



## Presubmission Conference Details

Project Name: John Manuel, HHJ  
Architects  
Permit Number: 25-2267  
Address: 2255 CARRIAGE LP SW  
Parcel Number: 55320000200  
Parcel Owner: HARNISH-OLY LLC  
Applicant: Manuel, John  
Date: 04/18/2025

### Proposed Project Description

#### Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):

Parcel Area - To Be Added (Sq. Ft.):

Parcel Area - Total (Sq. Ft.): **108900**

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: **B Business IBC 304**

Occupancy Type - To Be Added: **B Business IBC 304**

Number of Buildings – Existing:

Number of Buildings - To Be Added:

Number of Buildings – Total: **1**

Building Height - Existing (Ft.):

Building Height - To Be Added (Ft.):

Building Height - Total (ft.): **20**

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.):	<b>14453</b>
Gross Floor Area of Building - To Be Added (sq. ft.):	<b>3432</b>
Gross Floor Area of Building - Total (sq. ft.):	<b>16613</b>
Landscape Area - Existing (sq. ft.):	
Landscape Area - To Be Added (sq. ft.):	
Landscape Area - Total (sq. ft.):	
Paved Parking - Existing (sq. ft.):	<b>72000</b>
Paved Parking - To Be Added (sq. ft.):	<b>0</b>
Paved Parking - Total (sq. ft.):	<b>68568</b>
Number of Parking Spaces – Existing:	<b>56</b>
Number of Parking Spaces - To Be Added:	<b>0</b>
Number of Parking Spaces – Total:	<b>56</b>
Bicycle Parking - Existing (spaces):	<b>0</b>
Bicycle Parking - To Be Added (spaces):	<b>0</b>
Bicycle Parking - Total (spaces):	<b>0</b>
Total Impervious Area - Existing (sq. ft.):	<b>83970</b>
Total Impervious Area - To Be Added (sq. ft.):	<b>0</b>
Total Impervious Area - Total (sq. ft.):	<b>83970</b>
Sewer – Existing:	
Sewer - To Be Added:	
Water – Existing:	
Water - To Be Added:	
Primary Contact Name:	<b>John J Manuel</b>
Primary Contact Email Address:	<b>johnm@hhandj.com</b>
Primary Contact Phone Number:	<b>2539224168</b>
Owner or Agent:	