



## Presubmission Conference Details

Project Name: Flower Shop and Art Studio  
at WCPNC.  
Permit Number: 26-0817  
Address: 124 DIVISION ST NW  
Parcel Number: 85003700600  
Parcel Owner: 124 DIVISION LLC  
Applicant: TAS Thomas Architecture  
Studios  
Date: 02/10/2026

### Proposed Project Description

#### Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):

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

Parcel Area - Total (Sq. Ft.): **16143**

Number of Lots – Existing:

Number of Lots - To Be Added:

Number of Lots – Total: **2**

IBC Building Type – Existing:

IBC Building Type - To Be Added:

Occupancy Type – Existing: **M Mercantile IBC 309**

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

Number of Buildings – Existing:

Number of Buildings - To Be Added:

Number of Buildings – Total: **2**

Building Height - Existing (Ft.):

Building Height - To Be Added (Ft.):

Building Height - Total (ft.): **35**

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.): **8150**  
Gross Floor Area of Building - Total (sq. ft.): **8150**  
Landscape Area - Existing (sq. ft.):  
Landscape Area - To Be Added (sq. ft.):  
Landscape Area - Total (sq. ft.):  
Paved Parking - Existing (sq. ft.): **4877**  
Paved Parking - To Be Added (sq. ft.): **1277**  
Paved Parking - Total (sq. ft.): **6154**  
Number of Parking Spaces – Existing: **13**  
Number of Parking Spaces - To Be Added: **4**  
Number of Parking Spaces – Total: **17**  
Bicycle Parking - Existing (spaces): **0**  
Bicycle Parking - To Be Added (spaces): **4**  
Bicycle Parking - Total (spaces): **4**  
Total Impervious Area - Existing (sq. ft.): **0**  
Total Impervious Area - To Be Added (sq. ft.): **7203**  
Total Impervious Area - Total (sq. ft.): **7203**  
Sewer – Existing:  
Sewer - To Be Added:  
Water – Existing:  
Water - To Be Added:

Primary Contact Name: **Wade Stine**  
Primary Contact Email Address: **wade@tasolympia.com**  
Primary Contact Phone Number: **3609158775**  
Owner or Agent: