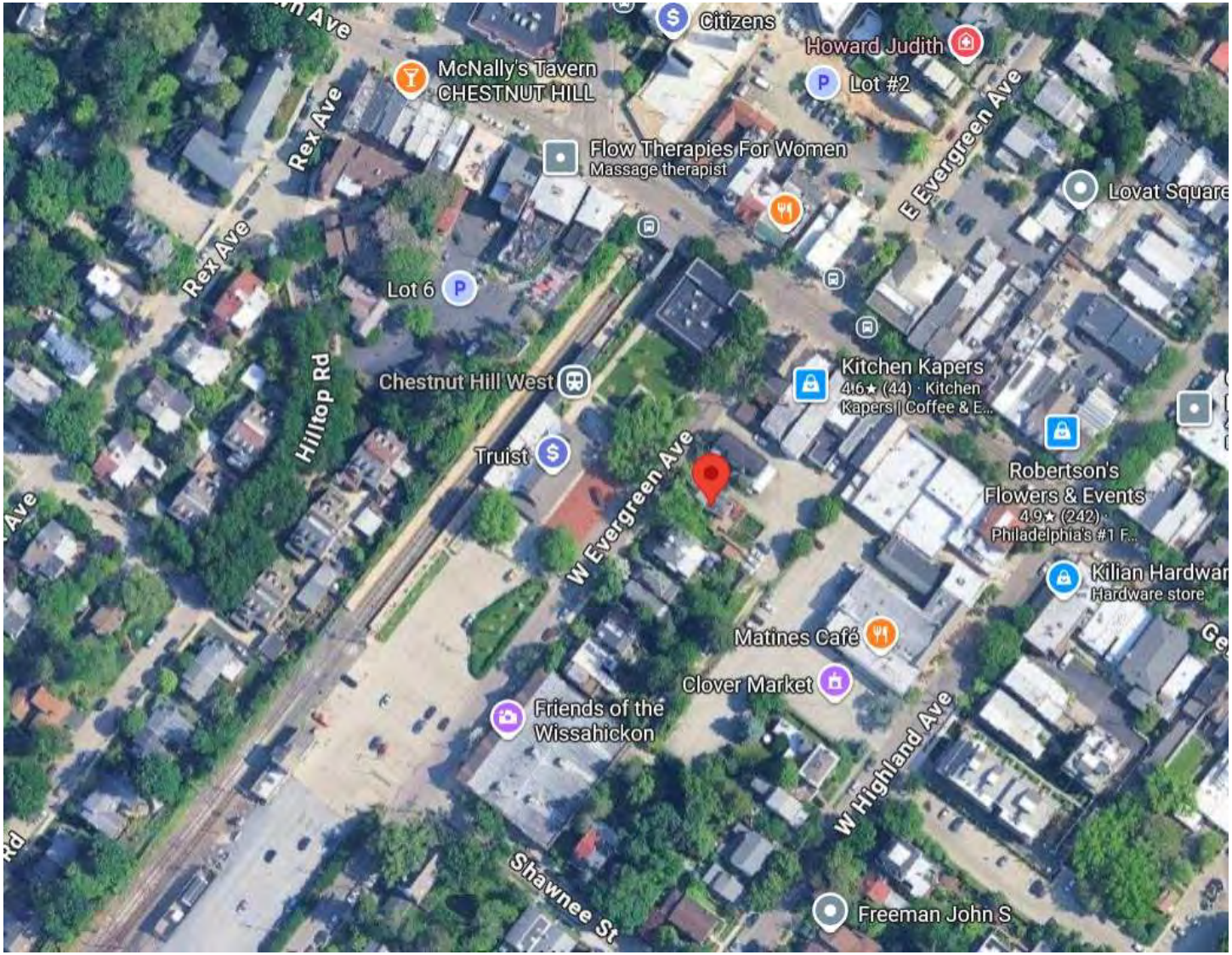
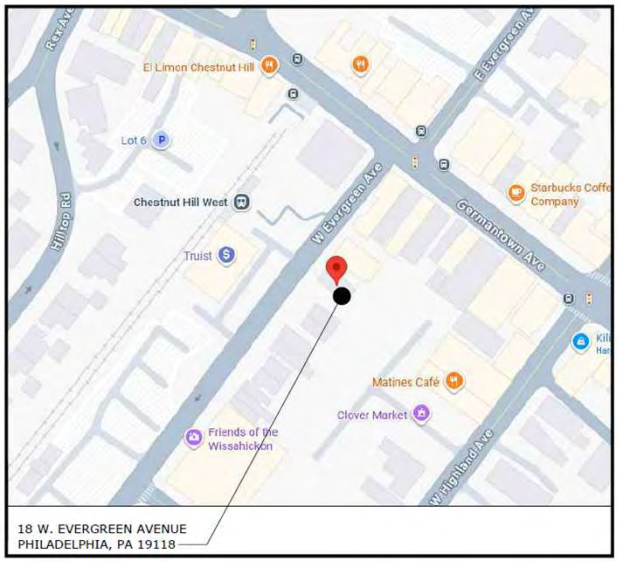
JAIN PROPERTY GROUP

18: 1910: George Grebe, owner; Joseph Seka, contractor
A 2 ½-story, 2-rank, brick, sidegabled dwelling with ground floor porch, stone lintels and sills, large 3-sided wood bay centering the second floor, a wood cornice and a Palladian window within the gabled dormer. Alterations were undertaken in 1970, 1973 and 1984.
Contributing
B.P. 1910 # 4253; 1970 # 62904; 1970 # 63939; 1973 # 89745

MILLAN ARCHITECTS
P:215-248-1244
WWW.MILLANARCHITECTS.COM





AERIAL NEIGHBORHOOD CONTEXT PHOTO – LOCATION MAP

MILLAN ARCHITECTS
P:215-248-1244
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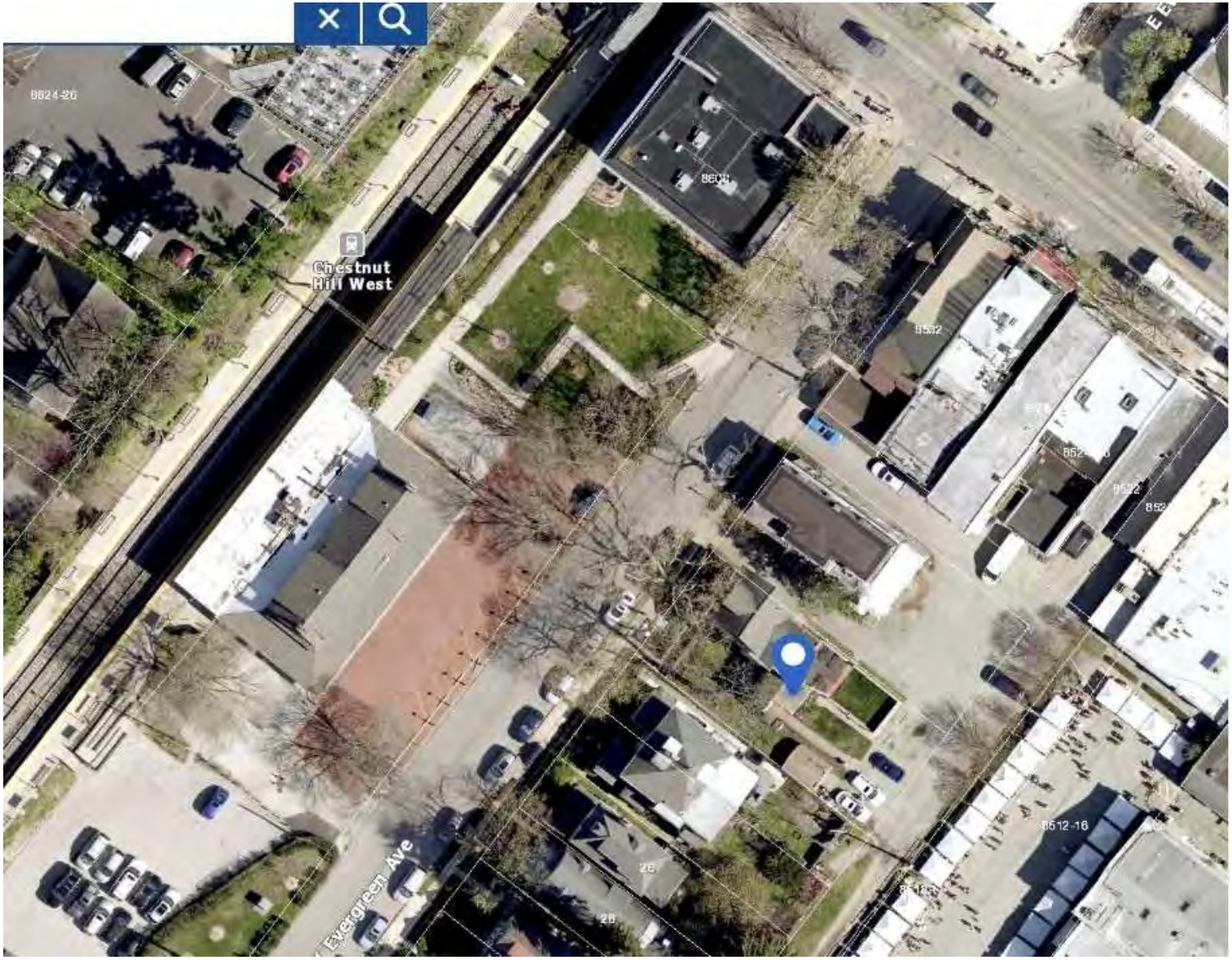

AERIAL NEIGHBORHOOD CONTEXT PHOTO 2

MILLAN ARCHITECTS
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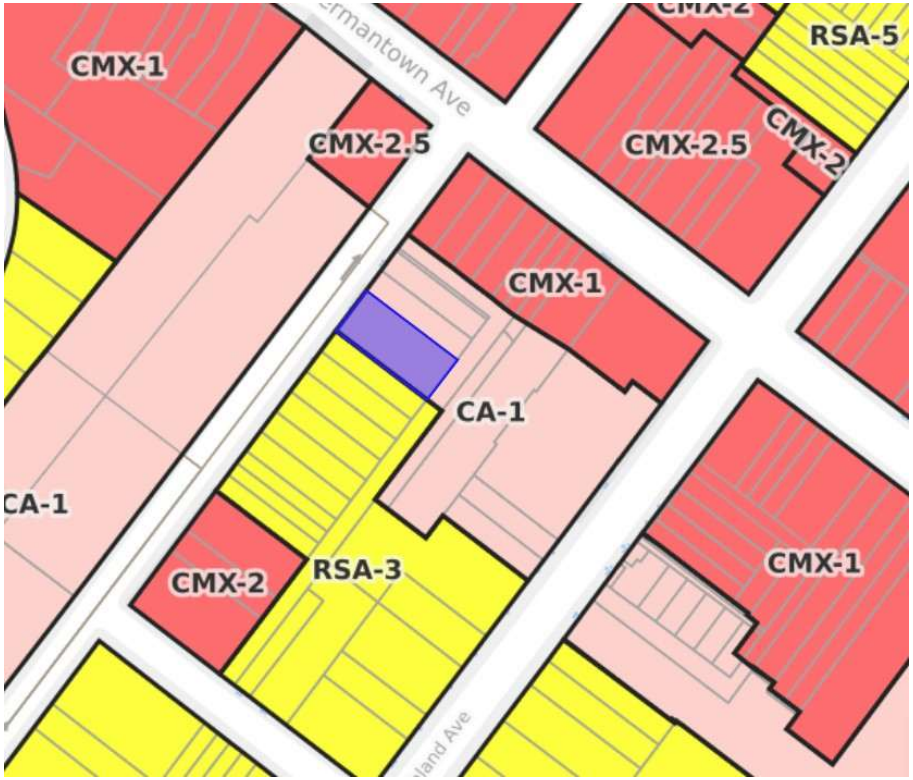

ZONING CODE INFORMATION 18 W EVERGREEN AVE PHILADELPHIA, PA 19118

ZONING DISTRICT: CA-1 AUTO ORIENTED COMMERCIAL-1

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH (FT.):	50 FT.	50 FT.	50 FT.
MIN. LOT AREA (SF):	5,000 SF	5,788 SF	5,788 SF
MAX. OCCUPIED AREA (% OF LOT)	60 %	1,470 SF 25.4%	2,072 SF 35.8%
MIN. FRONT YARD SETBACK (FT.)	0 FT.	0 FT. ±	0 FT.
MIN. SIDE YARD SETBACK (FT.)	5 FT.*	0, 14.6 FT. ±	0, 11.52 FT.
MIN. REAR YARD SETBACK (FT.)	5 FT.*	50 FT. ±	46.15 FT.
MAX. BUILDING HEIGHT (FT.)	38 FT. (MAX.)	29.04 FT. ±	29.04 FT.
PARKING REQUIREMENT	9 SPACES	5 SPACES**	5 SPACES**

(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.
* DENOTES SETBACK IF USED
** DENOTES EXISTING NON-CONFORMING CONDITION.
REQUIRED PARKING: FOR 1ST FLOOR: 4/1,000 SF FOR FIRST 100,000 SF. FOR OTHER FLOORS: 50% OF RESULT OF 1ST FLOOR FORMULA.
WWO OVERLAY DISTRICT: CATEGORY 5, NO LIMITS FOR IMPERVIOUS COVERAGE.

ZONING DISTRICT – ZONING CODE INFORMATION

MILLAN ARCHITECTS
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WWW.MILLANARCHITECTS.COM

JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118

EXISTING SITE PHOTOS - FRONT

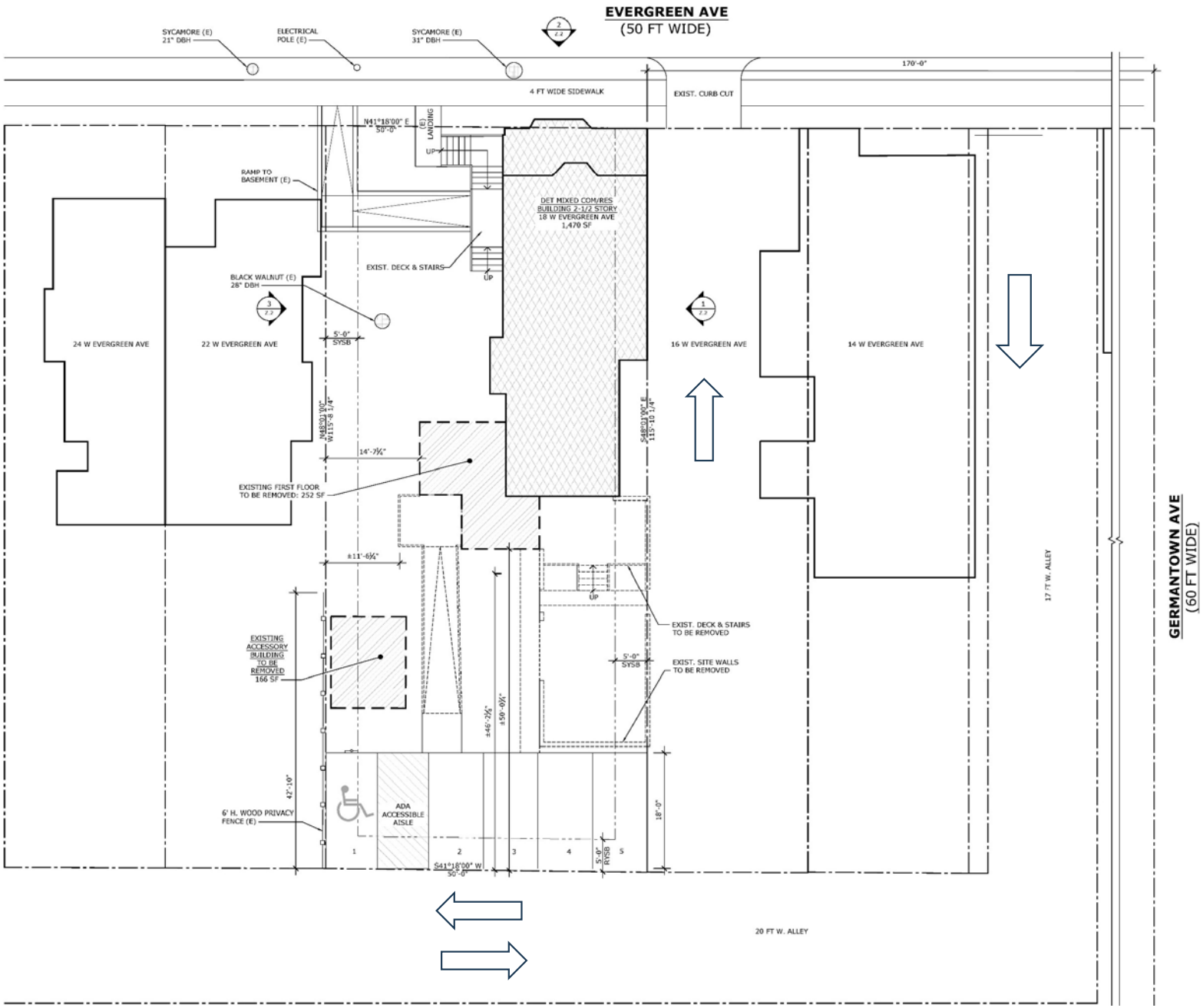
MILLAN ARCHITECTS

P:215-248-1244

WWW.MILLANARCHITECTS.COM

EXISTING SITE PHOTOS - REAR

MILLAN ARCHITECTS
P:215-248-1244
WWW.MILLANARCHITECTS.COM



EXISTING SITE PLAN

MILLAN ARCHITECTS
P:215-248-1244
WWW.MILLANARCHITECTS.COM

JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118

EXISTING PHOTOS

MILLAN ARCHITECTS

P:215-248-1244

WWW.MILLANARCHITECTS.COM

JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118

EXISTING PHOTOS

MILLAN ARCHITECTS

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JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118

EXISTING PHOTOS

MILLAN ARCHITECTS

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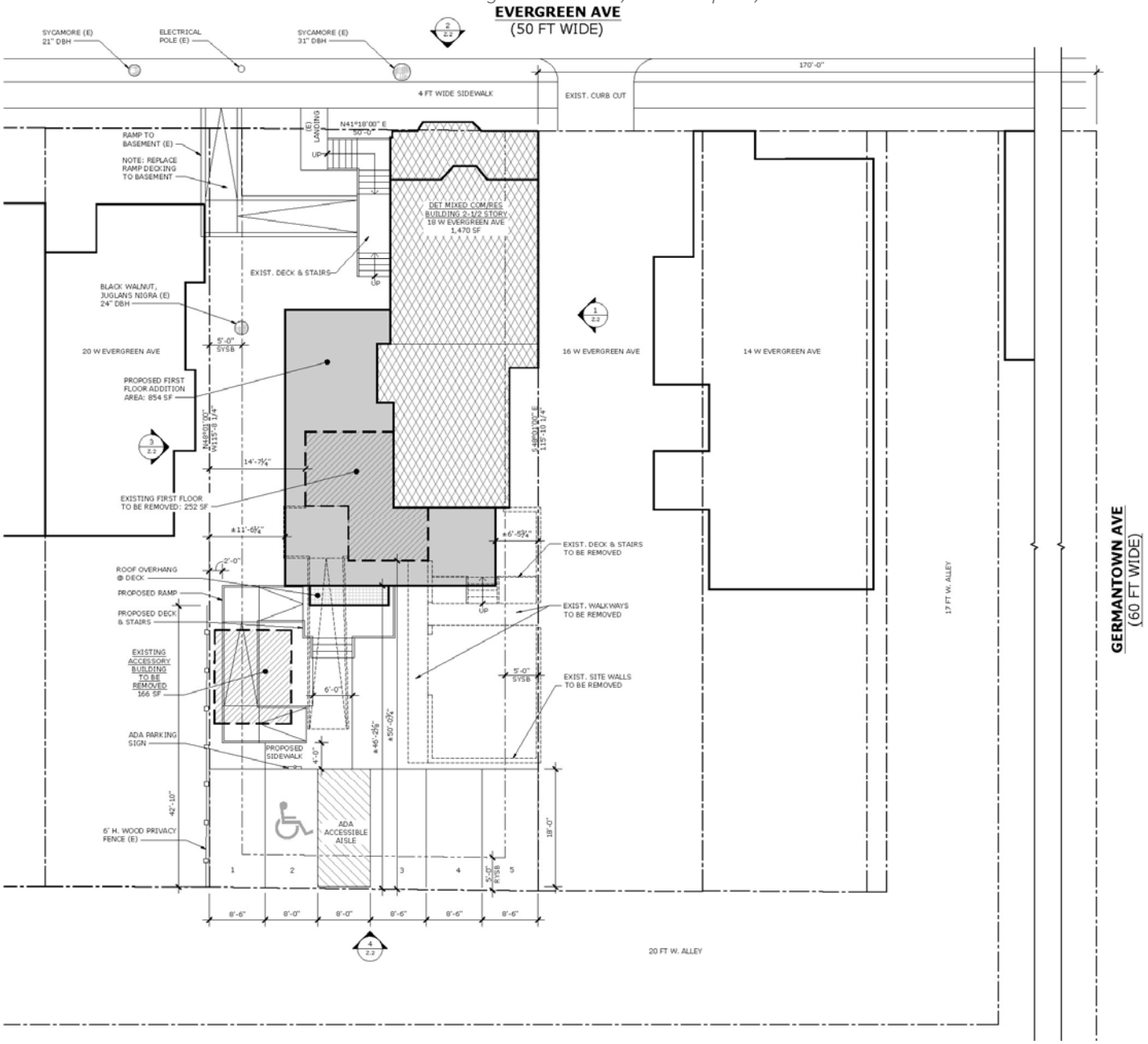
JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118

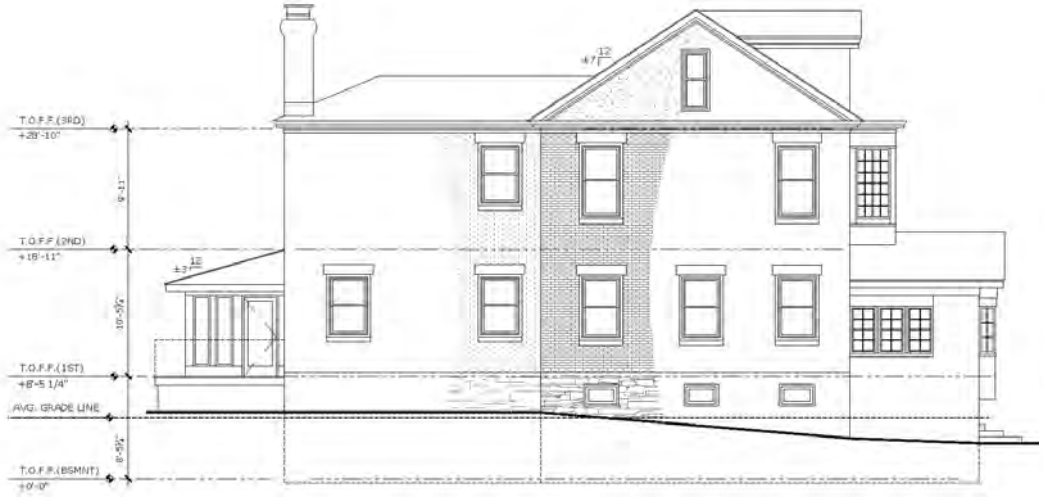


PROPOSED SITE PLAN

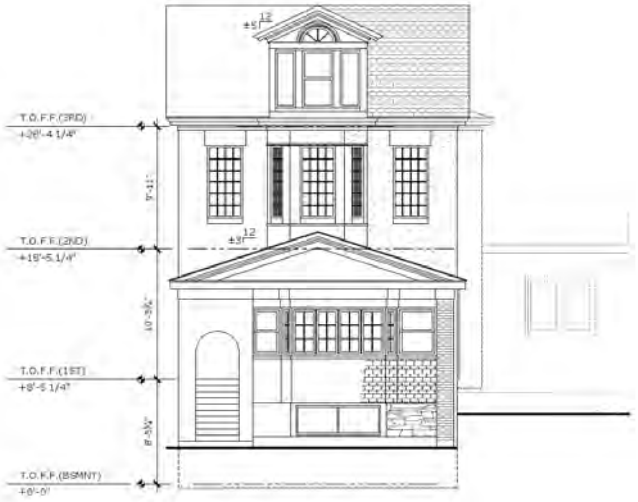
MILLAN ARCHITECTS

P:215-248-1244

WWW.MILLANARCHITECTS.COM



EXTERIOR ELEVATION – EAST
(FACING 14 W EVERGREEN AVE)



EXTERIOR ELEVATION – NORTH
(FACING EVERGREEN AVE)

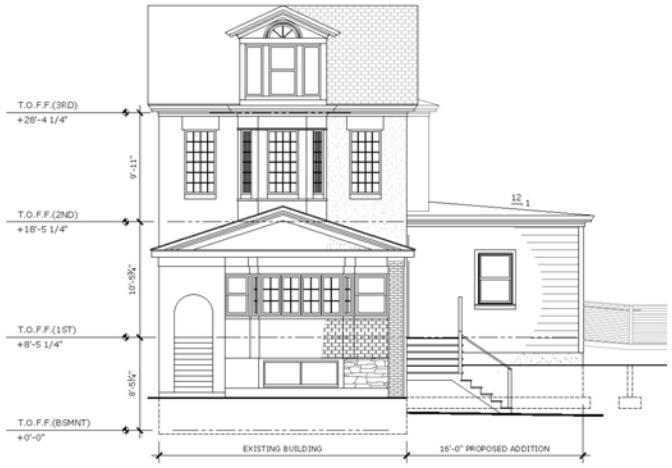
EXTERIOR ELEVATION – WEST
(FACING 20 W EVERGREEN AVE)

EXTERIOR ELEVATION – SOUTH
(FACING REAR PARKING)

EXISTING EXTERIOR ELEVATIONS

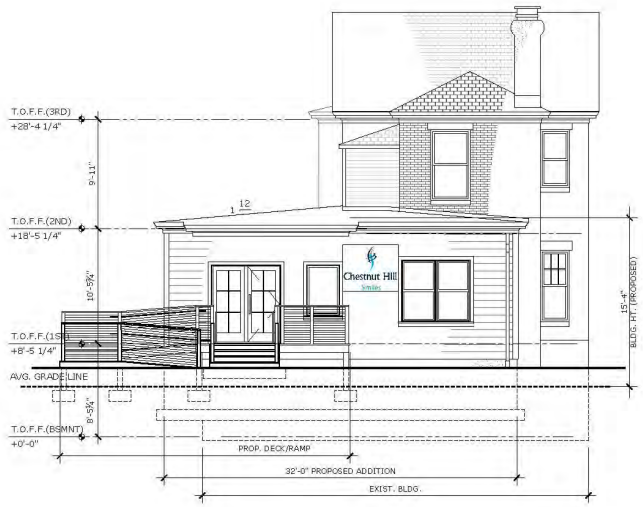
MILLAN ARCHITECTS
P:215-248-1244
WWW.MILLANARCHITECTS.COM

EXTERIOR ELEVATION – EAST
(FACING 14 W EVERGREEN AVE)



EXTERIOR ELEVATION – NORTH
(FACING EVERGREEN AVE)

EXTERIOR ELEVATION – WEST
(FACING 20 W EVERGREEN AVE)



EXTERIOR ELEVATION – SOUTH
(FACING REAR PARKING)

PROPOSED EXTERIOR ELEVATIONS

MILLAN ARCHITECTS
P:215-248-1244
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Department of Licenses and Inspections
CITY OF PHILADELPHIA

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

Application Number:	Zoning District(s):	Date of Refusal:
ZP-2026-004169	*CA1*	**5/28/2026**
Address/Location: *18 W EVERGREEN AVE, Philadelphia, PA 19118-3315 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 partial demolition of the existing structure, and the complete demolition of the existing detached accessory structure.

For the erection of an addition onto the existing detached structure. Size and location per plan.

For the proposed use of Group Medical Practitioner on the first floor level. No change the existing Single-Family Household Living on the second and third floors.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-305(9)	*Nonconforming Parking or Site Improvements.*	*Where the amount, design, or location of off-street parking or site improvements (for example, landscape area) does not meet the requirements of this Zoning Code, the nonconformity may remain and be used notwithstanding those nonconformities. However, all provisions of § 14-705 (Landscape and Trees) and Chapter 14-800 (Parking and Loading) shall apply to the entire lot for any development or changes to structures or uses on the lot.*
Table 14-802-5	*CA-1 and CA-2 Required Parking*	

	REQUIRED	EXISTING/PROPOSED
4 Spaces per 1000 sq. ft. of Net Leasable Area	9 Spaces	5 Spaces

ONE (1) USE REFUSAL

Fee to File Appeal: $ 300.00

NOTES TO THE ZBA:

N/A

Andrew DiDonato
PLANS EXAMINER

5/28/2026
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.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

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

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Address/Location: *18 W EVERGREEN AVE, Philadelphia, PA 19118-3315 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*

Parcel Owner:

GPW MANAGEMENT LLC

Zoning Overlay District:
AWO Wissahickon Watershed Overlay District| Open Space and Natural Resources - Steep Slope Protection| AIS Narcotics Injection Sites Overlay District| AEDO Eighth District Overlay District

Andrew DiDonato
PLANS EXAMINER

5/28/2026
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

MILLAN ARCHITECTS
P:215-248-1244
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JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118

SIDING: HARDIE LAP SIDING
MONTEREY TAUPE

WINDOWS & DOORS: MARVIN ELEVATE
SERIES, PEBBLE GRAY COLOR

ROOF SHINGLES: CERTAINTEED LANDMARK
PRO, GEORGETOWN GRAY COLOR

EXISTING BRICK: MASONRY PAINT
FINAL COLOR TBD

PROPOSED EXTERIOR MATERIALS

MILLAN ARCHITECTS
P:215-248-1244
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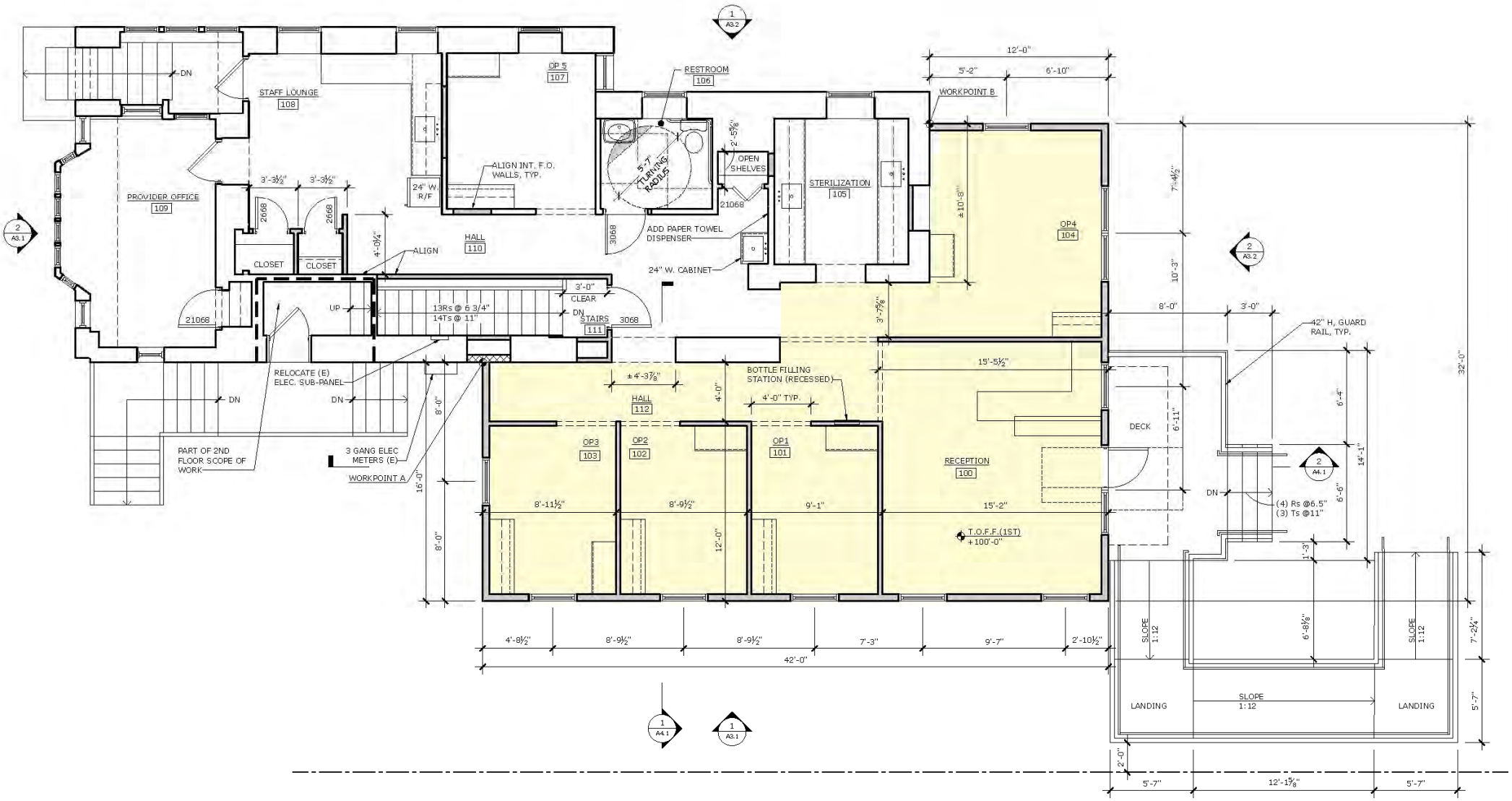
JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118



PROPOSED 1st FLOOR PLAN

MILLAN ARCHITECTS

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BR

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Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
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Mailed For	Mailed By
Various	Adam Laver

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SEP 01 2026
PHILADELPHIA PA 19103

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See Reverse for Instructions

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	Postmaster, per (*name of receiving employee*)		

	USPS© Tracking Number / Firm-Specific Number	Address (Name, Street, City, State and Zip Code™)	Postage	Fee
	C/M #: 009745.00001			
1.		14 W EVERGREEN AVE Philadelphia PA 19118	$0.50	$0.43
2.		18 W EVERGREEN AVE Philadelphia PA 19118		
3.		22 HILLTOP RD Philadelphia PA 19118		
4.		22 W EVERGREEN AVE Philadelphia PA 19118		
5.		24 W EVERGREEN AVE Philadelphia PA 19118		
6.		25 W HIGHLAND AVE Philadelphia PA 19118		
7.		26 HILLTOP RD Philadelphia PA 19118		
8.		26 W EVERGREEN AVE Philadelphia PA 19118		
9.		27 W HIGHLAND AVE Philadelphia PA 19118		
10.		28 W EVERGREEN AVE Philadelphia PA 19118		
11.		29 W HIGHLAND AVE Philadelphia PA 19118		
12.		30 W EVERGREEN AVE Philadelphia PA 19118		
13.		32 W EVERGREEN AVE Philadelphia PA 19118		
14.		34 W EVERGREEN AVE Philadelphia PA 19118		
15.		35 W HIGHLAND AVE Philadelphia PA 19118		
16.		36 W EVERGREEN AVE Philadelphia PA 19118		
17.		38 W EVERGREEN AVE Philadelphia PA 19118		
18.		39-41 W HIGHLAND AVE Philadelphia PA 19118		
19.		40-54 W EVERGREEN AVE Philadelphia PA 19118		
20.		8-10 W EVERGREEN AVE Philadelphia PA 19118		
21.		8500-10 GERMANTOWN AVE Philadelphia PA 19118		
22.		8512-16 GERMANTOWN AVE Philadelphia PA 19118		

23.		8513 SHAWNEE ST Philadelphia PA 19118		
24.		8513-15 GERMANTOWN AVE Philadelphia PA 19118		
25.		8515 SHAWNEE ST Philadelphia PA 19118		
26.		8517-19 GERMANTOWN AVE Philadelphia PA 19118		
27.		8518 GERMANTOWN AVE Philadelphia PA 19118		
28.		8518R GERMANTOWN AVE Philadelphia PA 19118		
29.		8520 GERMANTOWN AVE Philadelphia PA 19118		
30.		8521 GERMANTOWN AVE Philadelphia PA 19118		
31.		8522 GERMANTOWN AVE Philadelphia PA 19118		
32.		8523 GERMANTOWN AVE Philadelphia PA 19118		
33.		8524-26 GERMANTOWN AVE Philadelphia PA 19118		
34.		8527-29 GERMANTOWN AVE Philadelphia PA 19118		
35.		8528 GERMANTOWN AVE Philadelphia PA 19118		
36.		8530 GERMANTOWN AVE Philadelphia PA 19118		
37.		8532 GERMANTOWN AVE Philadelphia PA 19118		
38.		8600 GERMANTOWN AVE Philadelphia PA 19118		
39.		8601-03 GERMANTOWN AVE Philadelphia PA 19118		
40.		8605-07 GERMANTOWN AVE Philadelphia PA 19118		
41.		8612-14 GERMANTOWN AVE Philadelphia PA 19118		
42.		8624-26 GERMANTOWN AVE Philadelphia PA 19118		
43.		9 W EVERGREEN AVE Philadelphia PA 19118		
44.		9-23 W HIGHLAND AVE Philadelphia PA 19118		
45.				
46.				
47.				
48.				
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50.				
51.				
52.				

Laura George
22 W. Evergreen Avenue
Philadelphia, PA 19118
215-407-2041`

September 2, 2026

Dr. Palak and Sumeet Jain
Chestnut Hill Smiles
18 W Evergreen Avenue
Philadelphia, PA 19118

Dr. and Mr. Jain:

I am writing to provide my support for your proposed project at 18 W. Evergreen Avenue.

I have owned and lived at 22 W. Evergreen adjacent to yours for nearly 20 years and have experienced a few owners of your property. I welcome a responsible owner and one who is invested in maintaining the property and being a good neighbor.

I understand you are seeking a variance because the proposed increase in square footage of your business requires additional parking spaces. Given that your current location in Chestnut Hill has no parking for patients, that many patients likely walk or take public transportation, and that there is a very large parking lot nearby, I am not concerned about the practice having less than the required parking as long as access is maintained to the alley which my neighbors and I use to access the rear of our properties. With your understanding of that concern and through making staff and patients aware it will not likely be an issue.

I also want to thank you for taking the time to meet with me at your property to discuss your project. I noted a couple of items that you indicated you would consider or address as you advance the project, minimizing exterior lighting, especially that which could shine into my house, adjusting the ramp location so that it is not up against my fence (potentially affecting maintenance of my fence and access to your side yard for maintenance), and measures to minimize stormwater runoff onto my property. Based on your latest plan revision, I appreciate that you are addressing these items with adjustment to the ADA ramp location and plans for additional vegetative cover.

I look forward to continuing dialogue and cooperation as neighbors.

Best regards,

Laura George

LETTER OF SUPPORT FOR ZONING VARIANCE

Date: September 15, 2026

To: Development Review Committee- **Chestnut Hill Community Association**

Re: Support for Zoning Variance – 18 W Evergreen Avenue, Philadelphia, PA 19118

Members of the DRC-

Because I cannot attend the DRC meeting on 9/15/26 in person, I provide this letter of support to grant the zoning variance requested by Jain Property Holdings at 18 W Evergreen Avenue, Philadelphia, PA 19118.

As an East Evergreen Avenue resident, a longtime member of the CHCA, and a patient of Dr. Jain's for over 10 years, I believe granting this variance request is in the best interest of my community.

I understand that the current Zoning Code requires the property to provide additional parking spaces. While I understand the purpose of the parking requirements, I believe that requiring additional spaces in this particular situation is neither necessary nor practical given the available space, existing traffic patterns, and the nature of the practice.

In my experience as both a nearby resident and a patient, the majority of the practice's patients are local residents. I have not observed the practice creating the type of parking demand that would warrant the additional spaces outlined in the Zoning Code. Nor have I observed the practice creating unreasonable traffic, parking, noise, or other disruptions to my neighborhood.

This new location appears particularly well suited to serving the surrounding community because of its accessibility. Patients who live nearby have the option of walking, while those who drive have access to existing public parking options. This helps reduce the need for additional dedicated parking on the property and, in my view, makes the requested variance reasonable and appropriate for this location.

Supporting the request for this variance enables a locally owned female business woman provide better services to her patients and an improved work environment for her employees. In my view there are only positive effects for our community. As we say: "Keep It on the Hill."

For these reasons, I respectfully ask the DRC to approve the requested variance.

Sincerely,

Kathy May

Kathy May
CHCA Member
Board Chair of Wyck Historic House
235 E Evergreen Avenue
Philadelphia, PA 19118

CHESTNUT HILL
PHILADELPHIA'S URBAN VILLAGE

Chestnut Hill Business District
10 E. Springfield Avenue
Philadelphia, PA 19118

VIA ELECTRONIC MAIL (PDF)

Mr. Larry McEwen
Co-Chair
Development Review Committee
Chestnut Hill Community Association
8434 Germantown Avenue
Philadelphia, PA 19118

Re: 18 West Evergreen Avenue

Dear Larry:

On behalf of the Chestnut Hill Business District and the Chestnut Hill Parking Foundation, as a near neighbor, please accept this letter of support for the variance request by Jain Property Group Chestnut Hill Smiles' architect Matthew Millan for partial demolition of existing structure and complete demolition of existing detached accessory structure, for erection of an addition to existing detached structure, for proposed use as a Group Medical Practitioner; refused for 5 parking spaces where 9 are required, and for noncompliance with site improvements.

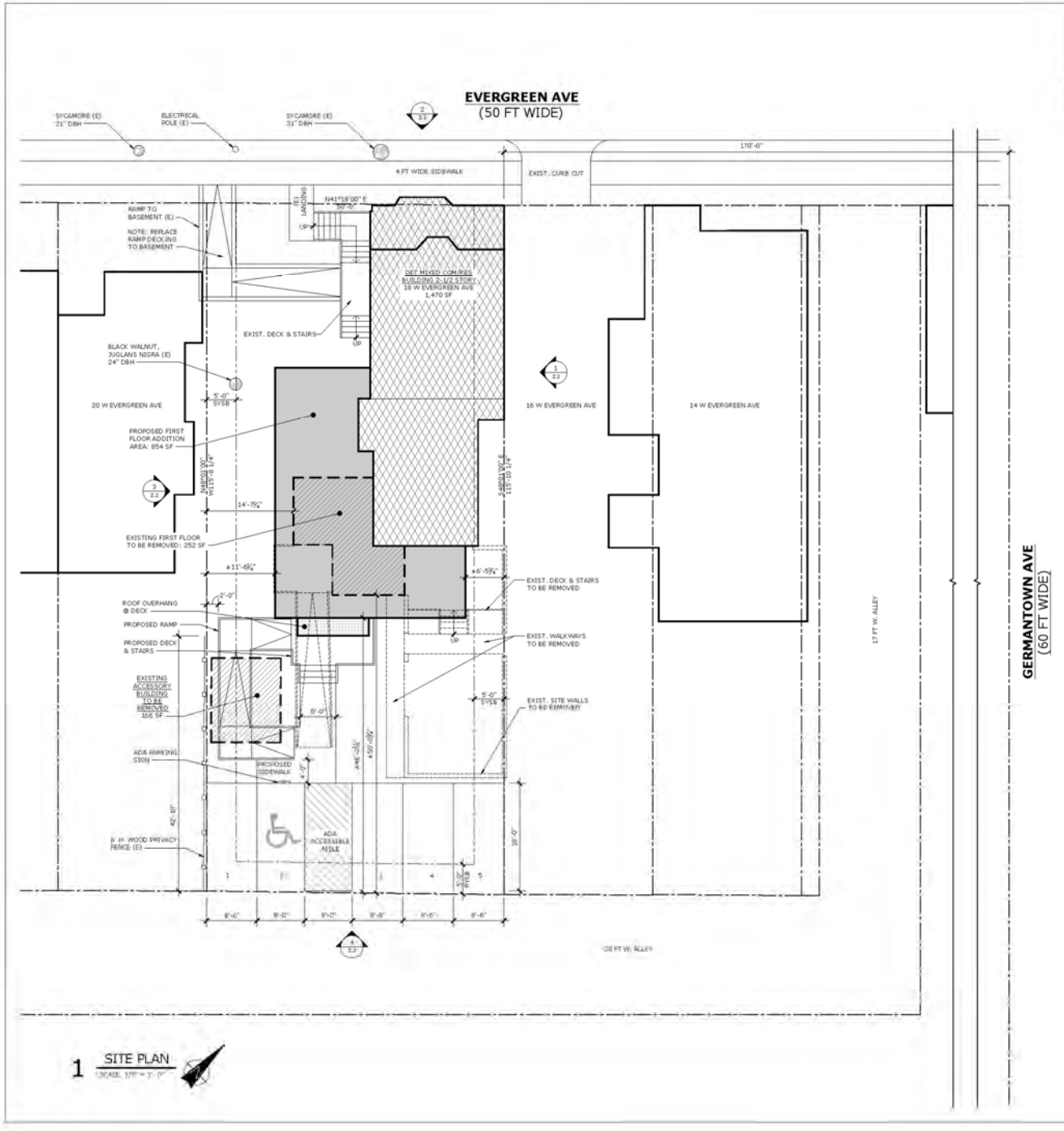
Small service businesses, both retail and professional, are important to the vitality of the neighborhood. This is an established business with excellent owners.

Respectfully yours,

Courtney O'Neill
Executive Director
Chestnut Hill Business District

JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118



1 SITE PLAN

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

LEGEND

- EXISTING ENVELOPE TO REMAIN
- EXISTING ENVELOPE TO REMOVE
- PROPOSED ENVELOPE
- PROPOSED OVERHANG
- EXISTING SITE FEATURE TO REMOVE

NO SIGNS ARE PART OF THIS PERMIT APPLICATION.

ZONING CODE INFORMATION 18 W EVERGREEN AVE PHILADELPHIA, PA 19118

ZONING DISTRICT: CA-1 AUTO ORIENTED COMMERCIAL-1

	REQUIRED:	EXISTING:		PROPOSED:	
MIN. LOT WIDTH (FT.):	50 FT.	50 FT.		50 FT.	
MIN. LOT AREA (SF):	5,000 SF	5,788 SF		5,788 SF	
MAX. OCCUPIED AREA (% OF LOT)	80 %	1,470 SF	25.4%	2,072 SF	35.8%
MIN. FRONT YARD SETBACK (FT.)	0 FT.	0 FT.	±	0 FT.	
MIN. SIDE YARD SETBACK (FT.)	5 FT. *	0, 14.6 FT.	±	0, 11.52 FT.	
MIN. REAR YARD SETBACK (FT.)	5 FT. *	50 FT.	±	46.15 FT.	
MAX. BUILDING HEIGHT (FT.)	35 FT. (MAX.)	29.04 FT.	±	29.04 FT.	
PARKING REQUIREMENT	5 SPACES	5 SPACES**		5 SPACES**	

(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.
* DENOTES SETBACK IF USED
** DENOTES EXISTING NON-CONFORMING CONDITION.
REQUIRED PARKING: FOR 1ST FLOOR: 4/1,000 SF FOR FIRST 100,000 SF, FOR OTHER FLOORS: 50% OF RESULT OF 1ST FLOOR FORMULA
WWD OVERLAY DISTRICT: CATEGORY 5, NO LIMITS FOR IMPERVIOUS COVERAGE

Millan Architects
215.248.1244
MILLANARCHITECTS.COM

PROJECT: JAIN PROPERTY GROUP
18 W EVERGREEN AVE
PHILADELPHIA, PA 19118

PROJECT NUMBER: 234.01

CIVIL ENGINEER

STRUCTURAL ENGINEER

M/E/P ENGINEER

SEAL

NOT FOR CONSTRUCTION
ISSUED FOR PERMITTING & COST ESTIMATING PURPOSES ONLY

NOTES

NO.	DATE	DESCRIPTION
1	03.04.26	PDC COMMENTS REVISIONS

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DRAWING TITLE: ZONING SITE PLAN

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

DATE: 09/15/2026

DRAWING NUMBER: Z.1

JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118

1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

3 WEST ELEVATION

4 SOUTH ELEVATION

Millan Architects
215.248.1244
MILLANARCHITECTS.COM

PROJECT

JAIN PROPERTY GROUP

18 W EVERGREEN AVE
PHILADELPHIA, PA 19118

PROJECT NUMBER

234.01

CIVIL ENGINEER

STRUCTURAL ENGINEER

M/E/P ENGINEER

SEAL

NOT FOR CONSTRUCTION

ISSUED FOR PERMITTING & COST ESTIMATING PURPOSES ONLY

NOTES

NO.	DATE	DESCRIPTION

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DRAWING TITLE

ZONING ELEVATIONS

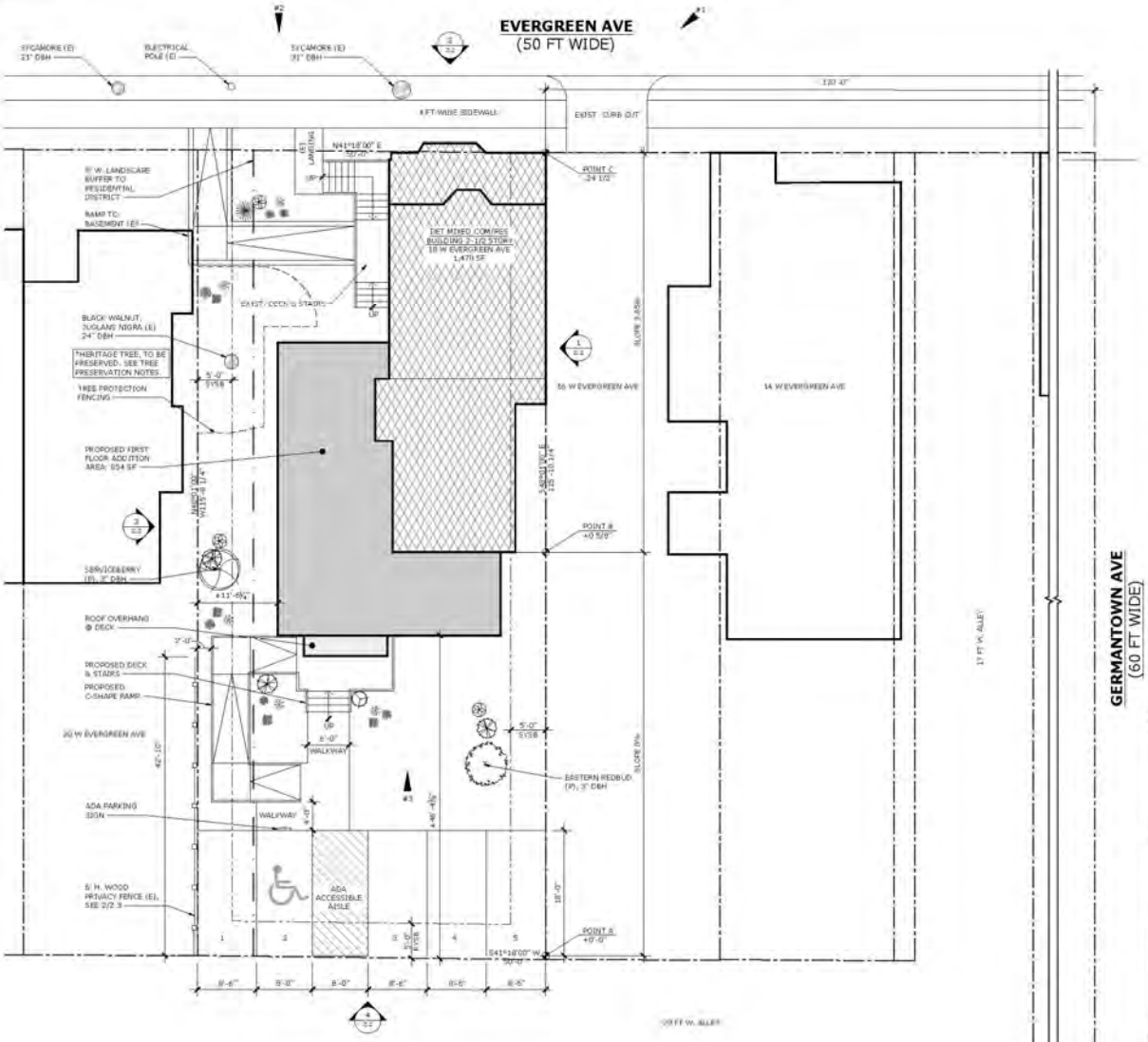
SCALE	DATE
3/16" = 1'-0"	08/28/2026

DRAWING NUMBER

Z.2

JAIN PROPERTY GROUP

18 W Evergreen Avenue, Philadelphia, PA 19118



1 LANDSCAPE PLAN

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

TREE PRESERVATION NOTES:

1. DIRECT TREE PRESERVATION FENCING, MIN 5' HIGH AROUND PERIMETER OF DRIP LINE OF TREES TO BE PRESERVED.
2. REDUCE EXTENT OF EXCAVATION TO MINIMUM REQUIRED FOR CONCRETE FOOTINGS WITHIN DRIP LINE OF TREES TO BE PRESERVED.
3. BEFORE STARTING EXCAVATION, USE AIR SPADE TO REMOVE SOIL AND IDENTIFY MAJOR ROOTS WITHIN EXCAVATION ZONE.
4. IF POSSIBLE, MODIFY FOOTINGS USING GRADE BEAM METHODS TO AVOID REMOVAL OF MAJOR ROOTS.
5. CUT ALL EXPOSED ROOTS CLEANLY WITHIN EXCAVATION ZONE.
6. AT CONCLUSION OF BACKFILL AND ROUGH GRADING, PROVIDE ROOT FERTILIZATION FOR TREES TO BE PRESERVED.

LEGEND

- EXISTING ENVELOPE TO REMAIN
- EXISTING ENVELOPE TO REMOVE
- PROPOSED ENVELOPE
- PROPOSED OVERHANG
- EXISTING SITE FEATURE TO REMOVE

ZONING CODE INFORMATION — 18 W EVERGREEN AVE PHILADELPHIA, PA 19118

ZONING DISTRICT: CA-1 - AUTO ORIENTED COMMERCIAL-1

	REQUIRED:	EXISTING:	PROPOSED:	
MIN. LOT WIDTH (FT.):	50 FT.	50 FT.	50 FT.	
MIN. LOT AREA (SF.):	5,000 SF	5,788 SF	5,788 SF	
MAX. OCCUPIED AREA (% OF LOT):	60 %	1,470 SF 25.4%	2,072 SF	35.8%
MIN. FRONT YARD SETBACK (FT.):	0 FT.	0 FT. ±	0 FT.	
MIN. SIDE YARD SETBACK (FT.):	5 FT.*	0, 14.6 FT. ±	8, 11.52 FT.	
MIN. REAR YARD SETBACK (FT.):	5 FT.*	50 FT. ±	46.15 FT.	
MAX. BUILDING HEIGHT (FT.):	38 FT. (MAX.)	28.04 FT. ±	29.04 FT.	
PARKING REQUIREMENT:	5 SPACES	5 SPACES**	5 SPACES **	

(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.
* DENOTES SETBACK IF USED
** DENOTES EXISTING NON-CONFORMING CONDITION.
REQUIRED PARKING: FOR 1ST FLOOR: 4/1,000 SF FOR FIRST 100,000 SF, FOR OTHER FLOORS: 50% OF RESULT OF 1ST FLOOR FORMULA.
WILO OVERLAY DISTRICT: CATEGORY 5, NO LIMITS FOR IMPERVIOUS COVERAGE.

EXISTING & PROPOSED GROSS FLOOR AREA	
Existing Gross Floor Area (SF)	2,685
Proposed Gross Floor Area (SF)	3,487
Percentage Increase	21%
*No Change in # of Dwelling Units	
14-702(5)(a) LANDSCAPE BUFFERING	
DOES NOT APPLY (<25% Floor Area Increase)	
14-702(5)(b) YARD TREE REQUIREMENTS	
DOES NOT APPLY (<25% Floor Area Increase)	
14-702(5)(b) EXISTING TREE CREDITS	
Total # existing trees greater than 12" to be preserved	1
Total credit of existing trees	12"
14-803(5)(c) PARKING LOT SCREENING, RESID. DIST.	
Length of Parking 20'-0"	
3" of Trees Req'd per 20 LF	1
# of Shrubs Req'd per 20 LF	4
# of trees proposed in buffer	0*
# of shrubs proposed in buffer	0*
14-803(5)(e) INTERIOR LANDSCAPE REQUIREMENTS	
Total parking area (SF)	900
10% of parking area (SF)	90
Total Trees Required	1
Total Shrubs Required	3
Total Perennial/Ground cover	15
TOTAL REQUIRED PLANTINGS	
Required Trees, 3" caliper	2
Required Shrubs	3
Required Perennials	15
PROPOSED TREE PLANTINGS	
Total req'd 3" trees = 2 (2 x 3")=	6"
Total credit of existing trees	12"
Total required tree caliper	0"

*DUE TO EXISTING PARKING, CANT PROVIDE 8' WIDE PARKING LOT SCREENING ALONG SIDE PROPERTY LINE

EXISTING IMPERVIOUS COVERAGE CALC.	
Bldg. Area (SF)	1,470
Accessory Bldg. Area (SF)	166
Parking Area (SF)	900
Walkways Area (SF)	333
Bike Wells Area (SF)	48
Deck/Ramp Areas (SF)	782
Total Exist. Impervious Area (SF)	3,700
PROPOSED IMPERVIOUS COVERAGE CALC	
Bldg. Area (SF)	2,072
Parking Area (SF)	900
Walkways Area (SF)	540
Deck/Ramp Areas (SF)	668
Total Prop. Impervious Area (SF)	4,180
Impervious Coverage Net Increase	480

PLANT SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	NOTES
TREES				
1	Cc	Cercis Canadensis	Eastern Redbud	3" Cal. B&B
1	Ag	Amelanchier x Grandiflora	Serviceberry	3" Cal. B&B
SHRUBS				
3	Vd	Viburnum Dentatum	Arrowwood Viburnum	#3 Cont.
3	Ca	Clethra Alnifolia	Sweet Pepperbush	#3 Cont.
1	Cs	Cornus Sericea	Red Osier Dogwood	#3 Cont.
PERENNIALS				
3	Mv	Mertensia Virginica	Virginia Bluebells	#5 Cont.
5	Mf	Monarda Fistulosa	Wild Bergamont	#5 Cont.
3	Ep	Echinacea Purpurea	Purple Coneflower	#3 Cont.

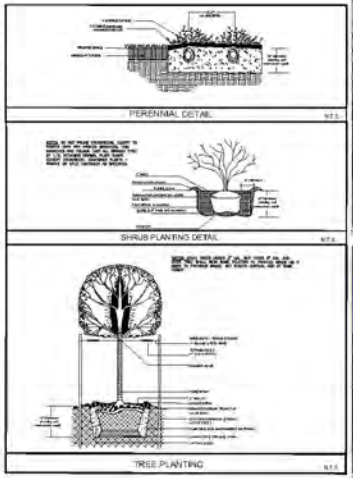
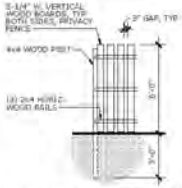


PHOTO #1

PHOTO #2

PHOTO #3



2 EXISTING SITE FENCE

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

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JAIN PROPERTY GROUP
18 W EVERGREEN AVE
PHILADELPHIA, PA 19118

PROJECT NUMBER: 23401

NOT FOR CONSTRUCTION
ISSUED FOR PERMITTING & COST ESTIMATING PURPOSES ONLY

KEY	DATE	DESCRIPTION
1	03.25.26	ZONING COMMENT REVISIONS

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MATTHEW MILLAN ARCHITECTS, INC.

DRAWING TITLE: LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 09/15/2026

DRAWING NUMBER: Z.3