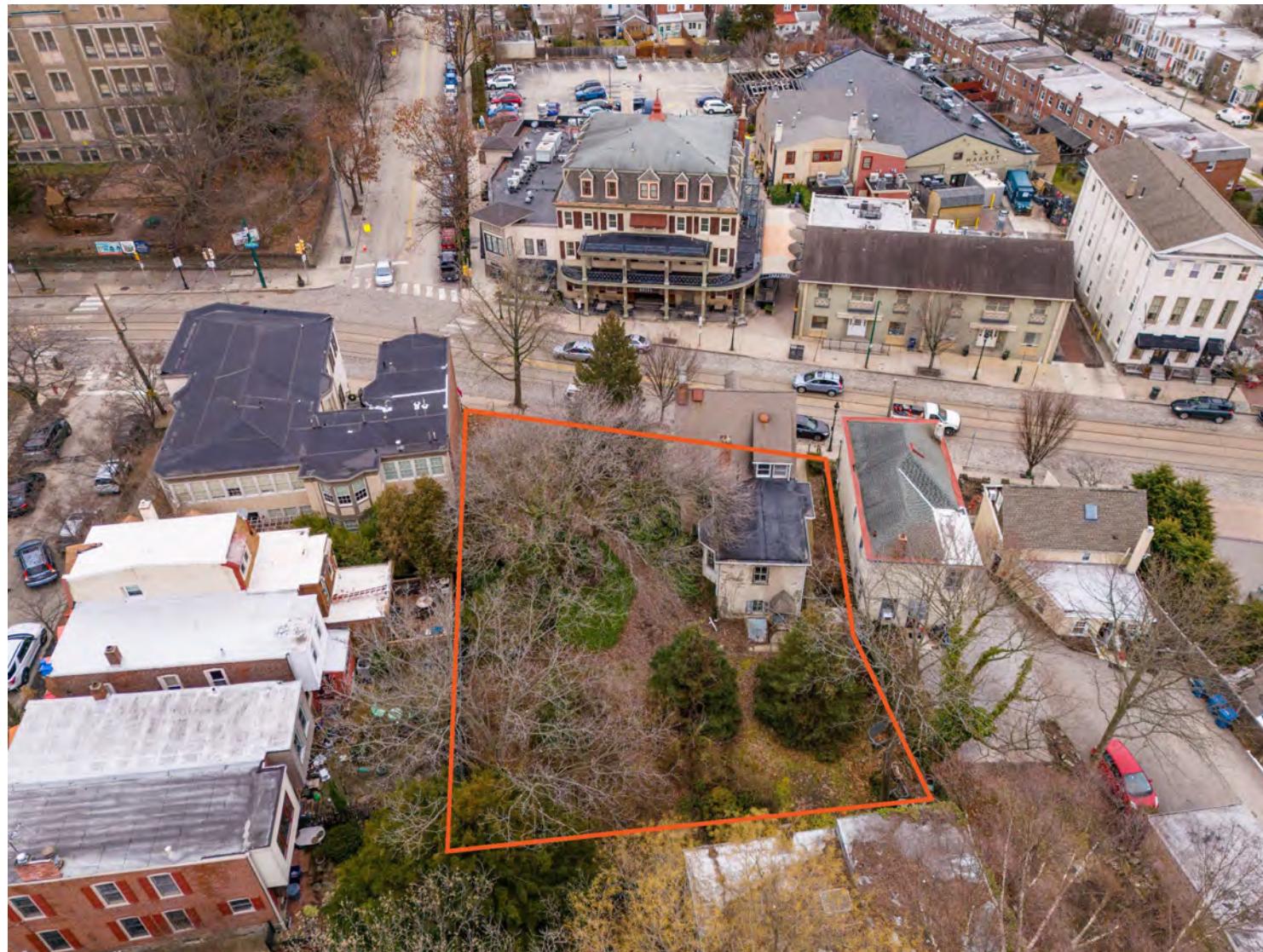




8226 GERMANTOWN AVE



8226 GERMANTOWN AVE



EXISTING AERIAL 1: WEST



EXISTING AERIAL 2: EAST



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



SITE PHOTO 2: LOOKING AT EAST SIDE OF THE SITE



SITE PHOTO 1: LOOKING AT SOUTH SIDE OF THE BUILDING



SITE PHOTO 2: APPROACHING THE BUILDING FROM NORTH



PARKING



COMMERCIAL ENTRY

RESIDENTIAL ENTRY





THE WEILER

A CHESTNUT HILL LIFESTYLE COMMUNITY

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

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

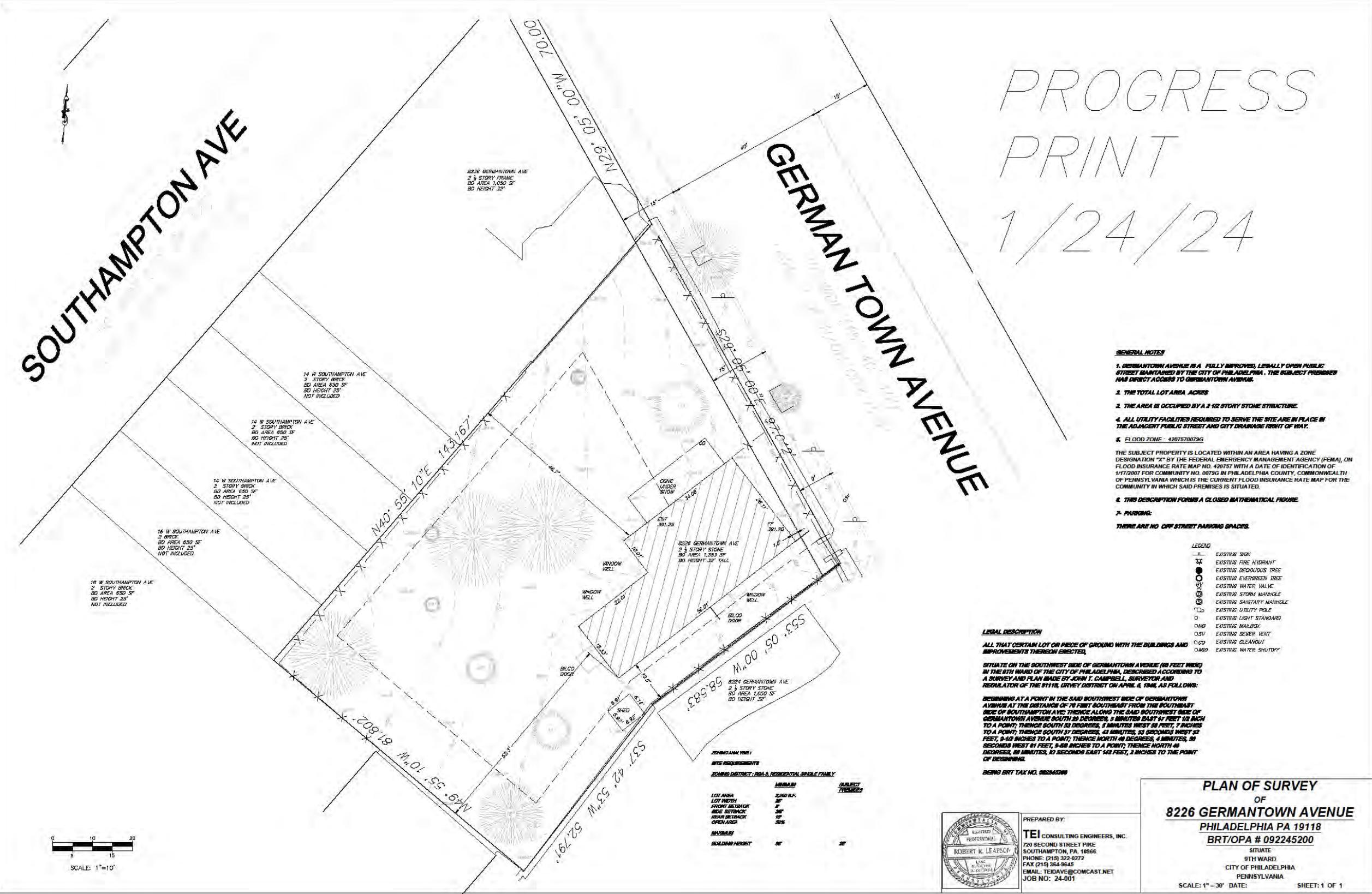
THE WEILER



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

PROGRESS PRINT 1/24/24



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

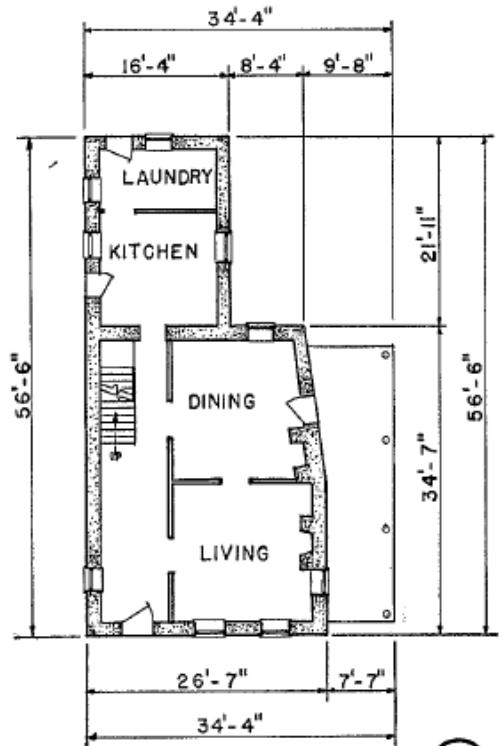
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

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

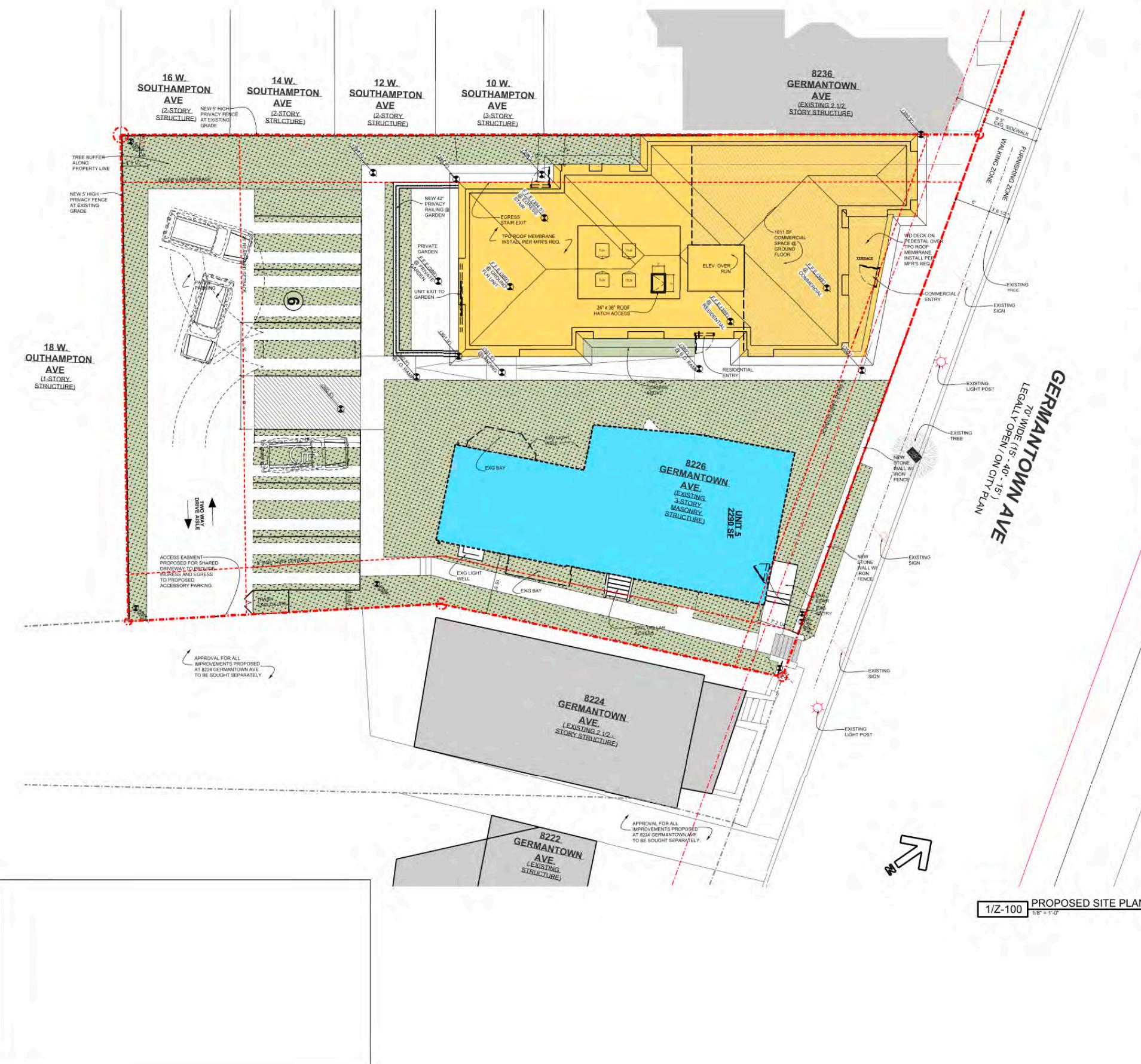




Exterior Materials:

- Commercial front glass doors & windows.
- Senergy Off-white Stucco.
- 6 Panel double-hung windows.
- Slate mansard roof.
- Wood black shutters.
- Cornice trim.





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																																		
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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: - 2,472 GSF 2ND FLOOR: - 2,157 GSF 3RD FLOOR: - 2,157 GSF 4TH FLOOR: - 2,012 GSF TOTAL GSF: - 8,783 GSF PROPOSED BUILDING HEIGHT: 36'-6" 4 STORIES																																		
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 SITE BOUNDARY																																		
 PROPOSED BUILDING FOOTPRINT																																		
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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																																		
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PROPOSED SITE PLAN																																		
SCALE: AS NOTED																																		
Z-100																																		

1st Floor:

New Structure Commercial:

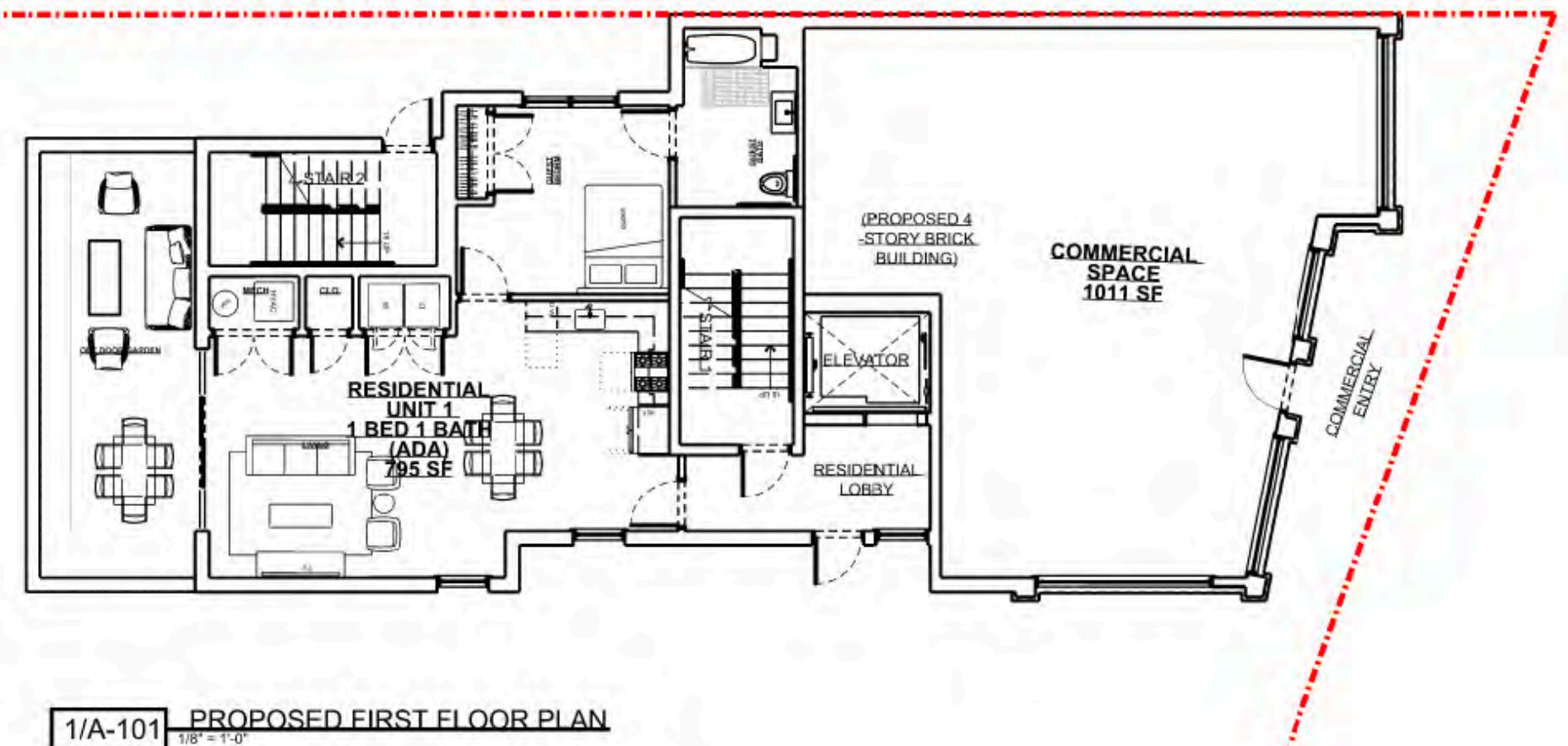
- 1,011 Sq Ft of Commercial Space along Germantown Avenue

Residential Lobby:

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

Residential Unit:

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



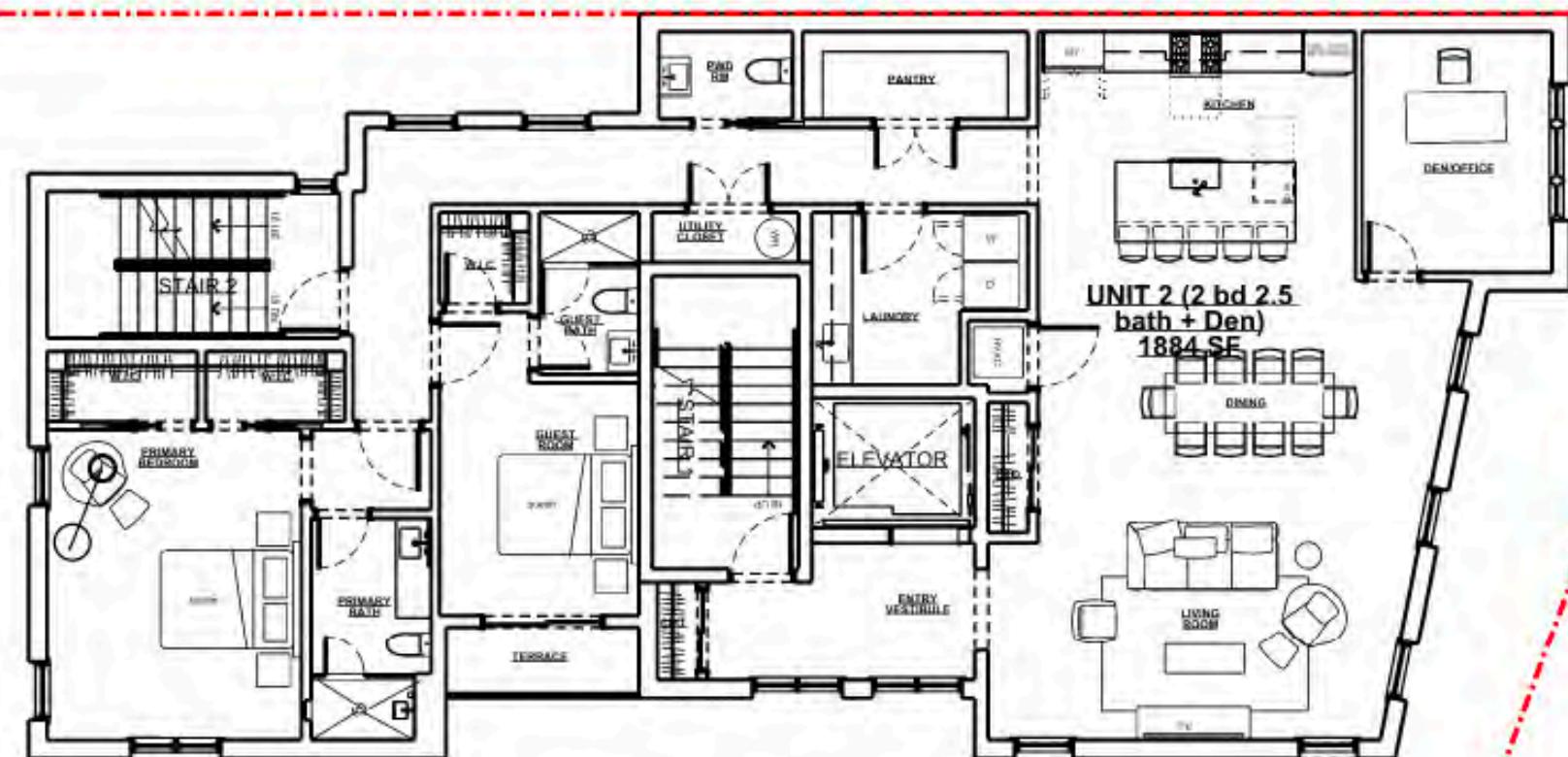
2nd & 3rd Floor:

Residential Common area:

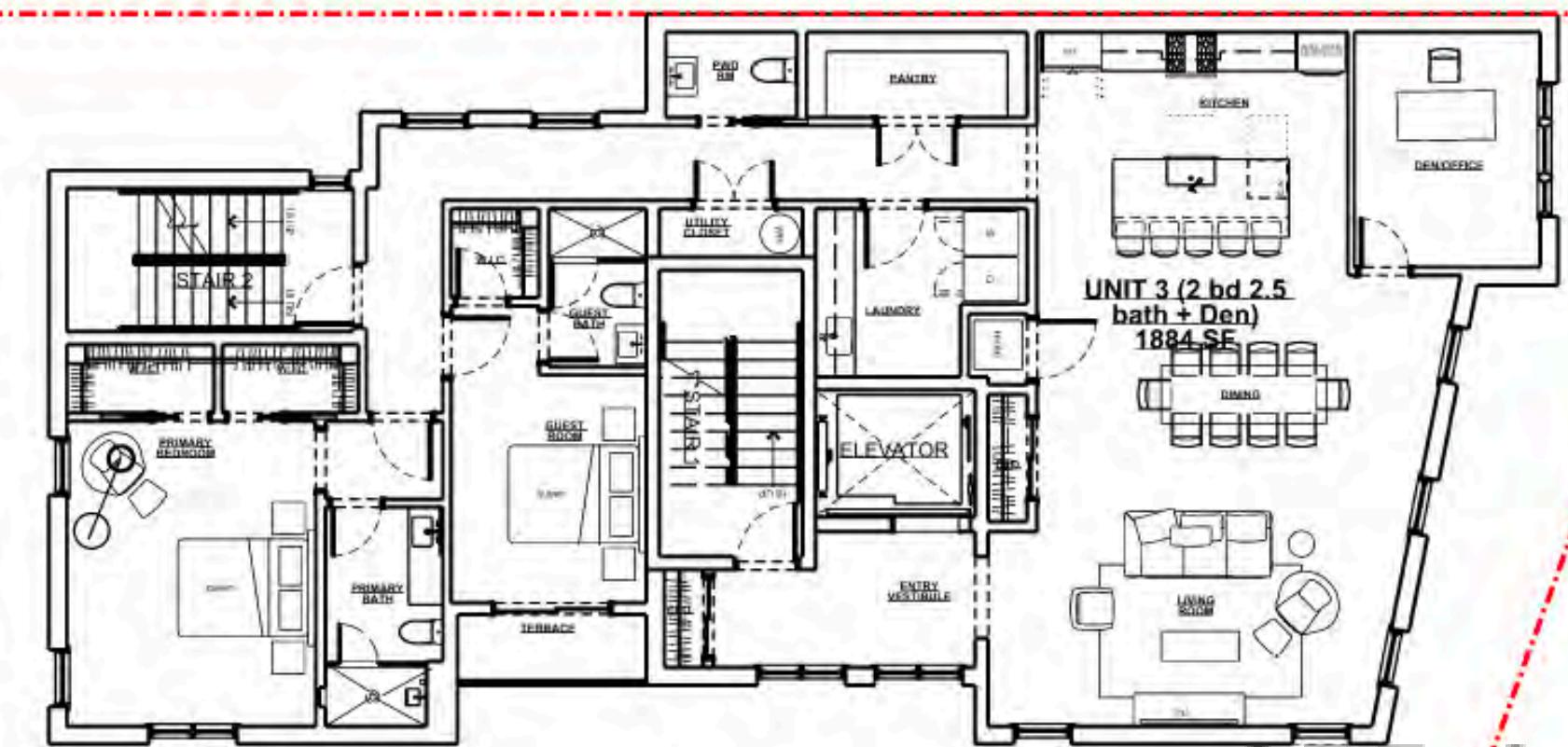
- Elevator
- Staircase access from Germantown Avenue
- Staircase access from the parking area

Residential Unit:

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



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



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

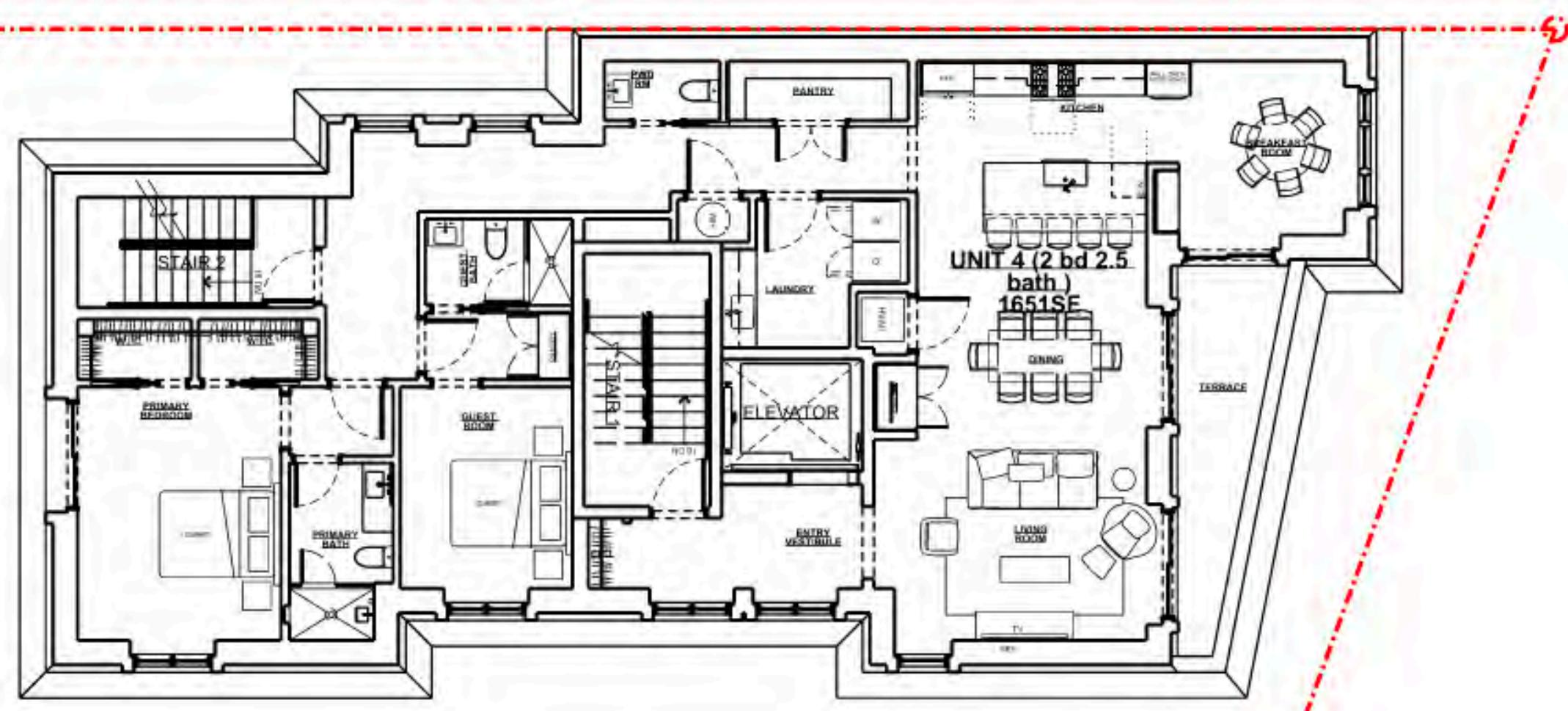
4th Floor PH:

Residential Common area:

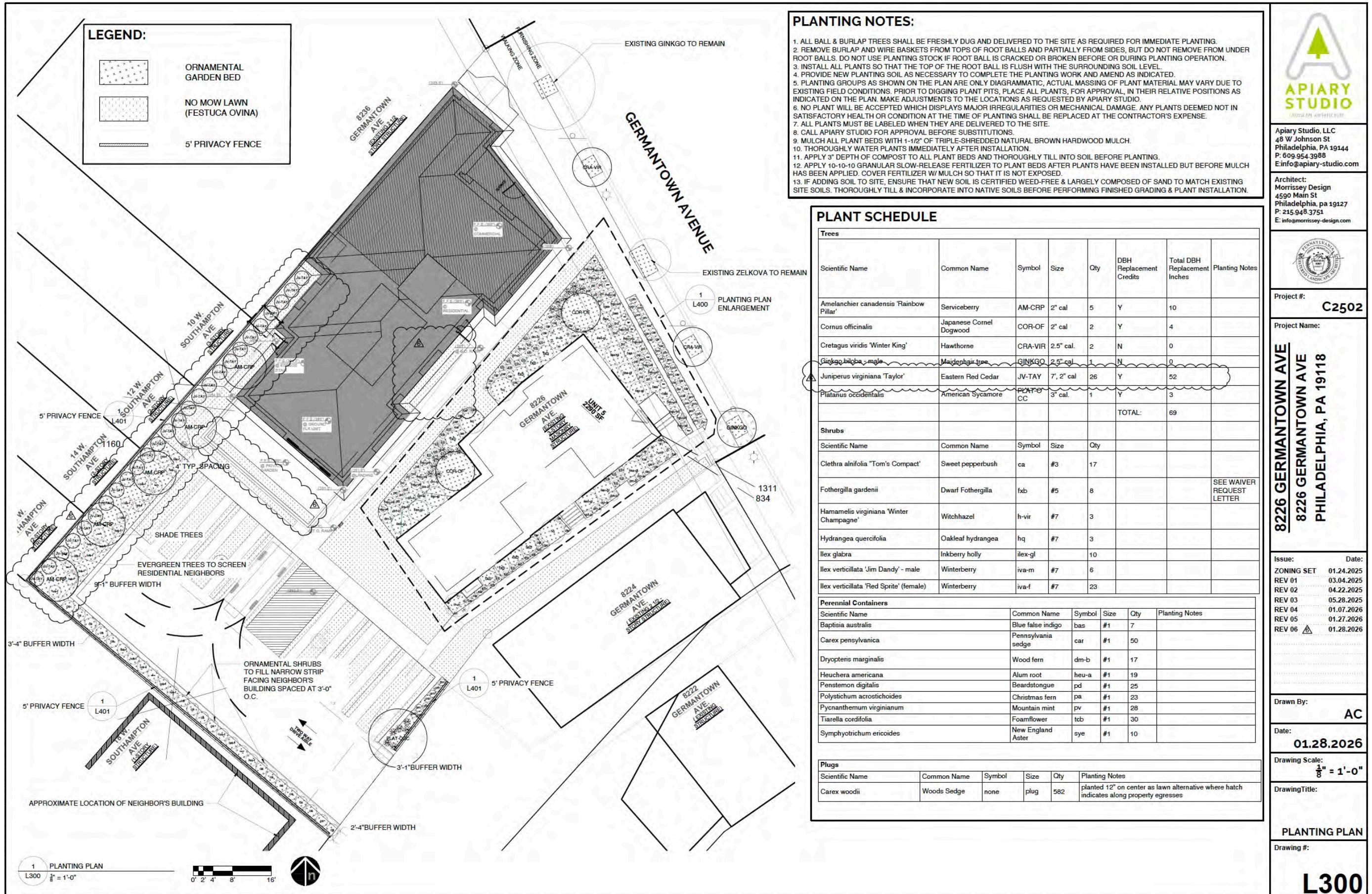
- Elevator
- Staircase access from Germantown Avenue
- Staircase access from the parking area

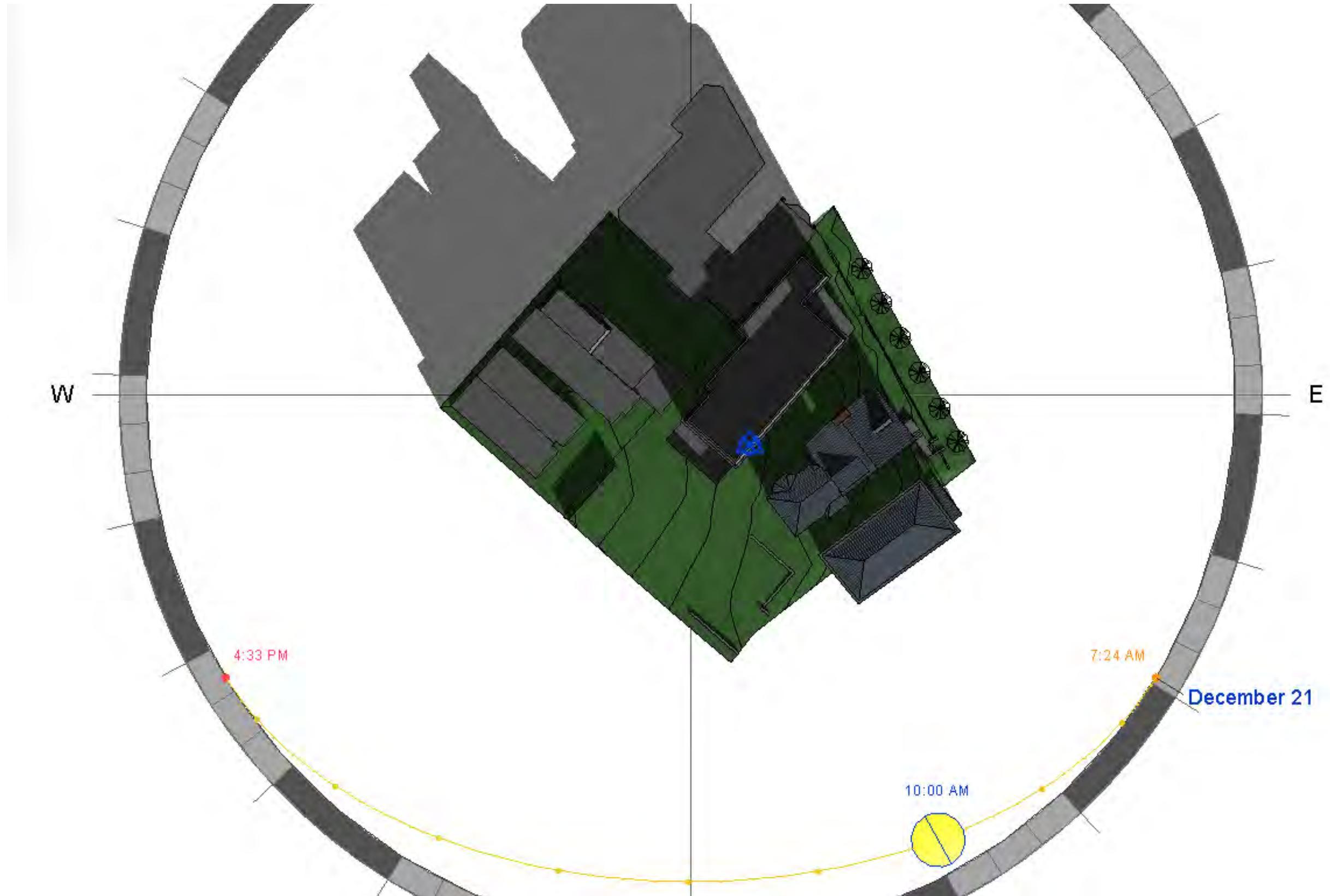
Residential Unit:

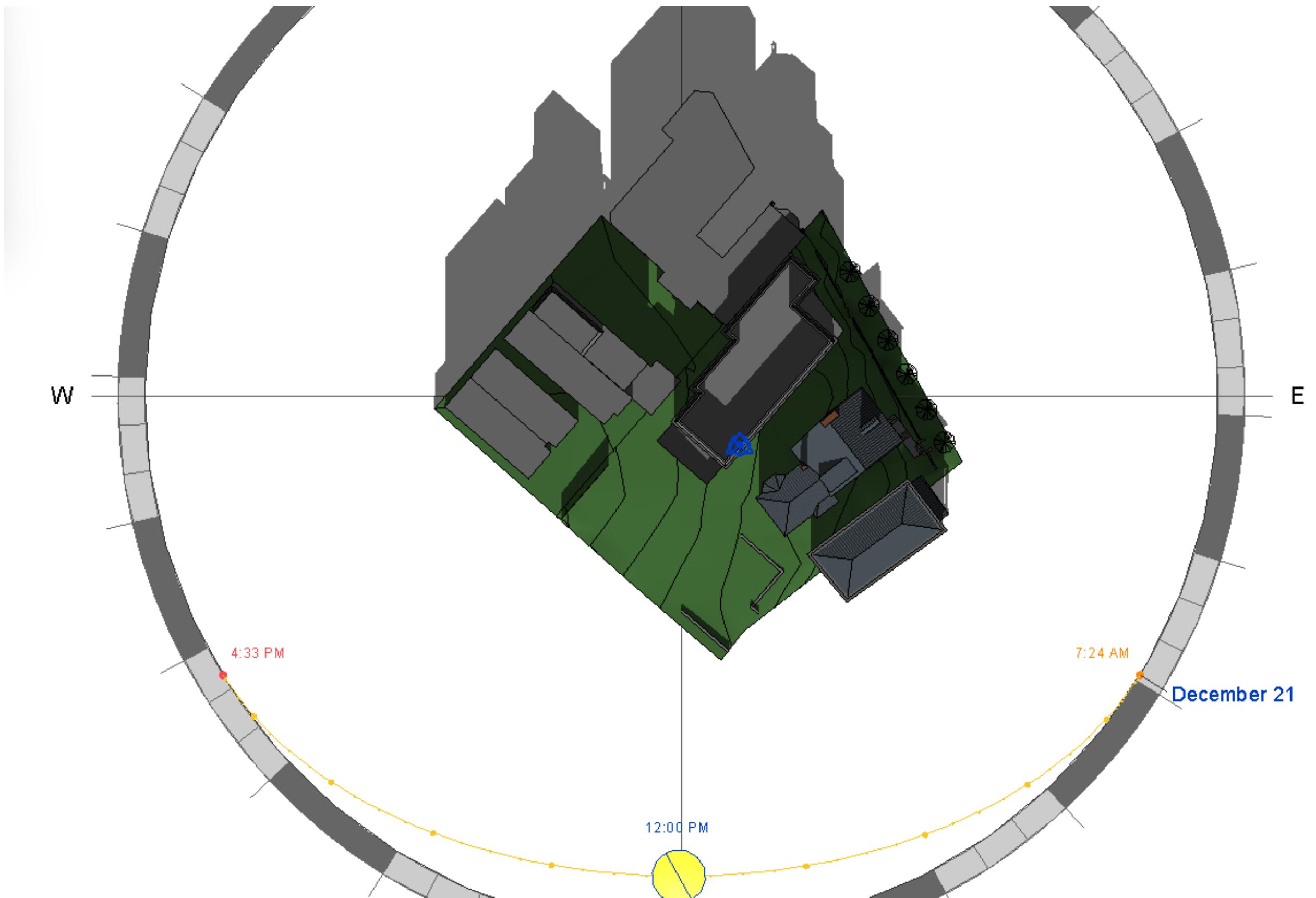
- 1 Luxury PH Unit
- 2bed & 2.5bath
- Balcony along Germantown Avenue
- High efficiency (All Electric)
- 360 degrees lights
- Parking spot



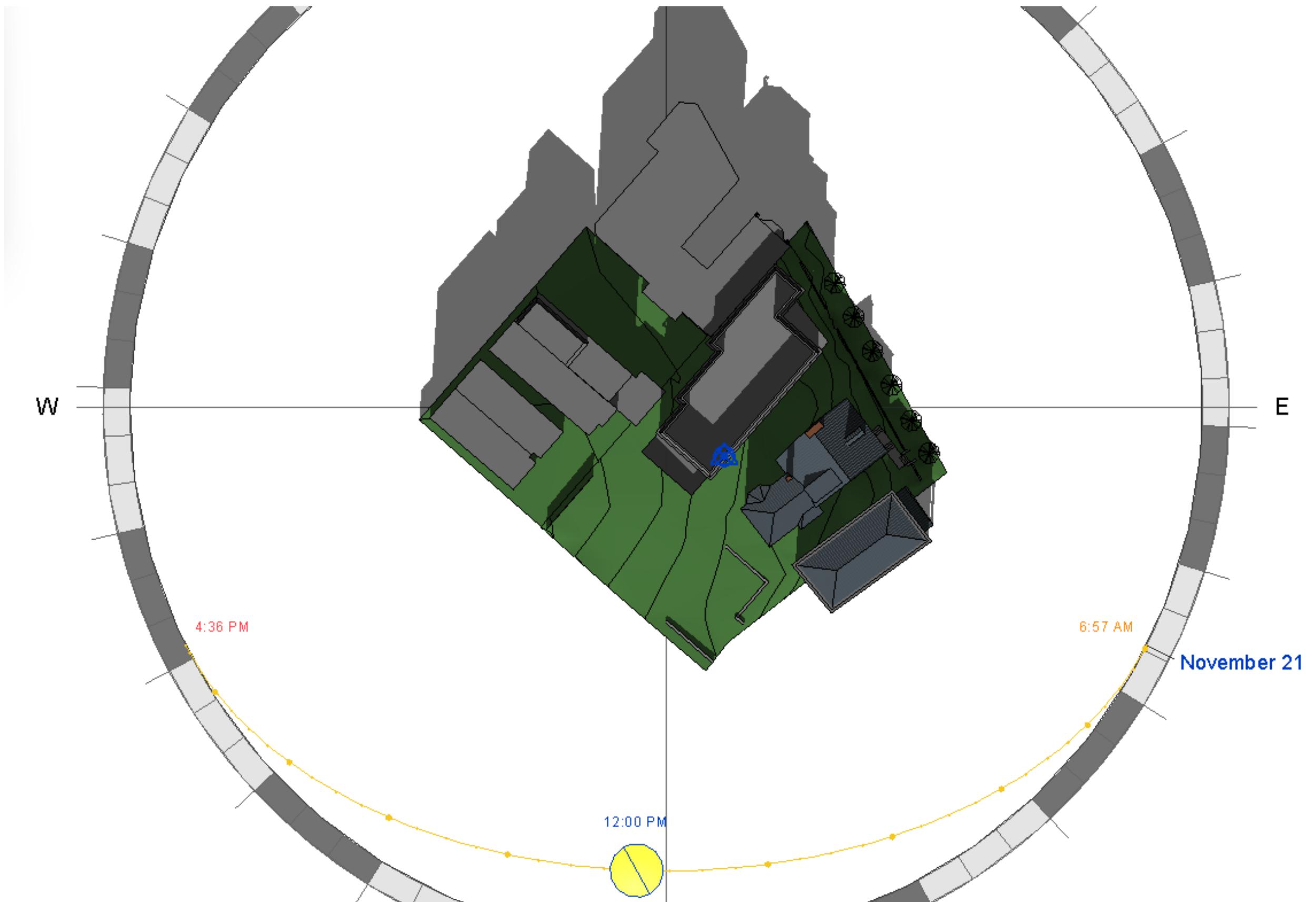
3/A-101 PROPOSED 4TH FLOOR PLAN
1/8" = 1'-0"









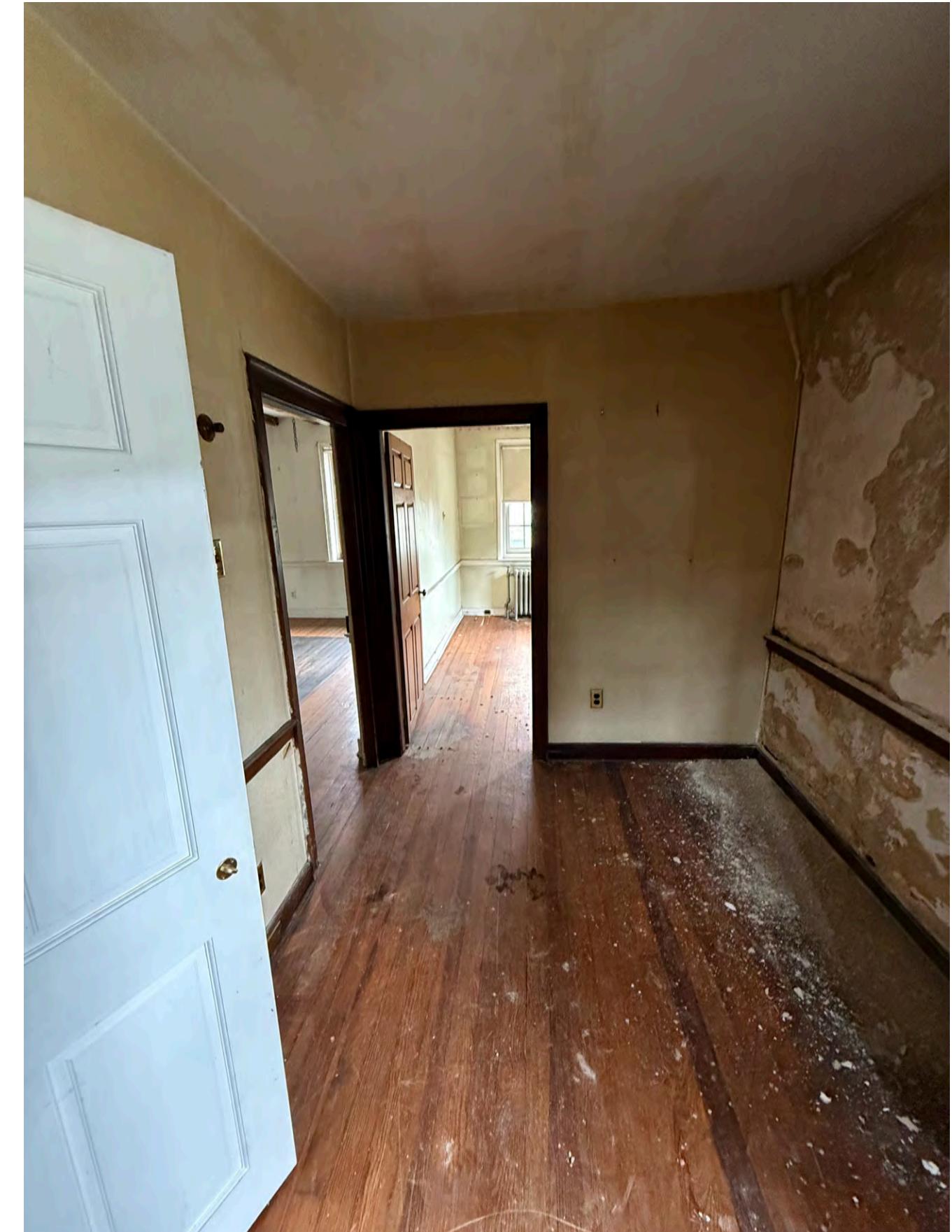


Historic home restoration:

Residential House:

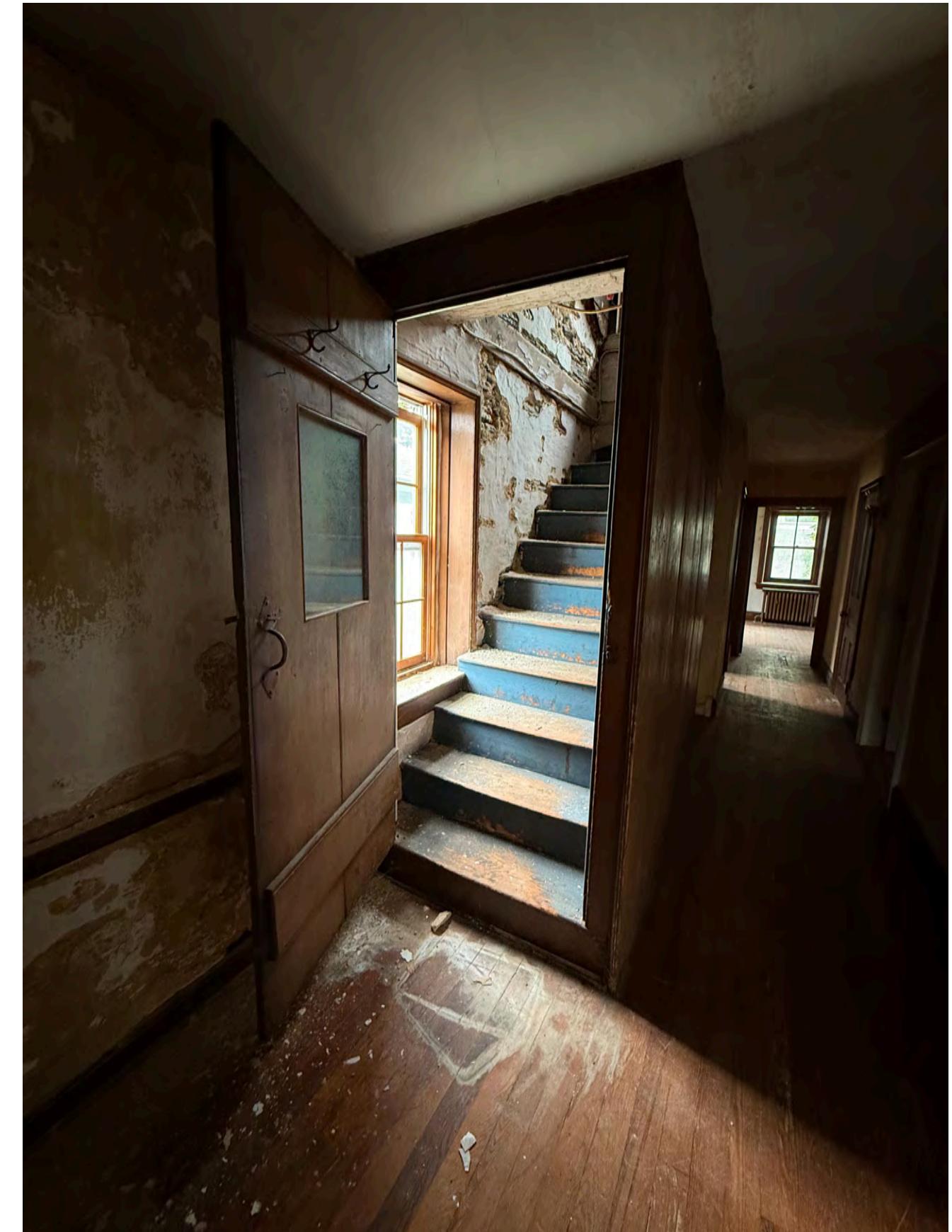
- 2,700 SQFT
- All hardwood restoration
- 3bed & 2.5bath & Den/Office
- Luxury Finishes
- High efficiency (All Electric)
- Parking spot











THANK YOU