



## Presubmission Conference Details

Project Name: 7th Avenue Duplexes  
Permit Number: 21-4931  
Address: 3602 7TH AVE SW LOT  
Parcel Number: 12817430200  
Parcel Owner: LUHR CORP, THE  
Applicant: Anderson, Scott  
Date: 10/08/2021

Proposed Project Description: ***Development of four residential duplexes***

### Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):	<b>36128</b>
Parcel Area - To Be Added (Sq. Ft.):	<b>0</b>
Parcel Area - Total (Sq. Ft.):	<b>36128</b>
Number of Lots – Existing:	<b>1</b>
Number of Lots - To Be Added:	<b>0</b>
Number of Lots – Total:	<b>1</b>
IBC Building Type – Existing:	
IBC Building Type - To Be Added:	
Occupancy Type – Existing:	<b><i>vacant lot</i></b>
Occupancy Type - To Be Added:	<b>R2</b>
Number of Buildings – Existing:	<b>0</b>
Number of Buildings - To Be Added:	<b>4</b>
Number of Buildings – Total:	<b>4</b>
Building Height - Existing (Ft.):	<b>0</b>
Building Height - To Be Added (Ft.):	<b>24</b>
Building Height - Total (ft.):	<b>24</b>
Number of Stories - Existing (Including Basement):	<b>0</b>
Number of Stories - To Be Added (Including Basement):	<b>2</b>
Number of Stories - Total (including basement):	<b>2</b>
Basement - Existing (sq. ft.):	<b>0</b>
Basement - To Be Added (sq. ft.):	<b>0</b>
Basement - Total (sq. ft.):	<b>0</b>
Ground Floor - Existing (sq. ft.):	<b>0</b>
Ground Floor - To Be Added (sq. ft.):	<b>11852</b>
Ground Floor - Total (sq. ft.):	<b>11852</b>
Second Floor - Existing (sq. ft.):	<b>0</b>
Second Floor - To Be Added (sq. ft.):	<b>9212</b>

Second Floor - Total (sq. ft.):	<b>9212</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>0</b>
Gross Floor Area of Building - To Be Added (sq. ft.):	<b>21064</b>
Gross Floor Area of Building - Total (sq. ft.):	<b>21064</b>
Landscape Area - Existing (sq. ft.):	<b>0</b>
Landscape Area - To Be Added (sq. ft.):	<b>16768</b>
Landscape Area - Total (sq. ft.):	<b>16768</b>
Paved Parking - Existing (sq. ft.):	<b>0</b>
Paved Parking - To Be Added (sq. ft.):	<b>3526</b>
Paved Parking - Total (sq. ft.):	<b>3526</b>
Number of Parking Spaces – Existing:	<b>0</b>
Number of Parking Spaces - To Be Added:	<b>8</b>
Number of Parking Spaces – Total:	<b>8</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>0</b>
Total Impervious Area - To Be Added (sq. ft.):	<b>7508</b>
Total Impervious Area - Total (sq. ft.):	<b>7508</b>
Sewer – Existing:	<b>None</b>
Sewer - To Be Added:	<b>City Sewer</b>
Water – Existing:	<b>None</b>
Water - To Be Added:	<b>City Water Service</b>
Primary Contact Name:	<b>Scott Anderson</b>
Primary Contact Email Address:	<b><a href="mailto:scott.andersonarchitecture@comcast.net">scott.andersonarchitecture@comcast.net</a></b>
Primary Contact Phone Number:	<b>360-791-8932</b>
Owner or Agent:	<b>Owner's Agent</b>