

Addendum #3

Date: 28MAY2019

Project Name: Richmond Lakeside Tenant Improvement- Phase 1

Project Location: 4114 Lakeside Drive, Richmond CA, 94806

BAAQMD Project number: 2019-006

Project Number: 32243.01

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RE: Modifications to Specifications and Drawings

The information in this addendum supersedes and shall take precedence over any conflicting information in all other applicable portions of the Contract Documents. These changes shall be considered part of the contract documents and will be incorporated in the final set of drawings issued for construction when the successful bidder has been chosen.

A. DRAWINGS

1. A0.0 Cover Sheet
 - a. Change: Revised project location from 4124 to 4114.
 - b. Change: Revised Construction type from 3A to 3B.
 - c. Change: Revised Area of Construction to 6,341 SF.
 - d. Add: Added Structural drawings to Index.
 - e. Add: Added "Unreasonable Hardship Form".
2. A0.3 Exiting Diagram and Occupancy Load Calculations
 - a. Change: Revised exiting to reflect plan changes. Added multipurpose room and reception/waiting room. Revised occupancy calculations.
3. A0.4 Interior Accessibility Plan
 - a. Added: Added Sheet A0.4 – Interior Accessibility Plan. Plan shows 5'-0" clear aisle throughout, clear landings at exterior and interior doors, clear turning radii, clear spaces at lavatories, and clearances around furniture.

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4. A0.5 Accessible Restrooms 1st Floor
 - a. Change: Construction Plan 13/-, Revised sheet note #13.3 to specify Schluter Jolly-AE, Satin S.S.
 - b. Add: Reflected Ceiling Plan 23/-, Added F4 light fixture at Vanities to match Detail 32/-.
 - c. Change: Reflected Ceiling Plan 23/-, Revised location of F5 light fixture.
 - d. Add: Reflected Ceiling Plan 23/-, Added keynote #23.6
 - e. Change: Detail 9/- A and B, revised to specify Schluter Jolly-AE and Schluter Designline-AE, Satin S.S.

5. 1A2.0.1 Demolition Plan
 - a. Add: Revised to show demolition of door into adjacent space and added keynote #12 specifying in-fill.
 - b. Add: Revised keynote #13 specifying removal of film on exterior windows throughout.
 - b. Add: Revised keynote #17 specifying demolition of exterior awning.

6. 1A2.1 Construction Plan
 - a. Add: Added Waiting Room 101, Reception 102, Multipurpose Room 103
 - b. Change: Revised Location of Meeting Rooms 106 & 107 and Copy Room 105.
 - c. Add: Added Doors 101, 103A, 103B, 103C, 118A, 118B, and 118C.
 - d. Add: Added note and wall type tag showing infill of existing door in Open Office 118.
 - e. Change: Revised Room number and door numbers throughout to follow sequentially due to addition of new rooms and doors.
 - f. Add: Added keynote #21 specifying aluminum frames by C.R. Laurence throughout.
 - g. Add: Added keynote #22 specifying operable partition in Multipurpose Room 103 as O.F.C.I.
 - h. Add: Added keynote #23 specifying framing requirements in restrooms.

7. 1A2.2 Reflected Ceiling Plan
 - a. Change: Revised ceiling and lighting layout in Waiting Room 101, Reception 102, Multipurpose 103.
 - b. Add: Added keynote #19 specifying conduit size Multipurpose Room 103.
 - c. Add: Added keynote #20 specifying 4K rated wiring and hardware in Multipurpose Room 103.
 - d. Add: Added keynote #30 specifying Power and AV outlet in ceiling for projectors in Multipurpose Room 103.

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- e. Add: Added keynote #31 8' recessed roll down projector screen in Multipurpose Room 103.
8. 1A2.3 Power and Signal Plan
- a. Change: Revised power/data layout in Waiting Room 101, Reception 102, Multipurpose 103
 - b. Change: Revised power/data layout in Copy Room 105, and Meeting Rooms 106 & 107.
 - c. Add: Added Card Readers to Waiting Room 101, Reception 102, Multipurpose Room 103, and Open Office 118
9. 1A2.4 Finish Plan
- a. Change: Revised finish layout and finish tags in Waiting Room 101, Reception 102, Multipurpose 103, and Open office 118.
 - b. Delete: Removed keynote #11
 - c. Delete: Removed paint tag P5 from finish legend.
 - d. Add: Added keynote #13 specifying exterior door thresholds to be ADA compliant and not to exceed ¼" height at a 1 to 2 slope.
 - e. Add: Added keynote #14 specifying new millwork reception desk.
 - f. Change: Revised Finish W1 – Window Treatment to Light Grey / 1010, 2-3%.
 - g. Add: Added Finish W2 – Window Treatment, Mechoshade Distinctive Blackout White / 0801.
 - h. Add: Added Finish ST2 – Concrete Slab – Reception Desk, Concrete Collaborative, Venice Large Marble Chip, Alabaster.
 - i. Add: Added Finish WD1 – Wood Veneer – Reception Desk, Nature's Palette, White Oak Flat Cut NP0611.
 - j. Add: Added Finish PL2 – Alternate Plastic Laminate – Reception Desk Interior, Wilsonart, Black Velvet 15505-31.
10. 1A2.5 Cover Sheet
- a. Change: Revised furniture layout in Waiting Room 101, Reception 102, Multipurpose 103
 - b. Change: Revised furniture layout in Copy Room 105, and Meeting Rooms 106 & 107.
 - c. Add: Added keynote #6 specifying custom millwork reception desk in Waiting Room 101/Reception 102.
 - d. Add: Added Equipment tag #6 and #7 to Equipment Schedule for motorized projection screen and projector.
11. A9.1 Framing Details
- a. Add: Added detail 21/- for Partition at Exterior Glass

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12. A9.2 Ceiling Details, Door Schedule and Hardware Groups
 - a. Change: Revised Door Schedule to reflect plan layout. Door heights changed from 'Full Height' to 9'-0" AFF.
 - b. Change: Revised Door Hardware schedule.
 - c. Change: Revised Frame type elevation #2.
 - d. Add: Added keynote #17 specifying panic hardware to be installed on Door 103A, 103B, 103C, 118A, 118C, 198, and 199.
 - e. Delete: Removed keynote #18.
 - f. Add: Added keynote #19 specifying Push Button Overrides to be installed Per CBC 2016, Section 1010.1.9.9 at doors 103A, 118A and 118C.
 - g. Add: Added Detail 20/- for Axiom Building Perimeter Shade Pocket.
13. A9.3 Millwork Details and Interior Elevations
 - a. Change: Revised elevation 5/- 105 Copy Room.
 - b. Change: Revised elevation 15/- 106 Meeting Room / 107 Meeting Room.
 - c. Add: Added elevation 24/- 103 Multipurpose Room.
 - d. Clarification: (enter description)
14. A9.4 Millwork Elevations and Interior Details
 - a. Add: Added Sheet A9.4 with details for fabric wall panels in Multipurpose Room 103 and Meeting Rooms 106 & 107; Reception desk millwork elevations and details in Reception 102; and Moveable partition detail in Multipurpose Room 103.
15. 1S001 General Notes
 - a. Add: new structural general sheet
16. 1S601 Sections and Details
 - a. Add: new detail for roof top unit per plan check comment, and movable partition support details.

END OF ADDENDUM #3



Addendum 3 – Narrative Mechanical, Plumbing & Electrical

To: Mr. Christopher Heppel

Date: 5/24/19

Company: Brereton Architects
909 Montgomery St Suite 260
San Francisco, CA 94133

From: Paul Tam & Levi Abarte, PE

Reference: Richmond Lakeside Tenant Improvement

Pages: 2

Mechanical:

1. Drawing 1M0.02 - Mechanical Schedules
 - a. Revised VRV System Schedule.
2. Drawing 1M0.03 - Mechanical Schedules
 - a. Revised Existing AC-1 supply air quantity.
3. Drawing 1M2.01 – 1st Floor – Mechanical Floor Plan
 - a. Added (N)FC 1-6 for Multipurpose Room 103.
 - b. Revised air distribution for Multipurpose Room 103.
 - c. Revised air distribution for Waiting Room 101.
 - d. Revised air distribution for Reception Room 102.
 - e. Revised air distribution for interior Offices.
4. Drawing 1M2.02 – 1st Floor – Mechanical Piping Plan
 - a. Added piping for (N)FC 1-6.
 - b. Revised piping for (N)FC 1-1.
5. Drawing 1TM4.01 – Mechanical Title 24
 - a. Up-dated page 2 of form NRCC-MCH-01-E.
 - b. Up-dated page 1 of form NRCC-MCH-02-E.
6. Drawing 1TM4.02 – Mechanical Title 24
 - a. Up-dated page 1 of form NRCC-MCH-03-E.

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Plumbing:

7. Drawing 1P2.01 – 1st Floor – Plumbing Floor Plan

- a. Added condensate drain line for (N)FC 1-6.

Electrical:

8. Drawing 1E1.3 – Schedules

- a. Revised loads for VRF system components on Panel B6.
- b. Added loads for receptacle and AV components at Multi-Purpose Room on Panel B7.

9. Drawing 1E2.1 – 1st Floor - Lighting Plan

- a. Revised lighting layout at Multi-Purpose Room, Reception, Private Office, Copy Room, and Corridors.

10. Drawing 1E3.1 – 1st Floor – Power & Signal Plan

- a. Revised layout at Multi-Purpose Room, Reception, Meeting Rooms, Private Office, Copy Room, and Corridors.

11. Drawing 1E4.1 – 1st Floor – Mechanical Power Plan

- a. Revised loads for VRF system components.

12. Drawing 1E4.1 – 1st Floor – Mechanical Power Plan

- a. Revised loads for VRF system components.

13. Drawing 1E5.1 – Roof – Electrical Plan

- a. Upgraded for EF1-1 to 1/2HP.

14. Drawing 1ET.1 – Title 24 Forms 1st Floor – Mechanical Power Plan

- a. Revised luminaire schedule on NRCC-LTI-01-E.