



Date Filed: September 15, 2023

**City & County of San Francisco
BOARD OF APPEALS**

JURISDICTION REQUEST NO. 23-2

Date of request: **September 15, 2023.**

Great Highway, LLC hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Alteration Permit, 2022/01/18/6097** by **Department of Building Inspection**, issued to: **Stora Highway LLC**, for property at **2442 Great Highway**, that was issued or became effective on **May 2, 2022**, and for which the appeal period ended at close of business on **May 17, 2022**.

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **October 11, 2023** at **5:00 p.m. in Room 416 of SF City Hall. You may also attend via the Zoom video platform.**

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit, variance, or determination holder(s) and/or department(s) no later than **10 days from the date of filing, on or before 4:30 p.m. September 25, 2023**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An electronic copy shall be submitted to the Board office via email to: boardofappeals@sfgov.org with additional copies delivered to corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and tonybral6@gmail.com at the same time.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Name: Great Highway, LLC

Address: PO Box 491099 Los Angeles, CA 90049

Phone: 310-454-8777

Email: tonybral6@gmail.com

Via Email

Signature of Requestor or Agent

Permit Details Report**Report Date:** 9/14/2023 10:56:39 AM

Application Number: 202201186097
 Form Number: 3
 Address(es): 2378 / 037 / 0 2442 GREAT HY
 Description: INTERIOR REMODEL OF 2 RESIDENTIAL UNITS (#1 & #3). FRONT FACADE ALTERATIONS.
 Cost: \$350,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
1/18/2022	TRIAGE	
1/18/2022	FILING	
1/18/2022	FILED	
4/28/2022	APPROVED	
5/2/2022	ISSUED	

Contact Details:**Contractor Details:**

License Number: 910730
 Name: ALEKSANDAR JURETIC
 Company Name: CITIDEV INC.
 Address: 1431A CASTRO STREET * SAN FRANCISCO CA 94114-0000
 Phone:

Addenda Details:**Description:**

Step	Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
1	HIS		1/18/22	1/18/22			1/18/22	HANKINS ETHAN		
2	INTAKE		1/18/22	1/18/22			1/18/22	CHAN CHENG		OTC PAPER PLAN.
3	CP-ZOC		1/18/22	1/18/22			1/18/22	OROEPEZA EDGAR		Approved - no change to unit count, location or existing square footages - changes tot he front facade as noted on the plans. No BBNs or planning code complaints.
4	CPB		1/26/22	1/26/22			1/26/22	ROBINSON CHARLES		converted to Form 3. To PPC
5	BLDG		1/26/22	2/4/22	2/4/22	2/16/22	2/16/22	BARNES JEFF		re-check in Lobby approved to PPC route to next station. Note AB-009 to be updated
6	PAD-STR		3/15/22	3/28/22	3/28/22	4/20/22	4/20/22	CHAN PHILIP		Approved. Sent to PPC. 4/20/2022 Comments emailed to applicant.
7	MECH		1/18/22	1/18/22			1/18/22	ZHAN JAMES		OTC approval
8	SFFD		1/18/22	1/18/22			1/18/22	MCCORMACK MARCELLA		NOT APPROVED, ROUTED TO BUILDING PRIOR TO SFFD REVIEW. AB 009 NEEDS SIGNED
9	SFFD		3/2/22	3/2/22			3/14/22	MCCORMACK MARCELLA		approved PER PRE-APP MEETING, routed to ppc
10	DPW-BSM		1/18/22	1/18/22	1/18/22	2/17/22	2/17/22	THEO DEVINE DAVID		APPROVED 2/17/22: No alteration or reconstruction of City Right-of-Way under this permit. -TD On hold. 1/18/22: Waiting for BLDG to sign off first. (REF: No Alt) -CC
11	SFPUC		1/18/22	1/18/22	1/18/22	2/18/22	1/18/22	ARRIOLA LAURA		Off HOLD, 02/18/22 LA On HOLD pending BLDG sign-off. OTC - Capacity

									Charge not applicable. Not enough additional fixtures/GPM/meter(s). Based on the proposed fixture count for domestic use, a larger domestic/fire combo meter may be required. Or depending on your actual sprinkler demand, you may need separate domestic and fire services. Please check with a sprinkler engineer to determine your sprinkler needs and if any changes to your domestic and fire service is necessary.
12	PERMIT-CTR		1/24/22	1/24/22			1/24/22	ESPINO HENRY	01/24/2022: Project has been received by Permit Center Team and transferred to the Central Permit Bureau (CPB). Applicants may contact dbi.cpbrequest@sfgov.org or for further project updates. -HE
13	CP-ZOC		4/21/22	4/25/22			4/25/22	OROPEZA EDGAR	Restamp only - no changes form previous approval in this case. E.O 4/25/2022
14	PPC		4/21/22	4/21/22			4/27/22	EAKIN MIGUEL	04/27/22: TO CPB;me 04/21/22: TO PLANNINGto stamp page Ao.70;me 04/06/22: TO hold bin pending pad-str approval;me 3/16/22: To Philip Chan; ST 3/15/22: To PAD-STR; ST 3/15/22: PAD-STR added per Matt Ralls; ST 03/02/22: Marcella McCormack self checkout; 2/18/22: To hold bin pending SFFD approval; ST 02/16/22: TO BSM for sign off after bldg;me 1/26/22: To BLDG; ST
15	CPB		4/27/22	4/28/22			5/2/22	VICTORIO CHRISTOPHER	5/2/2022 Issued, to Permit Center.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
8/4/2023	AM	CS	Clerk Scheduled	ROUGH FRAME	1
5/25/2023	PM	CS	Clerk Scheduled	SHEAR WALL	1
5/3/2023	AM	CS	Clerk Scheduled	OK TO COVER	1
1 2 3					

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
8/4/2023	Enrique Argumedo	ROUGH FRAME	CANCELLATION FOR INSPECTION SCHEDULE
5/25/2023	David Lara Araiza	SHEAR WALL	SHEETROCK NAILING
5/8/2023	Van Zeng	SHEETROCK NAILING	SHEAR WALL
1 2 3 4			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			2	BOLTS INSTALLED IN CONCRETE	
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel

o			5A1	SINGLE PASS FILLET WELDS < 5/16"	
o			5A3	WELDED STUDS	
o			5B5	MOMENT-RESISTING FRAMES	
o			24E	WOOD FRAMING	
o			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
o			18C	PULL/TORQUE TESTS PER SFBC SEC.1607C & 1615C	
o			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1 2					

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Great Highway, LLC
PO Box 491099
Los Angeles, CA 90049
September 14th, 2023

Board of Appeals
Permit Center
49 South Van Ness Suite 1475 (14th Floor)
San Francisco, CA 94103

Subject: Explanation for Late Appeal Filing - Lack of Notification Regarding Work Details

Jurisdiction Request: Permit #: 202201186097

Dear Board of Appeals,

I hope this letter finds you well. I am writing to formally explain the reason for the delayed filing of our appeal concerning the work being done at 2442 Great Highway, San Francisco, CA 94116.

Our appeal was not filed within the stipulated time frame due to circumstances beyond our control. Regrettably we didn't receive any notification regarding the work being conducted, including the time and type of work or approval. Without this crucial information, we were unable to prepare our appeal effectively, leading to an unfortunate lapse in our submission. We allowed them to put scaffolding for the first time to be good neighbors, and when they reached out the second time, they told us that they wanted to finish some work to the walls as well as putting some windows that looks directly into our 20 unit building and thats the first time we found out about this. As soon as we found out, we filed complaint, now we see that they are going ahead with the work, they have approved plans with installing the windows regardless of our opposition, and the Tenants opposition. We understand that they started the work from the inside, so there was no sign of them wanting to put windows on the side of the building which never existed before. We have been very clear about the concern that we have with the windows they are putting in the side, as well as now we understand that there are other plans to build a stairway, as well as a roof deck that could affect out tenants. We want to get a fair

chance to voice our concern as we never did, as we never had the chance. We feel that it was intentional to hide the facts from us all the way to try to do the work from the inside, and try to get permission from us for scaffolding. We understand that there is not a permit pulled for this work that they have already started. Looking forward to be able to express our concerns and more importantly our Tenants concerns.

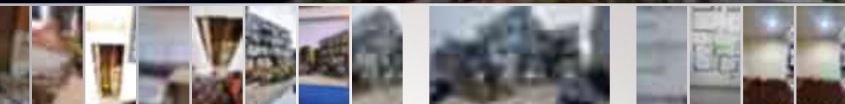
If you require any further information or have questions regarding our appeal, please do not hesitate to contact me at Tony Bral (310) 454 - 8777.

Thank you for your understanding and cooperation in this matter.

Sincerely,

Tony Bral
Great Highway, LLC
Owner of 2448 Great Highway, LLC
(310) 454-8777

< Handy Man In San Fran- Andrew o... [All Media](#)



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny
ttunny@reubenlaw.com

September 25, 2023

President Rick Swig
and Members of the San Francisco Board of Appeals
49 South Van Ness
Suite 1475 (14th Floor)
San Francisco, CA 94103

Re: Jurisdiction Request
Subject Property: 2442 Great Highway
Subject Permit: Alteration Permit No. 2022/01/18/6097
Permit Holder's Brief

Dear President Swig and Board Members:

We represent Michael Horvath, the permit holder of Alteration Permit No. 2022/01/18/6097 (the “Permit”). The Permit authorizes alterations to the front and side façades and an interior remodel of two units in an existing four-unit building (the “Project”). The subject property is 2442 Great Highway (the “Property”). The Permit was issued on May 2, 2022. The deadline to file an appeal was on or about May 17, 2022, over 16 months ago. Construction has been ongoing since that time without interruption.

The Permit was properly issued. The Project is a minor scope that was reviewed and approved by the Planning Department and all other relevant City departments as required. The front and side façades in particular were expressly reviewed and approved. The Permit Tracking System notes entered by the planner (Edgar Oropeza) are as follows:

Approved - no change to unit count, location or existing square footages -
changes to the [sic] front facade as noted on the plans. No BBNs or planning
code complaints. (Exhibit A.)

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
492 9th Street, Suite 200, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

Mr. Oropeza's sign-off of the front façade and windows at issue here is attached as Exhibit B.

The Board's Rules provide that the Board is authorized to grant a Jurisdiction Request only "in extraordinary cases where the Board finds that the City intentionally or inadvertently caused the requestor to be late in filing the appeal." (Rules of the Board, Art. V, § 10(a).) The Jurisdiction Requester, Tony Bral, does not allege that the City intentionally or inadvertently caused him to be late in filing the appeal, because no such facts exist. Mr. Bral states, "Our appeal was not filed within the stipulated time frame due to circumstances beyond our control. Regrettably we didn't receive any notification regarding the work being conducted, including the time and type of work or approval." (Jurisdiction Request, p. 1.)

It's not clear what circumstances were beyond Mr. Bral's control. Mr. Bral did not receive notification of the work to be performed because no notification is required. The Planning Code and the City's neighborhood notification procedures are very liberal in providing notice to neighbors. However, even those liberal policies have a limit. In cases like this, where the Project is so minor in scope and will have no impacts on neighbors, no such notification is required. Planning Department review and approval of the permit and drawings is required to ensure that no unexpected or unusual impacts exist, and that review and approval occurred here.

Finally, because these are property line windows, the property owner is required to record a Declaration acknowledging that if the neighbor constructs his or her building to the property line, the windows will have to be removed or fire-rated. This Declaration was recorded as required. (Exhibit C.)

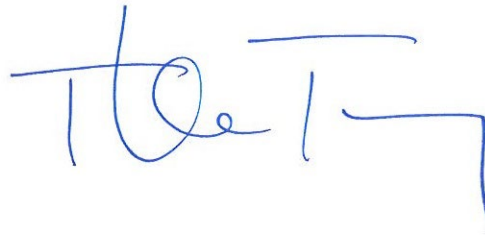
Although it is not a factor in considering whether a Jurisdiction Request should be granted, Mr. Bral expresses concern about potential privacy impacts caused by two new windows in the

Project. However, as shown in Exhibit D, because of the way the two buildings are configured, the windows that concern Mr. Bral do not have any privacy impact on Mr. Bral's property. The images show that it is nearly impossible for someone to see into Mr. Bral's property from the windows in question. Nor do the windows allow the residents of Mr. Bral's building see into the subject units. The purpose of the windows is to provide light into the subject dwelling units and to provide some limited views that look beyond Mr. Bral's building toward Ocean Beach.

Under these circumstances, where Mr. Bral has not met the legal standard required for a Jurisdiction Request, and the Project has no privacy impact on Mr. Bral's property (though this isn't a consideration under the Board's Rules), we respectfully request that the Board deny the Jurisdiction Request.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

cc: Julie Rosenberg, Executive Director
Michael Horvath
Eric Dumican
Tony Bral

EXHIBIT A

Permit Details Report**Report Date:** 9/21/2023 11:27:33 AM

Application Number: 202201186097
 Form Number: 3
 Address(es): 2378 / 037 / 0 2442 GREAT HY
 Description: INTERIOR REMODEL OF 2 RESIDENTIAL UNITS (#1 & #3). FRONT FACADE ALTERATIONS.
 Cost: \$350,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
1/18/2022	TRIAGE	
1/18/2022	FILING	
1/18/2022	FILED	
4/28/2022	APPROVED	
5/2/2022	ISSUED	

Contact Details:**Contractor Details:**

License Number: 910730
 Name: ALEKSANDAR JURETIC
 Company Name: CITIDEV INC.
 Address: 1431A CASTRO STREET * SAN FRANCISCO CA 94114-0000
 Phone:

Addenda Details:**Description:**

Step	Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
1	HIS		1/18/22	1/18/22			1/18/22	HANKINS ETHAN		
2	INTAKE		1/18/22	1/18/22			1/18/22	CHAN CHENG		OTC PAPER PLAN.
3	CP-ZOC		1/18/22	1/18/22			1/18/22	OROPEZA EDGAR		Approved - no change to unit count, location or existing square footages - changes tot he front facade as noted on the plans. No BBNs or

									planning code complaints.
4	CPB		1/26/22	1/26/22			1/26/22	ROBINSON CHARLES	converted to Form 3. To PPC
5	BLDG		1/26/22	2/4/22	2/4/22	2/16/22	2/16/22	BARNES JEFF	re-check in Lobby approved to PPC route to next station. Note AB-009 to be updated
6	PAD-STR		3/15/22	3/28/22	3/28/22	4/20/22	4/20/22	CHAN PHILIP	Approved. Sent to PPC. 4/20/2022 Comments emailed to applicant.
7	MECH		1/18/22	1/18/22			1/18/22	ZHAN JAMES	OTC approval
8	SFFD		1/18/22	1/18/22			1/18/22	MCCORMACK MARCELLA	NOT APPROVED, ROUTED TO BUILDING PRIOR TO SFFD REVIEW. AB 009 NEEDS SIGNED
9	SFFD		3/2/22	3/2/22			3/14/22	MCCORMACK MARCELLA	approved PER PRE-APP MEETING, routed to ppc
10	DPW-BSM		1/18/22	1/18/22	1/18/22	2/17/22	2/17/22	THEO DEVINE DAVID	APPROVED 2/17/22: No alteration or reconstruction of City Right-of-Way under this permit. -TD On hold. 1/18/22: Waiting for BLDG to sign off first. (REF: No Alt) -CC
11	SFPUC		1/18/22	1/18/22	1/18/22	2/18/22	1/18/22	ARRIOLA LAURA	Off HOLD, 02/18/22 LA On HOLD pending BLDG sign-off. OTC - Capacity Charge not applicable. Not enough additional fixtures/GPM/meter(s). Based on the proposed fixture count for domestic use, a larger domestic/fire combo meter may be required. Or depending on your actual sprinkler demand, you may need separate domestic and fire services. Please check with a sprinkler engineer to determine your sprinkler needs and if any changes to your domestic and fire service is necessary.
12	PERMIT-CTR		1/24/22	1/24/22			1/24/22	ESPINO HENRY	01/24/2022: Project has been received by Permit Center Team and transferred to the Central

									Permit Bureau (CPB). Applicants may contact dbi.cpbrequest@sfgov.org or for further project updates. -HE
13	CP-ZOC		4/21/22	4/25/22			4/25/22	OROPEZA EDGAR	Restamp only - no changes form previous approval in this case. E.O 4/25/2022
14	PPC		4/21/22	4/21/22			4/27/22	EAKIN MIGUEL	04/27/22: TO CPB;me 04/21/22: TO PLANNINGto stamp page Ao.70;me 04/06/22: TO hold bin pending pad-str approval;me 3/16/22: To Philip Chan; ST 3/15/22: To PAD-STR; ST 3/15/22: PAD-STR added per Matt Ralls; ST 03/02/22: Marcella McCormack self checkout; 2/18/22: To hold bin pending SFFD approval; ST 02/16/22: TO BSM for sign off after bldg;me 1/26/22: To BLDG; ST
15	CPB		4/27/22	4/28/22			5/2/22	VICTORIO CHRISTOPHER	5/2/2022 Issued, to Permit Center.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
8/4/2023	AM	CS	Clerk Scheduled	ROUGH FRAME	1
5/25/2023	PM	CS	Clerk Scheduled	SHEAR WALL	1
5/3/2023	AM	CS	Clerk Scheduled	OK TO COVER	1
1 2 3					

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
8/4/2023	Enrique Argumedo	ROUGH FRAME	CANCELLATION FOR INSPECTION SCHEDULE
5/25/2023	David Lara Araiza	SHEAR WALL	SHEETROCK NAILING
5/8/2023	Van Zeng	SHEETROCK NAILING	SHEAR WALL
1 2 3 4			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			2	BOLTS INSTALLED IN CONCRETE	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			5A3	WELDED STUDS	
0			5B5	MOMENT-RESISTING FRAMES	
0			24E	WOOD FRAMING	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0			18C	PULL/TORQUE TESTS PER SFBC SEC.1607C & 1615C	
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
12					

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

EXHIBIT B

2442 GREAT HIGHWAY
SAN FRANCISCO, CA 94116

APPROVED BY: ENIGAR ORGPEZA
JAN 18 2022
PLANNING DEPARTMENT

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

APPROVED
Dept. of Building Insp.
- San Francisco -

MAY 02 2022

PATRICIA RICHARDSON
DIRECTOR
DEPT. OF BUILDING INSPECTION



Job No.	21103
Issue	Date
PRE-APPLICATION SET	08.02.21
PERMIT SET	01.18.22

RECEIVED
JAN 18 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR DIGITIZING
ACCEPTED

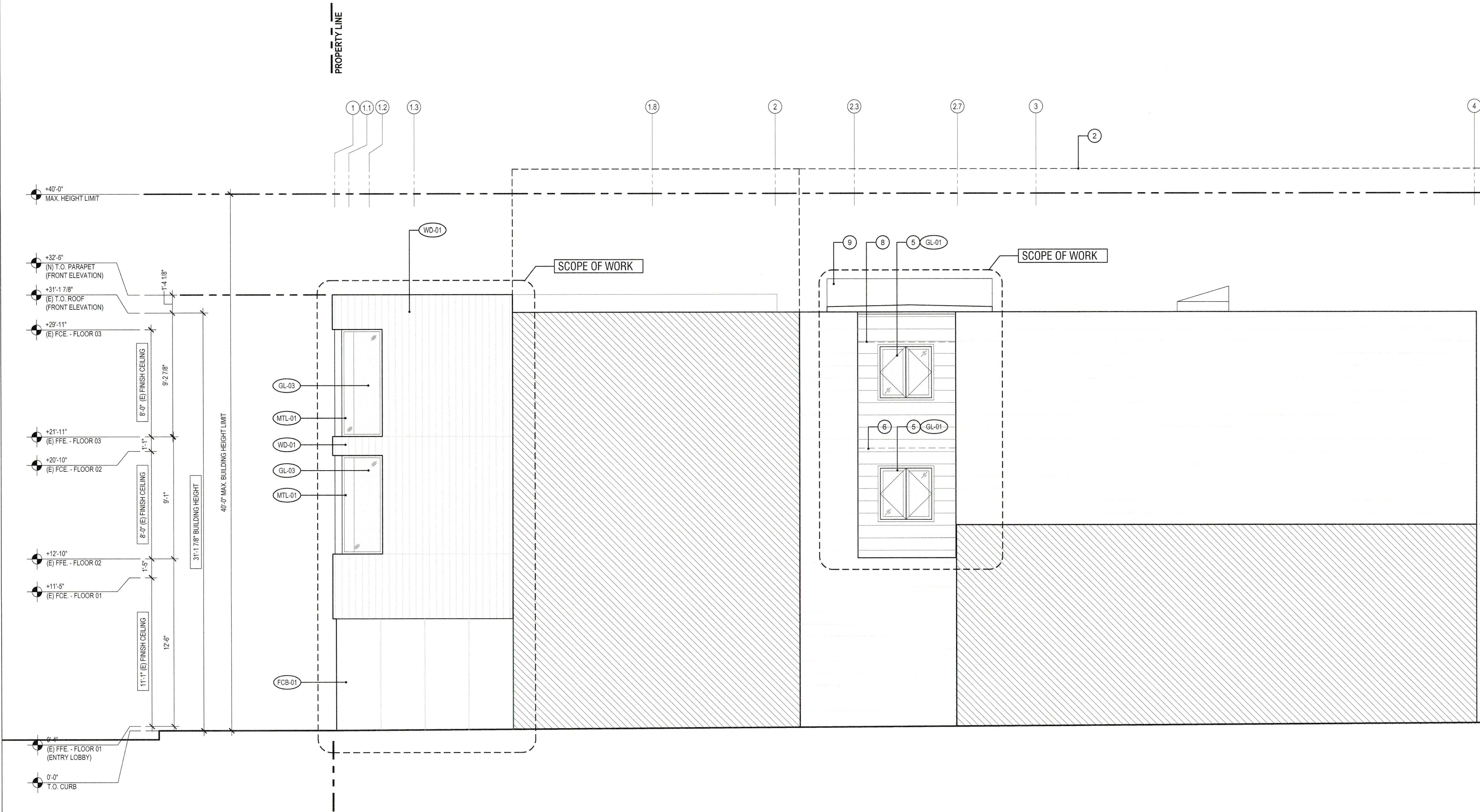
Drawing Title

**PROPOSED EXTERIOR
ELEVATION -
SOUTH (SIDE)**

Sheet Number

A2.4

Marcella McCormack, SFPD
MAR 10 2022



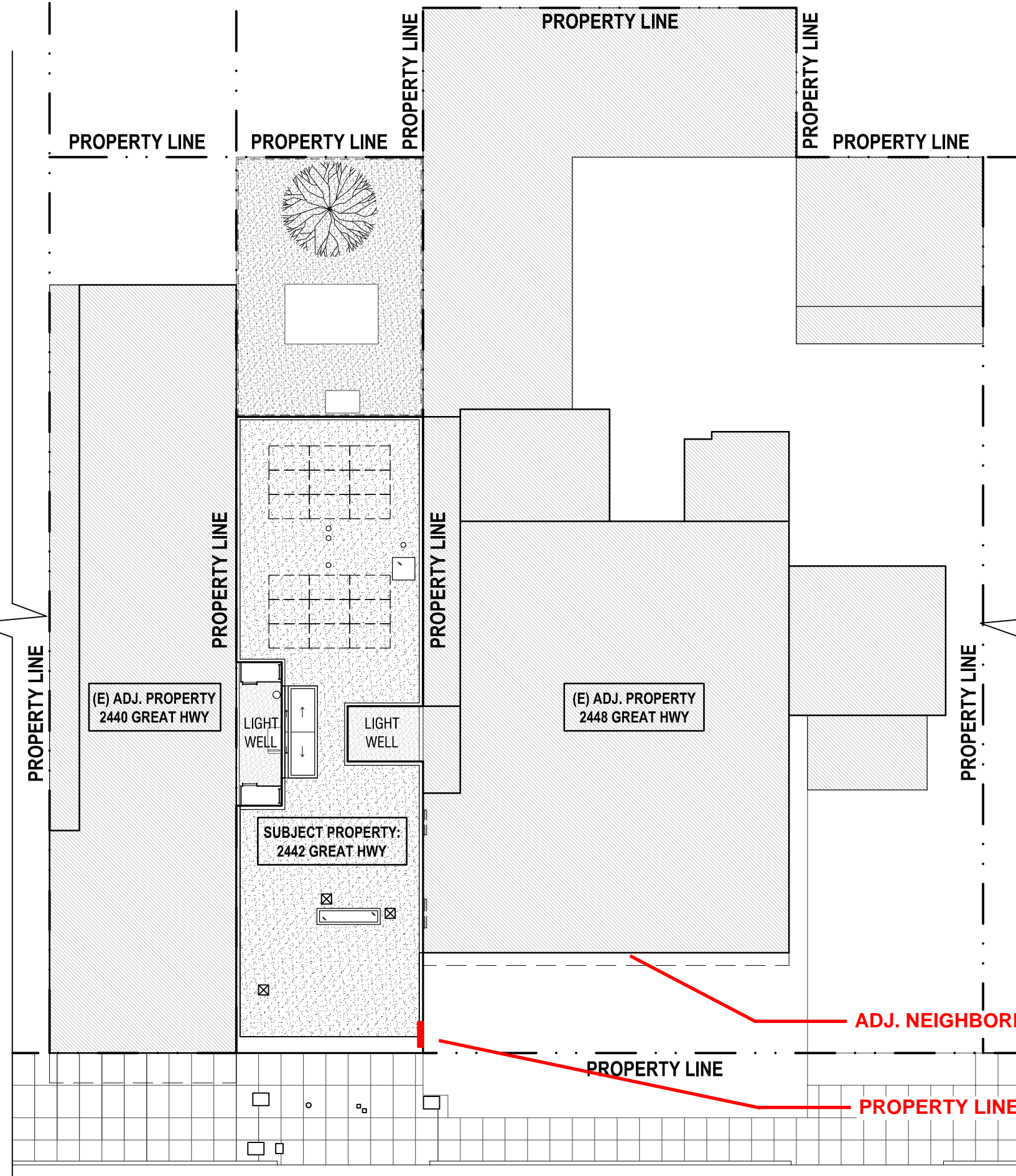
James Zhan, DBI
JAN 18 2022

1 PROPOSED ELEVATION - SOUTH (SIDE)

GENERAL NOTES	SHEET NOTES - PROPOSED ELEVATIONS	FINISH LEGEND
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET	<ul style="list-style-type: none">1 ADJACENT BUILDING: 2440 GREAT HIGHWAY2 ADJACENT BUILDING: 2444-2448 GREAT HIGHWAY3 GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR4 1 HOUR FIRE RATED WINDOW ALONG PROPERTY LINE5 (N) SCHEDULED WINDOW6 (E) P.L. WALL7 EXTERIOR FINISH RE-CLADDING; REFER TO A1.2 & A1.3 FOR ADD'L SCOPE8 (E) CORRUGATED METAL PANELS9 (N) 1 HOUR FIRE-RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1	<ul style="list-style-type: none">WD-01 EXTERIOR VERTICAL HARDWOOD STAIN GRADE SIDINGMTL-01 EXTERIOR ALUMINUM (POWDERCOATED); FINISH MATCH WITH ADJACENT WINDOW ASSEMBLYCONC-01 PRE-CAST TERRAZO CONCRETEFCB-01 PRE-FINISHED FIBER CEMENT BOARD OVER RAIN-SCREEN ASSEMBLYFCB-02 FIBER CEMENT SHINGLE SIDING; COLOR MATCH WITH ADJACENT EXISTING WALLGL-01 CLEAR TEMPERED GLASSGL-02 FROSTED TEMPERED GLASSGL-03 FIRE-RATED TEMPERED GLASS

EXHIBIT C

EXHIBIT D



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

(E) ADJ. PROPERTY
2440 GREAT HWY

LIGHT
WELL

LIGHT
WELL

SUBJECT PROPERTY:
2442 GREAT HWY

(E) ADJ. PROPERTY
2448 GREAT HWY

ADJ. NEIGHBORING BLDG. (2448 GREAT HIGHWAY) FRONT FACADE

PROPERTY LINE

PROPERTY LINE WINDOWS LOCATION (2442 GREAT HIGHWAY)

PROPERTY LINE

GREAT HIGHWAY



1

SITE PLAN

1/16" = 1'-0"

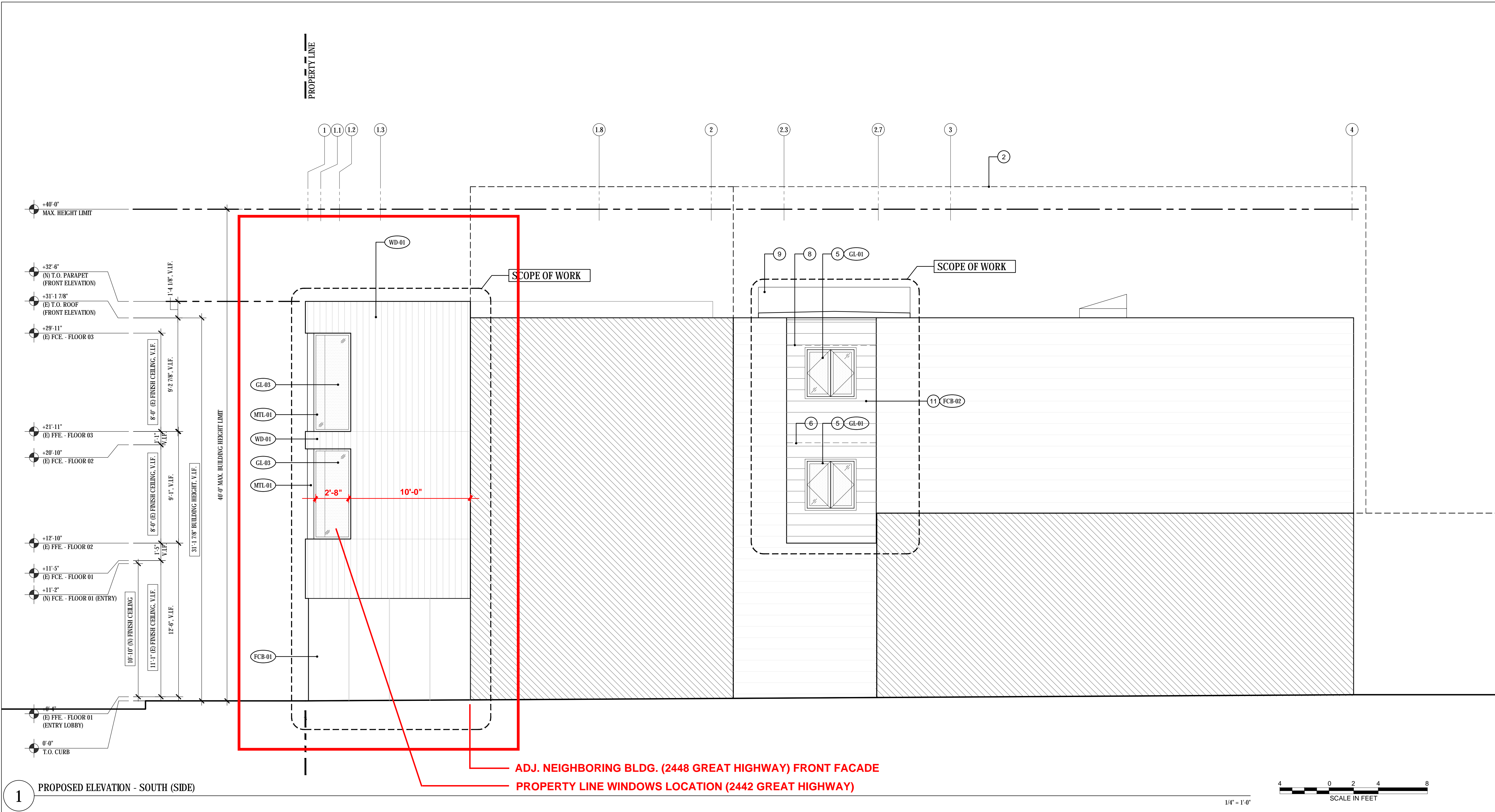
Job No.	21103	
Issue	Date	
PRE-APPLICATION SET	08.02.21	
PERMIT SET	01.18.22	
85% CONSTRUCTION DOCUMENTS SET	02.07.22	
CONSTRUCTION DOCUMENTS SET	05.11.22	

Drawing Title

PROPOSED EXTERIOR
ELEVATION -
SOUTH (SIDE)

Sheet Number

A2.4



GENERAL NOTES	SHEET NOTES - PROPOSED ELEVATIONS	FINISH LEGEND
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET	<p>1 ADJACENT BUILDING: 2440 GREAT HIGHWAY</p> <p>2 ADJACENT BUILDING: 2444-2448 GREAT HIGHWAY</p> <p>3 GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR</p> <p>4 1 HOUR FIRE RATED WINDOW ALONG PROPERTY LINE</p> <p>5 (N) SCHEDULED WINDOW</p> <p>6 (E) P.L. WALL; (N) SCHEDULED FINISH AT NORTH FACING INTERIOR SIDE</p> <p>7 EXTERIOR FINISH RE-CLADDING; REFER TO A1.2 & A1.3 FOR ADD'L SCOPE</p> <p>8 (E) CORRUGATED METAL PANELS, BEYOND</p> <p>9 (N) 1 HOUR FIRE-RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1</p> <p>10 DASHED LINE INDICATES OUTDOOR SHOWER W/ SHOWERHEAD AND FOOT WASH; PROVIDE PLUMBING/DRAINAGE CONNECTION AS REQ'D; REFER TO APPENDIX C - PLUMBING FIXTURES</p> <p>11 (N) SCHEDULED PAINT FINISH</p> <p>12 (E) FIRE ESCAPE LADDER; (N) SCHEDULED FINISH</p> <p>13 DASHED LINE INDICATES OUTDOOR KITCHEN W/ SINK AND FAUCET; PROVIDE PLUMBING/DRAINAGE CONNECTION AS REQ'D; REFER TO APPENDIX C - PLUMBING FIXTURES</p> <p>14 (N) WASHER/DRYER VENT; REFER TO A1.1 FOR ADD'L INFO</p>	<p>WD-01 EXTERIOR VERTICAL HARDWOOD STAIN GRADE SIDING</p> <p>MTL-01 EXTERIOR ALUMINUM (POWDERCOATED); FINISH MATCH WITH ADJ. WINDOW ASSEMBLY</p> <p>MTL-02 EXTERIOR ALUMINUM (POWDERCOATED); FINISH MATCH WITH ADJ. ENTRY DOOR ASSEMBLY</p> <p>CONC-01 PRE-CAST TERRAZZO CONCRETE</p> <p>FCB-01 PRE-FINISHED FIBER CEMENT BOARD OVER RAIN-SCREEN ASSEMBLY</p> <p>FCB-02 FIBER CEMENT SHINGLE SIDING; COLOR MATCH WITH ADJACENT EXISTING WALL</p> <p>GL-01 CLEAR TEMPERED GLASS</p> <p>GL-02 FROSTED TEMPERED GLASS</p> <p>GL-03 FIRE-RATED TEMPERED GLASS</p>

PROPERTY LINE WINDOW
(2442 GREAT HIGHWAY)

INTERIOR VIEW LOOKING SOUTH/WEST





