



420 JEFFERSON AVE

Request for a conditional use permit approval for
a Private School.

Planning Board Final Submittal

May 24, 2019

G-1.01 ZONING DATA AND DRAWING LIST

Item #	Zoning Information				
1	Address:	420 Jefferson Ave			
2	Board and file numbers:	PB19-0291			
3	Folio number(s):	02-4203-009-6070; 02-4203-009-6110; 02-4203-009-6120			
4	Year constructed:	1999	Zoning District:	CPS-2	
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	4.36' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.18' NGVD	Lot Area:	21,275 SF	
7	Lot width:	195'	Lot Depth:	111'-8" (Mean distance between front and rear lot lines)	
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A	
9	Existing use:	Office	Proposed use:	Existing to remain, with the exception of a proposed 3rd floor Private School and ground floor playground.	

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	66'-0"	66'-0" (Existing to Remain)	
11	Number of Stories	N/A	5	5 (Existing to Remain)	
12	FAR: 2.0	42,550 sf	17,402 sf	17,402 sf, Existing to Remain	
13	Gross Square Footage	N/A	17,402 sf	17,402 sf, Existing to Remain	
14	Floor Area by use	N/A	Office-17,402 sf	Office - 14,570 Private School - 2,832 sf	
15	Number of Units Residential	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
29	Front Setback (Jefferson Ave):	0'	0'-0"	0'-0"	
30	Street Side Setback (5th Street):	0'	5'-0"	5'-0"	
31	Interior Side Setback (4th Street):	0'	5'-0"	5'-0"	
33	Rear Setback (West, Alley):	5'-0"	5'-0"	5'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1				
40	Total # of parking spaces:	42 Total (Office - 37 Spaces Required, Private School - 5 Spaces Required)	47	44	
49	Off-Street Loading Spaces	N/A	N/A	N/A	
50	Bicycle Racks	N/A	N/A	N/A	

51	Type of use	N/A	Office	Institutional - Private School	
56	Located within a Local Historic District?	Yes - Ocean Beach Historic District			
57	Is this a contributing building?	No			
58	Proposed hours of operation	7:00 AM - 3:00 PM			

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format

DRAWING LIST

Cover

Survey

G-1.01

Zoning Data and Drawing list

G-1.02

Location Plan

G-1.03

Zoning and Historic District Map

G-1.04

Existing Site Plan

G-1.05

Proposed Site Plan

G-1.06

Proposed Mobility Plan Opt. 01

G-1.07

Proposed Mobility Plan Opt. 02

G-1.08-09

Existing Site Images

G-1.10-11

Existing Interior Images

G-1.12-16

Existing Context Photos

AB-1.00

Existing Ground Floor Plan

AB-1.01

Existing Third Floor Plan

D-1.00

Proposed Third Floor Demo Plan

A-1.00

Proposed Ground Floor Plan

A-1.01

Proposed Third Floor Plan

A-4.00

Playground View South East

A-4.01

Playground View South West

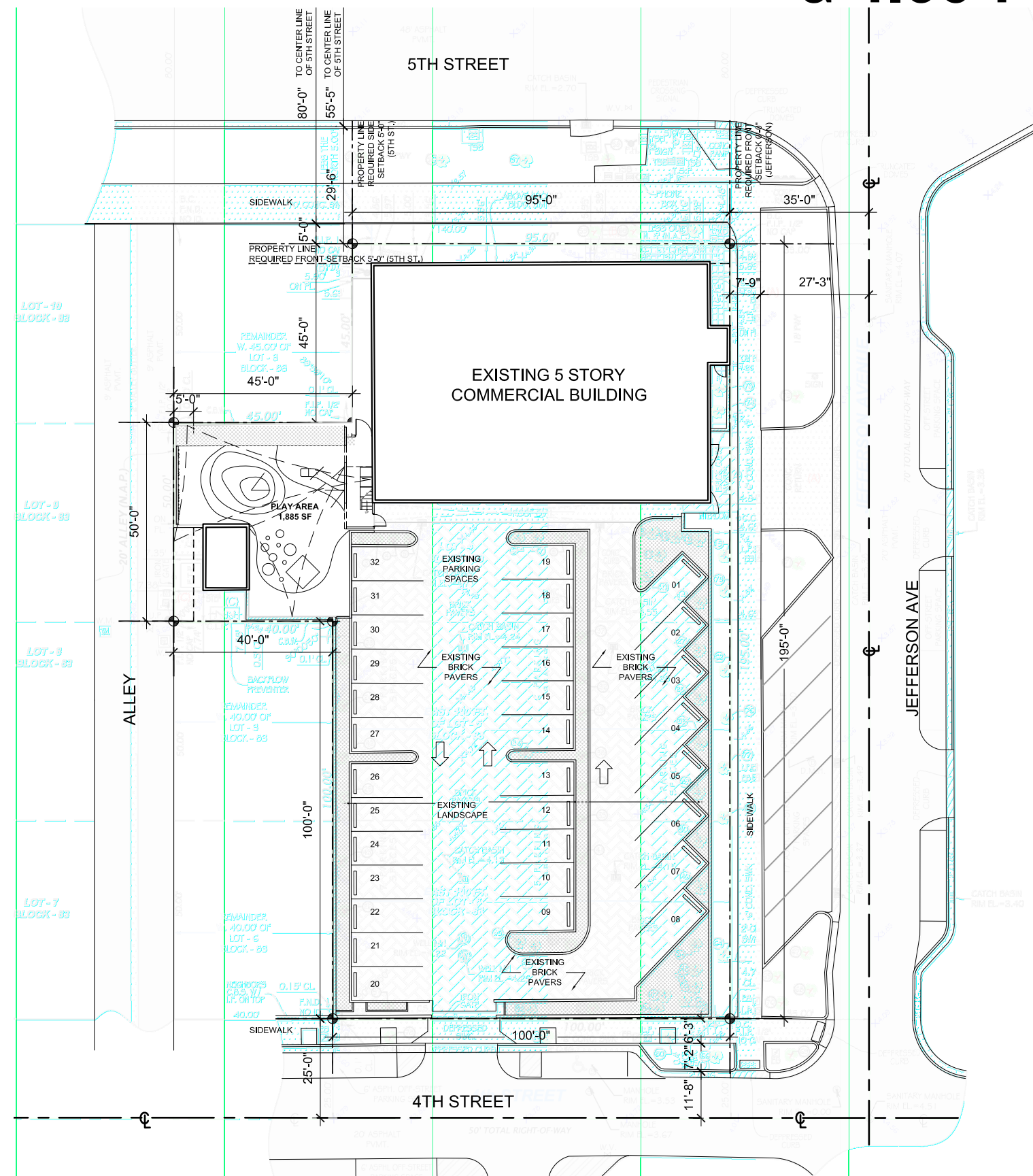
A-4.02

Interior View 01

A-4.03

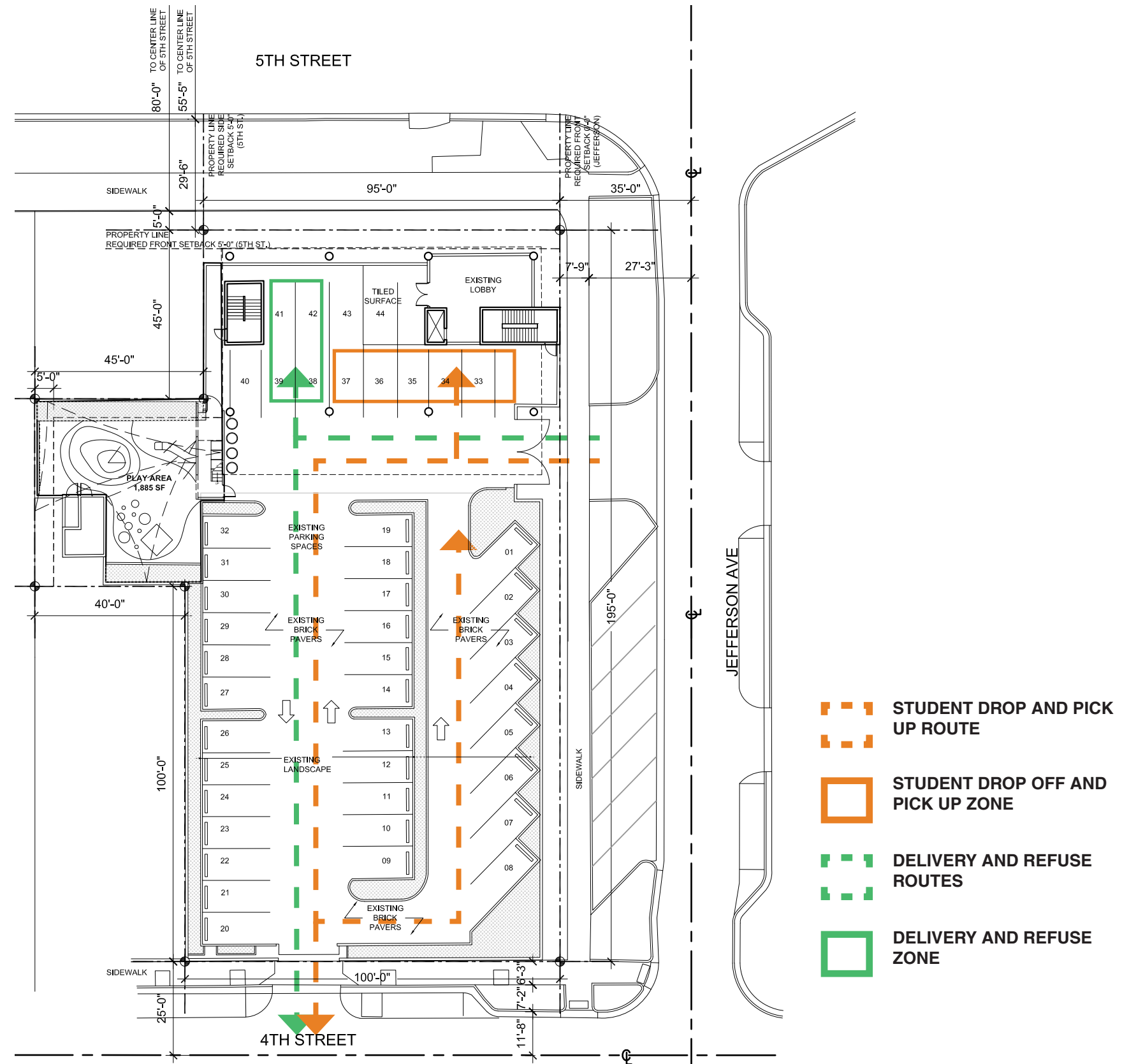
Interior View 02

G-1.05 PROPOSED SITE PLAN

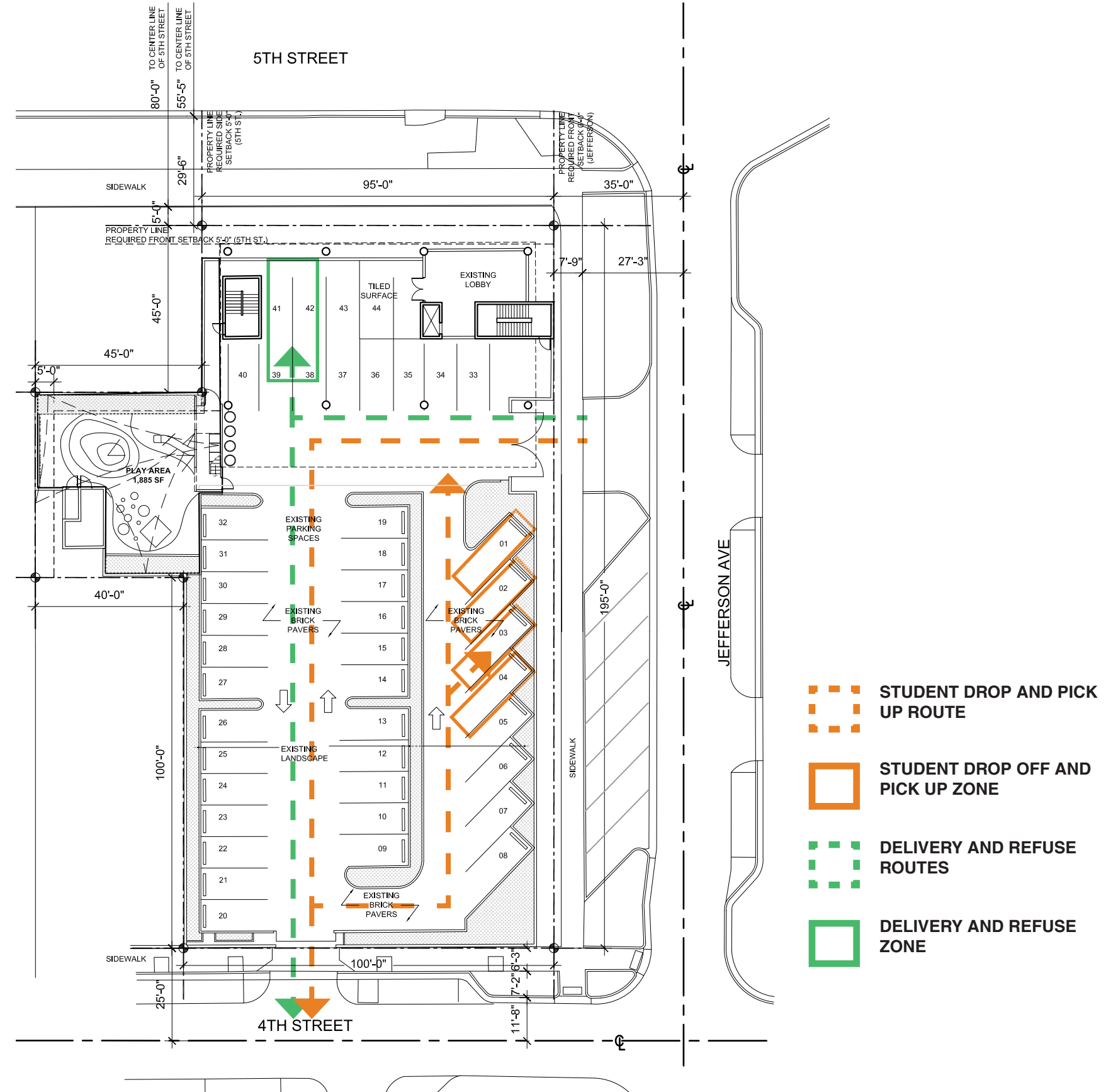


SCALE: 1/32"=1'-0"

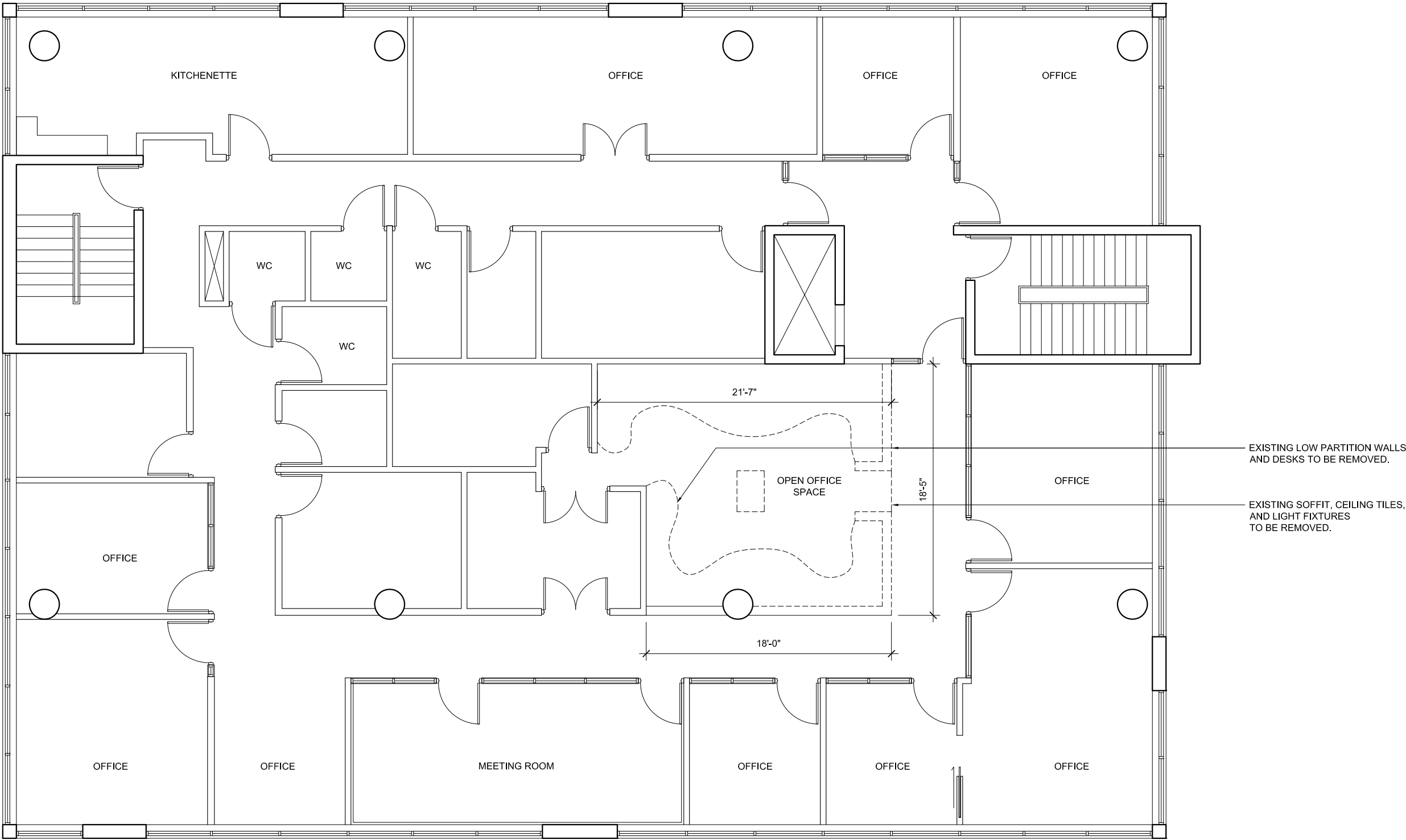
G-1.06 PROPOSED MOBILITY PLAN OPTION 01



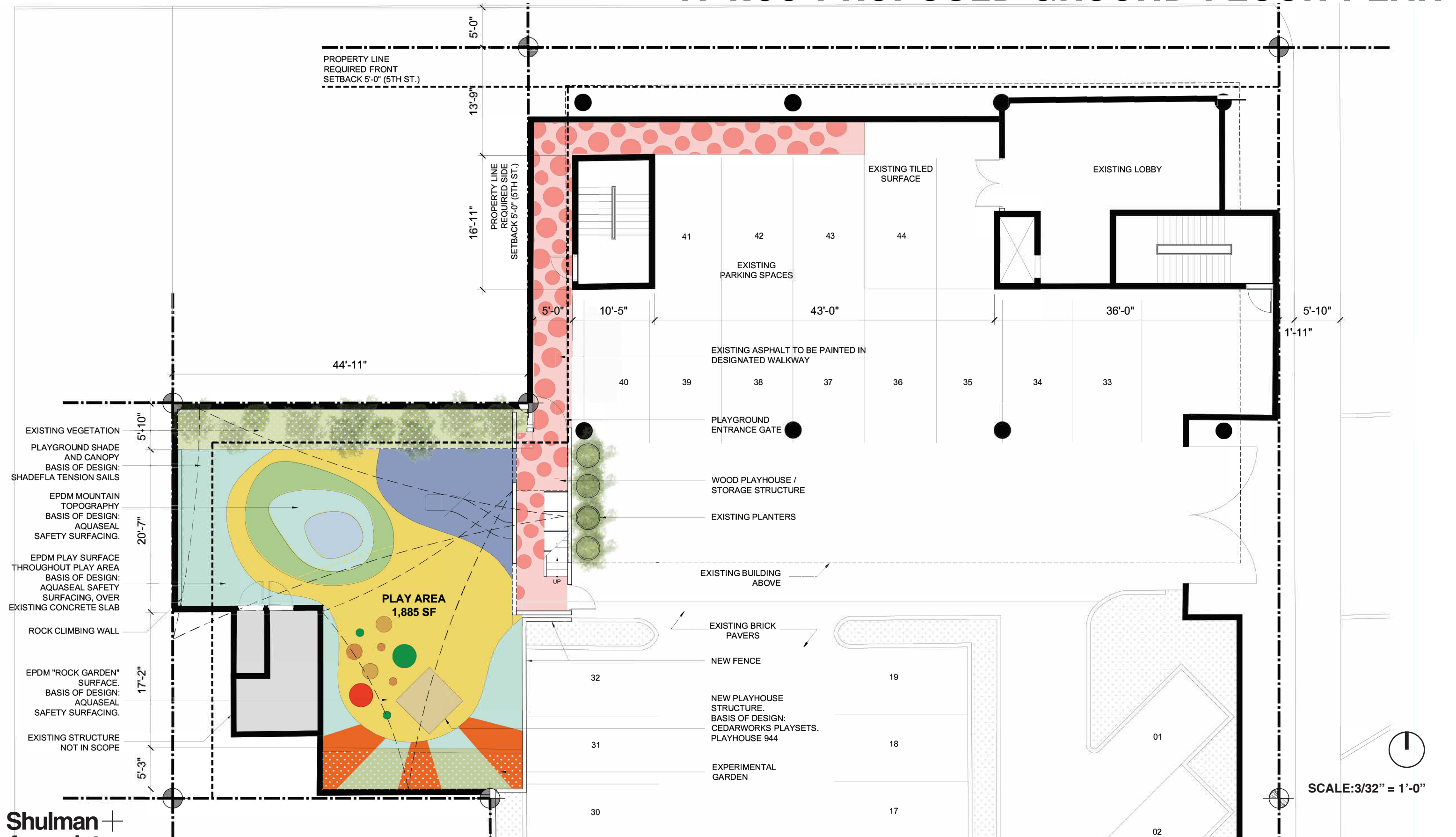
G-1.07 PROPOSED MOBILITY PLAN OPTION 02



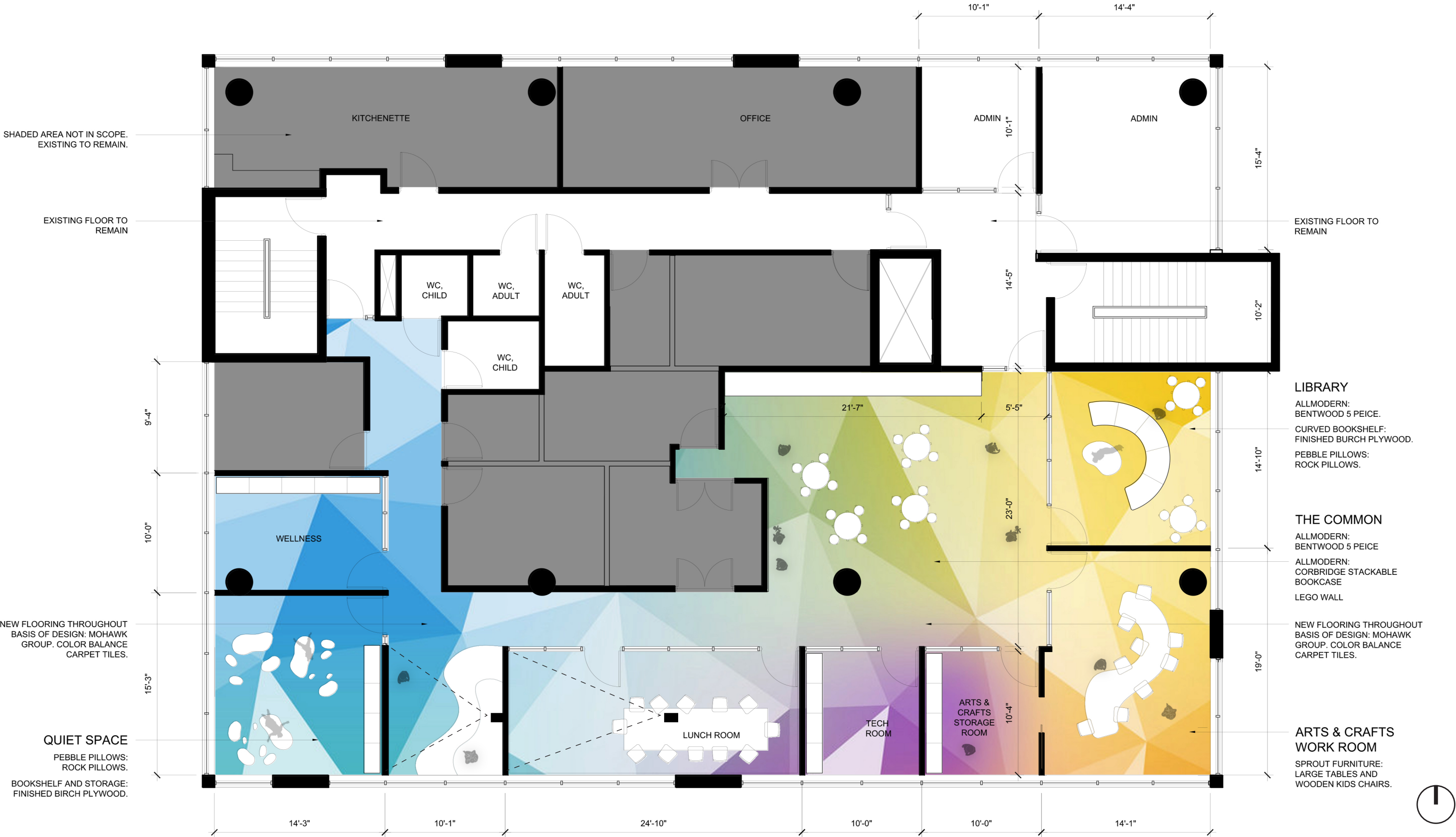
D-1.00 PROPOSED 3RD FLOOR DEMO PLAN



A-1.00 PROPOSED GROUND FLOOR PLAN



A-1.01 PROPOSED THIRD FLOOR PLAN



A-4.00 PLAYGROUND VIEW SE



A-4.01 PLAYGROUND VIEW SW



A-4.02 INTERIOR VIEW 1



A-4.03 INTERIOR VIEW 2



Shulman + Associates