



8226 GERMANTOWN AVE



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**OWNER:**

Vich Properties, LLC  
830 Welsh Road Box 264  
Huntingdon Valley, PA 19006

**ARCHITECT:**

M ARCHITECT  
4590 MAIN STREET  
PHILADELPHIA, PA 19127





8226 GERMANTOWN AVE





**EXISTING** AERIAL 1 : WEST



**EXISTING** AERIAL 2 : EAST





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



**SITE PHOTO 2:** LOOKING AT EAST SIDE OF THE SITE





**SITE PHOTO 1: LOOKING AT SOUTH SIDE OF THE BUILDING**



**SITE PHOTO 2: APPROACHING THE BUILDING FROM NORTH**





# THE WEILER

A CHESTNUT HILL LIFESTYLE COMMUNITY

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

- 7 Residences – 960 square feet to 1100 square feet
- Mail and Package Service
- Residential Lobby on Germantown Avenue
- Off Street 1 to 1 Parking
- Electric Vehicle Charging Stations
- Eco-friendly building
- Harmless fixtures
- Built-in humidification systems





# 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 ELEMENTARY SCHOOL

### 7. RELIGIOUS:

LUTHERN CHURCH

### 8. ELECTRIC VEHICLE CHARGING STATION

### 9. RECREATION:

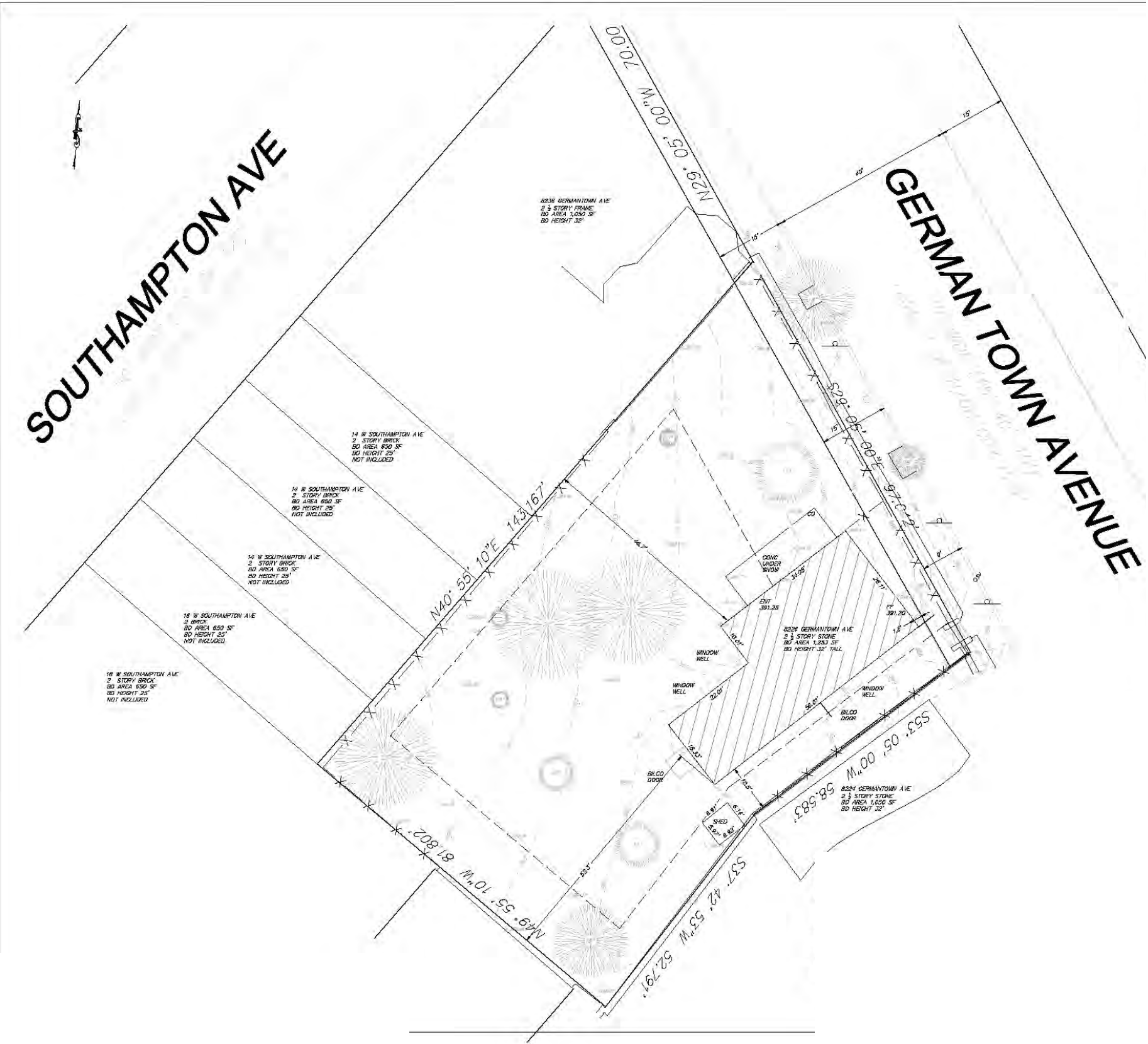
PASTORIUS PARK  
WATER TOWER PARK  
PHILADELPHIA CRICKET CLUB





EXISTING ZONING INFORMATION		
<b>PROJECT:</b> 8226 GERMANTOWN AVE		
<b>ADDRESS:</b> 8226 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402		
<b>APPLICABLE ZONING + BUILDING CODES:</b> THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE		
<b>DIMENSIONAL STANDARDS FOR RESIDENTIAL SINGLE FAMILY ATTACHED-3</b>		
ZONING CLASSIFICATION	RSA-3	
		<b>REQUIRED</b>
MAXIMUM OCCUPIED AREA (% OF LOT)		50%
MINIMUM OPEN AREA (% OF LOT)		50%
MINIMUM FRONT YARD DEPTH (FT.)		8'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	2/8' EACH (9)	
MINIMUM REAR YARD DEPTH (FT.)	20'	
MAXIMUM HEIGHT (FT.)	38'	

PROPOSED ZONING INFORMATION		
<b>PROJECT:</b> 8226 GERMANTOWN AVE		
<b>ADDRESS:</b> 8226 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402		
<b>APPLICABLE ZONING + BUILDING CODES:</b> THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE		
<b>DIMENSIONAL STANDARDS FOR COMMERCIAL MIXED USE</b>		
ZONING CLASSIFICATION	CMX-2	
		<b>REQUIRED</b>
MAXIMUM OCCUPIED AREA (% OF LOT)		75%
MINIMUM OPEN AREA (% OF LOT)		25%
MINIMUM FRONT YARD DEPTH (FT.)		N/A
MINIMUM SIDE YARD WIDTH, EACH (FT.)	5'(IF USED)	
MINIMUM REAR YARD DEPTH (FT.)	THE GREATER 9' OR 10% OF LOT DEPTH	
MAXIMUM HEIGHT (FT.)	38'	



SITE PLAN



**8226 Germantown Avenue  
Detwiler House**

**Historic Designation Under the City of Philadelphia**

**Built Circa: 1760**

**Included as Significant resources in Chestnut Hill National Registrar Inventory.**

**Style: Germantown Federal**

**Historical Significance**

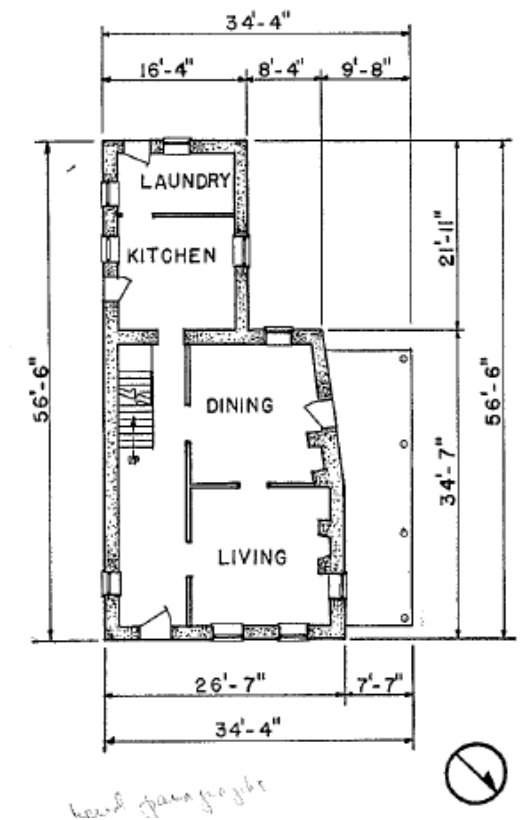
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

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

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

**Distinguishing Characteristics:**

- Stone façade
- Divided Light windows
- Original Brick Fireplace



## HISTORICAL SIGNIFICANCE





## CHESTNUT HILL MATERIALITY / CONTEXT





## CHESTNUT HILL MASSING CONTEXT





## CHESTNUT HILL MASSING CONTEXT

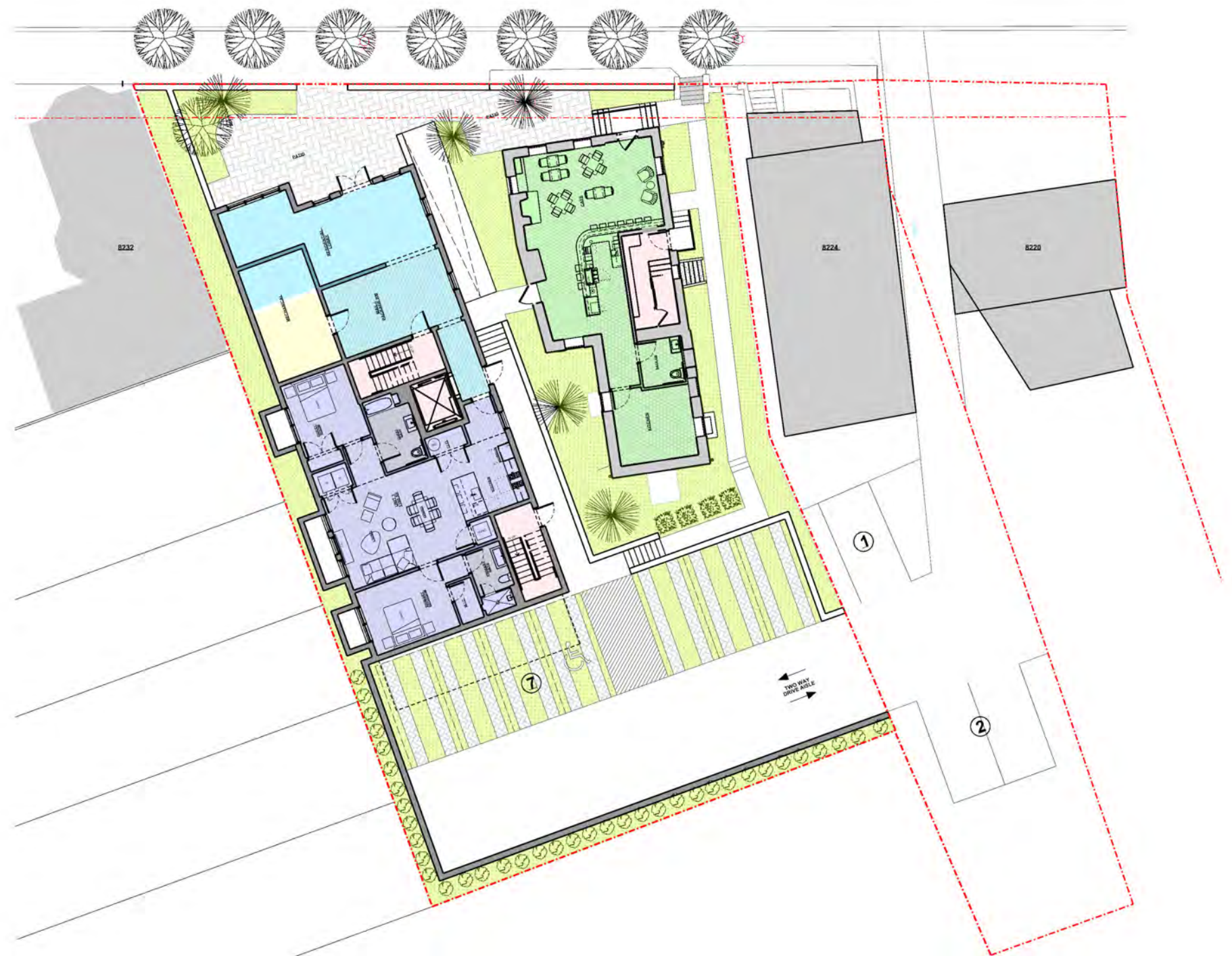


## KEY

LOBBY	STAIRS/ELEVATOR
UNIT 1, 2-BEDROOM	COMMERCIAL
UNIT 2, 2-BEDROOM	AMENITY
UNIT 3, 2-BEDROOM	SERVICE
UNIT 4, 2-BEDROOM	HALL
UNIT 5, 1-BEDROOM	
UNIT 6, 2-BEDROOM	

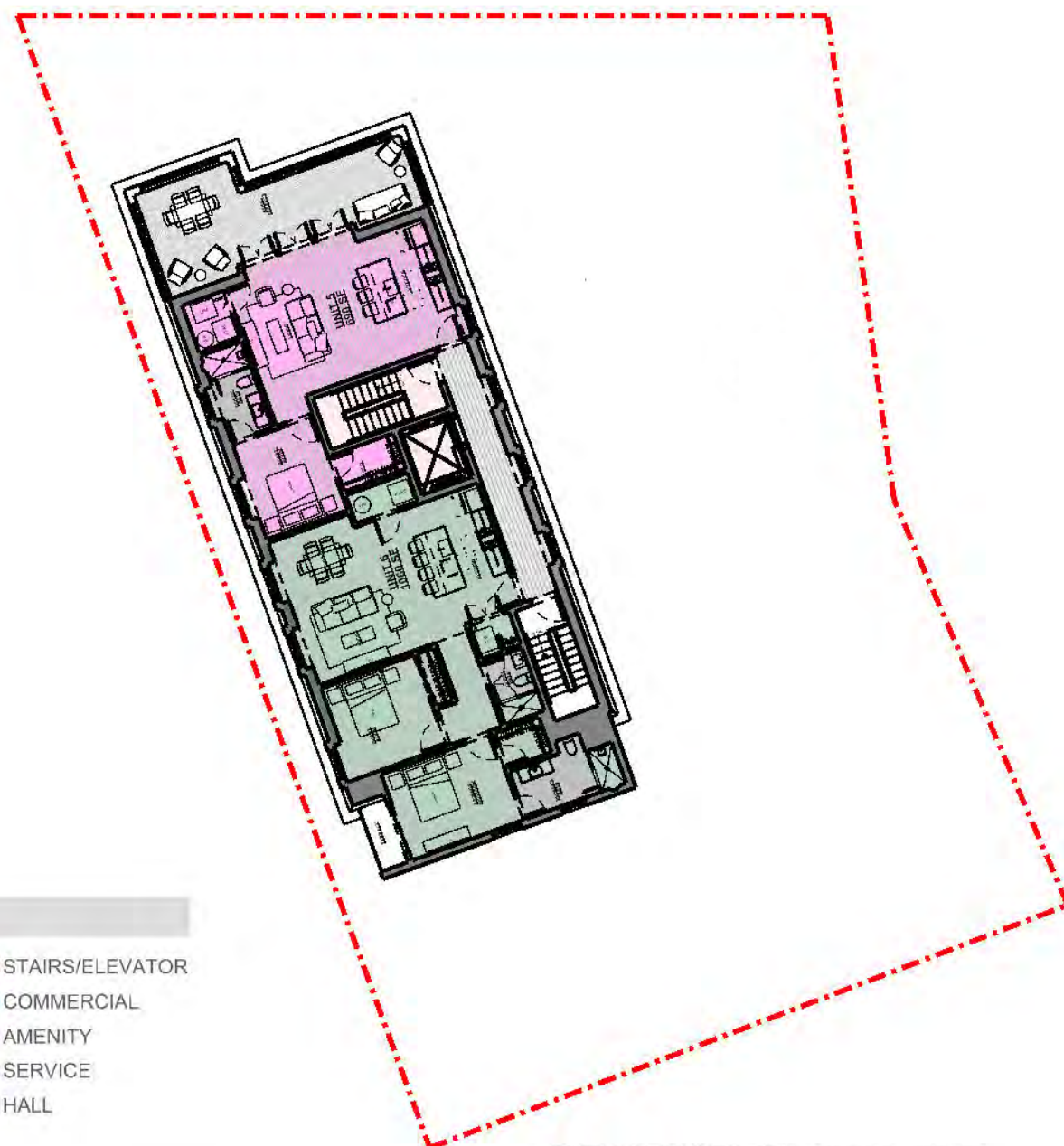
LOT 11,015 S.F.

PARKING COUNT	8
UNITS TOTAL	8
FLR 1	1
FLR 2 -4	6
FLR 2 EXG HOUSE	1

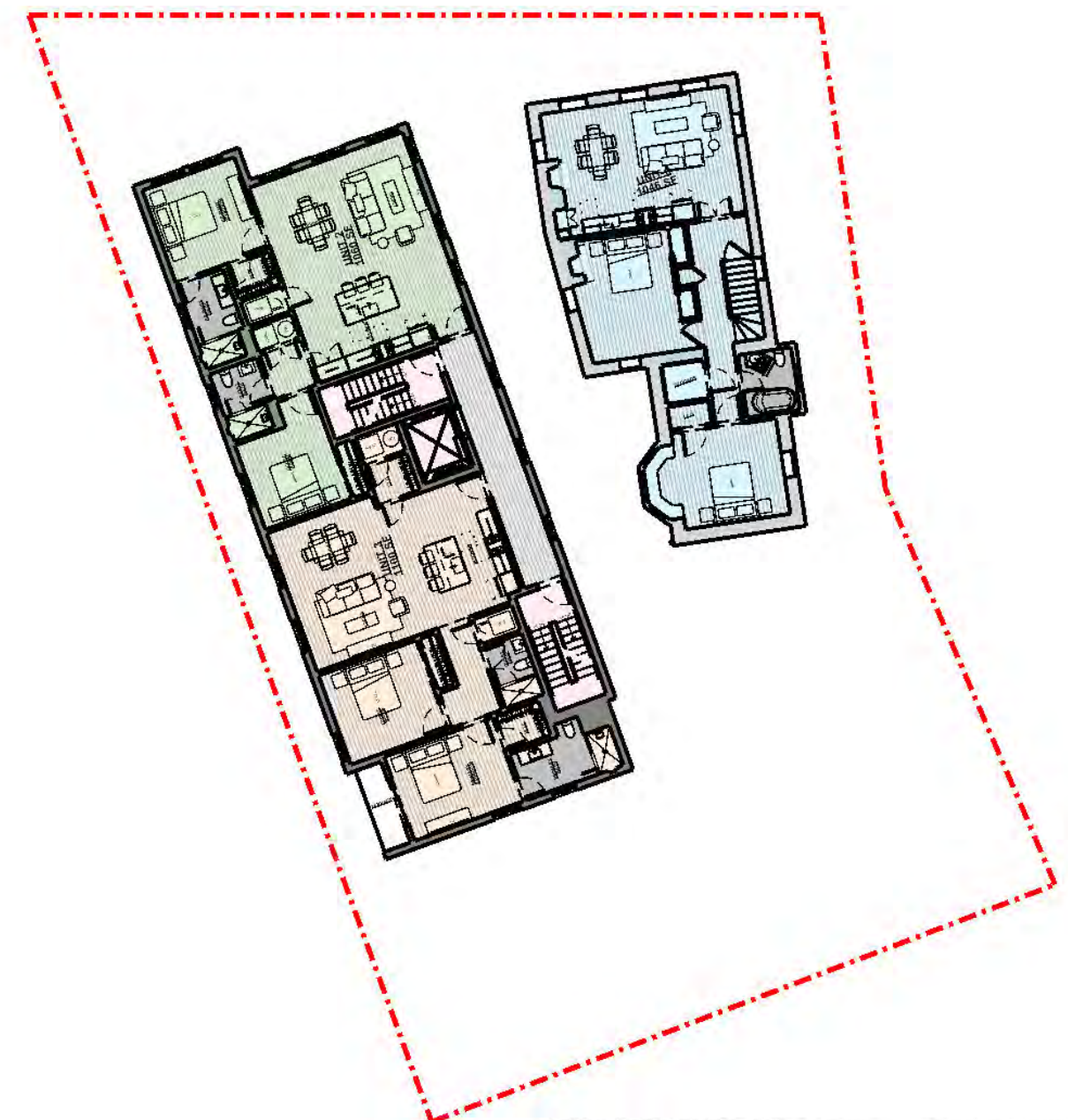


**PROPOSED SITE PLAN**  
1" = 20'-0"





**PROPOSED 4TH FLR**  
1" = 20'-0"



**PROPOSED 2ND - 3RD FLR**  
1" = 20'-0"

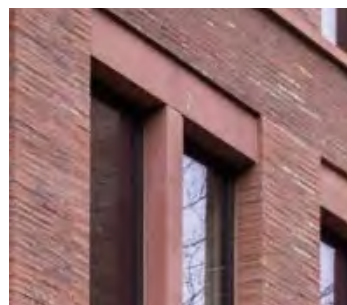
KEY	
LOBBY	STAIRS/ELEVATOR
UNIT 1, 2-BEDROOM	COMMERCIAL
UNIT 2, 2-BEDROOM	AMENITY
UNIT 3, 2-BEDROOM	SERVICE
UNIT 4, 2-BEDROOM	HALL
UNIT 5, 1-BEDROOM	
UNIT 6, 2-BEDROOM	

LOT	11,015 S.F.
PARKING COUNT	8
UNITS TOTAL	8
FLR 1	1
FLR 2-4	6
FLR 2 EXG HOUSE	1

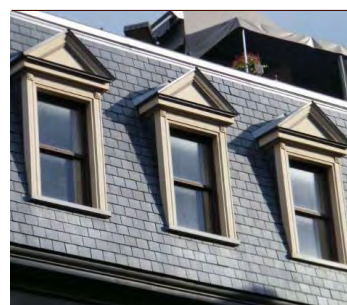




## PROPOSED GERMANTOWN AVE ELEVATION



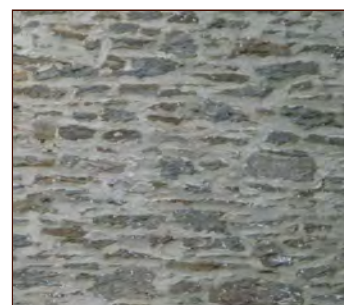
**1. RED BRICK &  
STAINED PRECAST**



**2. SLATE SHINGLE  
ROOF**



**3. DECORATIVE LIGHTS**



**5. SCHIST WALLS**



Introducing stunning, contemporary  
new construction condos located in the  
heart of Chestnut Hill, where modern  
design meets history.



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.

ECO-friendly Construction with the focus  
on creating a structure that is environmentally  
responsible and resource-efficient, while also  
providing economic and health benefits for  
occupants.

7 Residences – 960 square feet to 1100  
square feet

- Mail and Package Service
- Elevator
- Smart & ECO-friendly building
- Residential Lobby on Germantown Avenue
- Off Street 1 to 1 Parking
- Electric Vehicle Charging Stations



# Smart Home

- 1. Digital keypad entry
- 2. Ring Doorbell
- 3. Google Nest Thermostat
- 4. Garage Electric Vehicle Hookup
- 5. Exterior Light
- 6. Green Parking

- 7. Main water filter
- 8. Energy efficient recessed lights
- 9. Built-in air purifier



1.



2.



3.



4.



5.



6.



7.



8.



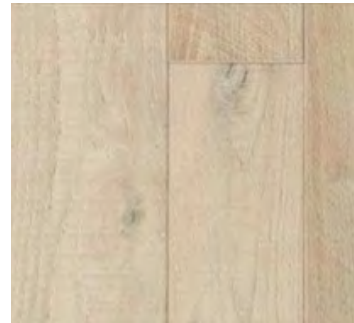
9.



# Kitchen

- 1. 7" Engineered White Oak
- 2. White Carrera Marble
- 3. Hazelnut Thin Shaker

- 4. (2) Island Pendant light fixtures
- 5. Signature Hardware - Pot Filler
- 6. Signature Hardware - Faucet Single Pull



1.



2.



3.



4.



5.



6.



# Appliances

7. Thermador electric cook top

8. Thermador 24" Dishwasher

9. Thermador 36" counter depth.  
Fridge
10. Thermador Microwave Drawer

11. 36" Stainless Steel Sink

12. Double wall oven



7.



8.



9.



10.



11.



12.



# Guest Bathroom

1. Celle 36" Oak Vanity

2. Signature Hardware

3. Arched Mirror
4. Nemo - Apollo Starlight

5. Kohler Highline Arc Toilet

6. Nemo - Harly Cotto
7. Hardware



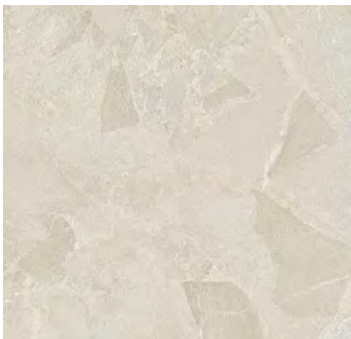
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2.



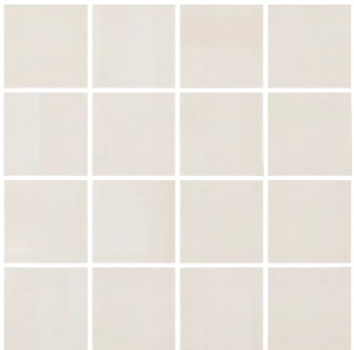
3.



4.



5.



6.



7.



# Master Bathroom

1. Double Vanity 72" Oak Base

2. Double Vanity Mirror

3. Brizzo Wall Mounted
4. Nemo - Verve Cement Sand

5. Nemo - Verre Ondule Blanc

6. Nemo - Verre Ondule Vert
7. Hardware

8. Light Fixture



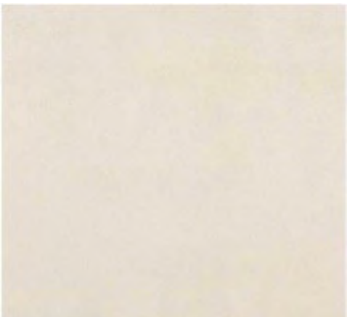
1.



2.



3.



4.



5.



6.



7.



8.



# Laundry Room

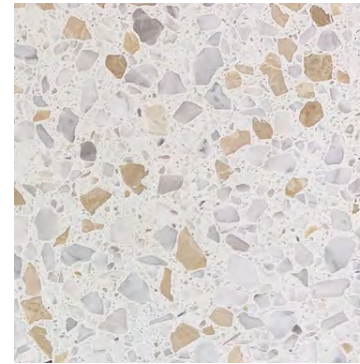
- 1. Front Load Dryer
- 2. Front Load Washer
- 3. Floor Tile: Nemo - Finn
- 4. White upper storage Cabinets



1.



2.



3.



4.





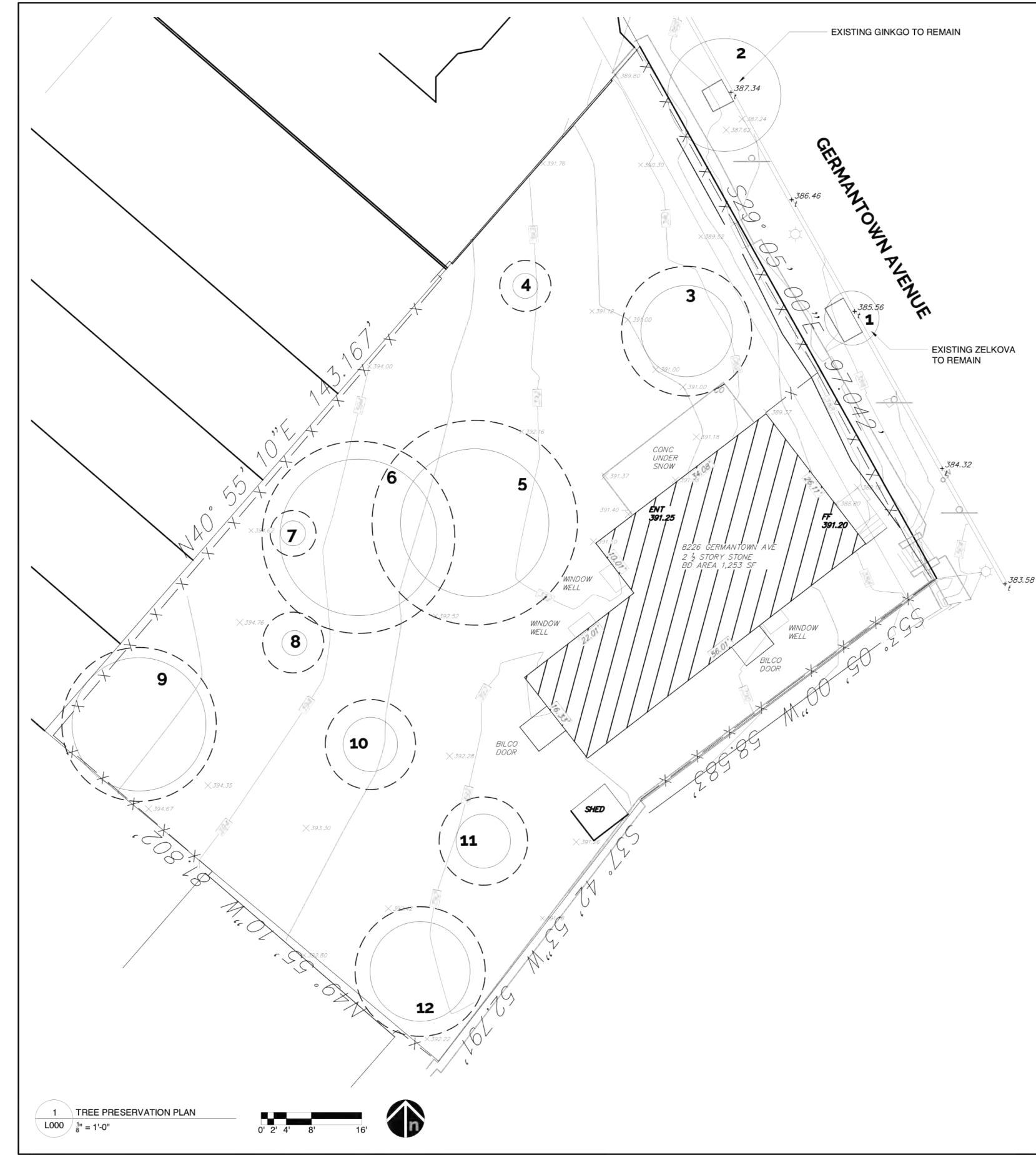
## PROPOSED MASSING





## PROPOSED MASSING





1

L000

TREE PRESERVATION PLAN

1" = 1'-0"

0' 2' 4' 8' 16'

SHEET INDEX:

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

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	26	heritage tree	N		Y	26
6	Acer platanoides	Norway maple	29	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	8		N		Y	8
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:	108

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 719.6 DBH INCHES PER ACRE.
3. THE FEE FOR TREE REMOVAL THAT IS NOT REPLACED ON SITE FOR LOTS WITH GREATER THAN 250 DBH INCHES PER ACRE IS \$50 PER INCH.
4. THE SITE'S DEVELOPMENT REQUIRES REMOVAL OF ALL EXISTING TREES DOCUMENTED ON SITE, INCLUDING A TOTAL OF 108 DBH INCHES OF TREES THAT ARE NOT EXEMPT UNDER THE TREE PRESERVATION REQUIREMENTS. TWO STREET TREES WITH A TOTAL DBH OF 28.5 ARE PRESERVED BUT DO NOT QUALIFY FOR TREE PRESERVATION CREDITS.
5. THE PROPOSED PLANTING PLAN INCLUDES 36 TOTAL DBH INCHES OF PROPOSED TREE PLANTINGS 2" CALIPER OR GREATER IN SIZE THAT ARE PROPOSED FOR PLANTING ON SITE.
6. WHEN CREDITED 36 DBH INCHES PLANTED AGAINST 108 DBH INCHES OF REQUIRED TREE RESTORATION, THE PROJECT IS REQUIRED TO PAY \$3,600.00 INTO THE PHILADELPHIA GENERAL TREE REPLACEMENT FUND.
7. REFER TO PLANT SCHEDULE ON SHEET L/300 FOR SPECIES AND SIZES OF PROPOSED TREE PLANTINGS.

ZONING TABLE:

DIMENSIONAL STANDARDS						
	REQUIRED/ALLOWED	PROPOSED				
LOT AREA	9876 SF	9876 SF				
OPEN AREA	2469 SF (25%)	5593 SF (56.6%)				
BUILDING AREA	7407 SF (75%)	4283 SF (43.4%)				
ZONING INFORMATION TABLE						
ZONING REGULATION	ORDINANCE	REQUIRED/ALLOWED	PROPOSED	VARIANCE	RELATED DRAWING	NOTES
14-705 (i) (f) TREE REPLACEMENT REQUIREMENTS	REMOVED TREES THAT ARE NON-EXEMPT OVER 2.5 IN DBH MUST BE CALCULATED AND REPLACED AT AN EQUIVALENT DBH	108 REPLACEMENT INCHES	36 REPLACEMENT DBH INCHES	NO	L/300, L/301, L/400	FEES TO BE PAID FOR REMAINING TREE REMOVAL INCHES
14-705 (i) (g) CREDITS FOR PRESERVING EXISTING TREES	TREES OVER 5 IN DBH CAN BE CREDITED TOWARDS TREES REQUIRED IN ZONING CODE		0 PRESERVATION INCHES	NO	L/000	28.5 INCHES OF PRESERVED STREET TREES NOT COUNTED
14-705 (i) (e) YARD TREES	YARD TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 1,600 SQ. FT. OF OPEN AREA	4 YARD TREES	4 YARD TREES	NO	L/300, L/301, L/400	
14-803 (i) (e) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS	10% INTERIOR LANDSCAPING	1 SHADE TREE, 3 SHRUBS	1 SHADE TREES, 3 SHRUBS	NO	L/300, L/301, L/400	
14-705 (i) (d) LANDSCAPE BUFFER	1 TREE AND 4 SHRUBS PER 20 LINEAR FEET, 50% EVERGREEN TREES	120 L.F. 6 TREES (3 EVERGREEN) 24 SHRUBS	11 TREES, 24 SHRUBS	NO	L/300, L/301, L/400	



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

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



Project #:  
**C2502**

Project Name:

**8226 GERMANTOWN AVE**  
**8226 GERMANTOWN AVE**  
**PHILADELPHIA, PA 19118**

Issue:                      Date:  
**ZONING SET**            **01.24.2025**

Drawn By:  
**AC**

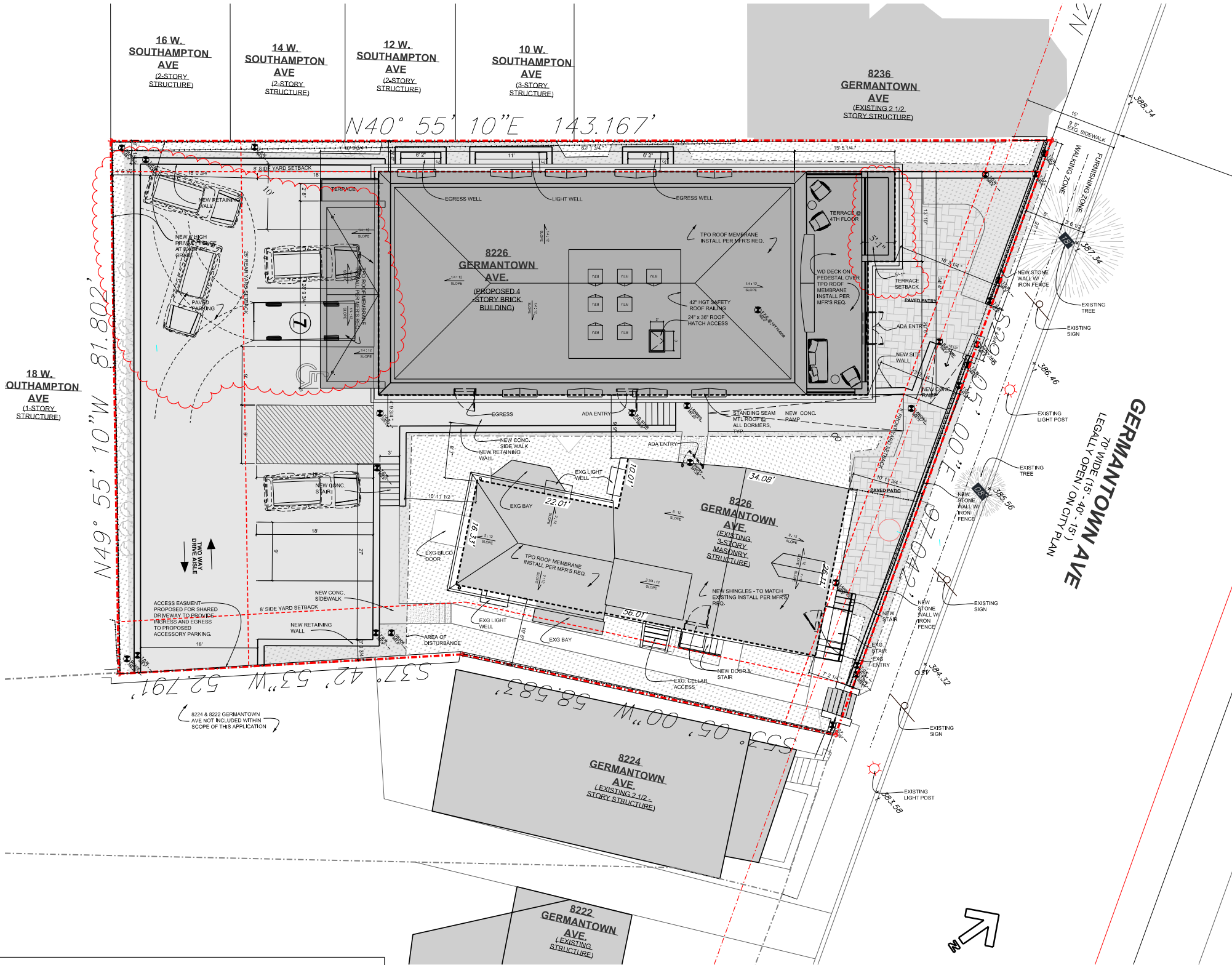
Date:  
**01.24.2025**

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

Drawing Title:  
**TREE PRESERVATION PLAN**

Drawing #:  
**L000**





PHILADELPHIA DEPARTMENT OF STREETS  
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT  
APPROVAL FOR ZONING ONLY  
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE  
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN  
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,  
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT  
ENCROACHMENT ORDINANCE REQUIRED FOR:  
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. \_\_\_\_\_)  
DETAILED REVIEW FOR MINOR SITE PLAN  
COORDINATED REVIEW FOR MAJOR SITE PLAN:  
CITY PLAN ACTION  
OTHER  
APPLIED ELECTRONICALLY BY STREETS STAFF:  
Tshijima Osee Mbuyi  
ON: March 4, 2025  
FOR CHIEF HIGHWAY ENGINEER

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%	43%
MINIMUM FRONT YARD DEPTH (FT.)	8 FT	7'-2"	TO REMAIN
MINIMUM SIDE YARD WIDTH, EACH (FT.)	2/8'	10'-5"	5' / 10'-5"
MINIMUM REAR YARD DEPTH (FT.)	SINGLE- FAMILY: 15 FT OTHER USE: 20 FT	52'-1"	32'-2"
MAXIMUM HEIGHT (FT.)	38'	28'-0"	36'-6"

PROPOSED BUILDING

TOTAL LOT AREA	9,876 S.F.
PROPOSED BUILDING COVERAGE	905 S.F.

PROJECT DESCRIPTION

HISTORIC PRESERVATION OF EXISTING 2-STORY STRUCTURE, WITH COMMERCIAL ON GROUND FLOOR AND (1) RESIDENTIAL UNIT ON 2ND AND ATTIC.

IN ADDITION TO A PROPOSED 4-STORY BRICK RESIDENTIAL BUILDING ON THE SAME LOT, INCLUDING 7 RESIDENTIAL UNITS.  
TOTAL RESIDENTIAL UNITS (8)  
PARKING AT REAR ACCESSED FROM ADJACENT LOT. (8224 GERMANTOWN AVE)

PARKING  
PARKING RSA-3 RESIDENTIAL REQUIRED: 1 / FAMILY TOTAL REQUIRED = 7  
TOTAL PARKING SPACES PROVIDED ON SITE - 7 PARKING SPACES

EXISTING BUILDING FOOTPRINT AREA: 1353 SF  
PROPOSED BUILDING FOOTPRINT AREA: 2930 SF  
TOTAL COMBINED BUILDING FOOTPRINT: 4283 SF

PROPOSED BUILDING GROSS SQUARE FOOTAGES:  
1ST FLOOR: - 2,640 GSF  
2ND FLOOR: - 2,887 GSF  
3RD FLOOR: - 2,887 GSF  
4TH FLOOR - 2,465 GSF  
TOTAL GSF: - 10,879 GSF

PROPOSED BUILDING HEIGHT: 36'-6"  
4 STORIES

LEGEND	
	SITE BOUNDARY
	PROPOSED BUILDING FOOTPRINT
	SITE DISTURBANCE
	EXISTING BUILDING FOOTPRINT

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL #: 20233620536

MARCHITECTS LLC  
PALUCENSE #A011528  
WWW.MORRISSEY-DESIGN.COM

MORRISSEY DESIGN LLC  
PALUCENSE #A011528  
WWW.MORRISSEY-DESIGN.COM

NO. RA 405135

8226 GERMANTOWN AVE  
8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

© 2024 M ARCHITECTS			
DATE:	12/23/24	01/31/25	02/25/25
ISSUE:	DD 2	ZONING PLAN	ZONING PLAN - R1

PROPOSED SITE PLAN

SCALE: AS NOTED  
Z-100







PARKING

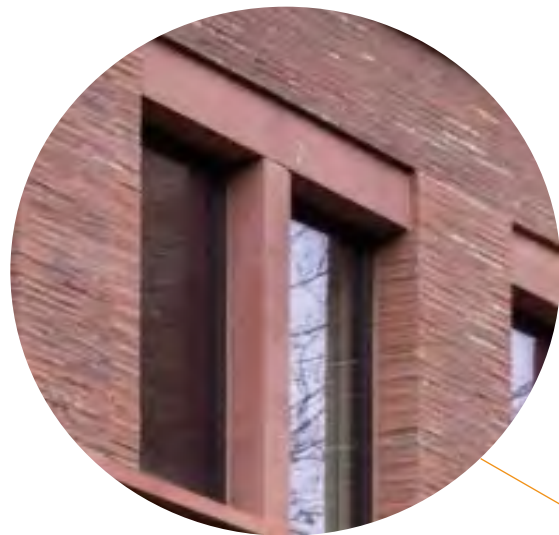


COMMERCIAL ENTRY

RESIDENTIAL ENTRY

## PROPOSED MASSING





RED BRICK AND  
STAINED  
PRECAST



WISSAHICKON  
SCHIST



SLATE SHINGLE ROOF



LED-FRENCH  
QUARTER HALF  
RODIN LIGHTS



PROPOSED MATERIALITY





## PROPOSED MASSING



# THANK YOU