



**DEVELOPMENT REVIEW COMMITTEE APPLICATION  
 for Review of Zoning Variances and Special Exceptions**

**This is not to be completed online. Please DOWNLOAD this form.**

If you have applied for a Zoning Permit from the Philadelphia Department of Licenses and Inspections and received a Refusal or Referral, you may choose to file an appeal. If you do, you will be referred to the Chestnut Hill Community Association for RCO review. To initiate that process we ask you to fill out this application, and submit it to us, along with a copy of the Refusal or Referral, your Appeal, plans (site, floor, elevation), photographs of the property and surrounding area, and any other documentation you feel would be helpful.).

Please send this information to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) or deliver it to 8434 Germantown Avenue. 19118  
 If you have questions, please call the Executive Director at Town Hall (215-248-8811) or e-mail [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org). In order to be included on our meeting agendas, you need to initiate contact with us no less than 8 days in advance of the next DRC meeting, which is held on the third Tuesday of every month.

The CHCA review process provides opportunities for your application to be reviewed by professionals, community members and organizations, over the course of 3-5 regularly-scheduled meetings. The process typically spans 37-44 days. Occasionally, revisions are requested that may lengthen the process. Participation in the review process is the only way your application can receive a letter of support from the CHCA Board.

We appreciate your submitting this information early in your process, even preliminary to having a ZBA hearing date. The sooner we hear from you, the better we are able to help you in this process. We look forward to meeting with you, and helping you make a positive contribution to Chestnut Hill. Thank you.

**Please DOWNLOAD this form; PRINT or TYPE and complete only the applicable sections:**

- 1) **Date of Application:** December 9, 2024
  
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing  
Neighborhood pet care provider, Doggie Style Pets, has been approved for the retail sale of pets and pet supplies and animal services. The store now seeks to keep two dogs overnight for adoption in the care of the Philadelphia Animal Care and Control Team (ACCT), which requires zoning approval.
  
- 3) **Property Address or Specific Location:** \_\_\_\_\_  
8100 Germantown Avenue, Philadelphia, PA 19118-3423
  
- 4) **Name of Owner(s) of Property or Location:** \_\_\_\_\_  
Stewards of 8100 LLC
  
- 5) **Name of Applicant (if different than owner):**  
N/A

6) **Owner/Applicant Business Name** \_\_\_\_\_

[Doggie Style Pets](#)

7) **Owner/Applicant Postal Address:** \_\_\_\_\_

[315 Market Street, Philadelphia, PA 19106](#)

8) **Owner/Applicant Contact Information and Website:**

Daytime phone: [215-696-0058](#) Cell: [215-696-0058](#)

Email [howard@doggiestylepets.com](mailto:howard@doggiestylepets.com)

Website [doggiestylepets.com](http://doggiestylepets.com)

9) **Professional Representation (if applicable):**

Name: [Eric Bodzin, Esq.](#)

Firm: [Blank Rome LLP](#)

Postal Address: [One Logan Square, 130 N. 18th Street, Philadelphia, PA 19103](#)

Phone: [215-569-5484](#)

Email [eric.bodzin@blankrome.com](mailto:eric.bodzin@blankrome.com)

10) **Refusal or Referral:** If you are seeking a Zoning Variance or Special Exception, you will need to provide the Philadelphia Department of Licenses & Inspections Refusal or Referral by number and date:

[The attached Notice of Refusal for ZP-2024-010617 is dated November 5, 2024.](#)

We ask you to provide a copy of your Refusal or Referral to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) prior to the first meeting. If you do not have it, please call us so we can discuss options to create the meeting schedule. If you have received a date and time for your Zoning Board of Adjustments (ZBA) meeting please provide it here:

**ZBA Meeting Date:** [February 19, 2025](#) **Time:** [2:00 pm](#)

11) **Plans & Drawings:** Please provide the plans and drawings as you submitted them to the Philadelphia Department of Licenses & Inspections. These plans must be submitted in PDF form with your application. Please bring full size plans or drawings to the DRC meeting and other review committee meetings as requested.

12) **Community Benefits:** If applicable, provide a statement of benefits of the project to Chestnut Hill.

[See attached Doggie Style's Good Neighbor Policy. Doggie Style is Philadelphia's largest independent neighborhood pet care provider - with long-term tenancies at all 10 city locations - directly because of our active support, participation, and coordination with neighbors and local business associations.](#)

- 13) **Notification to Neighbors:** The City of Philadelphia requires applicants for variances and special exceptions to notify neighbors within a specified radius of your property. This notification must state that you will be presenting your plans to the community and include the property address, date, time and location of the meeting. Instructions and a list of specific addresses for notification are provided to applicants by the Philadelphia City Planning Commission. (You will first need to file an Appeal with the Philadelphia Zoning Board of Adjustment in order to obtain these instructions and addresses.)

Directions on how to proceed with notifications can be found at:

<https://www.phila.gov/rconotification/>



IMPORTANT: We ask that you contact us prior to sending out neighbor notices so we can confirm the meeting date with you.

- 14) **Please provide the addresses of neighbors adjoining and across from your proposed development. Before a recommendation can be made by the DRC to the CHCA Board, signed letters or petitions indicating the responses of the adjoining neighbors are requested.**

Adjoining neighbors are 8104 Germantown Avenue to the North and 11 W Abington Avenue to the West.

Across neighbors are 8042-44 Germantown Avenue to the South, 8103 Germantown Avenue to the Northeast, and 8035 Germantown Avenue to the Southeast. Doggie Style Pets is pleased to continue the process of engaging neighbors and will update the DRC and the Board accordingly.

- 15) **Operational Impacts:** Please check the items below that may cause the proposed development to have operational impacts on immediate neighbors, businesses, and the surrounding community.

- change in off-street parking demand     fencing or landscaping along adjoining properties
- change in on-street parking demand     increased noise levels
- change in pedestrian circulation         increased odors
- change in vehicular circulation          blocked views
- hours of operation \_\_\_\_\_          increased outdoor lighting
- access and timing of goods delivery     party walls
- access and timing of waste removal     change in utility demand
- number of customers/day \_\_\_\_\_     number of employees
- other impacts (please specify) See attached plan regarding community-based operations.

**Please attach statements or diagrams of how you plan to address each of these items.**

**16) Historic Significance:** Please indicate the historic significance of the property (i.e., date of construction, style of architecture, architect if known, National Historic Register status.) The Chestnut Hill Conservancy has documented nearly every existing structure and can provide you with this information. Contact 215-247-9329, Ext 205

N/A

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**17) Historical Context:** Please describe the proposal relative to the historical context of the property and the surrounding properties. (If not known, consult the Chestnut Hill Conservancy.)

Contextual brick design - see attached rendering of finished building.

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**18) Environmental Assessment:** Please describe the proposal relative to the environmental context of the property and the surrounding properties (e.g., removal of tanks, trees, hedges, walls).

N/A - interior renovation only.

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**19) Wissahickon Watershed:** Chestnut Hill lies entirely within the Wissahickon Watershed. A City of Philadelphia ordinance restricts all development within the Watershed with regard to set backs from water courses, site clearing and construction activity on steep slopes (greater than 15 percent), impervious coverage ratios, and some earth-moving activity. Describe the effect of your proposed project on the Watershed. Contact 215-247-0417 – for the Friends of the Wissahickon for more information

N/A - interior renovation only.

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**\*\*\*\*\* IF THIS IS A RESIDENTIAL PROPOSAL, STOP HERE AND SIGN FINAL PAGE \*\*\*\*\***

20) **Business Context:** If this is a business, please describe how your proposal will contribute to the business community, e.g., how does it complement or duplicate existing businesses?  
Doggie Style Pets has already begun to engage with the Chestnut Hill Business Association and the police district,  
to maximize participation, support, and coordination with neighbor residents and businesses and to get the word out about  
Doggie Style's mission to provide safe, caring homes for animals in need. Doggie Style Pets is pleased to provide  
letters of support from landlords and community groups regarding the success of DSP's community-based model.

Are you a member of the Chestnut Hill Business Association?  Yes  No

Please indicate any partner(s) in the proposed development.

The Philadelphia Animal Care and Control Team (ACCT) is the non-profit city-contracted provider  
of medical, behavioral, and adoption services for dogs in partnership with Doggie Style Pets.

21) **Parking:** A Parking Plan is requisite to any business project. Please provide a parking plan if your business will impact or use any parking facilities, lots, residential streets, driveways or public thoroughfares, due to customers, employees or deliveries.

If your parking needs will impact or use any of Chestnut Hill's parking lots you must consult with the Executive Director of the Chestnut Hill Parking Foundation as part of this process. Call 215-247-6696 to reach the Parking Foundation.

22) **Statement of Use and Size:** Please briefly state the intended use and size of the development.

Doggie Style Pets will utilize 2,218 SF of ground-floor commercial space to provide full-service care  
for dogs and cats, including specialty foods, thoughtfully curated supplies, adoption, and nose to tail grooming.

As per the attached plans, the retail entrance, unlike the residential entrance, will be located on the  
Germantown Avenue corridor, and the grooming, laundry, and storage will be located in the rear of the store.

23) **Users / Customers:** Please describe the demographics and geographic origins of the users / customers of the proposed development. What is your target market?

Doggie Style Pets is successful because of its neighborhood-centric model. 80% of customers walk to the  
store as part of their daily routine. The other customers stop by for heavy food pick-ups or once-a-week adoptions.

Doggie Style's full-service model with diverse products has been key to its long-term success at each location.

24) **Schedule:** Please provide the proposed schedule. \_\_\_\_\_

As per the attached plans, work under this permit will be limited to light interior renovations in mid-2025.

25) **Physical Features:** Please briefly describe the physical features of the proposed project in quantitative and qualitative terms, for example:

Building floor area – total (sq.ft.) \_\_\_\_\_

Ground floor area (sq. ft.) 2,240 sf

Number of stories and height (feet) 4 stories - 41'

Size of parcel and percent covered by building 3,237 sf; 78% building

Proposed off-street parking capacity 2 (prior permit)

Plans for Employee Parking Bike and scooter storage provided for typically younger employees

Number of units or separate rentable spaces 2 (prior permit)

Proposed architectural and landscape character, including materials and colors:

Please see attached design materials from AIDamlouji + Parket Architects.

✓ **Please provide scale plans and elevations of the proposed project and surrounding properties.**

26) **Signage\*:** Number of signs 1 - see attached rendering; specifications forthcoming

Color(s) \_\_\_\_\_ Material(s) \_\_\_\_\_

Total dimensions of signs \_\_\_\_\_

Placement \_\_\_\_\_

Source of lighting \_\_\_\_\_

27) **Exterior Lighting\*:** Number of light fixtures 10

Design(s) and size of light fixtures Medium globe-style

Material LED

Location Throughout front facade - see attached rendering

28) **Exterior Color(s):** Use of historic palette is preferred. Please provide paint chips of color(s)

Contextual brick design - see attached rendering of finished building.

\_\_\_\_\_  
\_\_\_\_\_

29) **Awnings\***: (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) N/A Dimensions (WxLxH) \_\_\_\_\_

Material (please include sample) \_\_\_\_\_

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

\_\_\_\_\_  
\_\_\_\_\_

Purpose for awning(s) \_\_\_\_\_

Intended graphics/type \_\_\_\_\_

30) **Façade\***: Please describe the proposed alterations to the current façade.

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

31) **Security Systems\***: Please describe any security systems you plan to install.

Every store is equipped with state-of-the-art cameras and security systems that are constantly monitored at Doggie Style's central location. Stores keep lights on at night and do not keep cash.

\_\_\_\_\_  
\_\_\_\_\_

**\*NOTE: The City of Philadelphia may require separate permits for these items outside of the ZBA process**

32) **Hours of Operation**: Please describe your intended hours, each day of the week, and seasonal any differences. Do you plan to participate in the business community special schedules?

Doggie Style Pets operates 9-8 (10-6 Sundays) and participates at every community event per its core mission to help neighbors rescue and provide safe, caring environments for at-risk animals.

\_\_\_\_\_

**Please sign your application:**

*Eric Bodzin*

Signature of Owner/Applicant

\_\_\_\_\_

Signature of Owner/Applicant

Doggie Style Pets c/o Eric Bodzin, Esq. of Blank Rome LLP

Print Name

Print Name

PLANS &  
EXHIBITS



**Notice of:**       **Refusal**       **Referral**

<b>Application Number:</b> ZP-2024-010617	<b>Zoning District(s):</b> CMX1	<b>Date of Refusal:</b> <b>11/5/2024</b>
<b>Address/Location:</b> 8100 GERMANTOWN AVE, Philadelphia, PA 19118-3423 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Eric Bodzin DBA: Blank Rome LLP	<b>Applicant Address:</b> 130 N 18th St Philadelphia, PA 19103 USA	<b>Civic Design Review?</b> N

**Application for:**

FOR USE AS ANIMAL SERVICES (BOARDING AND OTHER SERVICES) ON THE GROUND FLOOR, LESS THAN 2,000 SQ. FT. OF GROSS FLOOR AREA (GFA), WITH ALL OTHER USES IN THE SAME STRUCTURE AS THE PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

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](http://www.phila.gov).)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-2	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, ANIMAL SERVICE-BOARDING AND OTHER SERVICES, is expressly prohibited in the CMX-1 commercial zoning district.

ONE (1) USE REFUSAL

**Fee to File Appeal:** \$ 300.00

NOTES TO THE ZBA:

See APP #907459 CAL #36928; ZBA granted a variance for the Erection of an attached structure, vacant commercial space on the ground floor, and two (2) family households living with two (2) roof decks. 01/19/2019  
See APP #960905068 CAL #96-1101, ZBA grant use of daycare center. 01/08/1997.

Parcel Owner:

STEWARDS OF 8100 LLC

**Zoning Overlay District:**

/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District/Open Space and Natural Resources - Steep Slope Protection/NCA Neighborhood Commercial Area Overlay District - Germantown Avenue/NCA Neighborhood Commercial Area Overlay District - Germantown Avenue - Chestnut Hill Subarea/WWO Wissahickon Watershed Overlay District



JIAN CHAN  
PLANS EXAMINER

11/5/2024  
DATE SIGNED

**ADDENDUM:  
ADDITIONAL OPERATING INFORMATION**

**Animal Rescue Plan**

The variance at issue is for the keeping of up to two dogs overnight for under the supervision of the city-contracted Animal Care and Control Team (ACCT). Animal rescue has been at the heart of Doggie Style Pets since 2011, when they began partnering with local nonprofit rescue organizations to retrofit all thirteen stores with two adoption rooms. ACCT is highly selective, requiring adoptive pets to complete thorough medical and behavioral screening. This has become a meaningful way to connect with fellow pet lovers in the community to find safe, caring homes for over 13,000 at-risk animals with this approach. When you shop locally at Doggie Style, your purchases help fund the store's mission to rescue dogs from overcrowded shelters and adoption fees go directly to the non-profit rescue organization. Customers feel good knowing that a portion of proceeds from every sale helps contribute to the animal rescue work in their community.

**Community Impact Plan**

Doggie Style Pets has a tried-and-true waste management program for pets and commercial services. For pets, Doggie Style utilizes air-tight storage containers and scented bags. For commercial trash, storage is kept in the rear of the store and serviced regularly; moreover, the company drastically reduces commercial waste by keeping inventory at a warehouse and using their own van to provide and reuse materials on a regular basis. This commercial storage policy minimizes not only on-site waste but also on-site deliveries other than food drop-off, which occurs once a week during day-time hours. As for pedestrian traffic, about eighty percent of customers typically walk to the store as part of their daytime routine; others who drive for large food pickups or once-a-week adoption stay for an average of ten to fifteen minutes. Employees, about two to three per shift, also tend to live locally. For all stores, the safety of the surrounding corridor is paramount to Doggie Style Pets; LED lighting is maintained throughout the daytime and evening hours of the building and security systems are centrally monitored.

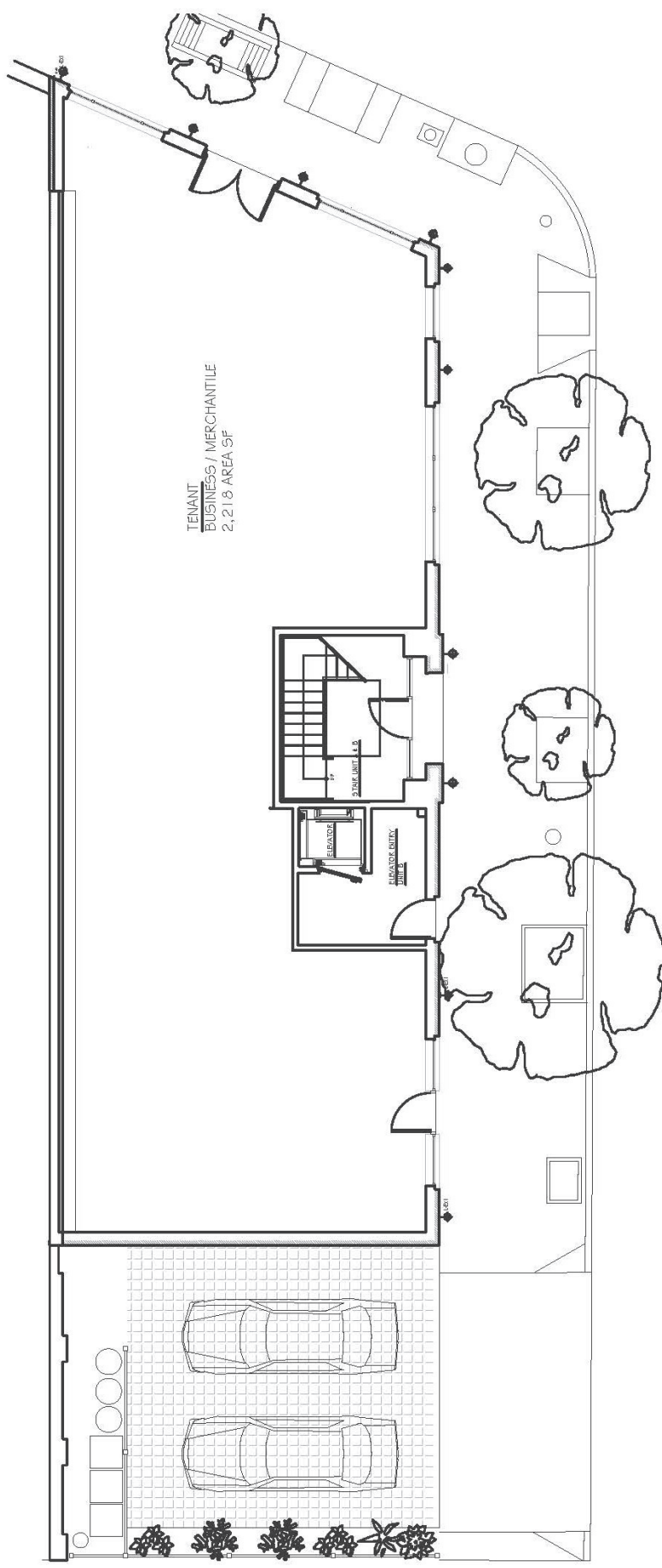
**Business Corridor Plan**

Doggie Style Pets is Philadelphia's largest independent neighborhood pet retailer with ten established locations in Philadelphia and two additional locations in New Jersey. The store offers full-service care for dogs and cats, including specialty foods, thoughtfully curated supplies, and nose to tail grooming. Doggie Style Pets has enjoyed long-term tenancy at all locations because of its deep community partnerships and customer centric approach. Visit your local store and you will be greeted by friendly, knowledgeable staff that can make recommendations if you are unsure what your pet needs to thrive.



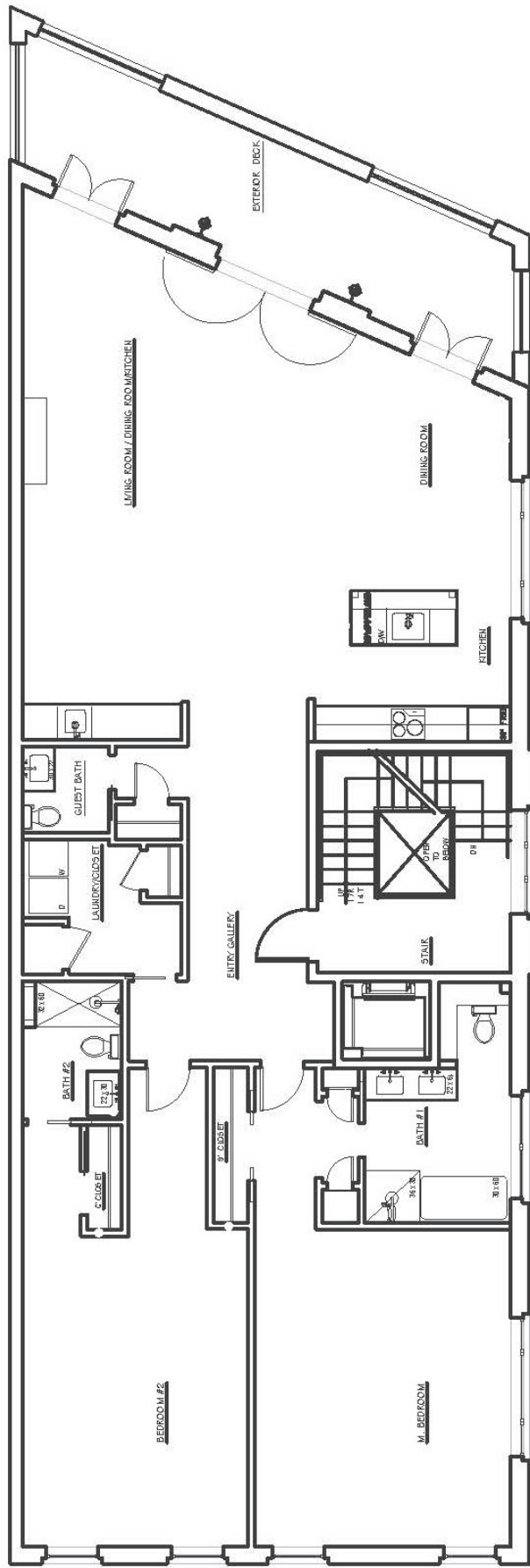
8100 GERMANTOWN AVENUE  
CHESTNUT HILL, PA

AIDamlouji + Parker Architects,  

TENANT  
BUSINESS / MERCHANTILE  
2,218 AREA SF

GROUND FLOOR RETAIL & LOBBIES  
8100 GERMANTOWN AVENUE

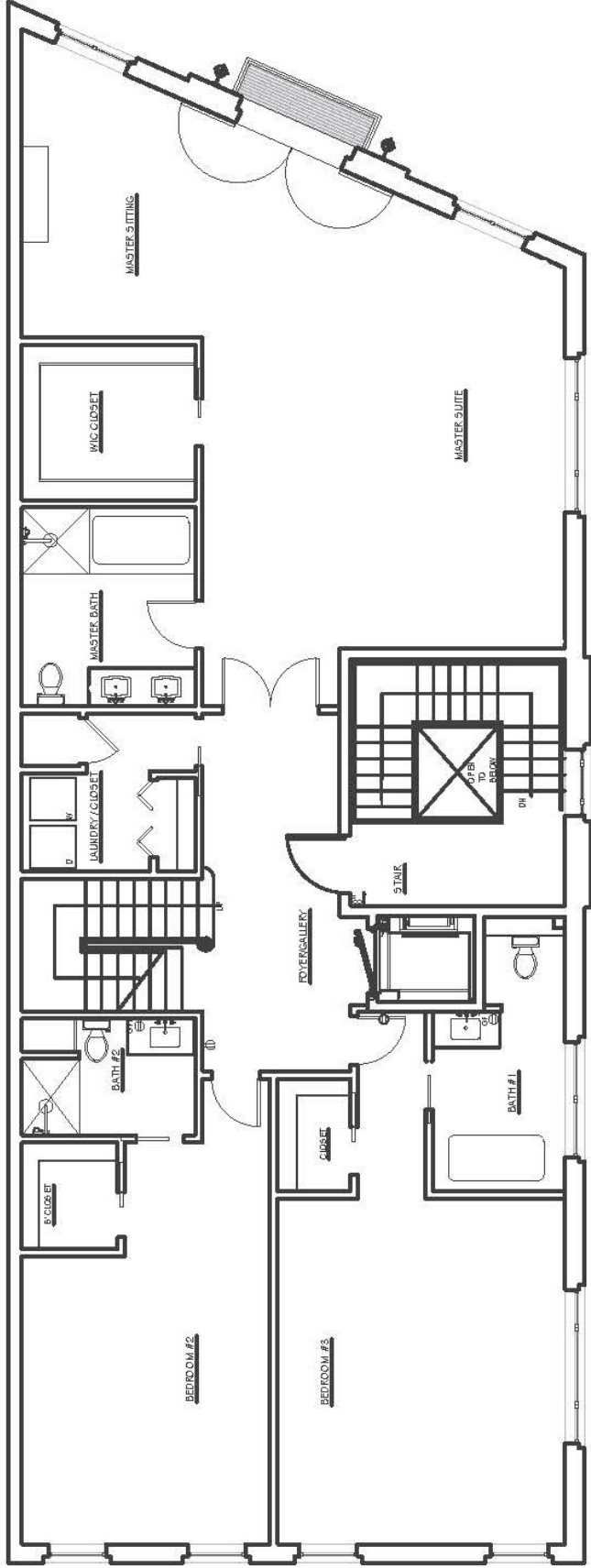


2nd FLOOR SUITE A

8100 GERMANTOWN AVENUE

AIDamlouji + Parker Architects,



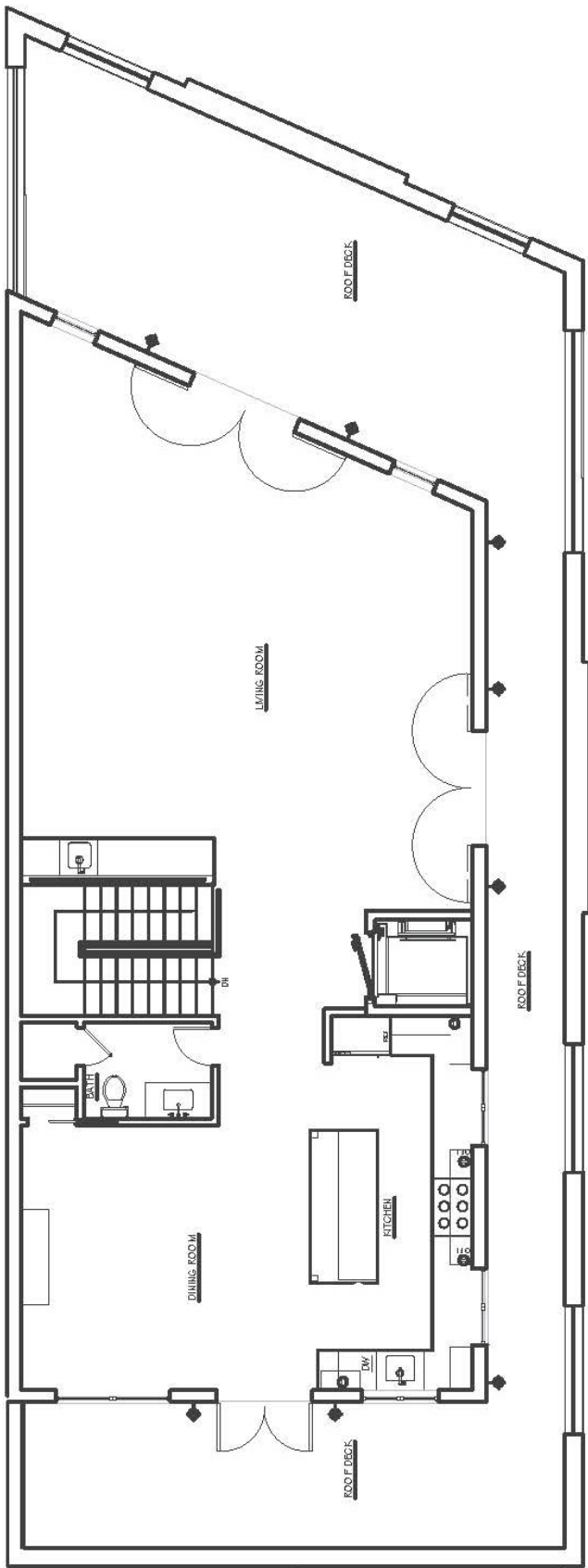


3RD FLOOR SUITE B

8100 GERMANTOWN AVENUE



AIDamlouji + Parker Architects,



4TH FLOOR SUITE B

8100 GERMANTOWN AVENUE

AIDamlouji + Parker Architects,



CHESTNUT HILL,  
PHILADELPHIA, PA

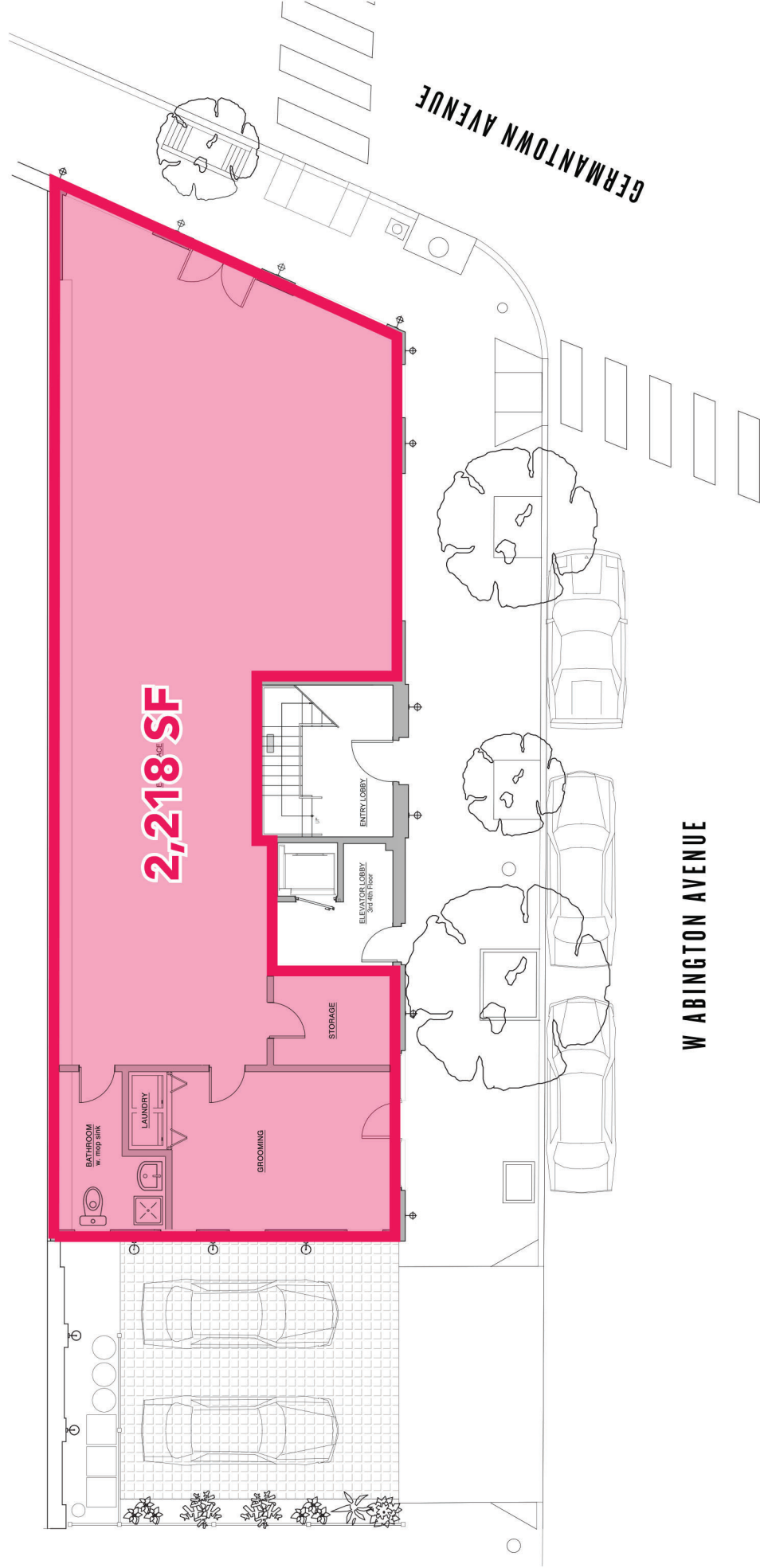
FLOOR PLAN



# 8100 GERMANTOWN AVE

**JASON BROOKE**  
jbrooke@hellomsc.com  
215.883.7408

**JACOB COOPER**  
jcooper@hellomsc.com  
215.883.7402



W ABINGTON AVENUE

GERMANTOWN AVENUE





# 8100 Germantown Ave



Seal  
 Revisions

Doggie Style Pets  
 8100 Germantown Ave, Philadelphia, PA 19118

Theresa Aldamouji  
 Architect, LLC.



16 E Butler Avenue  
 Ambler, Pennsylvania 19002

phone: 215-283-1777  
 contact: Theresa Aldamouji, AA

For Construction

Date: August 14, 2024

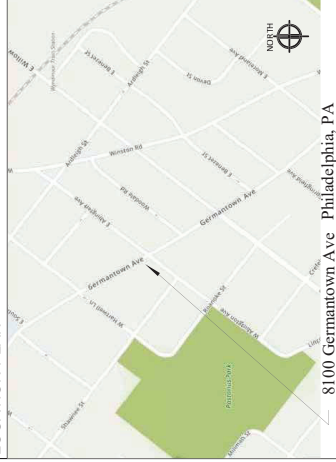
Cover Sheet

Scale: NTS

G.000

Drawing #  
 8100 Germantown Ave

## LOCATION PLAN



8100 Germantown Ave Philadelphia, PA

## DRAWING INDEX

ARCHITECTURAL	Rev	Issued	By	Checked	Date
G000 COVER SHEET/LIFE SAFETY PLAN					12/20/24
A101 1ST FLOOR CONSTRUCTION PLAN					

## PROJECT DIRECTORY

TENANT:  
 DOGGIE STYLE PETS  
 8100 GERMAN TOWN AVE  
 PHILADELPHIA, PA 19108  
 HOWARD NELSON

ARCHITECT:  
 THERESA ALDAMOUIJI ARCHITECT LLC  
 16 E. BUTLER AVE  
 AMBLER, PA 19002  
 215-283-1777

MUNICIPALITY:  
 CITY OF PHILADELPHIA  
 DEPARTMENT OF L&I  
 PHILA, PA 19102

## CODE COMPLIANCE DATA SUMMARY:

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, AND FOR PROJECT PERFORMED ON THE PROJECT.

PROJECT SCOPE  
 THE WORK INVOLVES 1ST FLOOR RETAIL LEASE SPACE TENANT FITOUT.

APPLICABLE CODES:  
 2018 UNIFORM CONSTRUCTION CODE FOR PHILADELPHIA  
 2018 IRC BUILDING CODE  
 2018 IBC MECHANICAL CODE  
 2018 IBC ELECTRICAL CODE  
 2018 IBC PLUMBING AND MECHANICAL CODE  
 2017 ANSI A117.1  
 USE GROUPS:  
 M-MERCANTILE 1ST FLOOR  
 CONSTRUCTION CLASSIFICATION:  
 TYPE IIIB

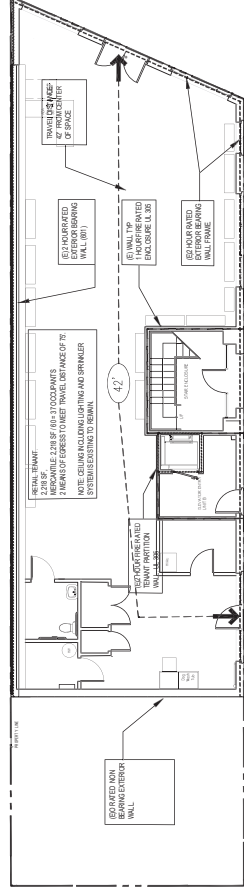
OCCUPANCY LOADS (1004.5) (1004.7 EX. 2)  
 MERCANTILE  
 2,216 / 600 = 37 OCCUPANTS

DOORS (1005.3.2)  
 MERCANTILE REQUIRED: 37 OCCUPANTS X .2 = 7.4' PROVIDED: 108"

SPRINKLER DESIGN:  
 THIS BUILDING IS FULLY SPRINKLED.

## PROJECT NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS OF THE LATEST EDITION OF PHILADELPHIA CODES AND THE INTERNATIONAL BUILDING CODE 2018.
- ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION WORK. DISPLAY ALL PERMITS AS REQUIRED.
- CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE FEDERAL OCCUPATION SAFETY AND HEALTH ACT (OSHA) AND BY LOCAL FIRE DEPARTMENT REGULATIONS. FIRE EXTINGUISHERS TO BE LARSEN JL OR EQUAL. MIN. 2A RATING AS PER IBC, STATE AND LOCAL CODE DURING ALL PHASES OF THE WORK FOR USE BY ALL TRADE.
- NEW ALARM HORN AND STROBE TO BE PROVIDED AS PER IBC, STATE & LOCAL CODES.
- ALL EGRESS DOORS SHALL BE OPERABLE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER IBC, AND LOCAL CODES.
- ALL EXIT SIGNS SHALL BE VISIBLE AND SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES.
- ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF THE IBC 2018.
- INTERIOR WALL & CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84.
- INTERIOR FLOOR FINISHES & FLOOR COVERING SHALL BE OF CLASS II OR BETTER.
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- INTERIOR WALL & CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84.
- INTERIOR FLOOR FINISHES & FLOOR COVERING SHALL BE OF CLASS II OR BETTER.



1st Floor Life Safety Plan  
 SCALE: 1/8" = 1'-0"



Seal  
Revisions

Doggie Style Pets  
8100 Germantown Ave, Philadelphia, PA 19118

Theresa Altamirouji  
Architect, LLC.



16 E Butler Avenue  
Ambler, Pennsylvania 19002  
phone: 215.283.1777  
contact: Theresa Altamirouji, AIA

FLOOR PLAN


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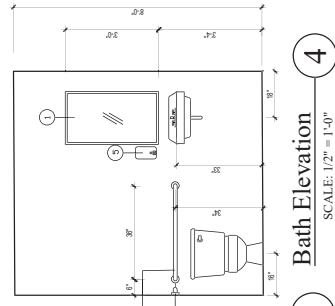
1st Floor Plan

Scale: 1/4" = 1'-0"

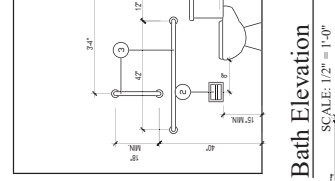
**A.101**  
Drawing #

8100 Germantown Ave

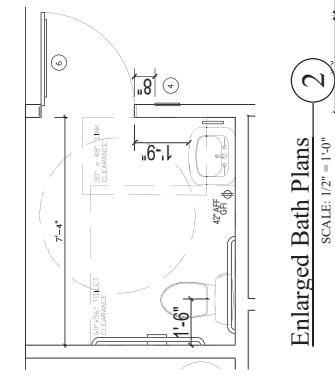
PLUMBING FIXTURE SCHEDULE		TOILET ROOM ACCESSORIES	
SYMBOL	FIXTURE	DESCRIPTION	
P-1	WATER CLOSET	KOHLER WHITE FLOOR-MOUNT TANK-TYPE MODEL #K-3611. 17" HIGH ELONGATED BOWL - TRIP LEVER @ OPEN RM SIDE, SEAT W/ COVER - ADA COMPLIANT OR EQUAL.	<ol style="list-style-type: none"> <li>18" X 24" MIRROR BY OWNER. 40" MAXIMUM TO BOTTOM OF REFLECTIVE SURFACE.</li> <li>RECESSED TOILET PAPER DISPENSER MODEL B-487 MANUFACTURED BY FOBBERCK OR EQUAL. 19" MINIMUM A.F.F. TO CENTER OF UNIT.</li> <li>GRAB BARS MODEL B-6906, MANUFACTURED BY FOBBERCK OR EQUAL. (SEE ELEVATION FOR LENGTH AND CONFIGURATION).</li> <li>HANDICAP SIGN</li> <li>SOAP DISPENSER</li> <li>INSTALL FULL LENGTH MIRROR ON BACK OF DOOR FOR ADA ACCESSIBLE MIRROR.</li> </ol> 
P-2	LAVATORY	DURAVIT ME BY STARCK HANDRINSE BASIN #071945000 or ADA COMPLIANT OR EQUAL.	



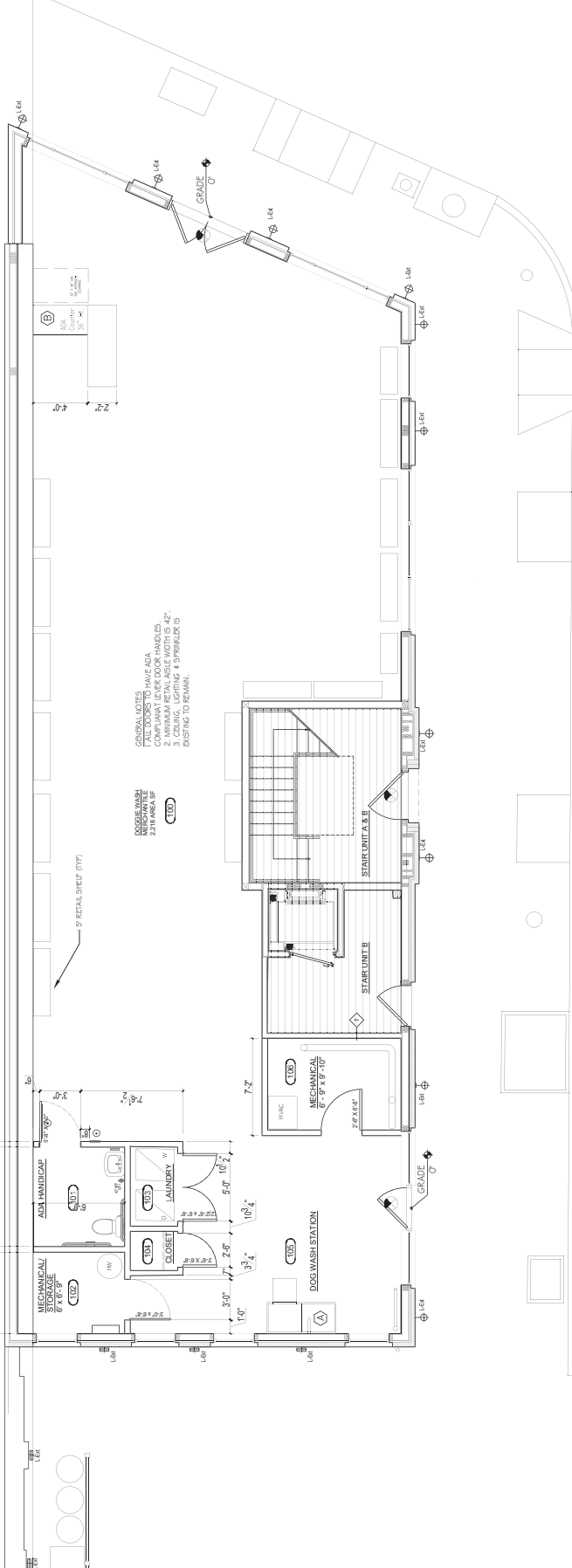
3 Bath Elevation  
SCALE: 1/2" = 1'-0"



4 Bath Elevation  
SCALE: 1/2" = 1'-0"



2 Enlarged Bath Plans  
SCALE: 1/2" = 1'-0"



1 1st Floor Plan  
SCALE: 1/4" = 1'-0"

**SPRINKLER DESIGN:**  
THIS BUILDING IS FULLY SPRINKLED. THE CONTRACTOR IS TO DESIGN AND INSTALL THE FIRE PROTECTION SYSTEM IN STRICT ACCORDANCE WITH NFPA PAMPHLET NUMBER 13, AND APPLICABLE LOCAL AND STATE CODES. THE SPRINKLER SYSTEM SHALL CONFORM TO THE REGULATIONS AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTIONS AND OWNERS NOTE. PROVIDE STANDARD DESIGN FOR MERCHANT BUSINESS AREA FOR PLANNING THE SYSTEM. ACTUAL DESIGN FOR 1ST FLOOR COMMERCIAL IS TO BE DESIGNED AND SUBMITTED WITH TENANT FIT-OUT PERMIT DRAWINGS.

MISC. FIXTURE SCHEDULE:

(A) DOG WASH STATION	80" x 27" x 34"	STAINLESS STEEL TUB WRAMP
(B) ADA RETAIL COUNTER	80" x 20" x 36"	ADA RETAIL COUNTER WITH 30" X 36" SIDE APPROACH CLEARANCE



Proposed



Proposed



Existing

Seal  
Stewards of 8100 LLC  
Jan 1, 2019  
REV.1  
May 2, 2019  
REV.2  
June 8, 2019  
REV.3  
June 11, 2019  
REV.4

8100 Germantown Ave.  
Philadelphia, PA 19118

Aidamouji + Parker  
Architects, LLC.



PO BOX 386  
Ambler, Pennsylvania 19002

phone 215.283.1777  
fax 215.283.1774  
contact Theresa Aidamouji, AIA  
Kathie A. Parker

Site Plan

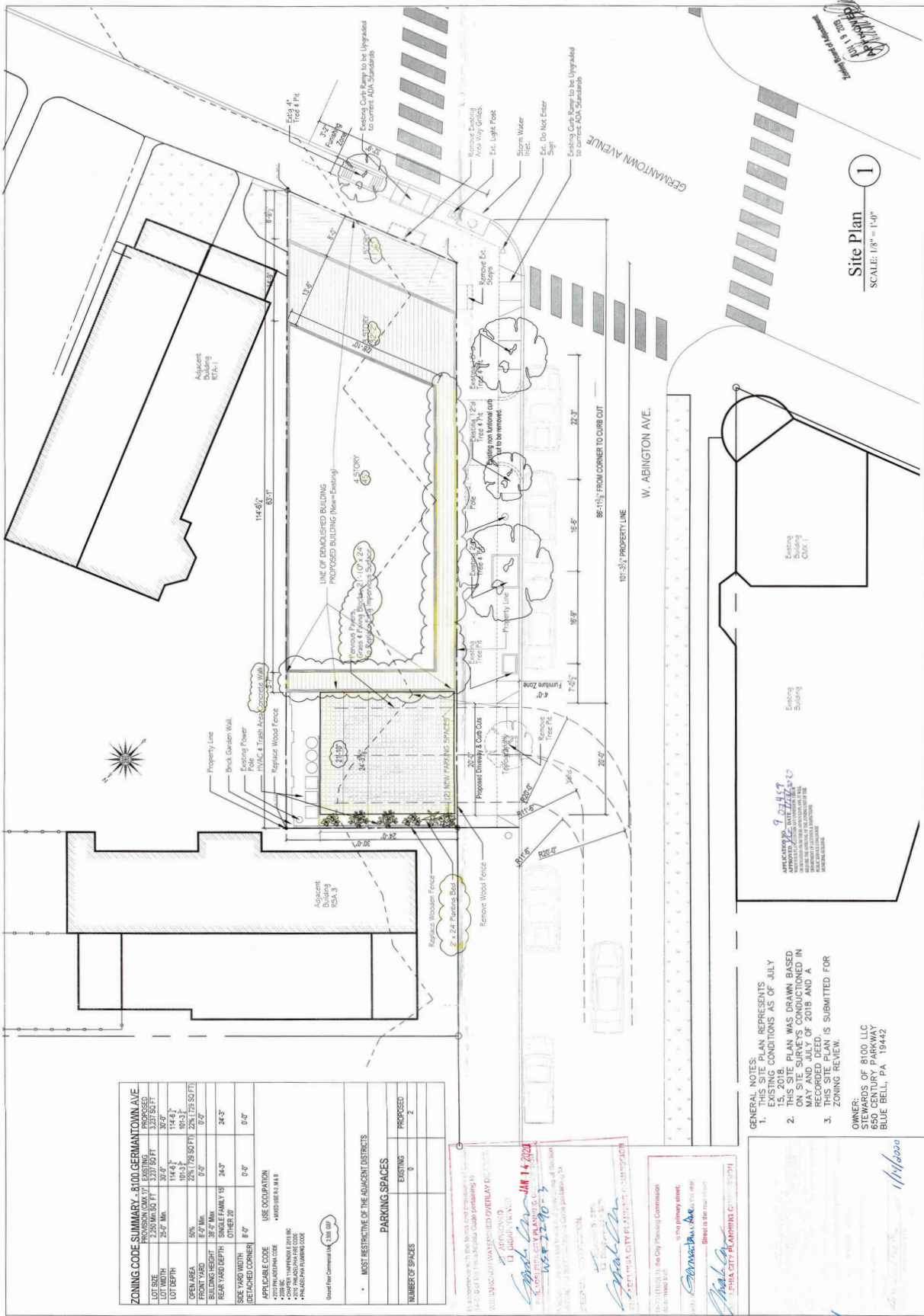
Date: Aug 3, 2018

Schematic Design

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

S.1

Drawing #  
8100 Germantown Ave



Site Plan  
SCALE: 1/8" = 1'-0"

ZONING CODE SUMMARY - 8100 GERMANTOWN AVE	
PROVISION (AMA) (V)	EXISTING / PROPOSED
LOT SIZE	2,250 SQ FT / 3,237 SQ FT
LOT AREA	10,447
LOT DEPTH	25'-0" Min.
LOT WIDTH	114'-4"
OPEN AREA	50%
FRONT YARD	8'-0" Min.
REAR YARD DEPTH	25% (78 SQ FT) / 25% (73 SQ FT)
REAR YARD DEPTH	0'-0"
OTHER 20'	24'-0"
DETAACHED CORNER	8'-0"
USE OCCUPATION	4-0"
APPLICABLE CODE	2-4'
ADJACENT DISTRICTS	EXISTING / PROPOSED
NUMBER OF SPACES	EXISTING / PROPOSED
	0 / 2

GENERAL NOTES:  
1. THIS SITE PLAN REPRESENTS THE SITE CONDITIONS AS OF JULY 15, 2018.  
2. THIS SITE PLAN WAS DRAWN BASED ON SITE SURVEYS CONDUCTED IN 2017 AND A RECORDED DEED FROM 2015 AND A RECORDED DEED FROM 2016.  
3. THIS SITE PLAN IS SUBMITTED FOR ZONING REVIEW.

OWNER:  
STEWARDS OF 8100 LLC  
650 CENTURY PARKWAY  
BLUE BELL, PA 19442

APPROVED BY THE CITY PLANNING COMMISSION  
DATE: JAN 14 2020  
TIME: 11:42 AM  
OFFICE: 150 N. 3RD ST. PHILADELPHIA, PA 19102  
CITY PLANNING COMMISSION

APPROVED BY THE CITY PLANNING COMMISSION  
DATE: JAN 14 2020  
TIME: 11:42 AM  
OFFICE: 150 N. 3RD ST. PHILADELPHIA, PA 19102  
CITY PLANNING COMMISSION

11/1/2020