



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



CURRENT PROPOSED DEVELOPMENT

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



SOUTHAMPTON AVE

GERMANTOWN AVENUE

PROGRESS
PRINT
1/24/24

GENERAL NOTES

- GERMANTOWN AVENUE IS A FULLY IMPROVED, LEGALLY OPEN PUBLIC STREET MAINTAINED BY THE CITY OF PHILADELPHIA. THE SUBJECT PREMISES HAS DIRECT ACCESS TO GERMANTOWN AVENUE.
- THE TOTAL LOT AREA, ACRES
- THE AREA IS OCCUPIED BY A 2 1/2 STORY STONE STRUCTURE.
- ALL UTILITY FACILITIES REQUIRED TO SERVE THE SITE ARE IN PLACE IN THE ADJACENT PUBLIC STREET AND CITY DRAINAGE RIGHT OF WAY.
- FLOOD ZONE - 42075700796

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 420757 WITH A DATE OF IDENTIFICATION OF 1/17/2007 FOR COMMUNITY NO. 00796 IN PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

4. THIS DESCRIPTION FORMS A CLOSED MATHEMATICAL FIGURE.

7. PAVING:

THERE ARE NO OFF STREET PARKING SPACES.

LEGEND

- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING DECADUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT STANDARD
- EXISTING MAILBOX
- EXISTING SEWER VENT
- EXISTING CLEANOUT
- EXISTING WATER SHUTOFF

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED,

SITUATE ON THE SOUTHWEST SIDE OF GERMANTOWN AVENUE (80 FEET WIDE) IN THE 9TH WARD OF THE CITY OF PHILADELPHIA, DESCRIBED ACCORDING TO A SURVEY AND PLAN MADE BY JOHN T. CHAPPELL, SURVEYOR AND REGULATOR OF THE 9TH WARD DISTRICT ON APRIL 6, 1866, AS FOLLOWS:

BEGINNING AT A POINT IN THE SAID SOUTHWEST SIDE OF GERMANTOWN AVENUE AT THE DISTANCE OF 70 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF SOUTHAMPTON AVE; THENCE ALONG THE SAID SOUTHWEST SIDE OF GERMANTOWN AVENUE SOUTH 89 DEGREES, 5 MINUTES EAST BY FEET 1/2 INCH TO A POINT; THENCE SOUTH 89 DEGREES, 5 MINUTES WEST 80 FEET, 7 INCHES TO A POINT; THENCE SOUTH 17 DEGREES, 43 MINUTES, 15 SECONDS WEST 42 FEET, 8-1/2 INCHES TO A POINT; THENCE NORTH 40 DEGREES, 4 MINUTES, 30 SECONDS WEST 81 FEET, 9-48 INCHES TO A POINT; THENCE NORTH 40 DEGREES, 40 MINUTES, 15 SECONDS EAST 143 FEET, 2 INCHES TO THE POINT OF BEGINNING.

BEING BRT TAX NO. 08264000

ZONING AND USE

NOTE REQUIREMENTS

ZONING DISTRICT / RUA-S, RESIDENTIAL SINGLE FAMILY

MINIMUM	MAXIMUM
LOT AREA	3,200 S.F.
LOT WIDTH	35'
FRONT SETBACK	5'
SIDE SETBACK	5'
REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	35'



PREPARED BY:
TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET FINE
SOUTHAMPTON, PA. 19086
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EMAIL: TEIDAVE@COMCAST.NET
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PLAN OF SURVEY
OF
8226 GERMANTOWN AVENUE
PHILADELPHIA PA 19118
BRT/OPA # 092245200

SITUATE
9TH WARD
CITY OF PHILADELPHIA
PENNSYLVANIA
SCALE: 1" = 30' DATE: SHEET: 1 OF 1

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

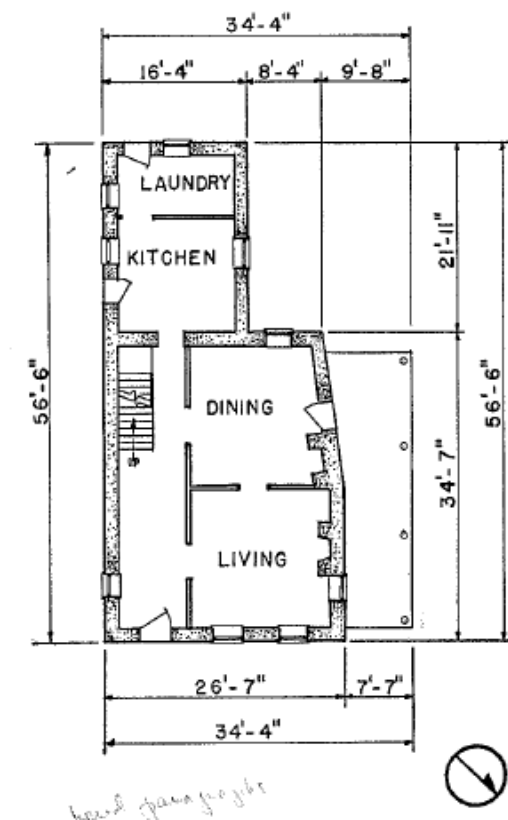
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

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

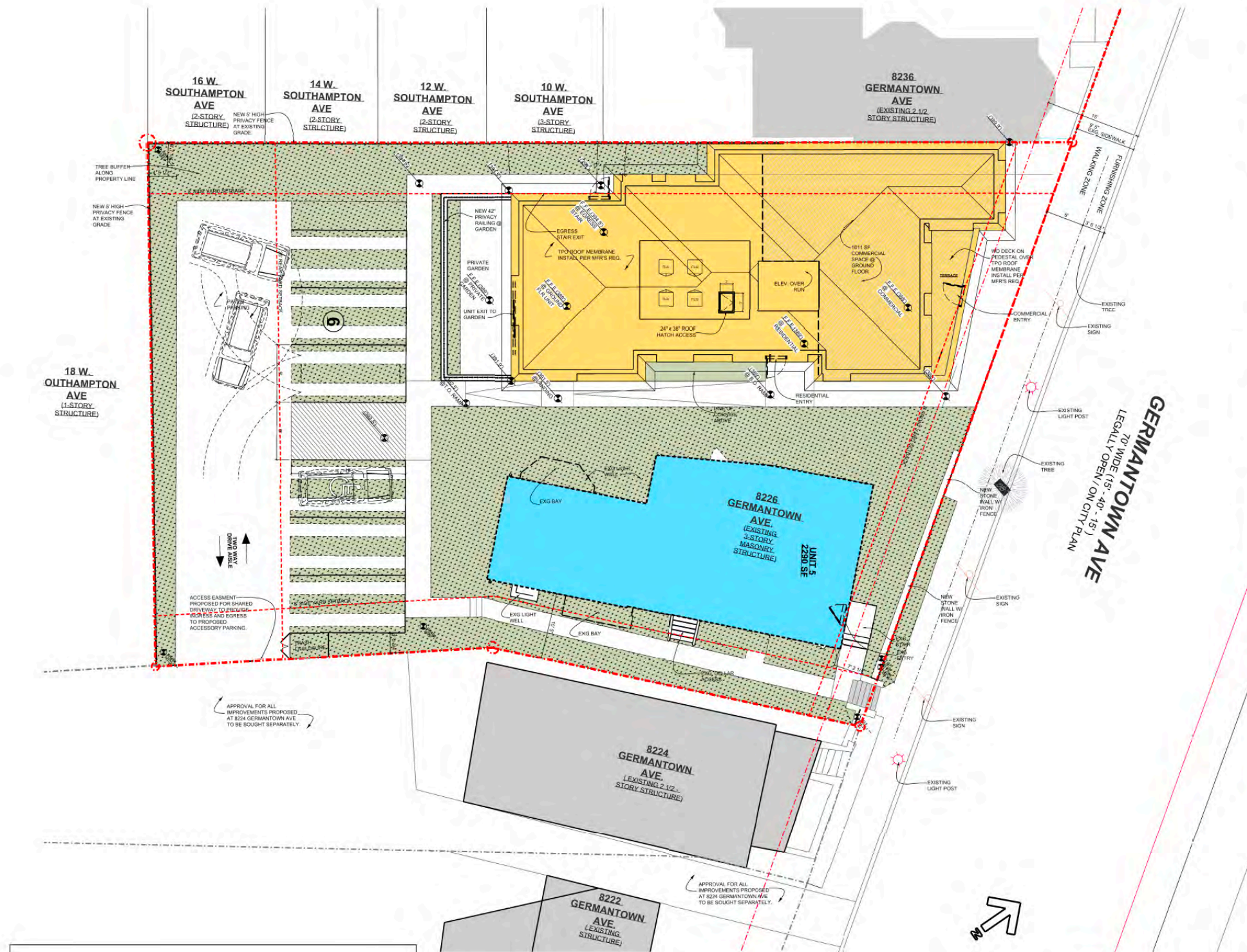




Exterior Materials:

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





1/Z-100 PROPOSED SITE PLAN
1/8" = 1'-0"

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%	39%
MINIMUM FRONT YARD DEPTH (FT.)	8 FT	7'-2"	5'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	2/8'	10'-5"	0'/5/8'/10'-5"
MINIMUM REAR YARD DEPTH (FT.)	SINGLE- FAMILY: 15 FT		32'-2"
	OTHER USE: 20 FT		
MAXIMUM HEIGHT (FT.)	38'	28'-0"	36'-6"

PROPOSED BUILDING

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: - 2,472GSF

2ND FLOOR: - 2,157 GSF

3RD FLOOR: - 2,157GSF

4TH FLOOR - 2,012 GSF

TOTAL GSF: - 8,783 GSF

PROPOSED BUILDING HEIGHT: 36'-6"

4 STORIES

- LEGEND**
- SITE BOUNDARY
 - PROPOSED BUILDING FOOTPRINT
 - SITE DISTURBANCE
 - EXISTING BUILDING FOOTPRINT

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NO. RA 405135

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

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DATE:	12.23.24
12.23.24	01.31.25
01.31.25	02.25.25
02.25.25	01.20.26
01.20.26	02.04.26

ISSUE: DD 2 ZONING PLAN - R1 ZONING PLAN - R2 ZONING PLAN - R3

PROPOSED SITE PLAN

SCALE: AS NOTED

Z-100

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, BUST OR DEMOLISH

SERIAL #: 20233620536

1st Floor:

New Structure Commercial:

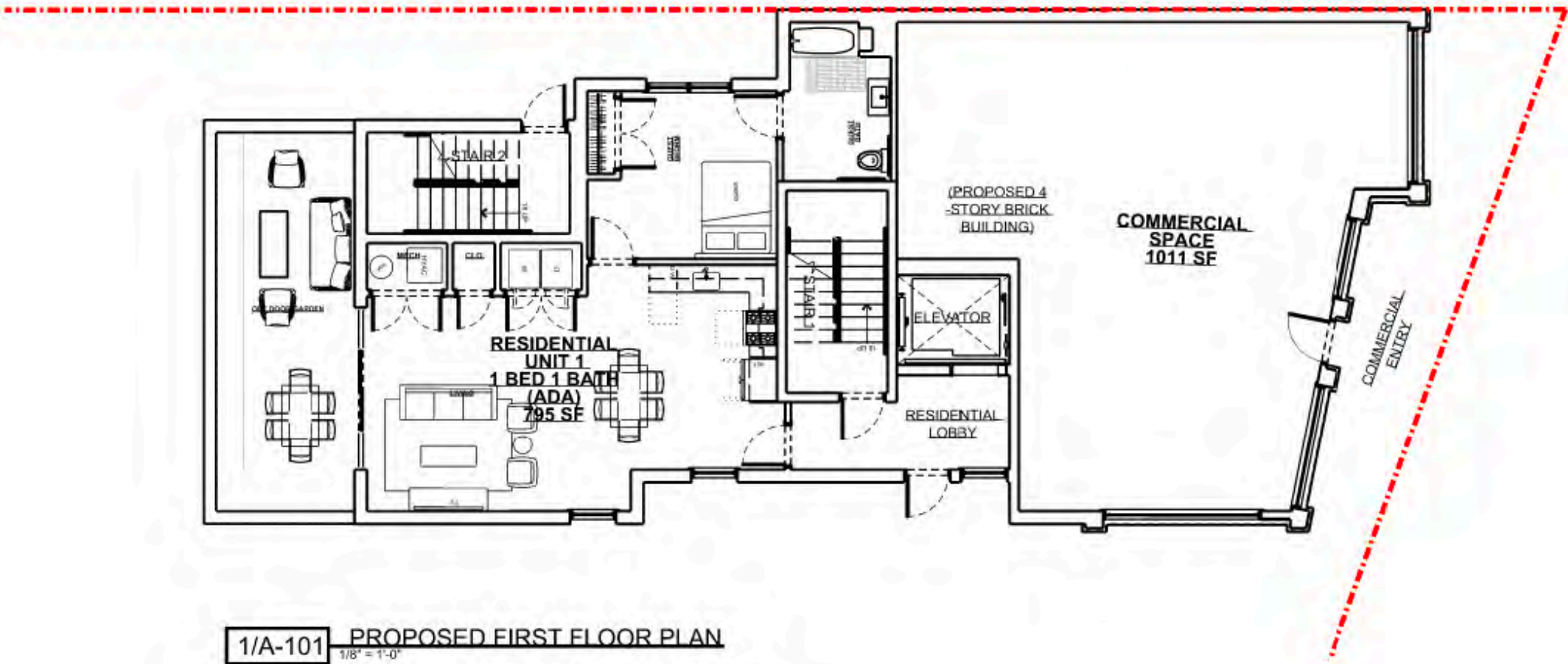
- 1,011 Sq Ft of Commercial Space along Germantown Avenue

Residential Lobby:

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

Residential Unit:

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



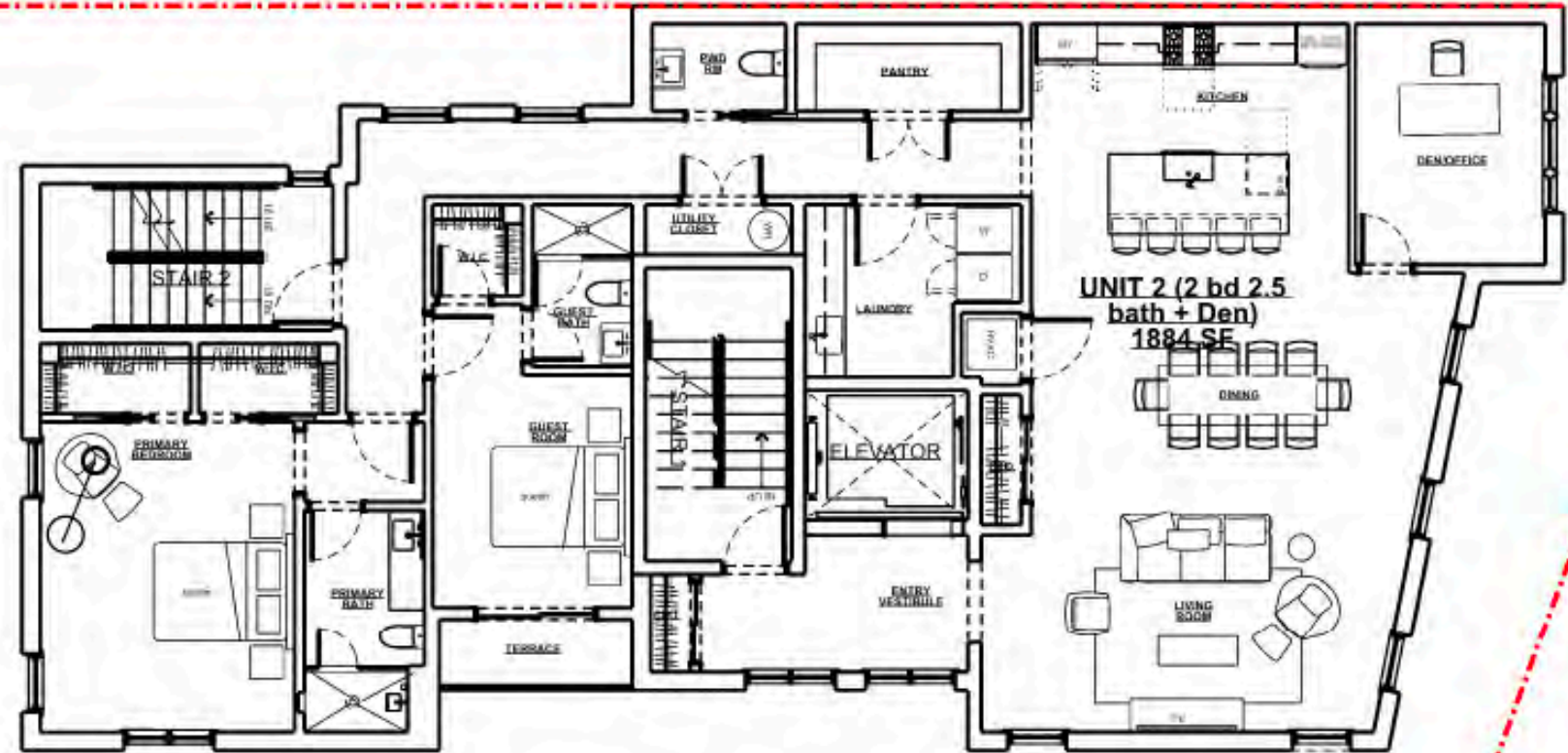
2nd & 3rd Floor:

Residential Common area:

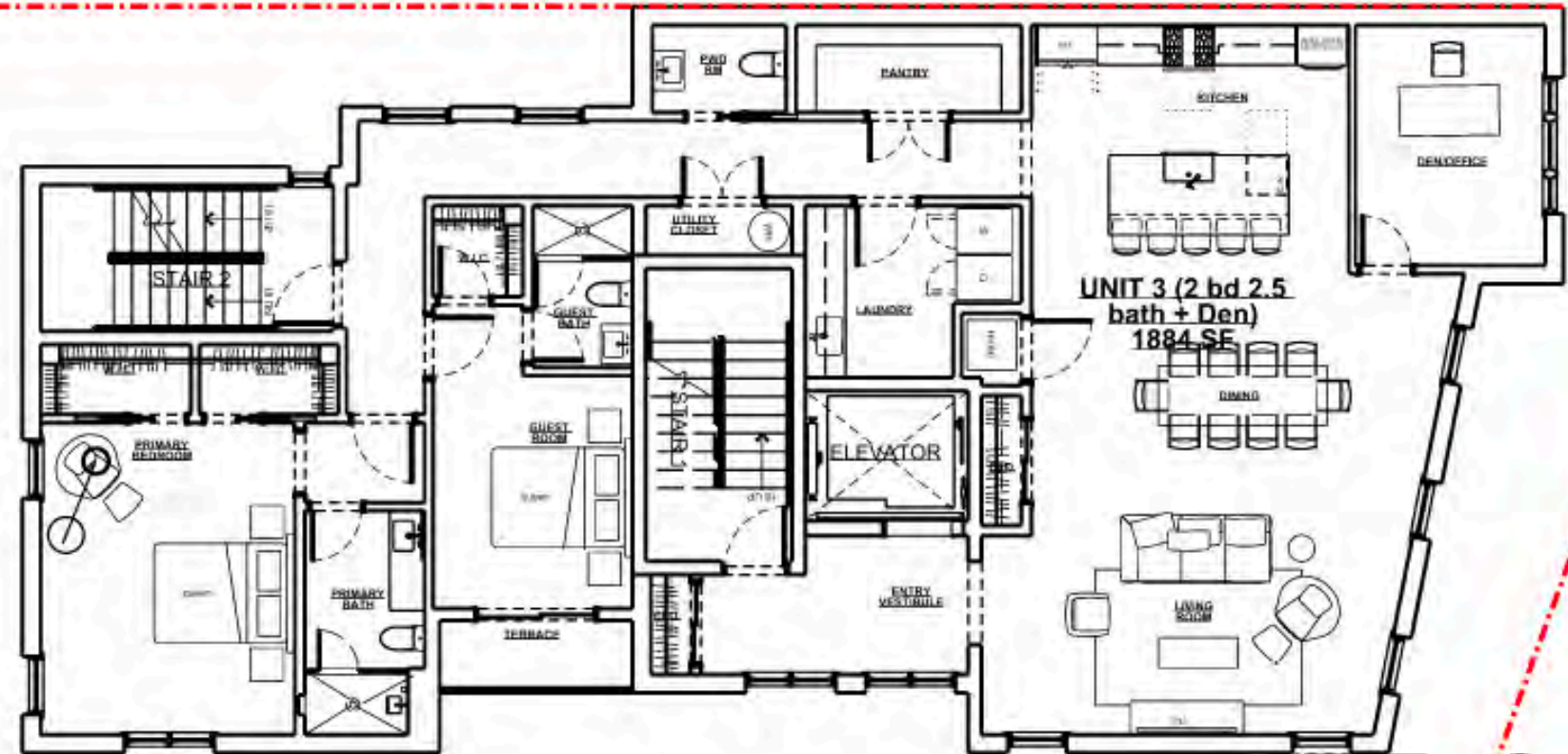
- Elevator
- Staircase access from Germantown Avenue
- Staircase access from the parking area

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"

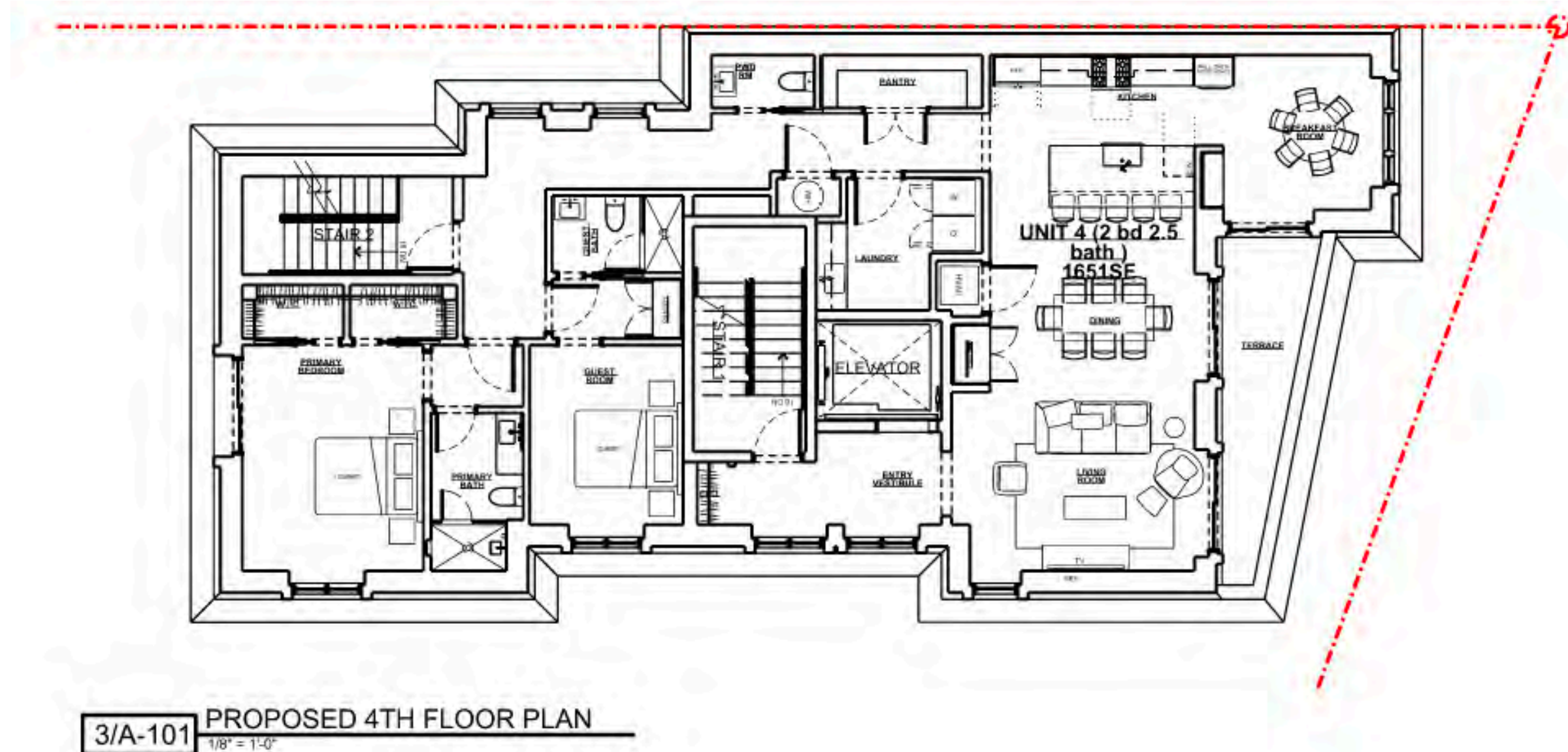
4th Floor PH:

Residential Common area:

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

Residential Unit:

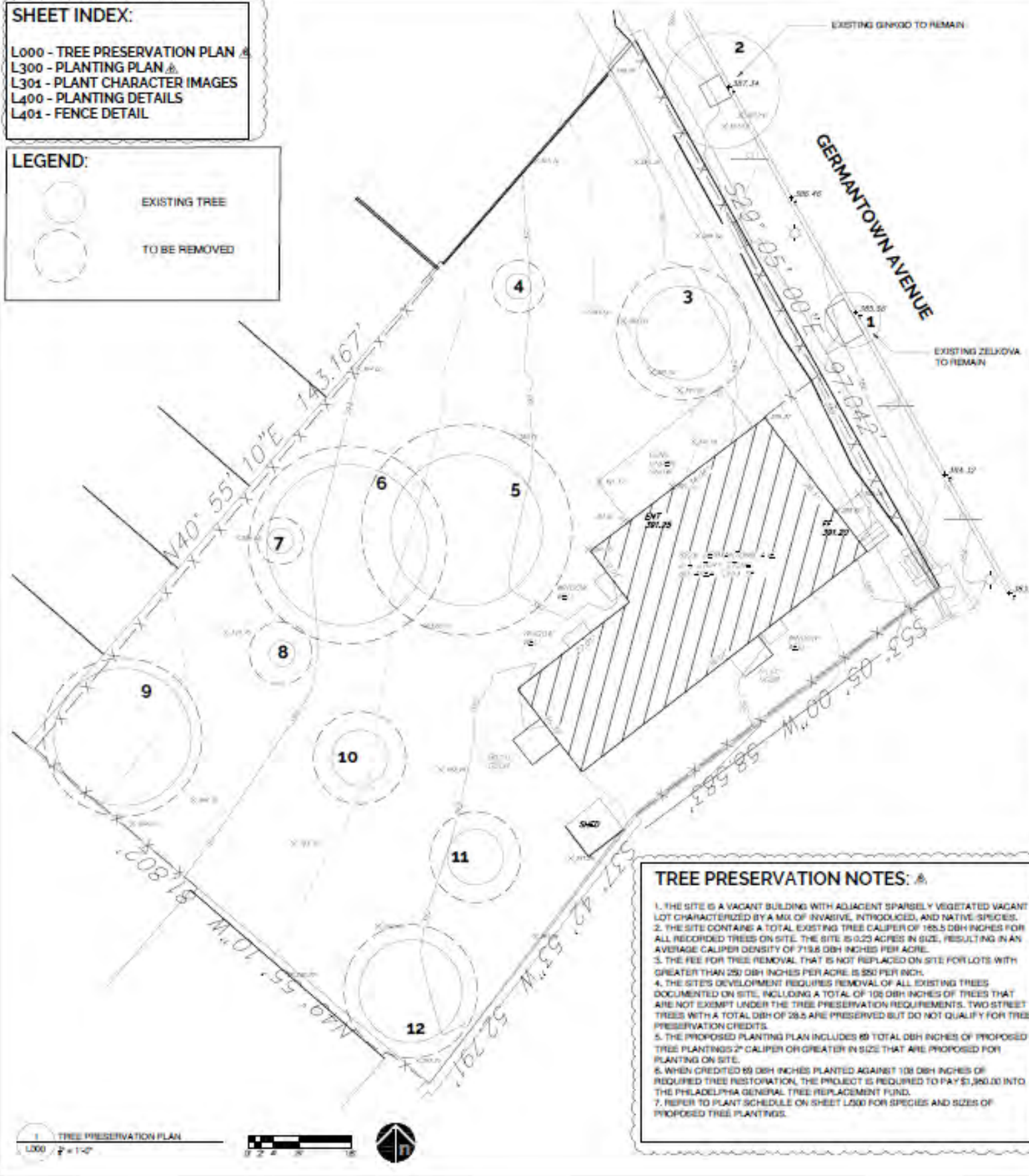
- 1 Luxury PH Unit
- 2bed & 2.5bath
- Balcony along Germantown Avenue
- High efficiency (All Electric)
- 360 degrees lights
- Parking spot



SHEET INDEX:

L000 - TREE PRESERVATION PLAN
L300 - PLANTING PLAN
L301 - PLANT CHARACTER IMAGES
L400 - PLANTING DETAILS
L401 - FENCE DETAIL

LEGEND:



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 185.5 DBH INCHES FOR ALL RECORDED TREES ON SITE. THE SITE IS 0.23 ACRES IN SIZE, RESULTING IN AN AVERAGE CALIPER DENSITY OF 713.6 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 \$20 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 89 TOTAL DBH INCHES OF PROPOSED TREE PLANTINGS 2" CALIPER OR GREATER IN SIZE THAT ARE PROPOSED FOR PLANTING ON SITE.
6. WHEN CREDITED 89 DBH INCHES PLANTED AGAINST 108 DBH INCHES OF REQUIRED TREE RESTORATION, THE PROJECT IS REQUIRED TO PAY \$1,360.00 INTO THE PHILADELPHIA GENERAL TREE REPLACEMENT FUND.
7. REFER TO PLANT SCHEDULE ON SHEET L000 FOR SPECIES AND SIZES OF PROPOSED TREE PLANTINGS.

TREE PRESERVATION SCHEDULE:

Tree #	Scientific Name	Common Name	Size (DBH) Inches	Notes	DOIR Invasive Y/N	Exempt Y/N Reason	Remove Y/N	Replacement Value
1	Zelkova sericea	Japanese zelkova	9	street tree healthy	N		N	0
2	Quercus alba	White oak	19.5	street tree healthy	N		N	0
3	Thuja glauca	White spruce	12.5		N		Y	12.5
4	Hydrangea paniculata	Panicle hydrangea	5		N		Y	5
5	Acer rubrum	Red maple	25	heritage tree	N		Y	25
6	Acer palmatum	Japanese maple	20	unhealthy tree	Y	Y Invasive	Y	0
7	Juniperus virginiana	Red cedar	5		N		Y	5
8	Thuja glauca	White spruce	4.5		N		Y	4.5
9	Juglans nigra	Black walnut	21		N		Y	21
10	Thuja glauca	White spruce	8		N		Y	8
11	Thuja glauca	White spruce	8		N		Y	8
12	Juglans nigra	Black walnut	18		N		Y	18
TOTAL SITE DBH INCHES:			185.5				TOTAL REPLACEMENT INCHES:	108

ZONING TABLE:

DIMENSIONAL STANDARDS		PROPOSED		PROPOSED		PROPOSED		PROPOSED	
LOT AREA	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM
LOT AREA	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)	2,000 SF (0.05 AC)
BUILDING AREA	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)	1,000 SF (0.02 AC)
ZONING INFORMATION TABLE									
ZONING REGULATION	DESCRIPTION	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
14-700 (1) (2) MINIMUM PLANT SPACING	TREES SHALL HAVE A MINIMUM SPACING OF 30 FT FROM OTHER TREES AND 10 FT FROM OTHER BUILDINGS AND UTILITIES	12 FT	4' SPACING	YES	NO	NO	NO	NO	NO
14-700 (1) (3) LANDSCAPE BUFFER	1' PER 1' OF LOT AREA AND 4' PER 1' OF LOT AREA FOR 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (4) YARD TREES	TREES SHALL BE PLANTED AT A RATE OF ONE TREE PER 1,000 SF OF LOT AREA	4 YARD TREES	4 YARD TREES	YES	NO	NO	NO	NO	NO
14-700 (1) (5) TREE REPLACEMENT REQUIREMENTS	REMOVED TREES THAT ARE NOT EXEMPT UNDER 2.5 INCHES MUST BE REPLACED AT AN EQUAL DBH	100% REPLACEMENT	100% REPLACEMENT	YES	NO	NO	NO	NO	NO
14-700 (1) (6) CONSIDER FOR PRESERVATION EXISTING TREES	TREES OVER 8 IN DBH CAN BE CREDITED TOWARD TREE REPLACEMENT	100% REPLACEMENT	100% REPLACEMENT	YES	NO	NO	NO	NO	NO
14-700 (1) (7) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (8) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (9) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (10) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (11) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (12) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (13) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (14) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (15) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (16) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (17) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (18) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (19) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO
14-700 (1) (20) 1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	1' PER 1' OF LOT AREA	YES	NO	NO	NO	NO	NO

TREE REPLACEMENT AND FEE CALCULATION CHART:

14-700 (1) (F) TREE REPLACEMENT REQUIREMENTS					
DBH INCHES TO BE REMOVED	OVERALL DENSITY OF EXISTING TREES ON LOT	FEE PER INCH	PROPOSED REPLACEMENT DBH INCHES	REMAINING DBH INCH REMOVAL	TOTAL FEE
108	GREATER THAN 250 DBH INCHES PER ACRE	\$20	89	39	\$1980.00
14-803 (5) (E) (1) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS					
ORDINANCE	INTERIOR LANDSCAPING REQUIRED	SHADE TREES REQUIRED	FEE PER WAIVED TREE	TOTAL FEE	
ONE SHADE TREE, 3 SHRUBS, AND 15 PERENNIALS PER 200 SF	270 SF	2 SHADE TREES	\$1000	\$2000.00	
TOTAL IN-LIEU FEES REQUIRED				\$3980.00	



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Project #: C2502

Project Name:

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE
PHILADELPHIA, PA 19118

Issue: 01.24.2025
ZONING SET 01.24.2025
REV 01 03.04.2025
REV 02 04.22.2025
REV 03 06.28.2025
REV 04 01.07.2026
REV 05 01.27.2026
REV 06 01.28.2026

Drawn By: AC

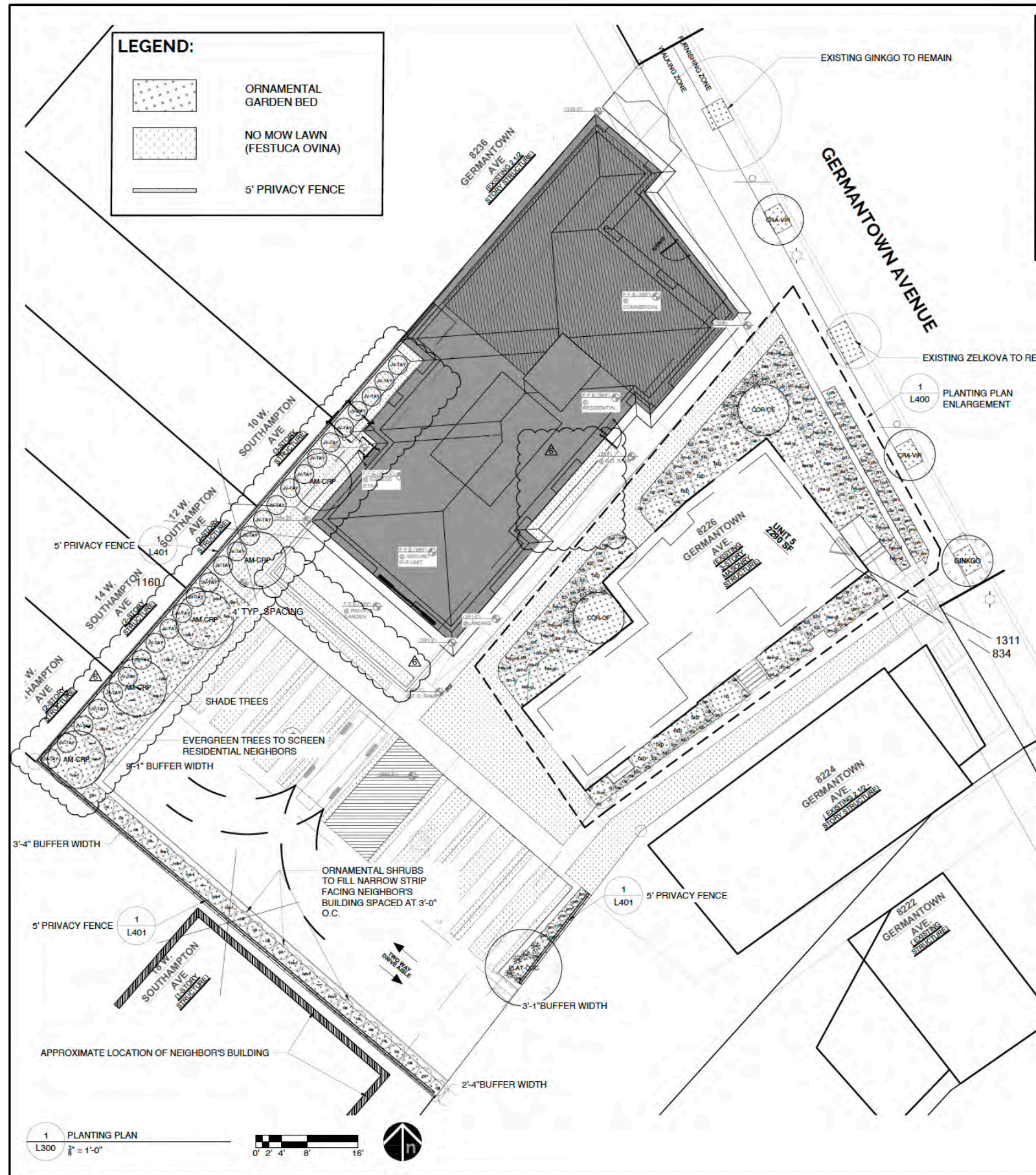
Date: 01.28.2026

Drawing Scale: 1" = 1'-0"

Drawing Title:

TREE PRESERVATION PLAN

Drawing #: L000

**PLANTING NOTES:**

1. ALL BALL & BURLAP TREES SHALL BE FRESHLY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
2. REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND PARTIALLY FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
3. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
4. PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
5. PLANTING GROUPS AS SHOWN ON THE PLAN ARE ONLY DIAGRAMMATIC. ACTUAL MASSING OF PLANT MATERIAL MAY VARY DUE TO EXISTING FIELD CONDITIONS. PRIOR TO DIGGING PLANT PITS, PLACE ALL PLANTS, FOR APPROVAL, IN THEIR RELATIVE POSITIONS AS INDICATED ON THE PLAN. MAKE ADJUSTMENTS TO THE LOCATIONS AS REQUESTED BY APIARY STUDIO.
6. NO PLANT WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
8. CALL APIARY STUDIO FOR APPROVAL BEFORE SUBSTITUTIONS.
9. MULCH ALL PLANT BEDS WITH 1-1/2" OF TRIPLE-SHREDDED NATURAL BROWN HARDWOOD MULCH.
10. THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
11. APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
12. APPLY 10-10-10 GRANULAR SLOW-RELEASE FERTILIZER TO PLANT BEDS AFTER PLANTS HAVE BEEN INSTALLED BUT BEFORE MULCH HAS BEEN APPLIED. COVER FERTILIZER W/ MULCH SO THAT IT IS NOT EXPOSED.
13. IF ADDING SOIL TO SITE, ENSURE THAT NEW SOIL IS CERTIFIED WEED-FREE & LARGELY COMPOSED OF SAND TO MATCH EXISTING SITE SOILS. THOROUGHLY TILL & INCORPORATE INTO NATIVE SOILS BEFORE PERFORMING FINISHED GRADING & PLANT INSTALLATION.

PLANT SCHEDULE

Trees							
Scientific Name	Common Name	Symbol	Size	Qty	DBH Replacement Credits	Total DBH Replacement Inches	Planting Notes
Amelanchier canadensis 'Rainbow Pillar'	Serviceberry	AM-CRP	2" cal	5	Y	10	
Cornus officinalis	Japanese Cornel Dogwood	COR-OF	2" cal	2	Y	4	
Cretagus viridis 'Winter King'	Hawthorne	CRA-VIR	2.5" cal.	2	N	0	
Ginkgo biloba - male	Maidenhair tree	GINKGO	2.5" cal	1	N	0	
Juniperus virginiana 'Taylor'	Eastern Red Cedar	JV-TAY	7", 2" cal	26	Y	52	
Platanus occidentalis	American Sycamore	PLAT-CC	3" cal.	1	Y	3	
					TOTAL:	69	

Shrubs						
Scientific Name	Common Name	Symbol	Size	Qty		
Clethra alnifolia 'Tom's Compact'	Sweet pepperbush	ca	#3	17		
Fothergilla gardenii	Dwarf Fothergilla	fxb	#5	8		SEE WAIVER REQUEST LETTER
Hamamelis virginiana 'Winter Champagne'	Witchhazel	h-vir	#7	3		
Hydrangea quercifolia	Oakleaf hydrangea	hq	#7	3		
Ilex glabra	Inkberry holly	ilex-gl		10		
Ilex verticillata 'Jim Dandy' - male	Winterberry	iva-m	#7	6		
Ilex verticillata 'Red Sprite' (female)	Winterberry	iva-f	#7	23		

Perennial Containers						
Scientific Name	Common Name	Symbol	Size	Qty	Planting Notes	
<i>Baptisia australis</i>	Blue false indigo	bas	#1	7		
<i>Carex pensylvanica</i>	Pennsylvania sedge	car	#1	50		
<i>Dryopteris marginalis</i>	Wood fern	dm-b	#1	17		
<i>Heuchera americana</i>	Alum root	heu-a	#1	19		
<i>Penstemon digitalis</i>	Beardstongue	pd	#1	25		
<i>Polystichum acrostichoides</i>	Christmas fern	pa	#1	23		
<i>Pycnanthemum virginianum</i>	Mountain mint	pv	#1	28		
<i>Tiarella cordifolia</i>	Foamflower	tcb	#1	30		
<i>Symphotrichum ericoides</i>	New England Aster	sy	#1	10		

Plugs					
Scientific Name	Common Name	Symbol	Size	Qty	Planting Notes
Carex woodii	Woods Sedge	none	plug	582	planted 12" on center as lawn alternative where hatch indicates along property egresses




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Project #: **C2502**

Project Name:

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE
PHILADELPHIA, PA 19118

Issue:	Date:
ZONING SET	01.24.2025
REV 01	03.04.2025
REV 02	04.22.2025
REV 03	05.28.2025
REV 04	01.07.2026
REV 05	01.27.2026
REV 06 	01.28.2026

Drawn By: **AC**

Date: 01.28.2026

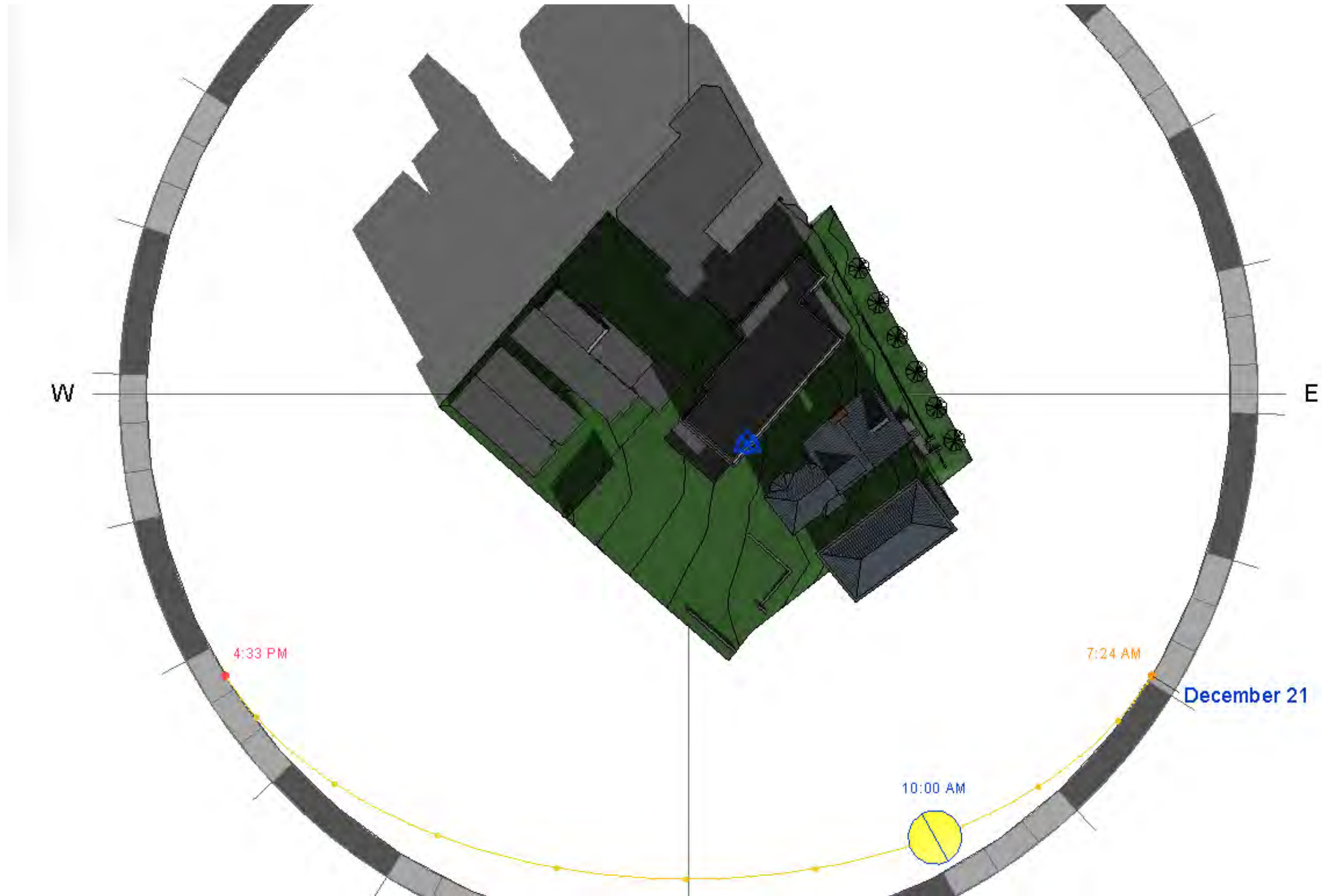
Drawing Scale:
 $\frac{1}{8}" = 1'-0"$

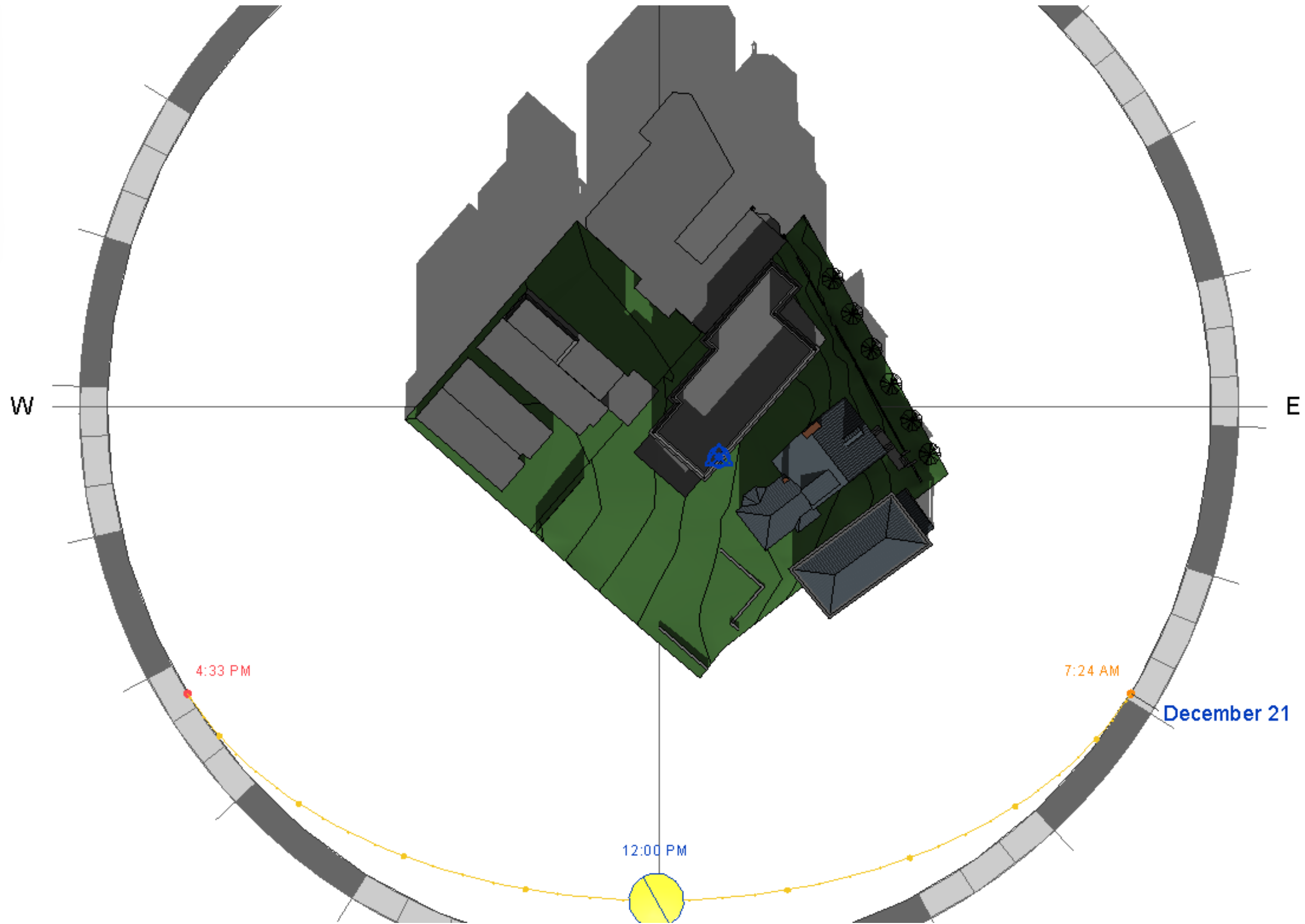
DrawingTitle:

PLANTING PLAN

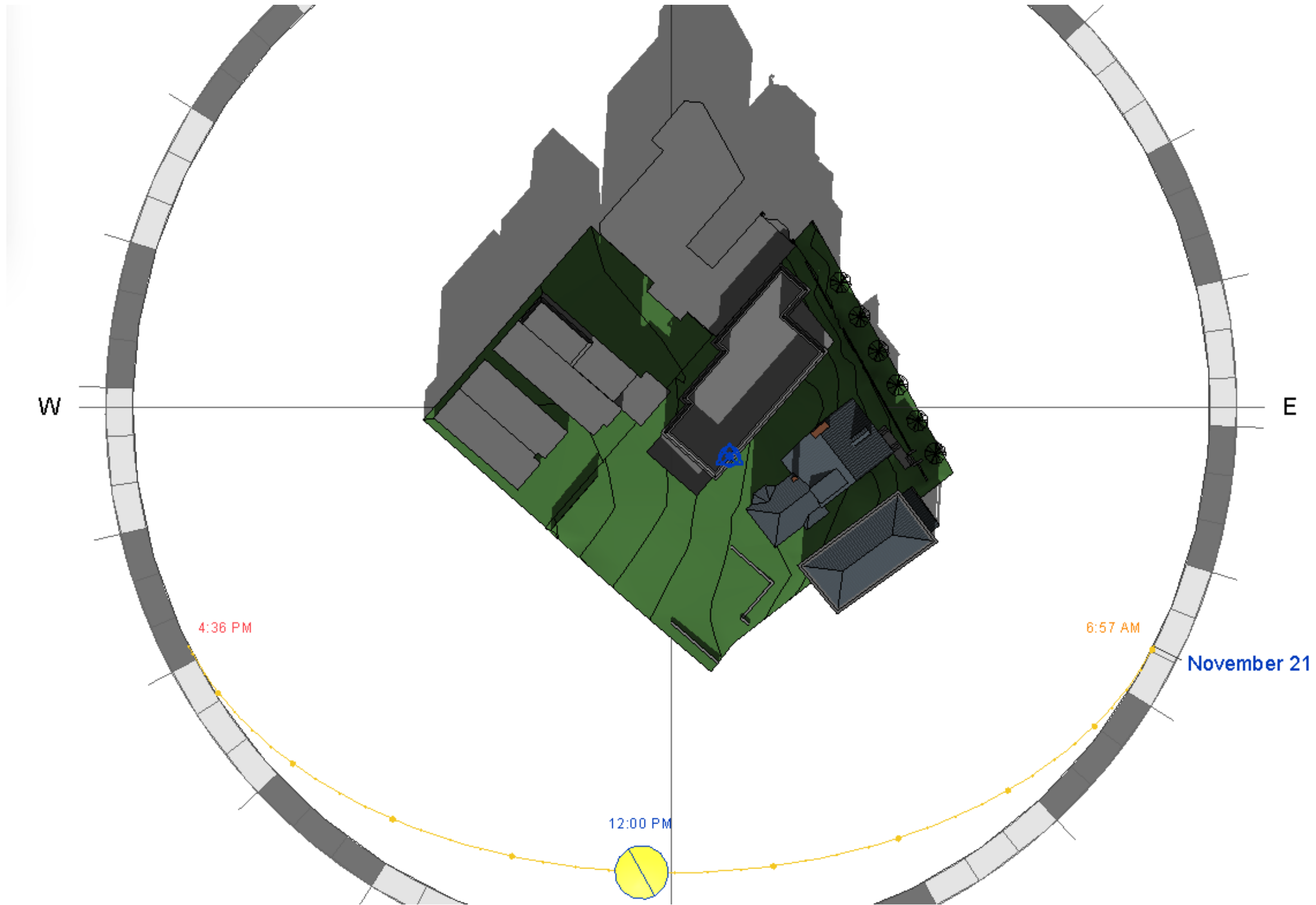
Drawing #:

L300







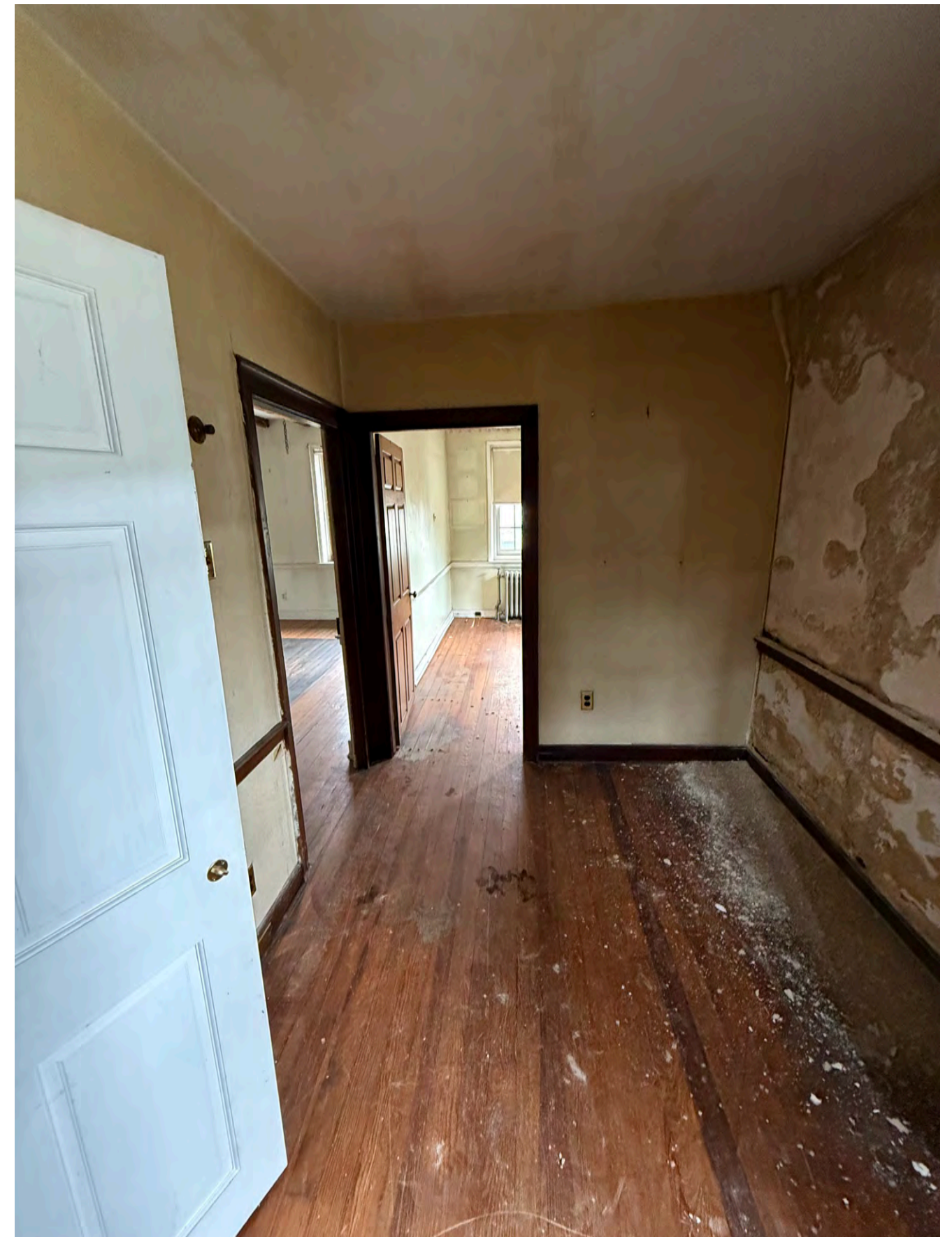


Historic home restoration:

Residential House:

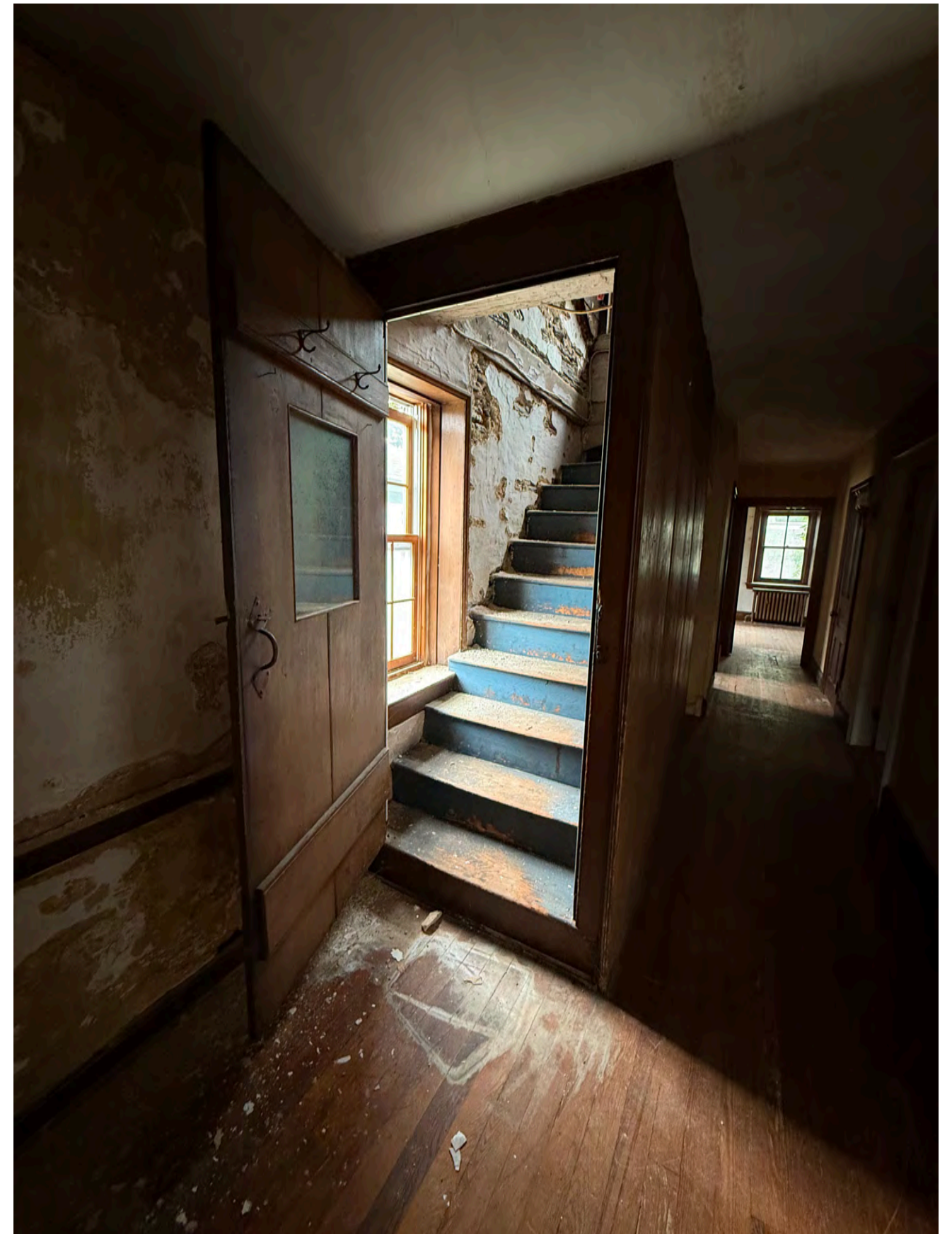
- 2,700 SQFT
- All hardwood restoration
- 3bed & 2.5bath & Den/Office
- Luxury Finishes
- High efficiency (All Electric)
- Parking spot











THANK YOU