



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

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