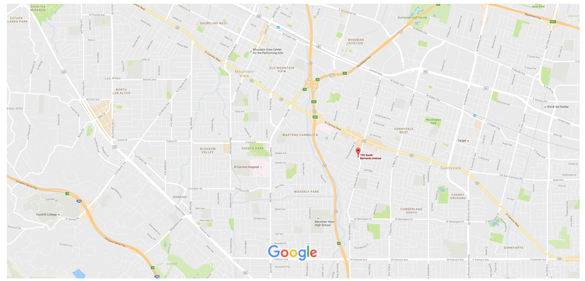
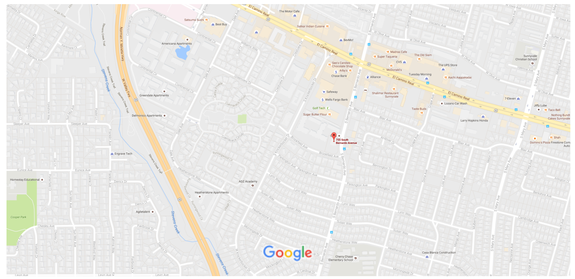
Google Maps 755 S Bernardo Ave




## LOCATION PLAN

Google Maps 755 S Bernardo Ave




## VICINITY PLAN

**OWNER:**
JY INTERNATIONAL GROUP, INC
660 SOUTH BERNARDO AVE
SUNNYVALE, CA 94087

**ZONING:**
**C1/PD**

**SITE AREA:**
37,887 SQ.FT.

**EXISTING BUILDING AREA:**
6920.3 SQ.FT.

**LOT COVERAGE:**
6920.3 / 37,887 = 0.182= 18%

**FAR:**
0.18 = 18%

**STUDENTS:**
120

**STAFF:**
12

**PARKING:**
**30** STALLS PROVIDED
REQUIRED PARKING IS
0.25 STALL PER CHILD = 120 X 0.25 = **30**

**BICYCLE PARKING:**
5% OF TOTAL PARKING. 5% OF 31 STALLS = 1.6 = 2 STALLS

**ELECTRIC VEHICLE PARKING:**
3% OF TOTAL PARKING. 3% OF 31 STALLS = 0.93 = 1 STALL

**RIDESHARE PARKING:**
5% OF TOTAL PARKING. 5% OF 31 STALLS = 1.6 = 2 STALLS

**PRESCHOOL-STUDENTS:**
120 STUDENTS **AGES 2 TO 6**

**LANDSCAPE AREAS:**
*LANDSCAPING:* PROVIDED **6584.9 SQ.FT.**
(REQUIRED: 20% OF PARKING AREA =20% OF 17,004.2 SQ.FT. = **3,400.84 SQ.FT.**)
*LANDSCAPE - WALKWAY AREA:*
**2472 SQ.FT.**

**TOTAL OF ALL LANDSCPE =9066.9 SQ.FT.**
20% OF SITE AREA = 37,887 X 20% = **7577.4 SQ.FT.**
*IN RELATION TO SITE:*
LANDSCAPE TOTAL WITH PLAYGROUND TURF = **13,653.4 SQ.FT.**

**PARKING AREA:**
17,004.2 SQ.FT.

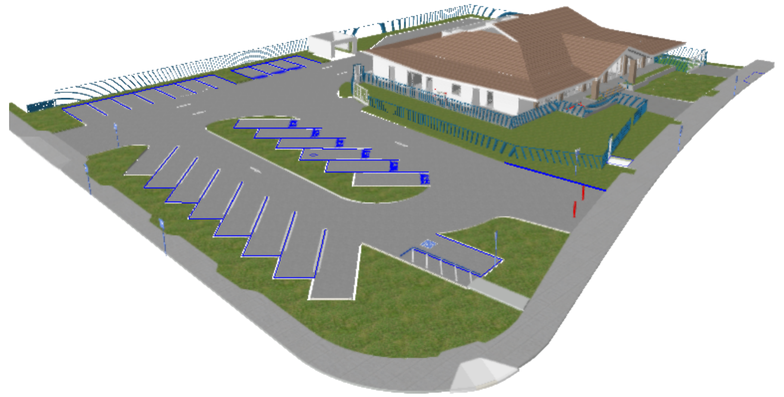
**PLAYGROUND AREA:**
4,586.5 SQ.FT.

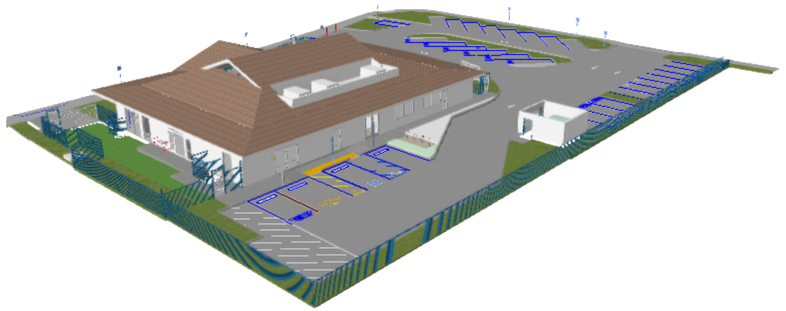
**EXISTING LANDSCAPING:**
3049.1 SQ.FT

**EXISTING IMPERVIOUS AREA:**
34,837.9 SQ.FT.
(BUILDING DRIVEWAYS, WALKWAYS)

**EXISTING PARKING:**
49 (TWO FOR DISABLED PERSONS)

## DESIGN DATA





**NOTES:**
A.
DEVELOPER IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGE IN THE PUBLIC RIGHT OF WAY OR ANY DAMAGE TO THE TRAFFIC CONTROL DEVICES CAUSED DUE TO CONSTRUCTION ACTIVITIES.
B.
DEVELOPER IS RESPONSIBLE FOR RESEARCH ON ALL EXISTING UTILITY LINES TO ENSURE THAT THERE ARE NO CONFLICTS WITH THE PROJECT. ALL EXISTING UTILITY LINES (PUBLIC OR PRIVATE) AND/OR THEIR APPURTENANCES NOT SERVING THE PROJECT SHALL BE CAPPED, ABANDONED, REMOVED, RELOCATED AND / OR DISPOSED OF TO THE SATISFACTION OF THE CITY. EXISTING PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY, SHALL BE ABANDONED PER CITY'S ABANDONMENT NOTES, INCLUDING ABANDONMENT BY OTHER UTILITY OWNERS.
C.
THIS PROJECT IS REQUIRED TO FOLLOW THE EXISTING SANITARY SEWER AND STORM DRAIN TRIBUTARY PATTERN. ANY DEVIATIONS WOULD REQUIRE ADDITIONAL ANALYSIS AND SUBJECT APPROVAL BY DIRECTOR OF PUBLIC WORKS AS PART OF THE OFF SITE IMPROVEMENT PLAN REVIEW PROCESS. THIS PROJECT SHALL NOT CAUSE ANY NEGATIVE IMACT ON THE DRAINAGE PATTERN FOR ADJACENT PROPERTIES.

**SCOPE OF WORK:**

1. TENANT IMPROVEMENT, FOR PROPOSED PRE-SCHOOL FACILITY WITHIN EXISTING BUILDING.
2. NO ALTERATIONS TO EXISTING BUILDING, EXCEPT INSTALLATION OF NEW EXIT DOORS IN PLACE OF EXISTING AND REPLACEMENT OF DOORS BY WINDOWS OF SAME SIZE. INSTALLATION OF NEW EXIT DOOR IN FRONT WALL LEADING FROM A CLASSROOM
3. REPLACEMENT/RECONFIGURATION OF EXISTING FRONT STAIR, SIDEWALK AT THE BUILDING SIDE AND FRONT OF THE BUILDING FOR COMPLIANCE TO ACCESSIBILITY STANDARDS
4. MODIFICATION TO EXISITNG PARKING FOR ACCESSIBILITY STANDARDS.
5. INSTALLATION OF NEW PLAYGROUND PERIMETER FENCING AT BUILDING REAR AND SIDE, INCLUDING GATES AND EMERGENCY VEHICLE ACCESS GATE.
6. NEW ACCESSIBLE PARKING AND SITE SIGNAGE WITHIN SIGNAGE PROGRAM OF THE PRE-SCHOOL.
7. INSTALLATION OF NEW PLAYGROUND AT REAR WITHIN EXISTING OPEN SPACE. EXISTING DRAINAGE WILL BE MAINTAINED PLAYGROUND WILL HAVE ARTIFICIAL TURF WITH BIKE ROUTE IN ASPHALT-CONCRETE.
8. RECONFIGURE / ENHANCE LANDSCAPING IN AREA AROUND PROPOSED PLAYGROUND, PARKING AND FRONT ENTRANCE.

## PLANNING APPROVALS

## BUILDING DEPARTMENT APPROVALS

**LIST OF DRAWINGS:**
***ARCHITECTURE:***
A-001 COVER SHEET DESIGN DATA
A-101 SITE PLAN
A-102 SITE AREA
A-103 SITE AREAS
A-104 SITE AREAS AND PLAYGROUND
A-105 CIRCULATION PLAN
A-106 EXISTING LANDSCAPE AREA
A-201 EXISTING FLOOR PLAN
A-301 NEW FLOOR PLAN
A-302 PLAY AREA
A-303 ROOF PLAN
A-304 ROOM AREAS
A-401 TRASH ENCLOSURE
A-501 ELEVATIONS
A-502 ELEVATIONS
A-601 GATE AND FENCE DETAILS
A-602 DETAILS

***SURVEY PLAN:***
SURVEY PLAN

***CIVIL:***
C-01 DEMOLITION PLAN
C-11 GRADING AND DRAINAGE PLAN
C-12 IMPERVIOUS SURFACE DATA

***LANDSCAPE:***
L-1 PLANTING PLAN
L-2 PARKING SHADING
L-3 HYDROZONE PLAN
L-4 IRRIGATION PLAN

***MEP:***
E-1.1 PHOTOMETRIC STUDY

MARK STOKLOSA ARCHITECT INC

351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
925 368 7270 C
markstoklosa@sbcglobal.net

PROPOSED PRE-SCHOOL
AT 755 S. BERNARDO AVE
SUNNYVALE, CA 94087
FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS

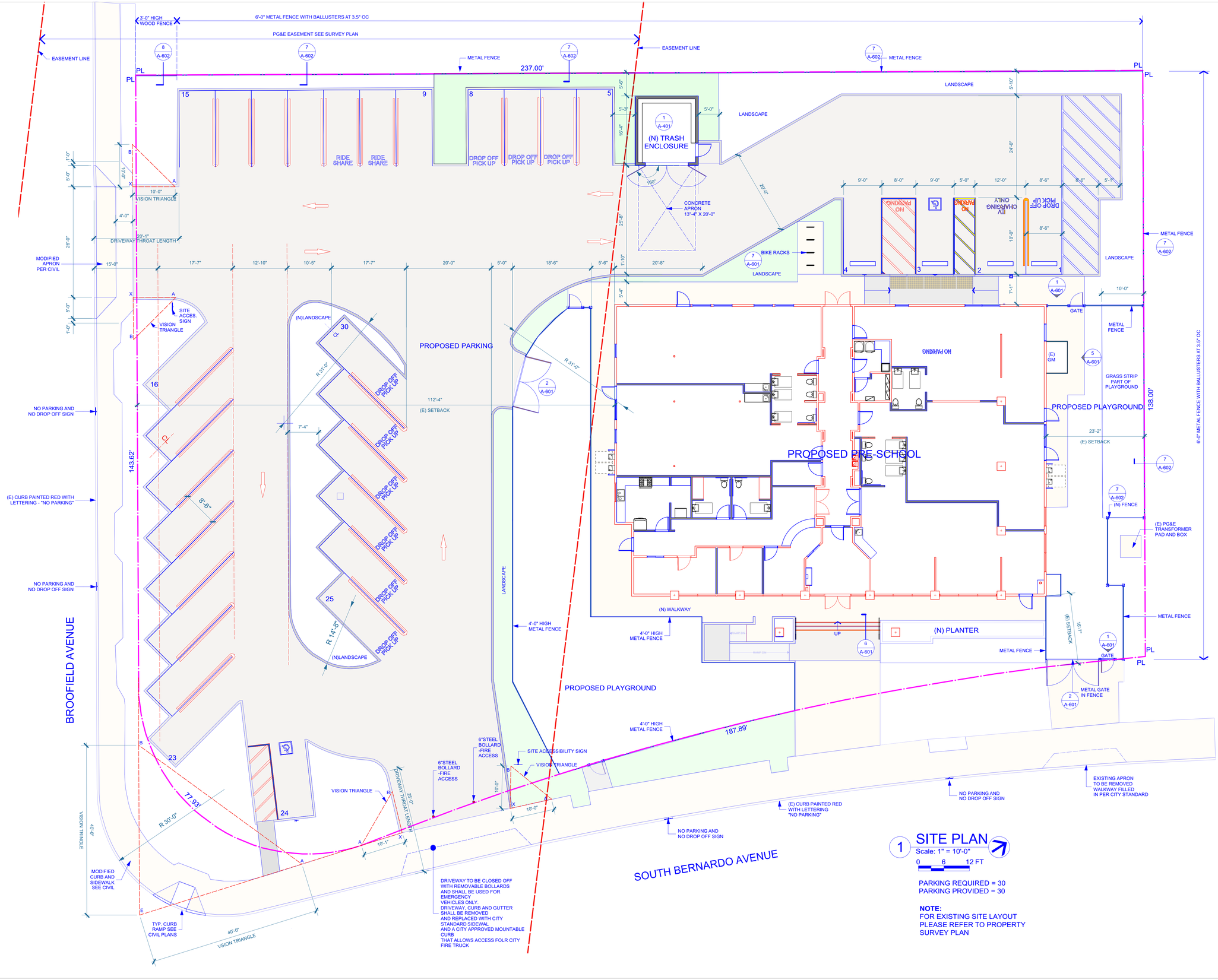


DRAWING TITLE:
DESIGN DATA

NOT FOR CONSTRUCTION

A-001

SHEET OF




## 1 SITE PLAN

Scale: 1" = 10'-0"

0 6 12 FT

PARKING REQUIRED = 30
PARKING PROVIDED = 30

**NOTE:**
FOR EXISTING SITE LAYOUT
PLEASE REFER TO PROPERTY
SURVEY PLAN

MARK STOKLOSA ARCHITECT INC

351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
925 368 7270 C
marekstoklosa@sbcglobal.net

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FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| SCALE: | |
| PROJECT NO: | 17-025 |
| MODEL FILE: | JINYING-2.VWX |
| DRAWN BY: | MS |
| REVIEWED BY: | MS |

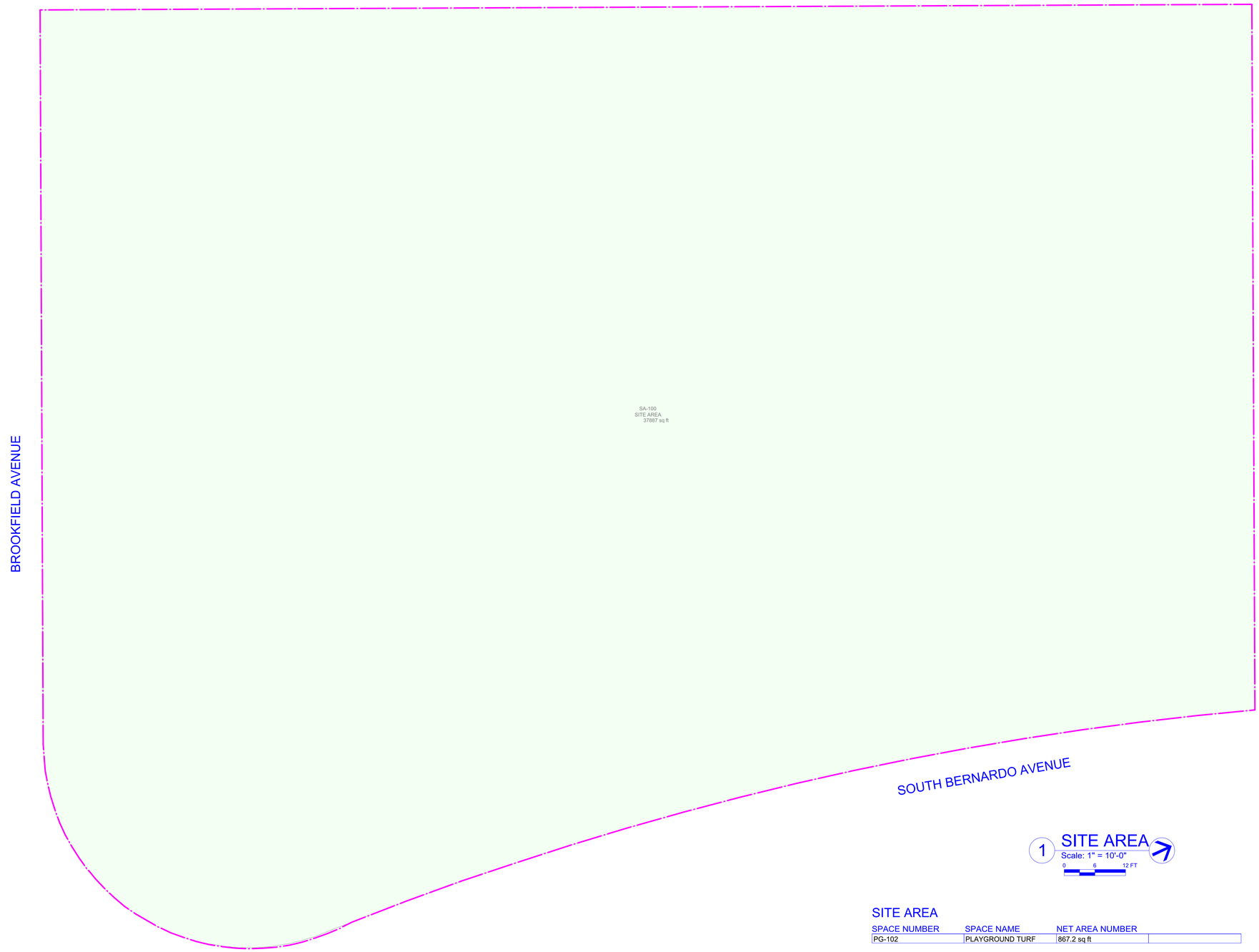


DRAWING TITLE:
SITE PLAN

NOT FOR CONSTRUCTION

A-101

SHEET OF




1 SITE AREA
Scale: 1" = 10'-0"
0 6 12 FT

## SITE AREA

| SPACE NUMBER | SPACE NAME | NET AREA NUMBER | |
|---|---|---|---|
| PG-102 | PLAYGROUND TURF | 867.2 sq ft | |

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|---|---|---|

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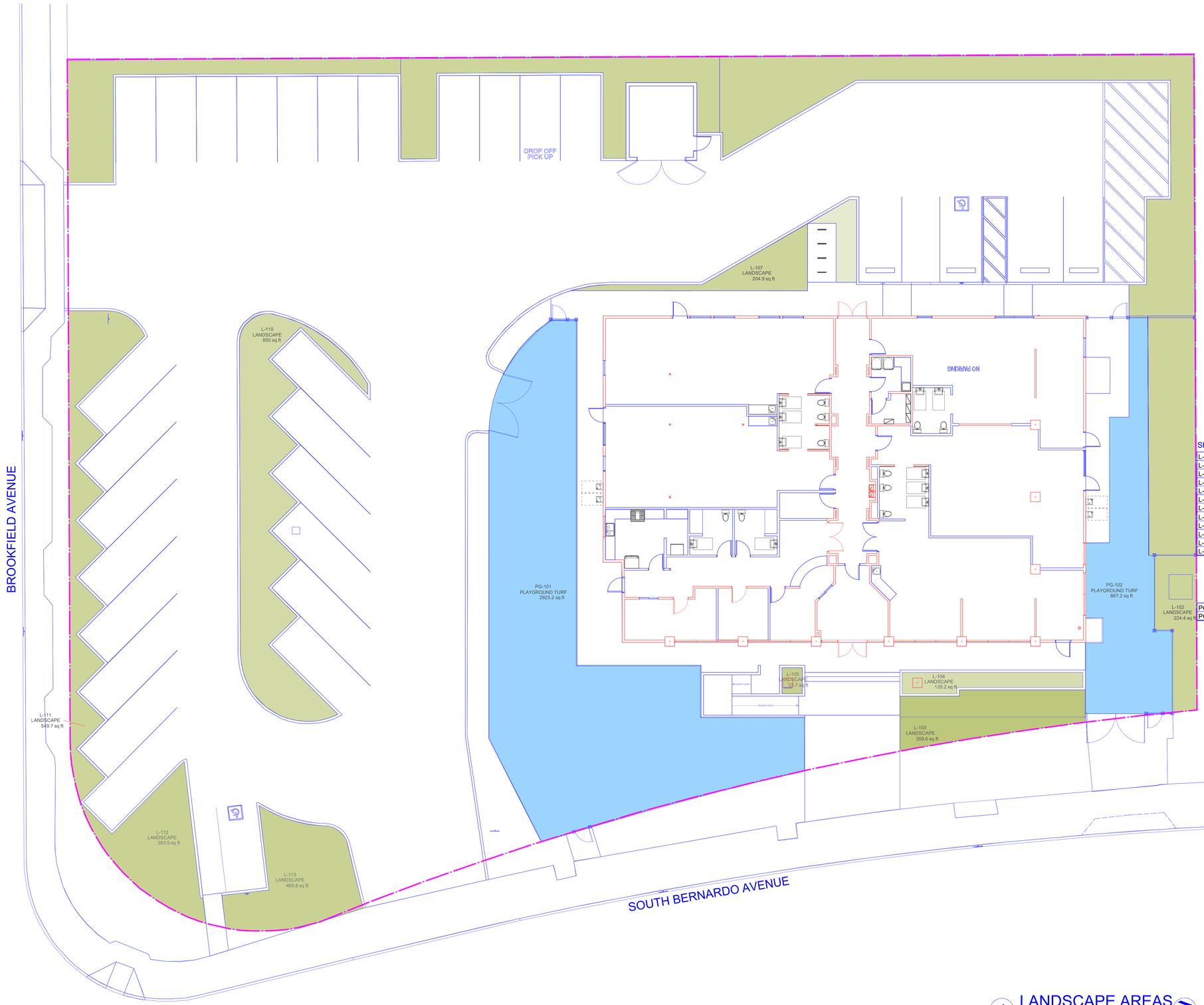
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS



DRAWING TITLE:
SITE AREA

NOT FOR CONSTRUCTION

A-102
SHEET OF




## LANDSCAPE AREAS

| SPACE NUMBER | SPACE NAME | NET AREA | NUMBER |
|---|---|---|---|
| L-101 | LANDSCAPE | 2649.1 sq ft | |
| L-102 | LANDSCAPE | 224.4 sq ft | |
| L-103 | LANDSCAPE | 359.6 sq ft | |
| L-104 | LANDSCAPE | 135.2 sq ft | |
| L-105 | LANDSCAPE | 23.7 sq ft | |
| L-106 | LANDSCAPE | 82.7 sq ft | |
| L-107 | LANDSCAPE | 204.9 sq ft | |
| L-109 | LANDSCAPE | 494.5 sq ft | |
| L-110 | LANDSCAPE | 850 sq ft | |
| L-111 | LANDSCAPE | 549.7 sq ft | |
| L-112 | LANDSCAPE | 393.5 sq ft | |
| L-113 | LANDSCAPE | 465.8 sq ft | |

6,518.3 SQ.FT

| | | | |
|---|---|---|---|
| PG-101 | PLAYGROUND TURF | 2923.2 sq ft | |
| PG-102 | PLAYGROUND TURF | 867.2 sq ft | |

3790.4 SQ.FT.

TOTAL=10,308.7 SQ.FT.

1 LANDSCAPE AREAS
Scale: 1" = 10'-0"
0 6 12 FT

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SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
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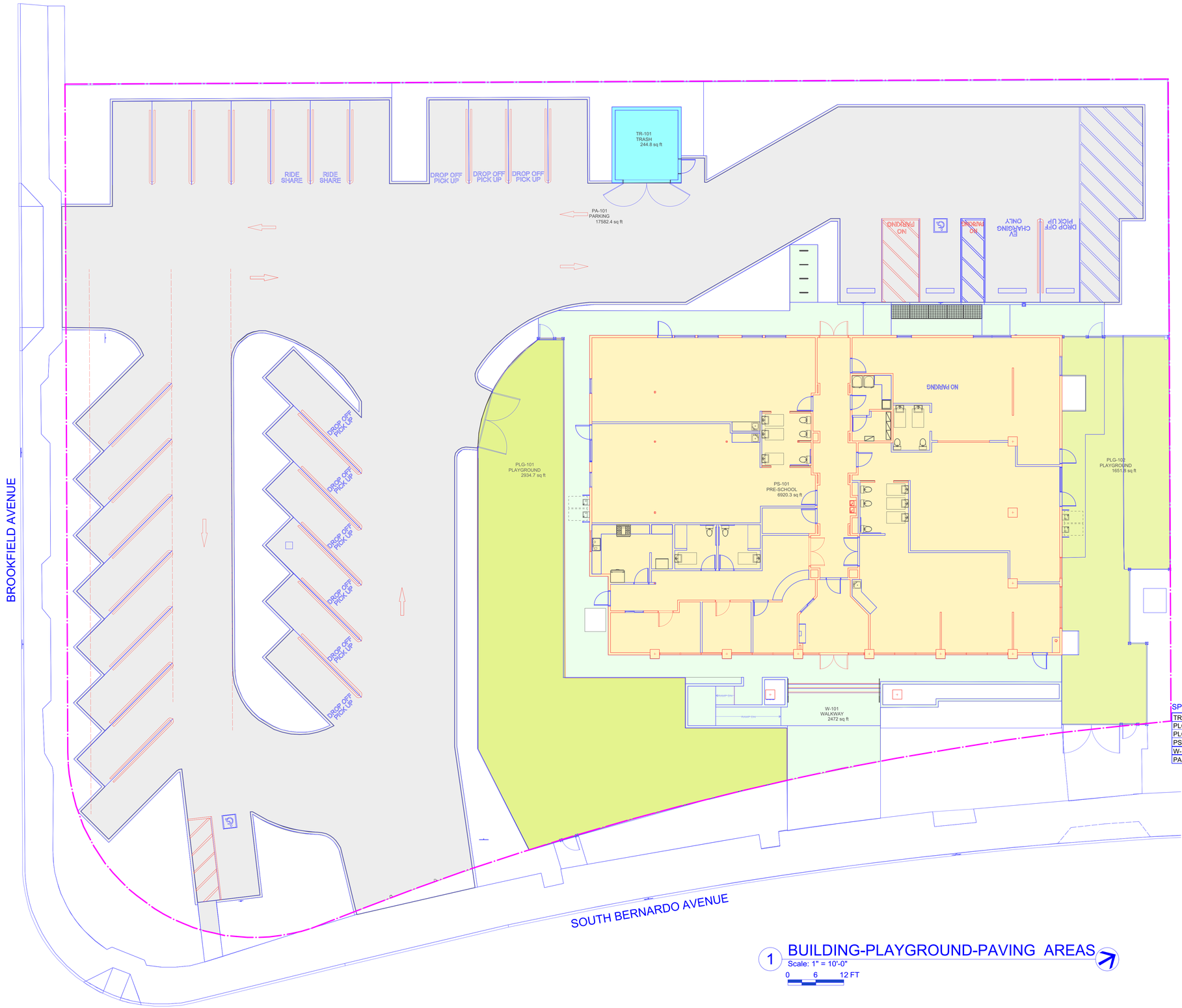
DRAWING TITLE:
SITE AREAS

NOT FOR CONSTRUCTION

A-103
SHEET OF




## SITE AREAS-PAVING, BUILDINGS, PLAYGROUND

| SPACE NUMBER | SPACE NAME | AREA NUMBER | |
|---|---|---|---|
| TR-101 | TRASH | 244.8 sq ft | |
| PLG-101 | PLAYGROUND | 2934.7 sq ft | |
| PLG-102 | PLAYGROUND | 1651.8 sq ft | |
| PS-101 | PRE-SCHOOL | 6920.3 sq ft | |
| W-101 | WALKWAY | 2472 sq ft | |
| PA-101 | PARKING | 17582.4 sq ft | |

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|---|---|---|

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MODEL FILE: JINYING-2.VWX
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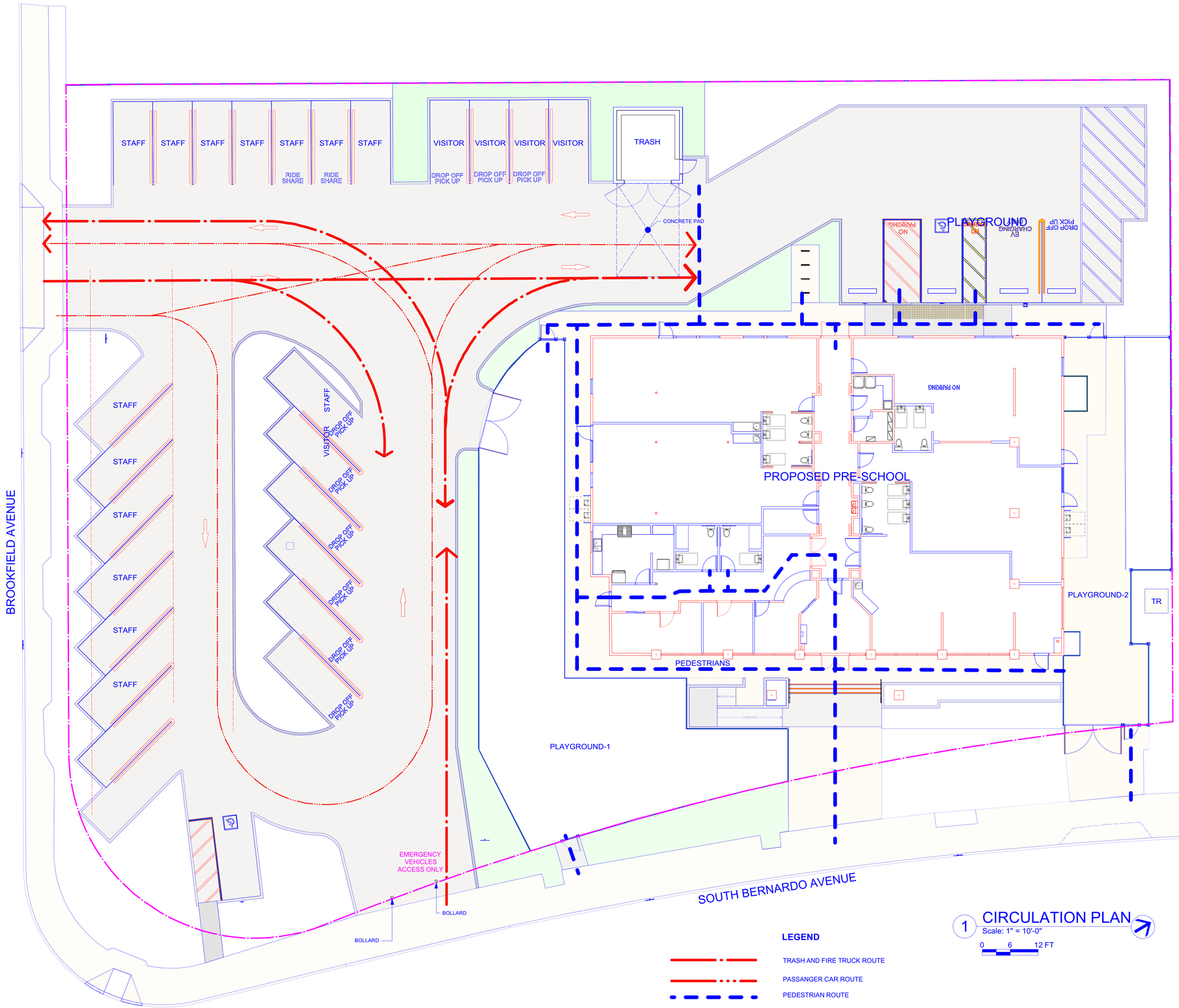
DRAWING TITLE:
BUILDING PLAYGROUND PAVING AREAS

NOT FOR CONSTRUCTION

A-104

SHEET OF




1 CIRCULATION PLAN
Scale: 1" = 10'-0"
0 6 12 FT

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| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
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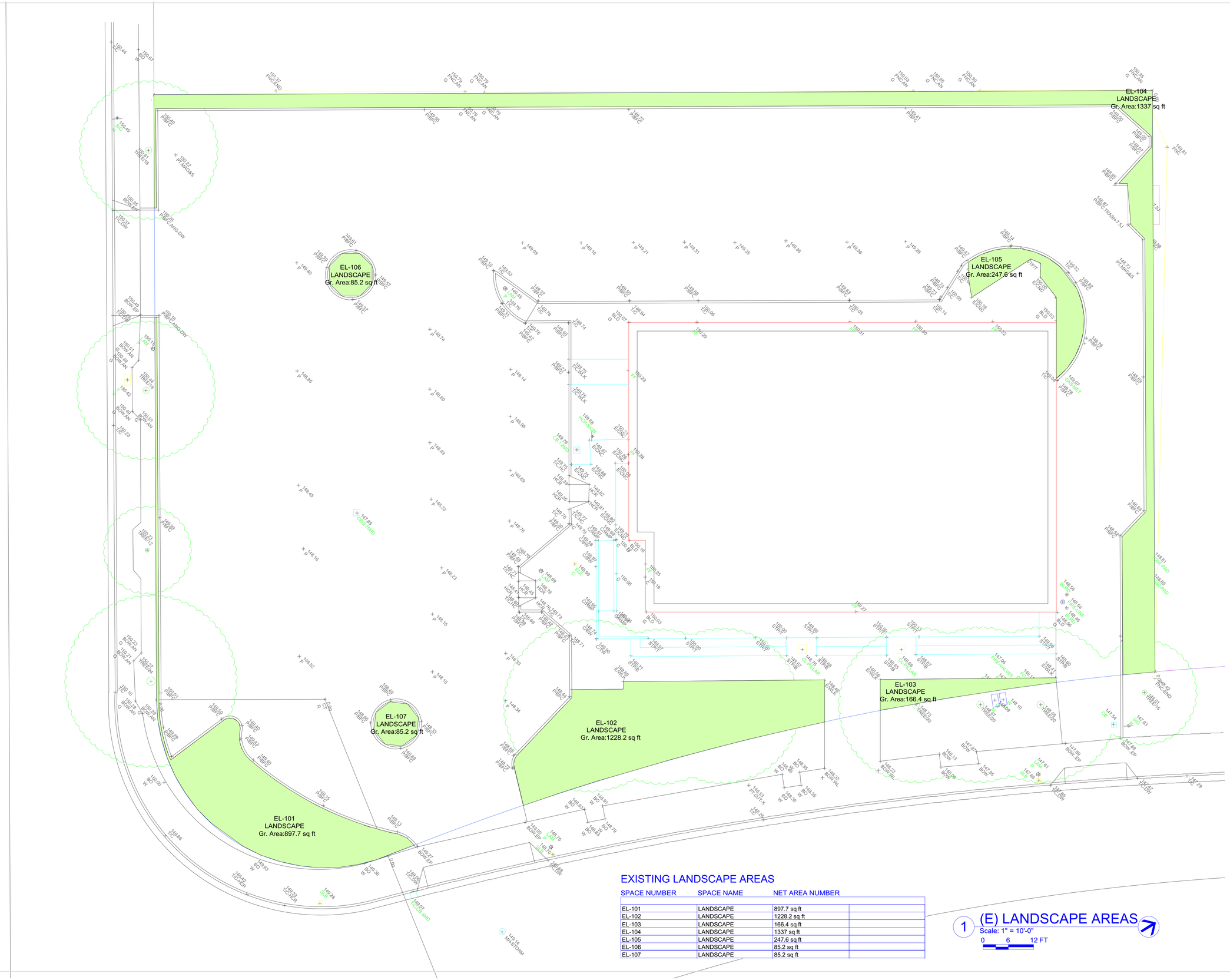
DRAWING TITLE:
CIRCULATION PLAN

NOT FOR CONSTRUCTION

A-105

SHEET OF




## EXISTING LANDSCAPE AREAS

| SPACE NUMBER | SPACE NAME | NET AREA NUMBER | |
|---|---|---|---|
| EL-101 | LANDSCAPE | 897.7 sq ft | |
| EL-102 | LANDSCAPE | 1228.2 sq ft | |
| EL-103 | LANDSCAPE | 166.4 sq ft | |
| EL-104 | LANDSCAPE | 1337 sq ft | |
| EL-105 | LANDSCAPE | 247.6 sq ft | |
| EL-106 | LANDSCAPE | 85.2 sq ft | |
| EL-107 | LANDSCAPE | 85.2 sq ft | |

1 (E) LANDSCAPE AREAS
Scale: 1" = 10'-0"
0 6 12 FT

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SUNNYVALE, CA 94087
FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
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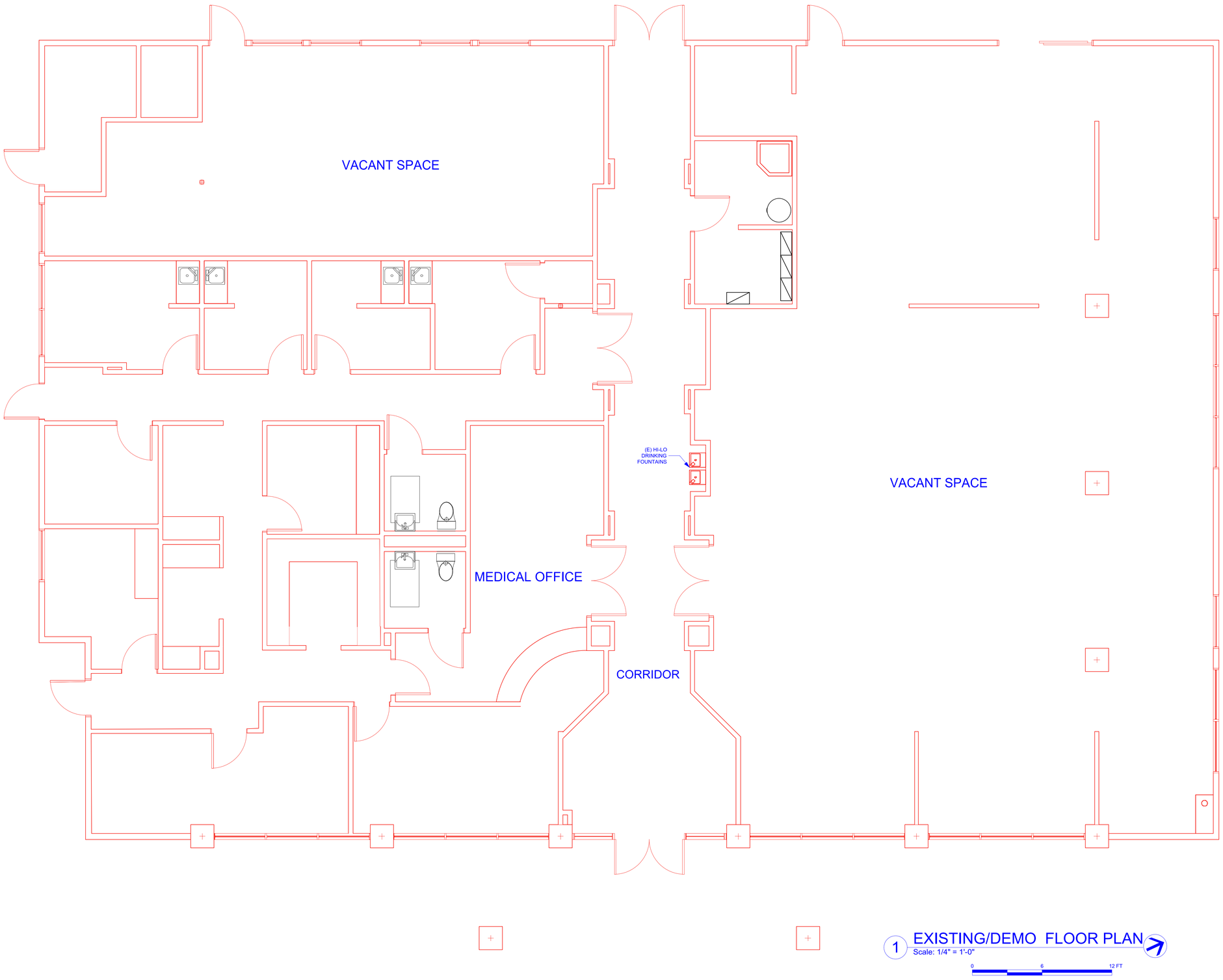
DRAWING TITLE:
(E) LANDSCAPE AREAS

NOT FOR CONSTRUCTION

A-106

SHEET OF




1 EXISTING/DEMO FLOOR PLAN
Scale: 1/4" = 1'-0"
0 6 12 FT

**WALL LEGEND:**

EXISTING EXTERIOR CLEAR ALUMINUM GLAZED STOREFRONT TO REMAIN

EXISTING EXTERIOR WALL TO REMAIN

EXISTING INTERIOR WALL TO REMAIN

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| MARK | DATE | DESCRIPTION |
|---|---|---|

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PROJECT NO: 17-025
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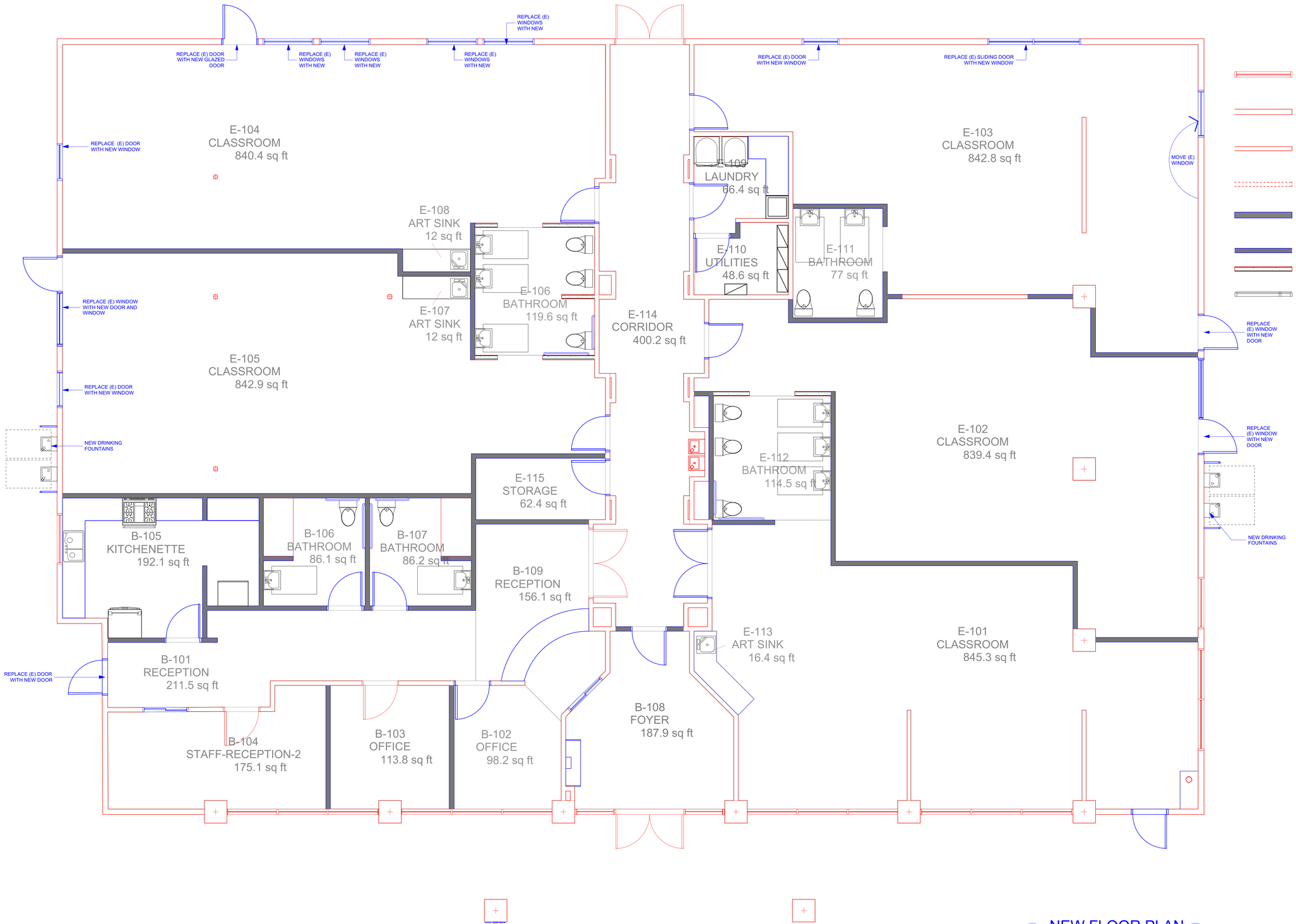
DRAWING TITLE:
EXISTING LAYOUT

NOT FOR CONSTRUCTION

A-201

SHEET OF




1 NEW FLOOR PLAN
Scale: 1/4" = 1'-0"
0 6 12 FT

**WALL LEGEND:**

- EXISTING EXTERIOR CLEAR ALUMINUM GLAZED STOREFRONT TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW EXTERIOR WALL: EXTERIOR STUCCO TO MATCH EXISTING SRAMING TO MATCH EXISING INTERIOR FINISH TO MATCH EXISTING
- NEW INTERIOR WALL
- PARTIAL WALL (5'-0" TALL):
- NEW INTERIOR GLASS WALL

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| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
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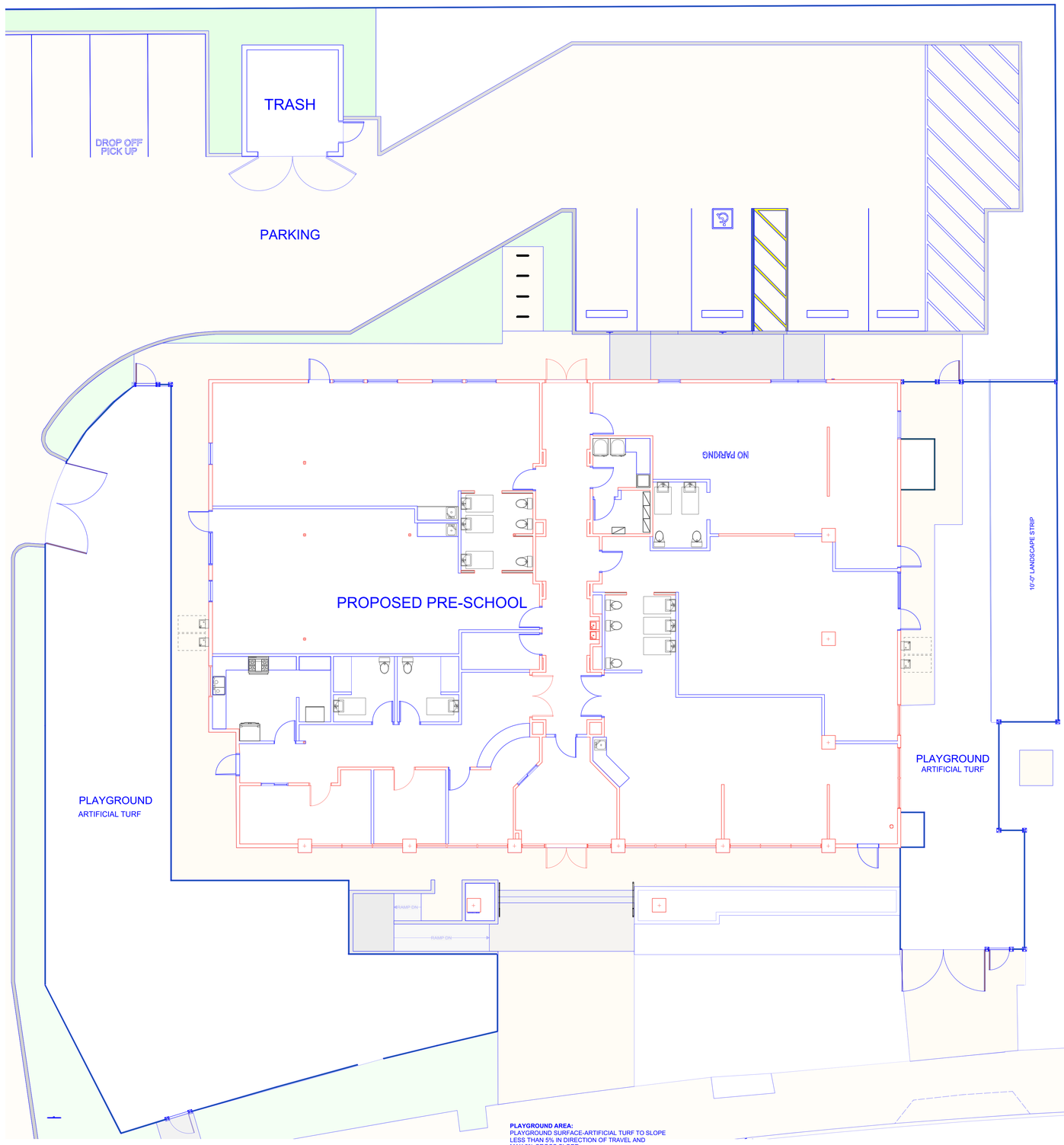
DRAWING TITLE:

NOT FOR CONSTRUCTION

A-301

SHEET OF




**PLAYGROUND AREA:**
PLAYGROUND SURFACE-ARTIFICIAL TURF TO SLOPE
LESS THAN 5% IN DIRECTION OF TRAVEL AND
MAX 2% CROSS SLOPE
AT PLAY STRUCTURES MAINTAIN LEVEL AREA
AT CLEAR SPACE AROUND OF/IN FRONT OF STRUCTURE
TO BE MAX. 2% SLOPE E/W.

**PLAYGROUND TURF** TO BE BURKE TURF OR APPROVED ALTERNATE.
INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
CONFORMING TO:
ASTM F1282
ASTM F1292
ASTM F2075

1 PLAYGROUND PLAN
Scale: 1/8" = 1'-0"

0 6 12 FT

MARK STOKLOSA ARCHITECT INC

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SAN JOSE, CA 95128
408 260 6896 W
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| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
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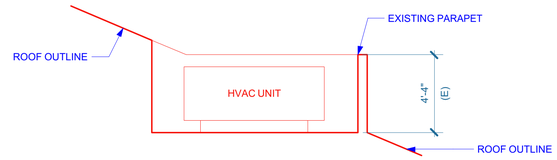
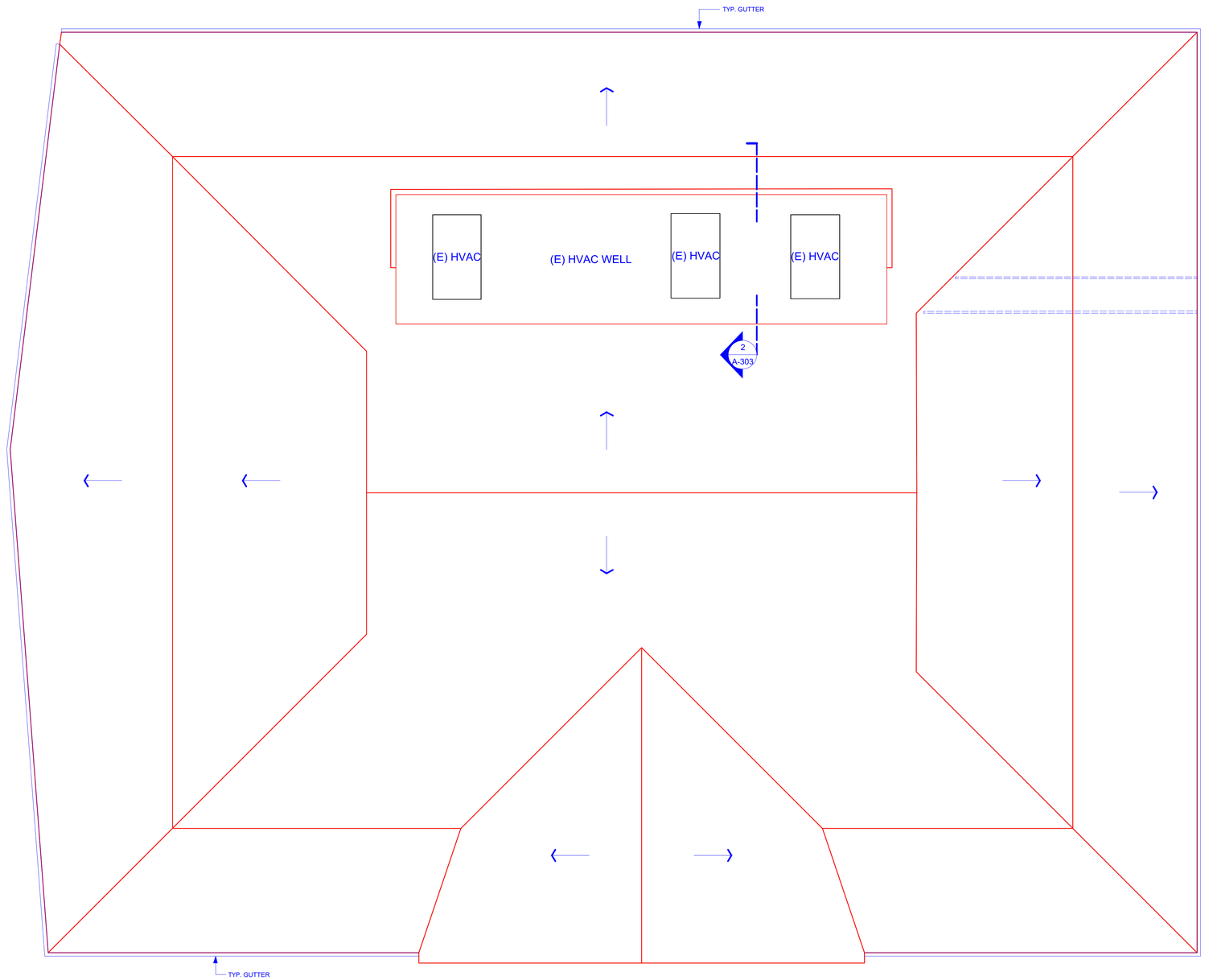
DRAWING TITLE:
PLAYGROUND PLAN
AND
PLAYGROUND EQUIPMENT

NOT FOR CONSTRUCTION

A-302
SHEET OF




## 2 HVAC WELL
Scale: 1/4" = 1'-0"




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

0 6 12 FT

MARK STOKLOSA ARCHITECT INC

351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
925 368 7270 C
markestoklosa@sbcglobal.net

PROPOSED PRE-SCHOOL
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FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

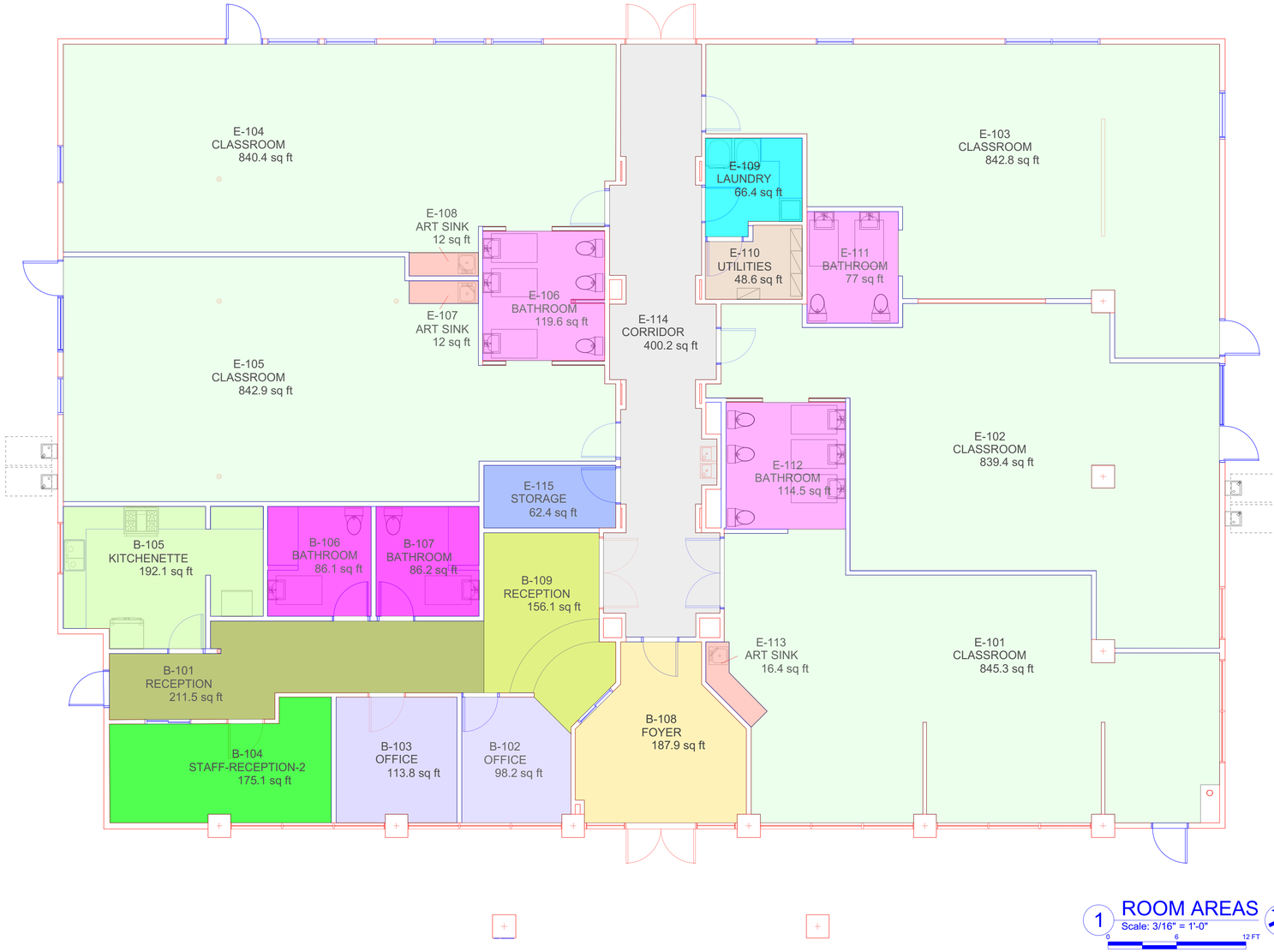
SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS



DRAWING TITLE:
ROOF PLAN

NOT FOR CONSTRUCTION

A-303
SHEET OF




1 ROOM AREAS
Scale: 3/16" = 1'-0"
0 6 12 FT

## ROOM AREAS

| Space Number | Space Name | Net Area Number | |
|---|---|---|---|
| 108 | LANDSCAPE | 75.2 sq ft | |
| B-101 | RECEPTION | 211.5 sq ft | |
| B-102 | OFFICE | 98.2 sq ft | |
| B-103 | OFFICE | 113.8 sq ft | |
| B-104 | STAFF-RECEPTION-2 | 175.1 sq ft | |
| B-105 | KITCHENETTE | 192.1 sq ft | |
| B-106 | BATHROOM | 86.1 sq ft | |
| B-107 | BATHROOM | 86.2 sq ft | |
| B-108 | FOYER | 187.9 sq ft | |
| B-109 | RECEPTION | 156.1 sq ft | |
| E-101 | CLASSROOM | 845.3 sq ft | |
| E-102 | CLASSROOM | 839.4 sq ft | |
| E-103 | CLASSROOM | 842.8 sq ft | |
| E-104 | CLASSROOM | 840.4 sq ft | |
| E-105 | CLASSROOM | 842.9 sq ft | |
| E-106 | BATHROOM | 119.6 sq ft | |
| E-107 | ART SINK | 12 sq ft | |
| E-108 | ART SINK | 12 sq ft | |
| E-109 | LAUNDRY | 66.4 sq ft | |
| E-110 | UTILITIES | 48.6 sq ft | |
| E-111 | BATHROOM | 77 sq ft | |
| E-112 | BATHROOM | 114.5 sq ft | |
| E-113 | ART SINK | 16.4 sq ft | |
| E-114 | CORRIDOR | 400.2 sq ft | |
| E-115 | STORAGE | 62.4 sq ft | |
| EL-101 | LANDSCAPE | 897.7 sq ft | |

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408 260 6896 W
925 368 7270 C
markstoklosa@sbcglobal.net

PROPOSED PRE-SCHOOL
AT 755 S. BERNARDO AVE
SUNNYVALE, CA 94087
FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

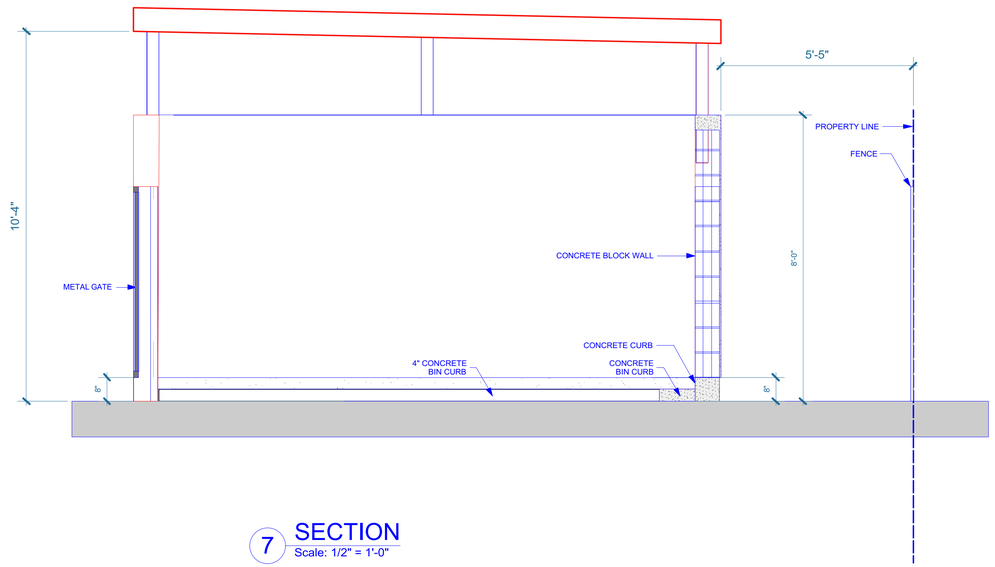
SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS



DRAWING TITLE:
ROOM AREAS

NOT FOR CONSTRUCTION

A-304
SHEET OF

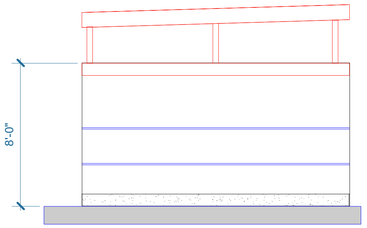



7 SECTION
Scale: 1/2" = 1'-0"

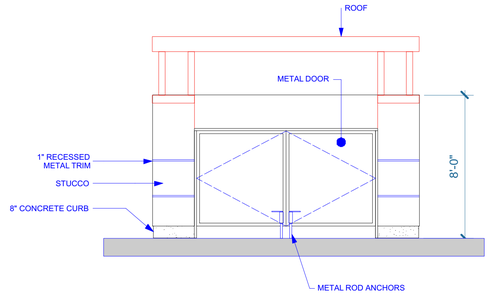
**TRASH ENCLOSURE DATA:**

ONE 3 CUBIC YARD BIN FOR TRASH
ONE 1 CUBIC YARD FOR COMPOST/FOOD SCRAPS
FOUR 96 GAL CARTS FOR RECYCLING

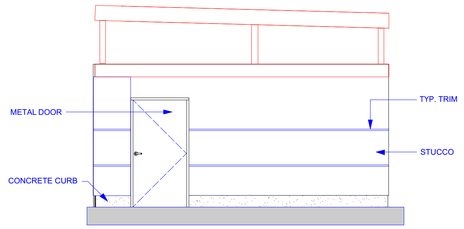
TRASH ENCLOSURE SIZE = 15'-0" X 13'-6"



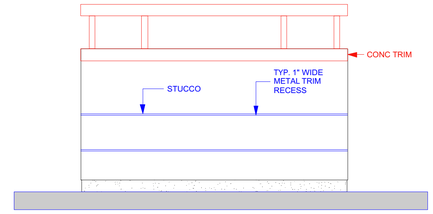

5 LEFT ELEVATION
Scale: 1/4" = 1'-0"



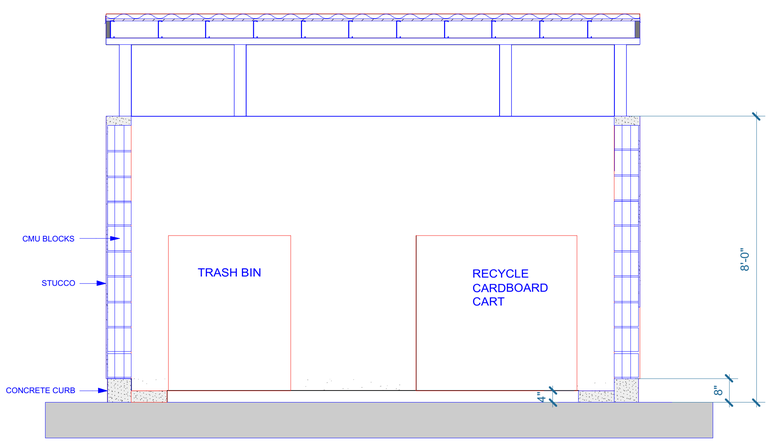

2 FRONT ELEVATION
Scale: 1/4" = 1'-0"



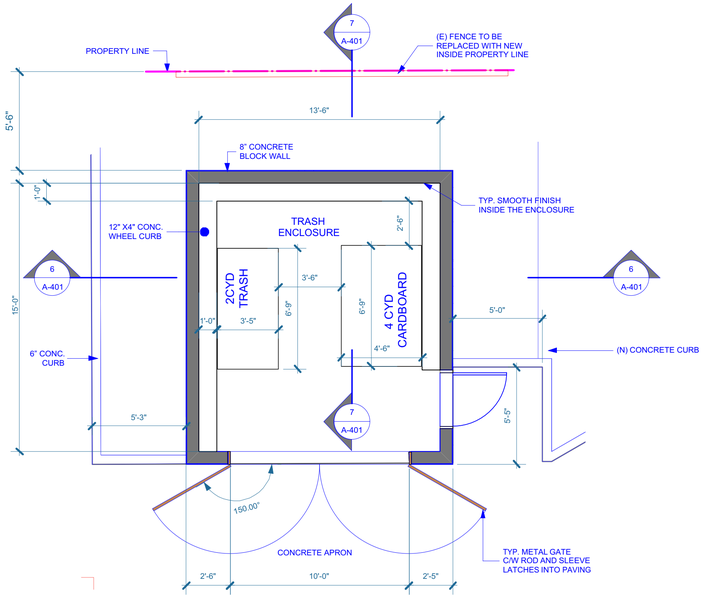

4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"




3 REAR ELEVATION
Scale: 1/4" = 1'-0"




6 SECTION
Scale: 1/2" = 1'-0"




1 ENCLOSURE PLAN
Scale: 1/4" = 1'-0"

MARK STOKLOSA ARCHITECT INC

351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
925 368 7270 C
marekstoklosa@sbcglobal.net

PROPOSED PRE-SCHOOL
AT 755 S. BERNARDO AVE
SUNNYVALE, CA 94087
FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS

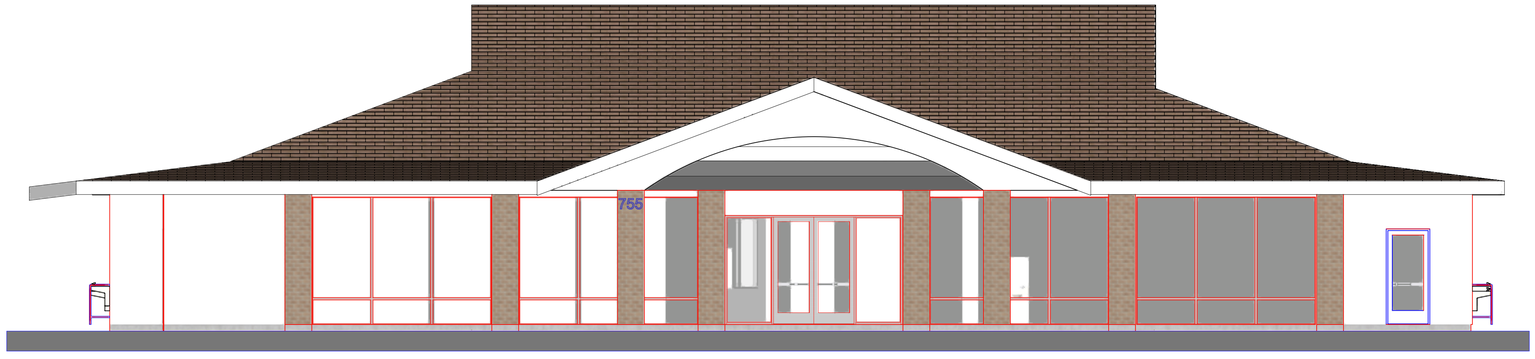


DRAWING TITLE:
TRASH DETAILS

NOT FOR CONSTRUCTION

A-401
SHEET OF

1 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"




2 FRONT ELEVATION
Scale: 3/16" = 1'-0"

MARK STOKLOSA ARCHITECT INC

351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
925 368 7270 C
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PROPOSED PRE-SCHOOL
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|---|---|---|

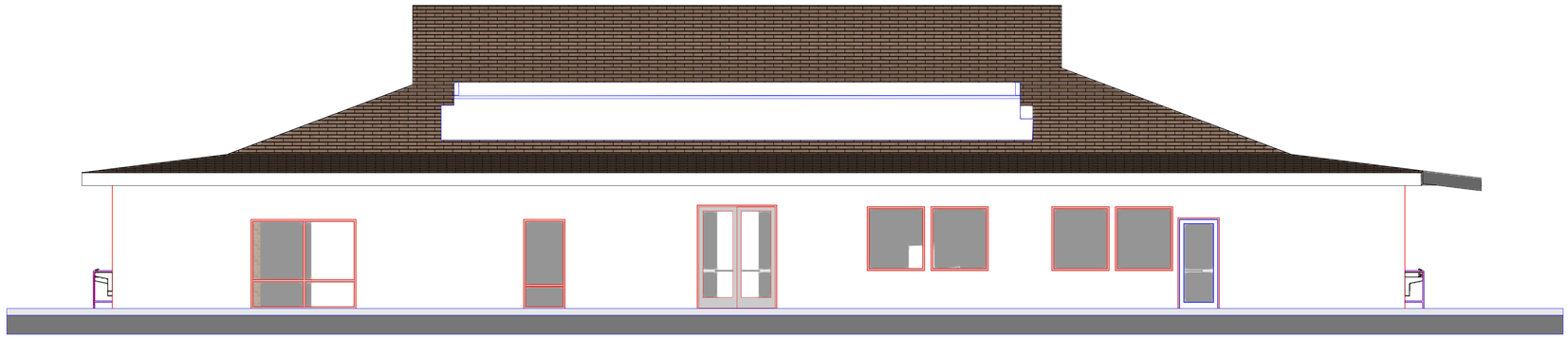
SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS



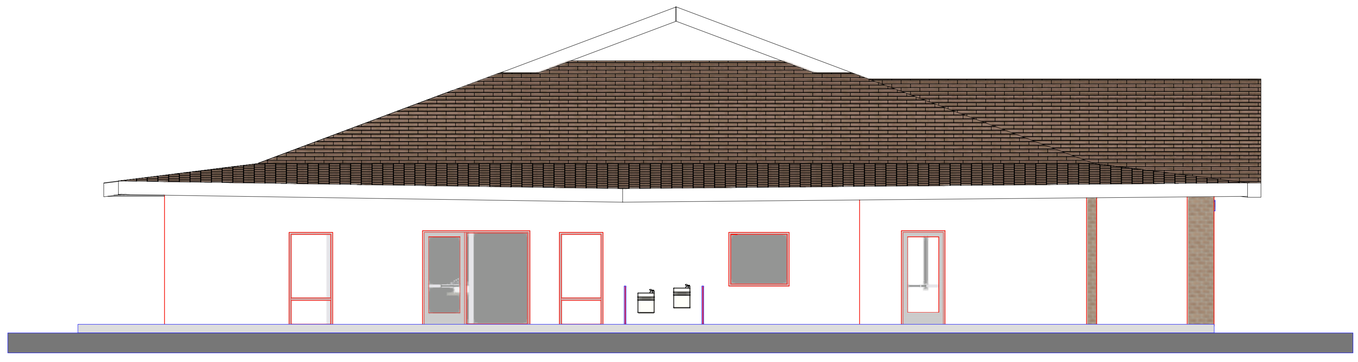
DRAWING TITLE:
ELEVATIONS

NOT FOR CONSTRUCTION

A-501
SHEET OF



1 BACK ELEVATION
Scale: 3/16" = 1'-0"



2 LEFT ELEVATION
Scale: 3/16" = 1'-0"

MARK STOKLOSA ARCHITECT INC

351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
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PROPOSED PRE-SCHOOL
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SUNNYVALE, CA 94087
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| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS



DRAWING TITLE:
ELEVATIONS

NOT FOR CONSTRUCTION

A-502

SHEET OF

US English | English Canadian | Français Canadien | Sign In

**Electric Vehicle Solutions**

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# Power Xpress Bollard

Weatherproof, durable design for outdoor installations

## The original

The weatherproof Bosch Power Xpress uses a fully-sealed enclosure to provide reliable charging in any condition. An adjustable power output ranges from 12 - 32 amps to help you find the most efficient charge for your




8 CHARGER
Scale: Actual Size



electric vehicle and existing wiring. A convient plug-in option and wall mounting plate allows for the Power Xpress to be easily moved.

The Level 2 240V American made Power Xpress lets you choose between 12 - 32 amps of power, and can charge compatible EVs up 5 times faster than a standard 110V outlet. The compact and durable design of the Power Xpress will withstand nearly any environment while taking up minimal space. Inside and out, the Power Xpress is versatile, reliable, and efficient.

## Installation

Power Xpress is built to exceed NEMA 4X standards, making it weatherproof and ideal for indoor or outdoor installation, charging safely in any environment. Bosch recommends working with an experienced electrician to install your new charging station. Looking for an electrician? Visit the Bosch installer map for a

## Will it be compatible?

Yes, your charging station will charge any vehicle meeting the SAE J1772 standard, used by most electric vehicles in North America.





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QuickShip Popular Products, Right Away Click Here to Enable Options

## 2 Bike Round Tube Circular Bike Rack

SALE

Model CBBR-2CR-SS

### Clean Polished Lines

The Steel Circular Bike Rack takes a traditional design and implements contemporary elements to produce a sleek and elegant fixture. This bike rack is great to use as a stand-alone or for use in multiples to create your own bike parking lot. Each Circular Rack allows two bikes to be parked and secured, one on each side.

**Matching Products**

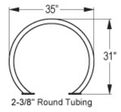

Stainless Steel Square Tube Circular Bike Rack


Stainless Steel Spiral Bike Rack

**Features**

- 2-3/8"O.D. Steel Tube
- In-Stock - *QuickShip Product*

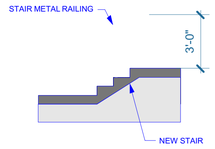
This imported bike rack is constructed with 2-3/8"O.D. Steel Round Tubing with either a powder-coated or stainless finish. The base flanges feature a sealed design to prevent entrance of unwanted moisture or insects into the tubing.



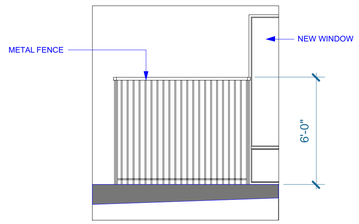




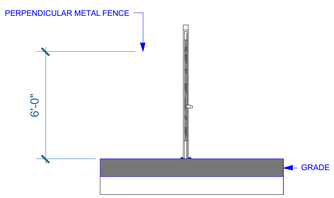
7 BIKE RACK
Scale: Actual Size



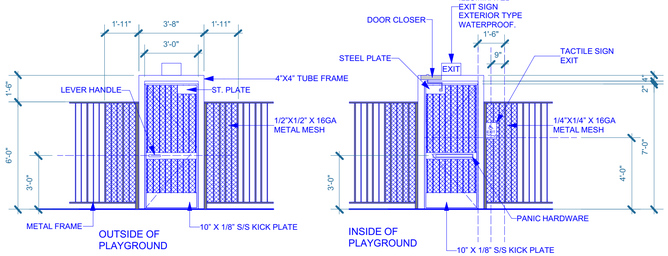

6 FRONT STAIR DETAIL
Scale: 1/4" = 1'-0"



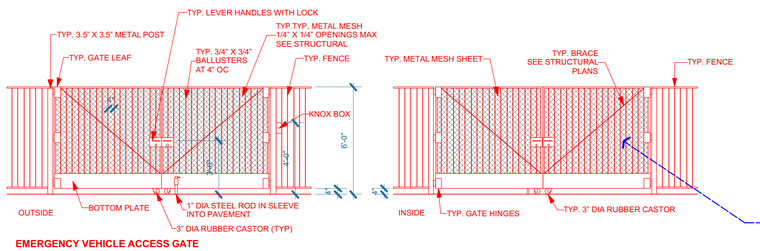

5 GAS METER FENCE
Scale: 1/4" = 1'-0"




4 TYPICAL FENCE ELEVATION
Scale: 1/4" = 1'-0"

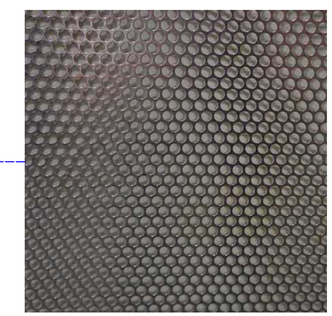



1 PLAYGROUND GATE
Scale: 1/4" = 1'-0"




EMERGENCY VEHICLE ACCESS GATE

2 FENCE AND GATE
Scale: 1/4" = 1'-0"



3 METAL MESH
Scale: Actual Size

MARK STOKLOSA ARCHITECT INC
351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
925 368 7270 C
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PROPOSED PRE-SCHOOL
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SUNNYVALE, CA 94087
FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
DRAWN BY: MS
REVIEWED BY: MS

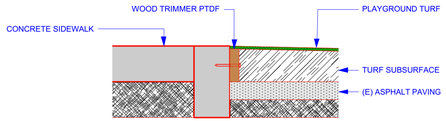


DRAWING TITLE:
DETAILS

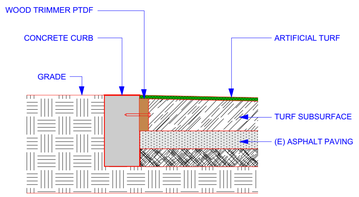
NOT FOR CONSTRUCTION

A-601

SHEET OF




1 DETAIL
Scale: 1" = 1'-0"




2 DETAIL
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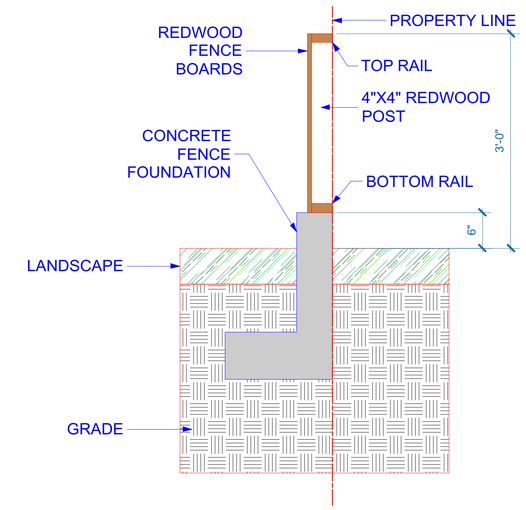
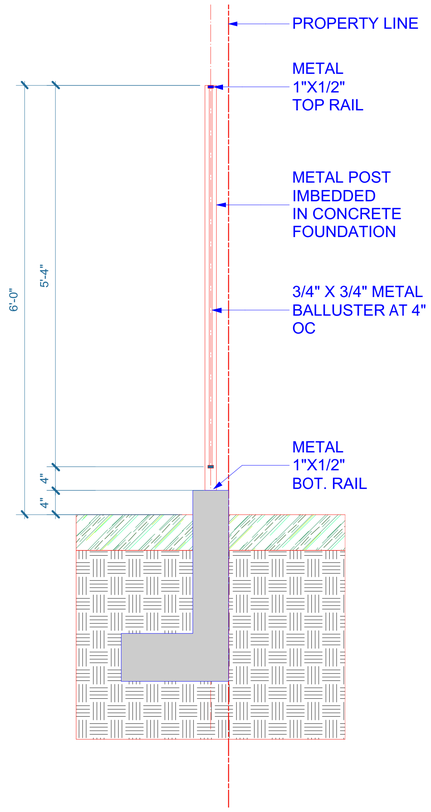
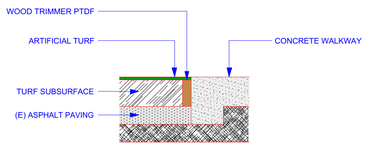


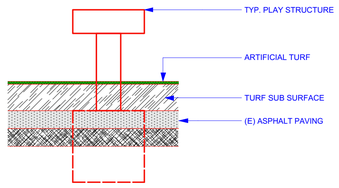

8 SHORT FENCE
Scale: 1" = 1'-0"



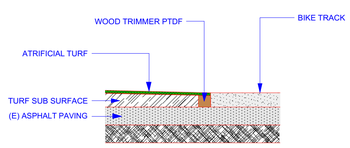

7 METAL FENCE
Scale: 1" = 1'-0"




4 DETAIL
Scale: 1" = 1'-0"




5 DETAIL
Scale: 1" = 1'-0"




3 DETAIL
Scale: 1" = 1'-0"

MARK STOKLOSA ARCHITECT INC

351 SOUTH BAYWOOD AVE
SUITE-B
SAN JOSE, CA 95128
408 260 6896 W
925 368 7270 C
marekstoklosa@sbcglobal.net

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FOR JY INTERNATIONAL GROUP, INC

| MARK | DATE | DESCRIPTION |
|---|---|---|

SCALE:
PROJECT NO: 17-025
MODEL FILE: JINYING-2.VWX
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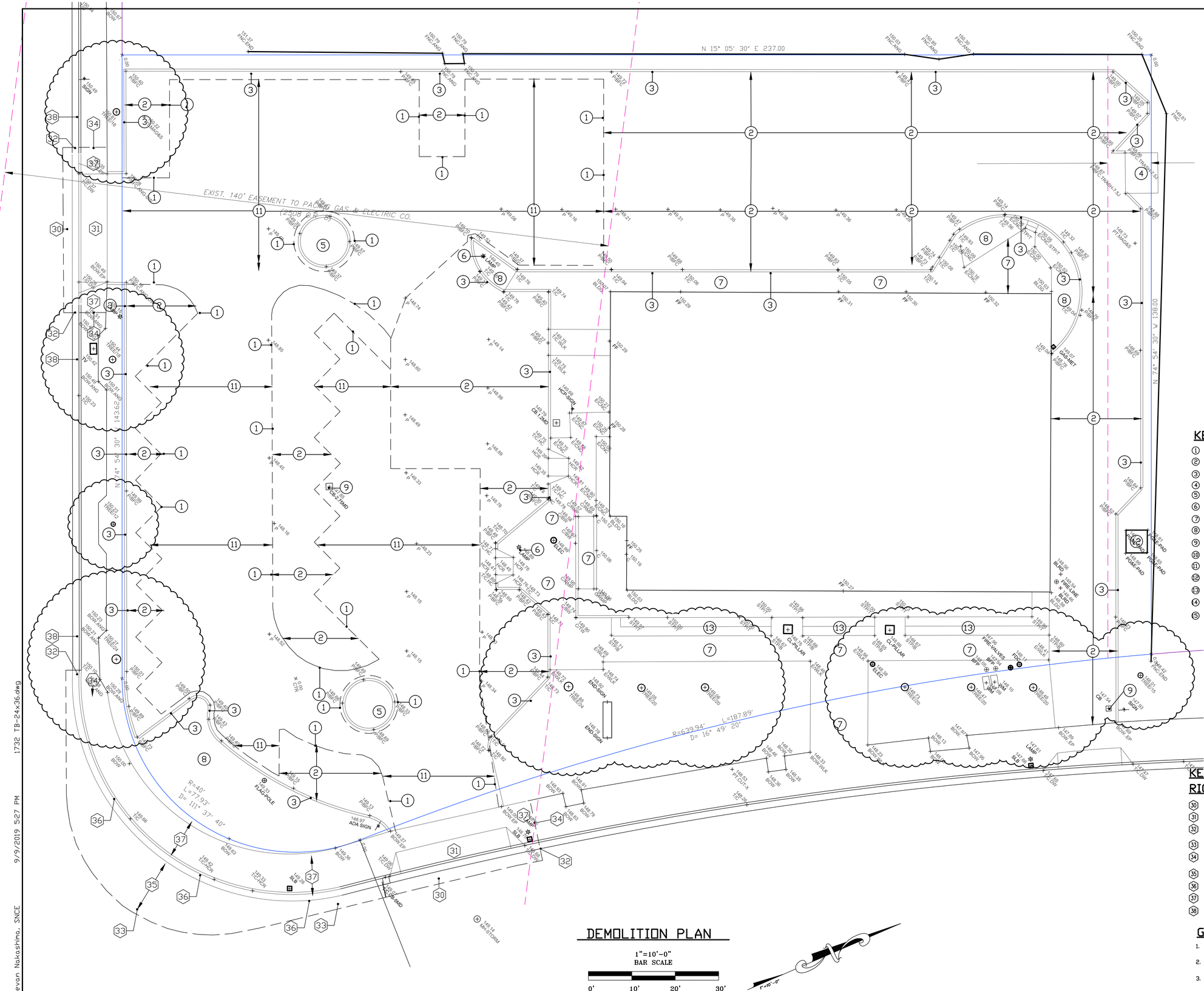
DRAWING TITLE:
DETAILS

NOT FOR CONSTRUCTION

A-602

SHEET OF




## KEY NOTES

1. SAWCUT (E) AC PAVING.
2. REMOVE (E) AC PAVING.
3. REMOVE (E) CONCRETE CURB/CURB & GUTTER.
4. REMOVE (E) TRASH ENCLOSURE, INCLUDING SLAB AND FOUNDATION.
5. REMOVE (E) PLANTER, INCLUDING CURB, LANDSCAPING AND IRRIGATION.
6. REMOVE (E) LIGHT STANDARD, LAMP AND FOUNDATION.
7. REMOVE (E) CONCRETE WALK/SLAB.
8. REMOVE (E) LANDSCAPING.
9. EXISTING STORM DRAIN TO REMAIN. SEE GENERAL NOTE 3.
10. (E) CURB TO REMAIN.
11. (E) AC PAVING TO REMAIN. REFER TO C-11 FOR AC OVERLAY.
12. EXISTING TRANSFORMER AND TRANSFORMER PAD TO REMAIN.
13. REMOVE EXISTING STEPS.
14. EXISTING WATER BACKFLOW VALVES TO REMAIN.
15. EXISTING FIRE BACKFLOW VALVE, PIV AND FDC TO REMAIN.

| PROPOSED | EXISTING | |
|---|---|---|
| | | PROPERTY LINE |
| 149.49 | +144.84 | SPOT ELEVATION |
| 140.00 | 140 | SURFACE CONTOUR |
| TC | TC (E) | TOP OF CURB |
| EP | EP (E) | EDGE OF PAVEMENT |
| FL | FL (E) | FLOW LINE |
| CNC | | CONCRETE |
| AC | | ASPHALIC CONCRETE |
| GRD | | GROUND SURFACE |
| TW | | TOP OF WALL |
| BOT | | BOTTOM OF WALL |
| BW | | BACK OF WALK |
| | | SURFACE VALLEY |
| R R | R R | SURFACE RIDGE |
| E | | MATCH EXISTING GRADE |
| | | A.C. PAVING |
| | | CONCRETE |
| | | CURB |
| SD | SD | STORM DRAIN |
| SS | SS | SANITARY SEWER |
| W | W | WATER |
| CB | CB | CATCH BASIN |
| JB | JB | JUNCTION BOX |
| COTG | COTG | CLEANOUT TO GRADE |
| SDMH | SDMH | STORM MANHOLE |
| SSMH | SSMH | SANITARY MANHOLE |
| | | OVERLAND RELEASE |
| | | REMOVE EXISTING TREE |

**LEGEND** 1
SCALE: NONE CIVIL201020

## KEY NOTES FOR WORK ON PUBLIC RIGHT-OF-WAY

30. SAWCUT (E) AC PAVING 1' FROM LIP OF GUTTER AND REMOVE.
31. REMOVE (E) DRIVE APRON
32. SAWCUT (E) CURB AND GUTER AT NEAREST CONSTRUCTION JOINT. VIF.
33. SAWCUT (E) AC PAVING.
34. SAWCUT (E) CONCRETE WALK AT NEAREST CONSTRUCTION JOINT. VIF.
35. REMOVE (E) AC PAVING.
36. REMOVE (E) CURB AND GUTTER.
37. REMOVE (E) CONCRETE WALK.
38. (E) CURB AND GUTTER TO REMAIN.

## GENERAL NOTE:

1. REFER TO ELECTRICAL DRAWINGS FOR DISPOSITION OF ALL ELECTRICAL COMMUNICATION LINES/STRUCTURES/BOXES.
2. REFER TO TREE PROTECTION AND REMOVAL PLAN FOR THE DISPOSITION OF ALL (E) TREES.
3. PROTECT ALL EXISTING UTILITIES TO REMAIN.

SCE
STEVAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (650)964-9219
FAX (650)964-9229
SNHP@CBELL.NET

REGISTERED PROFESSIONAL ENGINEER
STEVAN H. NAKASHIMA
C26597
REN.3/31/20
CIVIL
STATE OF CALIFORNIA

JINGYING INTERNATIONAL EDUCATION LLC
755 BERNARDO AVE
SUNNYVALE, CALIFORNIA 94087
CIVIL PLAN

DEMOLITION PLAN
OWNER: JINGYING INTERNATIONAL CHINESE SCHOOL
ZINGQIANG WANG

Date: 09-11-2019
Scale: AS SHOWN
Drawn By: PN
Job No.: 17.025/1732

Revisions

Sheet Number: C-01

1732 TB-24x36.dwg 9/9/2019 5:27 PM Stevan Nakashima, SNCE

BIORETENTION AREA #1

BIORETENTION AREA #2

CONNECT TO SANITARY SEWER

FLOOR DRAIN
GR. 149.45

CB #1
GR. 147.80

CB #2
GR. 148.75

CB #3
GR. 148.75

EXIST 140' EASEMENT TO PACIFIC GAS & ELECTRIC CO. (2508 O.R.)

(E) SD TO REMAIN

(E) WM AND BACKLOW TO REMAIN

(E) FIRE BACKLOW, FDC AND PIV TO REMAIN

(E) 4" SD TO REMAIN

RIDE SHARE

DROP OFF PICK UP

PARKING ON

PARKING NO

CHARGING E ONLY

| PROPOSED | EXISTING | |
|---|---|---|
| | | PROPERTY LINE |
| 39.40 | +34.84 | SPOT ELEVATION |
| 40.00 | 40 | SURFACE CONTOUR |
| TC | TC (E) | TOP OF CURB |
| EP | EP (E) | EDGE OF PAVEMENT |
| FL | FL (E) | FLOW LINE |
| CNC | | CONCRETE |
| AC | | ASPHALIC CONCRETE |
| GRD | | GROUND SURFACE |
| TW | | TOP OF WALL |
| BOT | | BOTTOM OF WALL |
| BW | | BACK OF WALK |
| | | SURFACE VALLEY |
| | | SURFACE RIDGE |
| E | | MATCH EXISTING GRADE |
| | | A.C. PAVING |
| | | CONCRETE |
| SD | SD | CURB |
| SS | SS | STORM DRAIN |
| W | W | SANITARY SEWER |
| CB | CB | WATER |
| JB | JB | CATCH BASIN |
| COTG | COTG | JUNCTION BOX |
| SDMH | SDMH | CLEANOUT TO GRADE |
| SSMH | SSMH | STORM MANHOLE |
| | | SANITARY MANHOLE |
| | | OVERLAND RELEASE |
| X | | REMOVE EXISTING TREE |

LEGEND
SCALE: NONE
CIVIL201020

1

## GENERAL NOTES

1. ALL EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED OR ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED PER CITY STANDARDS.
2. RESTORE AND REPLACE ANY DAMAGE TO THE TRAFFIC CONTROL DEVICES DUE TO CONSTRUCTION ACTIVITIES.

## KEY NOTES

1. AC SAWCUT LINE. SEE DEMOLITION PLAN.
2. PROVIDE NEW WALK WITH MAXIMUM 2% CROSS - SLOPE AND SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL LESS THAN 1:20. SEE ARCHITECTURAL PLAN FOR WALK MATERIAL.
3. PROVIDE WALK/LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION. SEE ARCHITECTURAL PLAN FOR WALK MATERIAL.
4. END VERTICAL CURB. PROVIDE FLUSH CURB.
5. PROVIDE FLUSH CURB.
6. PROVIDE 2 1/2" AC OVER 10" CL. 2 AGGREGATE BASE.
7. PROVIDE NEW CONCRETE CURB 6" ABOVE AC. OVERLAY. V.I.F.
8. MATCH (E) FINISH FLOOR ELEVATION. VIF.
9. PROVIDE AC PAVING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE STALLS AND ACCESS AISLES.
10. PROVIDE MIN. 2" AC OVERLAY. SEE AC OVERLAY PROCEDURE. VERIFY (E) GRADE.
11. NEW BENDER BOARD OR PTDF AT TURF. SEE ARCHITECTURAL PLANS FOR DETAIL.
12. MATCH (E) TOP OF WALK ELEVATION. VIF.
13. PROVIDE FLUSH CURB AT TOP OF AC OVERLAY. VIF.
14. RAISE RIM ELEVATION OF (E) CATCH BASIN GRATE 2". VIF.
15. FINISH AC PAVING GRADE BASED ON 2" AC OVERLAY. VIF.
16. PROVIDE 3" AC OVER 12" CL. 2 AGGREGATE BASE.
17. PROVIDE CONCRETE CURB RAMP WITH MAX. 1:12 SLOPE. SEE ARCITECTURAL PLANS FOR DETAIL.
18. (E) AC PAVING TO REMAIN. STORMWATER RUNOFF PATTERN TO REMAIN. SEE ARCITECTURAL PLANS FOR PLAYGROUND TURF DETAILS.
19. PROVIDE 6" CONCRETE SLAB W/#3 @ 18" OCEW. OVER 6" CL.2 AGG. BASE.
20. REFER TO ARCHITECTURAL DRAWINGS FOR PLAYGROUND TURF DETAILS.
21. PROVIDE 3" AC OVER 12" CL. 2 AGGREGATE BASE.
22. PROVIDE 18" WIDE CURB CUT. PROVIDE 2" DROP FROM GUTTER FLOW LINE TO LANDSCAPING. PROVIDE 3' WIDE X 5' LONG ROCK ENERGY DISSIPATER.
23. PROVIDE 3' WIDE CONCRETE GUTTER.
24. PROVIDE CATCH BASIN 6" ABOVE BIORETENTION SOIL MIX. PROVIDE 18" WIDE X 12" DEEP ROCK ENERGY DISSIPATER AROUND CATCH BASIN PROVIDE 4" TO 6" COBBLE. SEE LANDSCAPE PLAN FOR COBBLE SPEC.
25. RETAINING WALL - SEE STRUCTURAL DRAWINGS.
26. MATCH NEW TOP OF WALK ELEVATION.

## KEY NOTES FOR WORK ON PUBLIC RIGHT OF WAY:

40. PROVIDE AC PATCH. PROVIDE 2" AC OVER 8" CONCRETE FILL.
41. PROVIDE (N) DRIVE APRON PER CITY STANDARD DETAIIL 6C-1.
42. PROVIDE MAXIMUM 2% CROSS-SLOPE.
43. PROVIDE (N) CONCRETE WALK WITH MAXIMUM 2% CROSS-SLOPE. PROVIDE PER CITY STANDARD DETAIL 6C-1.
44. MATCH (E) GRADE. VIF.
45. PROVIDE NEW CURB RAMP PER CITY STANDARDS.
46. PROVIDE NEW CURB AND GUTTER PER CITY STANDARDS.
47. PROVIDE NEW CONCRETE WALK PER CITY STANDARDS.

## GRADING AND DRAINAGE PLAN

1"=10'-0"
BAR SCALE
0' 10' 20' 30'

1"=10'-0"

STEVAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (650)964-9219
FAX (650)964-9229
SHNPHC@ELLNET

REGISTERED PROFESSIONAL ENGINEER
STEVAN H. NAKASHIMA
C26597
REN.3/31/20
CIVIL
STATE OF CALIFORNIA

JINGYING INTERNATIONAL EDUCATION LLC
755 BERNARDO AVE
SUNNYVALE, CALIFORNIA 94087
CIVIL PLAN

GRADING & DRAINAGE PLAN

OWNER: JINGYING INTERNATIONAL CHINESE SCHOOL
ZINGQIANG WANG

Date: 09-11-2019
Scale: AS SHOWN
Drawn By: FN
Job No.: 17.025/1732

Revisions

Sheet Number:
C-11

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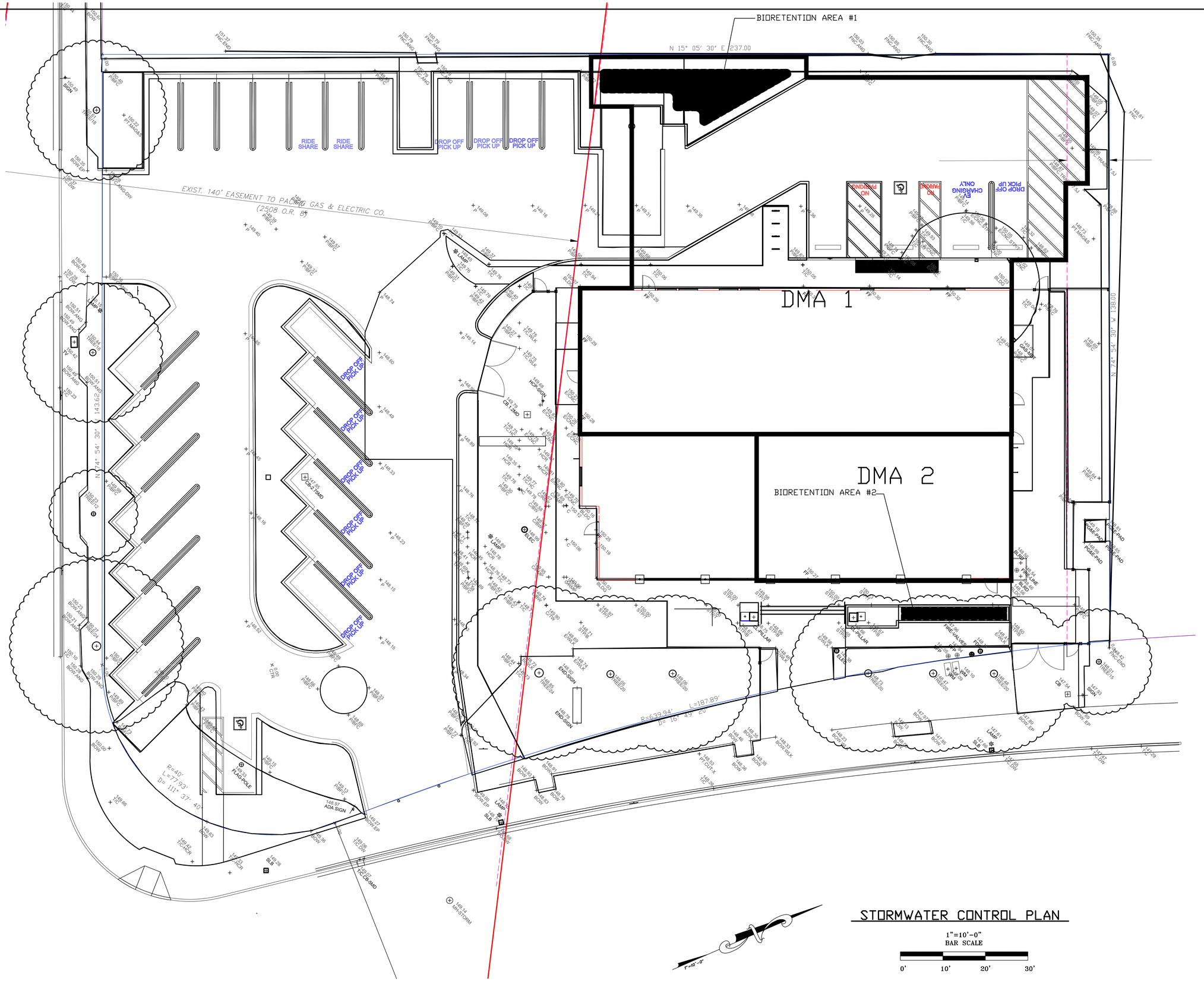



## STORMWATER CONTROL PLAN

1"=10'-0"
BAR SCALE

0' 10' 20' 30'

1"=10'-0"

STEVAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (650)964-9219
FAX (650)964-9229
SNHPHCBELL.NET

REGISTERED PROFESSIONAL ENGINEER
STEVAN H. NAKASHIMA
C26597
REN.3/31/20
CIVIL
STATE OF CALIFORNIA

JINGYING INTERNATIONAL EDUCATION LLC
755 BERNARDO AVE
SUNNYVALE, CALIFORNIA 94087
CIVIL PLAN

STORMWATER CONTROL PLAN

OWNER:
JINGYING INTERNATIONAL CHINESE SCHOOL
ZINGQIANG WANG

Date: 09-11-2019
Scale: AS SHOWN
Drawn By: FN
Job No.: 17.025/1732

Revisions

Sheet Number:
C-12

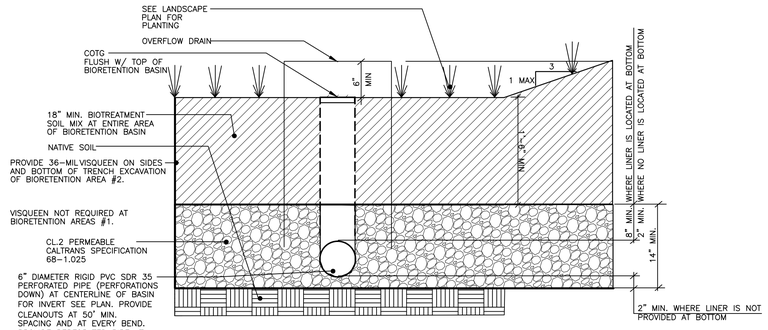
## SUMMARY OF MAINTENANCE REQUIREMENTS

ENTITY RESPONSIBLE FOR THE MAINTANENCE OF THE STORMWATER CONTROL MEASURES:

ZINGQIANG WANG
JY INTERNATIONAL GROUP,INC.
660 SOUTH BERNARDO AVE., SUNNYVALE CA. 94087
OFFICE 408-212-0918
CELL 408-348-9618
jingying <info@jyus.org>

BIORETENTION BASINS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS AND ARE BIOLOGICALLY ACTIVE. TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

- INSPECT INLETS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATION OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH IF NECESSARY.
- INSPECT OUTLETS FOR EROSION OR UNPLUGGING.
- INSPECT SIDE SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION AND CORRECT AS NECESSARY.
- OBSERVE SOIL IN THE BASINS FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE SWALE OR FILTER DO NOT DRAIN WITHIN 48 HOURS AFTER THE END OF A STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DERBIS OR ACCUMULATIONS OF SEDIMENT.
- EXAMINE THE VEGETATION TO INSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MUCH AS NECESSARY, REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES, AND MOW TURF AREAS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE INVASIVE VEGETATION.
- ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE SWALE AND BY INSURING THAT THERE ARE NOT AREAS WHERE WATER STANDS LONGER THAN 48 HOURS FOLLOWING A STORM. IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT, CONTACT THE SANTA CLARA COUNTY VECTOR CONTROL DISTRICT FOR INFORMATION AND ADVICE. MOSQUITO LARVICIDES SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.




NOTE:
BIOTREATMENT SOIL MIX SHALL CONSISTS OF 60-70% SAND AND 30-40% COMPOST. THE BIOTREATMENT SOIL MIX MUST BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO THE PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. SOIL MIXTURE PERCOLATION RATE SHALL BE 5 INCHES PER HOUR MINIMUM AND 10 INCHES PER HOUR MAXIMUM SUSTAINED. BIOTREATMENT SOIL MIX SHALL MEET THE SPECIFICATIONS OF APPENDIX C OF THE C.3 STORMWATER CONTROL HANDBOOK.
BIOTREATMENT SOIL MIX SHALL BE SUBMITTED TO AND APPROVED BY THE CITY.

**BIORETENTION BASIN WITH SUBDRAIN** (1)
NTS 206102B

## COMBINATION FLOW AND VOLUME DESIGN BASIS CALCULATIONS

MAP =14

MAP ADJUSTMENT FACTOR = 14/13.9 = 1.007

FIGURE B-5 UNIT BASIN STORAGE VOLUME FOR SAN JOSE AIRPORT RAIN GAGE =.56

ADJUSTED UNIT BASIN STORAGE VOLUME X MAP ADJUSTMENT FACTOR
1.007 X .56 = .564 INCHES

DURATION RAIN EVENT .564/0.2 = 2.82 HOURS

BIORETENTION AREA #1

PERVIOUS AREA 917 SF

IMPERVIOUS AREA 7,988 SF

TOTAL AREA 8,905 SF

EFFECTIVE IMPERVIOUS AREA = (7,988)(1)+(917)(.1) = 8,080 SF

ASSUME BASIN SIZE =8,080 X .04 = 323 SF

VOLUME OF TREATED RUNOFF = 323 X 5/12 X 2.82 = 380 CF

ASSUME BASIN SIZE = 8,080 X .04 X .67 = 217 SF

VOLUME OF TREATED RUNOFF = 217 X 5/12 X 2.82 = 255 CF

DIFFERENCE IN VOLUME 380- 255 = 125 CF

PONDING DEPTH 125/255 = .49 FT = 6 "

MINIMUM SIZE OF BIORETENTION AREA = 323 X .75 = 242 SF

BIORETENTION AREA #2

PERVIOUS AREA 70 SF

IMPERVIOUS AREA 2,065 SF

TOTAL AREA 2,135 SF

EFFECTIVE IMPERVIOUS AREA = (2,065)(1)+(70)(.1) = 2,072 SF

ASSUME BASIN SIZE =2,072 X .04 = 83 SF

VOLUME OF TREATED RUNOFF = 83 X 5/12 X 2.82 = 98 CF

ASSUME BASIN SIZE = 2,072 X .04 X .667 = 55 SF

VOLUME OF TREATED RUNOFF = 55 X 5/12 X 2.82 = 65 CF

DIFFERENCE IN VOLUME 98 - 65 = 33 CF

PONDING DEPTH 33/65 = .508 FT = 6 "

MINIMUM SIZE OF BIORETENTION AREA = 83 X .75 = 62 SF

2. PROJECT DATA:

| PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE | | | |
|---|---|---|---|
| A. PROJECT PHASE NUMBER (N/A, 1, 2, 3, ETC.): | N/A | B. TOTAL SITE (AREA): | .87 |
| C. TOTAL SITE EXISTING IMPERVIOUS SURFACES (SQUARE FEET): | 33,913 | D. TOTAL AREA OF SITE DISTURBED (ACRES): | .46 |

| | EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET): | PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET) | |
|---|---|---|---|
| E. IMPERVIOUS SURFACES | | REPLACED | CREATED |
| ROOF AREA(S) | 6,910 | - | - |
| PARKING | 23,195 | 5,939 | 589 |
| SIDEWALKS, PATIOS, PATHS | 3,808 | 3,198 | 326 |
| STREETS (PUBLIC) | - | - | - |
| STREETS (PRIVATE) | - | - | - |
| TOTAL IMPERVIOUS SURFACES: | E.1: 33,913 | E.2: 9,137 | E.3: 915 |
| F. PERVIOUS SURFACES | | | |
| LANDSCAPED AREAS | 3,974 | 1,955 | 4,175 |
| PERVIOUS PAVING | - | - | - |
| OTHER PERVIOUS SURFACES (PLAYGROUND, TURF, ETC.) | - | 1,215 | 2,646 |
| TOTAL PERVIOUS SURFACES: | F.1: 3,974 | F.2: 3,170 | F.3: 6,821 |

| | |
|---|---|
| G. TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES (E.2+E.3): | 10,052 |
| H. TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES (F.2+F.3): | 9,991 |

| | |
|---|---|
| I. PERCENT OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (E.2÷C X 100): | 26.94% |

| | |
|---|---|
| J. PRE-CONSTRUCTION IMPERVIOUS AREA | 33,913 SQ FT |
| POST-CONSTRUCTION IMPERVIOUS AREA | 27,888 SQ FT |

TOTAL MPERVIOUS SURFACE CREATED AND/OR REPLACED FOR PARKING AREA

539 SF (CREATED) + 5,939 (REPLACED) = 6,528 SF IS MORE THAN 5,000 SF

STORMWATER CONTROL MEASURES USED

SITE DESIGN MEASURES
1. DISCONNECT DOWNSPOUTS
2. MINIMIZE CHANGE IN RUNOFF HYDROGRAPH
3. MINIMIZE LAND DISTURBANCE
4. MINIMIZE IMPERVIOUS SURFACES

SOURCE CONTROL MEASURE
1. BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES & FERTILIZERS; PROMOTES TREATMENT)
2. MAINTENANCE (STREET SWEEPING, CATCH BASIN CLEANING)
3. COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER
4. STORM DRAIN LABELING

TABLE 1-TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE AREA*

| AREA ID | SURFACE | PERVIOUS AREA (s.f.) | IMPERVIOUS AREA (s.f.) | TOTAL AREA (s.f.) | SIZING ** FACTOR | BIORETENTION AREA REQUIRED(s.f.) | BIORETENTION AREA PROVIDED(s.f.) | TREATMENT METHOD YES | IMPERMEABLE LINER ON BOTTOM (YES/NO) |
|---|---|---|---|---|---|---|---|---|---|
| DMA 1 | ROOF PAVING CONCRETE | 917 SF | 7,988 SF | 8,905 SF | COMBINATION FLOW AND VOLUME | 242 SF | 322 SF | BIORETENTION AREA #1 | NO |
| DMA 2 | ROOF | 70 SF | 2,065 SF | 2,072 SF | COMBINATION FLOW AND VOLUME | 62 SF | 70 SF | BIORETENTION AREA #2 | YES |
| | | | | | | | | | |
| | | | | | | | | | |
| DMA 3 | NEW IMPROVEMENTS ALONG PROJECT FRONTAGE | | | | | | | ROADWAY* PROJECT | NO |

TOTAL IMPERVIOUS AREA SERVED BY BMPS 10,053 SF

* PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK ROADWAY PROJECT THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.c OF THE MUNICIPAL STORMWATER PERMIT.

** REFER TO COMBINATION FLOW AND VOLUME BASED CALCULATIONS ON THIS SHEET.

STEVAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (650)964-9219
FAX (650)964-9229
SNHPAC@ELLIX.NET

REGISTERED PROFESSIONAL ENGINEER
STEVAN H. NAKASHIMA
C26597
REN.3/31/20
CIVIL
STATE OF CALIFORNIA

JINGYING INTERNATIONAL EDUCATION LLC
755 BERNARDO AVE
SUNNYVALE, CALIFORNIA 94087
CIVIL PLAN

IMPERVIOUS SURFACE DATA

OWNER:
JINGYING INTERNATIONAL CHINESE SCHOOL
ZINGQIANG WANG

Date: 09-11-2019
Scale: AS SHOWN
Drawn By: FN
Job No.: 17.025/1732

Revisions

Sheet Number:
C-13

LEUCRIUM ACHILLEA SALVIA FESTUCA ROSA

NANDINA PITTOSPORUM DIETES SALVIA ASPARAGUS

PITTOSPORUM PHORMIUM

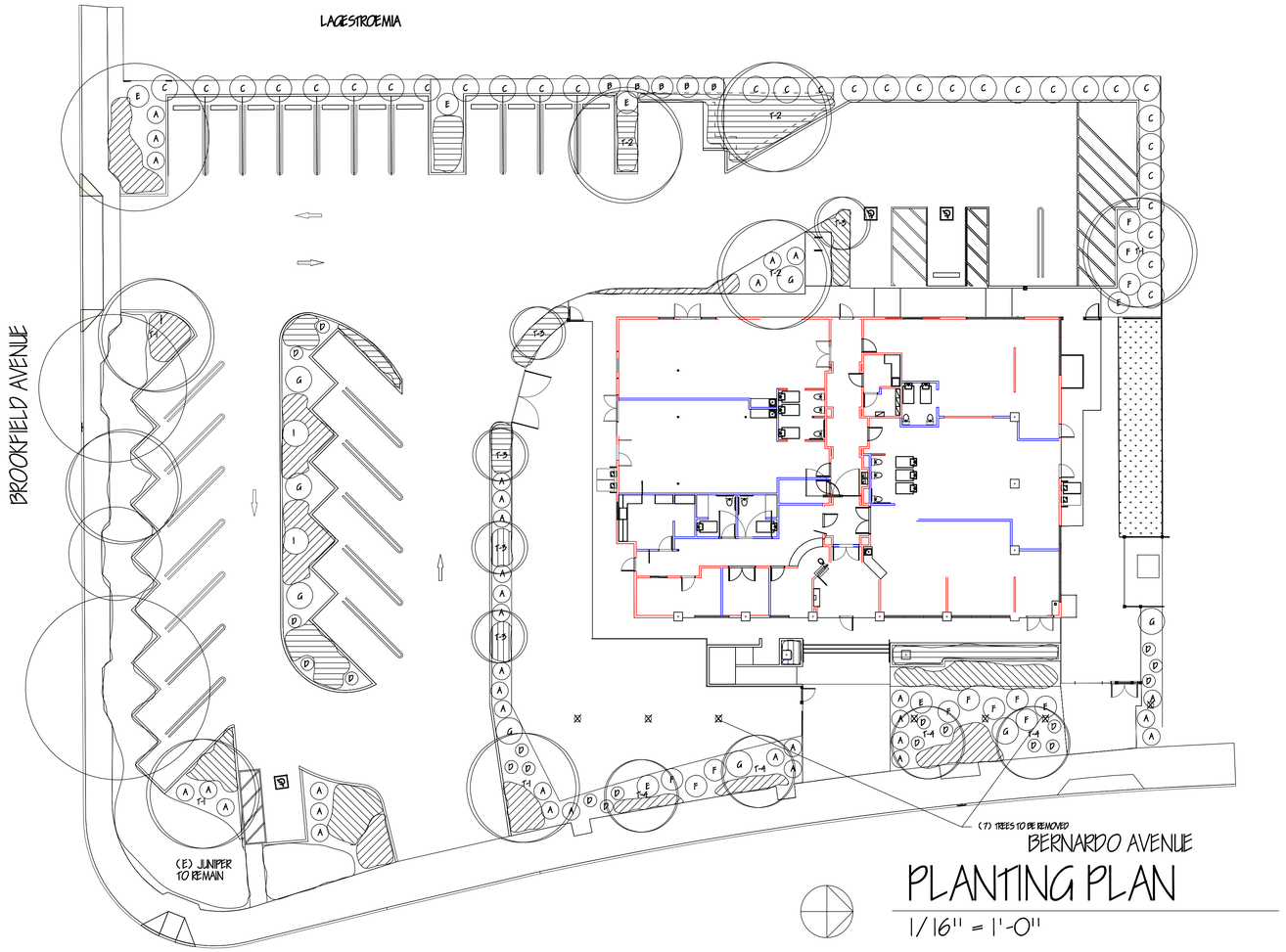


LAGESTROEMIA



COTINUS

PISTACHIA PLATANUS




# PLANTING PLAN

1/16" = 1'-0"

## PLANT LEGEND AND NOTES

| Sym | Botanical Name/ Common Name | Size | Water | WUCOLS |
|---|---|---|---|---|
| | Teucrium chamraedys/ Germander @ 5' oc | 1 gallon | low | .3 |
| | Achillea Moonshine/ Yellow Yarrow @ 5' oc | 1 gallon | low | .2 |
| | Salvia Bee's Bliss @ 4' oc | 1 gallon | low | .3 |
| | Carex divulsa/ Berkeley Sedge @ 3' oc | 1 gallon | low | .3 |
| A | Rosa/ White Carpet Rose | 5 gallon | low | .3 |
| B | Nandina domestica | 5 gallon | low | .3 |
| C | Pittosporum tenufolium | 5 gallon | low | .3 |
| D | Dietes vegeta/ Fortnight Lily | 5 gallon | low | .3 |
| E | Salvia leucantha/ Sage | 5 gallon | low | .3 |
| F | Pittosporum tobira Wheelers Dwarf | 5 gallon | low | .3 |
| G | Phormium tenax Apricot Queen/ Flax | 5 gallon | low | .3 |
| H | Asparagus/ Asparagus Fern | 5 gallon | med | .5 |
| I | Cotinus Golden Spirit/ Smoke Tree | 15 gallon | low | .3 |
| T-1 | Pistachia chinense Keith Davey/ Chinese Pistache | 24" box | low | .3 |
| T-2 | Platanus acerifolia Yarwood/ Sycamore | 24" box | low | .3 |
| T-3 | Lagestroemia Muskogee std/ Crape Myrtle | 15 gallon | low | .3 |
| T-4 | Lagestroemia Tuscorora/ Crape Myrtle | 15 gallon | low | .3 |

1) Verify placement of all proposed plant material and protect existing trees and plants to remain.
2) All existing tree stumps to be ground and removed.
3) For existing site soil, break up and amend thoroughly prior to planting. Recommend soil fertility analysis for soil preparation recommendations.
4) For new parking lot planters, all asphalt and existing gravel base to be removed. Thoroughly break up subsoil and place import clay loam topsoil. Thoroughly mix import soil into native and amend.
5) Incorporate 3" of approved compost at all planting areas as an alternative to the soil preparation recommendations.
6) Spread 3" of approved earth tone wood chip mulch at all planting areas after planting installation is complete.
7) I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

W. Jeffrey Heid
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
fax 408 226-6085
email wjheidasla@comcast.net



REVISED 1/15/18
REVISED 3/24/18
REVISED 3/28/18
REVISED 6/21/18
REVISED 10/6/18
REVISED 10/30/18
REVISED 11/15/18
REVISED 2/12/19
REVISED 7/6/19
REVISED 7/12/19
REVISED 7/23/19
REVISED 9/10/19

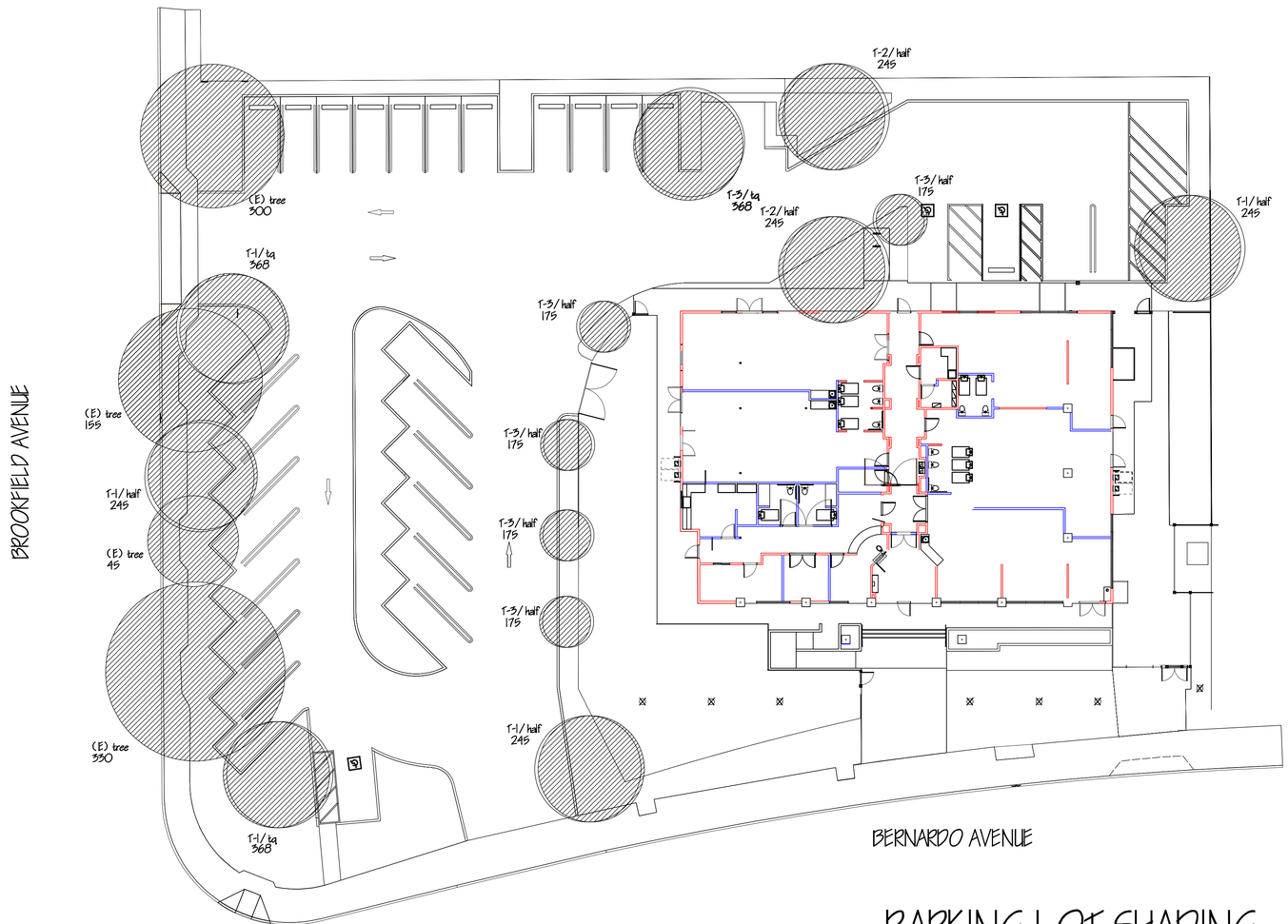
REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2021
STATE OF CALIFORNIA

JINGYING INTERNATIONAL EDUCATION, LLC
for:
JINGYING INTERNATIONAL EDUCATIONAL LLC
755 BERNARDO AVE.
SUNNYVALE, CA. 94087

PLANTING PLAN

date: 1/11/18
scale: NOTED
drawn by: WJH
job no. 21802
sheet
L1
of 4 shts

PISTACHIA PLATANUS LAGERSTROEMIA




# PARKING LOT SHADING

1/16" = 1'-0"

SHADED CALCULATION TABLE

| Sym | Botanical Name/ Common Name | Full sf | 3/4 | 1/2 | 1/4 | Total sf |
|---|---|---|---|---|---|---|
| T-1 | Pistachia chinensis Keith Davey/ Chinese Pistache | | 1 @ 368 sf | 6 @ 245 sf | | 1838 sf |
| T-2 | Platanus acerifolia Yarwood/ Yarwood Sycamore | | 1 @ 368 | 2 @ 245 sf | | 858 sf |
| T-3 | Lagerstroemia Muskogee/ Crape Myrtle | | | 5 @ 175 sf | | 875 sf |
| (E) | Existing Tree Varieties | | | | | 830 sf |

Total Tree Shade: 4401 sf

Total Paved Area: 17,419 sf ( 50% = 8710 sf required)

Percent Shaded: 25% due to limited planting area based on PG&E easement

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
fax 408 226-6085
email wjheldasla@comcast.net



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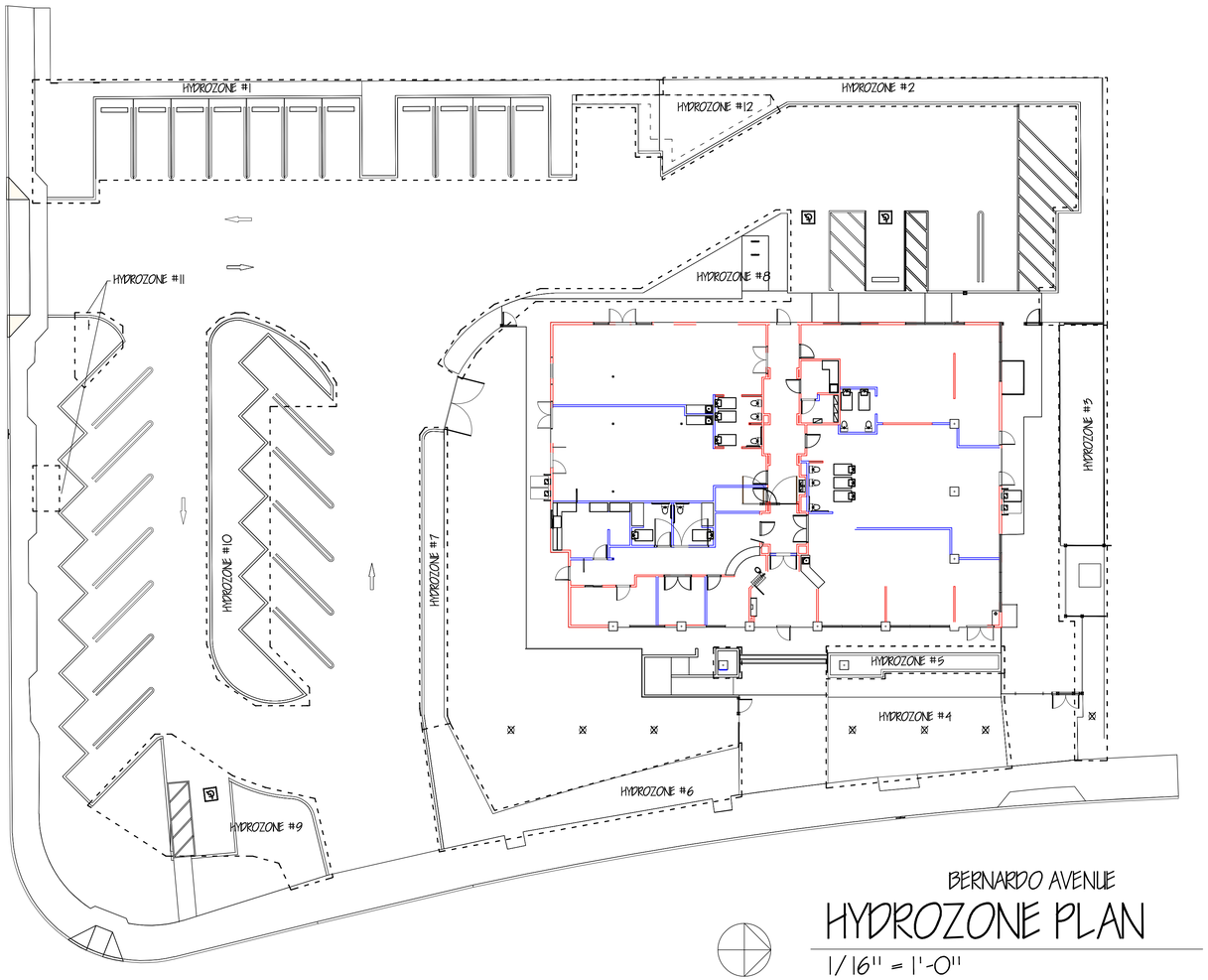
REVISED 11/15/18
REVISED 2/12/19
REVISED 7/6/19
REVISED 7/12/19
REVISED 7/23/19
REVISED 9/10/19

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2021
STATE OF CALIFORNIA

JINGYING INTERNATIONAL EDUCATION, LLC
for:
JINGYING INTERNATIONAL EDUCATIONAL LLC
755 BERNARDO AVE.
SUNNYVALE, CA. 94087

PARKING LOT SHADING

date: 1/11/18
scale: NOTED
drawn by: WJH
job no. 21802
sheet L 2
of 4 shts




# HYDROZONE PLAN

1/16" = 1'-0"

**California Water Efficient Landscape Worksheet**

| Reference Evapotranspiration ($ET_o$) | | 45.3 | Project Type | | Non-Residential | | 0.45 |
|---|---|---|---|---|---|---|---|
| Hydrozone # / Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] |
| **Regular Landscape Areas** | | | | | | | |
| #1 low | 0.3 | Drip | 0.81 | 0.37 | 865 | 320 | 8998 |
| #2 low | 0.3 | Drip | 0.81 | 0.37 | 770 | 285 | 8010 |
| #3 high lawn | 0.7 | Overhead | 0.75 | 0.93 | 580 | 541 | 15204 |
| #4 low | 0.3 | Drip | 0.81 | 0.37 | 905 | 335 | 9414 |
| #5 low bio retention | 0.3 | Drip | 0.81 | 0.37 | 140 | 52 | 1456 |
| #6 low | 0.3 | Drip | 0.81 | 0.37 | 675 | 250 | 7022 |
| #7 low | 0.3 | Drip | 0.81 | 0.37 | 300 | 111 | 3121 |
| #8 low | 0.3 | Drip | 0.81 | 0.37 | 375 | 139 | 3901 |
| #9 low | 0.3 | Drip | 0.81 | 0.37 | 500 | 185 | 5201 |
| #10 low | 0.3 | Drip | 0.81 | 0.37 | 785 | 291 | 8166 |
| #11 low | 0.3 | Drip | 0.81 | 0.37 | 145 | 54 | 1508 |
| #12 low bio retention | 0.3 | Drip | 0.81 | 0.37 | 360 | 133 | 3745 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | | Totals | 6400 | 2697 | 75745 |
| **Special Landscape Areas** | | | | | | | |
| | | | | 1 | | 0 | 0 |
| | | | | 1 | | 0 | 0 |
| | | | | 1 | | 0 | 0 |
| | | | | 1 | | 0 | 0 |
| | | | | Totals | 0 | 0 | 0 |
| | | | | | | ETWU Total | 75745 |
| | | | | | | Maximum Allowed Water Allowance (MAWA)[e] | 80888 |

**ETAF Calculations**

Regular Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 2697 |
| Total Area | 6400 |
| Average ETAF | 0.42 |

All Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 2697 |
| Total Area | 6400 |
| Average ETAF | 0.42 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

| | |
|---|---|
| 0.45 | Non-Residential |
| 0.55 | Residential |
| 0.81 | Drip |
| 0.75 | Overhead |

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
fax 408 226-6085
email wjheidasla@comcast.net



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REVISED 9/10/19

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2021
STATE OF CALIFORNIA

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for:
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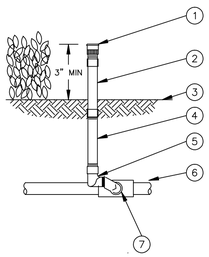
755 BERNARDO AVE.
SUNNYVALE, CA. 94087

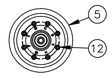
HYDROZONE PLAN

date: 1/11/18
scale: NOTED
drawn by: WJH
job no. 21802
sheet L 3
of 4 shts

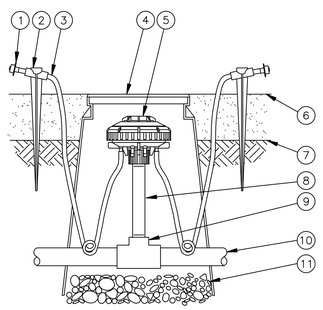



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. KBI FLEX RISER
3. FINISH GRADE/TOP OF MULCH
4. SCHEDULE 80 RISER (LENGTH AS REQUIRED)
5. 2 1/2" MARLEX FITTINGS TO CREATE SWING JOINT
6. SCHEDULE 40 PVC LATERAL PIPE
7. PVC SCH 40 TEE OR ELL

**PRESSURE COMPENSATING FULL-CIRCLE BUBBLER**
**1400 SERIES ON RISER**
A N.T.S.



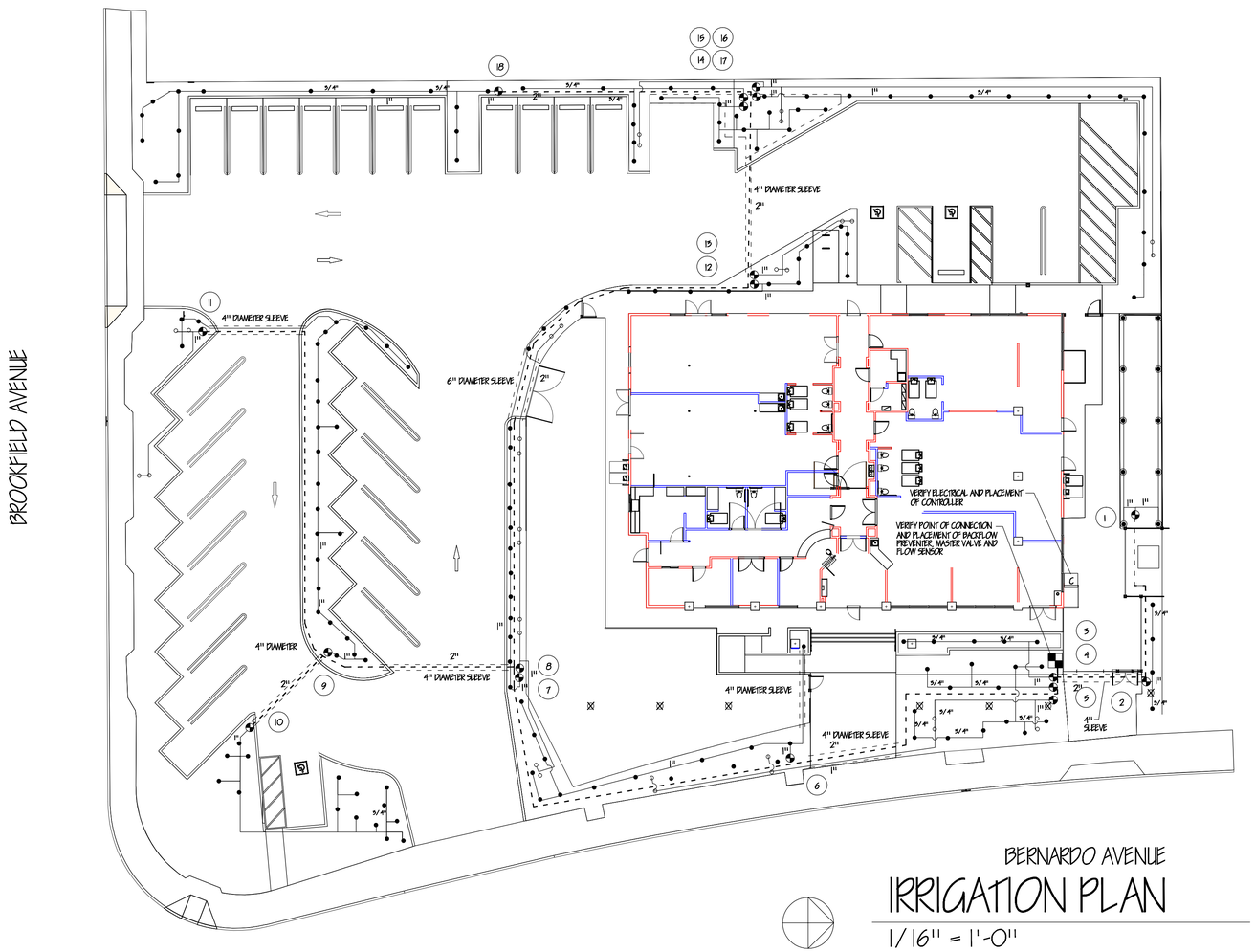

INSIDE VIEW




1. DIFFUSER BUG CAP: RAIN BIRD DBC-025 (1 OF 2 SHOWN, 8 POSSIBLE)
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025 (1 OF 2 SHOWN, 8 POSSIBLE)
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED) (1 OF 2 SHOWN, 8 POSSIBLE)
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. MULTI-OUTLET EMISSION DEVICE: RAIN BIRD XERI-BIRD XBD-81
6. TOP OF MULCH
7. FINISH GRADE
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 TEE OR ELL
10. PVC LATERAL PIPE
11. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. XERI-BUG EMITTER, 1 GPH FLOW: RAIN BIRD XB-10PC (ONE OF 8 SHOWN, INCLUDED WITH XERI-BIRD XBD-81)

NOTE:
1. COIL ADDITIONAL 9-INCHES OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

**EIGHT-OUTLET MANIFOLD WITH XERI-BUG EMITTERS, 1/4" TUBING, STAKE AND BUG CAP**
**OPTION 2A**
B N.T.S. 1-13-10




# IRRIGATION PLAN
1/16" = 1'-0"

IRRIGATION LEGEND

- C — Hunter Pro with Solar Sync and rain sensor - verify electrical source and placement
- WM — 1" Water Meter for irrigation only - verify size and location
- Febco #825Y-1" reduced pressure backflow preventer - provide lockable cover with Wattis Master Valve with Flow Sensor sized per point of connection/ verify manufacturer with city
- Schedule 40 pvc mainline - 1 ½"- min. depth 18"
- Schedule 40 pvc sleeving
- Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits and without for bubbler and rotor circuits
- Schedule 40 pvc lateral lines - ¾" unless noted- min. depth 12"
- Rainbird Xeri-Bug Octa Bubbler
- Rainbird #1400 series bubbler for trees - two per tree on separate circuits
- Hunter MP Rotator on 6" pop up for lawn area only - verify nozzle size in field
- 1 — Control valve number

1) Verify water and electrical services for point of connection.
2) Verify site water pressure of 65 psi at point of connection - notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controller. Follow all grounding instructions per controller installation guide and flow meter specifications guide.
4) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
5) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes at base of each plant.
6) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
7) Verify control wire placement and access under pavement and extension of additional wires for future expansion.
8) Verify rain sensor in field.
9) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
10) Contractor to submit maintenance and irrigation schedule to Owner at completion of installation and maintenance/ warrantee period.
11) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
12) Verify and coordinate installation of sleeving and/ or mainline and control wire conduit access under all pavement. Verify with paving contractor. Piping under road shall be installed a minimum of 24" deep with piping surrounded by a 6" sand envelope.
13) Trees shall be irrigated on separate circuits and with two ½ gpm bubblers, one at the surface, the other in a perforated vertical tube set adjacent to the root ball.

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
fax 408 226-6085
email wjheidasla@comcast.net



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REVISED 11/15/18
REVISED 2/12/19
REVISED 7/6/19
REVISED 7/12/19
REVISED 7/23/19
REVISED 9/10/19

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2021
STATE OF CALIFORNIA

JINGYING INTERNATIONAL EDUCATION, LLC
for:
JINGYING INTERNATIONAL EDUCATIONAL LLC
755 BERNARDO AVE.
SUNNYVALE, CA. 94087

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