

Applications for which no permit is issued within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

APPLICATION

Job Site 406 VAN BUREN AV

Parcel# 010 -0783-015-00

Appl# SS110894

Descr Type 1 screening for open front garage.

Filed 07/15/11

Scope Includ Building: YES Electrical: NO Mechanical: NO Plumbing: NO

|                      |               |             |                 |
|----------------------|---------------|-------------|-----------------|
| Work Type SOFT STORY | #Units 30     | Plans 2     | Energy Calcs    |
| Bldg Sq Ft           | #Stories 4    | Survey      | Struct Calcs    |
| Est Value            | Const Type 5B | Soil Report | Occup Codes R-1 |

|         |                |      |                     |
|---------|----------------|------|---------------------|
| Applcmt | Phone#         | Lic# | --License Classes-- |
|         | (415) 722-6422 |      |                     |

Owner 1070 ASSOCIATES LLC

Contractor

Arch/Engr KWAN & ASSOCIATES

X (415) 777-0808

Agent

Applic Addr

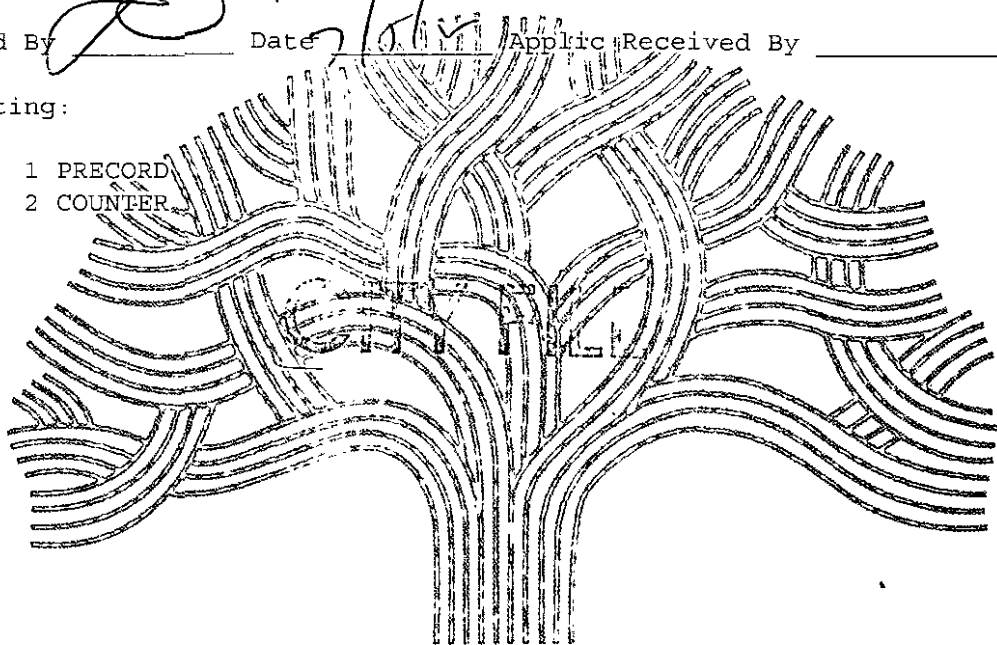
\$78.60 TOTAL FEES TO BE PAID AT FILING

|                 |                 |                   |                   |
|-----------------|-----------------|-------------------|-------------------|
| \$ .00 Applic   | \$ .00 SMIP     | \$ .00 State Regs | \$ .00            |
| \$68.49 Process | \$ .00 Fire     | \$ .00 School     | \$3.60 Tech Enhc  |
| \$ .00 Bedroom  | \$ .00 Permit   | \$ .00 Plot Plan  | \$ .00 Zoning Cnd |
| \$ .00 Address  | \$ .00 Wrk Cmnc | \$6.51 Recd Mgmt  | \$ .00 Gen Plan   |
| \$ .00 Other    | \$ .00 Fld Chk  | \$ .00 Zone Insp  | \$ .00 Proc Coord |

Applic Processed By [Signature] Date 7/15/11 Applic Received By \_\_\_\_\_ Date \_\_\_\_\_

Application Routing:

1 PRECORD  
2 COUNTER



CITY OF OAKLAND

PAID  
7/15/11

DIST: ADDRESS: 406 VAN BUREN AV.



## CITY OF OAKLAND

### COMMUNITY & ECONOMIC DEVELOPMENT AGENCY

Building Services Department 250 Frank Ogawa Plaza, Suite 2340 Oakland, CA 94612

Phone: (510) 238-6402

Facsimile (510) 238-2263 TTY: (510) 238-3254

www.oaklandnet.com

### Earthquake Safety - Residential Buildings Soft-Story Seismic Screening Program Level 1 Screening Form - \$78.60 Filing fee

#### Alameda County Assessor's Records

BUILDING ADDRESS 406 Van Buren Ave. Oakland, CA. PTS \_\_\_\_\_  
PARCEL NUMBER 010-0783-015-00 YEAR BUILT 1959 LIVING UNITS 30 BUILDING STORIES 3

#### Step 1

Fill-in the Building Owner information below, and then go to Step 2.

#### Building Owner

OWNER NAME 1070 ASSOCIATES, LLC AGENT NAME [Signature]  
MAILING ADDRESS 835 WASHINGTON STREET  
CITY/STATE SAN FRANCISCO, CA 94108-1211  
PHONE/E-MAIL (415) 982-8724 / chunginvestments@sbcglobal.net

#### Step 2

If one or more of the following criteria apply to your building, it may be exempt from the Soft-Story Seismic Screening Program (go to Step 6). If none of the criteria apply, go to Step 3.

1. has fewer than 5 apartments or condominiums, or
2. was built after 1990, or
3. is a 1 story building, or
4. does not have parking or commercial space on the ground floor, or
5. was previously EQ retrofitted

#### Step 3

Fill-in the Screener information below (see Step 6 and attached FAQ), and then go to Step 4a.

#### Soft-Story Screener

NAME LOK C. KWAN COMPANY KWAN & ASSOCIATES  
MAILING ADDRESS 307 5th Street, Ste B CITY/STATE SAN FRANCISCO, CA 94107  
PHONE (415) 777-0808 STATE LICENSE 51836

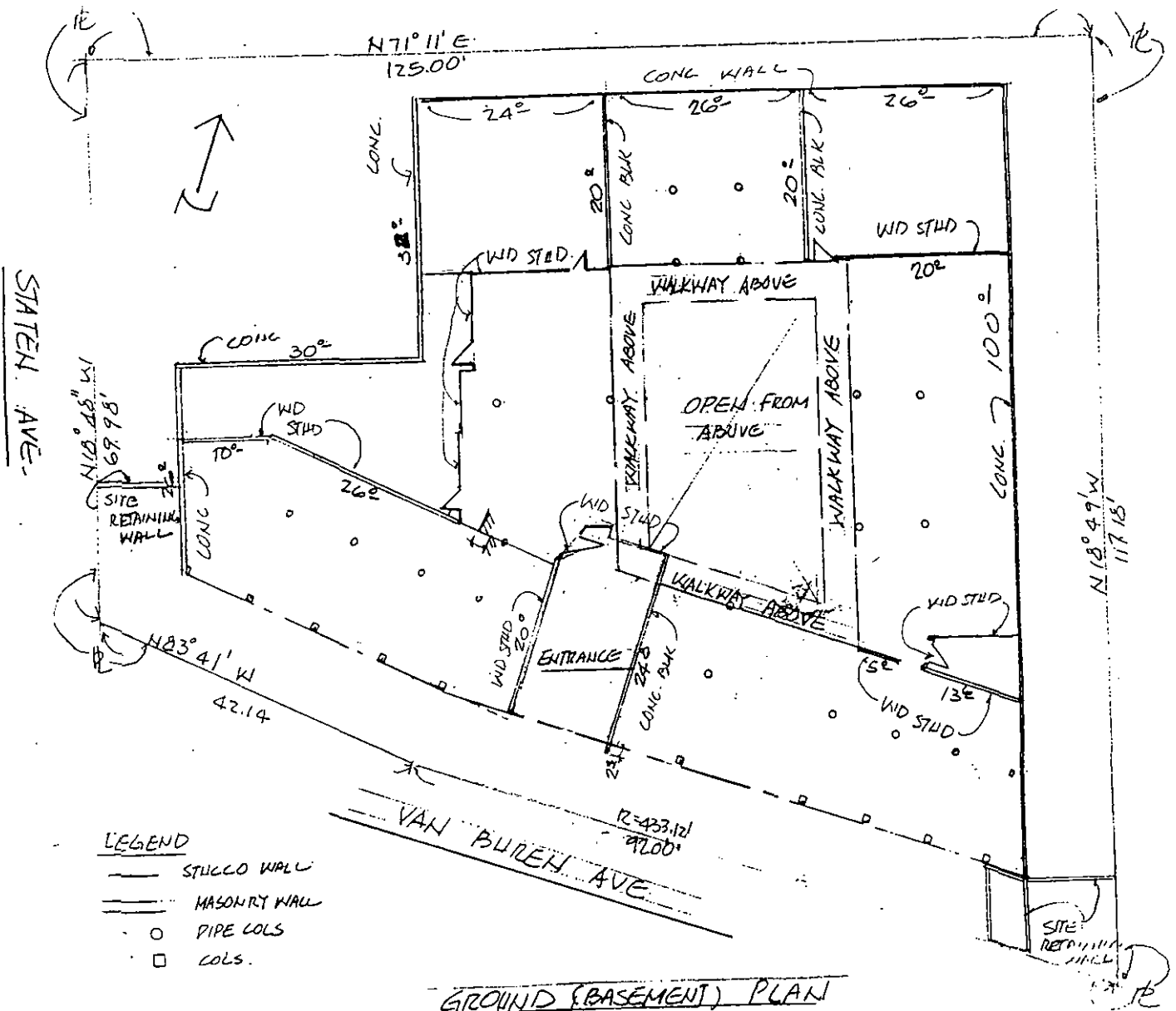
## Step 4a

Attach a dimensioned sketch of the Ground Floor perimeter footprint with the following information (see attached FAQ), and then go to Step 4b.

1. labels identifying areas of different use or occupancy in the Ground Floor
2. outline of the story above the Ground Floor (balconies, cantilevers, setbacks)
3. labels identifying each side of the building for coordination with photographs
4. gaps (windows, doors, portals) wider than 2 feet in perimeter and interior walls
5. north arrow, street name, and property line setbacks (see attached Assessor's map)
6. locations/ lengths/ materials of perimeter walls, interior walls longer than 2 feet, and columns

plan view sketch of the Ground Floor

(a larger-scale sketch may be attached to this form)





**Step 4b**

Fill-in the Ground Floor information below (see attached FAQ), and then go to Step 5.

**Ground Floor - Summary Measurements.**

1. PERIMETER FOOT-PRINT TOTAL AREA 7680 sq. ft.
2. FLOOR/ CEILING ☐ concrete deck ☒ wood frame 3. SIGNIFICANT ☒ No ☐ Yes (over 6 ft. rise)  
MATERIALS (see FAQ for illustration) GROUND SLOPE If yes, a Level 2 Eval. is required
4. PERIMETER WALL MATERIALS (check all) 5. INTERIOR WALL MATERIALS (check all)  
☐ wood frame ☐ steel frame ☐ steel column ☐ wood frame ☐ steel frame ☐ steel column  
☒ concrete ☐ concrete block ☐ wood column ☐ concrete ☐ concrete block ☐ wood column
6. PERIMETER FRONT WALL (parallel to street)  
SOLID + GAP WALL LENGTH 0 feet SOLID WALL LENGTH 0 feet
7. PERIMETER LEFT WALL (facing front entrance)  
SOLID + GAP WALL LENGTH 58 feet SOLID WALL LENGTH 58 feet
8. PERIMETER RIGHT WALL (facing front entrance)  
SOLID + GAP WALL LENGTH 100 feet SOLID WALL LENGTH 100 feet
9. PERIMETER REAR WALL  
SOLID + GAP WALL LENGTH 106 feet SOLID WALL LENGTH 106 feet
10. INTERIOR WALLS (parallel to Front/ Rear perimeter walls)  
SOLID + GAP WALL LENGTH 76 feet SOLID WALL LENGTH 20 & 20 feet
11. INTERIOR WALLS (parallel to Left/ Right perimeter walls)  
SOLID + GAP WALL LENGTH 90 feet SOLID WALL LENGTH 20 feet

**Soft-Story Screener's Level 1 Certification - Ground Floor information**

I certify that the sketch (Step 4a) and measurements (Step 4b) are correct to the best of my knowledge.

signature

Lok C. KwanLok C. Kwan 51836

date

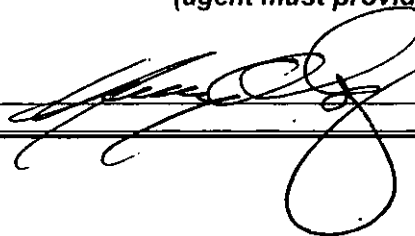
July 14, 2011

The following summary of the Soft-Story Seismic Screening Program is intended to assist building owners and screeners with determining if a building is within the scope of ordinance no. 12966 CMS, and with understanding the requirements of OMC Chapter 15.26 and the alternatives for compliance.

1. Separate buildings on the same parcel require separate Level 1 screenings forms (or Level 2 evaluations).
2. Additional information and the full text of Chapter 15.26 are available at [www.oaklandnet.com](http://www.oaklandnet.com). The attached Frequently Asked Questions (FAQ) has clarifying illustrations.
3. A building is subject to the Soft-Story Seismic Screening Program only if it
  - is at least two (2) stories high, and
  - has at least five (5) dwelling units (apartments or condominiums), and
  - has a parking garage or commercial tenant space (or both) on the ground floor, and
  - has not been structurally retrofitted for earthquake after its original construction, and
  - was designed before the 1988 edition of the Uniform Building Code was adopted (January 1, 1991).
4. If an owner believes that a building is exempt from the Screening Program, he or she must submit the supporting documentation to the Building Services Division with a written request that the building be removed from the Soft-Story Building inventory. Exempt buildings will not be charged a filing fee.
5. If a building is not exempt from the Screening Program, owners must submit a Level 1 screening (or Level 2 evaluation) to the Building Services Division *within six (6) months* following notification by the City or within two (2) years following adoption of the ordinance (July 29, 2011). Failure to submit a screening or evaluation will subject the building owner to penalties (\$5,000).
6. A Level 1 screening may be prepared by a licensed engineer or architect, licensed B contractor, building inspector, or a home inspector. A Level 2 evaluation may only be prepared by a licensed engineer or architect, and the preparer's report must be provided to the building's occupants and future tenants.
7. There is \$78.60 fee for filing a Level 1 screening (or Level 2 evaluation). The information in the screenings (and evaluations) will be compiled by Building Services and presented to the City Council for its consideration of potential amendments to Chapter 15.26.
8. The Association of Bay Area Governments (ABAG) periodically provides Level 1 screening workshops for owners and screeners. For scheduling information, go to [www.oaklandnet.com](http://www.oaklandnet.com).

**Building Owner's Submittal - Level 1 Soft-Story Seismic Screening Form**  
(agent must provide notarized authorization - see attachment)

signature



AMY CHUNG,  
MANAGING  
MEMBER

date

7/14/11

☐ agent

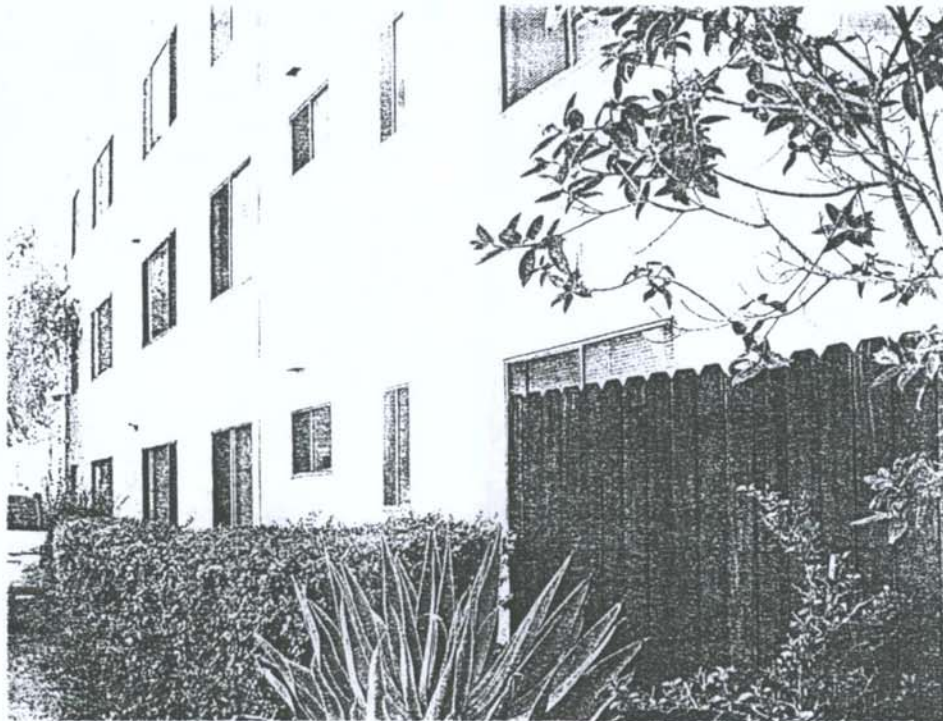
☒ owner

**Step 5**

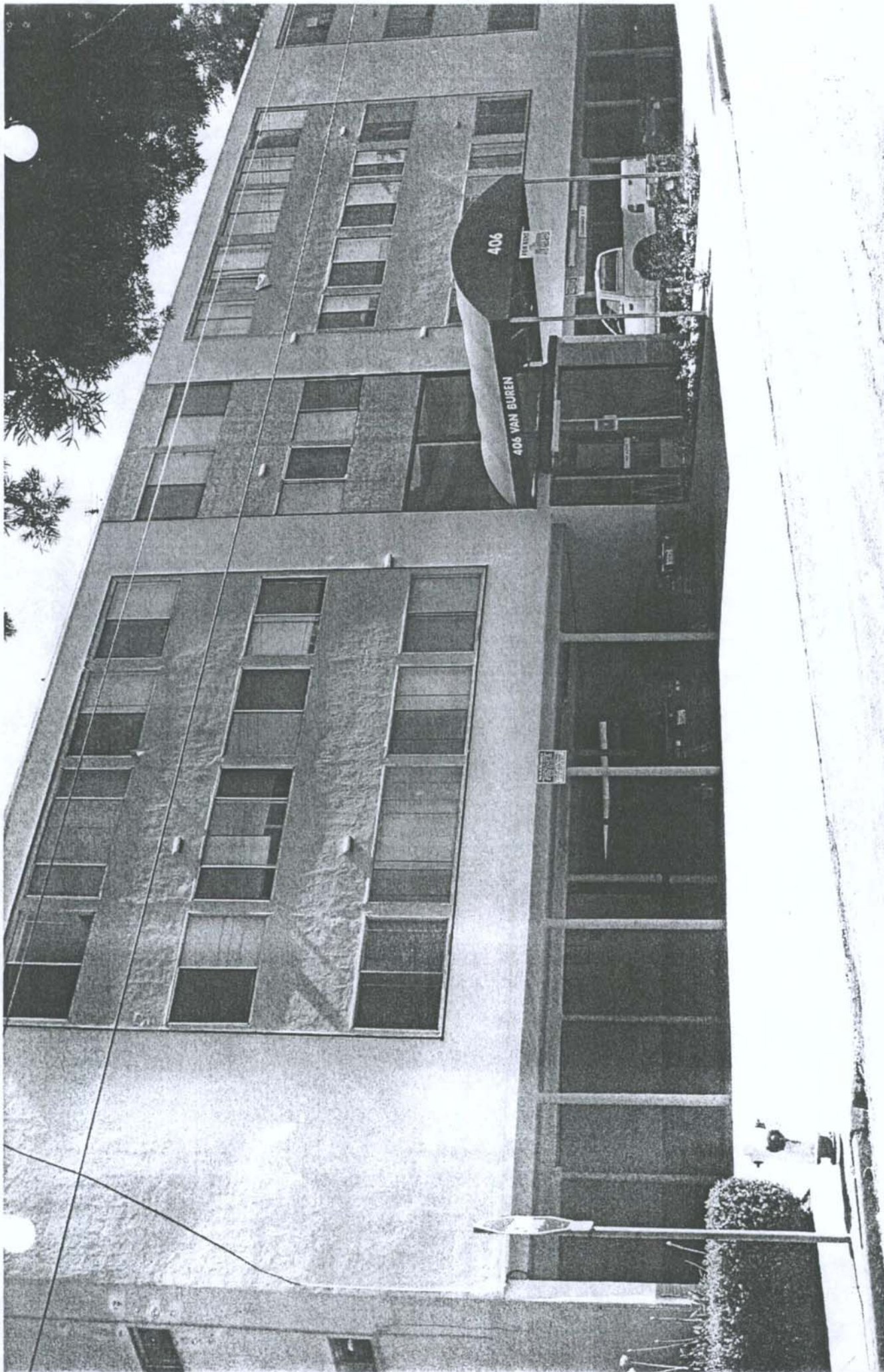
**Attach photographs of the Ground Floor perimeter walls of the building, and then go to Step 6.**



exterior photograph of the Rear Wall of the building



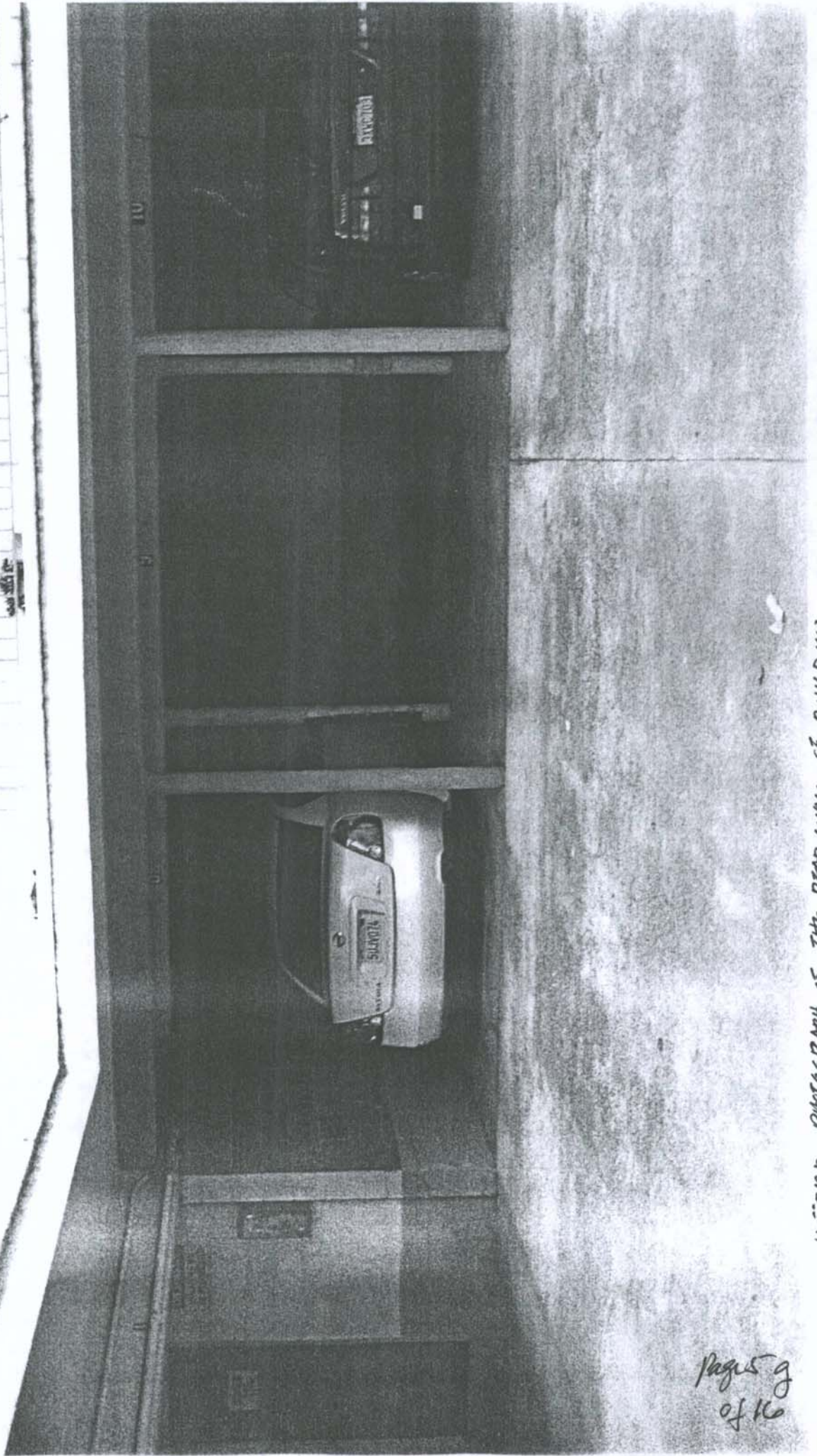
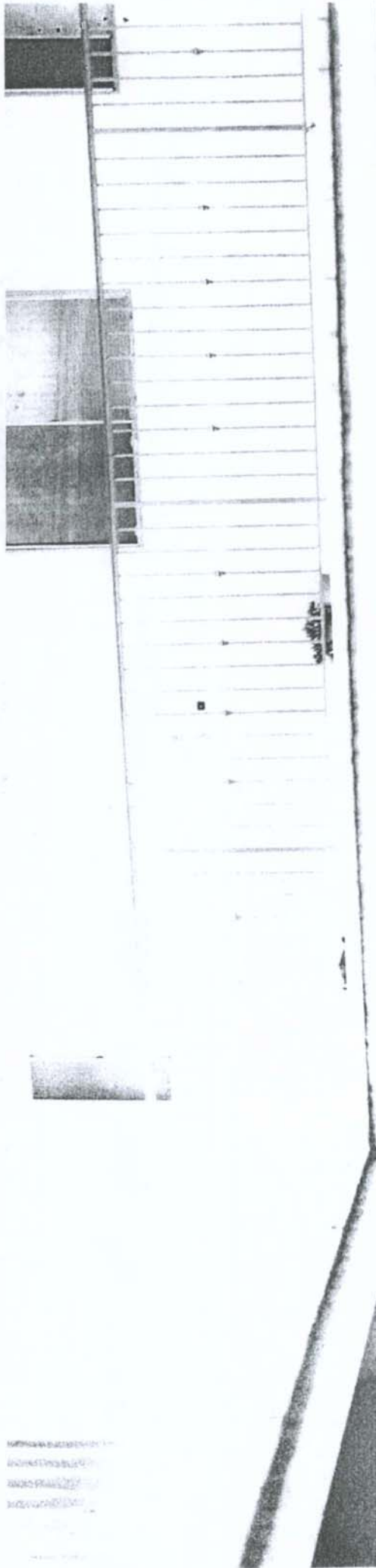






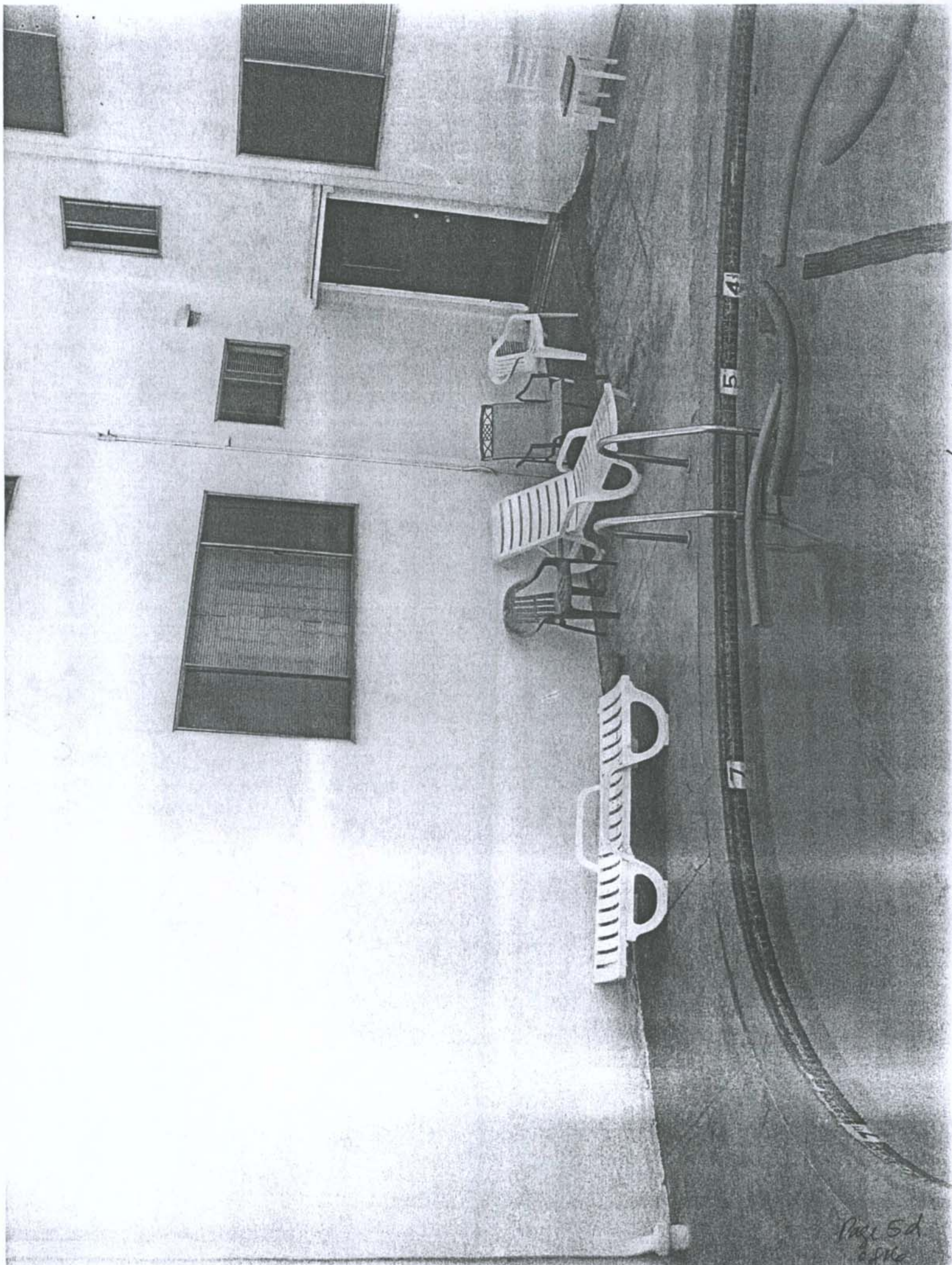






11212012 PHOTOGRAPH OF THE REAR WALL OF BUILDING





EXTENSION PHOTOGRAPH OF LEFT WALL & POOL/RECESS AREA

Page 5d  
8/16

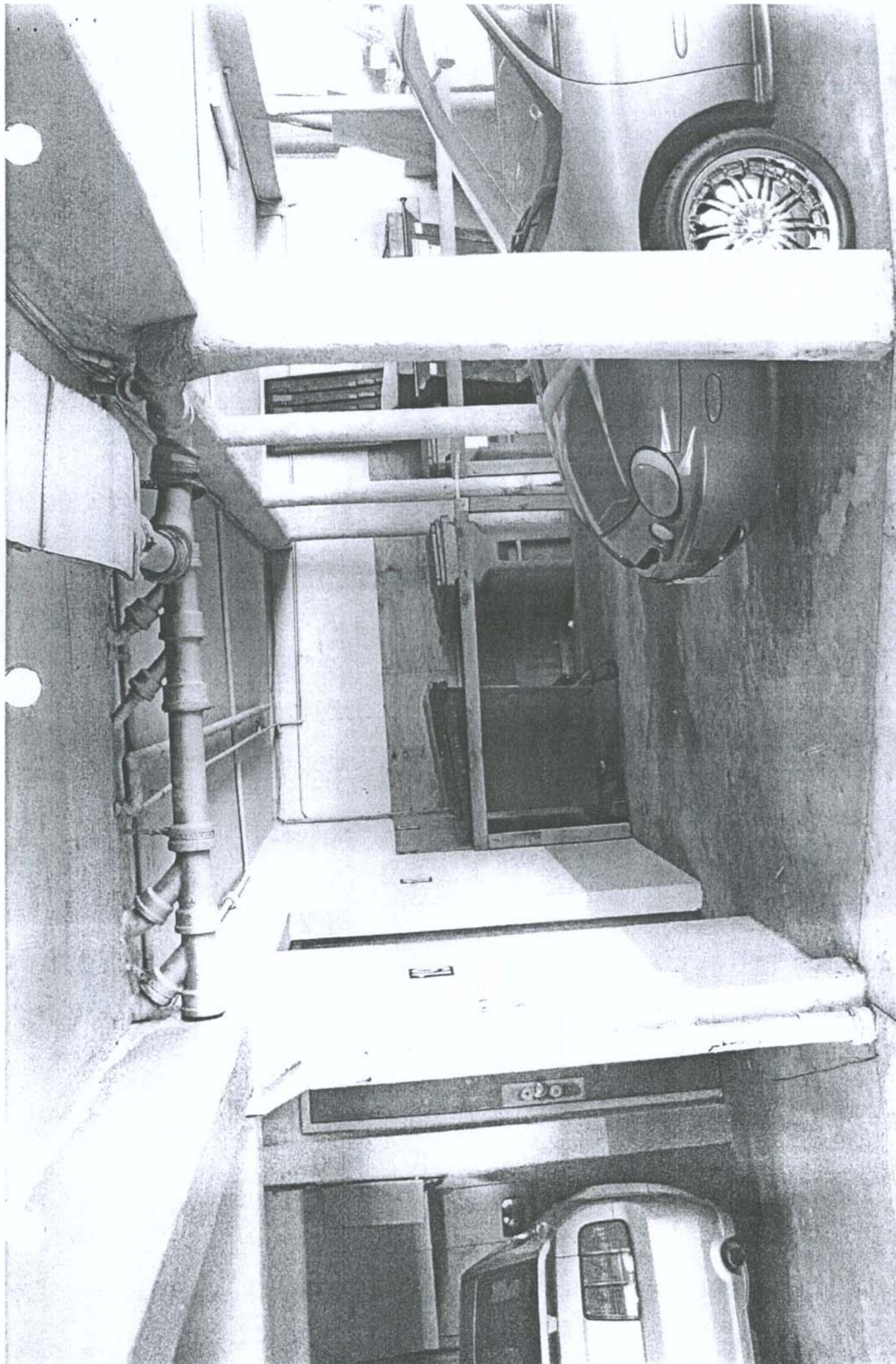




INTERIOR PHOTOGRAPH OF THE RIGHT WALL OF BUILDING - VIEW 1

Page 5 of 16





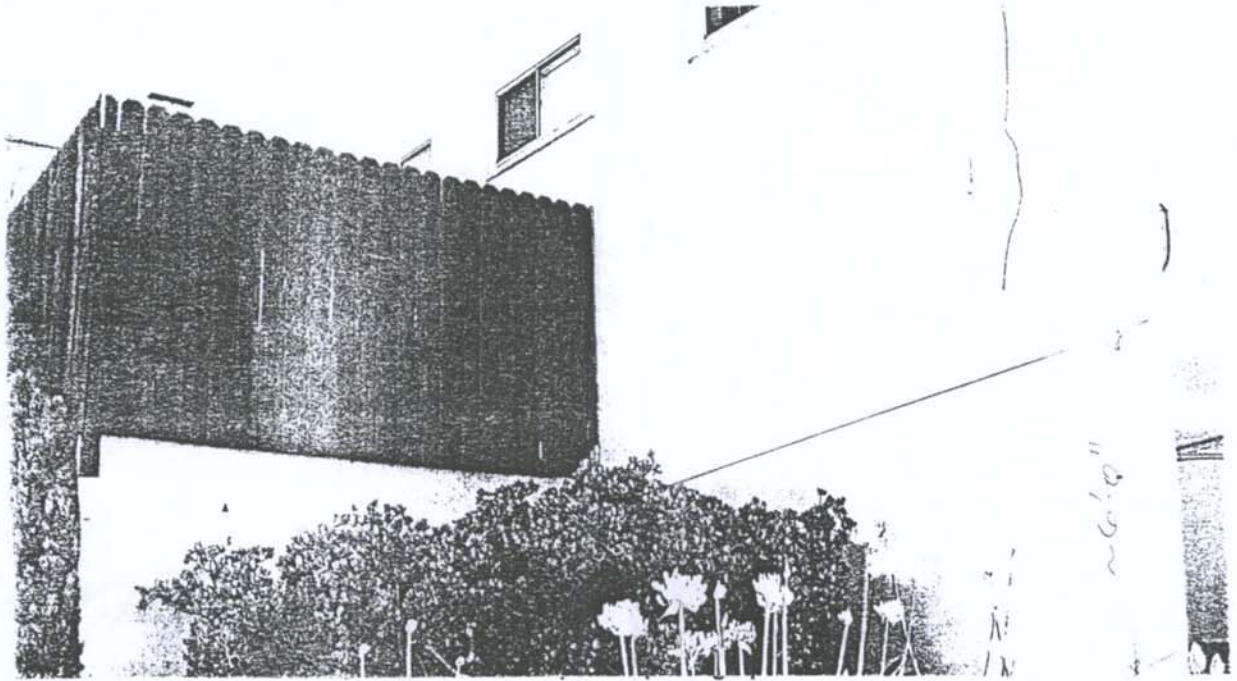
INTERIOR PHOTOGRAPH OF THE RIGHT WALL OF BLDG - VIEW 2



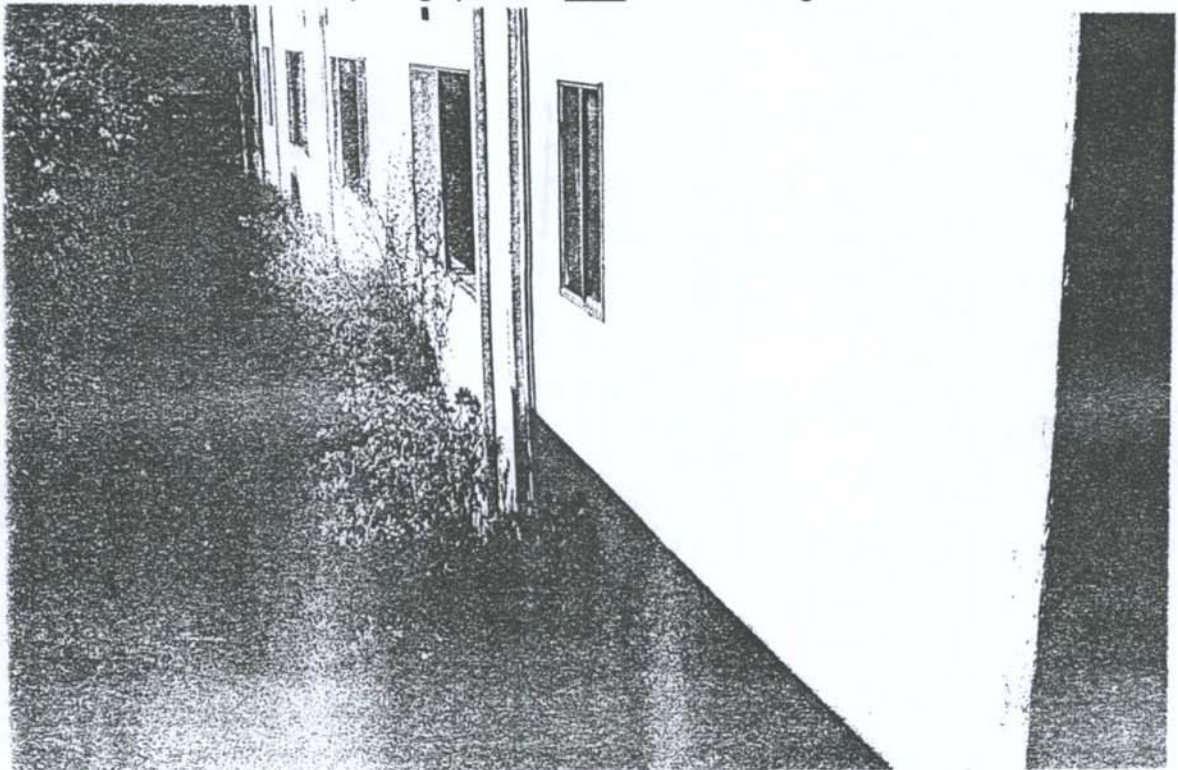
**Step 5**

**Attach photographs of the Ground Floor perimeter walls of the building, and then go to Step 6.**

exterior photograph of the Left Wall of the building

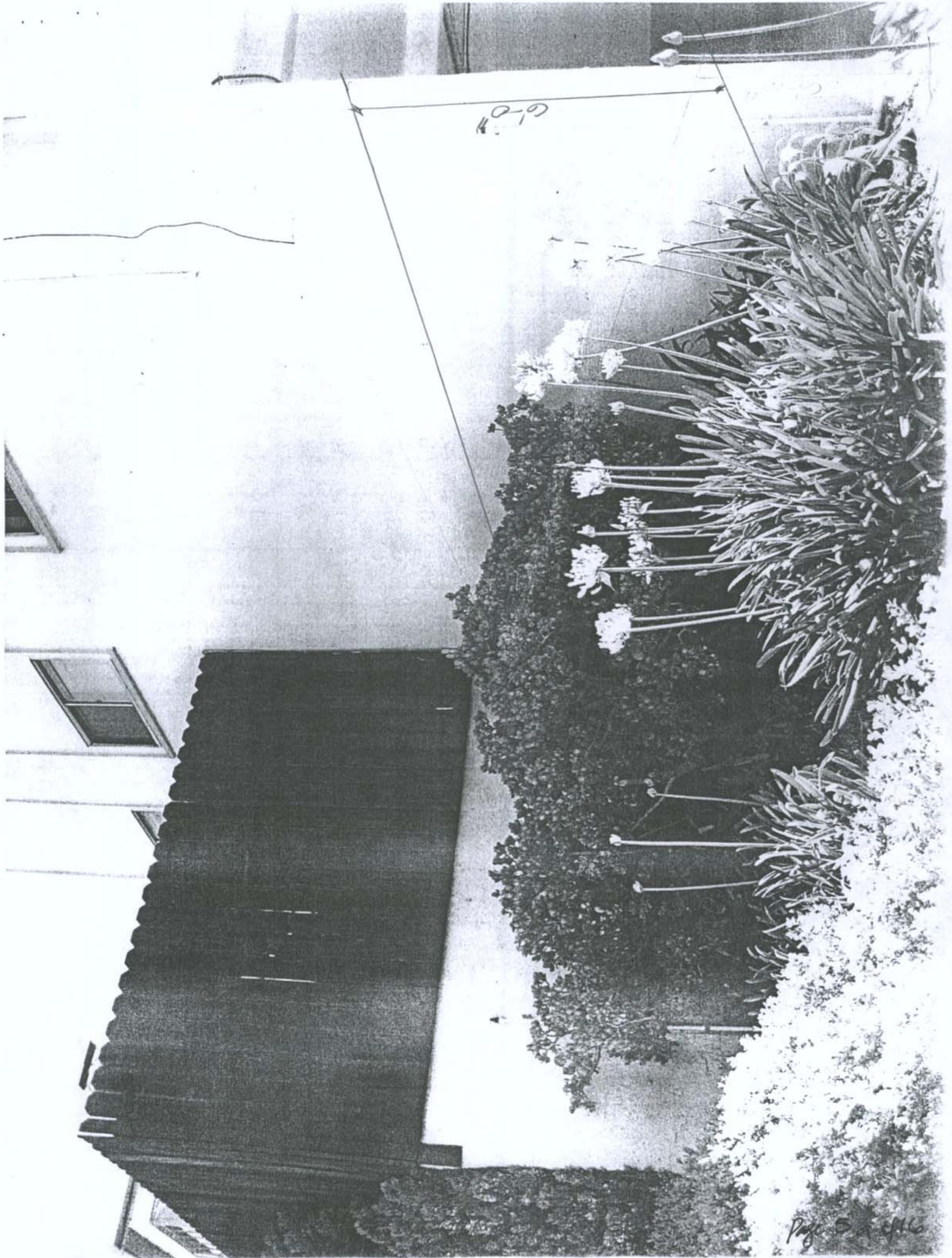


exterior photograph of the Right Wall of building



**Step 6**



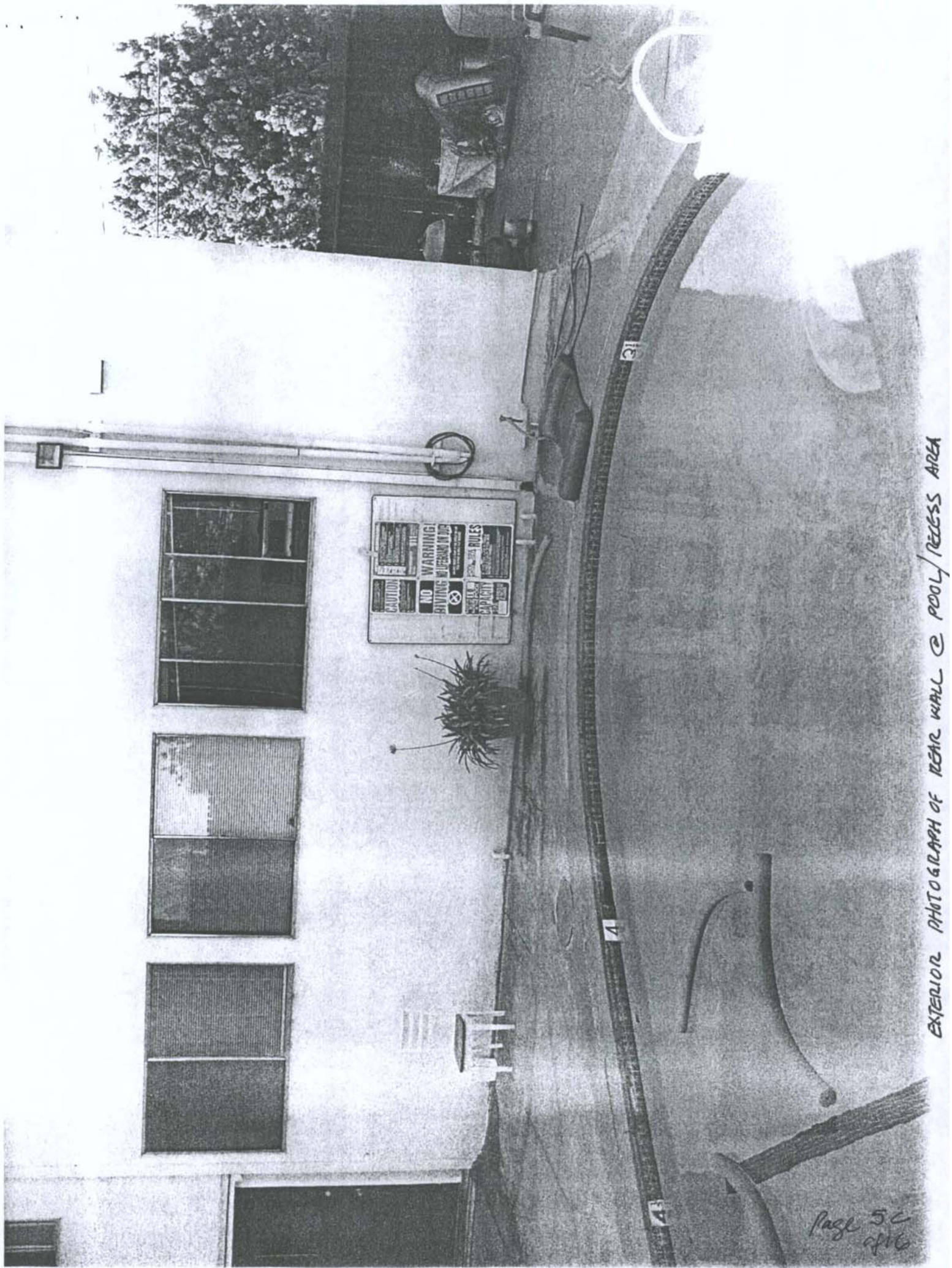






Page 54 of 10





EXTERIOR PHOTOGRAPH OF REAR WALL @ POOL/RECESS AREA