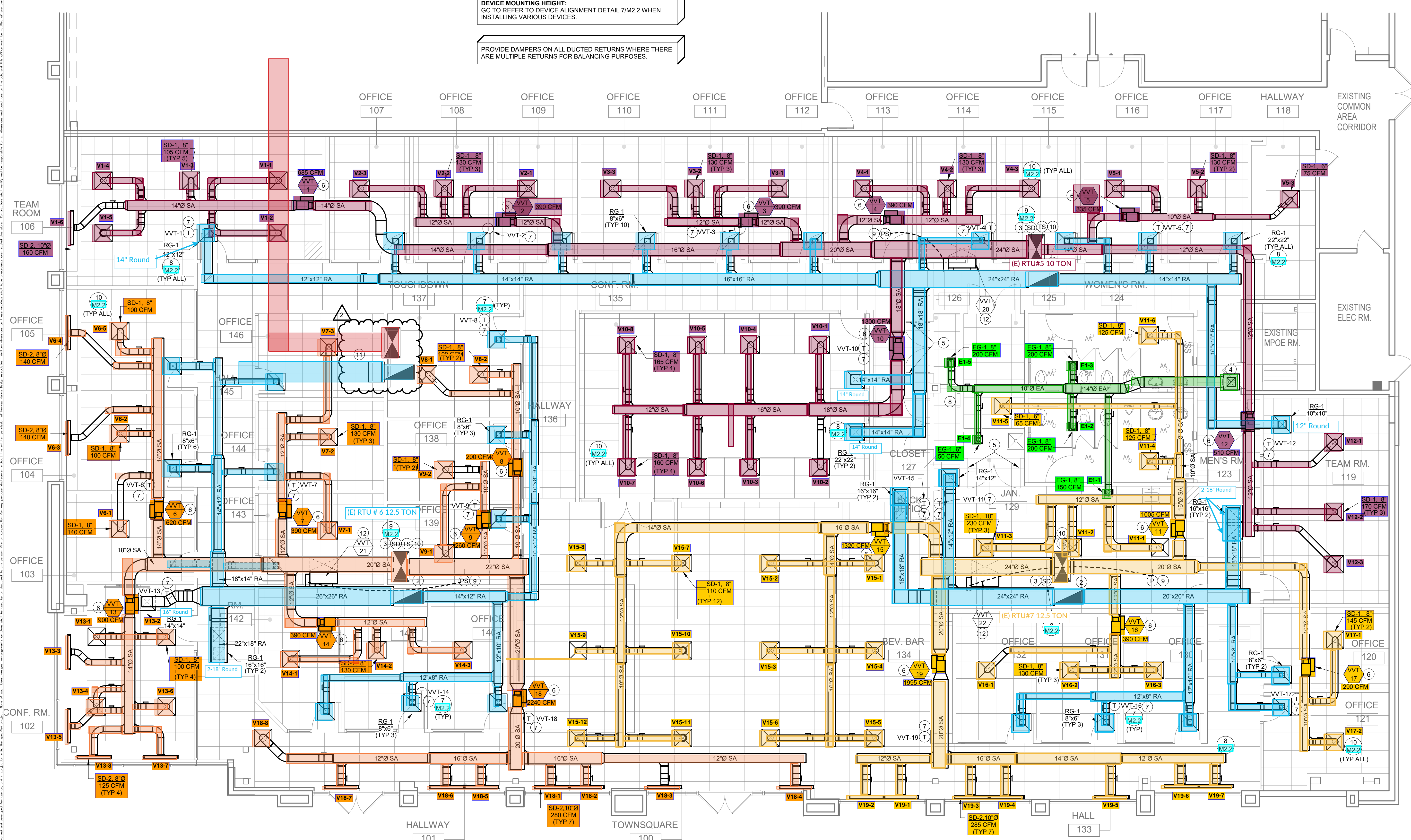


Thursday, 10 Apr 2026 - 7:56am \\sdo\projects\2024\24HHDD01 - Charles Schwab - Cupertino\Cadd\24HHDD01-M1.dwg

GC TO INSTALL RETURN GRILLE SOUND BOOTS ON ALL RETURNS PER SOUND BOOT DETAIL 8M2.2.
DEVICE MOUNTING HEIGHT: GC TO REFER TO DEVICE ALIGNMENT DETAIL 7M2.2 WHEN INSTALLING VARIOUS DEVICES.
PROVIDE DAMPERS ON ALL DUCTED RETURNS WHERE THERE ARE MULTIPLE RETURNS FOR BALANCING PURPOSES.



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

HVAC GENERAL NOTES:

- GENERAL NOTES:
A. EXISTING CONDITIONS ARE BASED ON RECORD DRAWINGS PROVIDED BY THE OWNER...
B. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS...
C. ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS...
D. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENT AND LOCAL CODES...
E. MECHANICAL CONTRACTOR SHALL FIELD COORDINATE WITH ELECTRICAL CONTRACTOR...
F. ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS...
G. ALL EQUIPMENT SHALL BE PROPERLY COORDINATED...
H. COORDINATE DUCT ROUTING AND HEIGHTS WITH GENERAL CONTRACTOR...
I. THE CONTRACTOR SHALL INSTALL ALL PIPING, DUCTWORK AND EQUIPMENT AS REQUIRED TO CONFORM TO THE STRUCTURE...
J. ALL DUCT CONNECTIONS TO HVAC EQUIPMENT MUST BE MADE WITH FLEXIBLE CONNECTORS...
K. DO NOT ATTACH ANYTHING TO DECK ABOVE...
L. ALL DUCT DIMENSIONS INDICATED ARE CLEAR INSIDE DIMENSIONS...
M. AT THE START OF CONSTRUCTION, THE MECHANICAL CONTRACTOR SHALL INSPECT AND RUN TEST ALL EXISTING HVAC UNITS...
N. PROVIDE REMOTE VOLUME DAMPER CONTROL MANUFACTURED BY YOUNG REGULATOR OR UNITED ENTECH FOR DAMPERS LOCATED ABOVE INACCESSIBLE CEILING...
O. THIS PROJECT UTILIZES A PLENUM RETURN AIR CEILING DESIGN...
P. TENANT'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS...
Q. ALL ROOFING WORK SHALL BE PERFORMED BY LANDLORD'S APPROVED ROOFING CONTRACTOR...
R. ROOF MOUNTED EQUIPMENT SHALL BE LABELED WITH THE TENANT NAME AND SPACE NUMBER...
S. MECHANICAL CONTRACTOR SHALL PROVIDE TENANT WITH A WRITTEN ONE (1) YEAR MANUFACTURER'S WARRANTY...
T. AT THE COMPLETION OF CONSTRUCTION AN NEBB, ABC OR TABB CERTIFIED AIR BALANCE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND LANDLORD...
U. IS TO PROTECT IN PLACE ALL EXISTING MECHANICAL EQUIPMENT SLATED FOR REUSE...
V. FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR...
W. CONTRACTOR IS RESPONSIBLE FOR COMPLETION OF ALL TITLE 24 MECHANICAL INSTALLATION CERTIFICATE DOCUMENTS...
X. CONTRACTOR IS RESPONSIBLE FOR COMPLETION OF ALL TITLE 24 MECHANICAL ACCEPTANCE TESTING DOCUMENTS...
Y. PROVIDE DUCT LINING ON FIRST 10'-0" OF SUPPLY AND RETURN OF EACH RTU.
BUILDING COORDINATION:
AA. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LANDLORD'S TENANT CRITERIA MANUAL...
AB. PARTS OF THE BASE BUILDING SYSTEMS THAT FALL INTO LEASE LINE SHALL REMAIN UNDISTURBED...
AC. PROVIDE ALL NECESSARY WIRING, RELAYS, DETECTORS, COMPONENTS, ETC.

HVAC KEYNOTES:

- HVAC NOTES:
1. EXISTING 10 TON ROOFTOP UNIT TO REMAIN. FIELD VERIFY EXACT LOCATION.
2. EXISTING 12.5 TON ROOFTOP UNIT TO REMAIN. FIELD VERIFY EXACT LOCATION.
3. VERIFY EXISTING CONDITIONS, IF NOT PRESENT, DUCT SMOKE DETECTOR ON SUPPLY SIDE RELAY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR...
4. PROVIDE NEW EXHAUST FAN AS NOTED ON PLAN AND SCHEDULED ON SHEET M2.1. THE CONTRACTOR SHALL FIELD VERIFY THAT THE LOCATION SHOWN IS A MINIMUM OF 15'-0" FROM ANY OUTDOOR AIR INTAKE...
5. CONTRACTOR SHALL UNDERCUT IT CLOSET DOORS 1".
6. PROVIDE NEW VVT BOX AS NOTED ON PLANS AND SCHEDULED ON SHEET M2.2.
7. PROVIDE NEW CARRIER BY SYSTEM PILOT, VVT BYPASS CONTROLLER, UNIVERSAL CONTROLLER, AND COMPLETE ARRAY OF INPUT AND OUTPUT DEVICES...
8. PROVIDE NEW CARRIER BY SYSTEM PILOT, VVT BYPASS CONTROLLER, UNIVERSAL CONTROLLER, AND COMPLETE ARRAY OF INPUT AND OUTPUT DEVICES...
9. SUPPLY DUCT TEMPERATURE SENSOR INTEGRATED INTO 3V SYSTEM PILOT VVT CONTROLLER.
10. EXISTING RTU LOCATED IN OUR SPACE IS SHOWN FOR REFERENCE AND WILL NOT BE USED. CAP SEAL AND INSULATE DUCT DROPS FROM RTU. UNIT TO BE RELOCATED TO THE SUPPLY DUCT PRESSURE.

SEISMIC NOTE:

SEISMIC DESIGN, IF ANY, SHALL BE HANDLED AS A DEFERRED SUBMITTAL BY THE INSTALLING CONTRACTOR.

FINAL DUCT ROUTING AND COORDINATION SHOULD BE PERFORMED BY THE INSTALLING CONTRACTOR PRIOR TO FABRICATION OF ANY DUCTWORK TO ENSURE ADEQUATE CLEARANCES AND CLASH AVOIDANCE WITH OTHER TRADES.

HOURS OF OPERATION/ THERMOSTAT PROGRAMMING:

OCCUPIED: MONDAY THROUGH FRIDAY, 7:30 AM TO 5:30 PM. OCCUPANCY OVERRIDE FOR 2 HOUR PERIOD. TEMPERATURE SETPOINT: 72 DEGREES F WITH A 5 DEGREE DEADBAND AS REQUIRED BY ENERGY CODE, OR MINIMUM OF +/- 2 DEGREES. UNOCCUPIED: TEMPERATURE SETPOINT 85 DEGREES F COOLING, 55 DEGREES F HEATING. IT EQUIPMENT ROOM: SETPOINT OF 75 DEGREES F

HURKES HARRIS INTERIOR DESIGN-SPACE PLANNING 3838 CAMINO DEL RIO N, STE 252 SAN DIEGO, CA 92108 PHONE: 619-702-0380 FAX: 619-702-0383 www.hhdainc.com

PROFESSIONAL ENGINEER No. 39940 Ready to Go MECHANICAL STATE OF CALIFORNIA 04/10/25

MEP ENGINEER DC ENGINEERING Careful listening. Dynamic solutions. 208.288.2181 Project: 24HHDD01

CLIENT: charles schwab

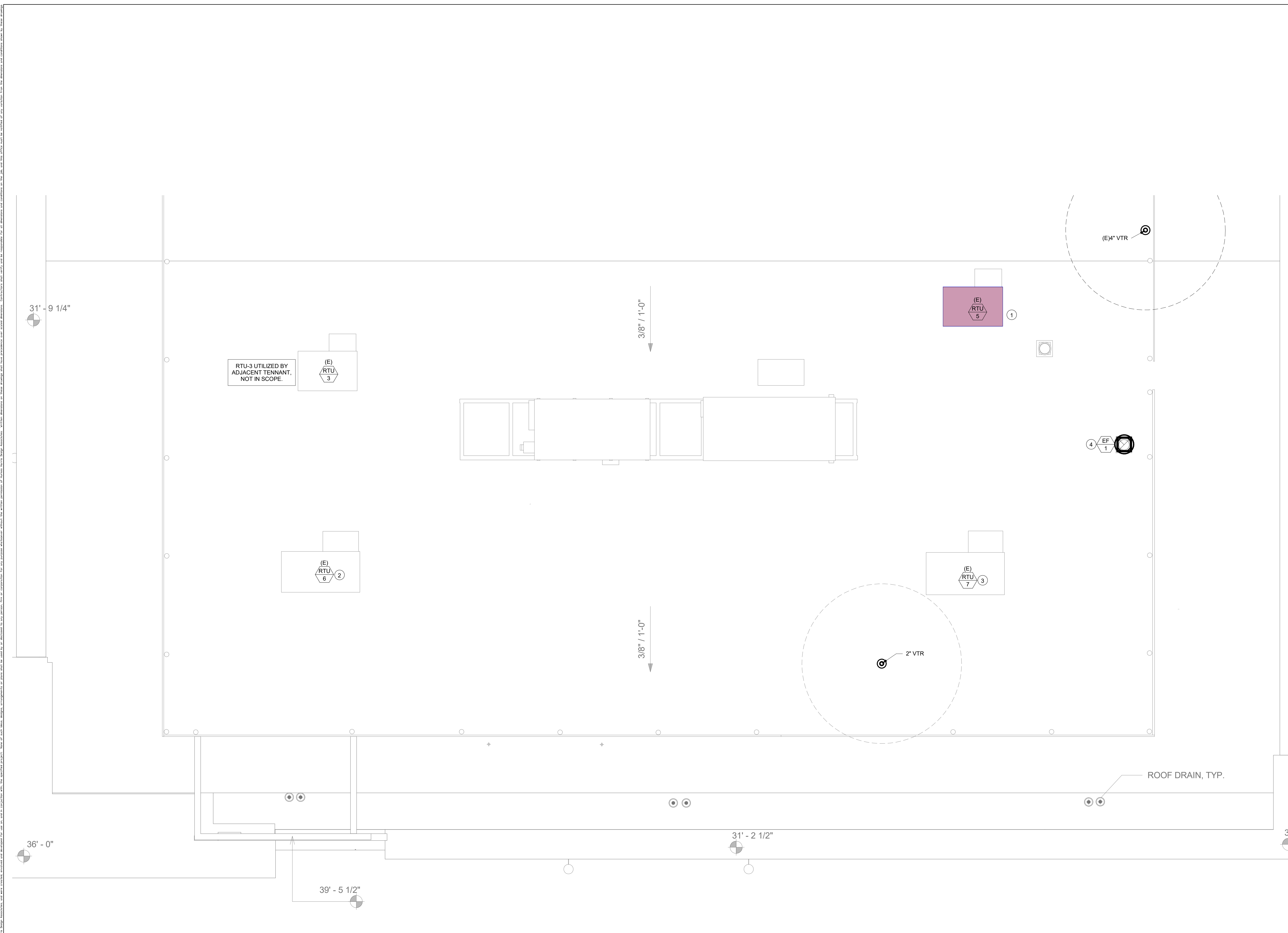
CHARLES SCHWAB CUPERTINO 19499 STEVENS CREEK BLVD., SUITE 100 CUPERTINO, CA 95014

03/05/2025 BULLETIN #1 02/20/2025 CITY COMMENT REVIEW

Table with 2 columns: ISSUES, and dates. Includes CS 20% REVIEW ISSUE (09/04/2024), CONSULTANT ISSUE (09/10/2024), CS 90% REVIEW (10/11/2024), LANDLORD REVIEW (12/03/2024), GC BID (12/03/2024), PERMIT SUBMITTAL (12/03/2024), FOR CONSTRUCTION (04/11/2025).

FILE NUMBER: 252.027 DATE: 11/26/2024 SCALE: AS NOTED DRAWN BY: HVAC FLOOR PLAN

Thursday, 10 Apr 2026 - 7:66am \\udca\projects\2024\24HHDD01 - Charles Schwab - Cupertino\Cadd\24HHDD01-M1.4.dwg



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

HVAC GENERAL NOTES:

- GENERAL NOTES:
- A. EXISTING CONDITIONS ARE BASED ON RECORD DRAWINGS PROVIDED BY THE OWNER. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE PROJECT.
 - B. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY EXTRAS DUE TO THE CONTRACTOR'S FAILURE TO VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR RESOLUTION.
 - C. ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS.
 - D. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENT AND LOCAL CODES.
 - E. MECHANICAL CONTRACTOR SHALL FIELD COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.
 - F. ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF ALL EQUIPMENT MAY BE PROPERLY COORDINATED.
 - G. ALL EQUIPMENT FURNISHED SHALL FIT THE SPACE AVAILABLE WITH CONNECTIONS IN THE REQUIRED LOCATIONS AND WITH ADEQUATE SPACE FOR OPERATING AND SERVICING. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATE THE INTENT OF THE INSTALLATION WHILE THE SPECIFICATIONS AND EQUIPMENT LIST DENOTE THE TYPE AND QUALITY OF MATERIAL AND WORKMANSHIP TO BE USED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. WHERE A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE HIGHER AND/OR MORE COSTLY STANDARD WILL APPLY. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER WHOSE DECISION SHALL BE FINAL. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS REGARD ON BEHALF OF THE CONTRACTOR AFTER AWARD OF THE CONTRACT.
 - H. COORDINATE DUCT ROUTING AND HEIGHTS WITH GENERAL CONTRACTOR. VERIFY ALL CLEARANCES BEFORE STARTING WORK.
 - I. THE CONTRACTOR SHALL INSTALL ALL PIPING, DUCTWORK AND EQUIPMENT AS REQUIRED TO CONFORM TO THE STRUCTURE. AVOID OBSTRUCTIONS. PRESERVE CEILING HEIGHTS AND HEADROOM AND MAKE ALL EQUIPMENT REQUIRING MAINTENANCE OR REPAIR ACCESSIBLE.
 - J. ALL DUCT CONNECTIONS TO HVAC EQUIPMENT MUST BE MADE WITH FLEXIBLE CONNECTORS.
 - K. DO NOT ATTACH ANYTHING TO DECK ABOVE. ATTACH TO STRUCTURE (i.e. BEAMS, JOISTS) ONLY. DUCT HANGERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE. ALL CONNECTIONS TO JOISTS SHALL BE MADE AT THE TOP CORD.
 - L. ALL DUCT DIMENSIONS INDICATED ARE CLEAR INSIDE DIMENSIONS. ALL SUPPLY AND UNTEMPERED OUTDOOR AIR DUCTWORK SHALL BE LINED WITH 1" ACOUSTICAL DUCT LINER OR WRAPPED WITH 1-1/2" THICK FIRE RETARDANT FIBERGLASS WITH A REINFORCED ALUMINUM FOIL JACKET AND SHALL BE APPROVED FOR USE BY SHACMA AND NAIMA. RETURN AIR TRANSFER DUCTS AND RETURN DUCTWORK WITHIN 10 FEET OF THE UNIT FAN SHALL BE LINED WITH 1" ACOUSTICAL DUCT LINER.
 - M. AT THE START OF CONSTRUCTION, THE MECHANICAL CONTRACTOR SHALL INSPECT AND RUN TEST ALL EXISTING HVAC UNITS DESIGNATED FOR REUSE. CONTRACTOR SHALL INFORM THE ENGINEER OF ANY NECESSARY REPAIRS FOR APPROVAL IN A TIMELY MANNER, AS TO NOT DELAY THE PROJECT OPENING DATE. PROVIDE REMOTE VOLUME DAMPER CONTROL MANUFACTURED BY YOUNG REGULATOR OR UNITE ENERTECH FOR DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS. LOCATE CONTROLLER ABOVE ACCESSIBLE CEILING LOCATION.
 - N. THIS PROJECT UTILIZES A PLENUM RETURN AIR CEILING DESIGN. ALL EQUIPMENT AND MATERIALS INSTALLED IN THE PLENUM RETURN CEILING MUST MEET THE FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS OF 25/50 AND BE APPROVED FOR USE IN PLENUM RETURN CEILING.
 - P. TENANT'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS AND/OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES PRIOR TO BIDDING. TENANT'S CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL COSTS RELATING TO THE RELOCATION OF, DAMAGE TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF TENANT'S WORK IN OR AROUND THE PREMISES.
 - Q. ALL ROOFING WORK SHALL BE PERFORMED BY LANDLORD'S APPROVED ROOFING CONTRACTOR AT TENANT'S EXPENSE, IF REQUIRED IN LEASE OR TENANT CRITERIA MANUAL.
 - R. ROOF MOUNTED EQUIPMENT SHALL BE LABELED WITH THE TENANT NAME AND SPACE NUMBER WITH 2" HIGH WEATHER PROOF LETTERS.
 - S. MECHANICAL CONTRACTOR SHALL PROVIDE TENANT WITH A WRITTEN ONE (1) YEAR MANUFACTURER'S WARRANTY ON ALL HVAC EQUIPMENT PROVIDED AND /OR INSTALLED. THE WARRANTY SHALL INCLUDE ALL LABOR, MATERIALS AND THREE (3) ROUTINE SERVICES INCLUDING FILTER CHANGES DURING A ONE (1) YEAR PERIOD. AT THE COMPLETION OF CONSTRUCTION AN NEBB, AAFC OR TABB CERTIFIED AIR BALANCE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND LANDLORD. THE BALANCING MUST BE COMPLETED BY AN INDEPENDENT, THIRD PARTY CONTRACTOR WITH NO TIES TO THE INSTALLING CONTRACTORS.
 - U. GC IS TO PROTECT IN PLACE ALL EXISTING MECHANICAL EQUIPMENT SLATED FOR REUSE DURING ALL PHASES OF WORK. GC IS TO REPLACE ALL HVAC FILTERS AT THE BEGINNING AND END OF THE PROJECT.
 - V. FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR REQUIRED AND NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND/OR SPECIFIED IN ALL SECTIONS OF DIVISION 23 AND ALL OTHER WORK AND MISCELLANEOUS ITEMS, NOT SPECIFICALLY MENTIONED, BUT REASONABLY INFERRED FOR A COMPLETE INSTALLATION, INCLUDING ALL ACCESSORIES REQUIRED FOR TESTING THE SYSTEM. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS ALL SYSTEMS BE COMPLETE AND READY FOR OPERATION.
 - W. CONTRACTOR IS RESPONSIBLE FOR COMPLETION OF ALL TITLE 24 MECHANICAL INSTALLATION CERTIFICATE DOCUMENTS AS REQUIRED BY THE AHJ.
 - X. CONTRACTOR IS RESPONSIBLE FOR COMPLETION OF ALL TITLE 24 MECHANICAL ACCEPTANCE TESTING DOCUMENTS AS REQUIRED BY THE AHJ.
 - Y. PROVIDE DUCT LINING ON FIRST 10'-0" OF SUPPLY AND RETURN OF EACH RTU.
- BUILDING COORDINATION:
 AA. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LANDLORD'S TENANT CRITERIA MANUAL. TENANT CRITERIA MANUAL IS AN INTEGRAL PART OF THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LANDLORD REQUIREMENTS AT NO ADDITIONAL COST TO THE TENANT.
 AB. PARTS OF THE BASE BUILDING SYSTEMS THAT FALL INTO LEASE LINE SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
 AC. PROVIDE ALL NECESSARY WIRING, RELAYS, DETECTORS, COMPONENTS, ETC.,

HVAC KEYNOTES:

- HVAC NOTES:
1. EXISTING 10 TON ROOFTOP UNIT TO REMAIN. CONTRACTOR SHALL BALANCE EXISTING UNIT TO PROVIDE 4,000 CFM OF SUPPLY AIR AND 930 CFM OF OUTDOOR AIR. FIELD VERIFY EXACT LOCATION.
 2. EXISTING 12.5 TON ROOFTOP UNIT TO REMAIN. CONTRACTOR SHALL BALANCE EXISTING UNIT TO PROVIDE 5,000 CFM OF SUPPLY AIR AND 600 CFM OF OUTDOOR AIR. FIELD VERIFY EXACT LOCATION.
 3. EXISTING 12.5 TON ROOFTOP UNIT TO REMAIN. CONTRACTOR SHALL BALANCE EXISTING UNIT TO PROVIDE 5,000 CFM OF SUPPLY AIR AND 600 CFM OF OUTDOOR AIR. FIELD VERIFY EXACT LOCATION.
 4. PROVIDE NEW EXHAUST FAN ON EXISTING CURB. FIELD VERIFY EXACT LOCATION.

DESIGNER OF RECORD:

HURKES HARRIS

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REGISTERED PROFESSIONAL ENGINEER
 No. 39940
 MECHANICAL
 STATE OF CALIFORNIA
 04/10/25

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DC ENGINEERING
 Careful listening. Dynamic solutions.
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 208.288.2161 Project: 24HHDD01

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03/05/2025 BULLETIN #1
 02/20/2025 CITY COMMENT REVIEW

ISSUES:

CS 20% REVIEW ISSUE: 09/04/2024
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 GC BID: 12/03/2024
 PERMIT SUBMITTAL: 12/03/2024
 FOR CONSTRUCTION: 04/11/2025

FILE NUMBER: 252.027
 DATE: 11/26/2024
 SCALE: AS NOTED
 DRAWN BY:
 HVAC ROOF PLAN

M1.4