



## Presubmission Conference Details

Project Name: Orchard House  
Permit Number: 18-1297  
Address: 135 CUSHING ST NW  
3PLXM  
Parcel Number: 85003701700  
Parcel Owner: ORCHARD HOUSE LLC  
Applicant: Snyder, Jeff  
Date: 03/29/2018  
  
Proposed Project Description: *Convert residential use to office space*

Proposed Zoning:

|   |       |
|---|-------|
| Parcel Area - Existing (Sq. Ft.):                     | 12632 |
| Parcel Area - To Be Added (Sq. Ft.):                  | 0     |
| Parcel Area - Total (Sq. Ft.):                        | 12632 |
| Number of Lots – Existing:                            | 1     |
| Number of Lots - To Be Added:                         | 0     |
| Number of Lots – Total:                               | 1     |
| IBC Building Type – Existing:                         |       |
| IBC Building Type - To Be Added:                      |       |
| Occupancy Type – Existing:                            | R-3   |
| Occupancy Type - To Be Added:                         | B     |
| Number of Buildings – Existing:                       | 3     |
| Number of Buildings - To Be Added:                    | 1     |
| Number of Buildings – Total:                          | 3     |
| Building Height - Existing (Ft.):                     | 30    |
| Building Height - To Be Added (Ft.):                  | 0     |
| Building Height - Total (ft.):                        | 30    |
| Number of Stories - Existing (Including Basement):    | 2     |
| Number of Stories - To Be Added (Including Basement): | 0     |
| Number of Stories - Total (including basement):       | 2     |
| Basement - Existing (sq. ft.):                        | 0     |
| Basement - To Be Added (sq. ft.):                     | 0     |
| Basement - Total (sq. ft.):                           | 0     |
| Ground Floor - Existing (sq. ft.):                    | 1590  |
| Ground Floor - To Be Added (sq. ft.):                 | 140   |
| Ground Floor - Total (sq. ft.):                       | 1730  |
| Second Floor - Existing (sq. ft.):                    | 1020  |

|   |                            |
|---|----------------------------|
| Second Floor - To Be Added (sq. ft.):                 | <b>400</b>                 |
| Second Floor - Total (sq. ft.):                       | <b>1420</b>                |
| Remaining Floors - Existing (sq. ft.):                | <b>0</b>                   |
| Remaining Floors - To Be Added (sq. ft.):             | <b>0</b>                   |
| Remaining Floors - Total (sq. ft.):                   | <b>0</b>                   |
| Gross Floor Area of Building - Existing (sq. ft.):    | <b>2610</b>                |
| Gross Floor Area of Building - To Be Added (sq. ft.): | <b>540</b>                 |
| Gross Floor Area of Building - Total (sq. ft.):       | <b>3150</b>                |
| Landscape Area - Existing (sq. ft.):                  | <b>9300</b>                |
| Landscape Area - To Be Added (sq. ft.):               | <b>-500</b>                |
| Landscape Area - Total (sq. ft.):                     | <b>8800</b>                |
| Paved Parking - Existing (sq. ft.):                   | <b>800</b>                 |
| Paved Parking - To Be Added (sq. ft.):                | <b>1000</b>                |
| Paved Parking - Total (sq. ft.):                      | <b>1800</b>                |
| Number of Parking Spaces – Existing:                  | <b>4</b>                   |
| Number of Parking Spaces - To Be Added:               | <b>2</b>                   |
| Number of Parking Spaces – Total:                     | <b>6</b>                   |
| Bicycle Parking - Existing (spaces):                  | <b>0</b>                   |
| Bicycle Parking - To Be Added (spaces):               | <b>6</b>                   |
| Bicycle Parking - Total (spaces):                     | <b>6</b>                   |
| Total Impervious Area - Existing (sq. ft.):           | <b>2500</b>                |
| Total Impervious Area - To Be Added (sq. ft.):        | <b>0</b>                   |
| Total Impervious Area - Total (sq. ft.):              | <b>2500</b>                |
| Sewer – Existing:                                     | <b>City Sewer</b>          |
| Sewer - To Be Added:                                  | <b>City Sewer</b>          |
| Water – Existing:                                     | <b>City Water Service</b>  |
| Water - To Be Added:                                  | <b>City Water Service</b>  |
| Primary Contact Name:                                 | <b>Jeff Snyder</b>         |
| Primary Contact Email Address:                        | <b>jsnyder50@gmail.com</b> |
| Primary Contact Phone Number:                         | <b>3607861775</b>          |
| Owner or Agent:                                       | <b>Owner's Agent</b>       |