

March 9, 2011

Project Scope

Specialty Inspections is a Pleasanton termite company that has been in business for over ten years. The main focus of their business is termite extinction and they also perform construction repairs for their clients. They originally occupied a small rental building on Division and Railroad Ave. that adjoined their supply yard where they stored the many items that are needed in their business.

Recently, an opportunity came up to own their own building at 261 Spring St. They felt that the current structure could meet the demands of the office staff and the remainder of the lot, excluding parking, would be used to contain their construction equipment and supplies. Previously, the office structure and parking had gone through administrative design review and met the site and parking requirements.

Since then, the owner has decided to incorporate a garage at the rear of the site to contain office vehicles. The parking requirements due to the two buildings would cover most of the site, leaving no room for storage of construction items. The only solution to this problem would be to incorporate a storage area into the basement level of the proposed garage to house the many home tarps, ladders, power tool equipment, construction fasteners and lumber products that are need in their daily operations.

The new structure will have a basement, garage and a two story townhouse above. The basement will contain general construction supplies as listed on Sheet 1 of the proposed drawings. The garage will contain company vehicles and the residential unit will be occupied by the owner of Specialty Inspections or will be a rental unit. The design meets the parameters of designing a three story building to minimize the scale and mass of such a building. The many roofs and balconies help break up the façade of the structure. The exterior walls of the third floor are carefully enclosed in the third floor roof as required by the downtown guidelines. The mass at the rear and sides of the building are deemphasized by the use of inset stucco panels, horizontal wood banding and skirt roofs.

The building height at the ridge is 32 feet. Currently there are six buildings in Pleasanton that exceed 35 feet.

- Rising Loafer towers top - 42.5 feet
- Old Republic Title pediment top - 39.5 feet
- Branagh Building tower top - 44 feet
- Pleasanton Hotel cupola top - 43 feet
- Coffee Roast Express tower top - 43 feet
- Rose Hotel tower top - 47.5 feet

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Since the structure is at the rear of the lot the scale is diminished as viewed from Spring St. and Main St. The architectural style of the proposed project matches the style of the mission revival building at the front of the lot. The infill building meets the goals of the downtown design guidelines.

4441 Railroad Ave. Suite B
Pleasanton, CA 94566
925-462-9226

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| DATE | Job No. | Drawn | Revisions |
| 2/22/11 | | CH | |

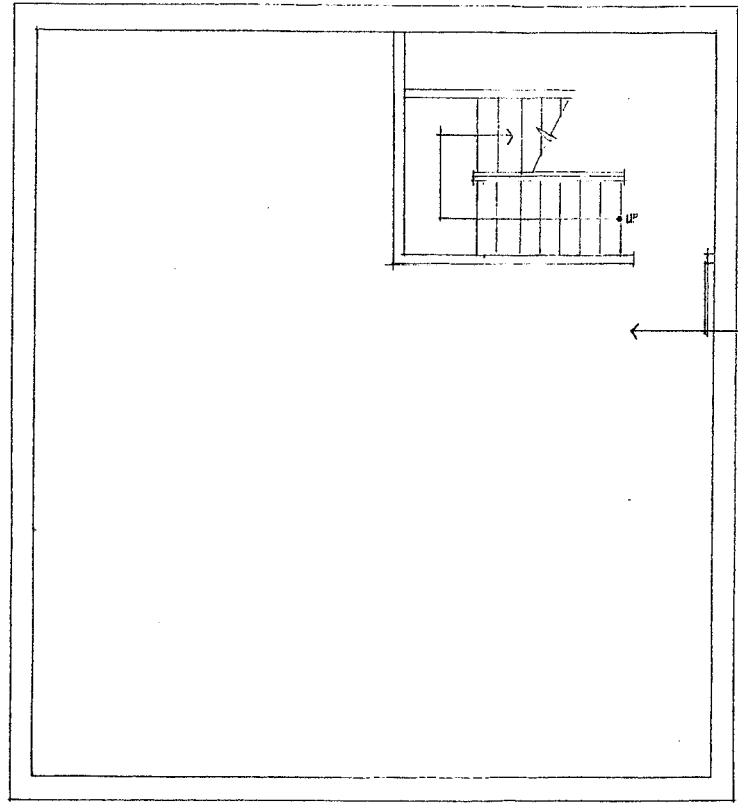
NEW BUILDING FOR:
SPECIALTY INSPECTIONS
261 SPRING ST. PLEASANTON



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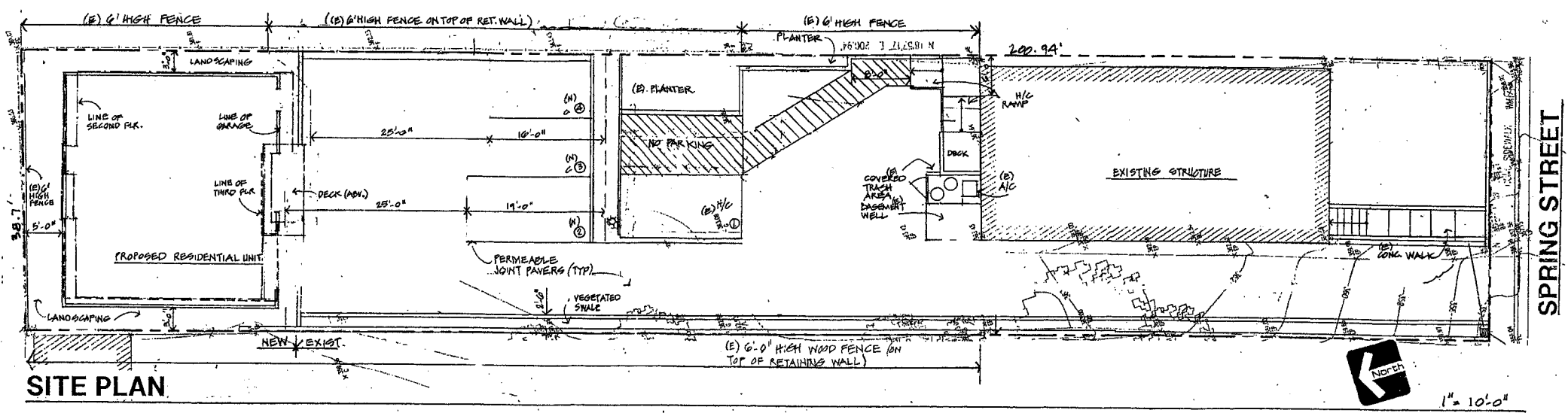
Specialty Inspections stored items

- | | |
|-------------------------|-------------------------|
| 1. Lumber | 25. Slider doors |
| 2. Files | 26. Toilets |
| 3. Tile saw | 27. Vanities |
| 4. Generator | 28. Light bulbs |
| 5. Blueprints | 29. Fans |
| 6. Crawl suits | 30. Advertising banners |
| 7. Dust mask | 31. Marketing tools |
| 8. Respirators | 32. Brackets |
| 9. Office supplies | 33. Ladders |
| 10. Tile | 34. Smoke detectors |
| 11. Linoleum rolls | 35. Nails |
| 12. Shower doors | 36. Screws |
| 13. Windows | 37. Saw blades |
| 14. Paint | 38. Concrete saw |
| 15. Scaffolding | 39. Rotary hammer |
| 16. Plastic tarps | 40. Jack hammer |
| 17. Carpet rolls | 41. Pressure washer |
| 18. Plumbing materials | 42. Paint sprayer |
| 19. Safety equipment | 43. Cement mixer |
| 20. Flash lights | 44. Texture sprayer |
| 21. Sheetrock | 45. Tool box |
| 22. Office furniture | 46. Wet/dry vacuum |
| 23. Holiday decorations | |
| 24. Pre hung doors | |

BASEMENT LEVEL

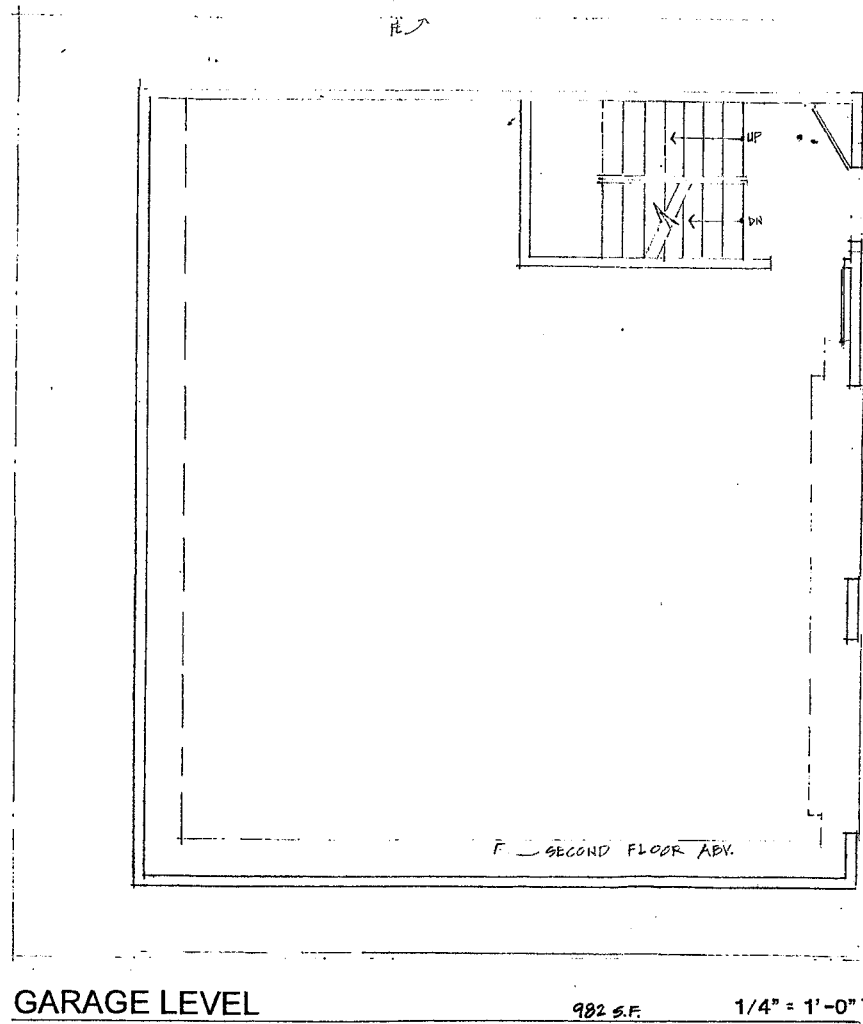
1/4" = 1'-0"

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SITE PLAN

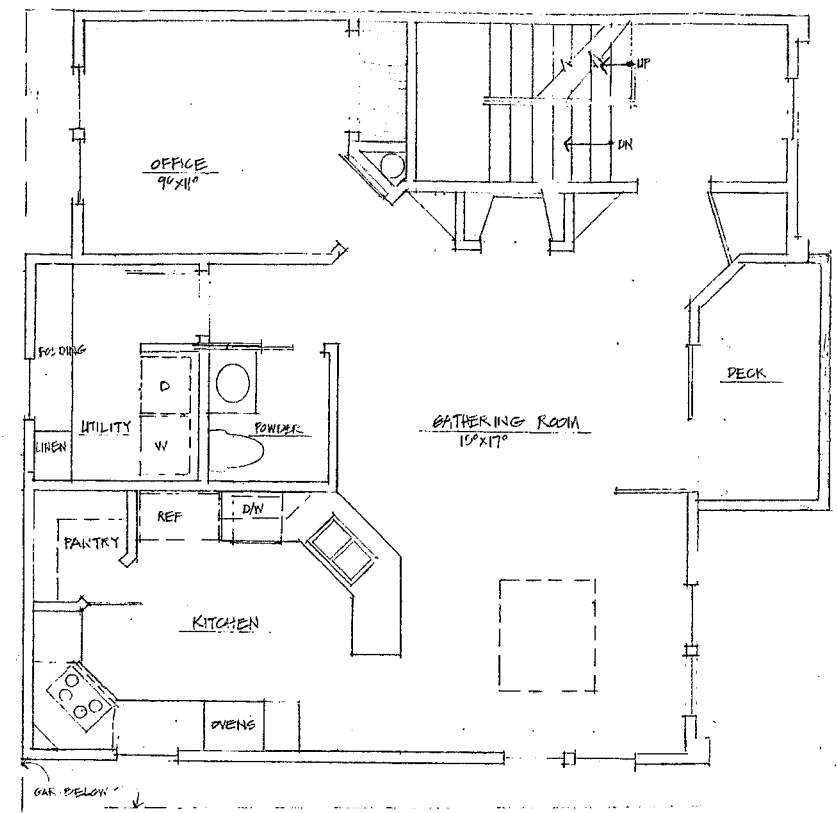
1" = 10'-0"



GARAGE LEVEL

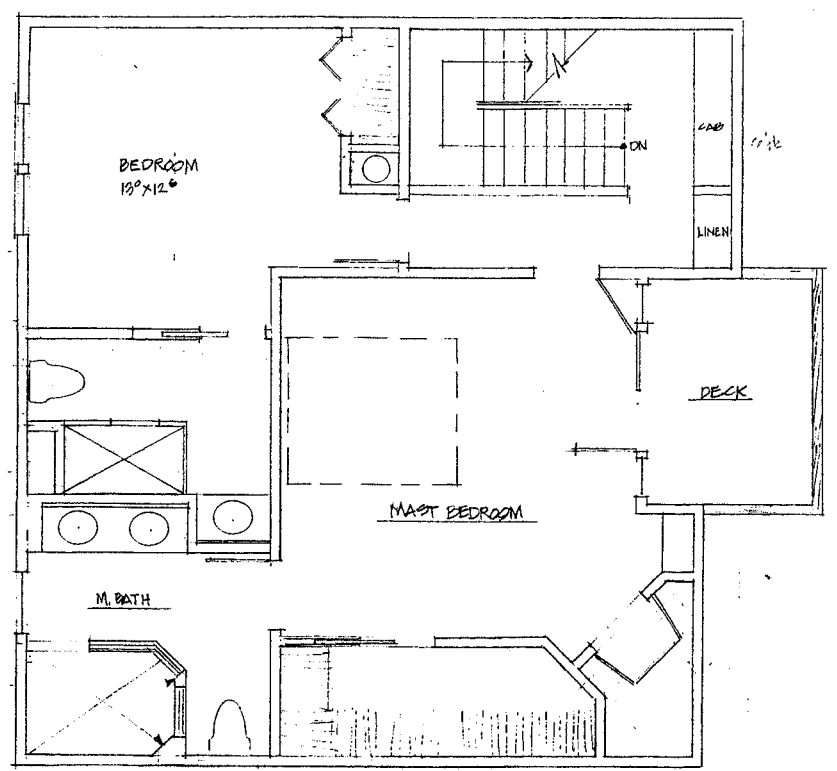
982 S.F.

1/4" = 1'-0"



SECOND LEVEL

881 S.F.



THIRD LEVEL

871 S.F.

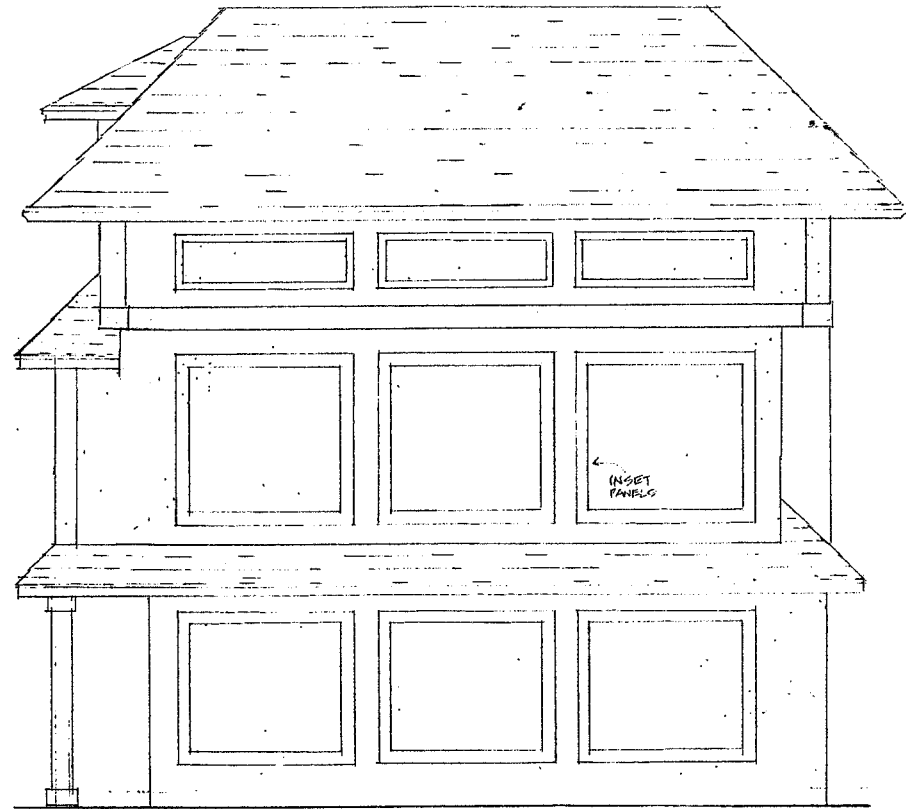
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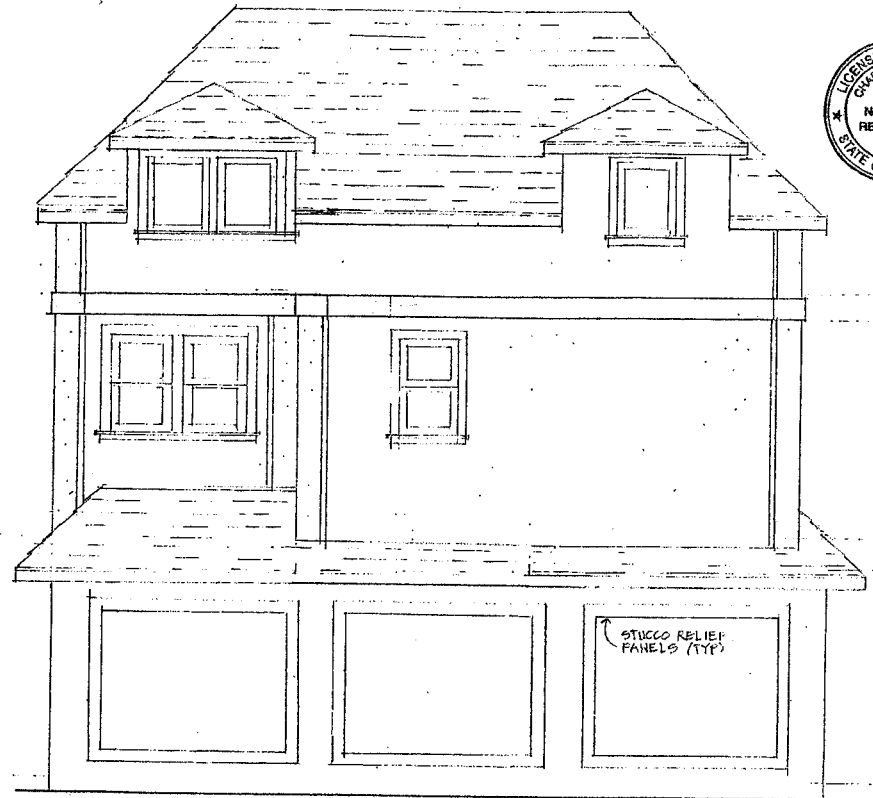
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Sheet No.
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 ARCHITECT
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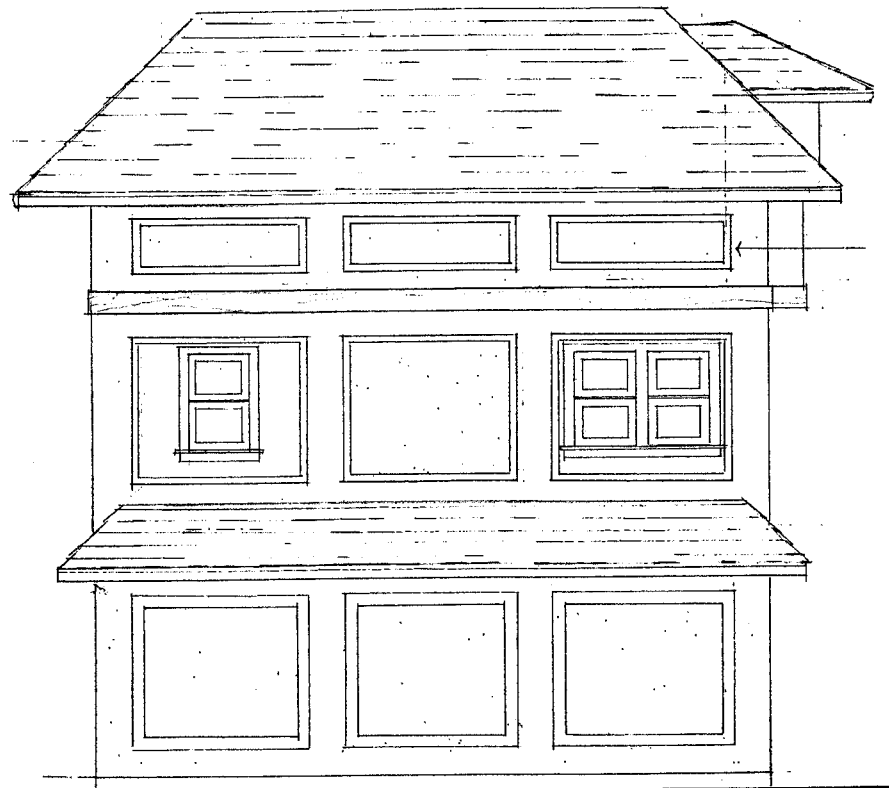


EAST ELEVATION



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION



SOUTH ELEVATION



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Sheet No.
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