



## Presubmission Conference Details

Project Name: 2325 Conger Ave NW  
Duplexes  
Permit Number: 24-3959  
Address: 2325 CONGER AVE NW  
Parcel Number: 9300010000  
Parcel Owner: GIANG, HIEN  
Applicant: The Iris Group  
Date: 09/04/2024

### Proposed Project Description

#### Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):  
Parcel Area - To Be Added (Sq. Ft.):  
Parcel Area - Total (Sq. Ft.): **20887**  
Number of Lots – Existing:  
Number of Lots - To Be Added:  
Number of Lots – Total: **4**  
IBC Building Type – Existing:  
IBC Building Type - To Be Added: **R-3 Residential IBC 310.5**  
Occupancy Type – Existing: **R-3 Residential IBC 310.5**  
Occupancy Type - To Be Added: **R-3 Residential IBC 310.5**  
Number of Buildings – Existing:  
Number of Buildings - To Be Added:  
Number of Buildings – Total: **4**  
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.): **8064**  
Gross Floor Area of Building - Total (sq. ft.): **8064**  
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.): **1600**  
Paved Parking - Total (sq. ft.): **1600**  
Number of Parking Spaces – Existing: **0**  
Number of Parking Spaces - To Be Added: **16**  
Number of Parking Spaces – Total: **16**  
Bicycle Parking - Existing (spaces): **0**  
Bicycle Parking - To Be Added (spaces): **0**  
Bicycle Parking - Total (spaces): **0**  
Total Impervious Area - Existing (sq. ft.): **0**  
Total Impervious Area - To Be Added (sq. ft.): **14721**  
Total Impervious Area - Total (sq. ft.): **14721**  
Sewer – Existing:  
Sewer - To Be Added:  
Water – Existing:  
Water - To Be Added:

Primary Contact Name: **Nick Taylor**  
Primary Contact Email Address: **ntaylor@irisgroupconsulting.com**  
Primary Contact Phone Number: **3608908955**  
Owner or Agent: