



Presubmission Conference Details

Project Name: Club Zephyr
Permit Number: 25-4634
Address: 120 PHOENIX ST NE
Parcel Number: 11818320400
Parcel Owner: INTEGRITY DEVELOPMENT
SERVICES LLC
Applicant: Grad, Jacqueline
Date: 07/31/2025

Proposed Project Description

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):

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

Parcel Area - Total (Sq. Ft.): **17078**

Number of Lots – Existing:

Number of Lots - To Be Added:

Number of Lots – Total: **1**

IBC Building Type – Existing:

IBC Building Type - To Be Added:

Occupancy Type – Existing: **R-3 Residential IBC 310.5**

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.): **26**

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.):	3053
Gross Floor Area of Building - To Be Added (sq. ft.):	1724
Gross Floor Area of Building - Total (sq. ft.):	4779
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.):	2500
Paved Parking - Total (sq. ft.):	2500
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):	6
Bicycle Parking - Total (spaces):	6
Total Impervious Area - Existing (sq. ft.):	1193
Total Impervious Area - To Be Added (sq. ft.):	2500
Total Impervious Area - Total (sq. ft.):	3693
Sewer – Existing:	
Sewer - To Be Added:	
Water – Existing:	
Water - To Be Added:	
Primary Contact Name:	Jacqueline Grad
Primary Contact Email Address:	<i>info@sandandstonedesign.com</i>
Primary Contact Phone Number:	3239724581
Owner or Agent:	