



## Presubmission Conference Details

Project Name: Sixteen Ten Pine Middle Housing  
QUETIN, GREGORY R  
Permit Number: 26-1178  
Address: 1610 PINE AVE NE LOT  
Parcel Number: 52105500700  
Parcel Owner: QUETIN, GREGORY R  
Applicant: Taellious, Jason  
Date: 03/03/2026

### Proposed Project Description

#### Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):  
Parcel Area - To Be Added (Sq. Ft.):  
Parcel Area - Total (Sq. Ft.): **7202**  
Number of Lots – Existing:  
Number of Lots - To Be Added:  
Number of Lots – Total: **1**  
IBC Building Type – Existing:  
IBC Building Type - To Be Added:  
Occupancy Type – Existing: **Not Specified**  
Occupancy Type - To Be Added: **R-2 Residential IBC 310.4**  
Number of Buildings – Existing:  
Number of Buildings - To Be Added:  
Number of Buildings – Total: **3**  
Building Height - Existing (Ft.):  
Building Height - To Be Added (Ft.):  
Building Height - Total (ft.): **40**  
Number of Stories - Existing (Including Basement):  
Number of Stories - To Be Added (Including Basement):  
Number of Stories - Total (including basement):  
Basement - Existing (sq. ft.):  
Basement - To Be Added (sq. ft.):  
Basement - Total (sq. ft.):  
Ground Floor - Existing (sq. ft.):  
Ground Floor - To Be Added (sq. ft.):

Ground Floor - Total (sq. ft.):  
Second Floor - Existing (sq. ft.):  
Second Floor - To Be Added (sq. ft.):  
Second Floor - Total (sq. ft.):  
Remaining Floors - Existing (sq. ft.):  
Remaining Floors - To Be Added (sq. ft.):  
Remaining Floors - Total (sq. ft.):  
Gross Floor Area of Building - Existing (sq. ft.): **0**  
Gross Floor Area of Building - To Be Added (sq. ft.): **5600**  
Gross Floor Area of Building - Total (sq. ft.): **5600**  
Landscape Area - Existing (sq. ft.):  
Landscape Area - To Be Added (sq. ft.):  
Landscape Area - Total (sq. ft.):  
Paved Parking - Existing (sq. ft.): **0**  
Paved Parking - To Be Added (sq. ft.): **305**  
Paved Parking - Total (sq. ft.): **305**  
Number of Parking Spaces – Existing: **0**  
Number of Parking Spaces - To Be Added: **2**  
Number of Parking Spaces – Total: **2**  
Bicycle Parking - Existing (spaces): **0**  
Bicycle Parking - To Be Added (spaces): **8**  
Bicycle Parking - Total (spaces): **8**  
Total Impervious Area - Existing (sq. ft.): **0**  
Total Impervious Area - To Be Added (sq. ft.): **3297**  
Total Impervious Area - Total (sq. ft.): **3297**  
Sewer – Existing:  
Sewer - To Be Added:  
Water – Existing:  
Water - To Be Added:  
Primary Contact Name: **Jason Taellious**  
Primary Contact Email Address: **jason@artisansgroup.com**  
Primary Contact Phone Number: **360.570.0626**  
Owner or Agent: