

8042 Germantown Ave

Current Use - Mixed (Restaurant/Apartments)

Ground Floor(3075 sf)

- Vacant Commercial

2nd & 3rd Floors

- (8042 GTA & 10, 12, 16, 20 W Abington): 4-two bed / 2 bath apartments and one 1 bed/ 1 bath apartment (Total of 5212 sf)

Proposed Use - Mixed (Restaurant/Apartments)

Ground Floor and Basement

- Restaurant (2050 sf)
- New 1 bedroom / 1.5 bathroom apartment (1025 sf)

2nd & 3rd Floors - No Change to Existing Apartments



8042 GERMANTOWN AVE (FORMERLY BLUE MOON)



This section will remain COMMERCIAL
(Restaurant) SPACE



Existing Service & Receiving
Entrances to Rear of Commercial
Space to Remain



New Apartment windows and door along Abington Ave facade.

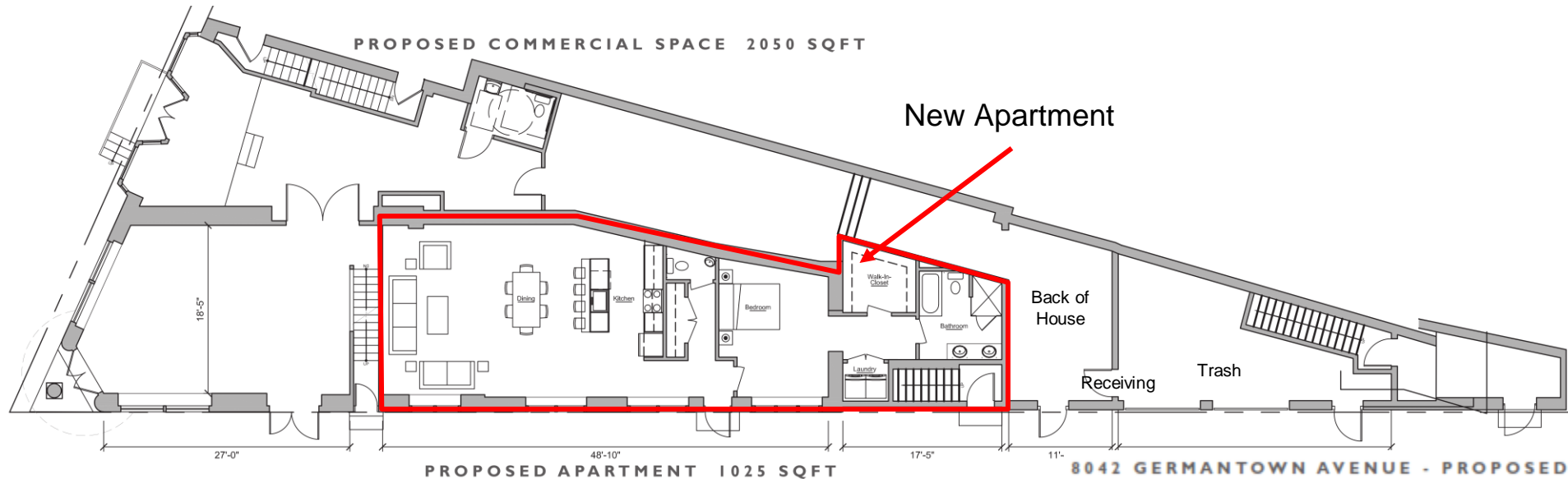


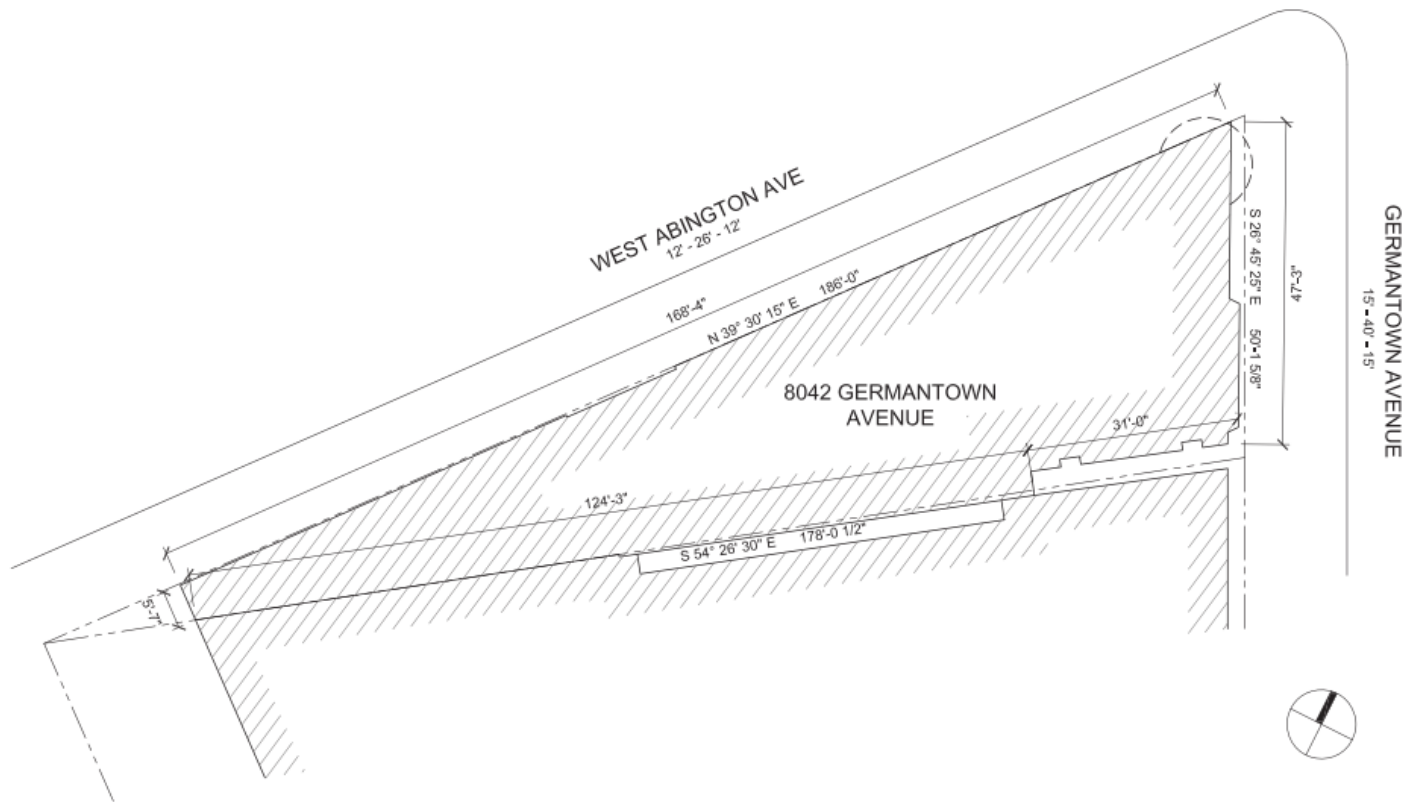
Location of New Apartment Entry Door at 14 W. Abington Ave



8042 Germantown Ave - Proposed Plan

- Reducing size of Commercial space to 2050 sq. ft. on 1st Fl. plus 1170 usable sq. ft. of basement space
- Converting portion of commercial space to a 1st Fl. 1025 sq. ft. One Bedroom / One and a Half Bathroom Apartment with Private Entry, Central A/C, and In-Unit Laundry





8042 GERMANTOWN AVENUE - SITE PLAN
SCALE: 1" = 16'-0"



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