



**Tenant improvement project to convert Room 126 (approximately 280SF) into (2) separate exam rooms, Rooms 126A and 126B.**

**Demo work:**

- Demo and dispose of existing cabinetry, sink and plumbing
- Demo and dispose of existing carpet and base
- Demo and dispose of existing one-way window

**Construction:**

- Replace removed one-way window area with wall framed wall
- New wall to divide space into (2) rooms
- Cut-in for new corridor door at entry into room 126B
- New wall with door opening in Corridor 130
  - Possible relocation of adjacent sprinkler head (TBD)
- Reconfigure plumbing (supply and waste) for new sinks at each room
- Add return air register and ducting at new room 126B
- Split supply air and floor registers to serve each room
- New vanity and upper cabinet at each room (spec TBD)
- New sink and faucet at each room (spec TBD)
- Electrical revisions (outlets and lighting controls) per pending electrical plan
- Fire alarm modifications TBD
- Egress signage (TBD)

**Doors:**

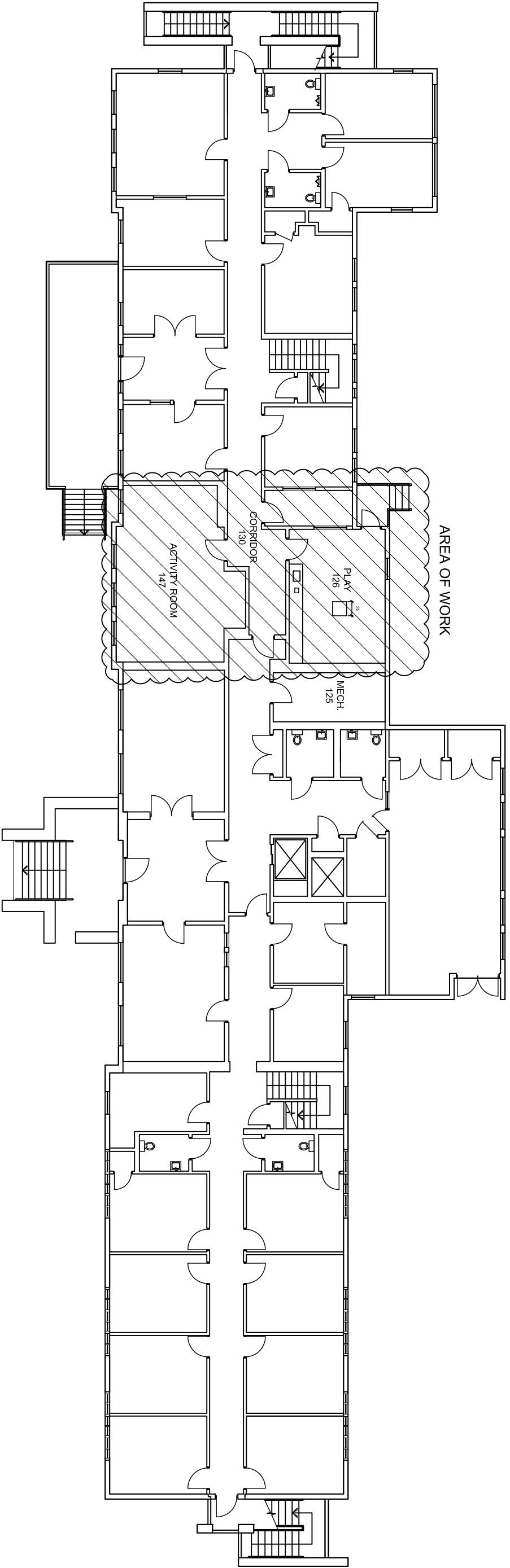
- New corridor door (match existing) at entry to room 126B
- New cross corridor door and wall at Corridor 130
  - Door to match existing corridor doors
  - Door to be access controlled as follows:
    - Card reader at entry
    - Delayed access with exit alarm at egress
    - Card reader to deactivate exit alarm
    - Required door signage (TBD)
- Retrofit (E) exterior door (Room 126A) with blank hardware

**Finishes:**

- New paint at both rooms – low VOC, color to match existing
- New flooring – Marmoleum sheet vinyl, (color TBD)
- New Base – 4” Burke rubber wall base (color TBD)

**Not in Scope:**

- Phone and Data cabling by others (locations TBD)



FLOOR PLAN - FIRST FLOOR  
 EDEN CMHC - 2045 FAIRMONT DRIVE - SAN LEANDRO



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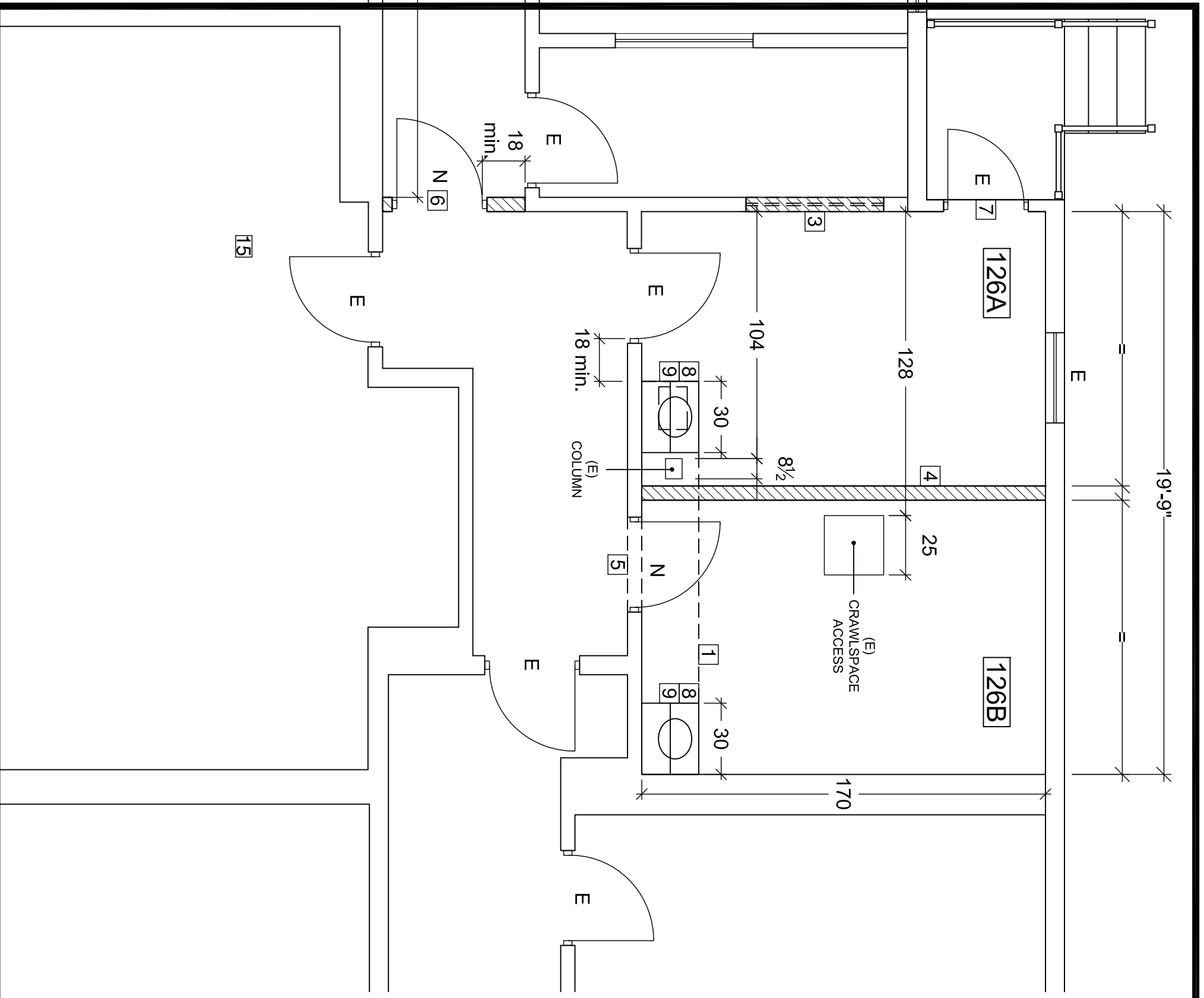
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SHEET

1

OF:

2



**SCOPE OF WORK**

DIVIDE EXISTING PLAYROOM 126 INTO (2) EXAM ROOMS (126A & 126B) AS FOLLOWS:

- 1 DEMO EXISTING CABINETRY AND SINK
- 2 DEMO EXISTING CARPET AND BASE
- 3 DEMO EXISTING ONE-WAY MIRROR REPLACE WITH WALL
- 4 NEW WALL TO DIVIDE ROOM IN (2) ROOM
- 5 NEW DOOR AT ROOM 126B (MATCH EXISTING)
- 6 NEW DOOR (ACCESS CONTROLLED/ALARMED/EGRESS) AND WALL\*
- 7 RETROFIT REAR DOOR (126A) WITH BLANK HARDWARE
- 8 NEW SINK, COUNTER AND VANITY & UPPER CABINET AT (2) ROOMS
- 9 NEW PLUMBING TO (2) NEW SINKS
- 10 ADD RETURN AIR REGISTER AT NEW ROOM 126B
- 11 SPLIT SUPPLY AIR FLOOR REGISTER FOR (2) ROOMS
- 12 TBD - ELECTRICAL REVISIONS (PENDING ELEC. PLAN)
- 13 TBD - PHONE & DATA CABLING (BY OTHERS)
- 14 TBD - FIRE ALARM, SPRINKLER, ELECTRICAL AND SIGN LOCATIONS
- 15 FURNITURE ONLY AT THIS ROOM
- 16 PAINT\*\*, FLOORING\*\*\* & BASE\*\*\*\* AT THE FOLLOWING ROOMS:
  - 126A EXAM ROOM 140 SF
  - 126B EXAM ROOM 140 SF
  - 280 SF

\* MAY REQUIRE SPRINKLER RELOCATION  
 \*\* PAINT - LOW VOC, COLOR TO MATCH EXISTING  
 \*\*\* FLOORING - SHEET VINYL, COLOR T.B.D.  
 \*\*\*\* BASE - 4" BURKE RUBBER WALL BASE, COLOR T.B.D.

WALL TO BE REMOVED  
 WALL TO BE ADDED  
 SCALE: 1/4" = 1' - 0"  
 FIELD VERIFY ALL DIMENSIONS