



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review FULL ANALYSIS

HEARING DATE: SEPTEMBER 20, 2012

Date: September 13, 2012
Case No.: 2012.0876D
Project Address: 613 FAXON AVENUE
Permit Application: 2012.04.18.8543
Zoning: Ocean Avenue NCT (Neighborhood Commercial Transit) District
45-X Height and Bulk District
Block/Lot: 3191/010
Project Sponsor: Frank Baumgartner
Asian Neighborhood Design
1245 Howard Street
San Francisco, CA 94103
Staff Contact: Michael Smith – (415) 588-6322
michael.e.smith@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to convert the existing vacant commercial space that is currently used as storage into an approximately 2,000 gross square-foot restaurant use d.b.a "Champa Garden". The project includes interior and exterior tenant improvements to the space but would not enlarge the building. The proposed restaurant would have seating for up to 50 patrons and has been determined not to be a formula retail use. The Mayor's Office of Economic and Workforce Development is supporting the project as one that would be a good fit for the neighborhood and help revitalize the district.

SITE DESCRIPTION AND PRESENT USE

The subject commercial space is part of a larger single-story, commercial building that was constructed in 1921 and contains five storefronts that front on Ocean Avenue with the subject storefront fronting Faxon Avenue. The storefronts are anchored at the corner by a limited restaurant use (d.b.a Java on Ocean) in the largest commercial space. Other commercial businesses in the building include, a dry cleaning business (d.b.a Miracle Cleaners), a beauty salon (d.b.a Mahogany Beauty Salon), a hair salon (d.b.a Ocean Wave Hair Salon), and a video rental store (d.b.a Ocean View Video). The subject property has 103.5-feet of frontage on Ocean Avenue and 95.5-feet of frontage on Faxon Avenue. The space is vacant but was previously occupied by a medical marijuana growing facility.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located just off Ocean Avenue on the west side of Faxon Avenue. Ocean Avenue is a multi-purpose transit-oriented small-scale commercial district that is modeled on the NCT-2 District. Ocean Avenue was developed as a streetcar-oriented commercial district in the 1920s and continues to serve this function, with the K-line streetcar on Ocean Avenue. The corridor is bordered to the north by

the Westwood Park, single-family, residential neighborhood and bordered to the south by the Ocean View and Ingleside Terraces, single-family, residential neighborhoods which are accessed from the side streets that intersect Ocean Avenue. The residential uses located at the edges of these residential neighborhoods about the commercially zoned properties of the Ocean Avenue NCT District. The DR requestor’s residence is the adjacent property to the north. Across the street to the east is a surface parking lot that serves the adjoining Walgreen’s retail store. There is no parking on the subject block of Faxon Avenue until 6 pm everyday.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	June 6, 2012 – July 6, 2012	July 5, 2012	September 20, 2012	76 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 10, 2012	September 7, 2012	13 days
Mailed Notice	10 days	September 10, 2012	September 7, 2012	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		X	
Other neighbors on the block or directly across the street		X	
Neighborhood groups	X		X

Staff was contacted by two other households within the 600 Block of Faxon Avenue whom are in opposition to the project during the initial Section 312 Notification. Staff was also contacted by a resident of Westwood Park that was in support of the project during the 312 notification period.

Since these initial comments staff has received 20 letters in support of the project from nearby residents and letters of support from the Ocean Avenue Association and the OMI Neighbors In Action. The Westwood Park neighborhood association submitted a letter not opposing the project. The sponsor has also submitted a petition in support of the project that has been signed by 73 members of the public, some of which reside in the neighborhood.

DR REQUESTOR

The DR requestor is Hui Cha Paik, the occupant and owner of 625 Faxon Avenue, the adjacent property to the north.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

ISSUE #1:

The proposed use would impact the neighborhood by increasing traffic, creating more pedestrian conflict, reducing on-street parking availability, and creating more trash..

ISSUE #2:

The presence of an alcohol license this close to a residential neighborhood will cause loitering and noise in the neighborhood.

PROJECT SPONSOR'S RESPONSE

The project sponsor has exchanged several emails with the DR requestor but has not made any changes to the project to address her concerns.

PROJECT ANALYSIS

The DR requestor's property is located adjacent to the subject property to the north. For years the subject property has been used for less intense commercial uses that did not result in much pedestrian traffic which was preferred by the DR requestor. The space is vacant but was previously occupied by a medical marijuana growing facility. By comparison, the proposed restaurant would result in more foot traffic and noise at the subject storefront than any of the previous uses. With increased pedestrian traffic come other potential negative effects like noise, traffic, and trash. The proposed tenant operates another restaurant in Oakland, CA that is located within a residential neighborhood; therefore he is familiar with coexisting within a residential neighborhood and being a good neighbor. The proposed tenant would be expected to be a good neighbor and discourage his patrons from loitering in the residential neighborhood, control noise pollution, and pick up trash in the vicinity and generally keep the sidewalks abutting the property clean.

As stated above, there is no parking within the subject block of Faxon Avenue until 6pm. The DR claims that drivers routinely disobey this parking requirement and park within the subject block before 6pm and that drivers routinely block residents' driveways. The DR requestor is concerned that the proposed restaurant will exacerbate this parking situation. It is impossible to determine whether the presence of a restaurant at this location would exacerbate the parking situation but the restaurant is inexpensive and intended to serve the immediate neighborhoods. Patrons from these neighborhoods are more likely to walk or come by other means since they are nearby.

The DR requestor is also concerned about a use serving alcohol at this location. The proposed restaurant would serve beer and wine with a Type 41 ABC license. This ABC license is standard for restaurants with wait service. Alcohol consumption can become a potential problem when it is served late at night. Although the permitted hours of operation for the District end at 2am the Sponsor's restaurant in Oakland closes at 9pm Monday – Friday and 10pm on Saturday and Sunday. Similar hours of operation are expected for the proposed location. It is clear from these hours of operation and the type of ABC license being sought that the Sponsor's intent is to sell food and not operate a bar use. The bar counter that is indicated on the plans is intended to serve patrons in small parties who desire a less formal counter service.

The proposed project is not exceptional or extraordinary because there are several restaurants within the Ocean Avenue corridor that abut low-density residential uses and they generally coexist peacefully. The proposed restaurant is expected to be a good fit for the neighborhood due in part to the Sponsor having prior experience operating a restaurant within a residential neighborhood. The project is also beneficial for the neighborhood because it will provide employment opportunities, help revitalize neighborhood, and activate a vacant storefront and in doing so improve safety within the neighborhood.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

This project is not located within a Residential District and therefore is not subject to review by the Residential Design Team.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

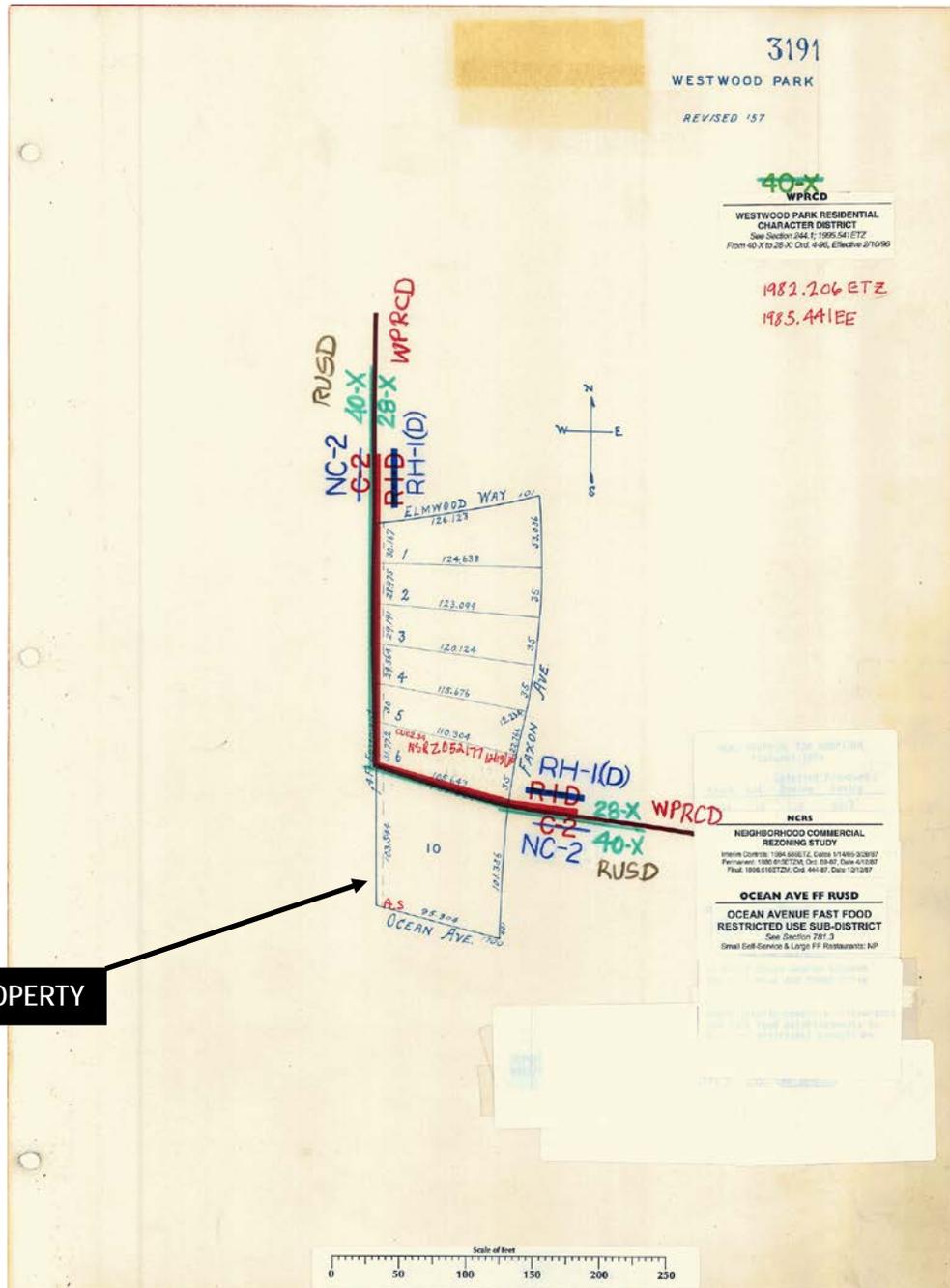
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Context Photographs
- Section 312 Notice
- DR Application
- Response to DR Application (emails)
- Reduced Plans

MES\g:\documents\word\drsl613 faxon ave\2012.0876d report.doc

Parcel Map

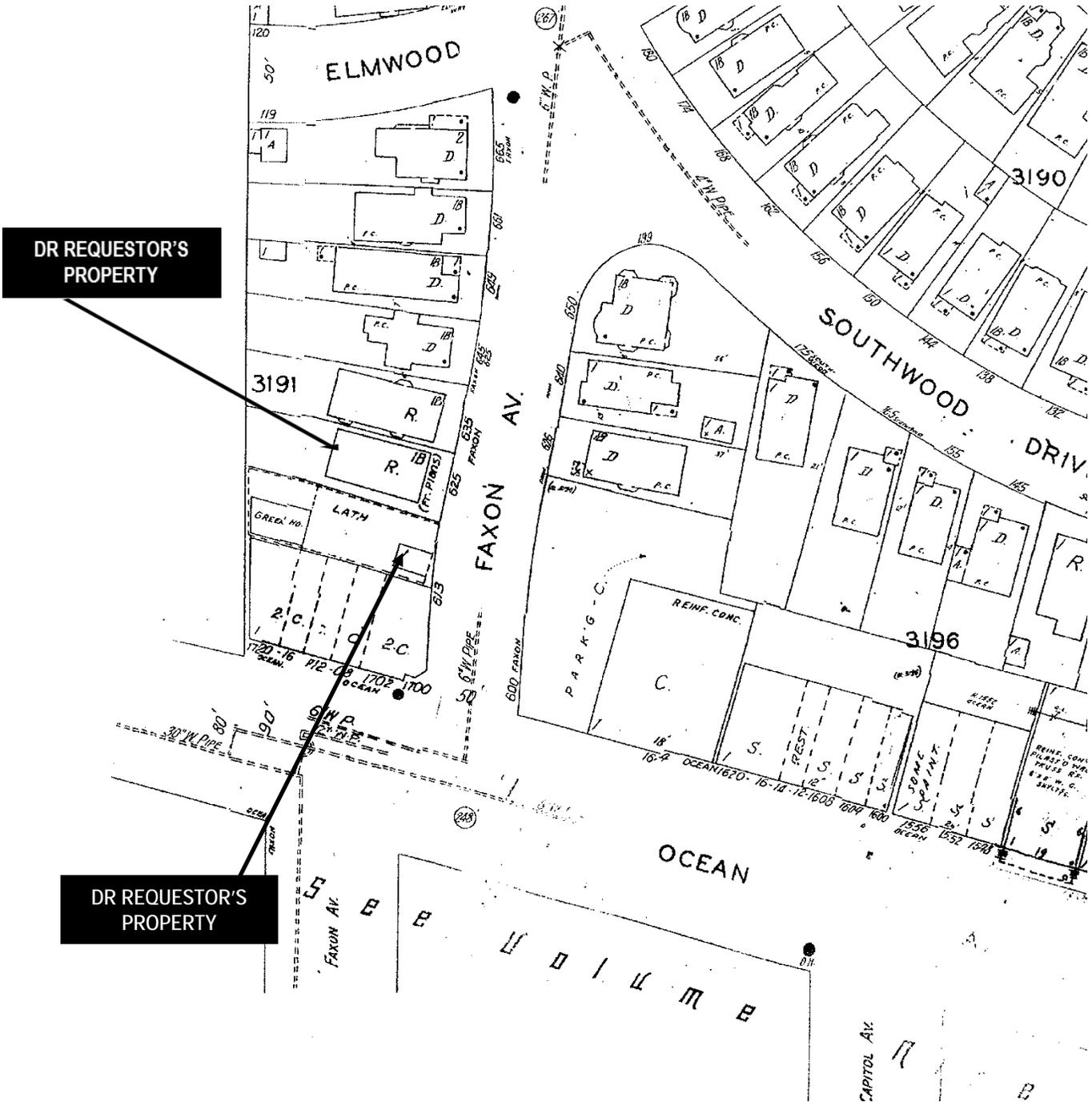


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0876D
613 Faxon Avenue

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2012.0867D
613 Faxon Avenue

Aerial Photo



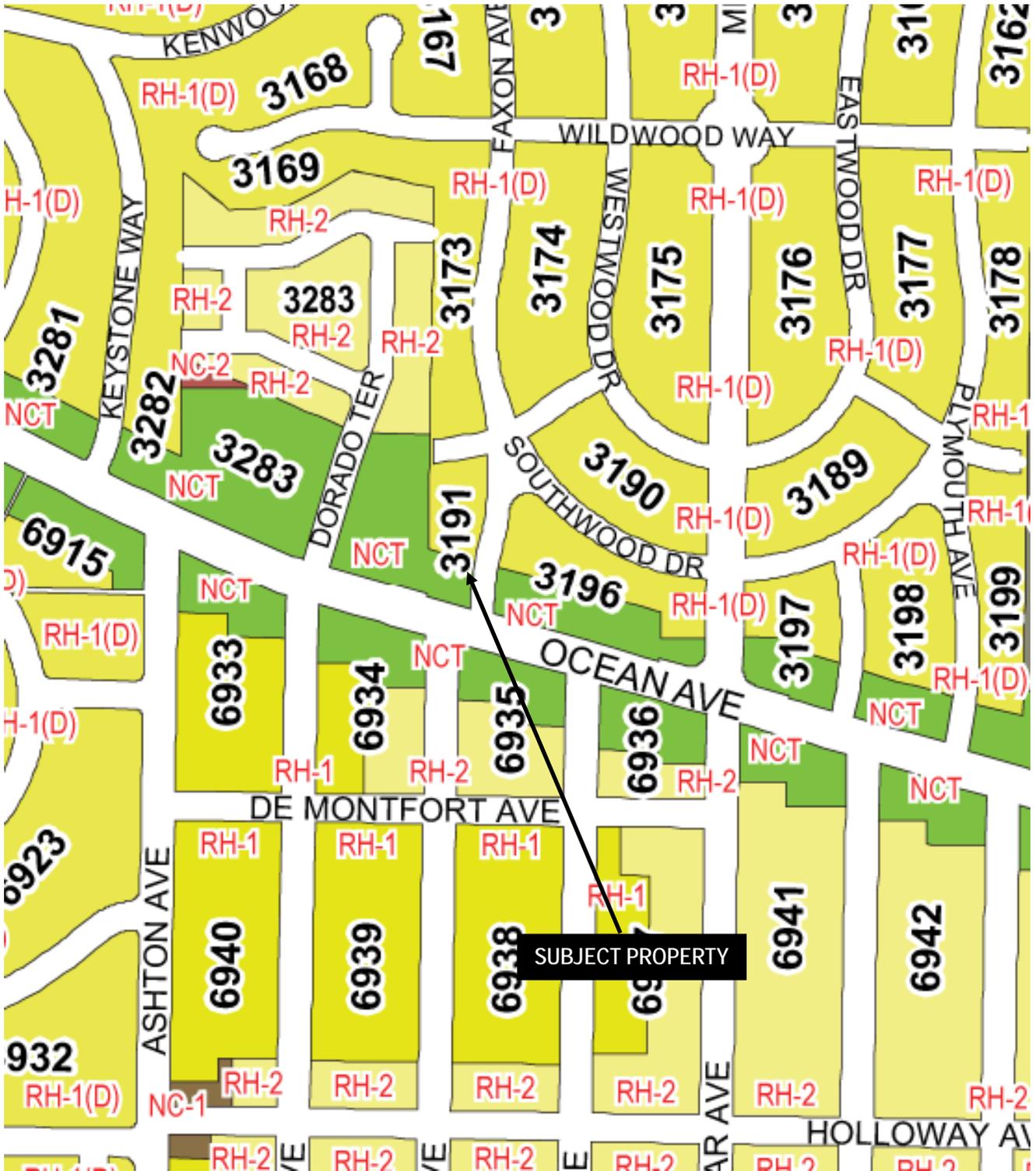
Discretionary Review Hearing
Case Number 2012.0876D
613 Faxon Avenue

Aerial Photo



Discretionary Review Hearing
Case Number 2012.0876D
613 Faxon Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2012.0876D
613 Faxon Avenue

Site Photo



Discretionary Review Hearing
Case Number 2012.0876D
613 Faxon Avenue



613







SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On April 18, 2012, the Applicant named below filed Building Permit Application No. 2012.04.18.8543 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Frank Baumgartner	Project Address:	613 Faxon Avenue
Address:	1245 Howard Street	Cross Streets:	Ocean Ave.
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	3191/010
Telephone:	(415) 575.0423 x207	Zoning Districts:	Ocean Ave. NCT /45-X

Under San Francisco Planning Code Section 312, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE OF USE <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
COMMERCIAL USE	vacant/storage	full-service restaurant
BUSINESS NAME	n/a	Champa Garden
OUTDOOR ACTIVITY AREA	n/a	none
COMMERCIAL SQUARE FOOTAGE	2,011 gsf	No Change
NUMBER OF DWELLING UNITS	0	0
NUMBER OF OFF-STREET PARKING SPACES	0	0
PROJECT DESCRIPTION		

The proposal is to convert the existing vacant commercial space into a full-service restaurant. The project includes interior and exterior tenant improvements to the space. The proposed use has been determined not to be a formula retail use. The proposal would not enlarge the building.

PLANNER'S NAME: Michael Smith
 PHONE NUMBER: (415) 558-6322
 EMAIL: michael.e.smith@sfgov.org

DATE OF THIS NOTICE: 6-6-12
 EXPIRATION DATE: 7-6-12

CASE NUMBER:

12.0876D

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Hui Cha Paik		
DR APPLICANT'S ADDRESS: 625 Faxon Ave.	ZIP CODE: 94112	TELEPHONE: (415) 585-5145

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Frank Baumgartner / Business Owner: Phuoc Nguyen (510) 326-1590		
ADDRESS: Project Address: 613 Faxon Ave. / owner add: unknown.	ZIP CODE: unknown.	TELEPHONE: ()

CONTACT FOR DR APPLICATION:		
Same as Above <input type="checkbox"/> Frank Baumgartner / Planner → Michael Smith	ZIP CODE: CA 94103	TELEPHONE: (415) 575-0423 x207
ADDRESS: 1245 Howard St. S.F.		

E-MAIL ADDRESS: Planner → michael.e.smith@sfgov.org Project Manager → Crezia Tano crezia.tano@sfgov.org

2. Location and Classification

STREET ADDRESS OF PROJECT: 613 Faxon Ave		ZIP CODE: 94112
CROSS STREETS: Ocean Ave.		
ASSESSORS BLOCK/LOT: 3191/010	LOT DIMENSIONS: 2,011gsf	ZONING DISTRICT: Ocean Ave. NCT/45-X
HEIGHT/BULK DISTRICT:		

3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: vacant/storage

Proposed Use: full-service restaurant

Building Permit Application No. 2012,04,18,8543 Date Filed: 4-18-12

RECEIVED

JUL 05 2012

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

Proposed Property, 613 Faxon Ave, is clearly on Faxon Ave, not on Ocean Ave. Which is a residential area. The property is immediately adjacent to my resident and other resident with no parking signs. It is currently used for storage, not a full-time restaurant, and is currently vacant. There are no parking spaces for the site, too close to residents/pedestrians to cross safely.

The site was possibly a resident originally and now used for storage. ~~It~~ It'll be inadequate, inappropriate, and dangerous to be use as a full-time restaurant.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Altering the site into a full-time restaurant will cause traffic and loitering affecting the neighbors to deal with parking issues, unsafe pedestrian access, throughout the week especially on weekends causing noise increase and late hour alcohol on premise. Walgreens across the street already cause enough traffic, parking issues, cars parking illegally, blocking the entrance onto Faxon Ave. from Ocean Ave. Trash has been building up due to Walgreen's business and traffic has already caused incidents of cars hitting parked cars. Most importantly, we have children residing, elderly, and disabled in the residents.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1? ~~caused~~ no further issues.

No changes, modifications, or offers were made. All the email sent by the owner of business was an explanation of general contact effort, no specified business hours or guidelines. The residents would like the property to be used as before, for storage or allow residential changes, but definitely not a full-service restaurant.

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

mostly
by
email.

5. Changes Made to the Project as a Result of Mediation:

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

I have expressed all the concerns, problems, and reasons why the project should be opposed through email since I am unable to meet physically. The emails sent to me did not offer any solution or answer to our residents opposition to the full-time restaurant, therefore, I am asking for DR.

12.0876D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Hui Cha Paik

Date: 7-05-12

Print name, and indicate whether owner, or authorized agent:

HUI CHA PAIK
Owner / Authorized Agent (circle one)

Subject: Fw: 613 Faxon Ave, A concerned neighbor.
From: Frank Baumgartner (fbaumgartner@andnet.org)
To: michael.e.smith@sfgov.org;
Cc: crezia.tano@sfgov.org; hnchung@cclg.net; meisternguyen@gmail.com; champagarden@gmail.com;
Date: Tuesday, September 11, 2012 10:16 AM

Hello Michael,

Prior to the DR filing, we did extensive outreach with Jasmine Song and Ken Piper; in the form of phone calls, invitations to meet in person at the 613 Faxon site and at the Oakland Champa Garden restaurant (which were not accepted by Ms. Song or Piper), and emails/letters specifically addressing their concerns. Please see below for the letters that we sent them:

Frank Ahn Baumgartner
Senior Project Coordinator

Asian Neighborhood Design
1245 Howard Street
San Francisco, CA 94103
T: 415-575-0423 x207
F: 415-575-0424
E: fbaumgartner@andnet.org

----- Forwarded Message -----

From: Champa Garden <champagarden@gmail.com>
To: ajaca5@yahoo.com
Sent: Friday, June 29, 2012 12:11 PM
Subject: 613 Faxon Ave, A concerned neighbor.

June 27, 2012

Ms. Jasmine Song
617 Faxon Street
San Francisco, CA 94112
ajaca5@yahoo.com
Re: Champa Garden at 613 Faxon Street, San Francisco,
California 94112

Dear Ms. Song:

I am the business owner of Champa Gardens, the proposed business next door to you at 613 Faxon Street, San Francisco, California 94112. I appreciate your concerns, especially for your aunt and aunt's daughter, who I understand is disabled. If I were in your position, I too would be concerned for your relatives at 617 Faxon Street as well as your surrounding neighbors if a restaurant were opening up next door. I want to assure that your concerns will be met. We are working with the City closely and very much want to be a "good neighbor." In fact, we do have some experience in being a good neighbor, as we have opened in Oakland for 8 years. In case you are not familiar with this area, it is a neighborhood with many of the same characteristics of the Ocean Avenue area, except that it is even more residential. Many of your concerns, parking, garbage and alcohol, have been concerns of our neighbors so we have some direct experience in

dealing with these concerns.

Parking. There is no parking allowed from Elmwood to Faxon until 6pm. This will not change. We anticipate that much of the evening traffic will be toward Ocean Avenue.

Garbage. It is important to us that we keep the area around the restaurant clean and well presented. We will keep our new storefront clean as well.

Alcohol. Eventually we will apply for a permit to have beer and wine, but our main line of business is our food and not ancillary alcohol sales. Note that our name is not "Champagne Garden" but is "Champa Garden" which means orchids in Thai. We will not even serve any champagne.

Crime. As you know, the 613 Faxon has been vacant for quite some time. Vacant buildings tend to draw more crime than opened business. Our proposed facade will include improved lighting and an open storefront that will help with safety along the street.

I hope that this letter gives you some measure of comfort that we will work to be good neighbors. I am happy to meet with you at your convenience. Or, if you have a chance to come to our Oakland restaurant, let me know. Don't hesitate to contact me.

Sincerely,

Phuoc Nguyen
510-326-1590

Subject: Fw: 613 Faxon Ave, Letter to Ken Piper
From: Frank Baumgartner (fbaumgartner@andnet.org)
To: michael.e.smith@sfgov.org;
Cc: crezia.tano@sfgov.org; hnchung@cclg.net; meistemnguyen@gmail.com; champagarden@gmail.com;
Date: Tuesday, September 11, 2012 10:17 AM

Hello Michael,

Prior to the DR filing, we did extensive outreach with Jasmine Song and Ken Piper; in the form of phone calls, invitations to meet in person at the 613 Faxon site and at the Oakland Champa Garden restaurant (which were not accepted by Ms. Song or Piper), and emails/letters specifically addressing their concerns. Please see below for the letters that we sent them:

Frank Ahn Baumgartner
Senior Project Coordinator

Asian Neighborhood Design
1245 Howard Street
San Francisco, CA 94103
T:415-575-0423 x207
F:415-575-0424
E: fbaumgartner@andnet.org

----- Forwarded Message -----

From: Champa Garden <champagarden@gmail.com>
To: kenpiper@earthlink.net
Sent: Monday, July 2, 2012 2:29 PM
Subject: 613 Faxon Ave,

July 2, 2012

Mr. Ken Piper

640 Faxon Avenue

San Francisco, CA 94112

Re: Champa Garden at 613 Faxon Street, San Francisco, California 94112

Dear Mr. Ken Piper,

I am the business owner of Champa Gardens, the proposed business at 613 Faxon Ave., San Francisco, California 94112. I appreciate your concerns, and wanted to reach out to you to help address them. We are working with Frank Ahn Baumgartner, Senior Project Coordinator for the non-profit architecture firm Asian Neighborhood Design, city planner Michael Smith, and project manager Crezia Tano of the Mayors Office of Economic Workforce Development, with the goal of being a respectful and welcomed neighbor as part of your community. Our Champa Garden restaurant in Oakland has been serving unique cuisine to families for the past eight years. We received recognition from the local media and are Michelin recommended, taking pride in not only our food but also our community we

directly serve. Our Oakland restaurant, much like the one proposed on your street is part of a surrounding residential neighborhood. Many of your concerns, such as parking, garbage and alcohol, have been concerns of our neighbors so we have some direct experience in dealing with them. Please see below for how we plan to approach these issues at the proposed restaurant on 613 Faxon Ave:

Garbage

It is important to us that we keep our restaurant and street as clean as possible. Our plan is to keep our waste receptacles on our back porch, not on the side walkway of our business. We plan to roll them out once a week for the standard neighborhood pick-up. We will keep our new storefront clean as well.

Parking

We understand there is no parking allowed from Elmwood to Faxon until 6pm. This will not change. Our target audience is families in the Ocean and Faxon neighborhood and City College students, making most of the commute a short walk or Muni ride. Anyone picking up food will be encouraged to park on Ocean Ave. No double-parking or illegal parking will be tolerated. I will look into DPW posting "No Parking" signs, as Crezia Tano of MOEWD may have more input with them.

Alcohol

Our number one priority is to open up our restaurant and serve our food. Eventually, we may apply for a permit to have beer and wine, as most full-service restaurant patrons expect this, but our main line of business is our food and not ancillary alcohol sales. One neighbor mistakenly thought that our name was "Champagne Garden", but it is "Champa Garden" which means orchids in Thai. Our business will close at 9:00pm and not be open late-night, or function as a bar typically does. Our Oakland patrons are mainly families and foodies, not rowdy bar-goers, which we intend to maintain at the Faxon. Ave one. The proposed bar seating is intended for informal dining, including seating for only five guests. The architect created different zones for different dining experiences-raised counter/informal, booth/intimate, and traditional/families and friends.

Crime As you know, the 613 Faxon Ave. has been vacant for quite some time. Studies have shown that vacant buildings tend to draw more criminal activity than legitimate family-oriented businesses. Our proposed facade will include improved lighting and an open storefront that will help with safety along the street. This was designed with city-planners, and respects the city and neighborhood's design guidelines.

I hope that this letter gives you some measure of comfort that we plan to be good neighbors and really look forward to joining your community. I am happy to meet with you at your convenience and am available if you have any further questions. Or, if you have a chance to come to our Oakland restaurant, please let me know and we would be happy to have you. Sincerely,

Phuoc Nguyen
510-326-1590



3 PROPOSED SOUTH ELEVATION — OPTION 3
 AT STOREFRONT

1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION - OPTION 3
 - AT STOREFRONT

1/4" = 1'-0"

DBI CHECKLIST

D.A. CHECKLIST (p. 1 of 2): The address of the project is 613 FAXON AVE., SAN FRANCISCO, CA. For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed...

P:\Public\Forms - Manual\2011 DBI Checklist.dwg Page 6 of 18

D.A. CHECKLIST (p. 2 of 2): Check all applicable boxes and specify where on the drawings the details are shown. Table with columns for Existing Fully Compliant, Proposed Fully Compliant, etc., and rows for various accessibility and safety items.

MOD COMPLIANCE APPROVAL

Mayor's Office on Disability
DISABILITY ACCESS COMPLIANCE APPROVAL
Edwin M. Leo Mayor
Susan Mizner Director
PROJECT: CHAMPA GARDEN, FACADE & TENANT IMPROVEMENTS
Number: FY 2011
Project Address: 613 FAXON AVENUE, SAN FRANCISCO, CALIFORNIA 94112

PROJECT INFORMATION

SCOPE OF WORK: RENOVATE EXISTING VACANT SPACE INTO A FULL-SERVICE RESTAURANT. THE EXISTING OCCUPANCY WILL REMAIN THE SAME, BUT THERE WILL BE A CHANGE FROM THE EXISTING "COMMERCIAL STORES USE" TO "RESTAURANT USE"...

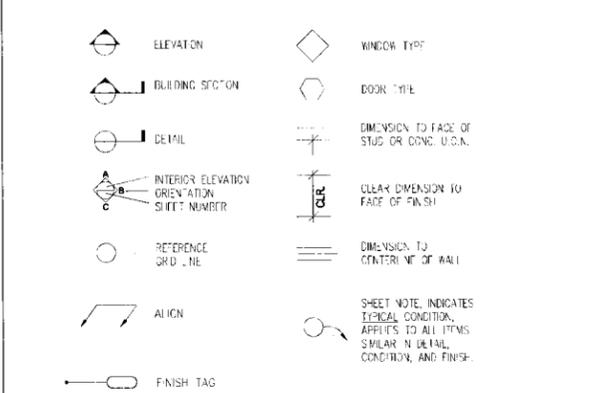
OCCUPANCY CALCULATIONS

Table showing EXISTING OCCUPANCY (GROUP B) and PROPOSED OCCUPANCY (GROUP B) with calculations for square feet and occupants per room.

CODE INFORMATION

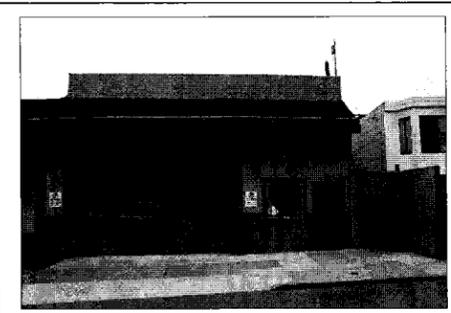
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
2010 SAN FRANCISCO BUILDING CODE (2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS)
2010 SAN FRANCISCO FIRE CODE (2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS)
2010 SAN FRANCISCO MECHANICAL CODE (2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS)
2010 SAN FRANCISCO PLUMBING CODE (2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS)
2010 SAN FRANCISCO ELECTRICAL CODE (2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS)
AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES (2010 ADAG)

ARCHITECTURAL SYMBOLS



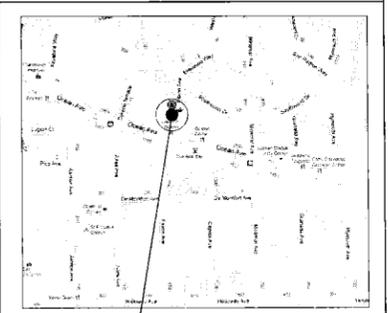
CHAMPA GARDEN FACADE & TENANT IMPROVEMENTS 613 FAXON AVENUE, SAN FRANCISCO, CA 94112

PROJECT



VIEW OF EXISTING ELEVATION AT 613 FAXON AVENUE

LOCATION MAP



DRAWING INDEX

Table listing drawing titles and their corresponding sheet numbers under categories: ARCHITECTURAL, STRUCTURAL, MECHANICAL, and ELECTRICAL.

PROJECT TEAM

TENANT: CHAMPA GARDEN
KITCHEN CONSULTANT: THE BRICKYARD GROUP
MECHANICAL: HIGASHI ASSOCIATES
ARCHITECT: ASIAN NEIGHBORHOOD DESIGN
STRUCTURAL: KWAN & ASSOCIATES
ELECTRICAL: C&N ENGINEERING INC.
BUILDING OWNER: HOWARD CHUNG

Table with columns for ISSUE and DATE, listing various permit and revision dates.

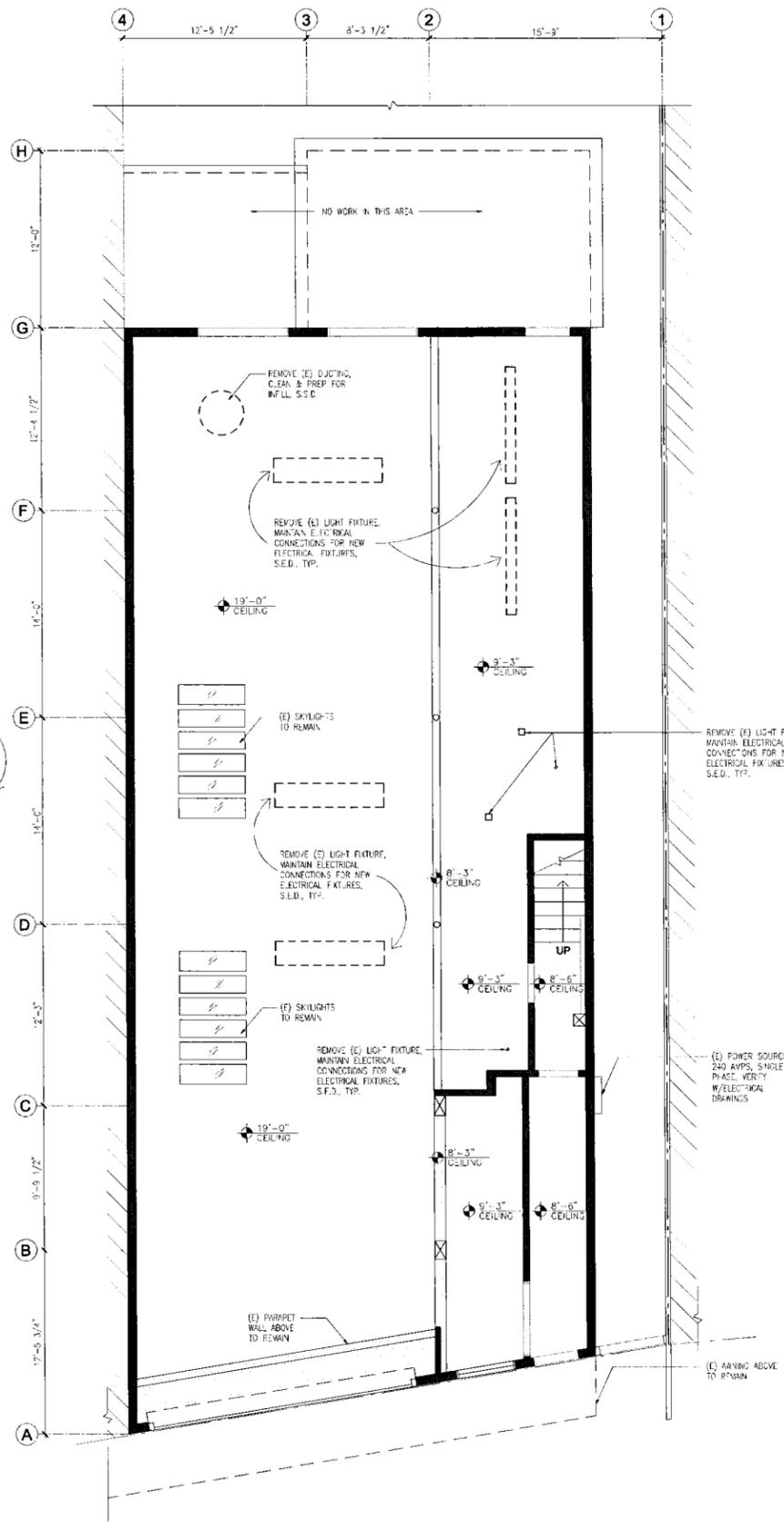


Asian Neighborhood Design
1245 Howard Street
San Francisco, CA 94103
(415) 575-0423 Fax: (415) 575-0424

CHAMPA GARDEN FACADE AND TENANT IMPROVEMENTS
613 FAXON AVE. SAN FRANCISCO CA 94112

Drawing Title: CHAMPA GARDEN FACADE AND TENANT IMPROVEMENTS
TITLE SHEET AND GENERAL NOTES

Date: 2012.04.17
Scale: AS NOTED
Drawn: F.A.B.
Job: 05.029.98
Sheet: A0.1
Of: 10 Sheets



1 EXISTING / DEMOLITION REFLECTED CEILING PLAN
AT GROUND FLOOR
1/4" = 1'-0"
TRUE NORTH

- ### DEMOLITION NOTES
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO IDENTIFY ALL (E) STRUCTURAL POSTS OR MEMBERS BEFORE THE START OF ANY WORK, AND (E) STRUCTURAL POSTS OR MEMBERS TO BE REMOVED FOR THE SCOPE OF WORK, COORDINATE REMOVAL OF (E) CONCRETE COVER AT (E) BEAMS AS SHOWN ON THE STRUCTURAL DWGS.
 - IF ANY STRUCTURE MEMBER IS UNCOVERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY ARCHITECT & STRUCTURAL ENGINEER IMMEDIATELY BEFORE REMOVAL.
 - DEMOLITION CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS, ALSO REFERENCE PLAN DWGS AND CONSTRUCTION DETAILS. SEE INTERIOR ELEVATION REFERENCES FOR FURTHER CABINET AND FIXTURE INFORMATION.
 - ALL DIMENSIONS TO BE VERIFIED IN FIELD, THE CONTRACTOR IS RESPONSIBLE TO INFORM THE ARCHITECT OF ANY INCONSISTENCIES OF THE PLANS AND EXISTING CONDITIONS.
 - WHERE WALLS ARE SHOWN TO BE DEMOLISHED, REMOVE ALL DOORS AND DOOR FRAMES, FIXTURES, APPLIANCES, CABINETS, ETC. AS REQUIRED FOR NEW WORK. IN AREAS OF EXISTING CEILINGS, FLOORS, AND WALLS WHERE DEMOLITION OCCURS, PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES.
 - AS REQUIRED TO COMPLETE DEMOLITION WORK FOR STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK, REMOVE (E) LIMITED FINISHES AT ALL FLOORS, WALLS, AND CEILINGS, PATCH AND REPAIR TO ALIGN WITH NEW FINISHES, PROTECT FROM DAMAGE, (E) FINISHES TO REMAIN, ALL JOINTS AND CONNECTIONS TO BE WATERTIGHT. SEE ALL DRAWINGS.
 - SAW CUT AND/OR CORE-DRILL THROUGH (E) CONCRETE SLAB AS REQUIRED FOR (N) SANITARY SEWER LINES AND LATERALS FOR A COMPLETE INSTALLATION. SEE PLUMBING DRAWINGS.
 - VERIFY WITH MECHANICAL DWGS BEFORE REMOVAL OF ALL MECH. SYSTEMS AND DUCTWORK WITH SOFFITS, ALSO VERIFY DEMOLITION AREAS FOR NEW MECH. SYSTEMS AND DUCTWORK WITH ARCHITECT & MECHANICAL ENGINEER PRIOR TO DEMOLITION FOR NEW INSTALLATION.
 - VERIFY WITH ELECTRICAL DWGS BEFORE REMOVAL OF ALL ELECTRICAL SYSTEMS, FIXTURES AND ELECTRICAL WIRING, ANY ELEC. CONDUIT AND WIRING IN CEILING AND WALLS TO BE COMPLETELY REMOVED BACK TO EXISTING MAIN ELECTRICAL PANEL. ALSO VERIFY DEMOLITION AREAS FOR NEW ELECTRICAL SYSTEMS AND FIXTURES WITH ARCHITECT & ELECTRICAL ENGINEER PRIOR TO DEMOLITION FOR NEW INSTALLATION.
 - REFERENCE MECHANICAL AND ELECTRICAL DWGS FOR ALL EQUIPMENT TO BE RELOCATED AND VERIFY IN FIELD ANY DEMOLITION AS NEEDED. CAP GAS LINES, PLUMBING, MECH. DUCTS AND ELEC. CONDUIT LINES AS NEEDED. THE ARCHITECT & BUILDING OWNER MUST BE NOTIFIED IF ANY UNKNOWN ELEC. OR MECH. ITEMS ARE IDENTIFIED FROM NEW AND UNCOVERED DURING OR PRIOR TO DEMOLITION. IF REQUIRED, COORDINATE WITH PDCE PRIOR TO ANY REMOVAL.
 - PARTIAL REMOVAL OF (E) CONCRETE SLAB AT (N) SLOPED ENTRY AREA AND REPLACE WITH (N) SLOPED EXISTING CONCRETE FLOOR FINISH FOR EXTENT OF DEMOLITION AT ACCESSIBLE ENTRY AREA - COORDINATE WITH SHEET A1.1. (VERIFY IN FIELD) SEE STRUCTURAL DWGS.
 - REMOVE ALL CEILING MATERIALS, SLOPE CEILING & FINISHES AS INDICATED ON PLANS AS REQUIRED FOR NEW WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY SPRING, BRACING, ETC. DURING DEMOLITION, ALSO CAP OR DISPOSE OF ALL PLUMBING AND ELECTRICAL LINES NOT TO BE USED, AS REQUIRED.
 - ALL REMAINING WALLS TO BE CLEAN AND WITHOUT OBSTRUCTION AND READY FOR NEW FINISHES OR CONSTRUCTION MATERIALS. ALL (E) ADHESIVES ARE TO BE REMOVED TO PROVIDE A SMOOTH CLEAN SURFACE TO CONCRETE SLABS. DEMOLITION CONTRACTOR WILL LEAVE THE SPACE BROODY CLEAN UPON COMPLETION OF HIS WORK.
 - REMOVE EXISTING THICK ON WALLS AS INDICATED IN THE WALL LEGEND.
 - ALL DEMO SHALL BE CONDUCTED UNDER BUILDING OWNER SUPERVISION, CONTACT HOWARD CHUNG AT (415) 788 4315
 - THE STATEMENT UNDERLINED BELOW IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER AND BUSINESS OWNER, AND IS PROVIDED TO FACILITATE THE TRANSFER OF INFORMATION TO THE GENERAL CONTRACTOR. FURTHERMORE, AS AN NEIGHBORHOOD DESIGN ASSUMES NO LIABILITY RELATED TO THE FOLLOWING STATEMENT:
CONTRACTOR SHALL MAKE ALL NECESSARY AND REASONABLE ASSUMPTIONS CONCERNING THE PRESENCE AND REMOVAL OF HAZARDOUS MATERIALS.

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL CONSIDER A BARRIQUADE IN ORDER TO PROVIDE A SAFE WORK AREA. THE BARRIQUADE SHALL PREVENT THE MIGRATION OF DUST AND OTHER PARTICULATES GENERATED BY THE CONSTRUCTION ACTIVITIES.

THE GENERAL CONTRACTOR SHALL PROTECT FROM DAMAGE THOSE PORTIONS OF THE BUILDING WHICH ARE TO REMAIN, INCLUDING ANY EXISTING ELECTRICAL, PLUMBING, SPRINKLER, AND GAS LINES THAT WILL BE RECONNECTED TO NEW AND EXISTING EQUIPMENT. ANY DAMAGE SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

AT ALL AREAS WHERE (E) FLOORING, (E) CEILING AND/OR (E) WALLS TO REMAIN, CONTRACTOR SHALL PROVIDE ADDITIONAL COVER OF SAID AREA PRIOR TO DEMOLITION TO PROTECT ALL AREAS FROM DAMAGE. OWNER AND ARCHITECT WILL BE NOTIFIED TO REVIEW DAILY PROTECTION AT ALL AREAS. GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL COVER PROTECTION AS DIRECTED BY THE OWNER OR ARCHITECT AND THE REPAIR OF ANY DAMAGE TO FLOORS, WALL AND CEILING WHEN COVERAGE IS REMOVED AT NO ADDITIONAL COST TO THE OWNER.

AREAS FOR DEMOLITION ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DEMOLITION MAY VARY ACCORDING TO NEW WORK AND EXISTING CONDITIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REPAIR TO ORIGINAL CONDITION. THIS WORK TO BE INCLUDED IN GENERAL CONTRACTOR'S BASE BID.

WASTE AND VENT PIPING BELOW FLOOR SLAB TO BE ABANDONED AND LEFT IN PLACE. WASTE AND VENT PIPING ABOVE FLOOR TO BE REMOVED. PIPING BELOW SLAB THAT IS TO BE ABANDONED SHALL BE SEALED WITH CONCRETE TO MAKE WATER AND AIR TIGHT. BRING CONCRETE TO FLOOR AND FINISH FLOOR SINKS AND FLOOR DRAINS. TIPS OF BRIGES AND/OR SIMANNIS SHALL BE REMOVED AND DRAINS FILLED WITH CONCRETE TO MAKE WATER AND AIR TIGHT. BRING CONCRETE FRESH TO EXISTING FLOOR FINISH. FLOOR CLEANOUTS OF ABANDONED WASH LINES BELOW FLOOR SLABS: REMOVE TOPS AND SEAL WITH CLEANOUT P.L.G. FILL TOP OF BODY WITH CONCRETE TO FLOOR AND FINISH. SEE SHEET A2.1 AND MECHANICAL DWGS FOR OTHER NON-PLUMBING ITEMS THAT REQUIRE CORE-DRILLING AT (E) CONCRETE FLOOR.

WALL LEGEND

[Symbol]	EXISTING HEADER TO REMAIN, U.O.N.
[Symbol]	EXISTING WALL: WALL FRAMING TO REMAIN, U.O.N. PATCH AND REPAIR AS NEEDED. - WITH (N) 5/8" GYP. BOARD AND DEMO-SHIELD GYP. BD. AT WET AREAS
[Symbol]	EXISTING SOFFIT TO REMAIN, U.O.N., 2'-5" A.F.F.
[Symbol]	ITEMS TO BE DEMOLISHED - SEE DEMOLITION GENERAL NOTES ABOVE

ISSUE	DATE
SITE PERMIT	2012.04.17
PERMIT SET	2012.04.27
M.O.D. REVISIONS	2012.06.04
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EXISTING / DEMOLITION REFLECTED CEILING PLAN

Date: 2012.04.17
Scale: AS NOTED
Drawn: F.A.B.
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Sheet **A1.2** of 2 Sheets

