

3101 35th Ave Oakland

A mixed-use project of 7 residential townhouse condos with 1 corner ground floor commercial unit in Oakland's evolving Laurel District. This ground up project will add to the area's inventory of contemporary housing options with three story units designed for families. Each townhouse has an attached garage, a 1st level work studio with bathroom, 2nd level kitchen with two story living and dining areas and a bedroom/bath suite, and a 3rd level with two bedrooms and bathroom. The units are primed for installation of photovoltaic systems and designed for natural ventilation and passive solar gain. The project represents a high-density housing solution at 34 units / acre, tailored to a small, urban in-fill lot.

The project is anticipated to complete in 12 months from commencement of construction. The overall quality will be comparable to new developments in the Bay Area. Each unit will be individually metered for utilities; and common area will be covered by homeowner's association. Developer plans to Presale individual units 90 days prior to completion with finishing options for homeowners.



Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ■ 2ND FLOOR ■ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: B1304783

Permit Issued: 10/10/2014

Job Site: 3101 35TH AVE

Schedule Inspection by calling: 510-238-3444

Parcel No: 028 095101201

District:

Project Description: New 3-story mixed use 8 unit condo complex w/7 residential townhouse units & 1 commercial unit.

Related Permits:

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	GREEN OAK BUILDERS INC			5109287888	
Owner-Agent:	PATRICK KONG	X		510-501-9782	

PERMIT DETAILS: Building/Non-Residential/Building/New

General Information

Green Code Checklist:	Sets Of Plans:	3	Report - Soil/Geotech:	2
Surveys: X	Structural Calculations:	2	Energy Calculations (T24):	2

Building Information

Building Use: Residential Condominium	Number Of Stories:	3	Fire Sprinklers:	No
Occupancy Group: R-2	Number Of Units:	7	Floor Area (sq ft):	15002
Construction Type: VB Any Material (0 HR)	No. of Bedrooms:	21	Conditioned Floor Area (sq ft):	15002
			Occupied Floor Area (Non-Res)(sq ft):	15002

Work Information

Job Value: \$2,000,000.00

TOTAL FEES TO BE PAID AT FILING: \$0.00

Plans Checked By _____ Date _____

Permit Issued By CB Date 10-10-14

Finalized By _____ Date _____

Special Inspections

<u>Special Inspection</u>	<u>Comments</u>
Foundation System	Concrete; Reinforcing Steel
High Strength Bolting	High Strength Bolting; Welding
Seismic Force Resisting System	Seismic Resist; Masonry
Construction And Demolition	Electronic CDSR due prior to final inspection.
Tracking	

APPLICANT COPY



Permit No: B1304783

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OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name _____ Branch Designation _____

Lender's Address _____

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy WILL WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

Name (Print)

Signature Owner Agent

Date



Permit No: B1304783

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An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- ___1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- ___2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- ___3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- ___4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- ___5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- ___6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- ___7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- ___8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.
- ___9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
- ___10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.
- ___11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
- ___12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Name (Print)

Signature Owner Agent

Date



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA - SUITE 2340 - OAKLAND, CALIFORNIA 94612-2031

Planning & Building Department
Bureau of Building,
Building Permits, Inspections and Code Enforcement Services
www.oaklandnet.com

(510) 238-3891
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TDD: (510) 238-3254

PERMIT EXTENSION REQUEST

(Building, Electrical, Plumbing, Mechanical)

JOBSITE ADDRESS 3101 35th Ave Non-refundable fee*156.06 each permit
(Previously collected permit fees are also non-refundable.)

PERMITS B1304783
(Multiple permits, please list all)

PERMITTEE Patrick Kong & Mome Hsieh PROPERTY OWNER Green Oak Builders Inc
ADDRESS 888 Brannan St. #101 ADDRESS 888 Brannan St. #101
CITY/STATE San Francisco, CA 94113 CITY/STATE SAN FRANCISCO, CA. 94113
TELEPHONE (510) 501-9782 TELEPHONE (510) 928-7888

Conditions for Permit Extension

- A permit extension can be granted at the permittee's request and within 180 days after permit issuance, or within 180 days of an approved required inspection.
- A major inspection (foundation, floor, frame, or final) must be approved before a permit extension expires (within one year after permit issuance), and each 6 months thereafter. Otherwise, all permits (building, electrical, plumbing, mechanical) will expire. To resume work, new permit applications must be approved, and new fees must be paid (prior fees must be paid).
- Permittee must obtain separate extensions from other departments for related permits and approvals (zoning, engineering services, parks and recreation, public works, etc.).

Reason for Extension:

Need more time

[Signature]
Permittee Signature

8/20/15
Date

Office Use Only

Date Issued 10/10/2014
Date Reviewed 8/20/15

Denied/Approved: [Signature] Tim Law
Reviewer: P. Tegan

Permit Extended Until: 10/10/2015

No inspection performed. Code Case n/a

Fee includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

City of Oakland

Planning and Building Department

250 Frank H. Ogawa Plaza
510-238-4774

=====
844 Accela Permit 0.00 0.00
Permit Number: B1304783

Fee
 136.00 136.00
Extension - Application - Permit

Fee
 12.92 12.92
Records Management Fee

Fee
 7.14 7.14
Technology Enhancement Fee

Payer Name: GREEN OAK BUILDERS, INC.

=====
SubTotal: 156.06
Total: 156.06
=====
Check 156.06
Number : 2076

8/20/2015 13:03
#0552032 /77/24

Thank You



GREEN OAK BUILDERS INC.

3101 35th Avenue Oakland CA 94619

Building Permit Background

The building permit #B1304783 for this development was initially issued on 10/10/2014.

After demolition, the lender requested an updated phase 2 report. PIERS Environmental Inc. discovered that the original phase 1 report was incorrect and there were possible underground tanks on site.

Environmental Restoration Services performed tank removal on 1/29/2015

Fuel Leak Case No RO0003164 was opened in 3/16/2015

Since 3/16/15 Green Oak Builders and Almar Environmental (Consultant) have been working with Alameda County Environmental Health (ACEH) to investigate and work on case closure.




Submitted an extension request for building permit in 8/20/2015.

Continue working with ACEH and assuming the county has put a hold on the building permit.

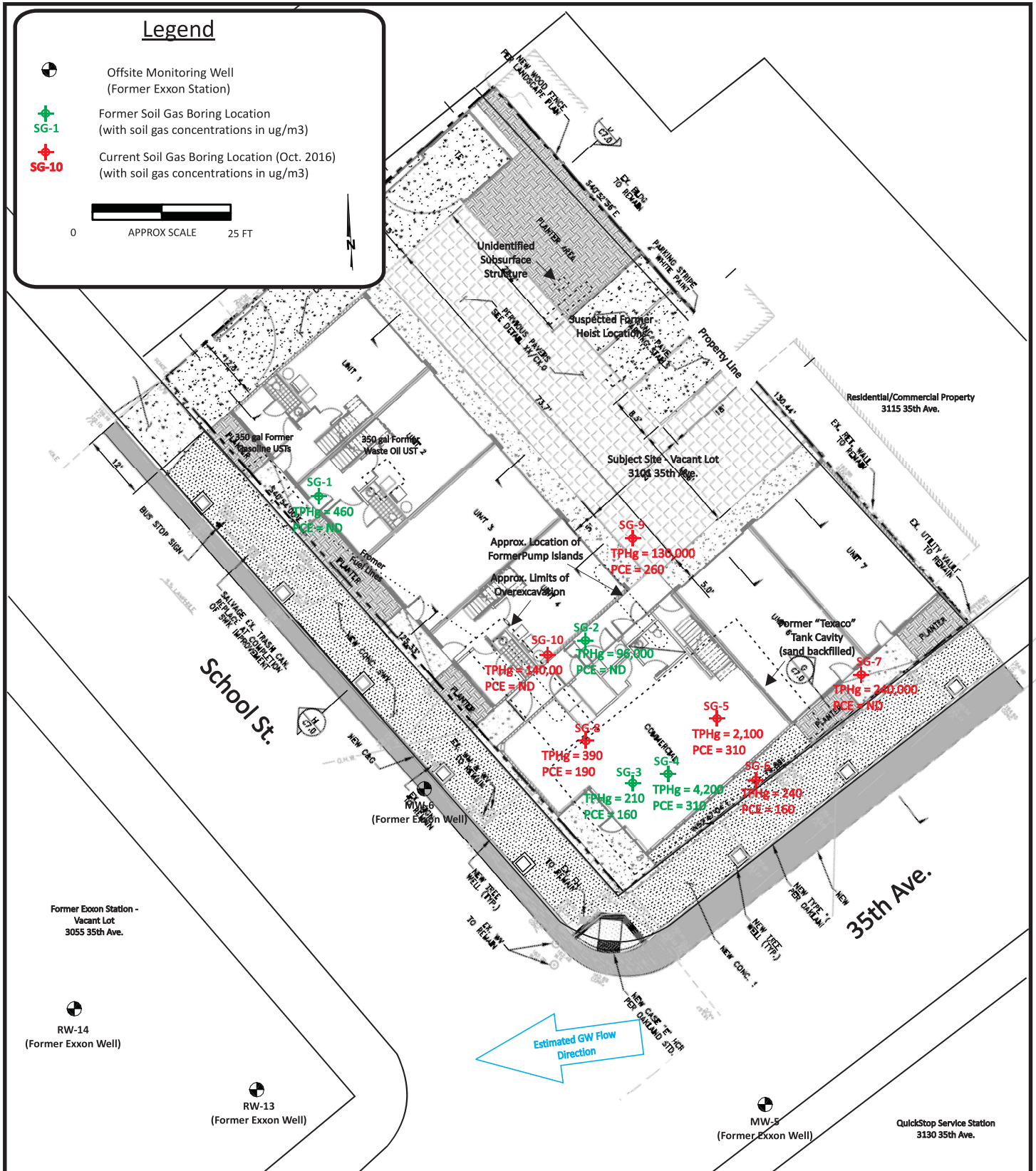
Prior to 9/28/2016 ACEH meeting, attempted to request another extension from City but was informed that inspection needed. However, County does not allow additional work.

Currently waiting for case closure and possible permission to renew the building permit.

Legend

-  Offsite Monitoring Well (Former Exxon Station)
-  Former Soil Gas Boring Location (with soil gas concentrations in ug/m3)
-  Current Soil Gas Boring Location (Oct. 2016) (with soil gas concentrations in ug/m3)

0 APPROX SCALE 25 FT



3101 35th AVENUE
OAKLAND, CALIFORNIA

FIGURE

SITE MAP SHOWING SOIL GAS
SAMPLING RESULTS AND PROPOSED
NEW CONSTRUCTION FLOOR PLAN

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