSED TREE





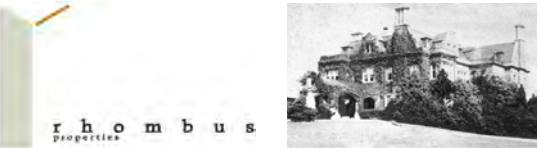
- PROJECT HIGHLIGHTS:
- 15 DWELLING UNITS TOTAL
 - 39 PARKING SPACES TOTAL
 - MANSION: 6 UNITS
 - CARRIAGE HOUSE: 2 UNITS
 - A1, A2: 2 UNITS EACH
 - B: 3 UNITS



SITE PLAN LEGEND	
	EXTENTS OF EXISTING PAVING
	EXTENTS OF PAVING DEMOLITION
	EXTENTS OF PROPOSED PAVING
	EXTENTS OF PROPOSED PERMEABLE PAVING

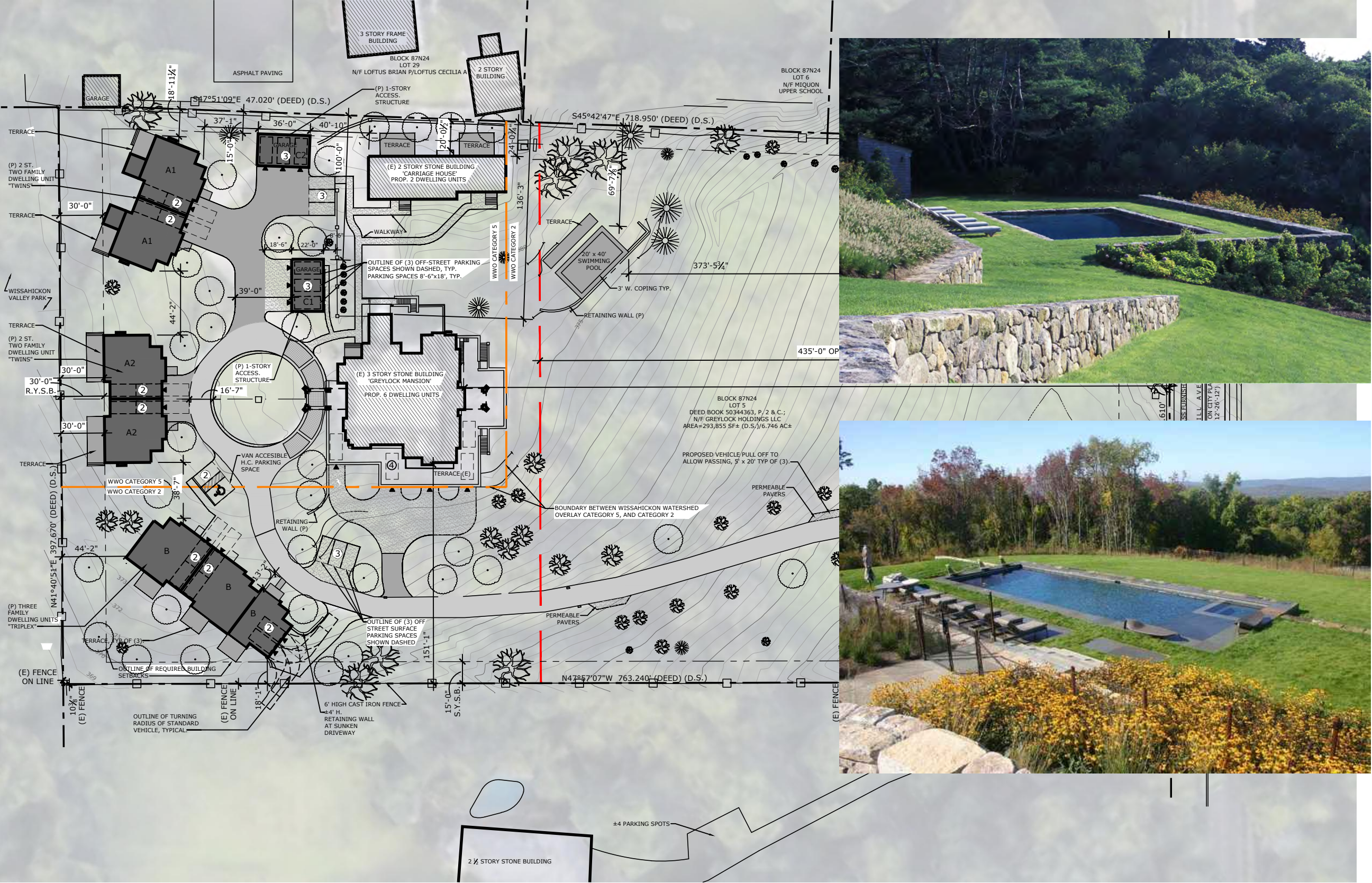
TREE SYMBOL LEGEND	
	CONIFEROUS TREE (EXISTING)
	DECIDUOUS TREE (EXISTING)
	CONIFEROUS TREE (TO BE REMOVED)
	DECIDUOUS TREE (TO BE REMOVED)
	PROPOSED TREE





PROJECT HIGHLIGHTS:

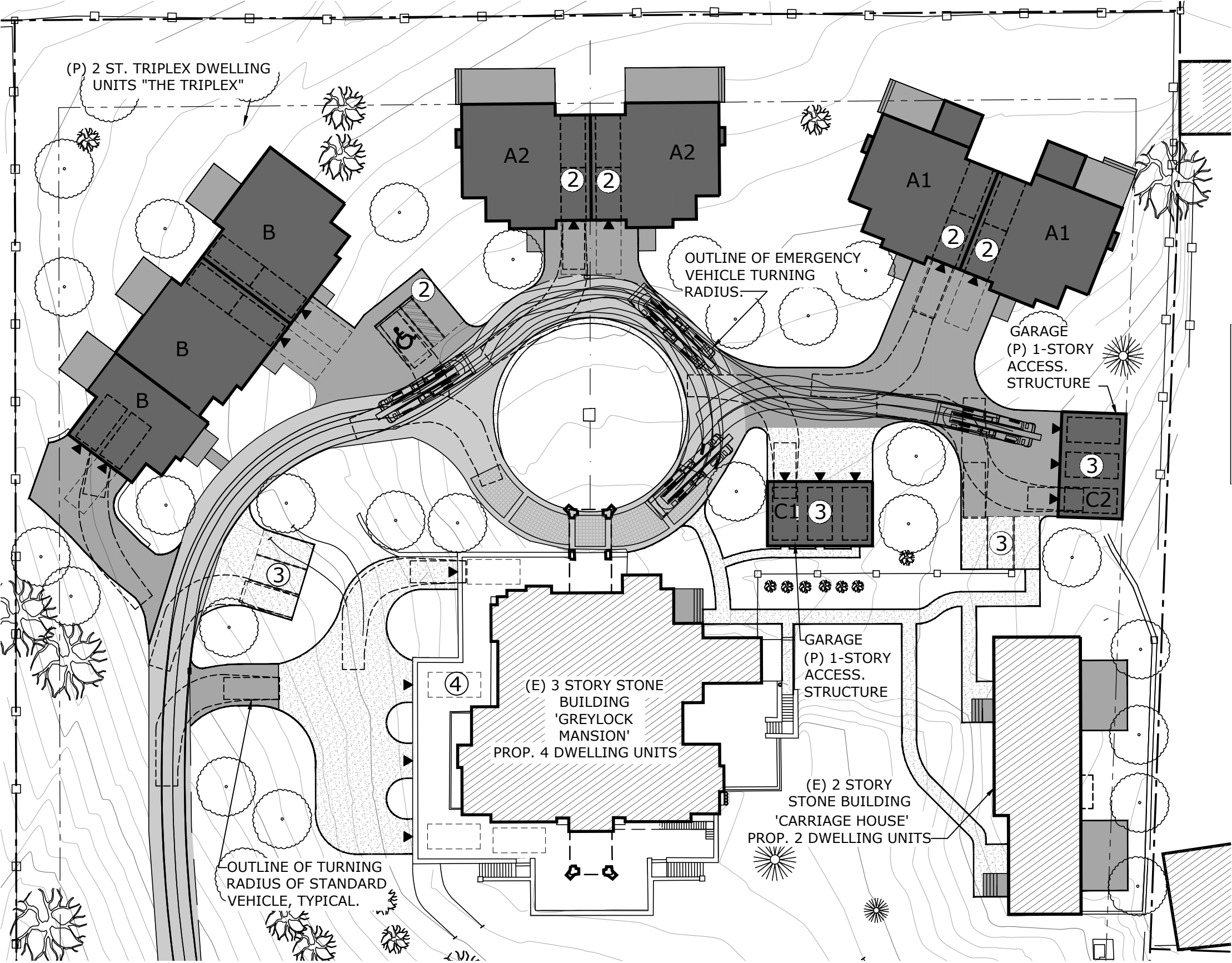
- 15 DWELLING UNITS TOTAL
- 39 PARKING SPACES TOTAL
- MANSION: 6 UNITS
- CARRIAGE HOUSE: 2 UNITS
- A1, A2: 2 UNITS EACH
- B: 3 UNITS



SITE PLAN LEGEND	
	EXTENTS OF EXISTING PAVING
	EXTENTS OF PAVING DEMOLITION
	EXTENTS OF PROPOSED PAVING
	EXTENTS OF PROPOSED PERMEABLE PAVING

TREE SYMBOL LEGEND	
	CONIFEROUS TREE (EXISTING)
	DECIDUOUS TREE (EXISTING)
	CONIFEROUS TREE (TO BE REMOVED)
	DECIDUOUS TREE (TO BE REMOVED)
	PROPOSED TREE

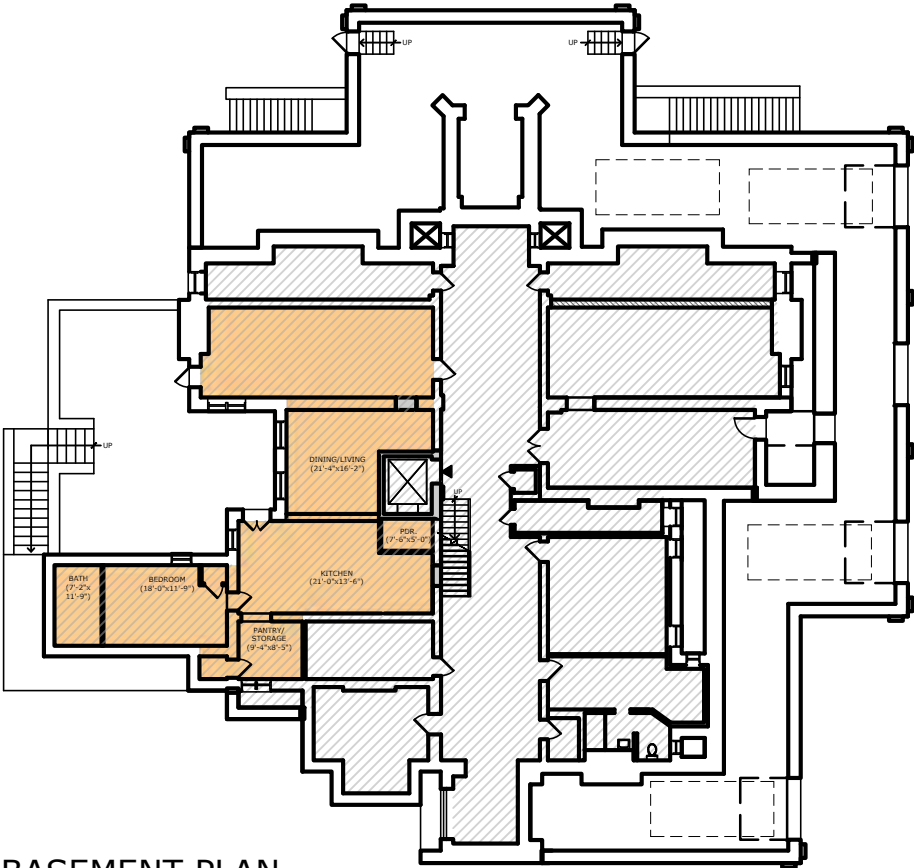




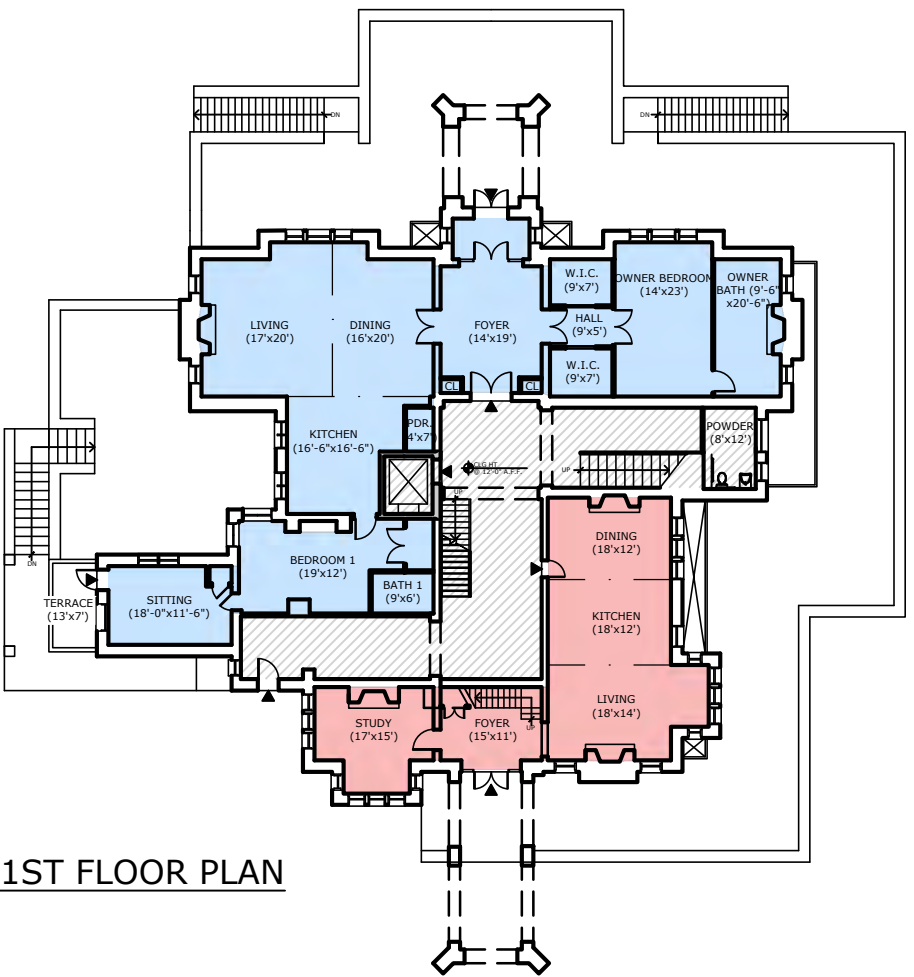
PARKING CHART		Greylock Estate - 209 W. Chestnut Hill Avenue	
BUILDING/SURFACE:	REQ'D # OF SPACES: (1/UNIT)	(P) # OF SPACES:	
A1 (P) 2-ST. TWO FAMILY DWELLING UNIT	2		4
A2 (P) 2-ST. TWO FAMILY DWELLING UNIT	2		4
B (P) 2-ST. THREE FAMILY DWELLING UNIT	3		6
(E) "CARRIAGE HOUSE" - PROP. 2 DWELLING UNITS	2		0
(E) "GREYLOCK MANSION" - PROP. 6 DWELLING UNITS	6		4
C1 - GARAGE (P) 1-STORY ACCESS. STRUCTURE	N/A		3
C2 - GARAGE (P) 1-STORY ACCESS. STRUCTURE	N/A		3
SURFACE PARKING	N/A		14
SURFACE PARKING (VAN ACCESSIBLE H.C. PARKING)	1		1
TOTAL:	16		39
NOTE: ALL OFF-STREET PARKING SPACES ARE 8'-6" x 18'. N/A INDICATES NOT APPLICABLE, (P) INDICATES PROPOSED, (E) INDICATES EXISTING, REQ'D INDICATES REQUIRED.			

ZONING PLAN HATCH LEGEND	
	EXTENTS OF EXISTING PAVING TO REMAIN
	EXTENTS OF PROPOSED PAVING
	EXTENTS OF PROPOSED PERMEABLE PAVING
	EXISTING CONSTRUCTION
	PROPOSED CONSTRUCTION





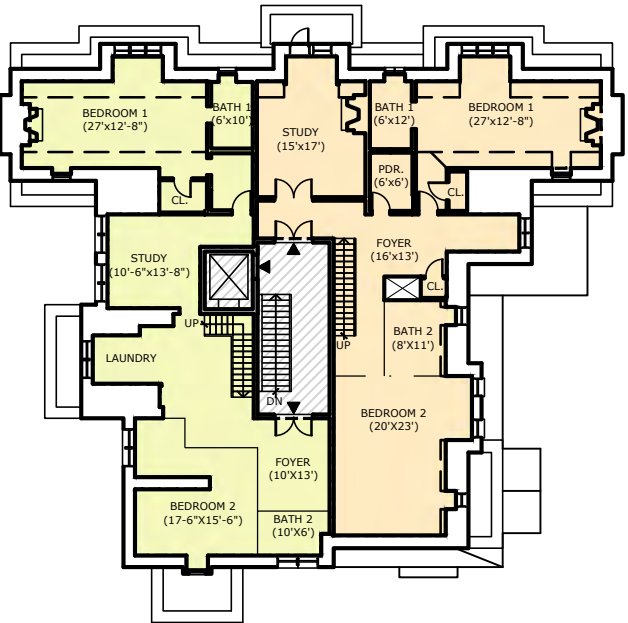
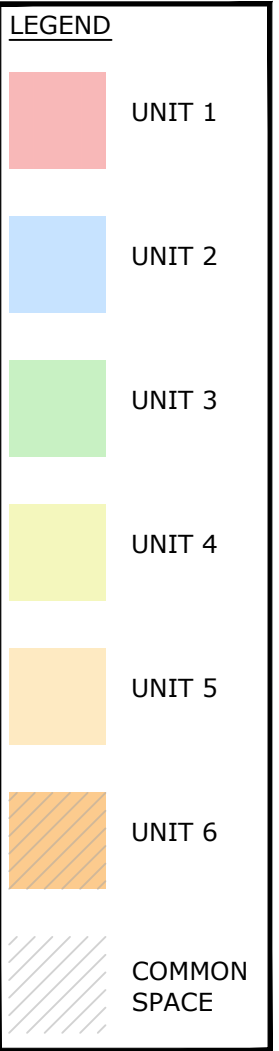
BASEMENT PLAN



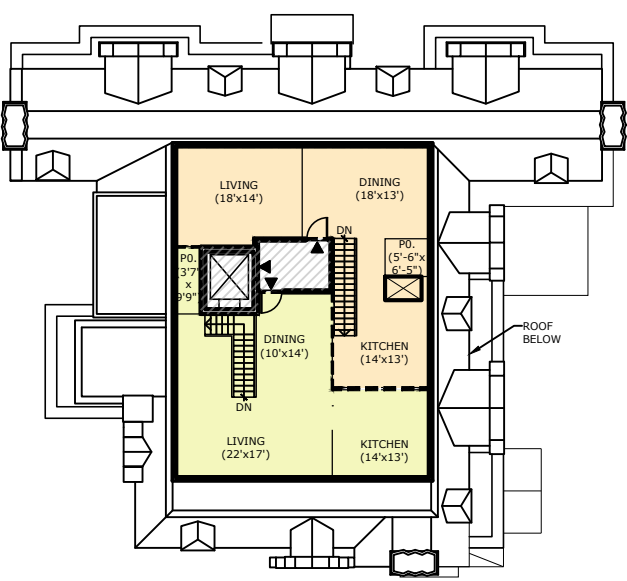
1ST FLOOR PLAN



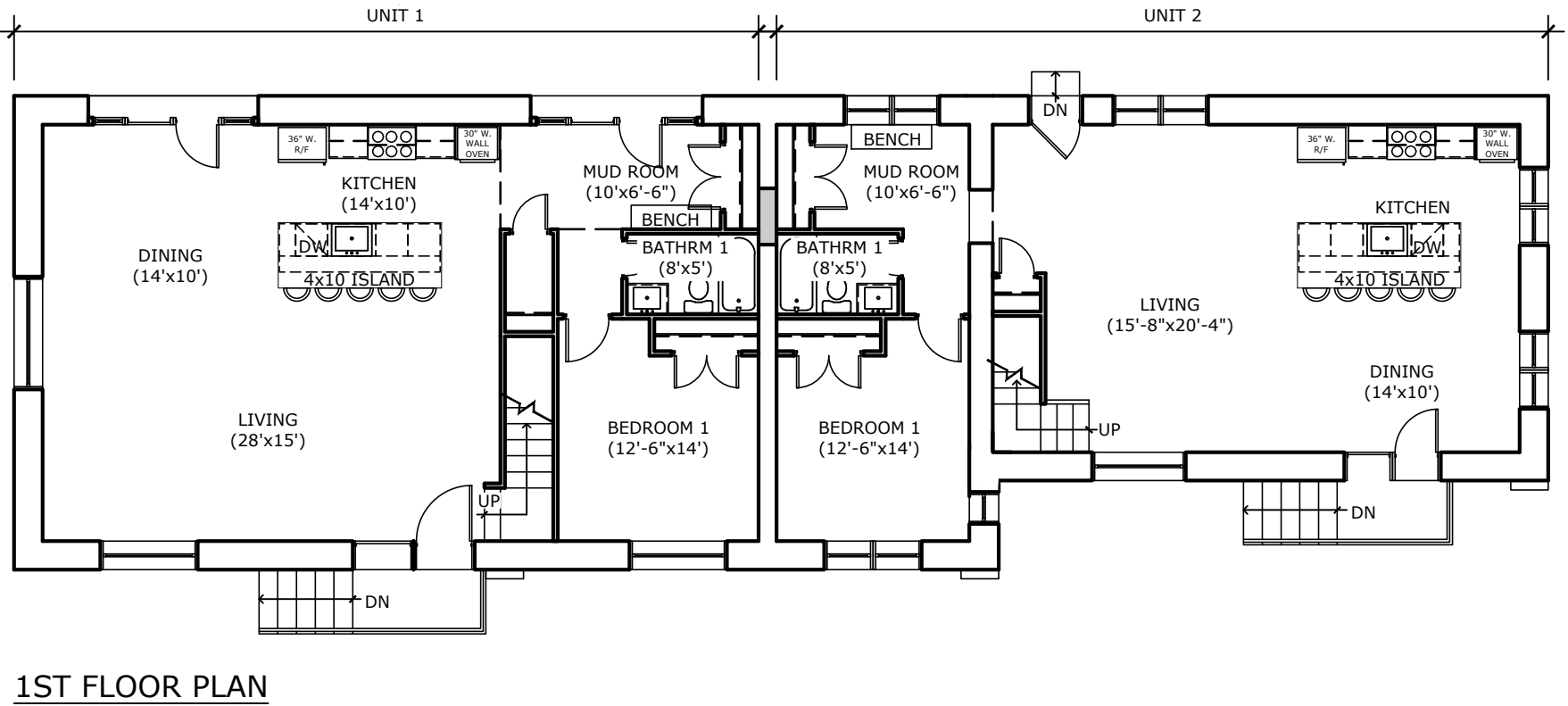
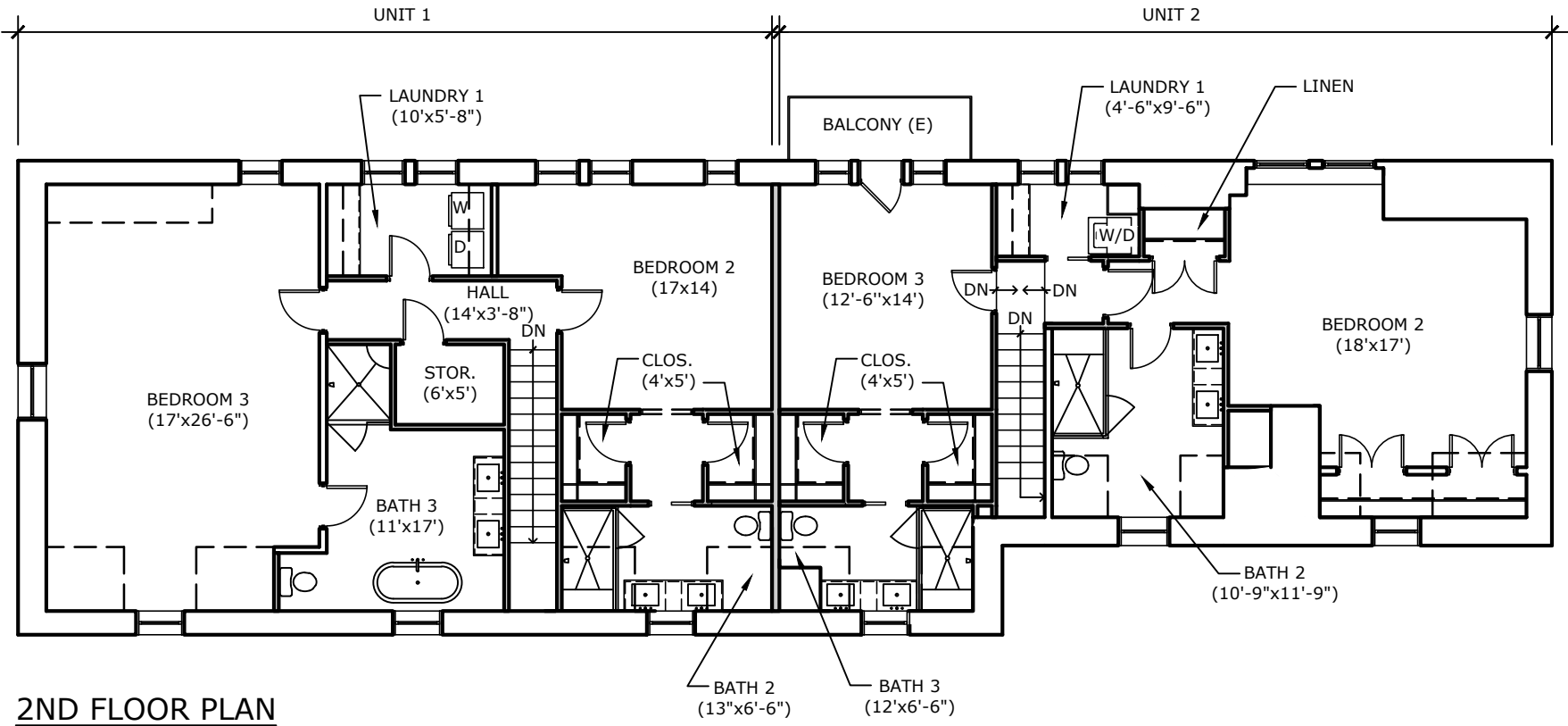
2ND FLOOR PLAN

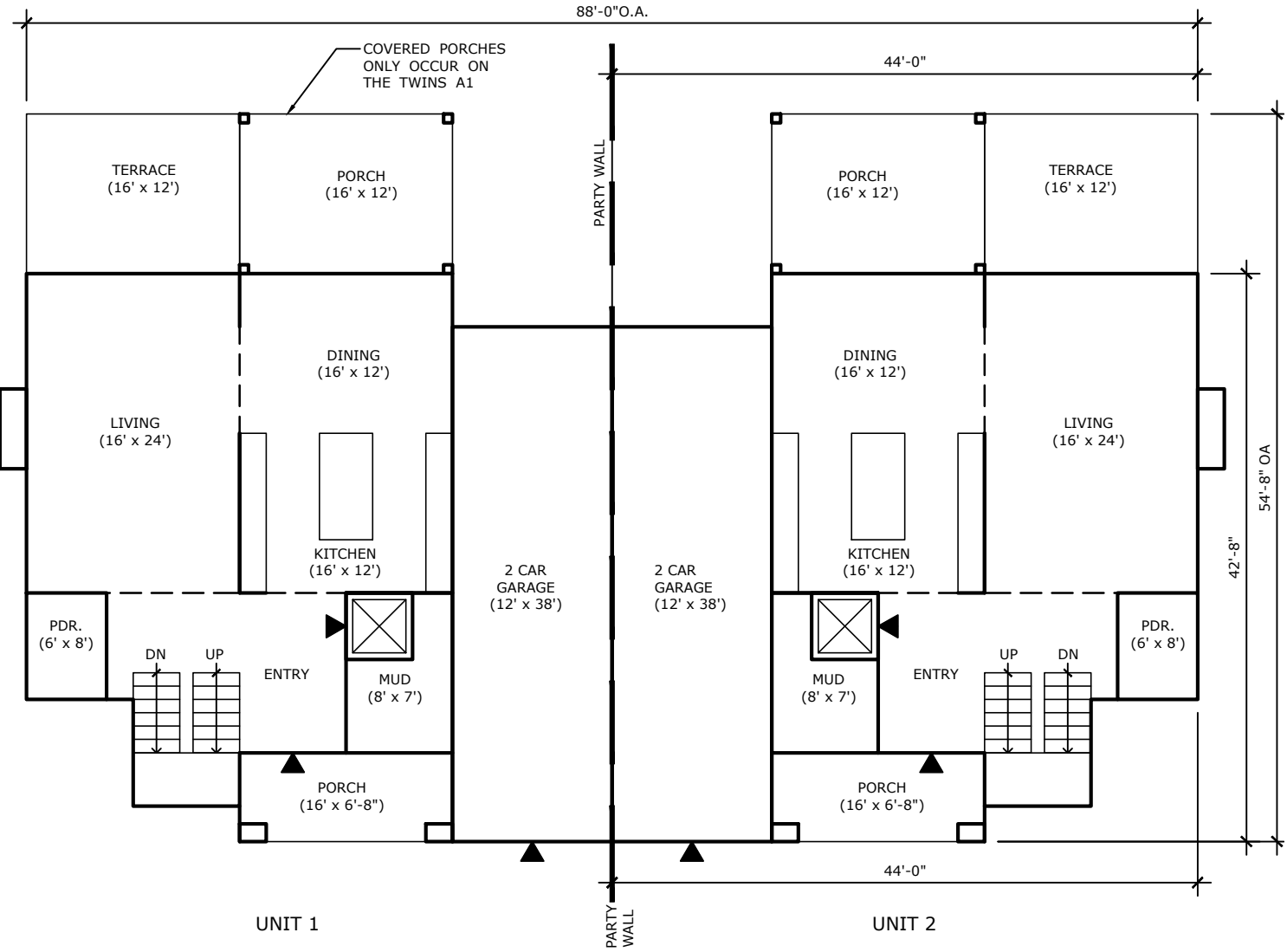


3RD FLOOR PLAN

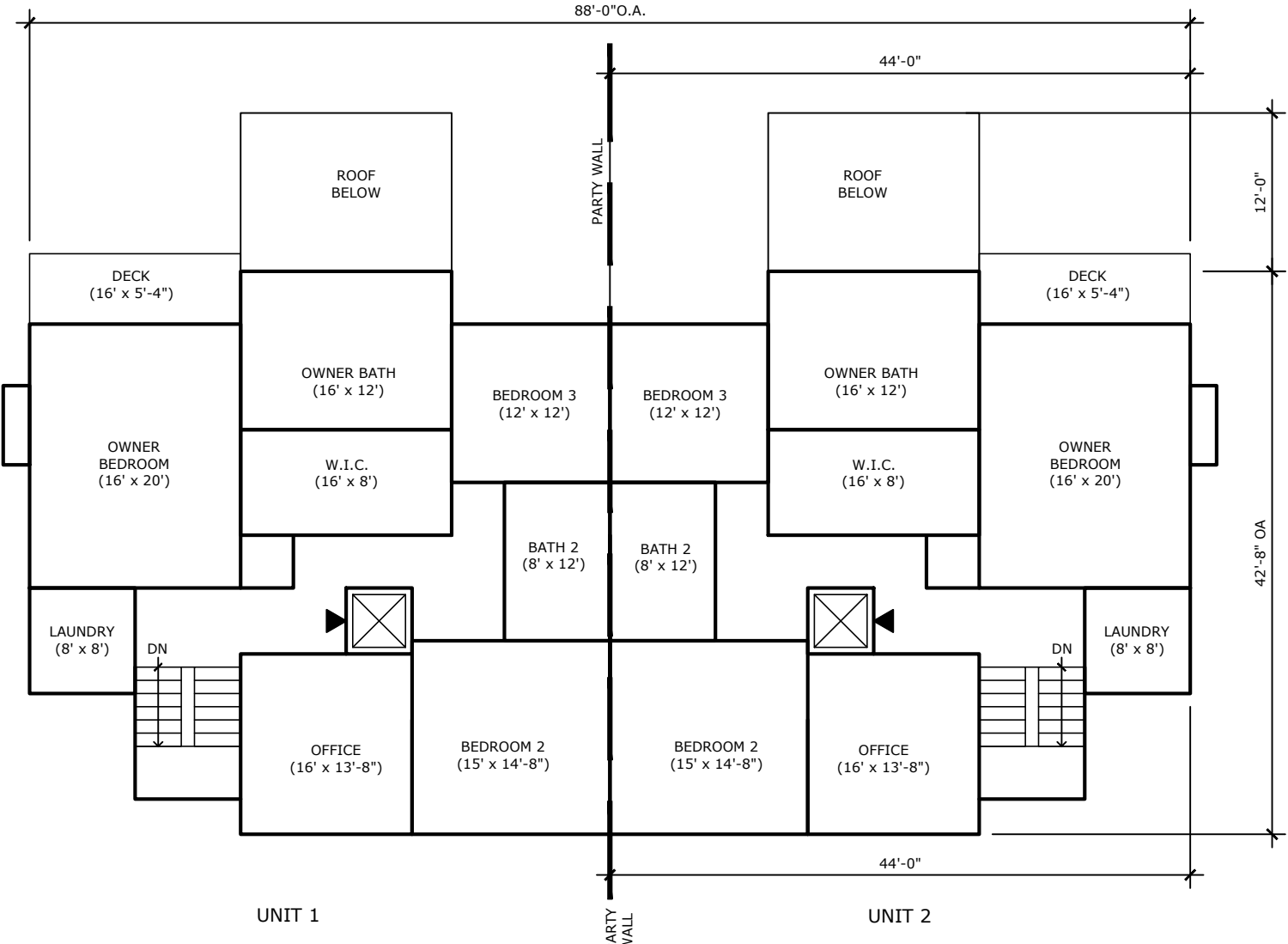


4TH FLOOR PLAN



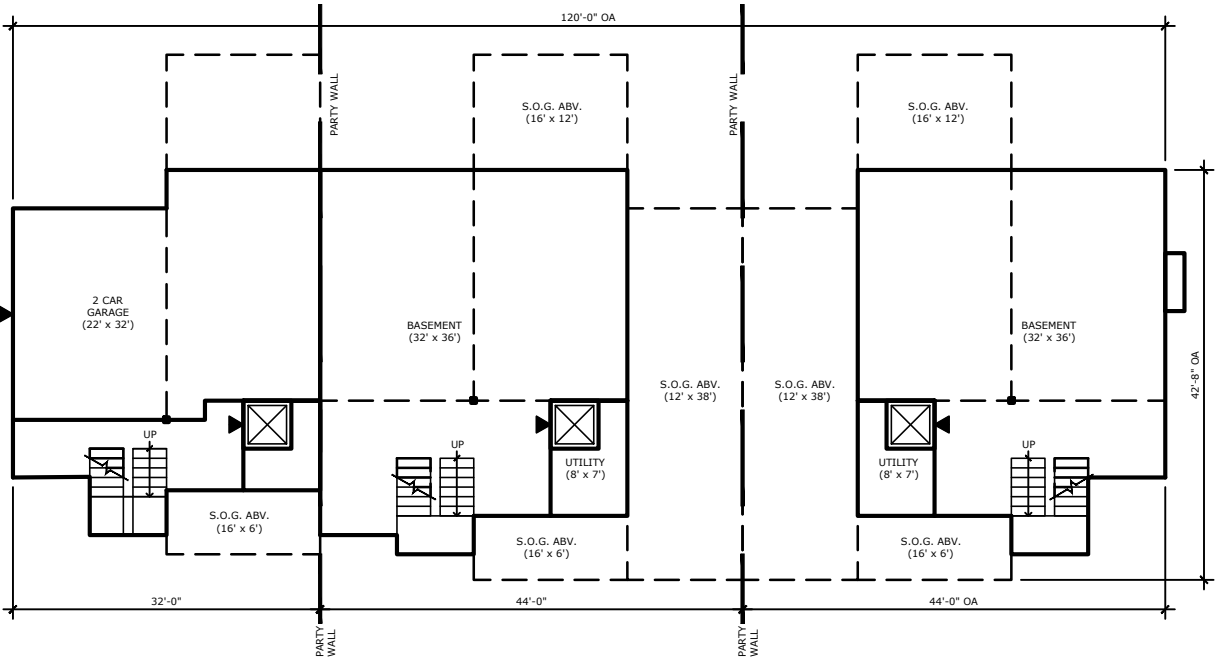


FIRST FLOOR PLAN

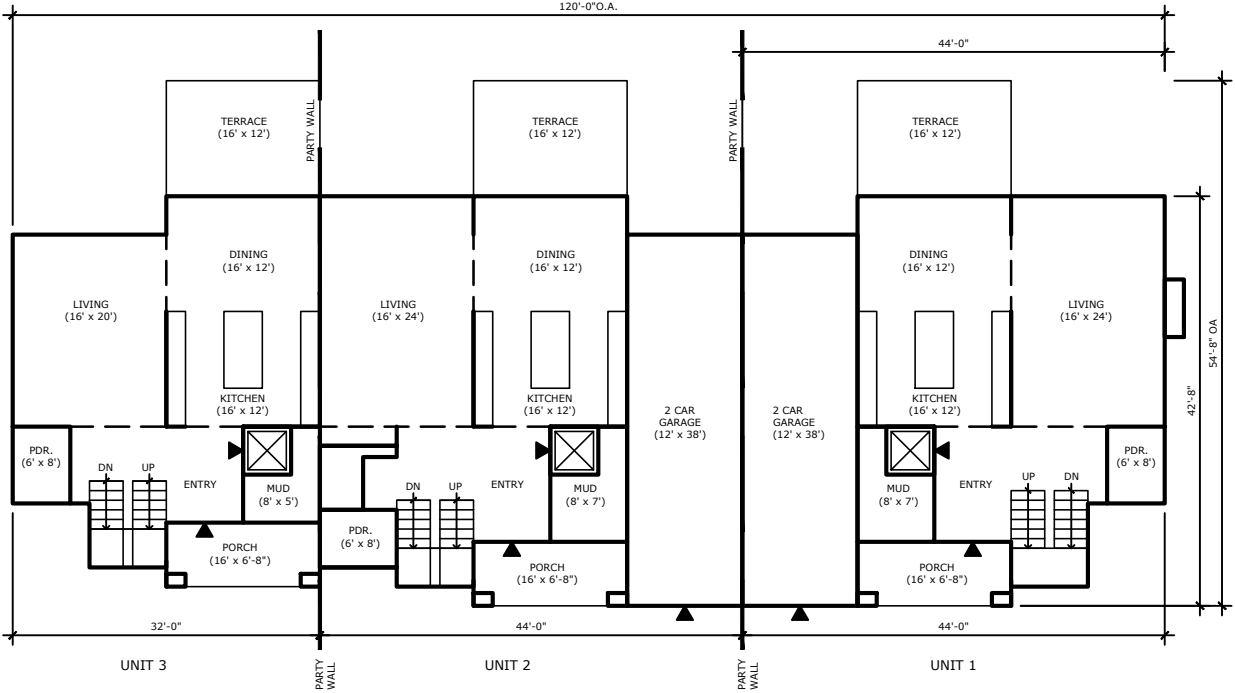


SECOND FLOOR PLAN

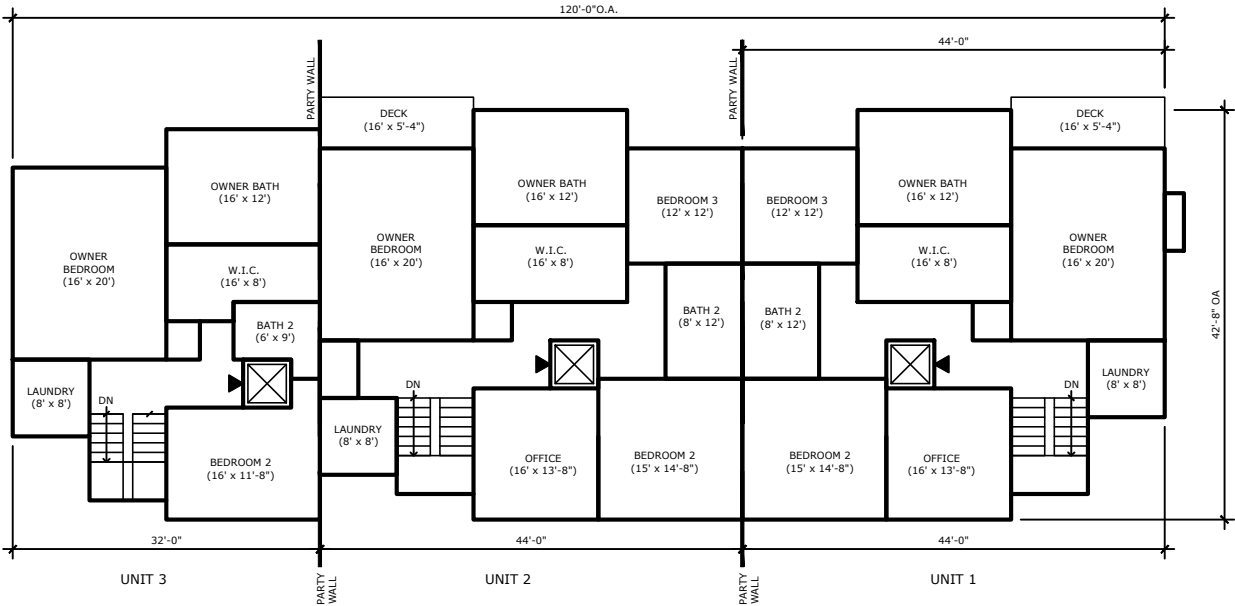




BASEMENT FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

B: The Triplex Proposed Space Plans





ZONING CODE INFORMATION		Greylock Estate - 209 W. Chestnut Hill Avenue						
ZONING DISTRICT:		RSD-1						
		REQUIRED:		EXISTING:		PROPOSED:		
MIN. LOT WIDTH (FT.):		75.00 FT.		349.61 FT.		349.61 FT.		
MIN. LOT AREA (S.F.):		10,000.00 S.F.		295,315.02 S.F.		295,315.02 S.F.		
MAX. OCCUPIED AREA (% OF LOT)		35.0% (MAX.)		8,925.00 S.F.	3.0%	23,529.00 S.F.	8.0%	
MIN. FRONT YARD SETBACK (FT.)		35.00 FT.		487.29 FT.	±	358.85 FT.		
MIN. SIDE YARD SETBACK (FT.)		15.00 FT. (2)		153.7 FT.	±	15 FT.	(2)	
MIN. REAR YARD SETBACK (FT.)		30.00 FT.		165 FT.	±	30 FT.		
MAX. BUILDING HEIGHT (FT.)		38.00 FT. (MAX.)		44.17 FT.	± **	54.42 FT.	± ***	
*PROPERTY LOCATED WITHIN WISSAHICKON WATERSHED OVERLAY DISTRICT - 79,672 S.F. WITHIN CATEGORY 5 - NO LIMIT - 215,643 S.F. WITHIN CATEGORY 2 - 27% MAX. IMPERVIOUS COVERAGE.								
** DENOTES EXISTING NON CONFORMING CONDITION. AT FLAT ROOFS BLDG. HT. IS MEASURED TO T.O. STRUCTURE								

Property Location:	209 W Chestnut Hill Ave							
Zoning District: RSD-1								
Impervious Coverage Calculations for Total Lot Area								
							Net Increase/	
Area	Existing		%	Proposed		%	Decrease	Notes
Total Lot Area	295,315.00	sqft.		295,315.00	sqft.		N/A	
Buildings	8,925.00	sqft.	4.14%	22,227.00	sqft.	7.53%	13,302.00	
Driveway Paving	24,176.00	sqft.	11.21%	28,227.50	sqft.	9.56%	4,051.50	Includes 6,824.5 sqft. of permeable paving
Terraces, Walls & Walkways	7,610.90	sqft.	3.53%	10,987.40	sqft.	3.72%	3,376.50	Includes 2,314 sqft. of permeable paving
Pool & Pool Terrace	-	sqft.	0.00%	1,643.00	sqft.	0.56%	1,643.00	
Total Area	40,711.90	sqft.	18.88%	63,084.90	sqft.	21.36%	22,373.00	
Property located within Wissahickon Watershed Overlay District - 79,672 sqft. Located within Category 5 - No Limit; 215,643 sqft. Located within Category 2 - 27% Max. Impervious Coverage. Impervious coverage calculations provided are for the total area of the lot.								
*Existing impervious coverage % and area calcs are based upon lot area and are based on existing conditions survey dimensions by Maser Engineering								



Property Location:	209 W Chestnut Hill Ave							
Zoning District: RSD-1								
Impervious Coverage Calculations for Portion of Lot within WWOD Category 2								
							Net Increase/	
Area	Existing		%	Proposed		%	Decrease	Notes
Lot Area in WWOD Category 2	215,643.00	sqft.		215,643.00	sqft.		N/A	27% Maximum Impervious Coverage in Category 2
Buildings	-	sqft.	0.00%	4,570.00	sqft.	2.12%	4,570.00	
Driveway Paving	10,012.00	sqft.	4.64%	17,461.50	sqft.	8.10%	7,449.50	Includes 5,132.5 sqft. of permeable
Terraces, Walls & Walkways	32.00	sqft.	0.01%	383.00	sqft.	0.18%	351.00	Includes 459 sqft. of permeable paving
Pool & Pool Terrace	-	sqft.	0.00%	1,643.00	sqft.	0.76%	1,643.00	
Total Area	10,044.00	sqft.	4.66%	24,057.50	sqft.	11.16%	14,013.50	
Property located within Wissahickon Watershed Overlay District - 79,672 sqft. Located within Category 5 - No Limit; 215,643 sqft. Located within Category 2 - 27% Max. Impervious Coverage. Impervious coverage calculations provided are only for the area of the lot located within Category 2.								
*Existing impervious coverage % and area calcs are based upon lot area and are based on existing conditions survey dimensions by Maser Engineering								

Impervious Coverage Calculations for Portion of Lot within WWOD Category 2



Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2023-005003	Zoning District(s): RSD1	Date of Refusal: 9/7/2023
Address/Location: 209 W CHESTNUT HILL AVE, Philadelphia, PA 19118-3703 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Matthew Millan	Applicant Address: 15 W Highland Avenue Philadelphia, PA 19118 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A STRUCTURE (B) FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING FOR FIVE (5) DWELLING UNITS WITH SEVEN (7) ATTACHED ACCESSORY PRIVATE PARKING GARAGES. FOR THE ERECTION OF TWO (2) STRUCTURES (A1 & A2) FOR USE AS A TWO (2) FAMILY HOUSEHOLD LIVING EACH (TOTAL FOUR DWELLING UNITS); WITH FOUR (4) ATTACHED ACCESSORY PRIVATE PARKING GARAGES IN EACH STRUCTURE. FOR CHANGE IN USE OF AN EXISTING STRUCTURE FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING FOR FOUR (4) DWELLING UNITS WITH FOUR (4) ATTACHED ACCESSORY PRIVATE PARKING. FOR CHANGE IN USE OF AN EXISTING STRUCTURE FOR USE AS A TWO (2) FAMILY HOUSEHOLD LIVING. FOR INSTALLING OF A SWIMMING POOL AND AN ACCESSORY STRUCTURE. FOR THE ERECTION OF TWO DETACHED ACCESSORY PRIVATE RESIDENCE GARAGES (C1&C2) FOR USE AS THREE (3) PARKING SPACES EACH. FOR NINE (9) ACCESSORY OFF-STREET SURFACE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN APPLICATION / PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-401(4)(b)	Multiple Principal Buildings in Residential Districts	Whereas no more than one principal building is allowed per lot in RSD, zoning districts. While the proposed development has more than one building at the lot
14-704(2)(b)	Steep Slope	Where the slope of land is 25% or greater, no site clearing or earth-moving activity is permitted. The lot has a slope of over 25% in some areas, where development are proposed.
14-705(1)(g)	Tree Replacement	The total caliper inches of all replacement trees shall be no less than the total inches of DBH of all trees removed from the lot. The required tree replacement shall be 957.5 caliper inches but the proposed are 195.0 caliper inches.



ASAD ULLAH KHAN
PLANS EXAMINER

9/7/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2023-005003	Zoning District(s): RSD1	Date of Refusal: 9/7/2023
Address/Location: 209 W CHESTNUT HILL AVE, Philadelphia, PA 19118-3703 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Matthew Millan	Applicant Address: 15 W Highland Avenue Philadelphia, PA 19118 USA	Civic Design Review? N

Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas, the minimum rear yard in RSD-1 zoning district shall be 30 ft, while the proposed lot has a rear yard less of 18 ft.
Table 14-802-4	Required Parking for Persons with Disabilities	For nine (9) parking spaces, one (1) shall be accessible and for every <i>six</i> or a fraction of <i>six</i> accessible parking spaces, at least one shall be a van-accessible parking space complying with ICC/ANSI A117.1. The proposed development has no accessible parking.

ONE (1) USE REFUSAL
Four (4) ZONING REFUSAL

Fee to File Appeal: \$ 300

Note to the ZBA: App # 991208043, cal # 99-1471 , granted a variance for an office use

App # 000922007, cal # 00-1183 granted a variance for an additional office space.

Parcel Owner: GREYLOCK DEVELOPMENT PARTNERS LP

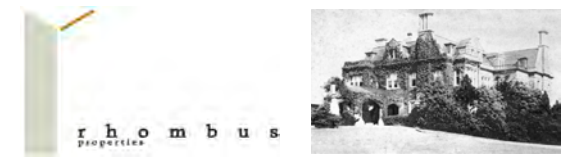


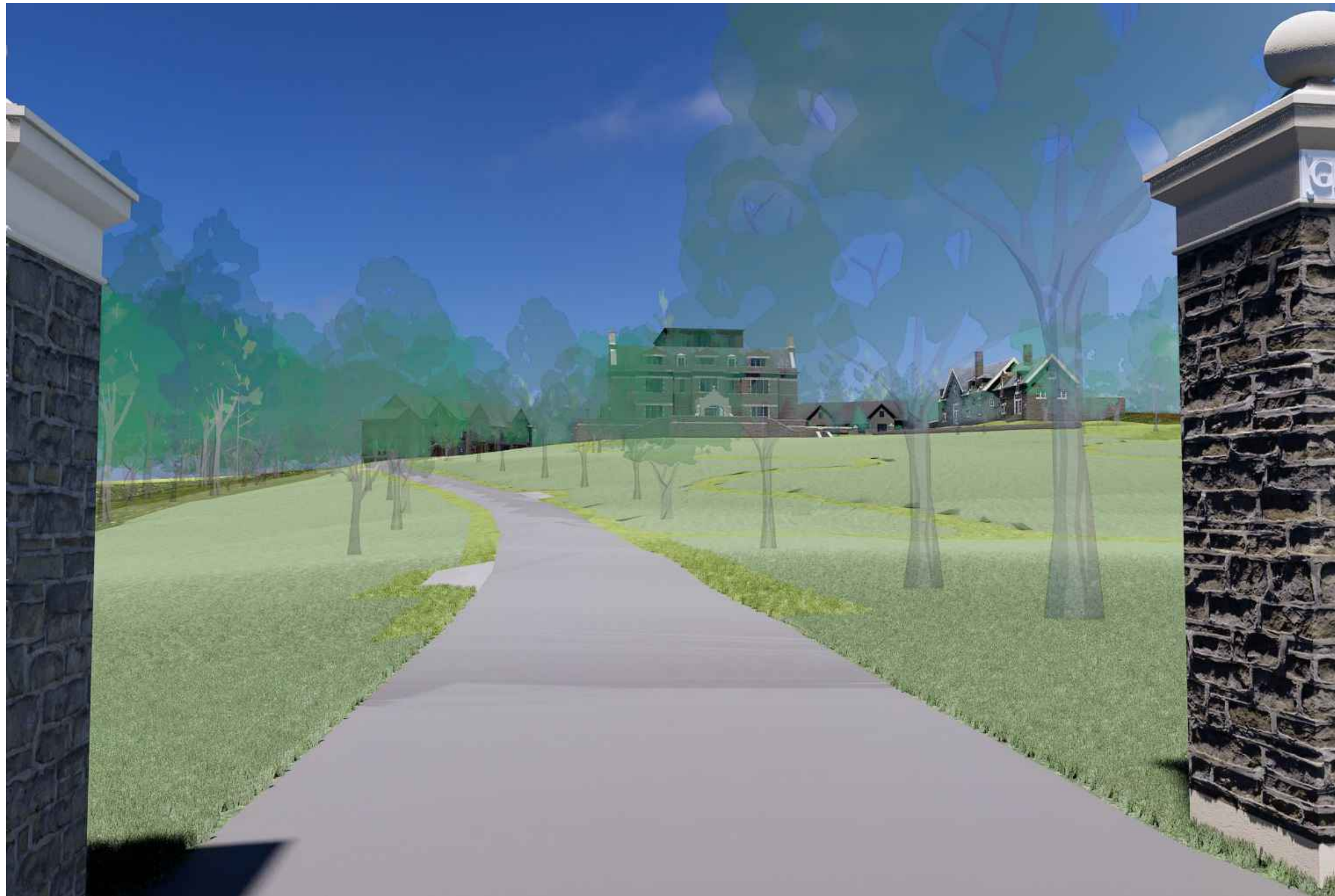
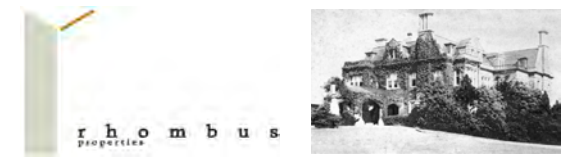
ASAD ULLAH KHAN
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9/7/2023
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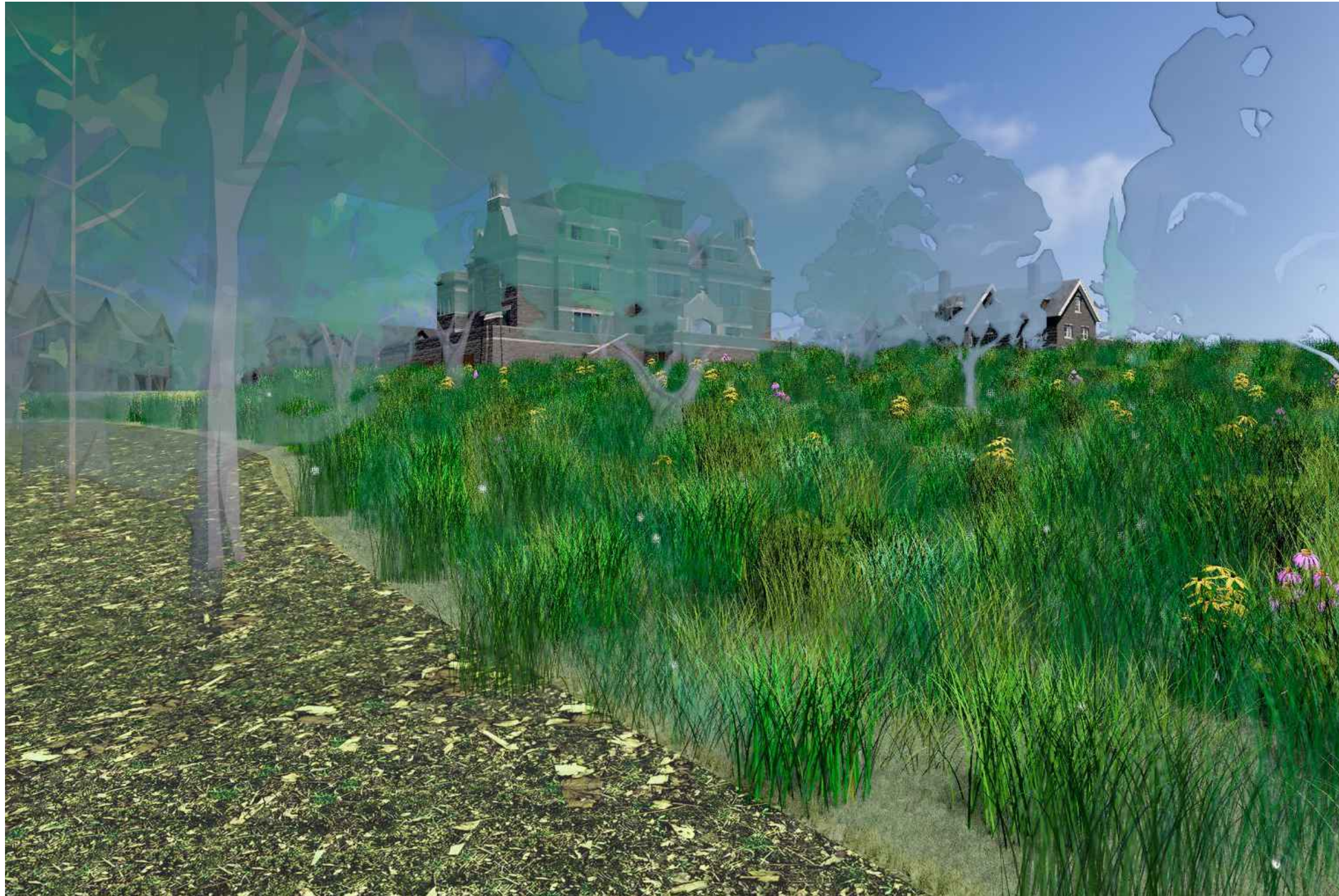
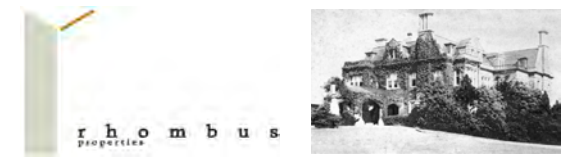
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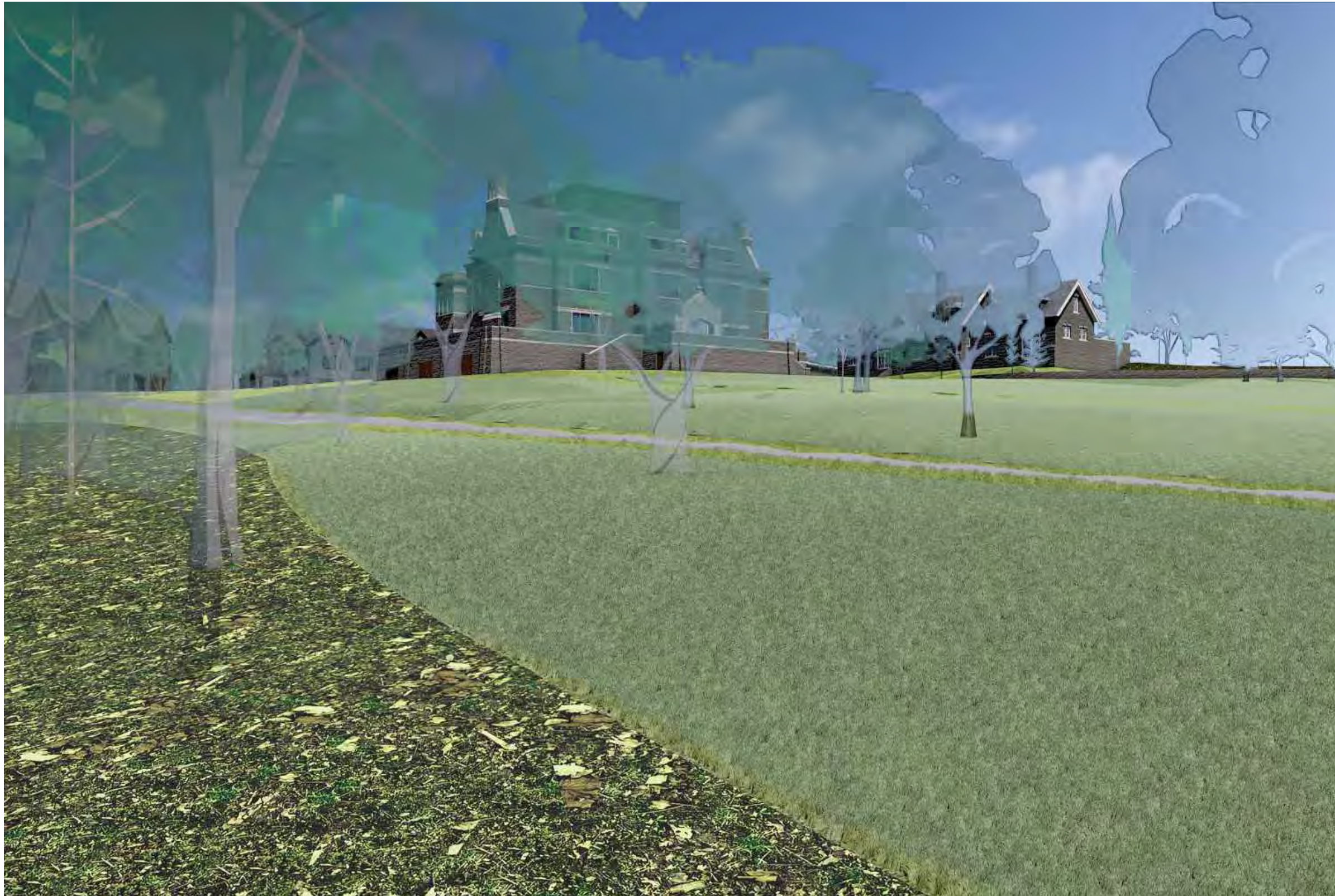
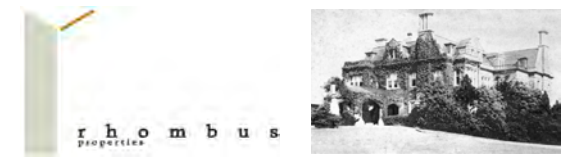






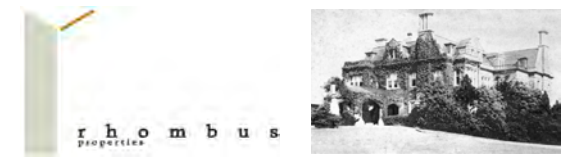
View 1 - From Driveway without Meadow

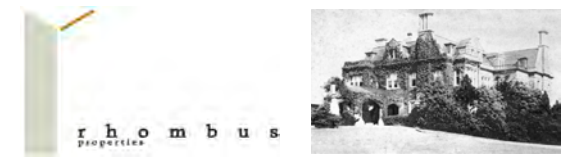




View 2 - From Driveway without Meadow





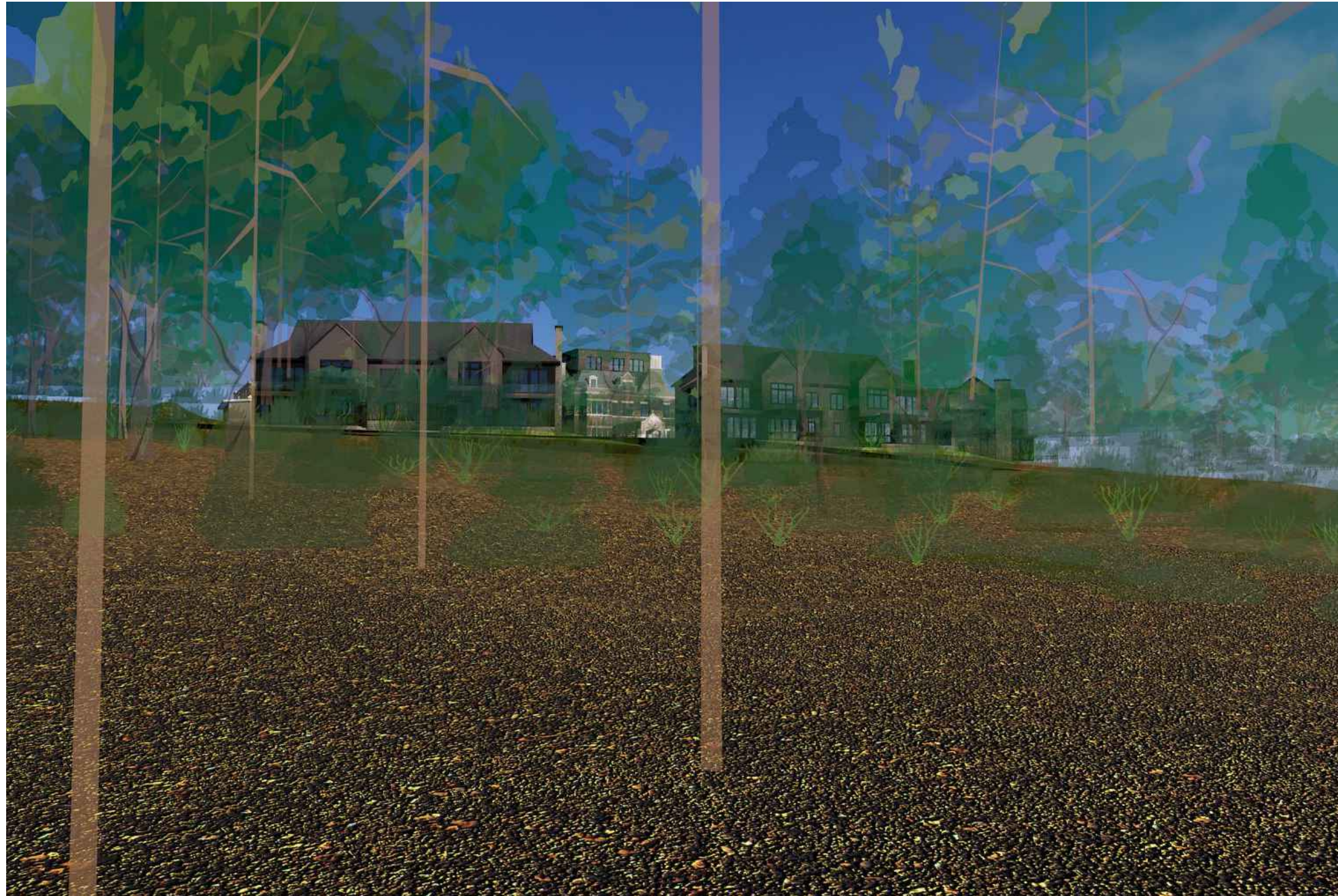
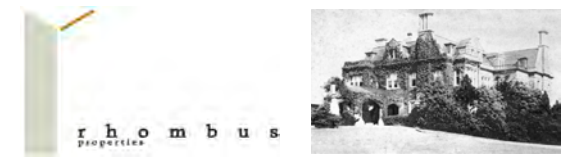


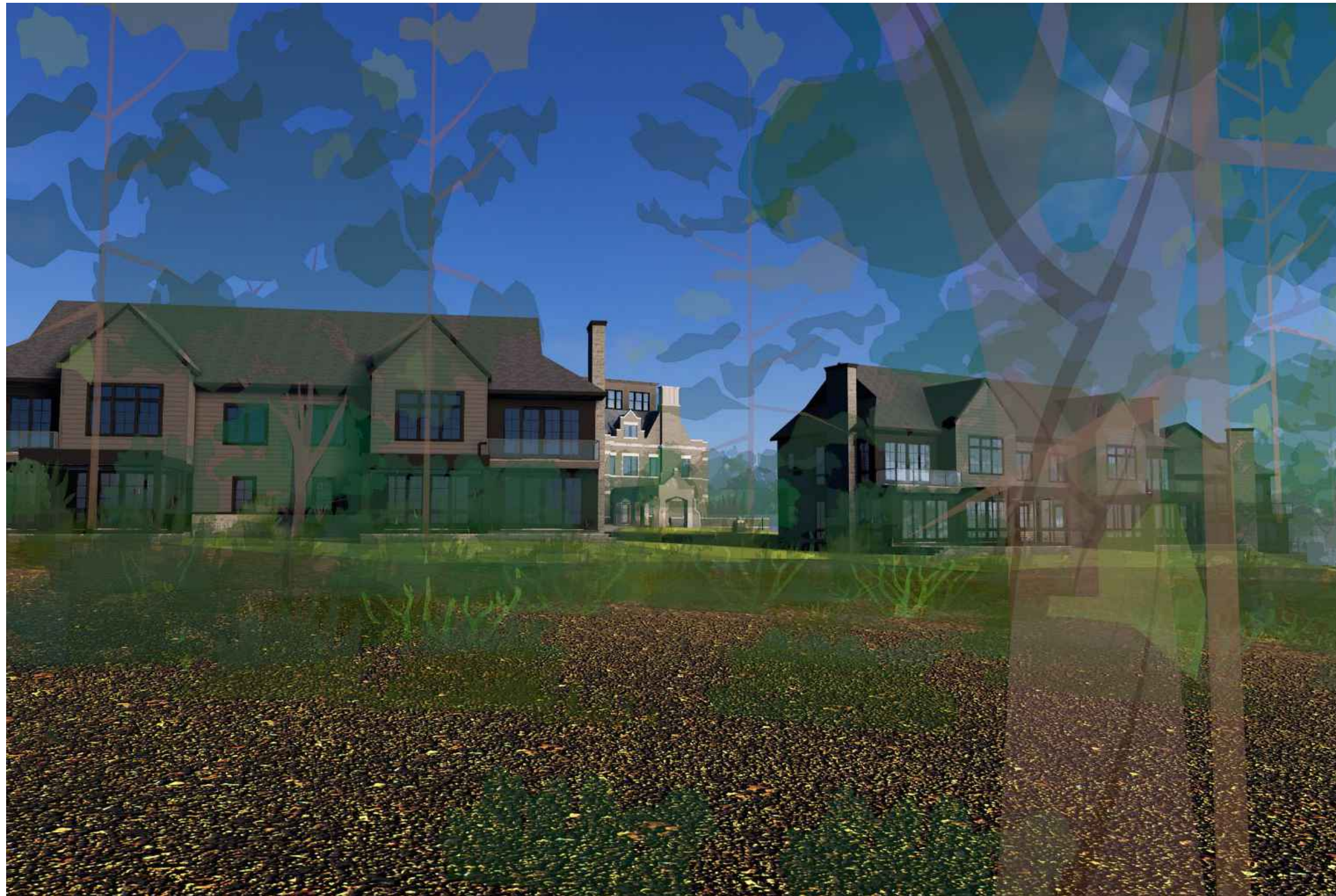
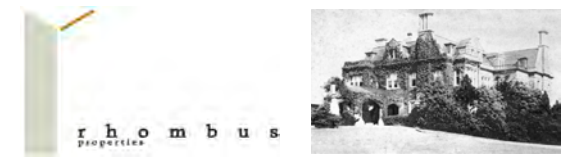
View 3 - From Driveway without Meadow

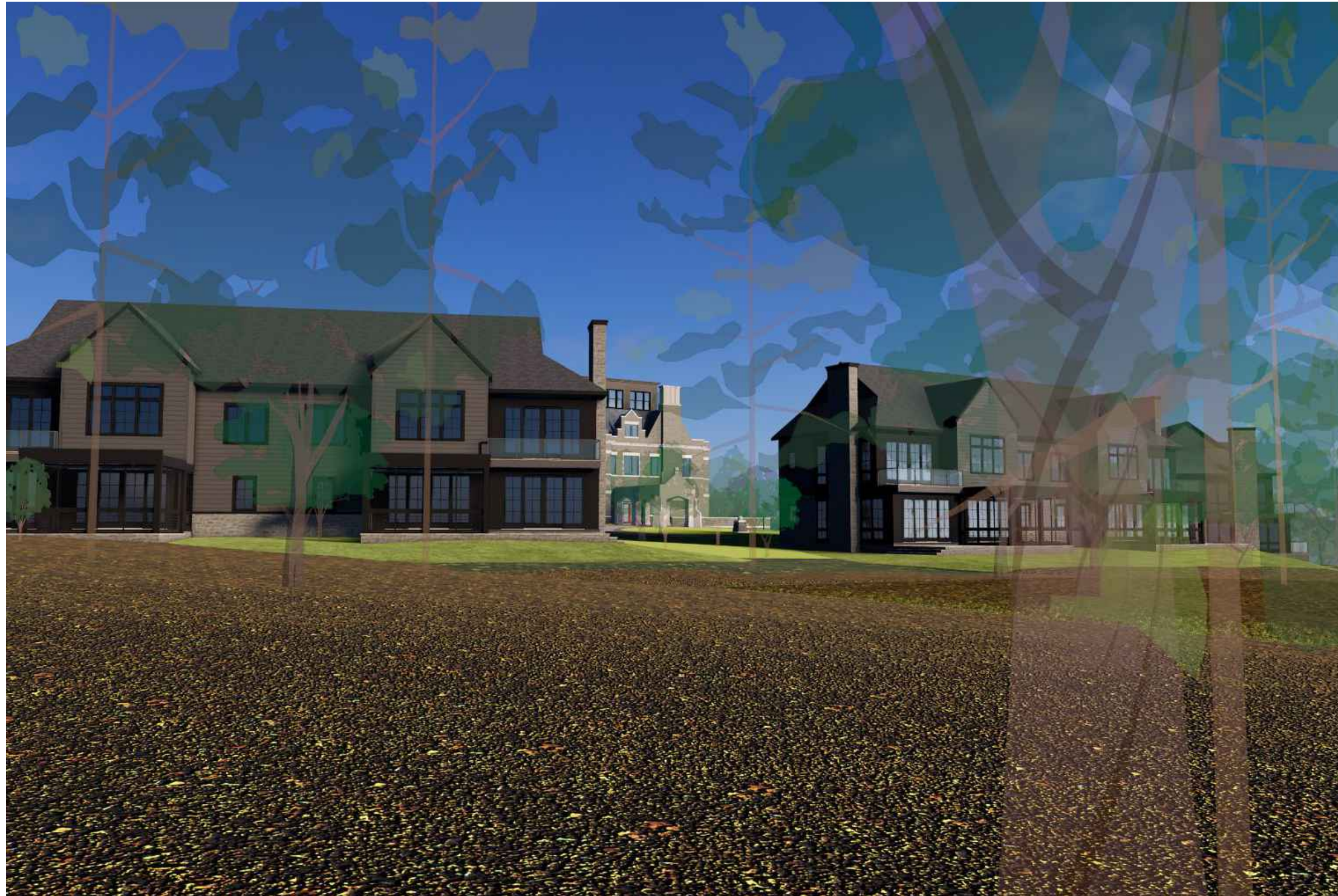
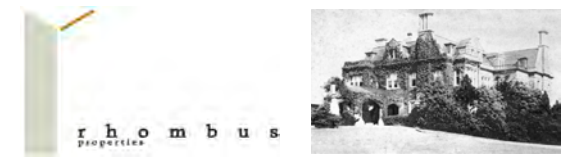


Existing View from Lavender Trail Aligned with North West Property Corner - 11/29/2022









View 5 - From Park Aligned with North West Property Corner - 124' - without Understory





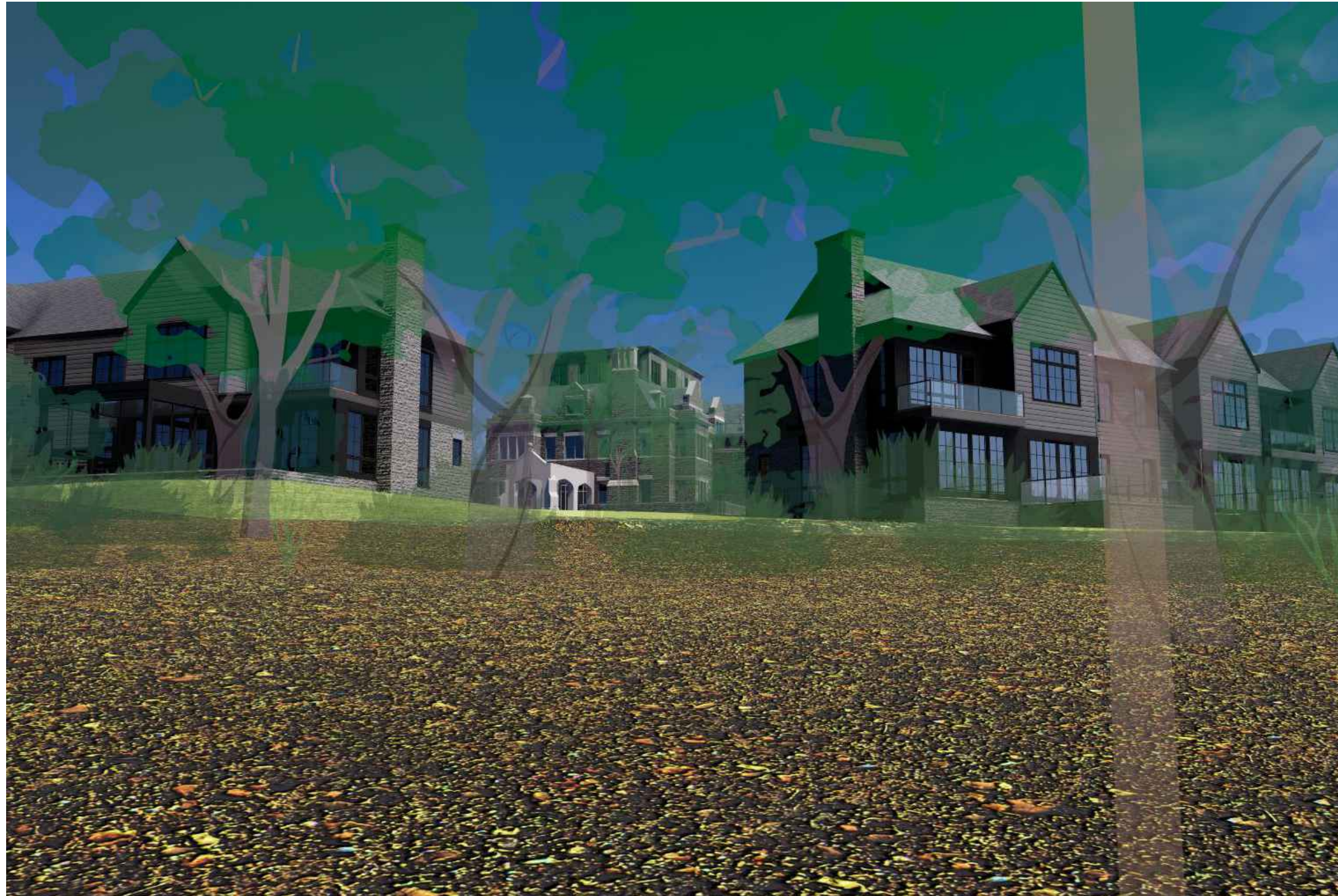
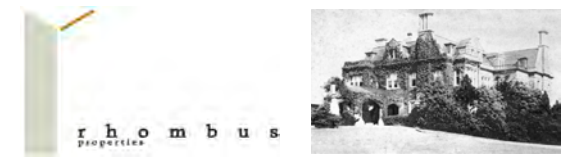
Existing View from Lavender Trail Aligned with South West Property Corner - 11/29/2022

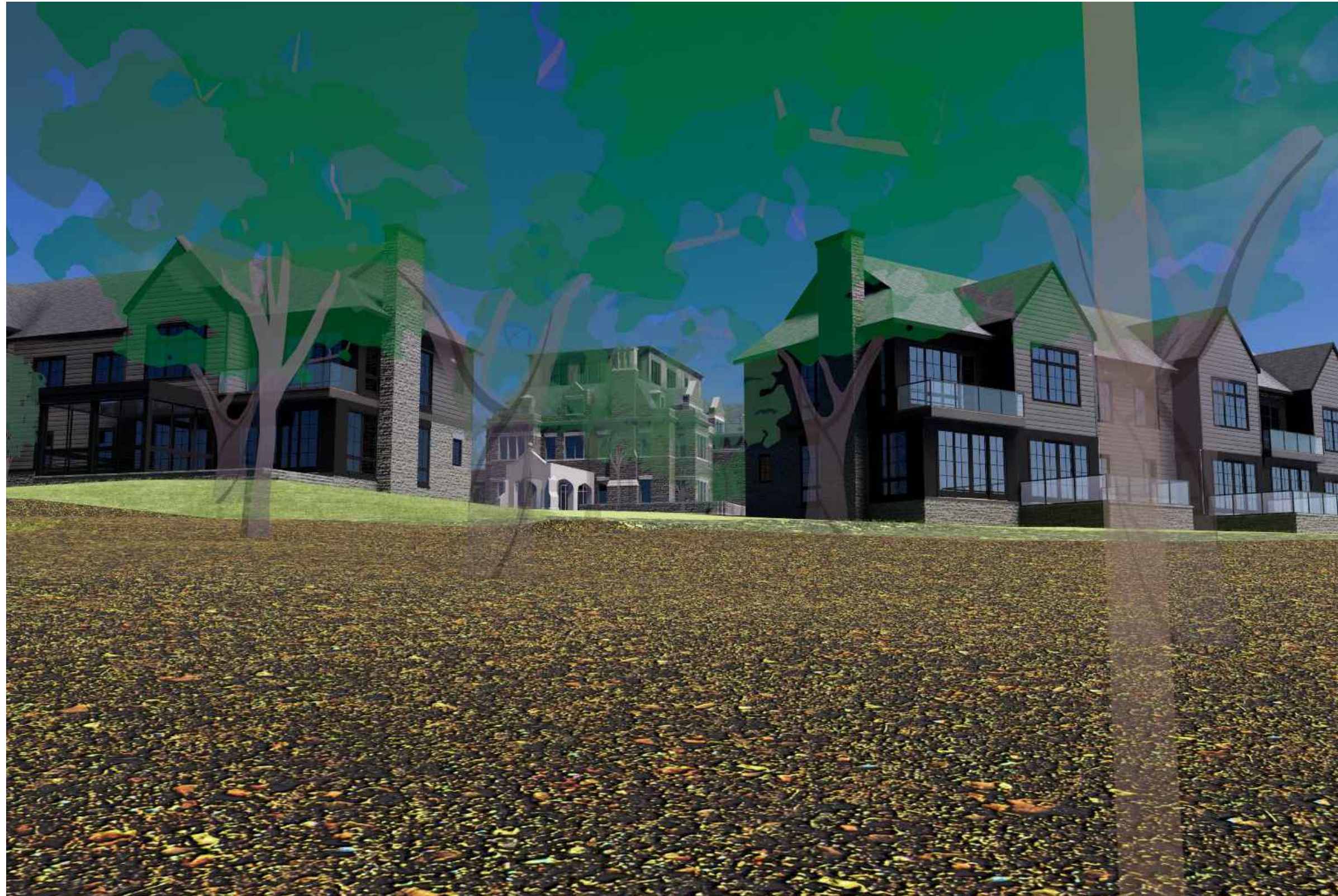
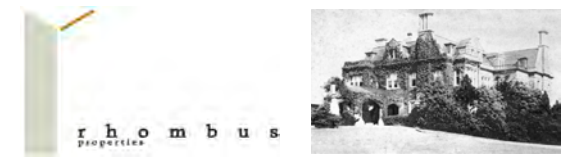


Existing View from Lavender Trail Aligned with South West Property Corner - 11/08/2023



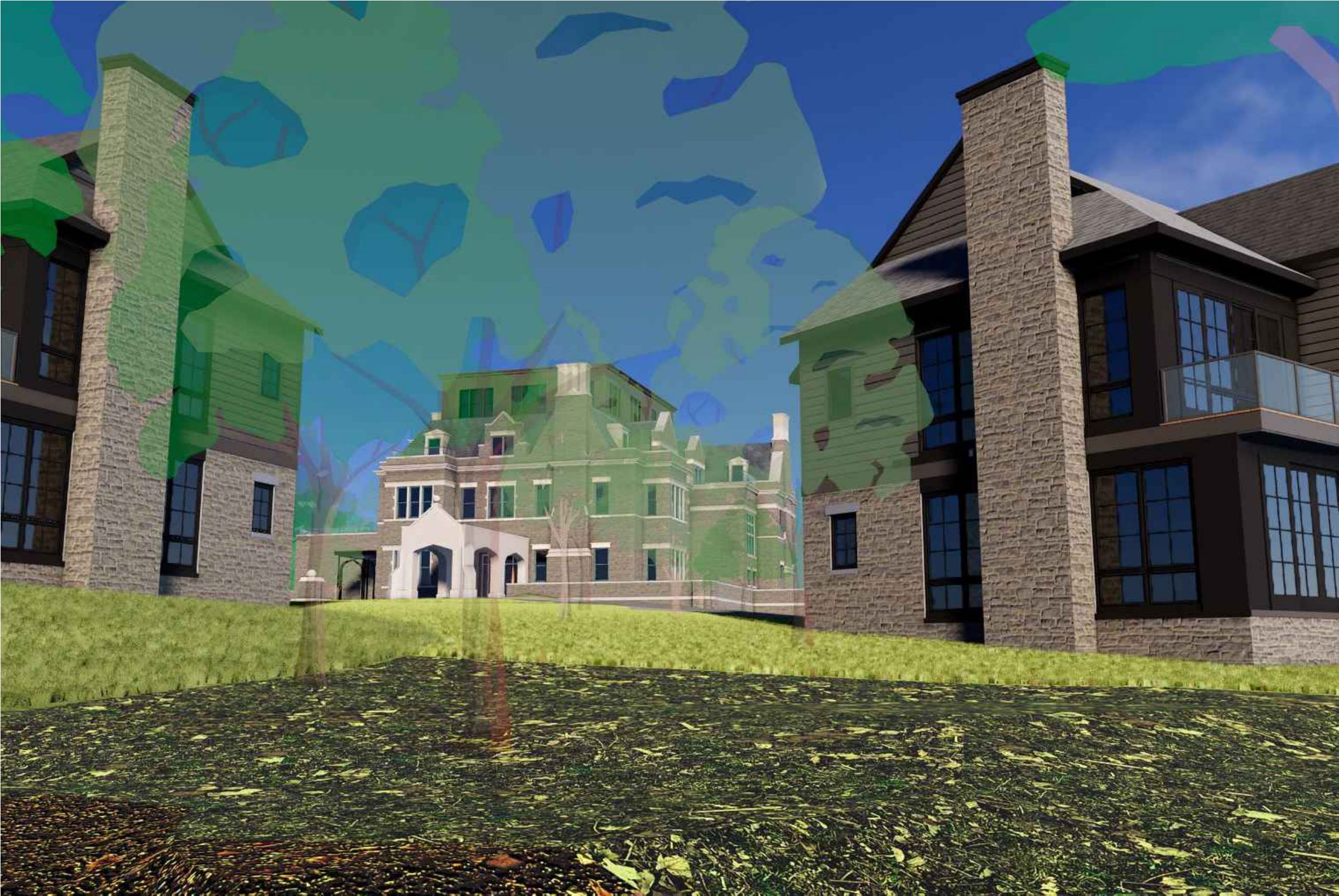
View 6 - From Lavender Trail Aligned with South West Property Corner - 154'





View 7 - From Park Aligned with South West Property Corner - 77' - without Understory





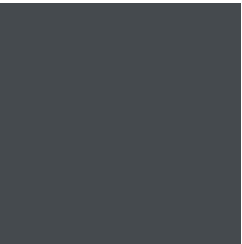
"THE Triplex" EXTERIOR MATERIALS:



ROOFING SHINGLES-
WEATHERED WOOD



SIDING 2-
NIGHT GRAY



WINDOWS & DOORS-
GUNMETAL



STONE-
SCHIST





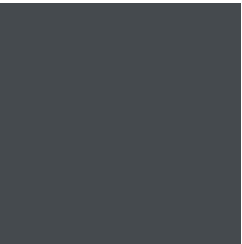
"THE Triplex" EXTERIOR MATERIALS:



ROOFING SHINGLES-
WEATHERED WOOD



SIDING 2-
NIGHT GRAY



WINDOWS & DOORS-
GUNMETAL



STONE-
SCHIST





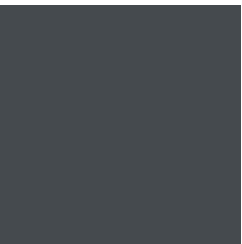
"THE Triplex" EXTERIOR MATERIALS:



ROOFING SHINGLES-
WEATHERED WOOD



SIDING 2-
NIGHT GRAY

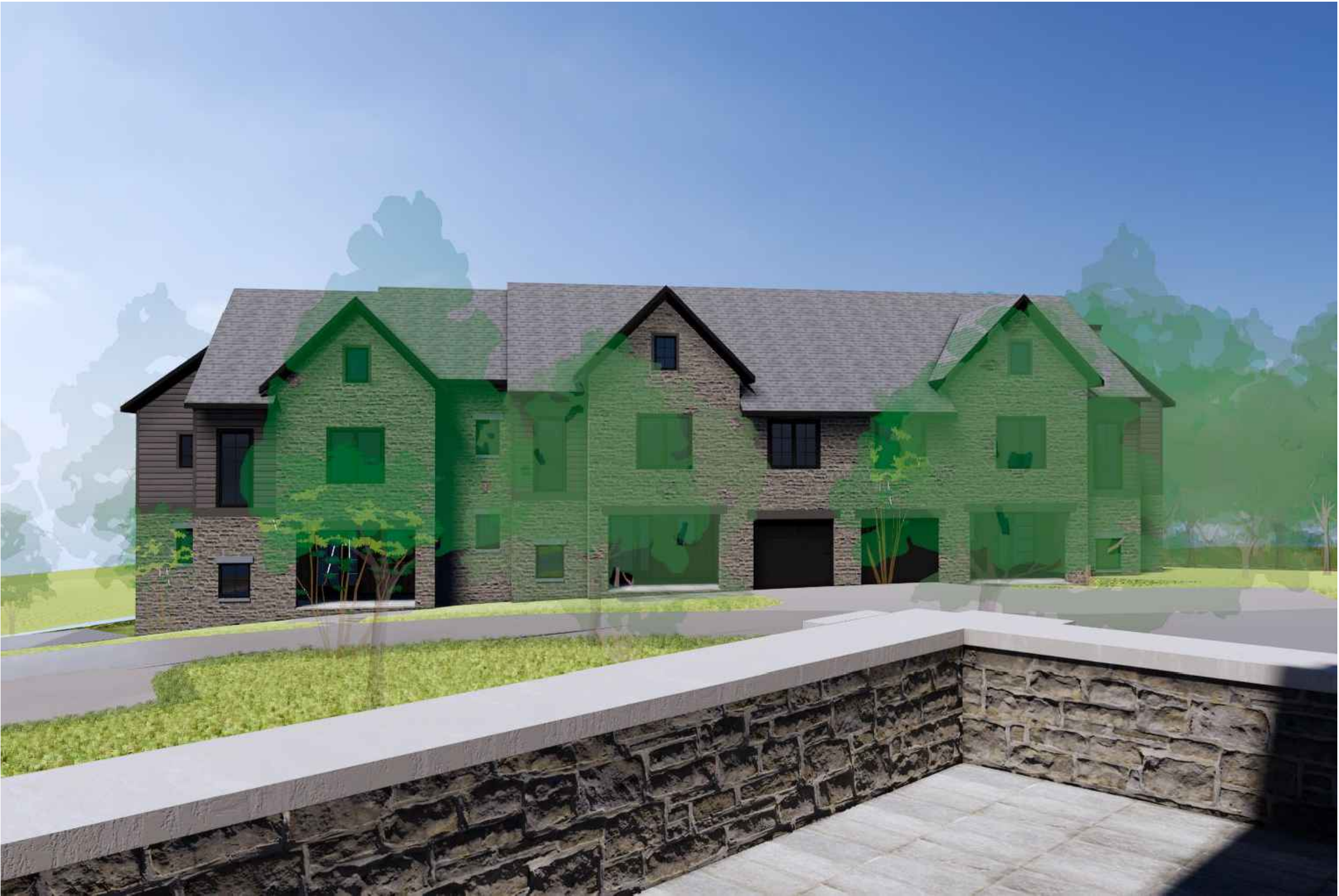


WINDOWS & DOORS-
GUNMETAL



STONE-
SCHIST





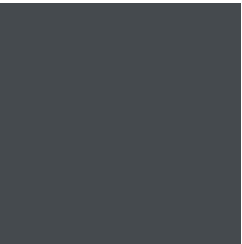
"THE Triplex" EXTERIOR MATERIALS:



ROOFING SHINGLES-
WEATHERED WOOD



SIDING 2-
NIGHT GRAY



WINDOWS & DOORS-
GUNMETAL



STONE-
SCHIST





"THE TWINS" EXTERIOR MATERIALS:



ROOFING SHINGLES-
SMOKEY QUARTZ



SIDING 1-
NIGHT GRAY



WINDOWS & DOORS-
BRONZE



STONE-
SCHIST





"THE TWINS" EXTERIOR MATERIALS:



ROOFING SHINGLES-
SMOKEY QUARTZ



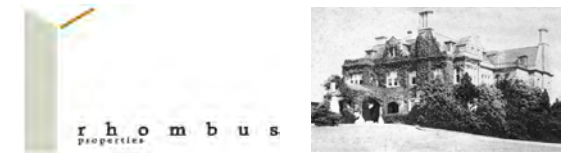
SIDING 1-
NIGHT GRAY



WINDOWS & DOORS-
BRONZE



STONE-
SCHIST

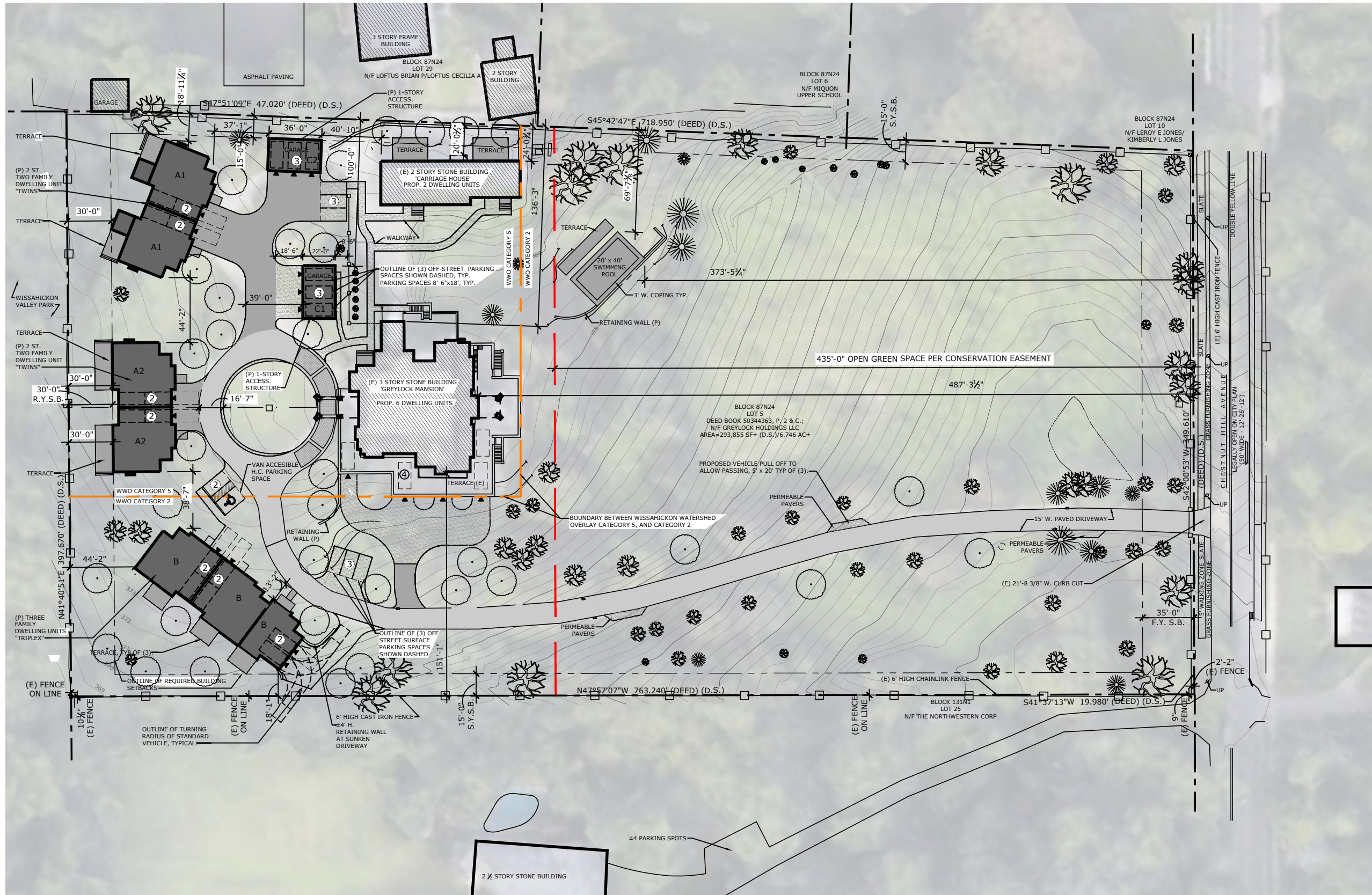


PROJECT HIGHLIGHTS:

- 15 DWELLING UNITS TOTAL
- 39 PARKING SPACES TOTAL
- MANSION: 6 UNITS
- CARRIAGE HOUSE: 2 UNITS
- A1, A2: 2 UNITS EACH
- B: 3 UNITS

COMMUNITY BENEFITS:

- Preserve and restore existing historic Greylock Mansion and Carriage House, terraces, and driveway.
- Restore and improve the site and landscape, including a native species meadow and shade trees.
- Retain the open green space in the front yard.
- Restore public views of the Greylock Mansion and Carriage House from W Chestnut Hill Ave.
- Restore sidewalk and iron estate fencing along W Chestnut Hill Ave.
- Provide stormwater management that controls and improves the runoff conditions along the Wissahickon Park and adjacent property lines.
- Development plan that ensures long term health and financial viability of property, and operations and maintenance of the existing historical buildings, terrace, driveway in the future.
- Create construction jobs during the project.
- Add real estate value and taxes to the city.
- Add neighbors to community and patrons to local businesses.



02/19/2024

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Matthew Millan Architects, Inc.

Proposed Site Plan



viridian landscape studio

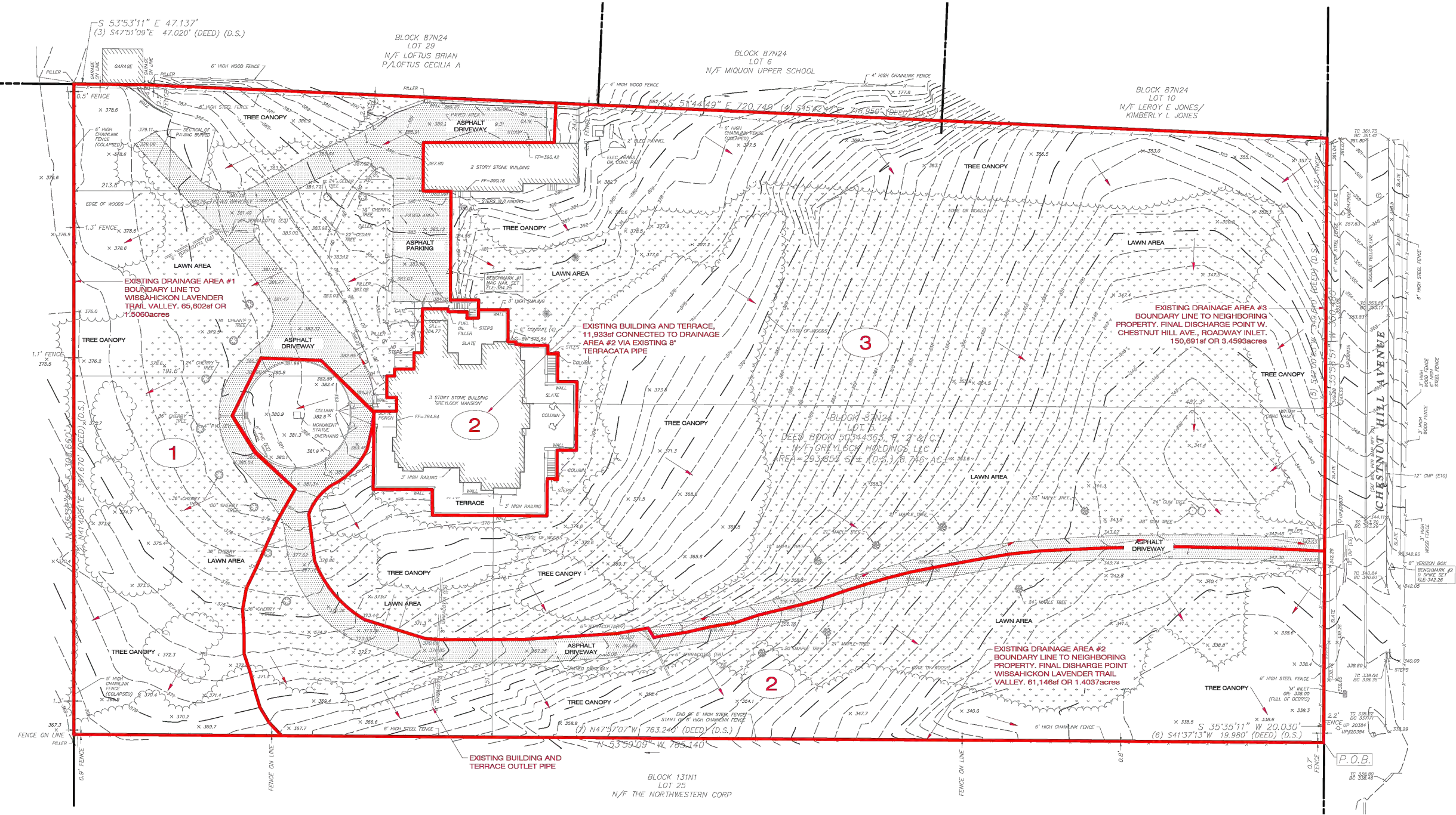
Millan
Architects
215.248.1244
MILLANARCHITECTS.COM





LEGEND

- EXISTING FEATURES
- TELECOMMUNICATION MANHOLE
 - WATER MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - WATER VALVE
 - UTILITY POLE
 - SIGN
 - LIGHT STANDARD
 - 'C' STORMWATER INLET
 - 'M' STORMWATER INLET
 - CLEAN OUT
 - TRAFFIC LIGHT
 - SANITARY SEWER
 - STORMWATER CONVEYANCE PIPE
 - UNDERGROUND COMBINED SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD AERIAL LINE
 - FENCE LINE
 - EXISTING BUILDINGS
 - PROPERTY LINE
 - CONCRETE PAVING
 - ASPHALT PAVING
 - LAWN AREA
 - DRAINAGE FLOW DIRECTION



EXISTING DRAINAGE AREAS NARRATIVE

THE PROPERTY AT 209 W. CHESTNUT HILL AVENUE CONTAINS 293,855sf OR 6.746acres. THE PROPERTY IS MADE UP OF 3 MAIN DRAINAGE AREAS WHICH DISCHARGE TO DIFFERENT AREAS OF THE SITE. THE UPPER AREA OF THE SITE OR DRAINAGE AREA #1 IS MADE UP OF AN ASPHALT DRIVEWAY AND PARKING AREA, MAINTAINED LAWN AREA, AND TREE CANOPY COVER. THIS DRAINAGE DRAINS VIA OVERLAND FLOW TO THE REAR OF THE PROPERTY BORDERING THE WISSAHICKON VALLEY AND SECTIONS OF THE LAVENDER TRAIL. DRAINAGE AREA #2 DISCHARGES TO THE SOUTHERN PROPERTY LINE BORDERING NEIGHBORING PARCEL AT 305 W. CHESTNUT HILL AVE. THIS DRAINAGE AREAS CONTAINS A MAJORITY OF THE ASPHALT ENTRY DRIVEWAY, THE MAIN BUILDING AND TERRACE, MAINTAINED LAWN AREA, AND TREE CANOPY COVER. DRAINAGE AREA #3 IS THE LARGEST DRAINAGE AREA ON SITE. THE MAJORITY OF THE OPEN SPACE IS AN OVERGROWN SUCCESSIVE LAWN AREA WITH MOWN PATHWAYS. THE REST OF THIS DRAINAGE AREA IS TREE CANOPY COVER AND MINIMAL IMPERVIOUS COVER FROM THE ACCESSORY BUILDING. DRAINAGE AREA #3 DISCHARGES VIA OVERLAND FLOW TO THE RIGHT-OF-WAY IN W. CHESTNUT HILL AVENUE WHERE THERE ARE TWO CITY OWNED STORMWATER INLETS.

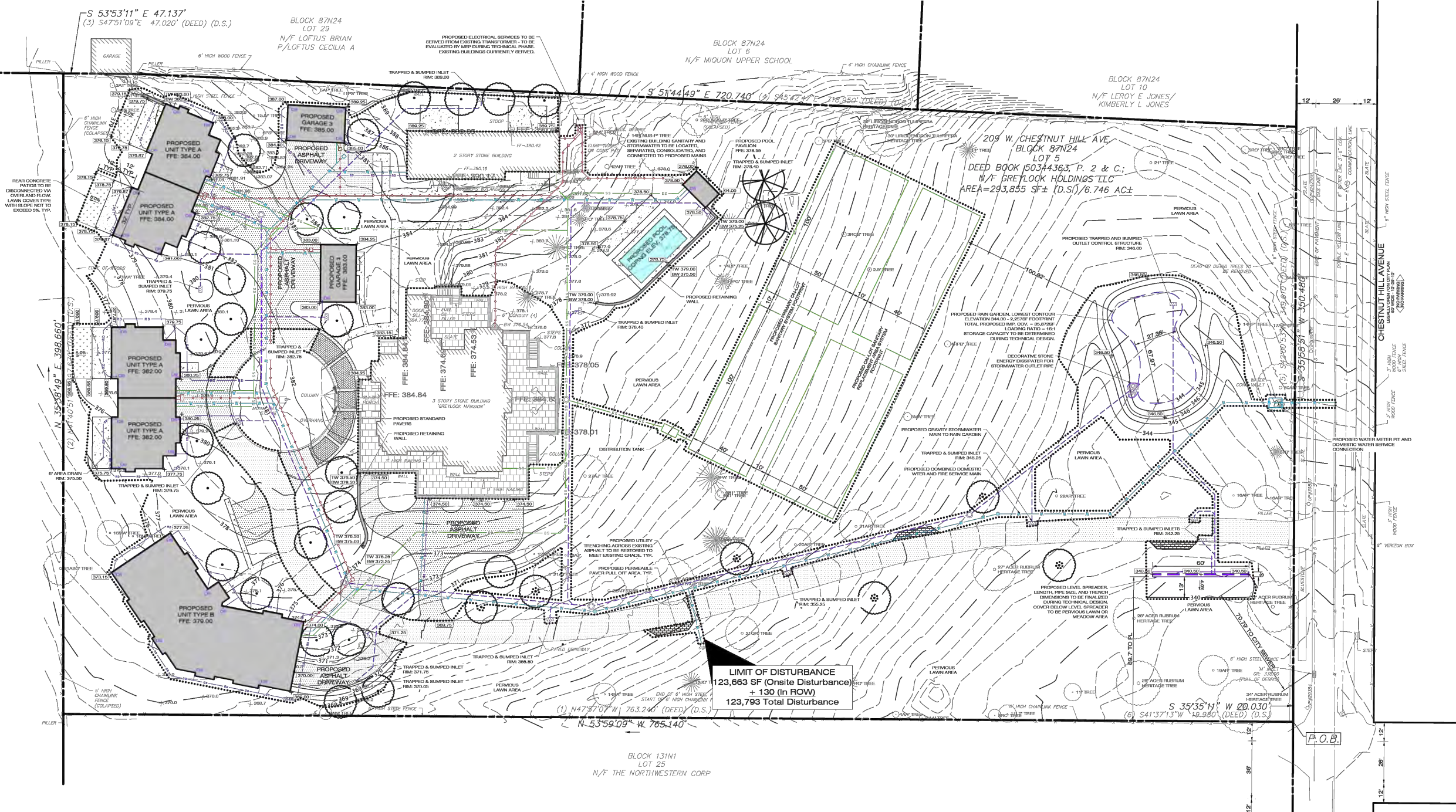
EXISTING DRAINAGE AREA TABLE				
DRAINAGE AREA	IMPERVIOUS COVER	TREE CANOPY COVER	LAWN AREA	TOTAL AREA
1	17,108	27,604	20,980	65,602
2	20,755	27,940	28,867	77,562
3	6,142	57,967	86,582	150,691



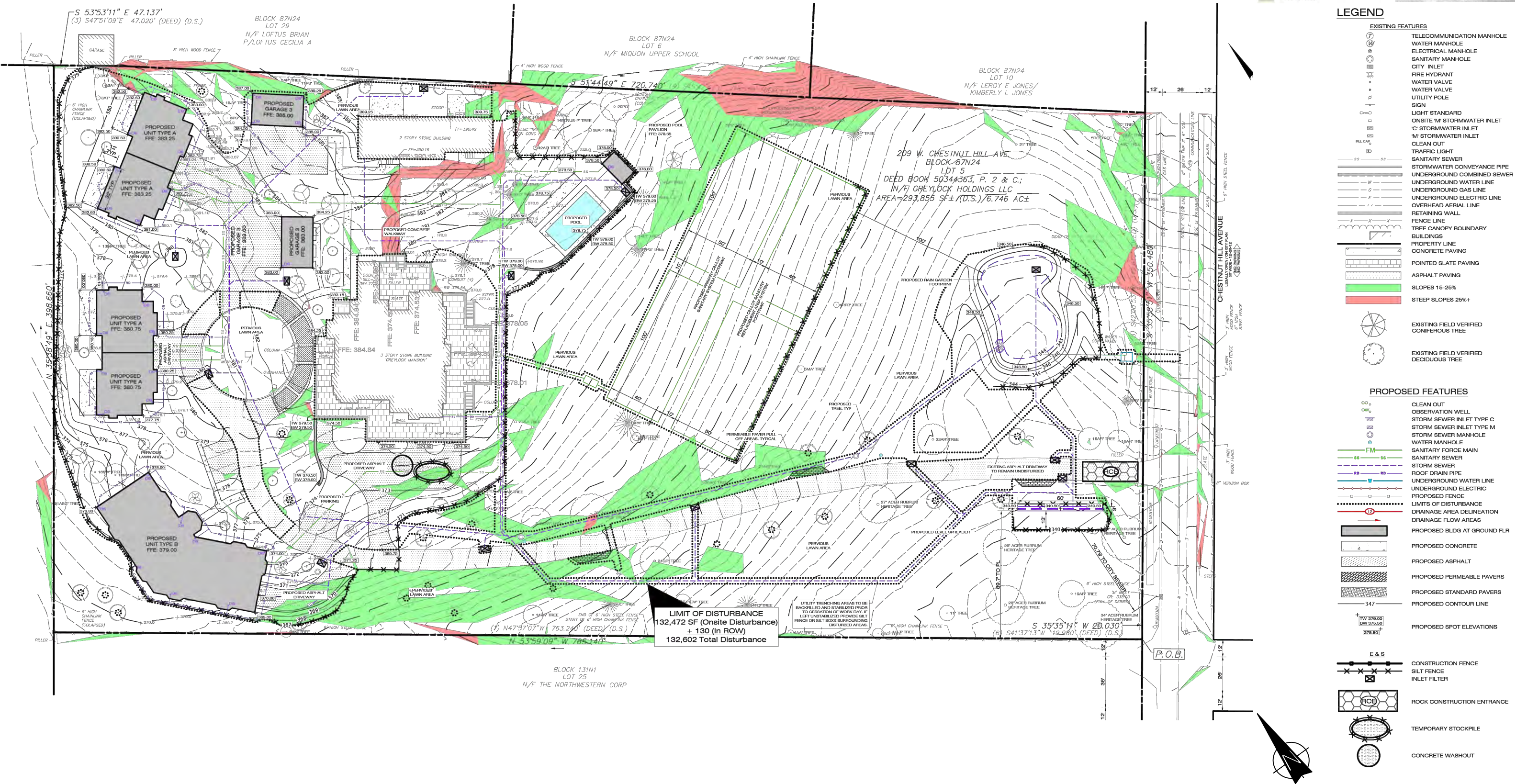


LEGEND

EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	WATER VALVE
	UTILITY POLE
	SIGN
	LIGHT STANDARD
	ONSITE 'M' STORMWATER INLET
	'C' STORMWATER INLET
	'M' STORMWATER INLET
	CLEAN OUT
	TRAFFIC LIGHT
	SANITARY SEWER
	STORMWATER CONVEYANCE PIPE
	UNDERGROUND COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	RETAINING WALL
	FENCE LINE
	TREE CANOPY BOUNDARY
	BUILDINGS
	PROPERTY LINE
	CONCRETE PAVING
	POINTED SLATE PAVING
	ASPHALT PAVING
	EXISTING FIELD VERIFIED CONIFEROUS TREE
	EXISTING FIELD VERIFIED DECIDUOUS TREE
PROPOSED FEATURES	
	CLEAN OUT
	OBSERVATION WELL
	STORM SEWER INLET TYPE C
	STORM SEWER INLET TYPE M
	STORM SEWER MANHOLE
	WATER MANHOLE
	SANITARY FORCE MAIN
	SANITARY SEWER
	STORM SEWER
	ROOF DRAIN PIPE
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC
	PROPOSED FENCE
	LIMITS OF DISTURBANCE
	DRAINAGE AREA DELINEATION
	DRAINAGE FLOW AREAS
	PROPOSED BLDG AT GROUND FLR
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERMEABLE PAVERS
	PROPOSED STANDARD PAVERS
	PROPOSED CONTOUR LINE



LIMIT OF DISTURBANCE
123,663 SF (Onsite Disturbance)
+ 130 (In ROW)
123,793 Total Disturbance



LEGEND

EXISTING FEATURES

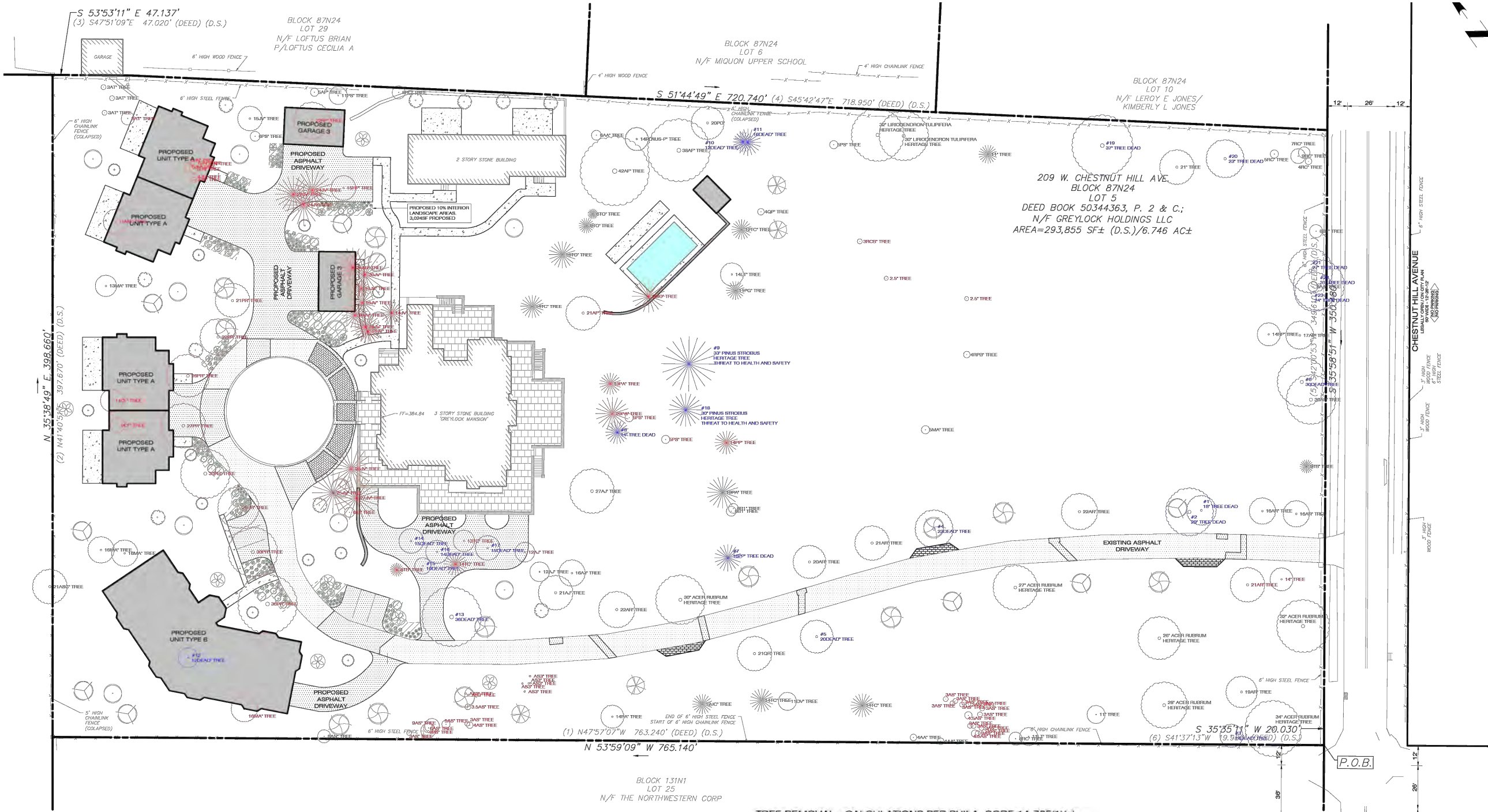
- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- ON SITE "M" STORMWATER INLET
- "C" STORMWATER INLET
- "M" STORMWATER INLET
- CLEAN OUT
- TRAFFIC LIGHT
- SANITARY SEWER
- STORMWATER CONVEYANCE PIPE
- UNDERGROUND COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- RETAINING WALL
- FENCE LINE
- TREE CANOPY BOUNDARY
- BUILDINGS
- PROPERTY LINE
- CONCRETE PAVING
- POINTED SLATE PAVING
- ASPHALT PAVING
- SLOPES 15-25%
- STEEP SLOPES 25%+
- EXISTING FIELD VERIFIED CONIFEROUS TREE
- EXISTING FIELD VERIFIED DECIDUOUS TREE

PROPOSED FEATURES

- CLEAN OUT
- OBSERVATION WELL
- STORM SEWER INLET TYPE C
- STORM SEWER INLET TYPE M
- STORM SEWER MANHOLE
- WATER MANHOLE
- SANITARY FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- ROOF DRAIN PIPE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC
- PROPOSED FENCE
- LIMITS OF DISTURBANCE
- DRAINAGE AREA DELINEATION
- DRAINAGE FLOW AREAS
- PROPOSED BLDG AT GROUND FLR
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED PERMEABLE PAVERS
- PROPOSED STANDARD PAVERS
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATIONS
- E & S
- CONSTRUCTION FENCE
- SILT FENCE
- INLET FILTER
- ROCK CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE
- CONCRETE WASHOUT



Existing Tree Conditions



LEGEND

EXISTING FEATURES

- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- ON-SITE M STORMWATER INLET
- C STORMWATER INLET
- M STORMWATER INLET
- CLEAN CUT
- TRAFFIC LIGHT
- SANITARY SEWER
- STORMWATER CONVEYANCE PIPE
- UNDERGROUND COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- RETAINING WALL
- FENCE LINE
- TREE CANOPY BOUNDARY
- BUILDINGS
- PROPERTY LINE
- CONCRETE PAVING
- POINTED SLATE PAVING
- ASPHALT PAVING
- 10% INTERIOR LANDSCAPING

EXISTING TREE TO REMAIN

EXISTING TREE TBR

EXEMPT DEAD OR DYING TREE TBR

PLANT SCHEDULE

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	NOTES
TREES				
4	Ps	Pinus strobus	White Pine	3" Cal. B&B
8	La	Liquidambar styraciflua	Sweetgum	3" Cal. B&B
11	Bn	Betula nigra	River Birch	Multi stem B&B
13	Gt	Gleditsia triacanthus	Honey Locust	3" Cal. B&B
12	Cc	Cercis canadensis	Red Bud	3" Cal. B&B
10	Aq	Acer glabrum	Paperbark Maple	3" Cal. B&B
7	Am	Amelanchier canadensis	Service Berry	Multi stem B&B
SHRUBS				
11	Iv	Ilex virginica	Virginia Sweetgum	#3 cont.
8	Vd	Viburnum dentatum	Arrowwood	#3 cont.
10	Ca	Clothes shrub	Sweet Pepperbush	#3 cont.
12	CS	Cornus sericea	Red Osier Dogwood	#3 cont.
PERENNIALS				
59	Pv	Panicum virgatum	Red Switch Grass	#1 cont.
57	Ss	Schizanthus scoparium	Little Bluestem	#1 cont.
50	PC	Echinacea purpurea	Purple Coneflower	#1 cont.
60	Ah	Artemisia ludoviciana	Blue Star	#1 cont.

CREDITS FOR PRESERVING EXISTING TREES - CALCULATIONS PER PHILA. CODE 14-705(1)(h)

TOTAL EXISTING TREES GREATER THAN 12" TO BE PRESERVED = 42
- (12" x 42) = 504"
TOTAL EXISTING 8"-12" TREES TO BE PRESERVED = 15
- (8" x 15) = 120"
TOTAL EXISTING 5"-7" TREES TO BE PRESERVED = 10
- (5" x 10) = 50"

TOTAL PRESERVATION OF EXISTING TREE CREDITS = 674"
*HEALTHY TREES AS PART OF A DEVELOPMENT PROJECT MAY OBTAIN CREDITS TOWARD TREES REQUIRED BY THE CITY OF PHILADELPHIA ZONING CODE, OTHER THAN THOSE REQUIRED UNDER 14-705(1)(g).

TREE REMOVAL - CALCULATIONS PER PHILA. CODE 14-705(1)(g)

TOTAL EXISTING HEALTHY TREE CALIPER INCHES ON SITE - 2,155.5"
TOTAL EXISTING EXEMPT DEAD OR DYING TREE CALIPER INCHES ON SITE - 505"
TOTAL EXISTING HEALTHY TREE CALIPER INCHES ON SITE TO BE REMOVED - 957.5"

PROPOSED TREE PLANTINGS

TOTAL PROPOSED MIN. 3" CALIPER TREES TO BE PLANTED - 65
- (65 x 3") = 195"
TOTAL PROPOSED TREE CALIPER INCHES TO BE REPLACED = 195"

TREE REPLACEMENT REQUIREMENT - CALCULATIONS PER PHILA. CODE 14-705(1)(g)

TOTAL REQUIRED TREE CALIPER INCHES CALCULATION
- (957.5" - 195") = 762.5"
TOTAL TREE CALIPER INCHES REQUIRED TO BE REPLACED = 762.5"



PLANTING PLAN WITH TYPOLOGIES



LEGEND

- LAWN
- GARDENESQUE
- WOODLAND BUFFER
- MANAGED MEADOW
- WET MEADOW



GARDENESQUE REFERENCE IMAGES



WOODLAND BUFFER REFERENCE IMAGES



MANAGED MEADOW REFERENCE IMAGES



managed for invasives



winter as time goes by

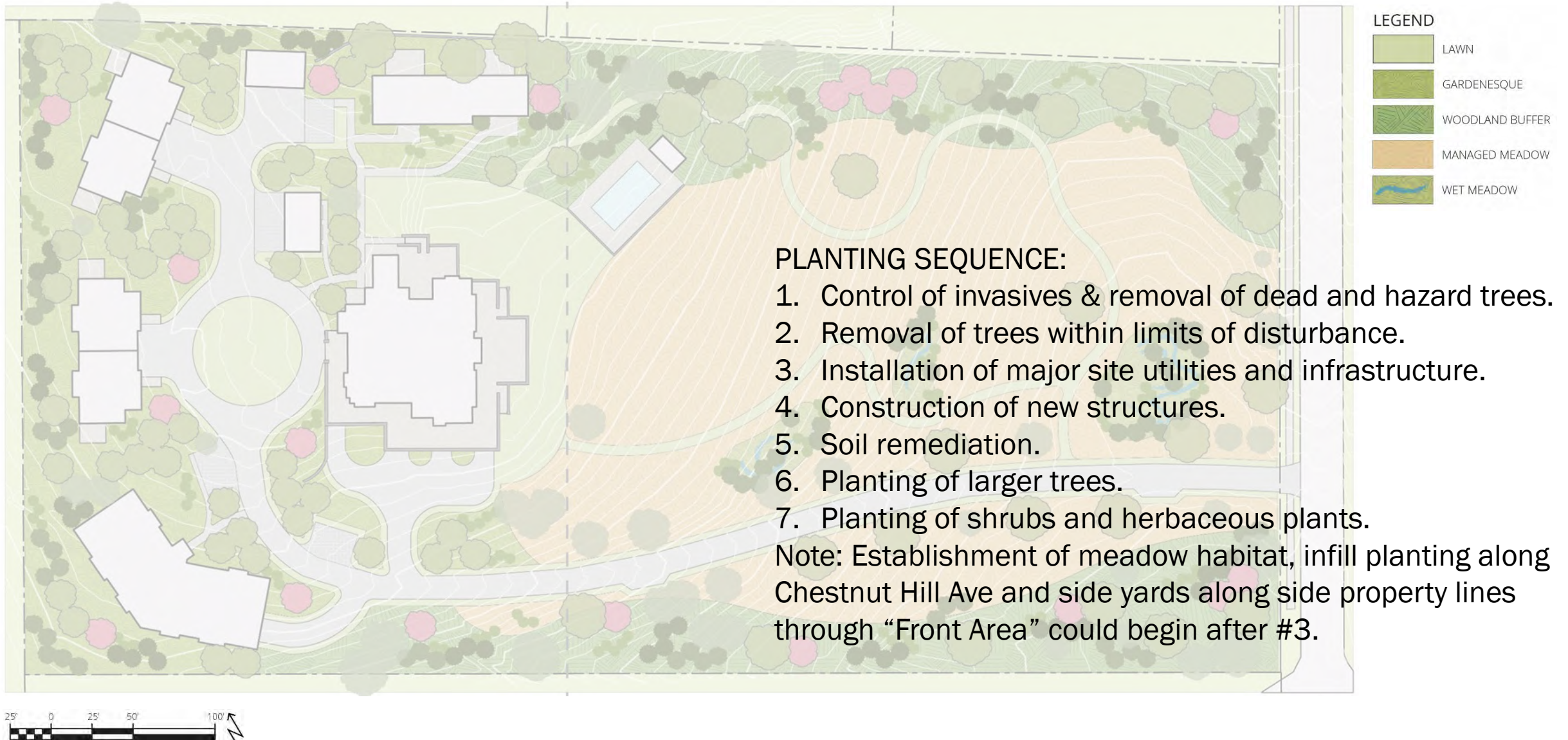


stylized

WET MEADOW – REFERENCE IMAGES



PLANTING PLAN WITH TYPOLOGIES





EXISTING CONTEXT PHOTO:NORTH WEST ELEVATION



EXISTING CONTEXT PHOTO:SOUTH WEST ELEVATION



EXISTING CONTEXT PHOTO:SOUTH WEST ELEVATION



EXISTING CONTEXT PHOTO:SOUTH EAST ELEVATION

GREYLOCK
209 W Chestnut Hill Avenue, Philadelphia, PA 19118



EXISTING CONTEXT PHOTO:
SIDE ENTRY



EXISTING CONTEXT PHOTO: TYPICAL WINDOW BAY
AT SOUTH EAST ELEVATION



EXISTING CONTEXT PHOTO:
SIDE ENTRY



EXISTING CONTEXT PHOTO: ROOF DECK AT NORTH EAST ELEVATION

Existing Mansion Photos



EXISTING CONTEXT PHOTO



EXISTING CONTEXT PHOTO: NORTH EAST ELEVATION



EXISTING CONTEXT PHOTO: NORTH WEST ELEVATION



EXISTING CONTEXT PHOTO: SOUTHWEST ELEVATION



EXISTING CONTEXT PHOTO: SOUTH EAST ELEVATION