

8532 Germantown Ave



Current Use - Mixed (Retail/Apartments)

- 1st Fl: vacant commercial (1768 sf)
- 2nd Fl: 1 - one bedroom apartment (1093 sf)
- 3rd Fl: 1 - two bedroom apartment (962 sf)

Proposed Use: Mixed

1st Floor:

- One 1 bedroom / 1.5 bathroom apartment (1160 sf)
- Retail (535 sf)

2nd & 3rd Fl: No Change to Existing Apartments (2055 sf)



SHARED
ENTRANCE

RESTORE
WINDOW

REACTIVATE
WINDOWS



RESTORE DOOR
TO APARTMENT



CORNER RETAIL DOOR

WEST EVERGREEN AVENUE ELEVATIONS



NORTH-EAST ELEVATION



NORTH-WEST
ELEVATION

NORTHWEST ELEVATION

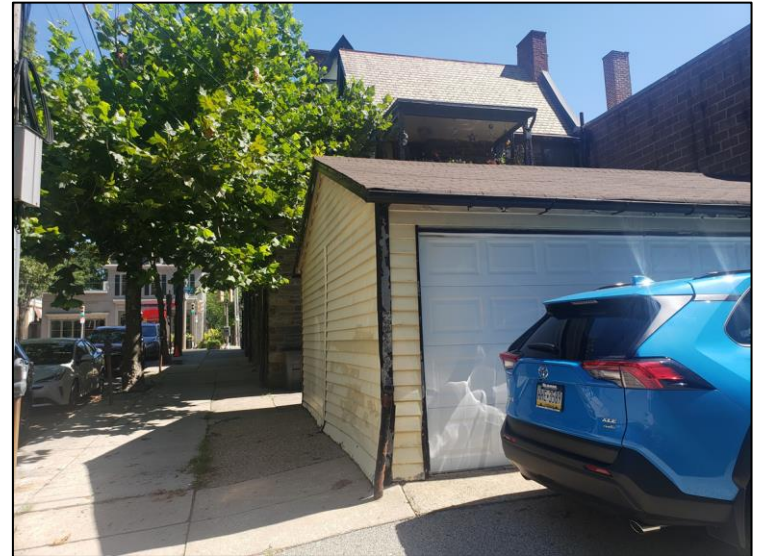
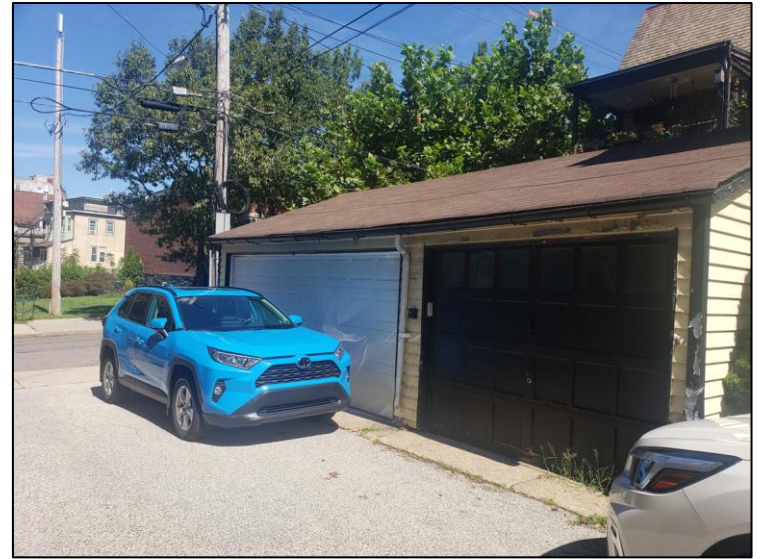


CELLAR DOOR TO
BE REMOVED

STEPS FROM
APARTMENT
TO TERRACE

REAR GARAGE:

EACH APARTMENT HAS A SPACE

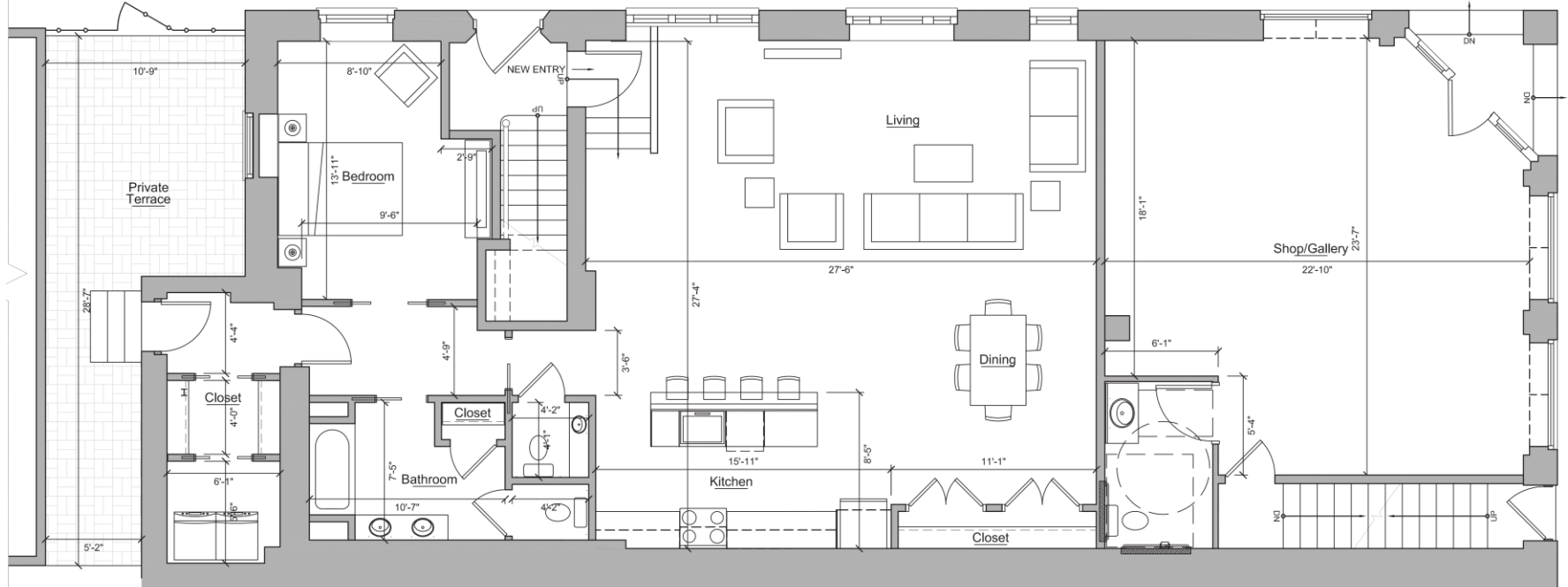


8532 Germantown Avenue - Proposed Plan

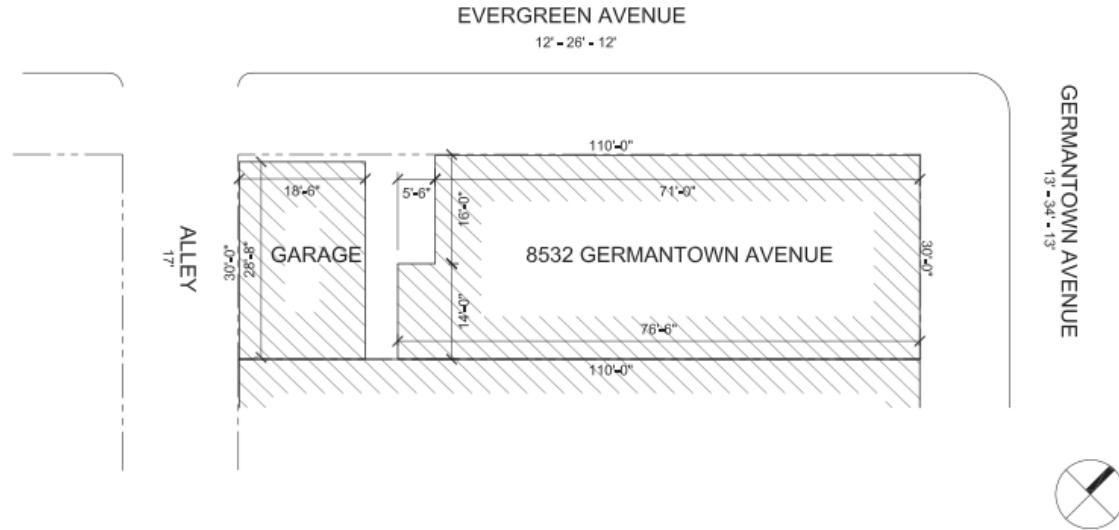
- Reduce size of Commercial space to 535 sq. ft. for use as a Retail Shop
- Converting Rear portion of 1st Fl. to a 1160 sq. ft. One Bedroom Apartment with Private Entry, Private Terrace, Off-Street Parking, Central A/C, and In-Unit Laundry
- No Change to Existing 2nd & 3rd Apartments

**PROPOSED COMMERCIAL SPACE:
535 SQFT**

PROPOSED APARTMENT: 1160 SQFT



8532 GERMANTOWN AVENUE - PROPOSED



8532 GERMANTOWN AVENUE - SITE PLAN
SCALE: 1" = 16'-0"



270 W. WALNUT LANE.
1ST FLOOR.
PHILADELPHIA, PA 19144
T: 267-872-9360
WWW.C2-ARCHITECTURE.COM

BOWMAN PROPERTIES
8238 GERMANTOWN AVENUE
PHILADELPHIA PA 19118