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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

















EXISTING AERIAL 1: WEST

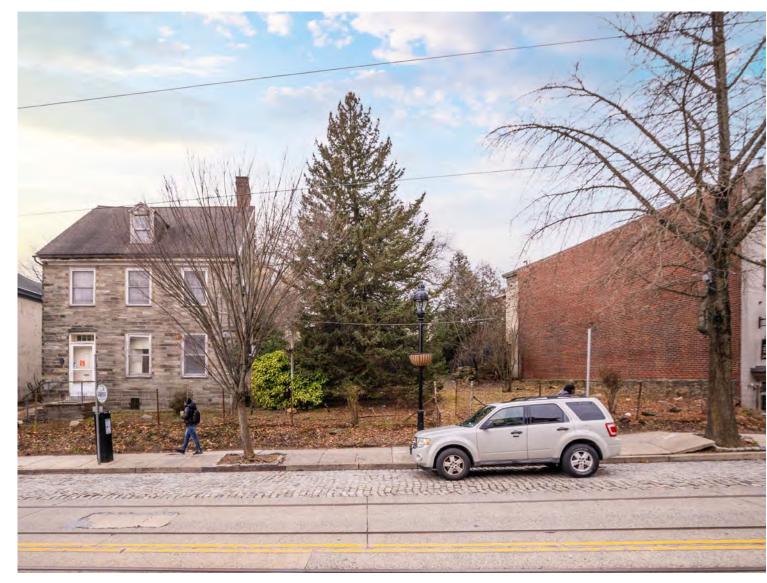
EXISTING AERIAL 2: EAST







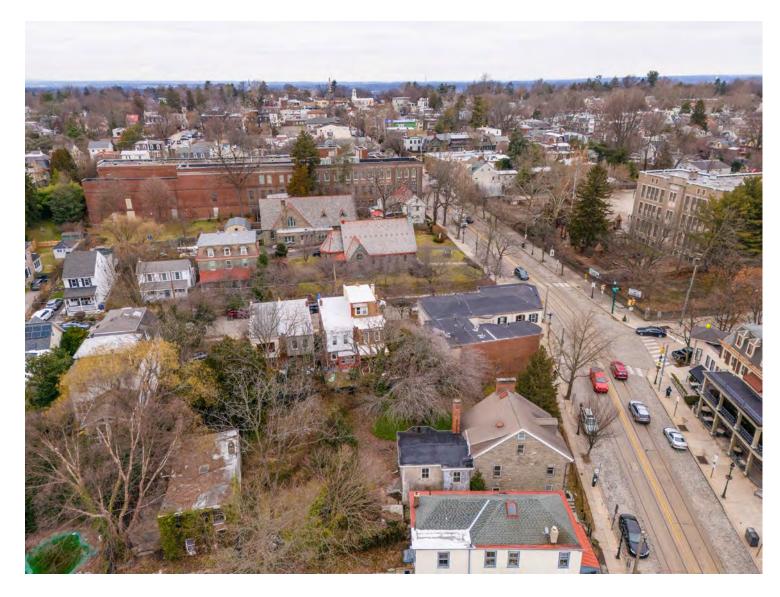
SITE PHOTO 1: LOOKING AT SOUTH-EAST SIDE OF THE SITE



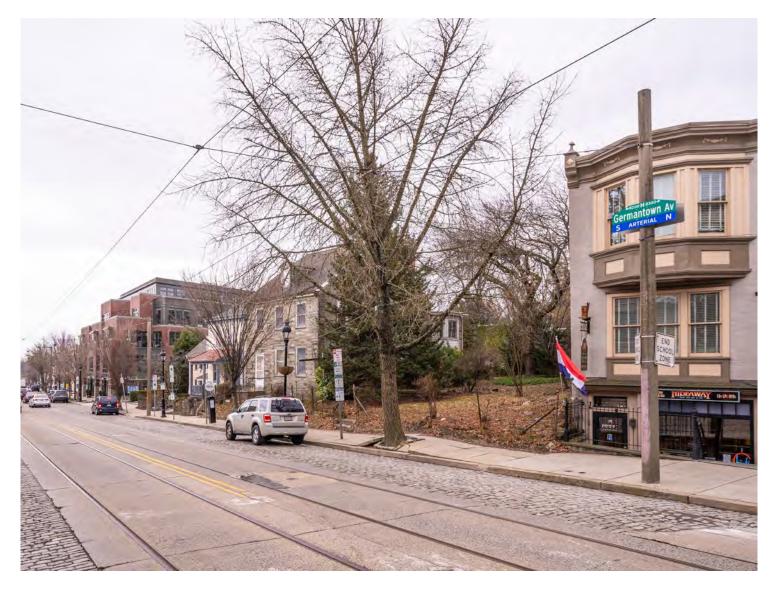
SITE PHOTO 2: LOOKING AT EAST SIDE OF THE SITE







SITE PHOTO 1: LOOKING AT SOUTH SIDE OF THE BUILDING

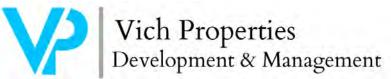


SITE PHOTO 2: APPROACHING THE BUILDING FROM NORTH













Vich Properties
Development & Management





Millan Architects 215.248.1244 Millanarchitects.com

8226 GERMANTOWN AVE

8226 GERMANTOWN AVE PHILADELPHIA, PA 19118 215.07

STRUCTURAL ENGINEER

M/E/P ENGINEER

NOT FOR CONSTRUCTION ISSUED FOR PERMITTING & COST ESTIMATING PURPOSES ONLY

REV DATE DESCRIPTION

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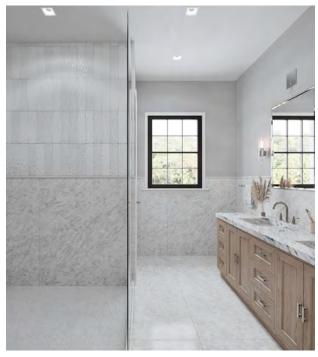
PROPOSED FRONT ELEVATION

1/4" = 1'-0" | 12/05/2025 |















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





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





EXISTING ZONING INFORMATION

PROJECT:

8226 GERMANTOWN AVE

ADDRESS:

8226 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402

APPLICABLE ZONING + BUILDING CODES:

THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE

DIMENSIONAL STANDARDS FOR RESIDENTIAL SINGLE FAMILY ATTACHED-3ZONING CLASSIFICATION RSA-3

REQUIRED

 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

PROJECT:

8226 GERMANTOWN AVE

ADDRESS:

8226 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402

APPLICABLE ZONING + BUILDING CODES:

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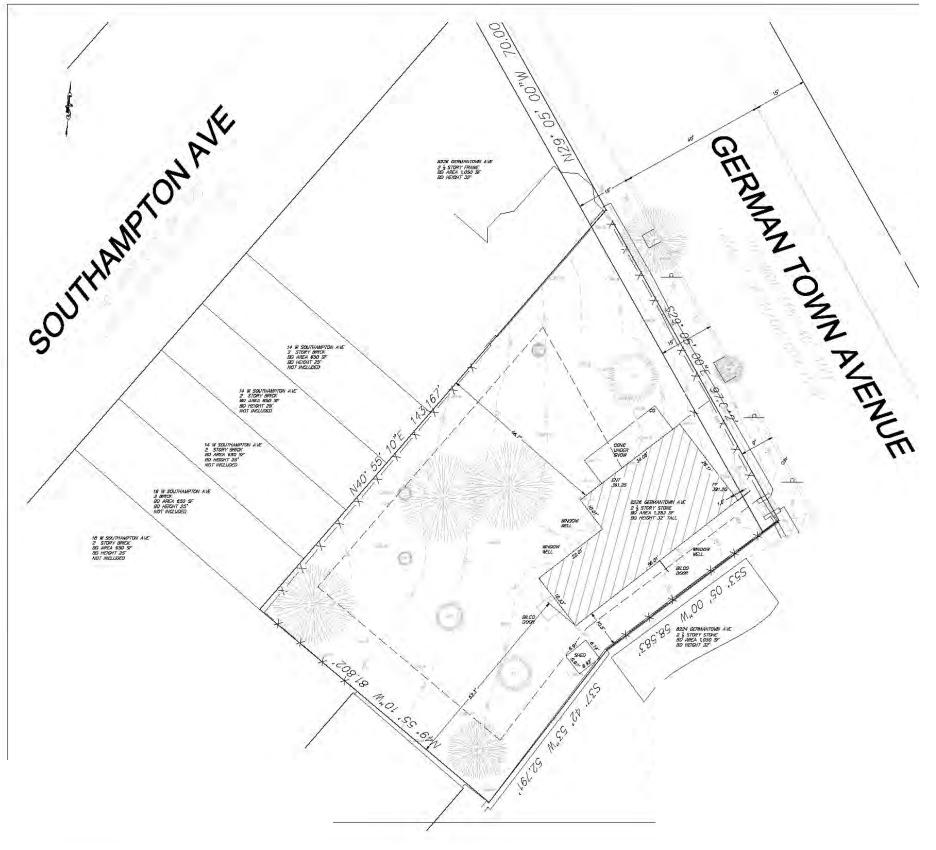
DIMENSIONAL STANDARDS FOR COMMERCIAL MIXED USE

ZONING CLASSIFICATION

REQUIRED

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'

CMX-2



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

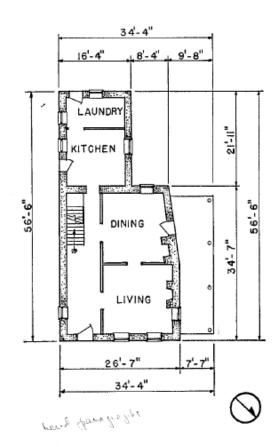
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

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

























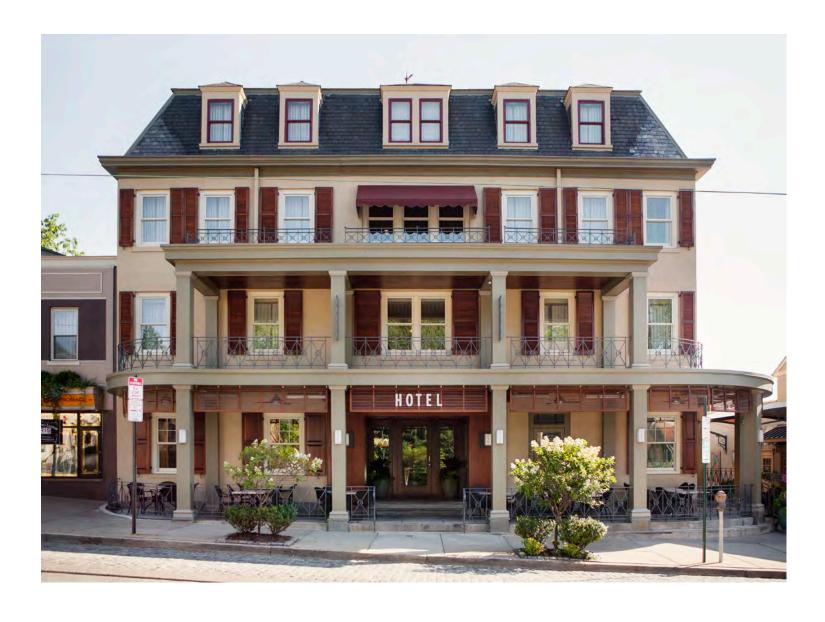


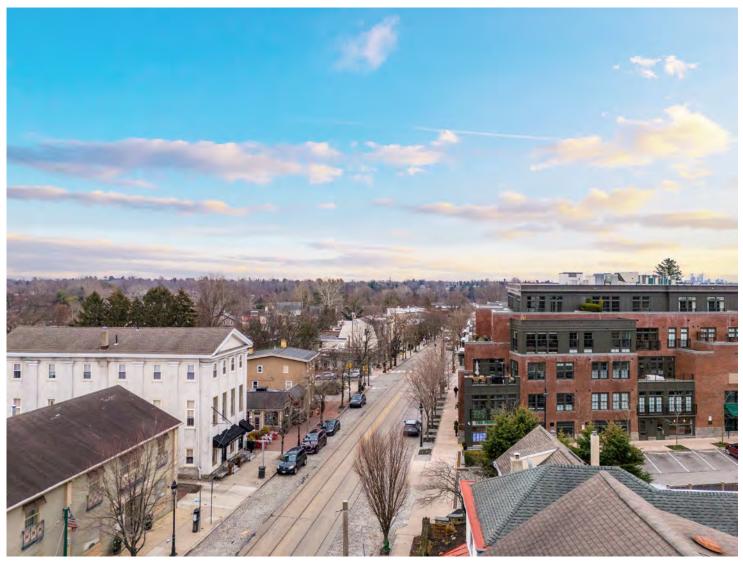


CHESTNUT HILL MATERIALITY / CONTEXT





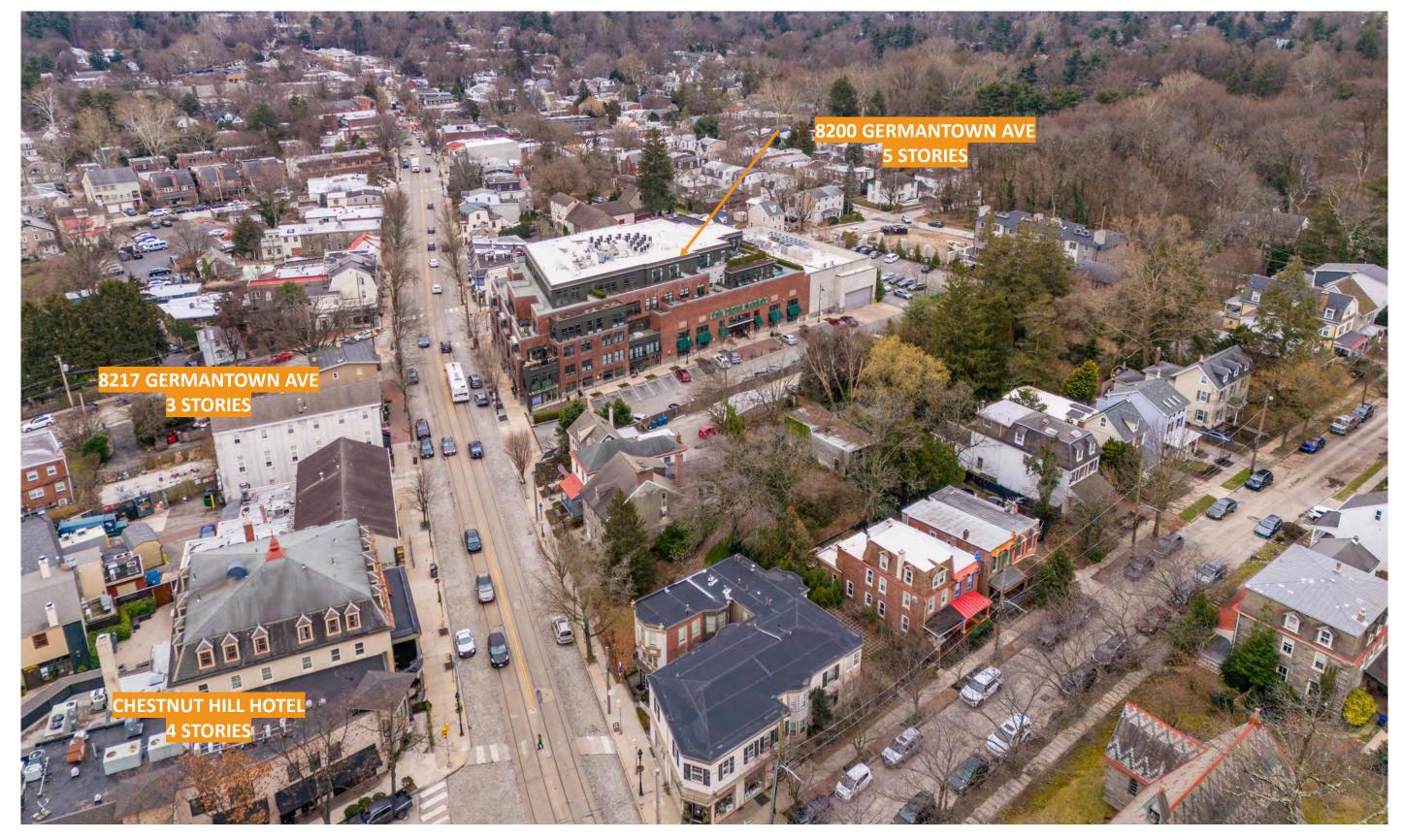




CHESTNUT HILL MASSING CONTEXT







CHESTNUT HILL MASSING CONTEXT

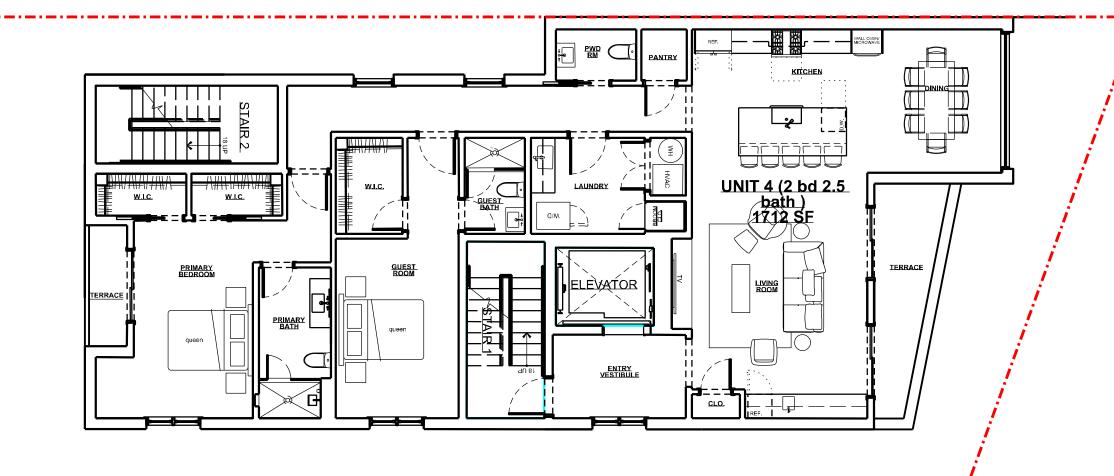




إ لها إ UNIT 2 (2 bd 2.5 bath + Den) 1813 SF 2/A-101 PROPOSED 2ND FLOOR PLAN

2/A-101 PROPOSED 3RD FLOOR PLAN

1/8" = 1'-0"



UNIT 3 (2 bd 2.5 bath + Pen) 1813 SF

3/A-101 PROPOSED 4TH FLOOR PLAN

MORRIS NO. RA 405135 ∞ ADELPHIA, GERMAN

© 2024 M ARCHITECTS

8226

GERMANTOWN AVE

PROPOSED
PLAN
UPDATES BLOCKING
PLANS

SCALE: AS NOTED

1st Floor:

Existing historic home: single family home

New Structure Commercial:

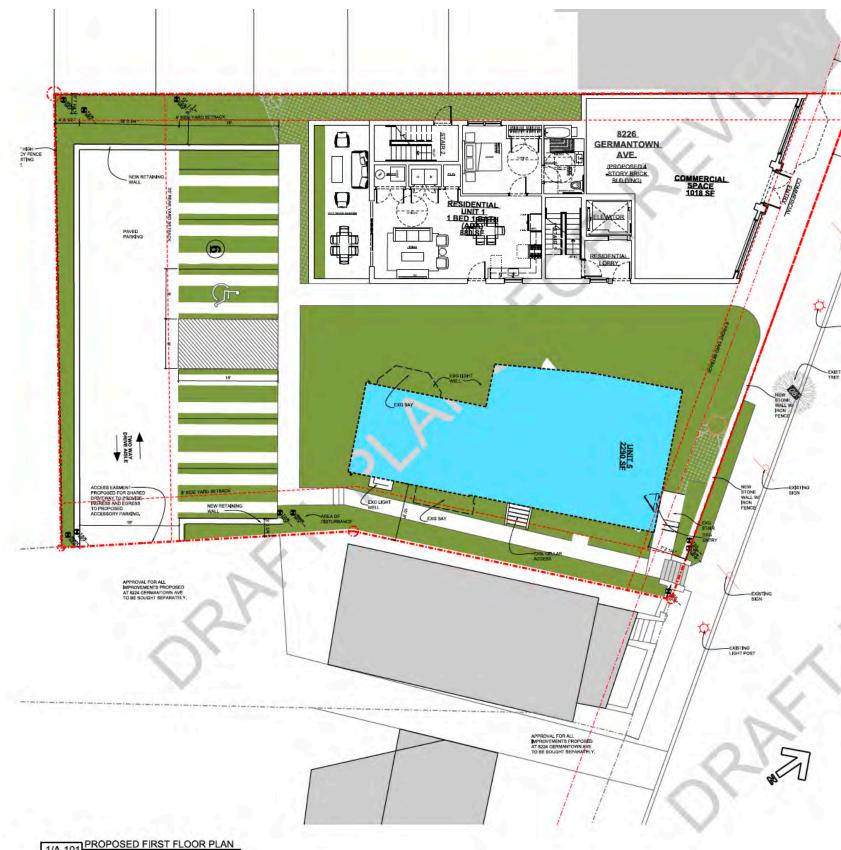
1,018 Sq Ft of Commercial Space along Germantown Avenue

Residential Lobby:

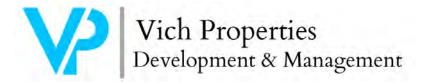
- Elevator
- Mailboxes
- Staircase access from Germantown Avenue
- Staircase access from the parking area

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



2/A-101 PROPOSED 3RD FLOOR PLAN

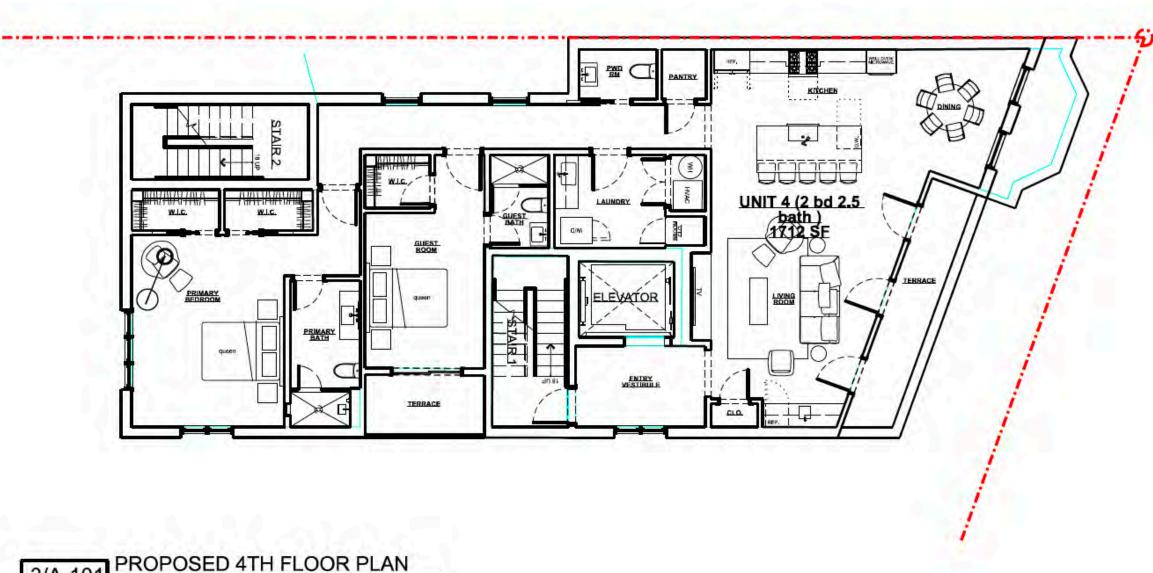
4th Floor PH:

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



Millan Architects 215.248.1244 Millanarchitects.com

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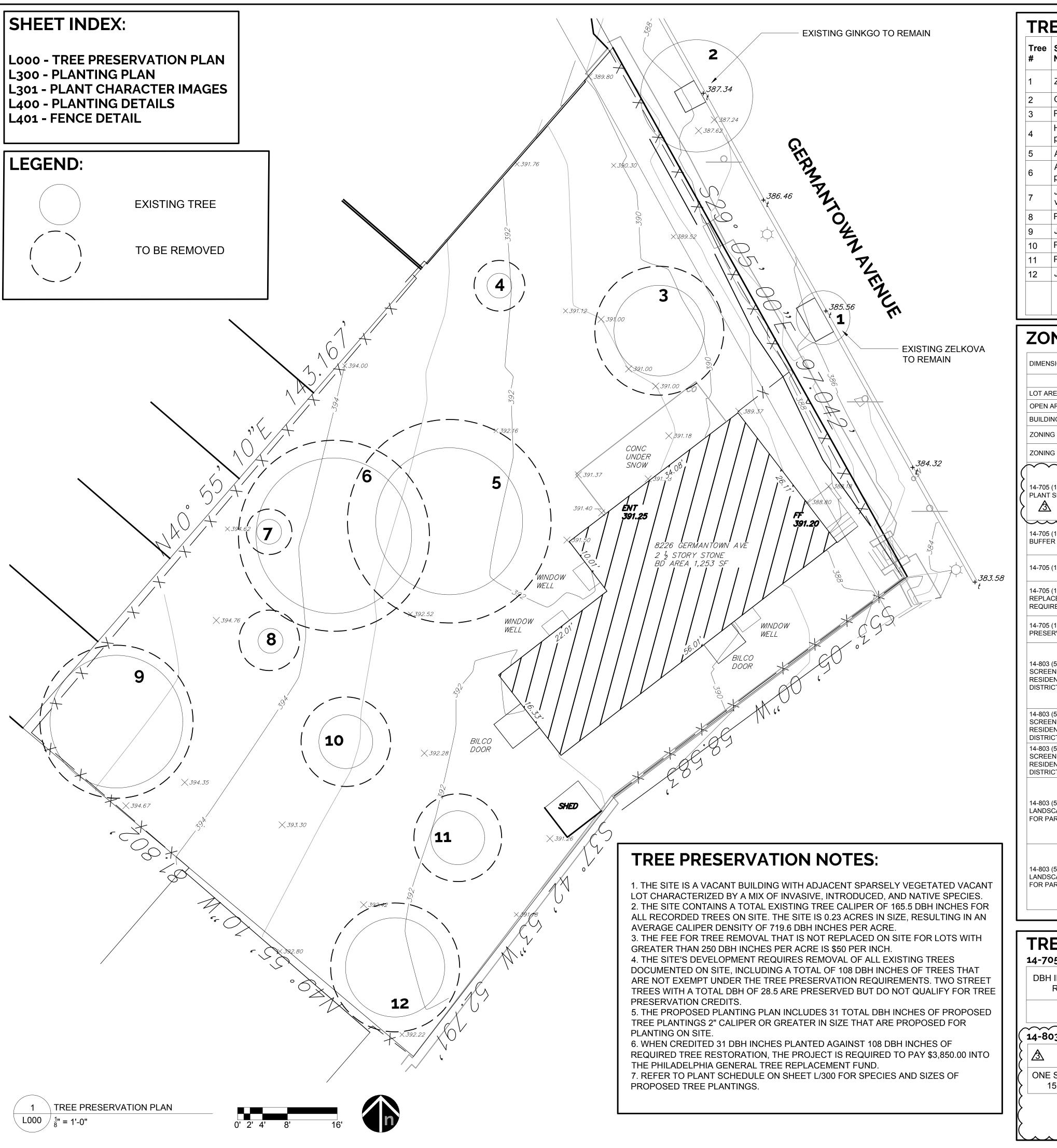
REV DATE DESCRIPTION

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PROPOSED FRONT ELEVATION

1/4" = 1'-0" | 12/05/2025 |





TREE PRESERVATION SCHEDULE:

Tree #	Scientific Name	Common Name	(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

P: 215.948.3751 **ZONING TABLE:**

DIMENSIONAL STANDARDS REQUIRED/ALLOWED PROPOSED LOT AREA 9876 SF 9876 SF 2469 SF (25%) 5593 SF (56.6%) OPEN AREA 7407 SF (75%) 4283 SF (43.4%) BUILDING AREA ZONING INFORMATION TABLE

ZONING REGULATION	ORDINANCE	REQUIRED/ALLOWED	PROPOSED	VARIANCE	RELATED DRAWING	NOTES
14-705 (1) (c) (.5) MINIMUM PLANT SPACING	TREES SHALL HAVE A MINIMUM SPACING OF 12FT FROM OTHER TREES. SHRUBS SHALL HAVE A MINIMUM SPACING OF 3FT FROM OTHER SHRUBS AND TREES	12 FT	4'-11" SPACING	YES	L/300	ATTAYLOR JUNIPER BUFFER ALONG PARKING LOT; SEE JUSTIFICATION IN WAIVER REQUEST LETTER
			3 DECIDUOUS TREES,			
14-705 (1) (d) LANDSCAPE BUFFER	1 TREE AND 4 SHRUBS PER 20 LINEAR FEET, 50% EVERGREEN TREES	120 LF; 6 TREES (3 EVERGREEN) 24 SHRUBS	9 EVERGREEN TREES; 28 SHRUBS; 5 FT FENCE	NO	L/300, L/301, L/400	
14-705 (1) (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	
14-705 (1) (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	31 REPLACEMENT DBH INCHES	NO	L/300, L/301, L/400	FEES TO BE PAID FOR REMAINING TREE REMOVAL INCHES
14-705 (1) (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	
14-803 (5) (c) (.1) PERIMETER SCREENING FROM ABUTTING RESIDENTIAL ZONING DISTRICT.	(.1) ON LOTS 5,000 SQ. FT. IN SIZE OR GREATER, THE APPLICANT SHALL PROVIDE A MINIMUM 8-FOOT WIDE BUFFER. SUCH BUFFER SHALL CONSIST OF AT LEAST ONE TREE PER 20 LINEAR FEET, FOUR SHRUBS PER 20 LINEAR FEET, AND A MINIMUM 5-FOOT HIGH OPAQUE FENCE, WALL, OR BERM.	120 LF; 6 TREES; 24 SHRUBS	10 TREES; 30 SHRUBS; 5 FT FENCE	NO	L/300, L/301, L/400	
14-803 (5) (c) (.3) PERIMETER SCREENING FROM ABUTTING RESIDENTIAL ZONING DISTRICT.	(.3) TREE SELECTION: A MINIMUM OF FIFTY PERCENT (50%) OF THE REQUIRED BUFFER TREES SHALL BE OF AN EVERGREEN TREE SPECIES.	120 LF; 6 TREES (3 EVERGREEN)	3 DECIDUOUS TREES, 9 EVERGREEN TREES	NO	L/300, L/301, L/400	
14-803 (5) (c) (.4) PERIMETER SCREENING FROM ABUTTING RESIDENTIAL ZONING DISTRICT.	(.4) FENCES: BUFFER FENCING SHALL BE 5' TALL AND CONSTRUCTED OF WOOD OR ORNAMENTAL METAL.	5' HT DECORATIVE FENCE	5' HT WOOD FENCE	NO	L/300, L/401	
14-803 (5) (e) (.1) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS	(.1) INTERIOR PARKING LOTS SHALL PROVIDE AN INTERIOR LANDSCAPED AREA CALCULATED AS A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL AREA OF ALL PARKING SPACES, LOADING SPACES, DRIVEWAYS THAT PROVIDE ACCESS TO PARKING SPACES AND LOADING SPACES, AND DRIVE AISLES.	PARKING LOT AREA = 2,704 SF; INTERIOR LANDSCAPE MIN SIZE = 270 SF	0 SF	YES		NO INTERIOR LANDSCAPING PROVIDED; IN LIEU CALCULATIONS PROVIDED IN ZONING TABLE AND WAIVER REQUEST LETTER
14-803 (5) (e) (.5) (.a) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS	ON LOTS 5,000 SQ FT IN SIZE OR GREATER, ONE SHADE TREE PER 200 SF, 3 SHRUBS PER 200 SF, AND 15 PERENNIALS PER 200 SF OF INTERIOR LANDSCAPED AREA	270 SF OF INTERIOR LANDSCAPING (10% OF PARKING AREA)	0 TREES	YES		NO INTERIOR LANDSCAPING PROVIDED; IN LIEU CALCULATIONS PROVIDED IN ZONING TABLE ANI WAIVER REQUEST LETTER

TREE REPLACEMENT AND FEE CALCULATION CHART:

4-705(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	\$50	31	77	\$3850.00			

		CAPE REQUIREMENTS FOR PA		~~~~~	~~~
À	ORDINANCE	INTERIOR LANDSCAPING REQUIRED	SHADE TREES REQUIRED	FEE PER WAIVED TREE	TOTAL

ORDINANCE	INTERIOR LANDSCAPING REQUIRED	SHADE TREES REQUIRED	FEE PER WAIVED TREE	TOTAL FEE
E SHADE TREE, 3 SHRUBS, AND 15 PERENNIALS PER 200 SF	270 SF	2 SHADE TREES	\$1000	\$2000.00

TOTAL IN-LIEU FEES

\$5850.00



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 E: info@morrissey-design.com



Project #:

C2502

Project Name:

RMANTOWN AVE **GERMANTOWN AVE** 8226 GEI 8226

Issue:	Date
ZONING SET REV 01 REV 02	01.24.202 03.04.202 04.22.202
REV 03 🐧	05.28.202

Drawn By:

05.28.2025

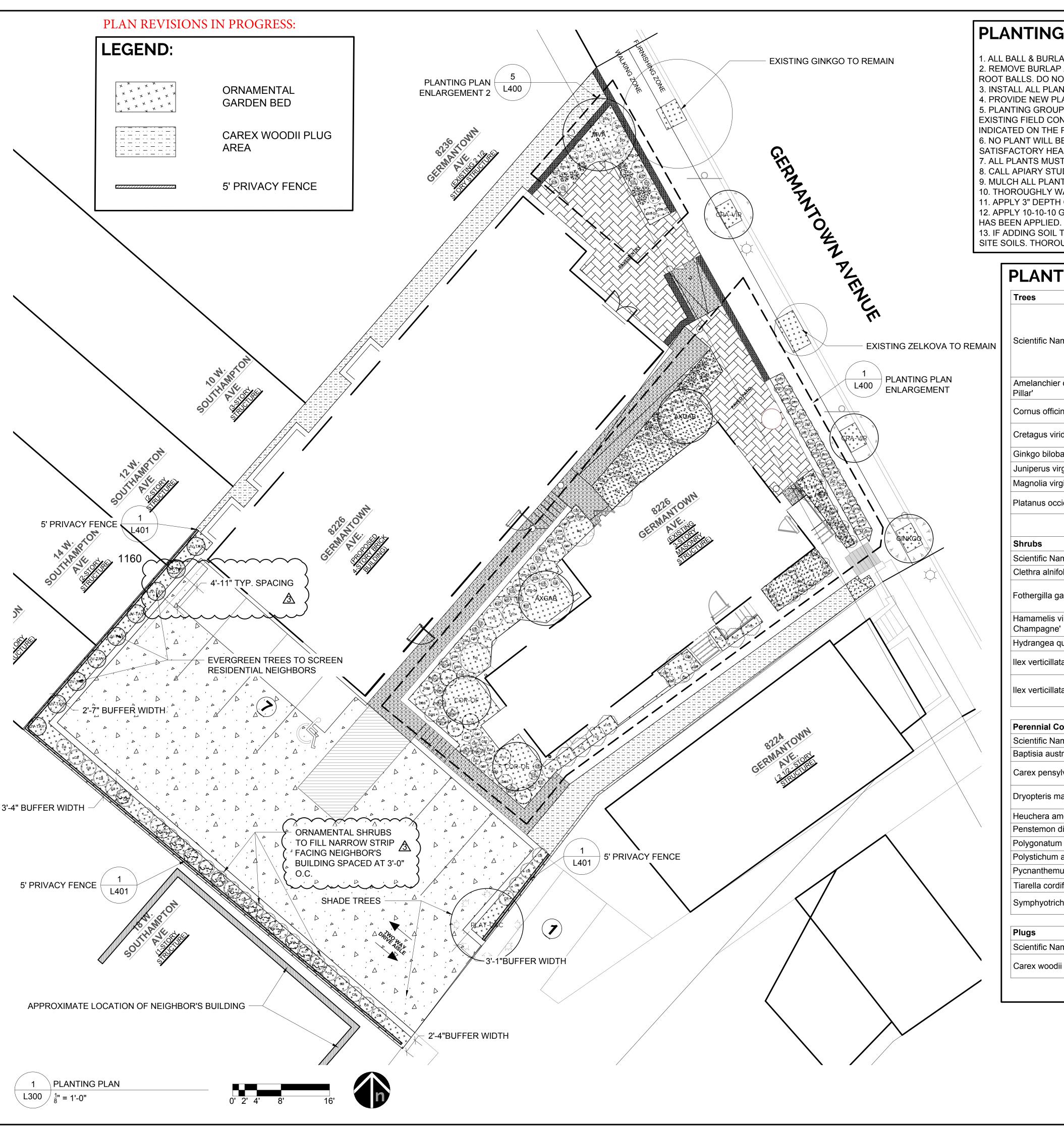
Drawing Scale:

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

DrawingTitle:

TREE PRESERVATION PLAN

Drawing #:



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	AX-GAB	2" cal	2	Y	4	
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	9	Υ	18	
Magnolia virginiana	Sweetbay magnolia	MVA	2.5" cal	1	Υ	2.5	
Platanus occidentalis	American Sycamore	PLAT-O CC	2.5" cal.	1	Y	2.5	
					TOTAL:	31	
Shrubs							
Scientific Name	Common Name	Symbol	Size	Qty			
Clethra alnifolia "Tom's Compact'	Sweet pepperbush	ca	#3	20			
Fothergilla gardenii	Dwarf Fothergilla	fxb	#5	16			SEE WAIVER REQUEST LETTER
Hamamelis virginiana 'Winter Champagne'	Witchhazel	h-vir	#7	1			
Hydrangea quercifolia	Oakleaf hydrangea	hq	#7	6			
llex verticillata 'Jim Dandy' - male	Winterberry	iva-m	#7	2			
llex verticillata 'Red Sprite' (female)	Winterberry	iva-f	#7	8			

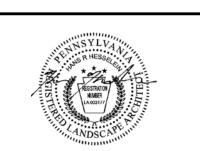
Perennial Containers					
Scientific Name	Common Name	Symbol	Size	Qty	Planting Notes
Baptisia australis	Blue false indigo	bas	#1	5	
Carex pensylvanica	Pennsylvania sedge	car	#1	44	
Dryopteris marginalis	Wood fern	dm-b	#1	18	
Heuchera americana	Alum root	heu-a	#1	16	
Penstemon digitalis	Beardstongue	pd	#1	10	
Polygonatum biflorum	Solomons seal	pbi	#1	7	
Polystichum acrostichoides	Christmas fern	ра	#1	15	
Pycnanthemum virginianum	Mountain mint	pv	#1	20	
Tiarella cordifolia	Foamflower	tcb	#1	35	
Symphyotrichum novae-angliae	New England Aster	ana	#1	5	

		1			
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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03.04.2025 04.22.2025 REV 03 🐧 05.28.2025

Drawn By:

05.28.2025

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

DrawingTitle:

PLANTING PLAN

Drawing #:





TREE: AMELANCHIER CANADENSIS 'RAINBOW PILLAR'



TREE: CORNUS OFFICINALIS JAPANESE CORNEL DOGWOOD



TREE: CRATAEGUS VIRIDIS 'WINTER KING' HAWTHORNE



TREE: JUNIPERUS VIRGINIANA 'TAYLOR' EASTERN RED CEDAR



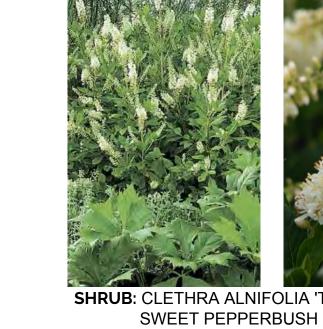
TREE: MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA



TREE: PLATANUS OCCIDENTALIS
AMERICAN SYCAMORE

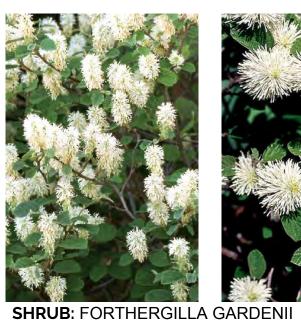
















WITCHHAZEL











LANDSCAPE ARCHITECTURE

Apiary Studio, LLC 48 W Johnson St

Architect: Morrissey Design

Project Name:

8226 GERMANTOWN AVE 8226 GERMANTOWN AVE PHILADELPHIA, PA 19118

RMANTOWN AV

Issue:

REV 01 REV 02

ZONING SET

REV 03 🐧

Philadelphia, PA 19144

4590 Main St Philadelphia, pa 19127

P: 609.954.3988 E:info@apiary-studio.com



WINTERBERRY













PENNSYLVANIA SEDGE









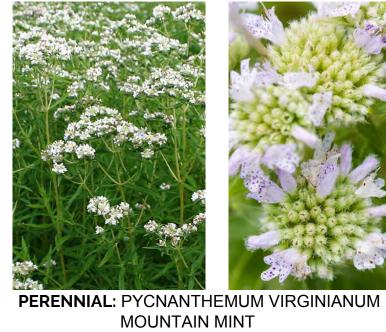






















Drawn By:

05.28.2025

Date:

01.24.2025 03.04.2025

04.22.2025

05.28.2025

Drawing Scale:

NOT TO SCALE DrawingTitle:

> **PLANT CHARACTER IMAGES**

Drawing #:



