78518

SD

78518

Street Number

900

Street Dir

Document Date

8/23/73

Street Name

BRANHAM

Street Type

LN

Tract Number

Sub Doc Type

BL

Doc Type

PL

Box Number

	Prepped By	Scanned By	Indexed By	Verified By
Initials	RA	TMSL		
Date	3/6/01	3-12-01		

BEST AVAILABLE

FIRE FLOW AND HYDRANT REQUIREMENTS
Pursuant to City of San Jose Ordinance #16652

PLAN CHECK # 7133 ADDRESS BRANHAM LN., & PEARL AVE.

FIRE FLOW REQUIRED 3,500

EXISTING MAIN ADEQUATE: YES _____ NO X

HYDRANT(S) REQUIRED ONE (1) STANDARD STREET FIRE HYDRANT ON THE WESTSIDE OF PEARL AVE., 335' SOUTH OF BRANHAM LN.

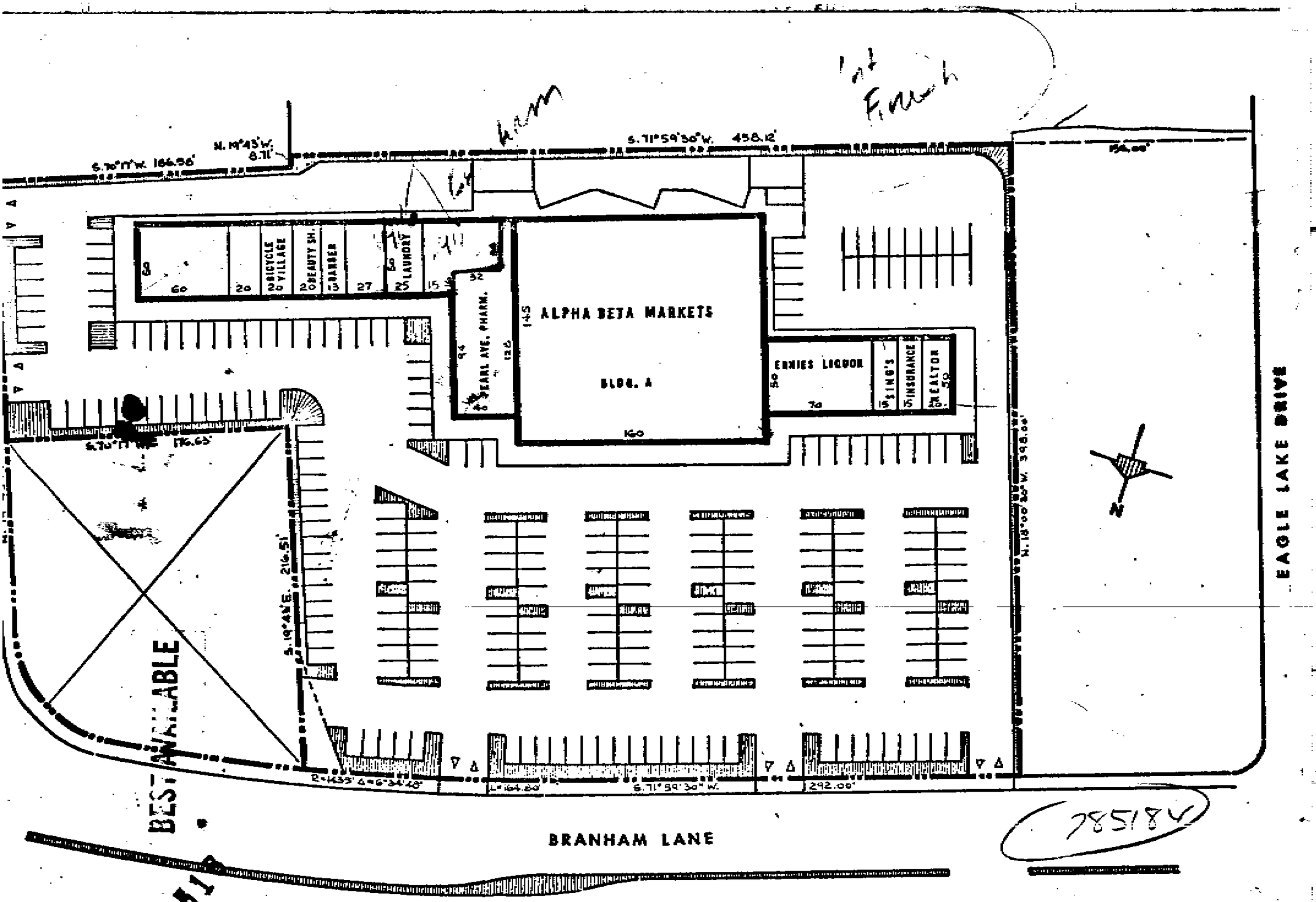
78518

[redacted]

CHECKED BY H. Overhouse
H. OVERHOUSE

APPROVED BY Fred W. Gerbing
FRED W. GERBING, ASSIST. CHIEF(PROV.)

78518 EAST HAMILTON



PARK ALMADEN HOPPING CENTER

SAN JOSE, CA

SAN JOSE FIRE DEPARTMENT - BUREAU OF FIRE PREVENTION
476 Park Avenue, San Jose, California 95110 277-[redacted]

PLAN CORRECTION SHEET

(OPY) FILE

PLAN CHECK NO.: 7527

( ) NEW
( ) ADDITION
(X) ALTERATION (FINAL)

JOB ADDRESS: [redacted] Brandham
&
OCC. OR OWNER: Robertson Dev.

ARCHITECT David J. Rivera
&
ADDRESS: 363 El Camino So. San Francisco, CA

TYPE OCCUPANCY: F-2
III

PHONE:

78578-4

PHONE: (415)589-2040

These Plans Have Been Checked. Make All Corrections Listed Below, On All Sets of Plans.

NOTE: THIS CORRECTION SHEET MUST BE ATTACHED TO PLANS AT JOB FOR FINAL INSPECTION.

1. AREA: 6,750 sq. ft.

2. LOAD:

Fire Zone 2

3. EXITS: Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.

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4. FIRE EXTINGUISHERS: Provide one (1) 2A10BC rated fire extinguisher for each area.

5. AUTOMATIC EXTINGUISHMENT SYSTEMS:

6. STANDPIPE SYSTEMS:

7. FIRE ALARM SYSTEMS:

8. SEPARATIONS:

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9. SPECIAL HAZARDS:

10. REMARKS: Approved for F-2 Occupancy [redacted]

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Attachments: ( ) Requirements ... Flammable Liquid Tanks
( ) Service Station Islands and Liquid Dispensing Units

CHECKED BY: [redacted] T. Lee, Jr. APPROVED BY: Sam Garcia

Copies: #1 - FPB #2 - Arch. #3 - Owner/Cont. #4 - Bldg. Dept. #5 - E

Form 240-99 R-12/72

SITE DEVELOPMENT APPLICATION

No. H-72-8-354

APPLICATION FOR A SITE DEVELOPMENT PERMIT AS PROVIDED BY REGULATIONS FULLY SET FORTH BY ARTICLE IX, CHAPTER 1, OF THE SAN JOSE MUNICIPAL CODE (ZONING).

TO THE CITY OF SAN JOSE PLANNING DEPARTMENT:

1. The undersigned respectfully requests a site development permit for the following legally described property:

See Attached Exhibit A

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2. The described property is situated at 950 Branham Lane between Almaden Expressway and Pearl Avenue.

3. The nature of the use, business or occupation for which this approval is desired is:

Neighborhood Shopping Center

4. The present use of the described property is:

Vacant Parcel of Land

5. Name and address of applicant and owner (please print or type).

Bohannon Development Company Name of Applicant	Bohannon Development Company Name of Owner
60 Hillsdale Mall Address	60 Hillsdale Mall Address
San Mateo, California 94403 City	San Mateo, California 94403 City
34508222 Telephone No.	345-8222 Telephone No.

180-18/rev 8-70 front

Bleda

6. Verification of owner's agent. (To be completed by owner only if agent acting for owner).

I declare under penalty of perjury that _____ is authorized to act as my agent for the purpose of obtaining a Site Development Permit for the above described property.

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_____
Signature of owner

7. Affidavit of owner or owner's agent.

In the event a site development permit is granted, undersigned agrees that all of the pertinent provisions of the Municipal Code will be complied with and the conditions, if any, upon which the application is granted will be observed.

_____ declares under penalty of perjury:

That the statements and information contained herein and in attached exhibits are in all respects true and correct as to the best of my knowledge and belief.

P D
AUG 16 1972
CITY OSE
ABU

_____
Signature of owner or owner's agent

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8. The foregoing application has been examined by me and found to be acceptable for filing.

_____ _____
For the San Jose City Planning Department Fee

180-18/rev 8-70 back

DESCRIPTION OF LEASE BOUNDARY FOR PROPOSED
SHOPPING CENTER AT BRANHAM & PEARL AVENUES
FOR
BOHANNON DEVELOPMENT COMPANY

Commencing at a point in the center line of Pearl Avenue, 40 feet wide, at the northernmost corner of that certain parcel of land described in the deed to Peter H. Ruscigno by deed recorded in Book 6746, page 548, Official Records of Santa Clara County; thence South 70° 17' West along the northwesterly line of said lands conveyed to Ruscigno 53.00 feet to the true point of beginning of the lands to be described; thence, parallel with said center line of Pearl Avenue, North 19° 43' West 163.20 feet; thence South 70° 17' West 176.68 feet; thence, parallel with said center line of Pearl Avenue North 19° 43' 00" West 216.51 feet to the curved southeasterly <u>future</u> street line of Branham Lane; thence, southwesterly along the arc of a curve to the left from a tangent which bears South 78° 34' 18" West, having a radius of 1435.00 feet, a central angle of 6° 34' 48", an arc distance of 164.80 feet to a point on a line which is parallel to and distant southeasterly 65.00 feet, measured at right angles, from the center line of Branham Lane; thence, along said parallel line, South 71° 59' 30" West 292.00 feet; thence South 18° 00' 30" East 398.00 feet; thence, parallel with said center line of Branham Lane, North 71° 59' 30" East 458.12 feet to a point on the southwesterly line of said lands conveyed to Peter Ruscigno; thence, along the boundaries of said lands, North 19° 43' West 8.71 feet and North 70° 17' East 186.58 feet to the true point of beginning.

Containing 4.870 acres, more or less.

Revised May 22, 1972, by

MARK THOMAS & CO. INC.

Sam J. Zullo

Sam J. Zullo R.E. 14392

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EXHIBIT "A"

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the following described real property in the City of San Jose
County of Santa Clara, State of California:

PARCEL "A"

Beginning at a point in the center line of Branham Lane, 40 feet wide, distant thereon South 71° 59' 30" West 271.09 feet from the intersection thereof with the center line of Pearl Avenue, 40 feet wide: thence, parallel with the said center line of Pearl Avenue, South 19° 43' East 20.01 feet; thence South 37° 15' East 54.86 feet to a point in the curved future street line of Branham Lane; thence southwesterly on the arc of a curve to the left from a tangent bearing South 77° 34' 25" West, having a radius of 1435.00 feet, a central angle of 5° 34' 55", an arc distance of 139.80 feet to a point on a line that is parallel to and distant southeasterly 65.00 feet, measured at right angles, from the said center line of Branham Lane; thence, along said parallel line, South 71° 59' 30" West 292.00 feet; thence North 18° 00' 30" West 55.00 feet to a point that is 10.00 feet southerly of said center line of Branham Lane; thence, parallel to said center line, North 71° 59' 30" East 121.62 feet; thence, at right angles, North 18° 00' 30" West 10.00 feet to the said center line of Branham Lane; thence, along said center line, North 71° 59' 30" East 291.29 feet to the point of beginning; containing 26,316 square feet, more or less.

PARCEL "B"

Beginning at a point in the center line of Pearl Avenue, 40 feet wide, at the Northermost corner of that certain parcel of land conveyed to Peter H. Ruscigno by deed recorded in Book 6746, page 548, Official Records of Santa Clara County; thence South 70° 17' West along the Northwesterly line of said lands conveyed to Ruscigno 53.00 feet; thence, parallel with the said center line of Pearl Avenue, North 19° 43' West 163.20 feet; thence, North 70° 17' East 53.00 feet to the said center line of Pearl Avenue, thence along said center line South 19° 43' East 163.20 feet to the point of beginning. Containing 8650 square feet more or less.

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EXHIBIT "A" - 1

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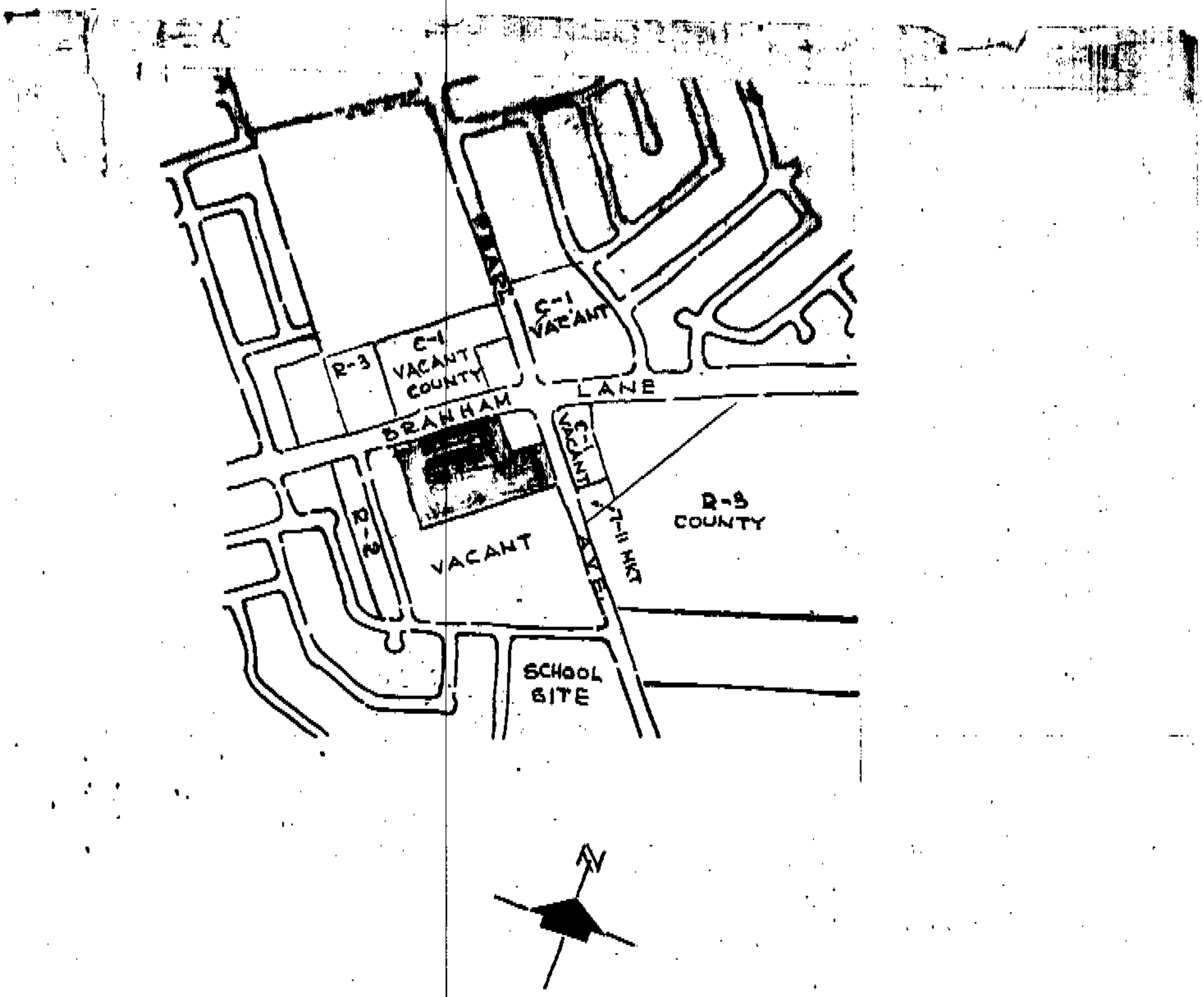

LOCATION MAP
OF
PARK ALMADEN SHOPPING CENTER

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SAN JOSE FIRE DEPARTMENT - BUREAU OF FIRE PREVENTION
476 Park Avenue, San Jose, California 95110 277-4000, x-4656

DATE: 4-10-73

PLAN CORRECTION SHEET

PLAN CHECK NO.: 7133

(x) NEW
( ) ADDITION
( ) ALTERATION

JOB ADDRESS: 950 Branham Lane
&
OCC. OR OWNER: Park Almaden Shopping Center
TYPE OCCUPANCY: F-2
PHONE:

ARCHITECT David John Rivera
&
ADDRESS: 363 El Camino Real
South San Francisco, CA 94080 PHONE: 589-2040

These Plans Have Been Checked. Make All Corrections Listed Below, On All Sets of Plans.

NOTE: THIS CORRECTION SHEET MUST BE ATTACHED TO PLANS AT JOB FOR FINAL INSPECTION.

1. AREA: Alpha Beta Market - 23,200 sq. ft.
Building "B" - 15,120 "
Building "C" - 6,000 "

2. LOAD: Building "A" - 464
Fire Zone 2

3. EXITS:
Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.

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4. FIRE EXTINGUISHERS: Provide one (1) 2A-10BC rated fire extinguisher in each location noted on plans.

5. AUTOMATIC EXTINGUISHMENT SYSTEMS: Submit plans and obtain permit from this office for sprinkler system installation.

6. STANDPIPE SYSTEMS:

7. FIRE ALARM SYSTEMS:

8. SEPARATIONS:

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9. SPECIAL HAZARDS:

10. REMARKS: Plans for Buildings B and C for shell only. Submit finished plans for approval.

Attachments: ( ) Requirements ... Flammable Liquid Tanks
( ) Service Station Islands and Liquid Dispensing Units

CHECKED BY: Edward E. Hart APPROVED BY: Ivan J. Oswald DATE: 7-14-73

Copies: #1 - FPB #2 - Arch. #3 - Owner/Cont. #4 - Bldg. Dept. #5 - Elec. Dept.

Form 240-99 R-12/72 EEMilam

DAVID JOHN RIVERA & ASSOCIATES
ARCHITECT A. I. A.
363 el camino real 589-2040 south san francisco, california 94080

April 18,1974

Mr. Kurt Menning
San Jose Building Department
801 North First Steet
San Jose, California 95110

Project:
Park Almaden Shopping Center
Branham Lane & Pearl Avenue
San Jose, California
Job No. 72C05

Dear Mr. Menning:

Enclosed for your review, approval and file are two prints each of sheet A-24, Roof Framing Plan, Building "B" and a detail of the 2-HR Seperation Wall which divides the building into two areas, one of 8,000 sq. ft. and one of 7,120 sq. ft.

I trust this meets with your approval Kurt, and you will instruct the inspector who is holding up the occupancy permit because the building was over the allowable area to issue same for the Pharmacy .

If there are any problems please give me a call at my office.

As always ,

DAVID JOHN RIVERA & ASSOCIATES A.I.A.

David John Rivera

David John Rivera, Architect

enc:

cc : S. Saller
D.Tanklage

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DAVID JOHN RIVERA & ASSOCIATES
ARCHITECT A. I. A.
363 el camino real 889-2840 south san francisco, california 94080

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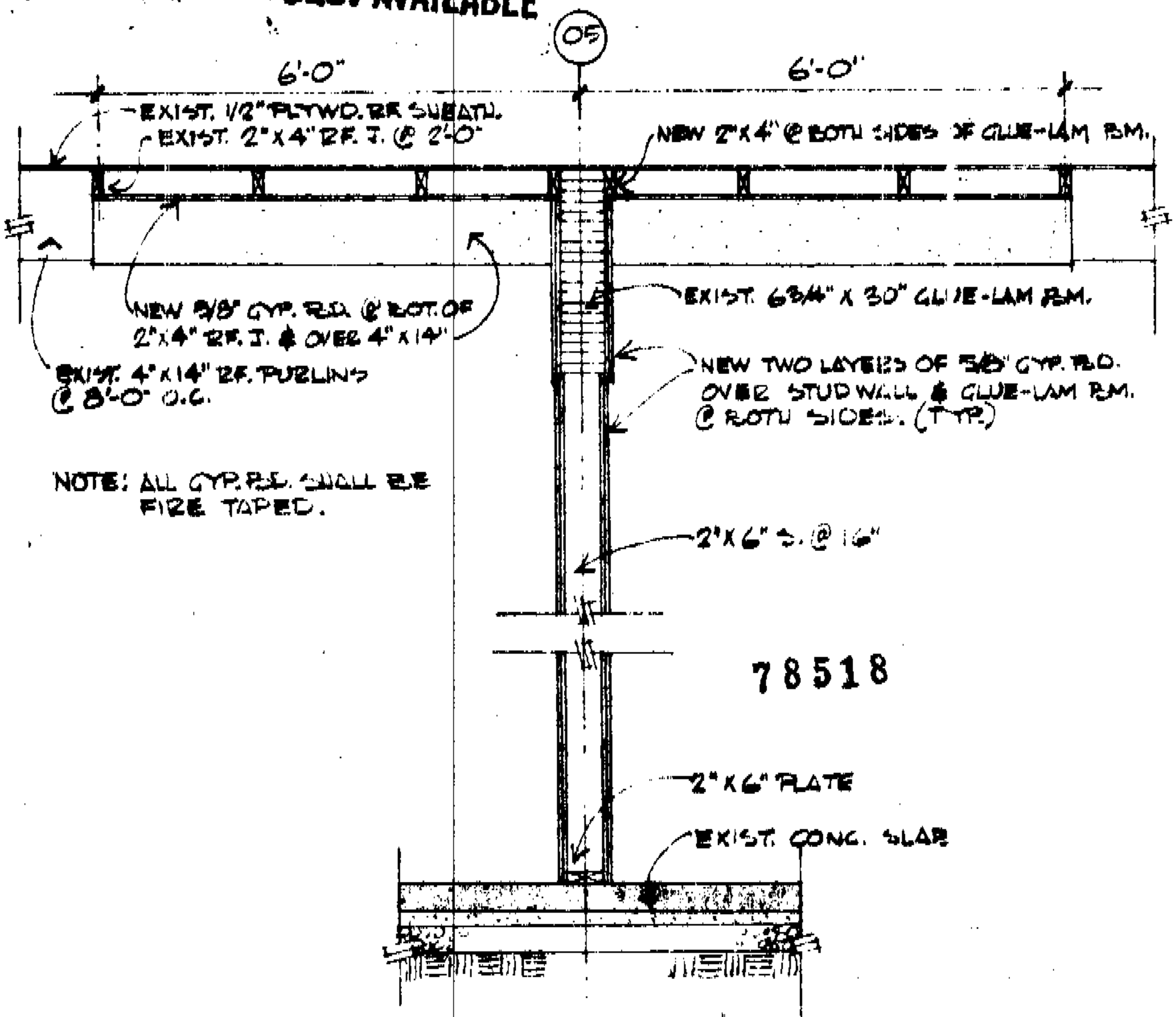

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2-HR SEPERATION WALL 1/2"=1'-0"

PARK ALMADEN SHOP. CENT. BLDG "P3"
SAN JOSE, CALIF. 4/18/74

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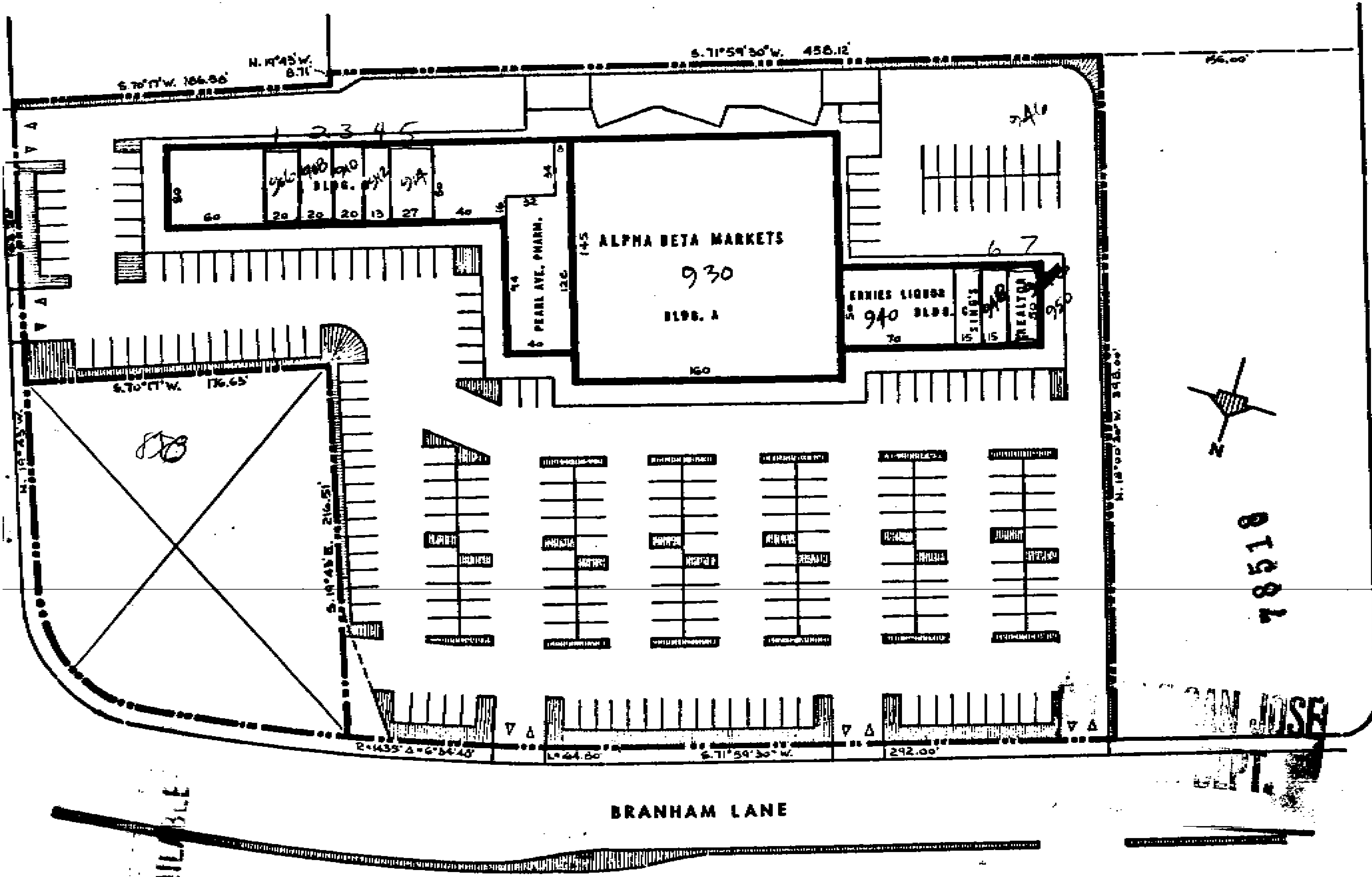
CITY OF SAN JOSE
BLDG. & SAFETY DEPT.
APPROVED



PARK ALMADEN SHOPPING CENTER

SAN JOSE / CAL.

EXHIBIT 'B'

BEST AVAILABLE

BEST AVAILABLE

STANLEY J. SAILER
ENGINEERING MANAGER

DAVID D. BONANNON ORGANIZATION
BONANNON DEVELOPMENT COMPANY

[illegible]
[illegible], GA [illegible]
[illegible]

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