



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

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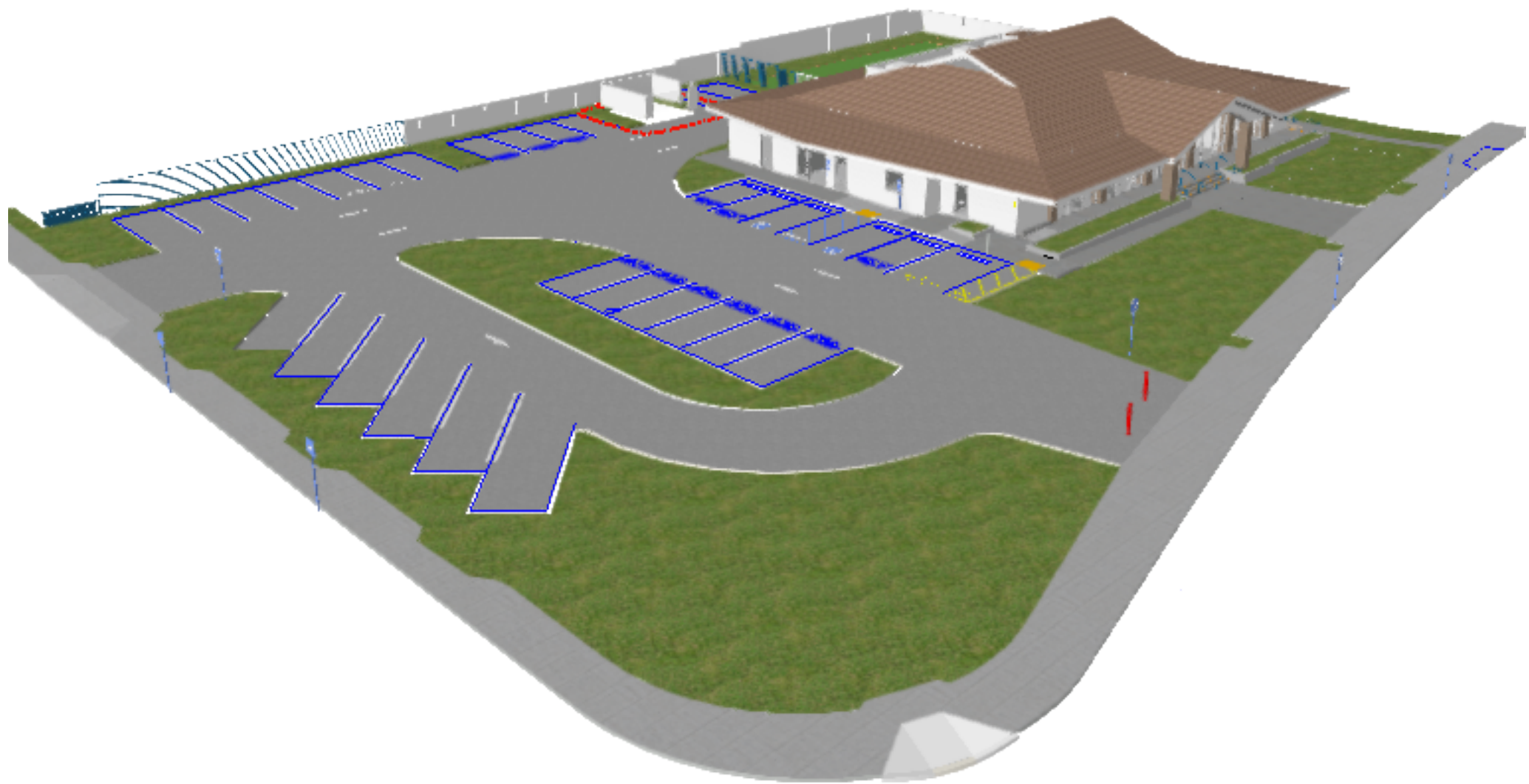
MARK STOKLOSA  
ARCHITECT, INC

DRAWING TITLE:  
DESIGN DATA

NOT FOR CONSTRUCTION

A-001

SHEET OF



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  
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A-501 ELEVATIONS  
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**SURVEY PLAN:**  
SURVEY PLAN

**CIVIL:**  
C-01 DEMOLITION PLAN  
C-11 GRADING AND DRAINAGE PLAN  
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**LANDSCAPE:**  
L-1 PLANTING PLAN  
L-2 PARKING SHADING  
L-3 HYDROZONE PLAN  
L-4 IRRIGATION PLAN

**MEP:**  
E-1.1 PHOTOMETRIC STUDY



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 IMPACT ON THE DRAINAGE PATTERN FOR ADJACENT PROPERTIES.

SCOPE OF WORK:

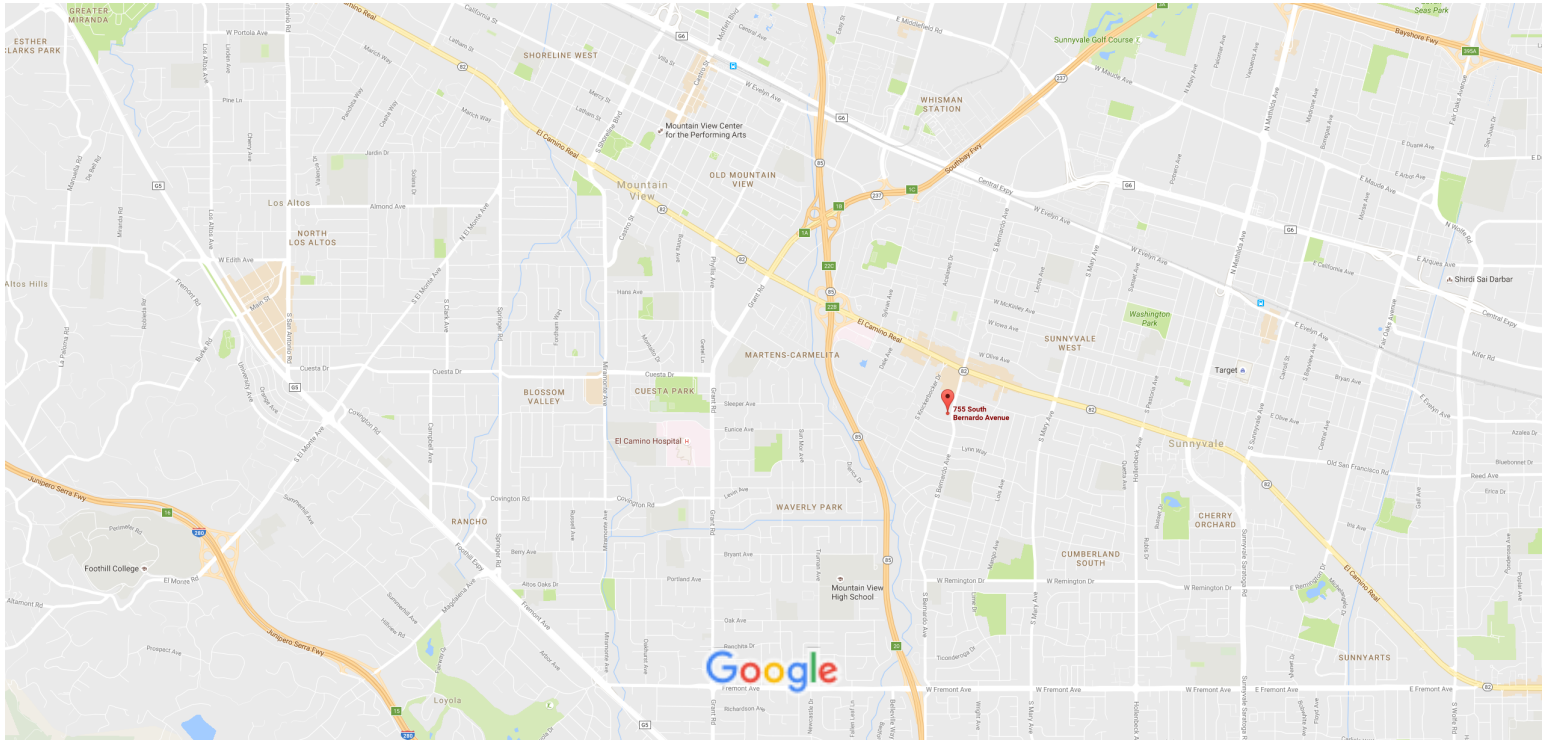
- TENANT IMPROVEMENT, FOR PROPOSED PRE-SCHOOL FACILITY WITHIN EXISTING BUILDING.
  - NO ALTERATIONS TO EXISTING BUILDING, EXCEPT INSTALLATION OF NEW EXIT DOORS IN PLACE OF EXISTING AND REPLACEMENT OF DOORS BY WINDOWS OF SAME SIZE. INSTALLATION OF NEW EXIT DOOR IN FRONT WALL LEADING FROM A CLASSROOM
  - REPLACEMENT/RECONFIGURATION OF EXISTING FRONT STAIR, SIDEWALK AT THE BUILDING SIDE AND FRONT OF THE BUILDING FOR COMPLIANCE TO ACCESSIBILITY STANDARDS
  - MODIFICATION TO EXISTING PARKING FOR ACCESSIBILITY STANDARDS.
  - INSTALLATION OF NEW PLAYGROUND PERIMETER FENCING AT BUILDING REAR AND SIDE, INCLUDING GATES AND EMERGENCY VEHICLE ACCESS GATE.
  - NEW ACCESSIBLE PARKING AND SITE SIGNAGE WITHIN SIGNAGE PROGRAM OF THE PRE-SCHOOL.
  - 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.
- RECONFIGURE / ENHANCE LANDSCAPING IN AREA AROUND PROPOSED PLAYGROUND, PARKING AND FRONT ENTRANCE.

PLANNING APPROVALS

BUILDING DEPARTMENT APPROVALS

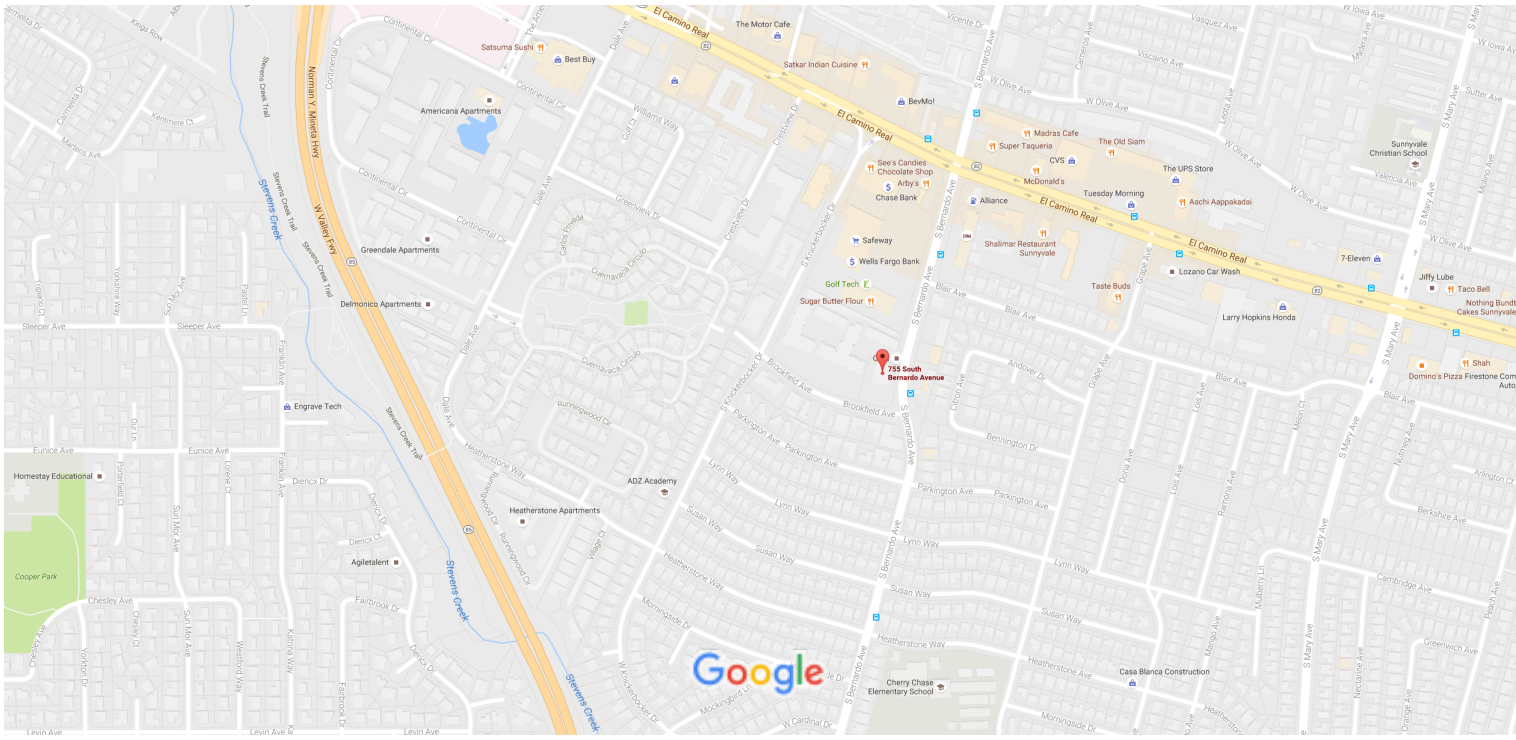
LOCATION PLAN

Google Maps 755 S Bernardo Ave



VICINITY PLAN

Google Maps 755 S Bernardo Ave



**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:**  
31 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 9,292.00 SQ.FT.  
(REQUIRED: 20% OF PARKING AREA =20% OF 15,397.5 SQ.FT. = 3,079.5 SQ.FT.)  
LANDSCAPE - WALKWAY AREA:  
2,263.5 SQ.FT.

**TOTAL OF ALL LANDSCAPE =9,292.00 SQ.FT.**  
20% OF SITE AREA = 37,887 X 20% = 7577.4 SQ.FT.  
IN RELATION TO SITE:  
LANDSCAPE TOTAL WITH PLAYGROUND = 9292 + 4687.4 = 13,979.4 SQ.FT.

**PARKING AREA:**  
15,397.5 SQ.FT.

**PLAYGROUND AREA:**  
4687.4 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)

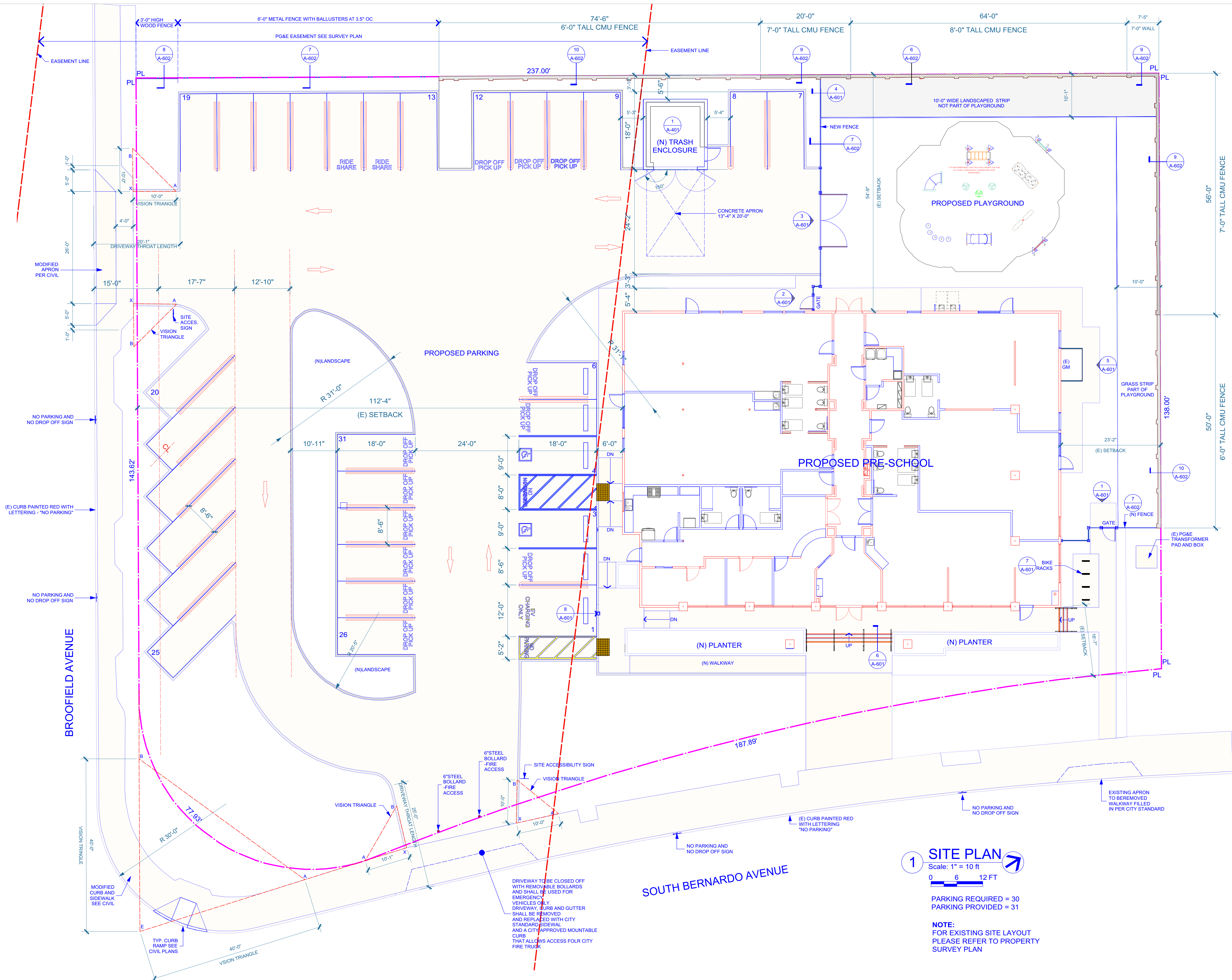
DESIGN DATA



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markstoklosa@sbcglobal.net

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



1 SITE PLAN  
Scale: 1" = 10 ft  
0 6 12 FT

PARKING REQUIRED = 30  
PARKING PROVIDED = 31

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

MARK	DATE	DESCRIPTION
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SCALE:		
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DRAWING TITLE:  
SITE PLAN

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A-101  
SHEET OF



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PROPOSED PRE-SCHOOL  
AT 755 S. BERNARDO AVE  
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BROOKFIELD AVENUE

SA-100  
SITE AREA  
37887 sq ft

SOUTH BERNARDO AVENUE

1

SITE AREA

Scale: 1" = 10 ft

0

6

12 FT

SITE AREA

SPACE NUMBER	SPACE NAME	NET AREA NUMBER
SA-100	SITE AREA	37887

MARK	DATE	DESCRIPTION
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DRAWING TITLE:
SITE AREA

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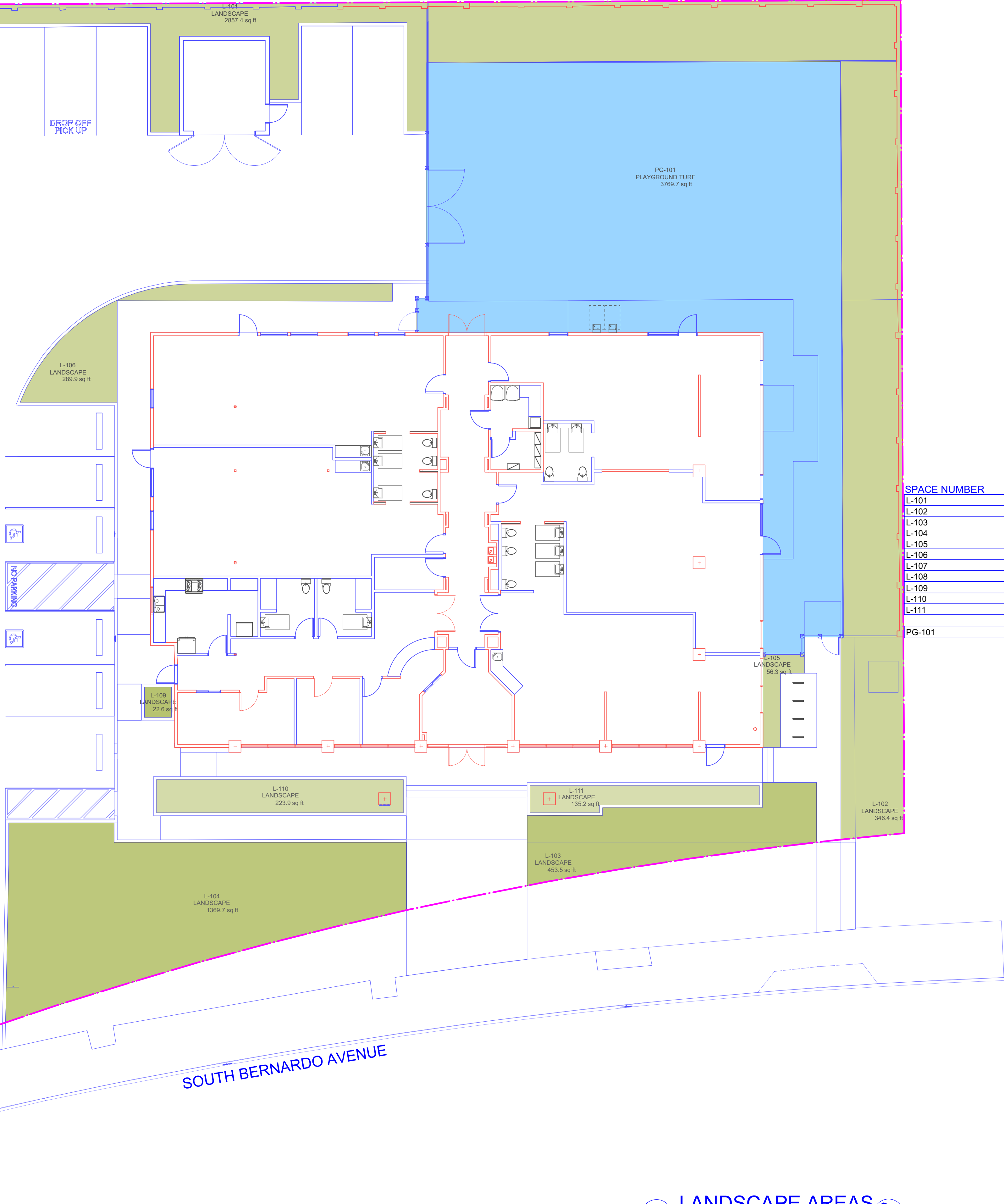
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PROPOSED PRE-SCHOOL  
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BROOKFIELD AVENUE

SOUTH BERNARDO AVENUE



LANDSCAPE AREAS

SPACE NUMBER	SPACE NAME	NET AREA	NUMBER
L-101	LANDSCAPE	2857.4	
L-102	LANDSCAPE	346.4	
L-103	LANDSCAPE	453.5	
L-104	LANDSCAPE	1369.7	
L-105	LANDSCAPE	56.3	
L-106	LANDSCAPE	289.9	
L-107	LANDSCAPE	1296.5	
L-108	LANDSCAPE	2240.6	
L-109	LANDSCAPE	22.6	
L-110	LANDSCAPE	223.9	
L-111	LANDSCAPE	135.2	
		9,292.0 SQ.FT	
PG-101	PLAYGROUND TURF	3769.7	
		13,061.7 SQ.FT.	

1 LANDSCAPE AREAS

Scale: 1" = 10 ft

0

6

12 FT

MARK	DATE	DESCRIPTION
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SITE AREAS

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BROOKFIELD AVENUE

SOUTH BERNARDO AVENUE

1 BUILDING-PLAYGROUND-PAVING AREAS  
Scale: 1" = 10 ft  
0 6 12 FT

SITE AREAS-PAVING, BUILDINGS, PLAYGROUND

SPACE NUMBER	SPACE NAME	NET AREA NUMBER
PA-101	PARKING	15397.5
PLG-101	PLAYGROUND	4687.4
PS-101	PRE-SCHOOL	6920.3
TR-101	TRASH	244.8
W-101	WALKWAY	2263.5

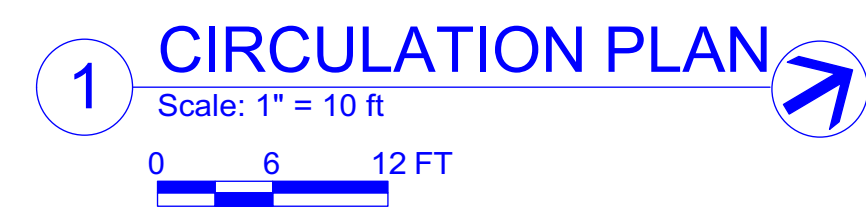
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DRAWING TITLE:  
BUILDING  
PLAYGROUND  
PAVING AREAS

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SUITE-B  
SAN JOSE, CA 95128  
08 260 6896 W  
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marekstoklosa@sbcglobal.net

PROPOSED PRE-SCHOOL  
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MARK	DATE	DESCRIPTION
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**SCALE:**

PROJECT NO: 17-025

MODEL FILE: JINYING-2.VWX

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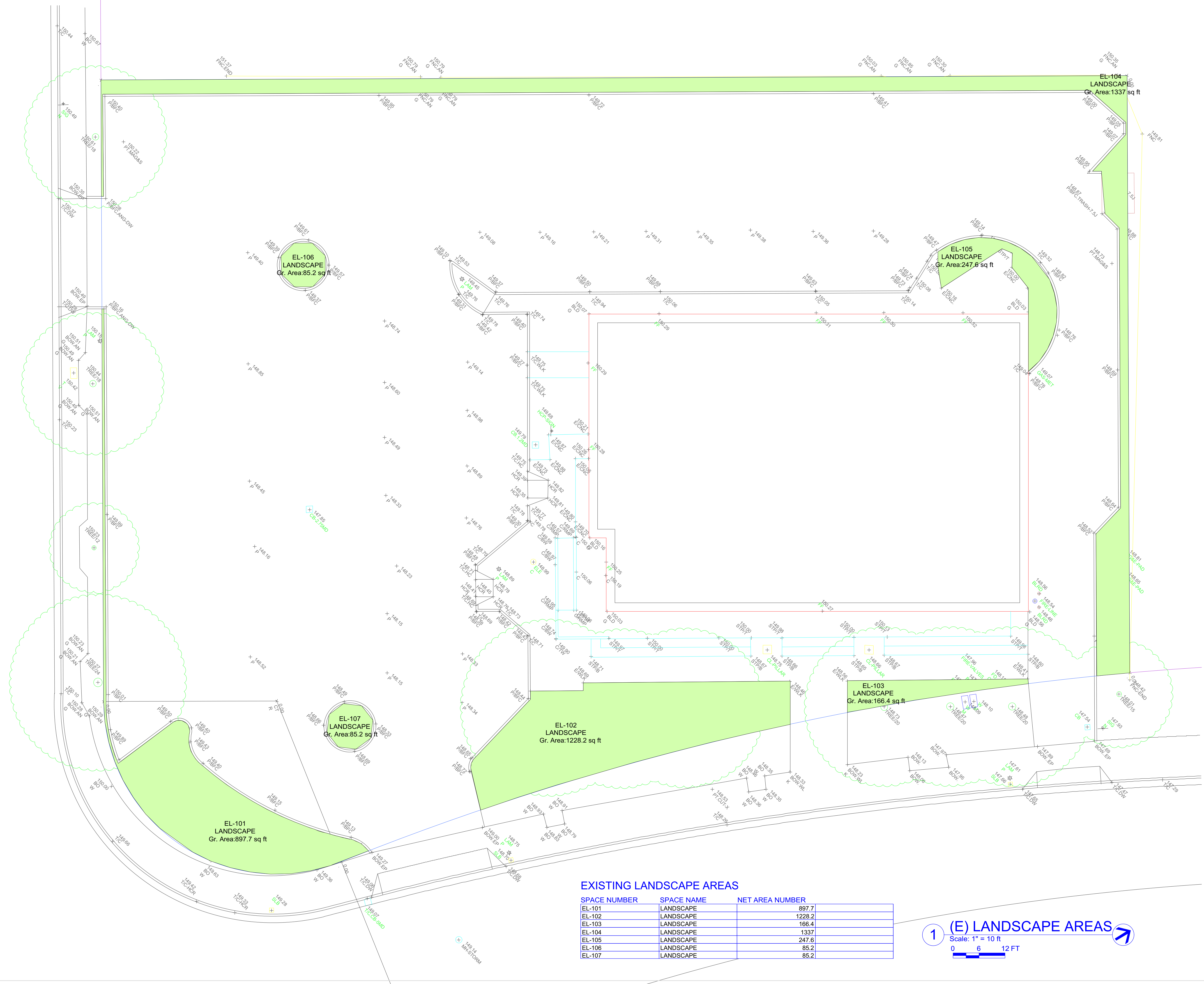
DRAWING TITLE:

## E) LANDSCAPE AREAS

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A-106

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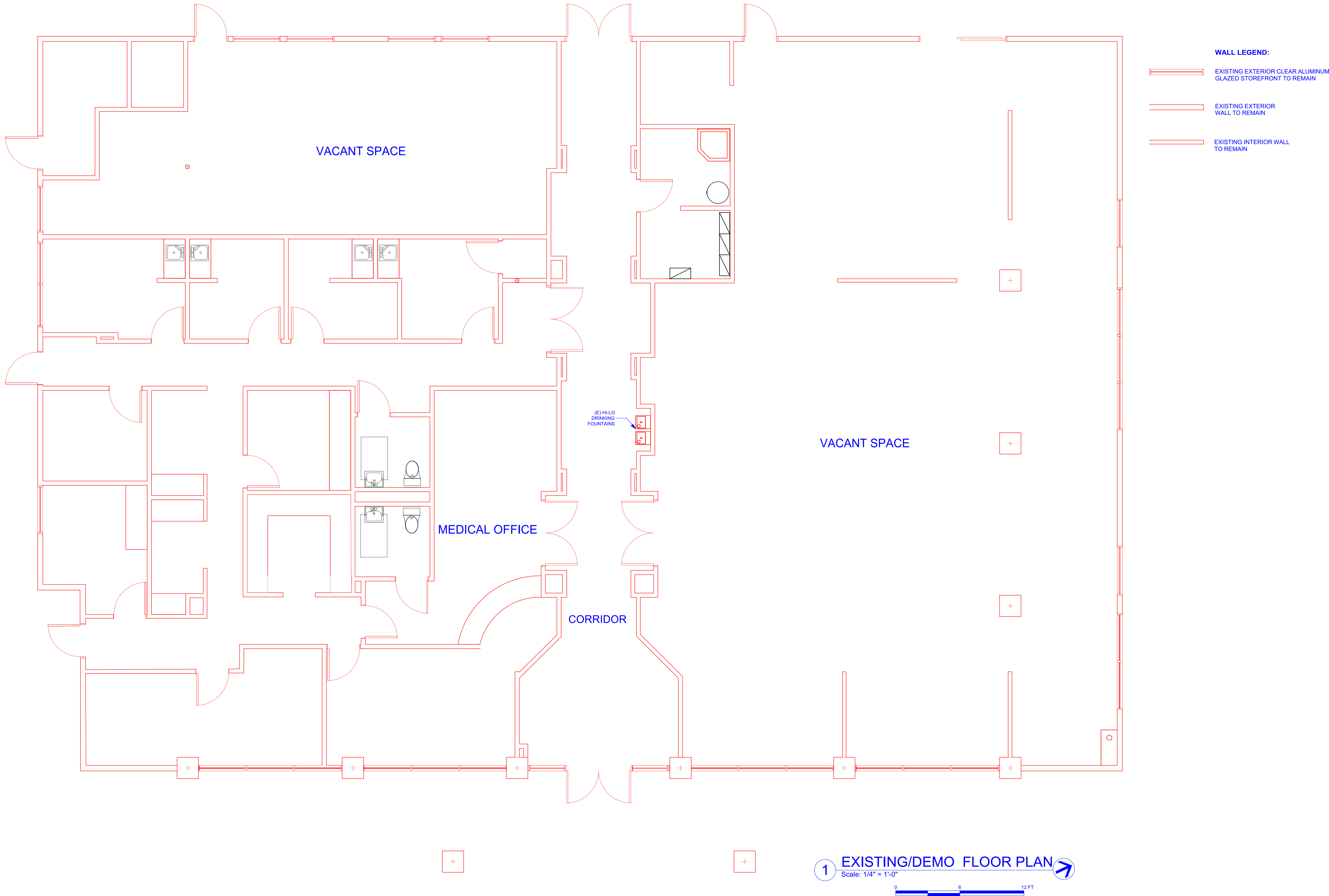
SCALE:	
PROJECT NO:	17-025
MODEL FILE:	JINYING-2.VWX
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DRAWING TITLE:  
EXISTING LAYOUT

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A-201  
SHEET OF





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MARK	DATE	DESCRIPTION
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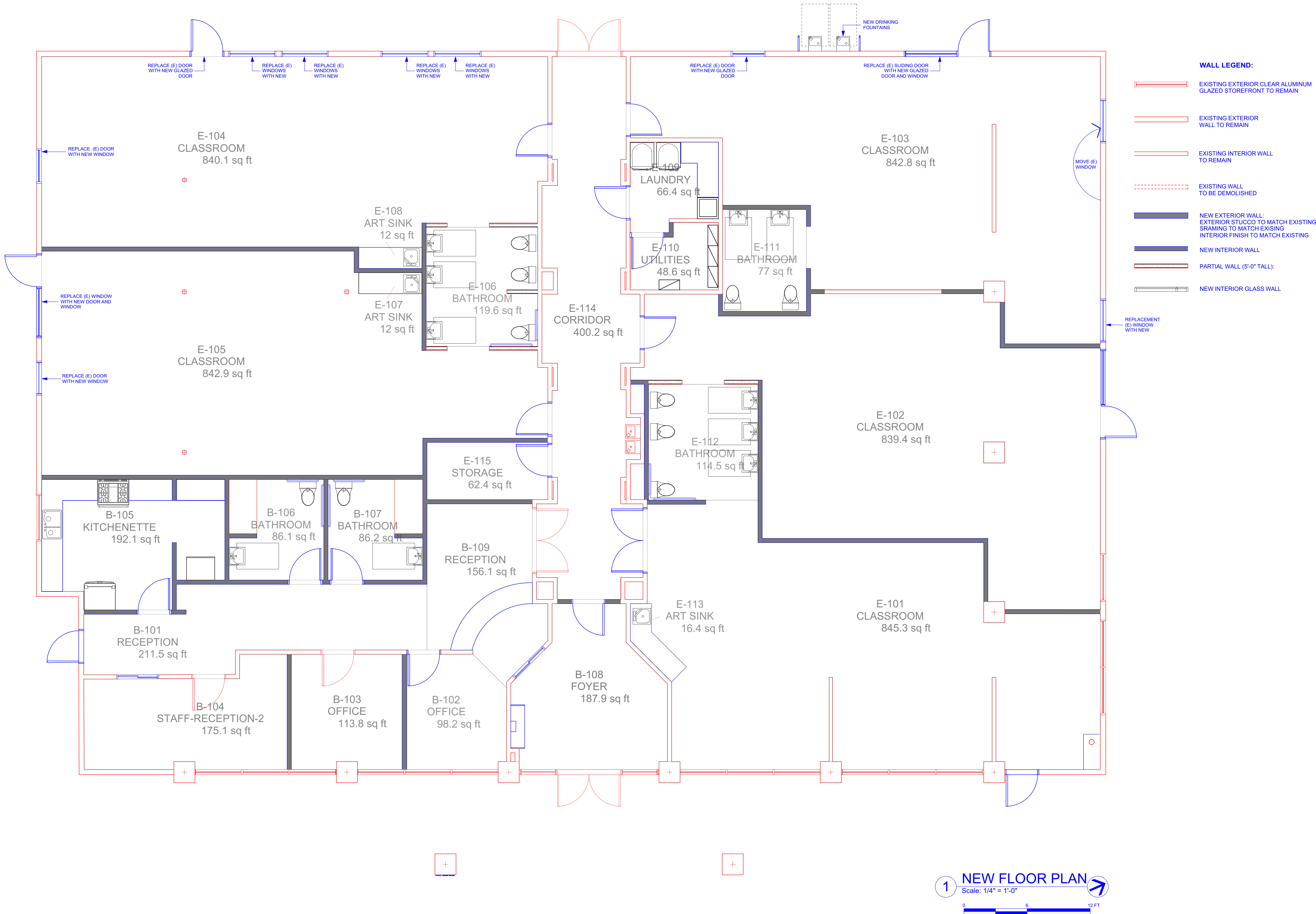
SCALE:		
PROJECT NO:	17-025	
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DRAWING TITLE:

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A-301  
SHEET OF





PROPOSED PRE-SCHOOL  
AT 755 S. BERNARDO AVE  
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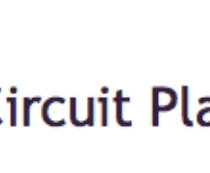
SCALE:	
PROJECT NO:	17-025
MODEL FILE:	JINYING-2.VW
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**A-302**

Circuit Play Beginnings CPB-2000 - Commercial Playground Equipment | Outdoor Play Structures | BCI Burke
3/19/16, 11:40 AM



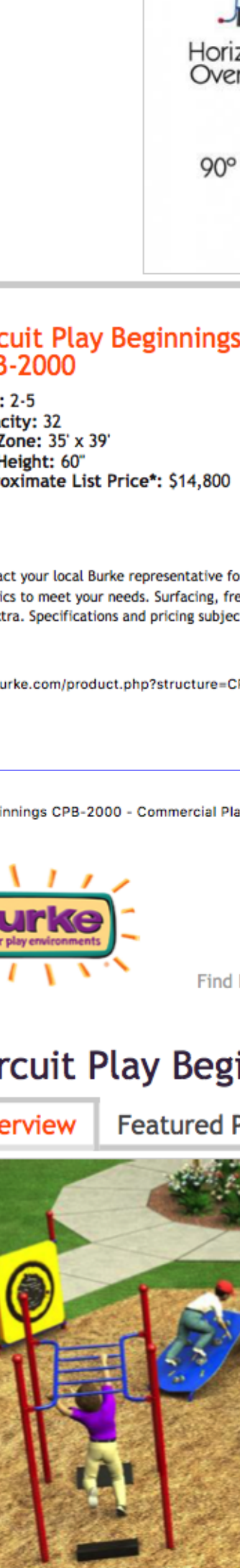
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1-800-356-2070

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## Circuit Play Beginnings CPB-2000

Overview
Featured Play Events
Top View
360° Fly-Through Video



**Circuit Play Beginnings CPB-2000**

Ages: 2-5  
Capacity: 32  
Use Zone: 35' x 39'  
Fall Height: 60"  
Approximate List Price\*: \$14,800

[Download hi-res image](#)

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**Quick Links:**  
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\*Contact your local Burke representative for exact pricing based on design specifics to meet your needs. Surfacing, freight, taxes and installation are extra. Specifications and pricing subject to change without notice.

<http://www.bcburke.com/product.php?structure=CPB-2000> Page 1 of 2

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Circuit Play Beginnings CPB-2000 - Commercial Playground Equipment | Outdoor Play Structures | BCI Burke
3/17/16, 10:29 AM



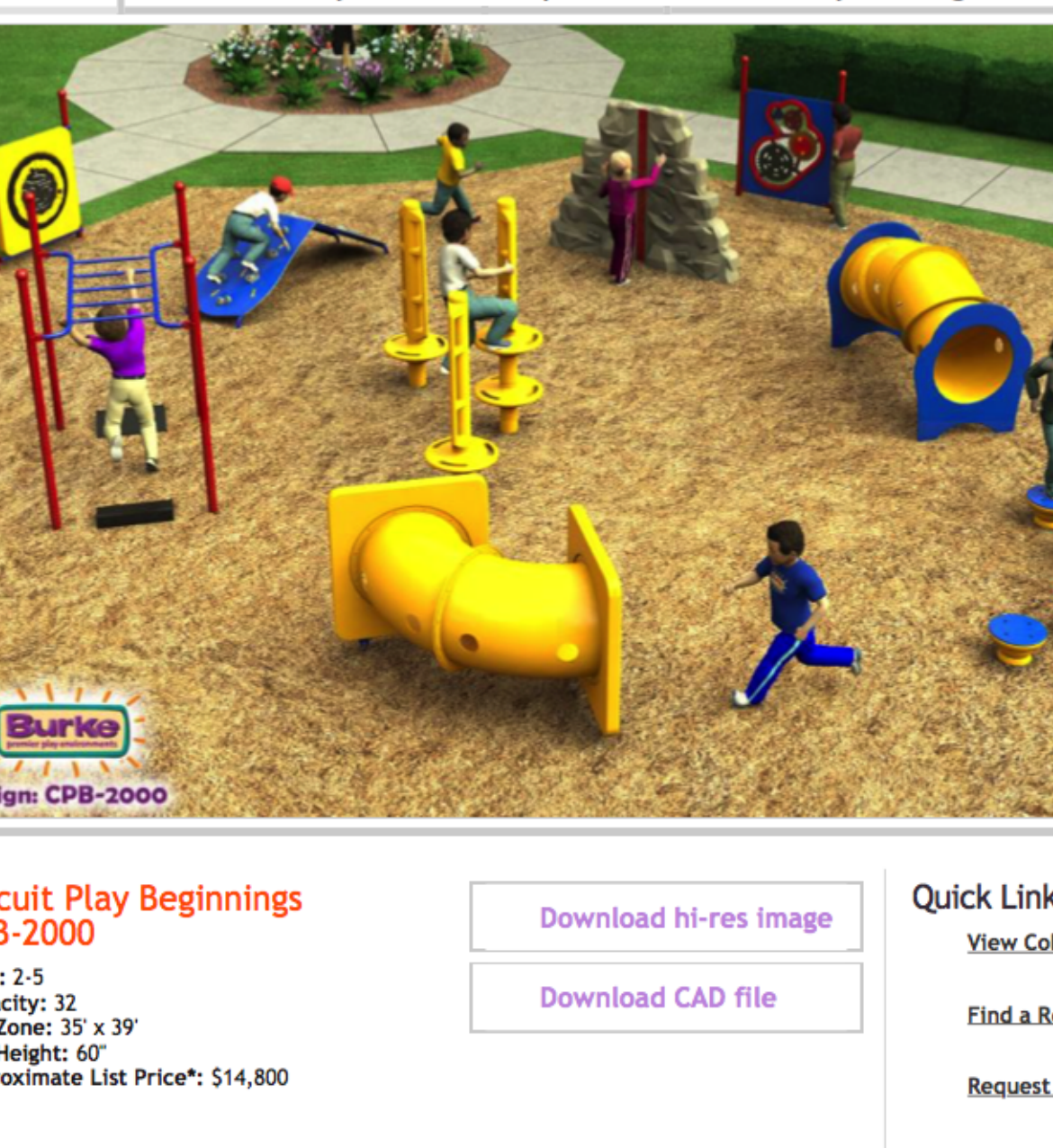
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## Circuit Play Beginnings CPB-2000

Overview
Featured Play Events
Top View
360° Fly-Through Video



**Circuit Play Beginnings CPB-2000**

Ages: 2-5  
Capacity: 32  
Use Zone: 35' x 39'  
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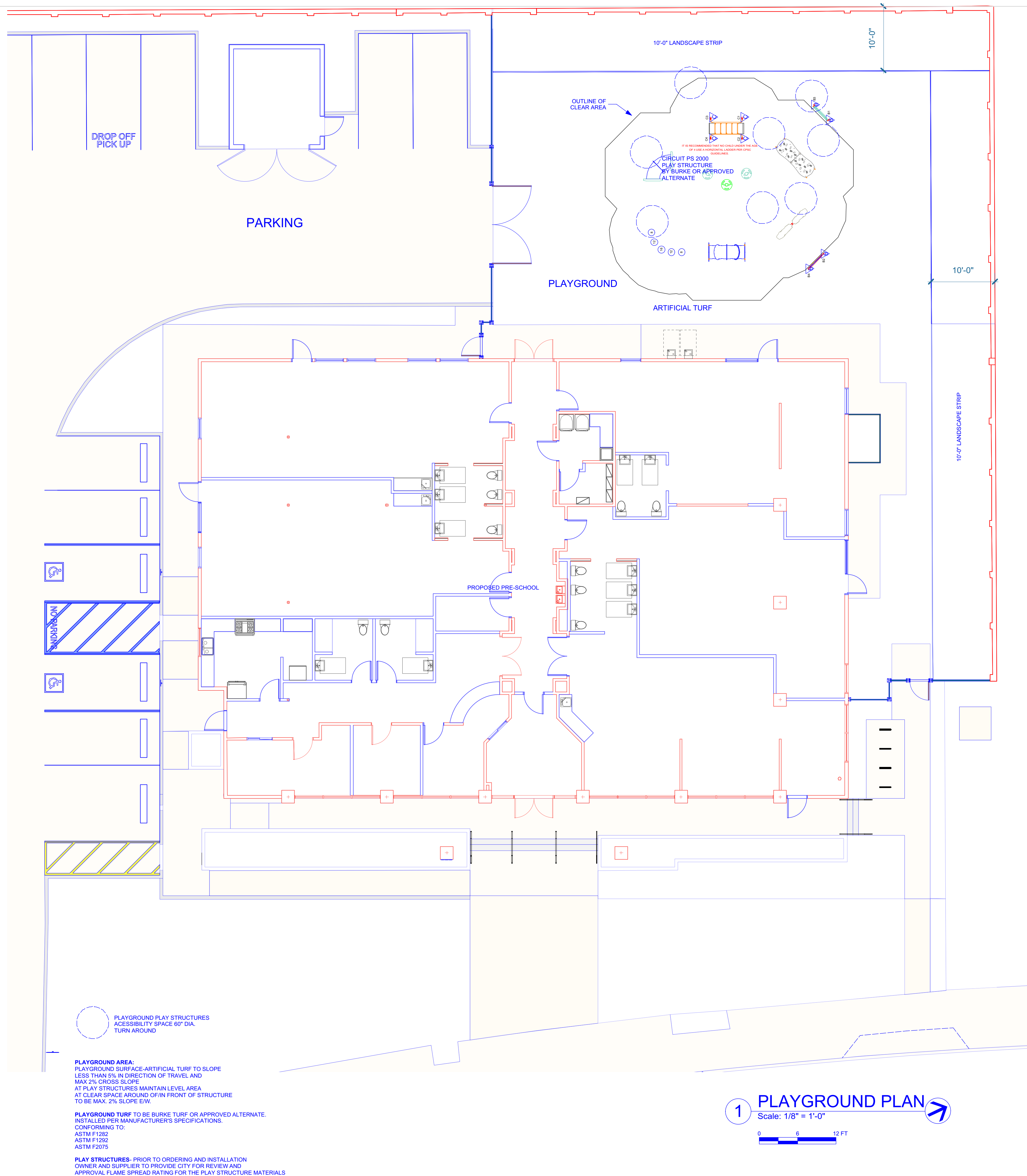
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\*Contact your local Burke representative for exact pricing based on design specifics to meet your needs. Surfacing, freight, taxes and installation are extra. Specifications and pricing subject to change without notice.

<http://www.bcburke.com/product.php?structure=CPB-2000&series=&&capacity=a&range=a&model=&option1=&option2=&advanced=-1&page=2> Page 1 of 2





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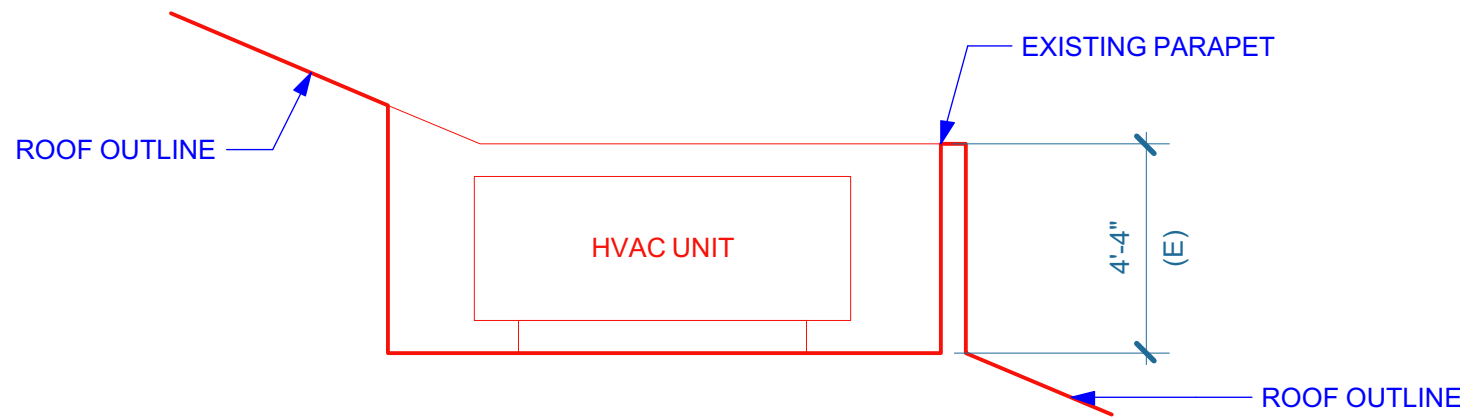
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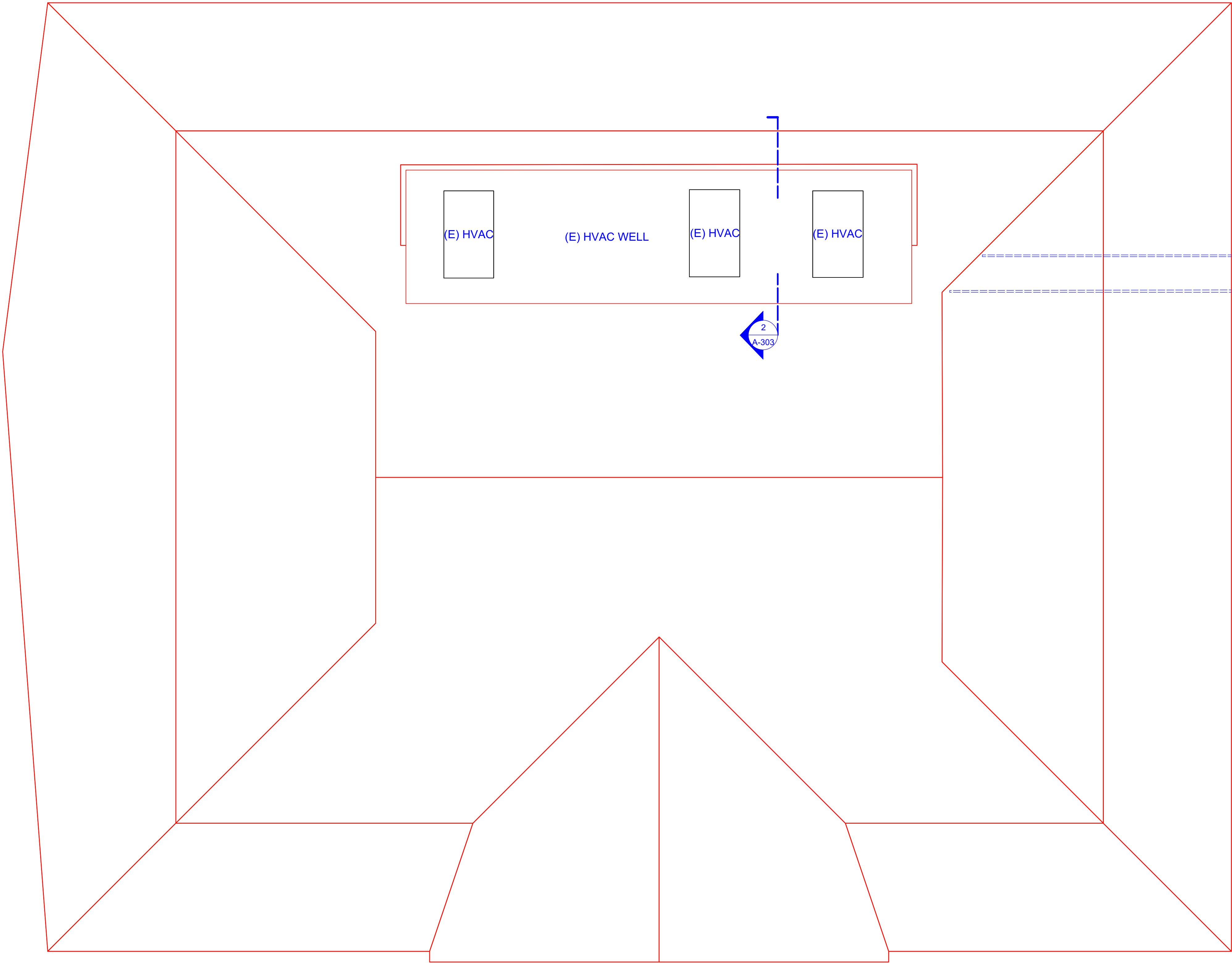
DRAWING TITLE:  
ROOF PLAN

NOT FOR CONSTRUCTION

A-303  
SHEET OF



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



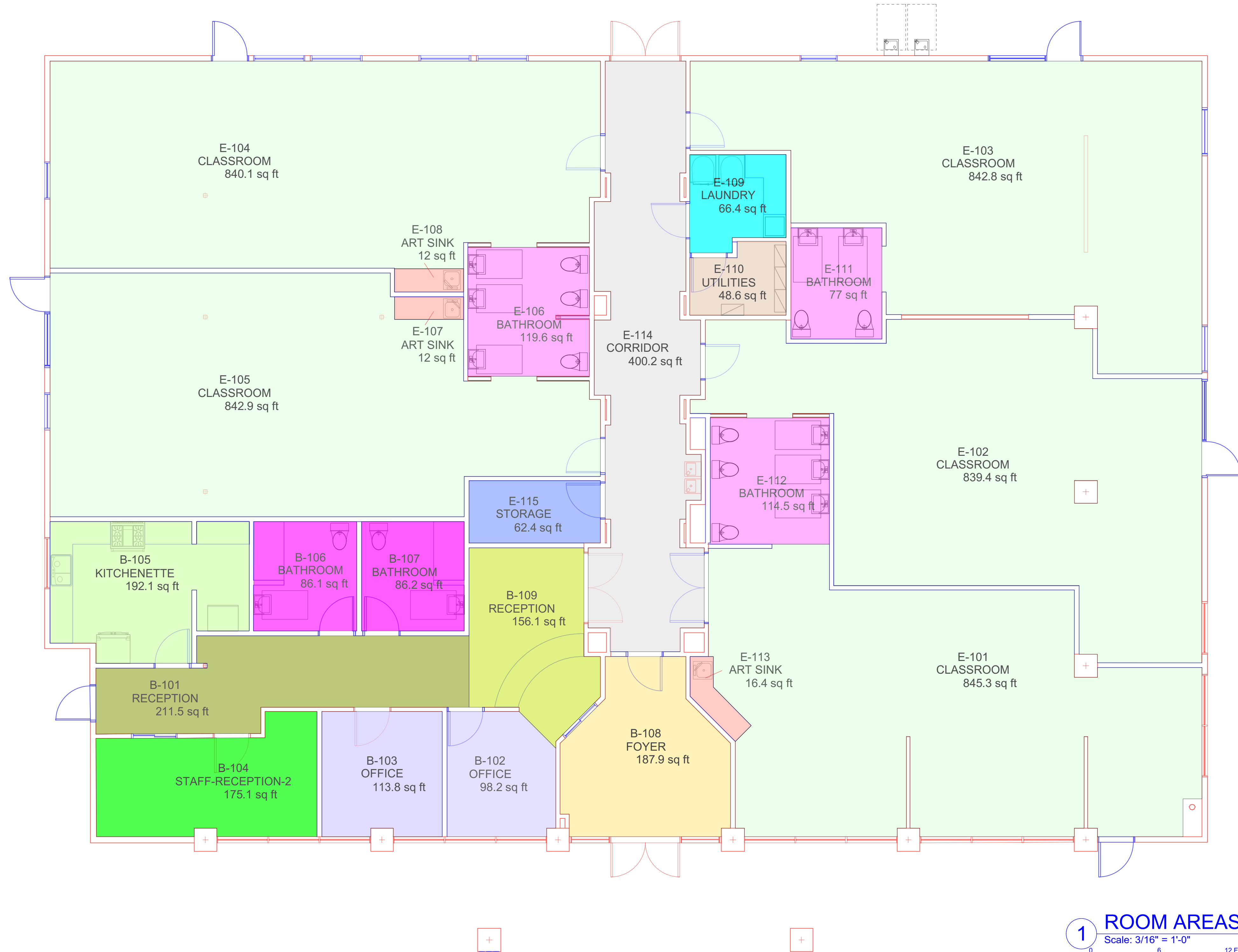
1 ROOF PLAN  
Scale: 3/16" = 1'-0"





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ROOM AREAS

Space Number	Space Name	Net Area Number
B-101	RECEPTION	211.5
B-102	OFFICE	98.2
B-103	OFFICE	113.8
B-104	STAFF-RECEPTION-2	175.1
B-105	KITCHENETTE	192.1
B-106	BATHROOM	86.1
B-107	BATHROOM	86.2
B-108	FOYER	187.9
B-109	RECEPTION	156.1
E-101	CLASSROOM	845.3
E-102	CLASSROOM	839.4
E-103	CLASSROOM	842.8
E-104	CLASSROOM	840.1
E-105	CLASSROOM	842.9
E-106	BATHROOM	119.6
E-107	ART SINK	12
E-108	ART SINK	12
E-109	LAUNDRY	66.4
E-110	UTILITIES	48.6
E-111	BATHROOM	77
E-112	BATHROOM	114.5
E-113	ART SINK	16.4
E-114	CORRIDOR	400.2
E-115	STORAGE	62.4

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DRAWING TITLE:  
ROOM AREAS

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A-304

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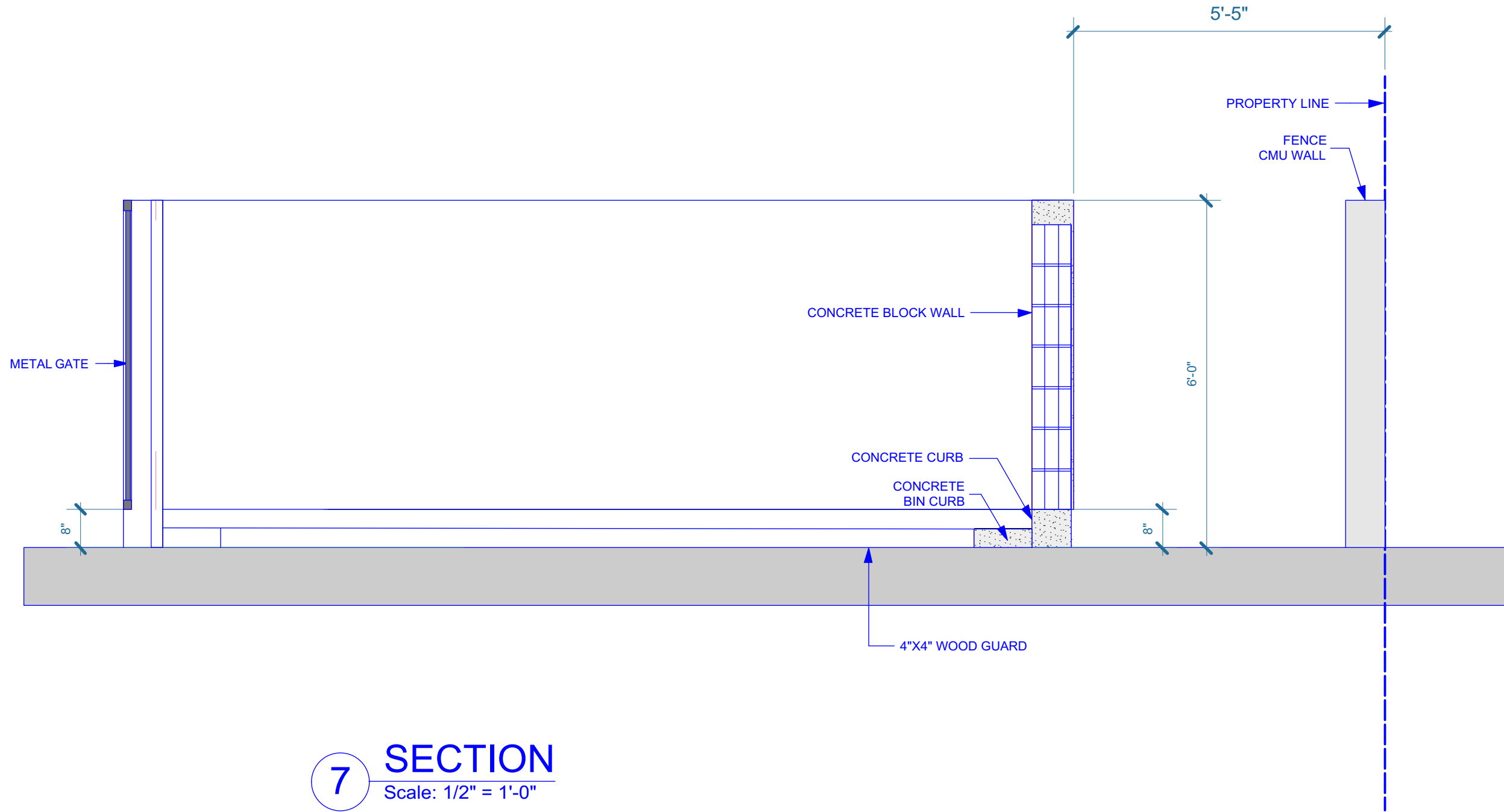
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DRAWING TITLE:  
TRASH DETAILS

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A-401  
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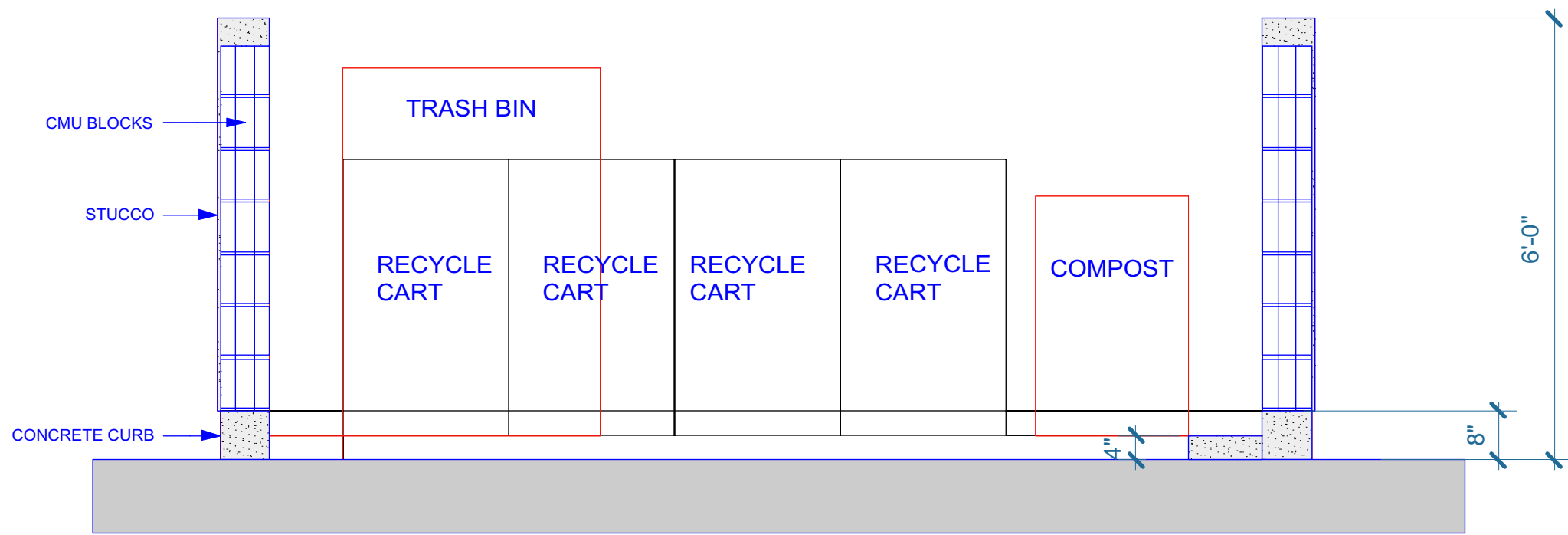


7 SECTION  
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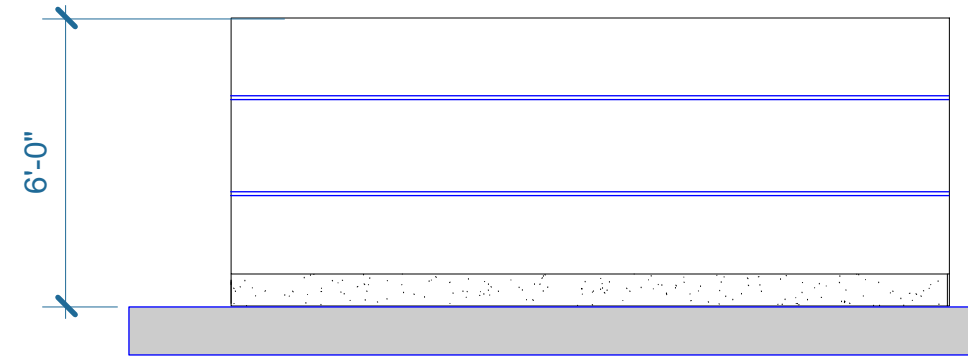
TRASH ENCLOSURE DATA:

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

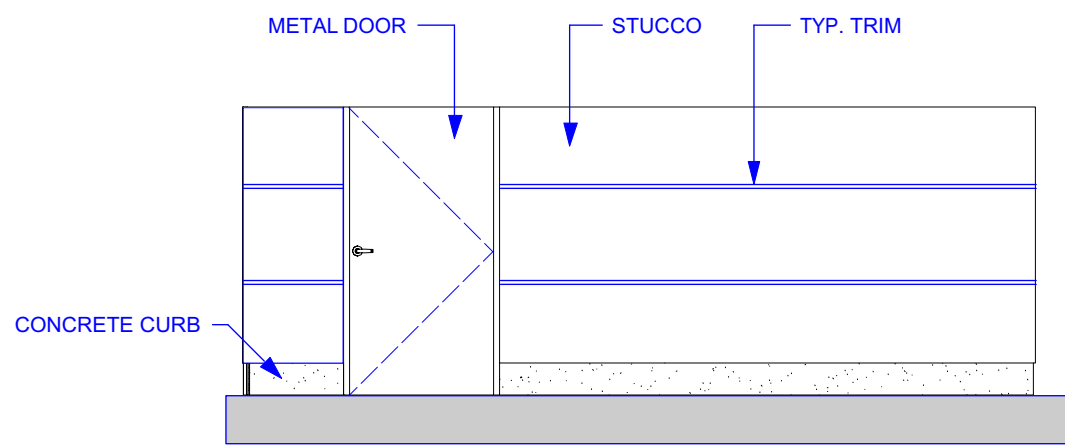
TRASH ENCLOSURE SIZE = 15'-0" X 13'-6"



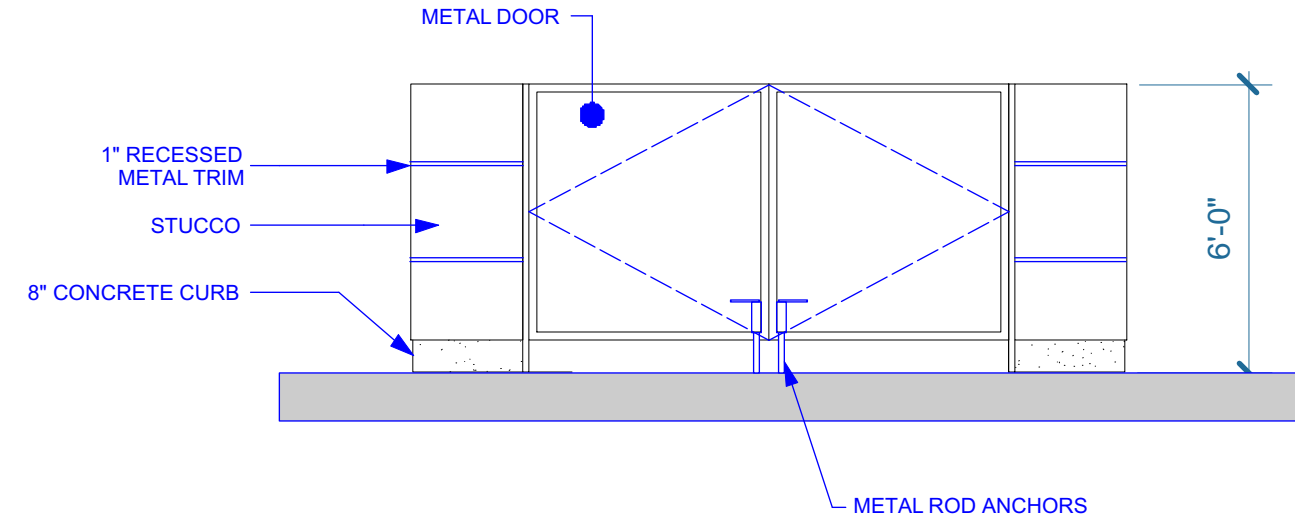
6 SECTION  
Scale: 1/2" = 1'-0"



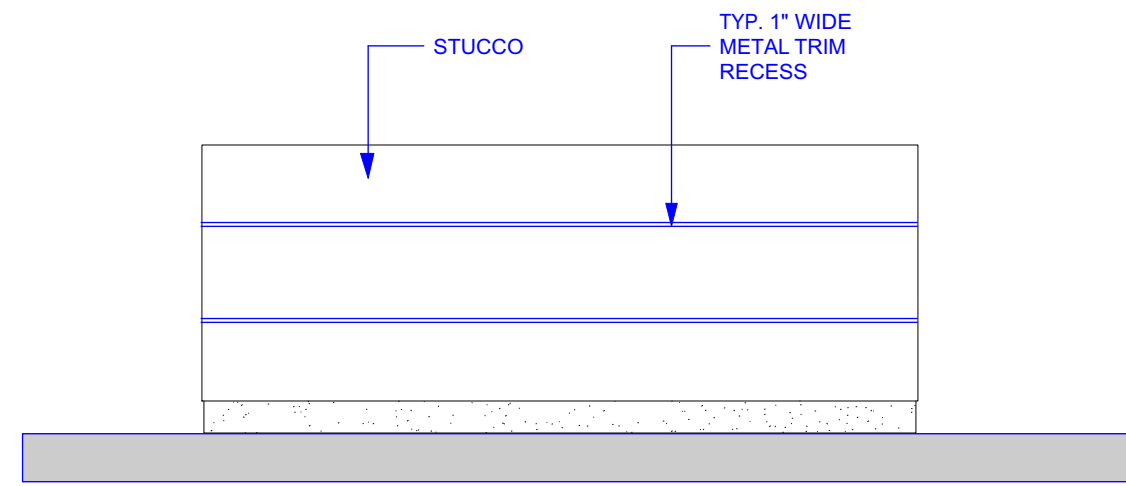
5 LEFT ELEVATION  
Scale: 1/4" = 1'-0"



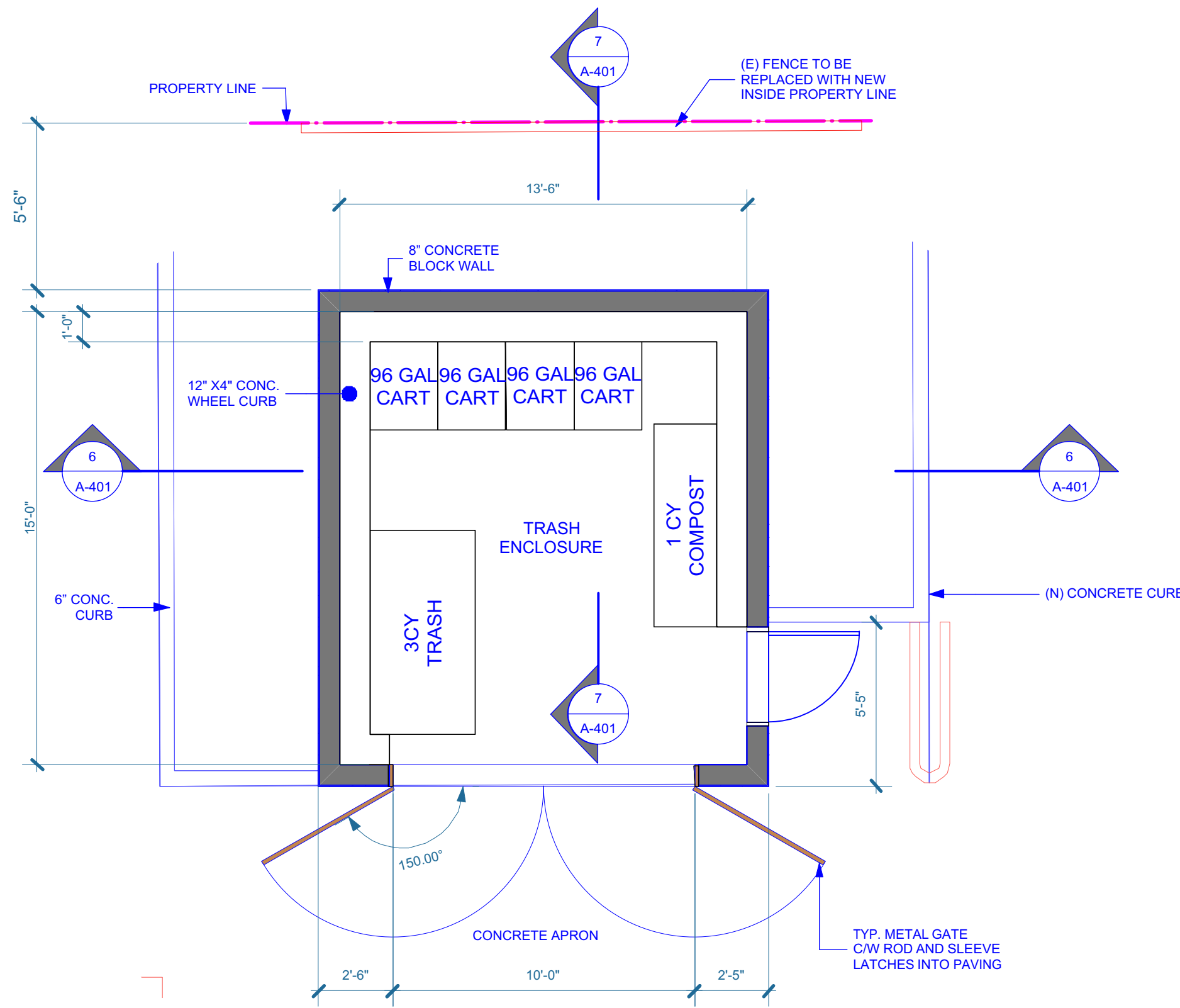
4 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



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



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

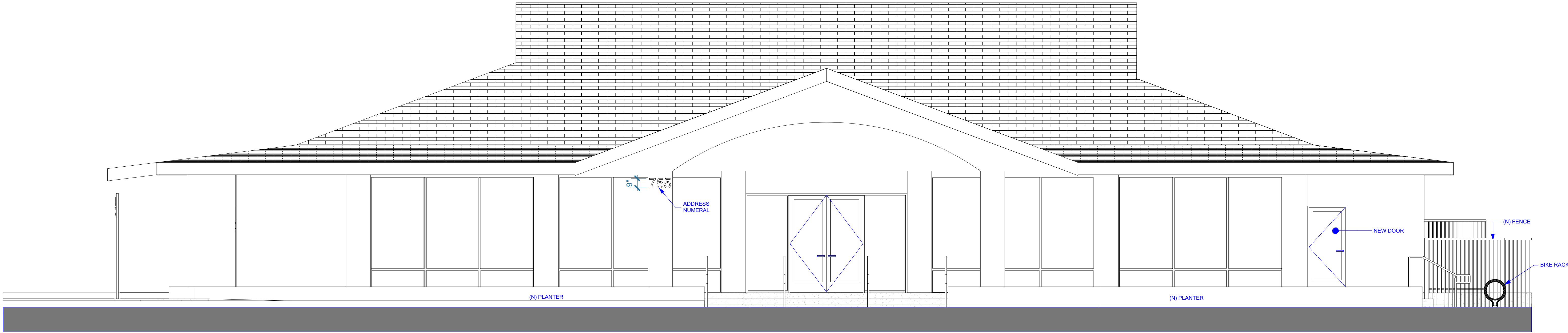


1 ENCLOSURE PLAN  
Scale: 1/4" = 1'-0"



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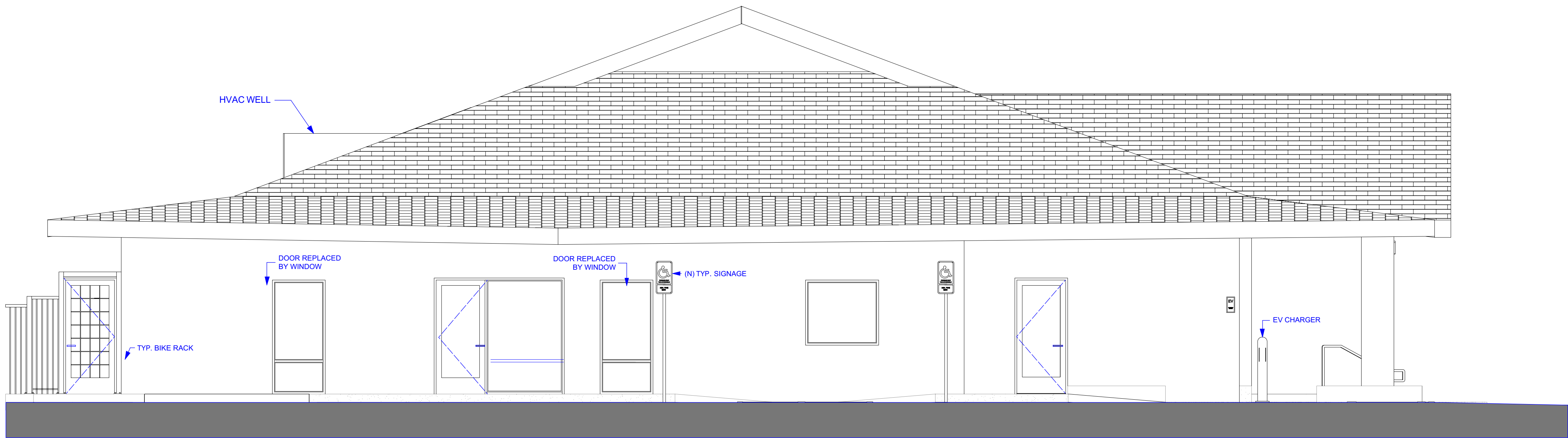


2 FRONT ELEVATION

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



ALL EXTERIOR FINISHES TO REMAIN. NEW DOOR TO MATCH  
EXISTING CLEAR ANODIZED ALUMINUM DOOR



1 SOUTH WEST ELEVATION

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



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

MARK	DATE	DESCRIPTION
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SCALE:  
PROJECT NO: 17-025  
MODEL FILE: JINYING-2.VWX  
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ELEVATIONS

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A-501  
SHEET OF



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marekstoklosa@sbcglobal.net

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

MARK	DATE	DESCRIPTION
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SCALE:  
PROJECT NO: 17-025  
MODEL FILE: JINYING-2.VWX  
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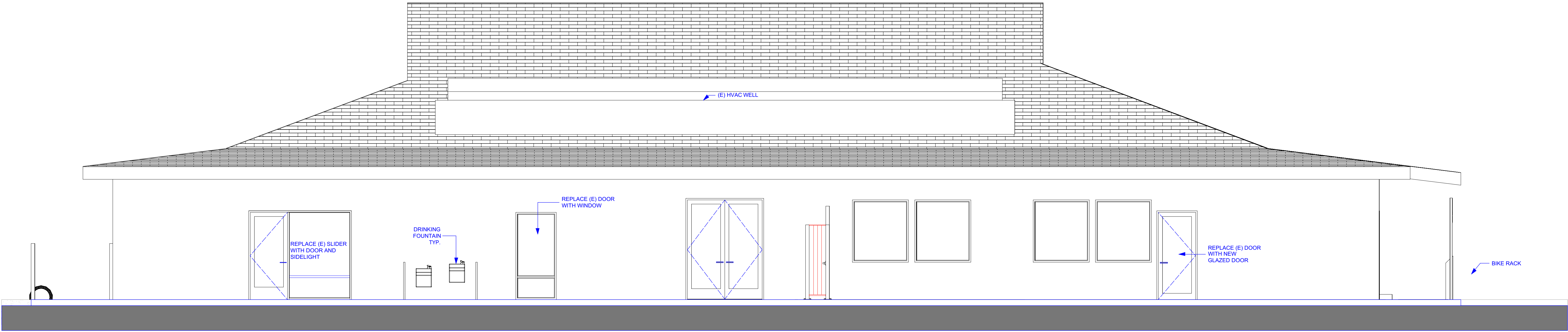
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ELEVATIONS

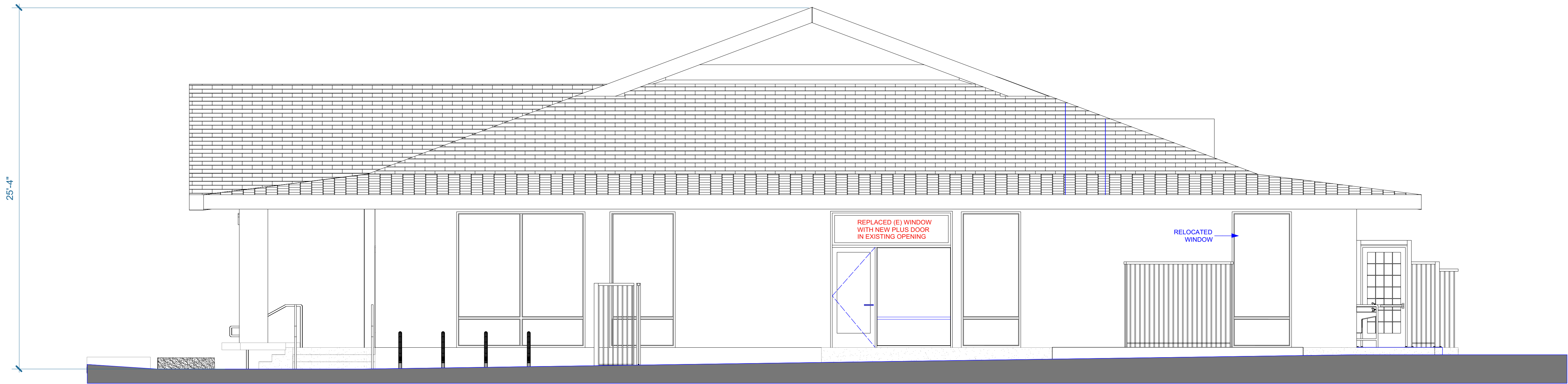
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A-502

SHEET OF



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



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





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PROPOSED PRE-SCHOOL  
AT 755 S. BERNARDO AVE  
SUNNYVALE, CA 94087  
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Power Xpress Install Charger | Bosch Electric Vehicle Charging

6/22/17, 1:40 PM

US EnglishEnglish CanadianFrançais Canadien

Sign In

Electric Vehicle Solutions

Charging StationsIncentivesService and Support

**BOSCH**  
Invented for life  
Blog

# 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



https://www.boschevsolutions.com/charging-stations/power-xpress-bollard

Page 1 of 5

Power Xpress Install Charger | Bosch Electric Vehicle Charging

6/22/17, 1:40 PM

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





**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.

**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


https://www.boschevsolutions.com/charging-stations/power-xpress-bollard

Page 2 of 5

Steel 2 Bike Circular Bike Rack | Belson Outdoors®

8/9/17, 9:33 AM

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## 2 Bike Round Tube Circular Bike Rack

**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**



**SALE**

Stainless Steel Square Tube Circular Bike Rack



**SALE**

Stainless Steel Spiral Bike Rack

**Model CBBR-2CR-SS**

**Features**

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



35" 31" 2-3/8" Round Tubing

**Color Options**



stainless steel finish

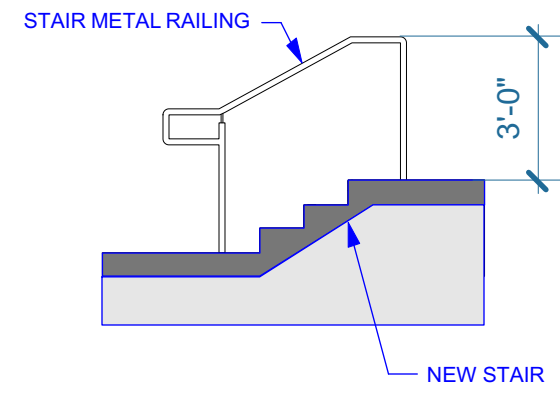


powder-coated black river finish

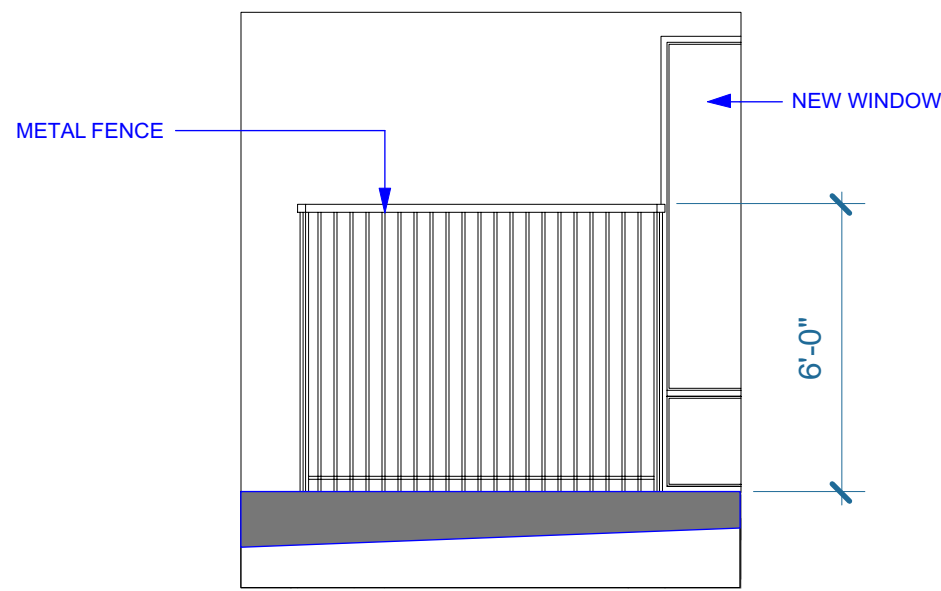
This imported bike rack is constructed with 2-3/8"O.D. Steel Round Tubing with either a powder-coated or stainless finish. The base flanges feature a sealed design to prevent entrance of unwanted moisture or insects into the tubing.

http://www.belson.com/Stainless-Steel-Round-Tube-Circular-Bike-Racks

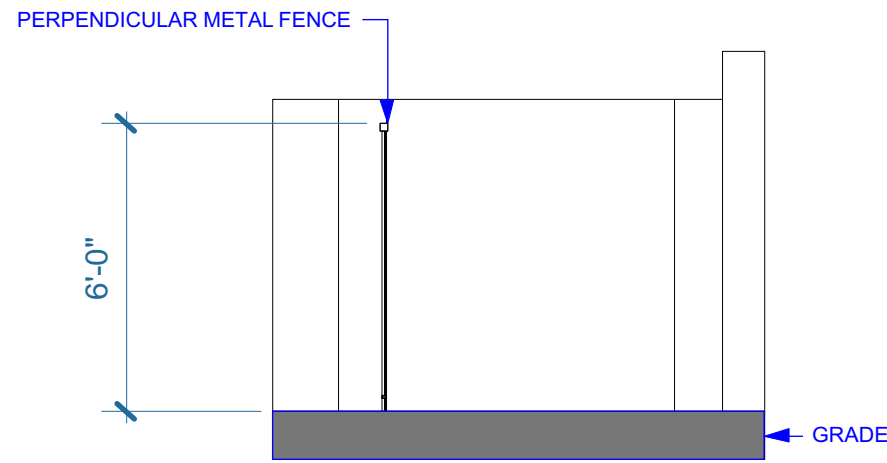
Page 1 of 3



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



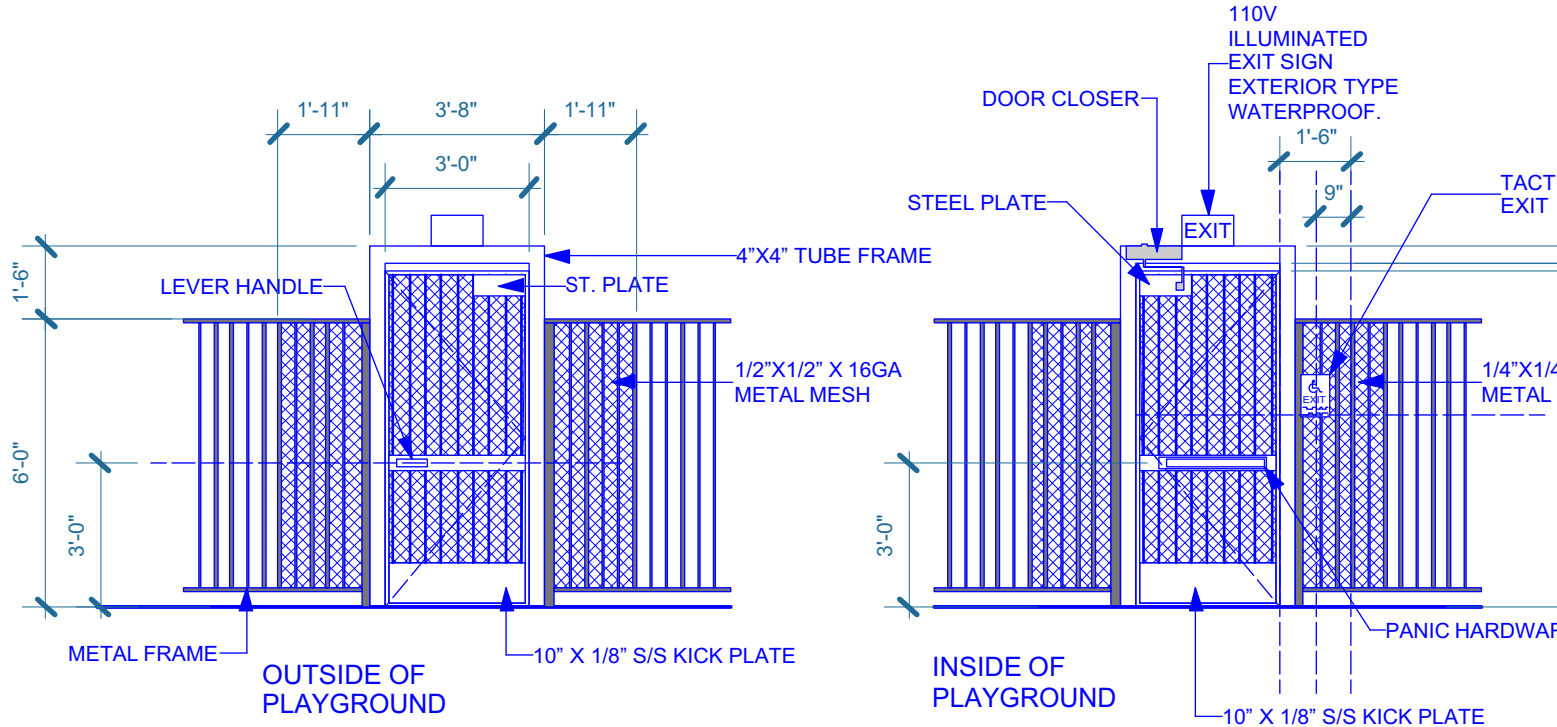
5 GAS METER FENCE  
Scale: 1/4" = 1'-0"



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


8 CHARGER

Scale: Actual Size



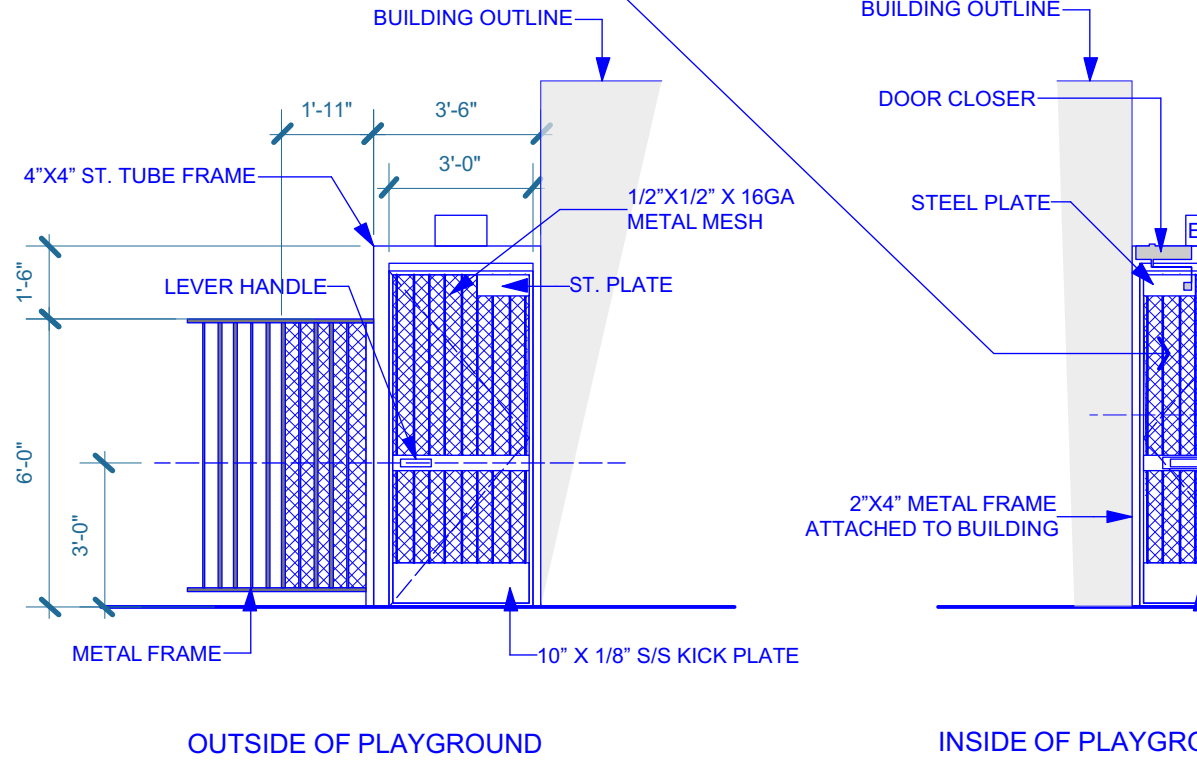
10 METAL MESH

Scale: Actual Size




2 PLAYGROUND GATE-2

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



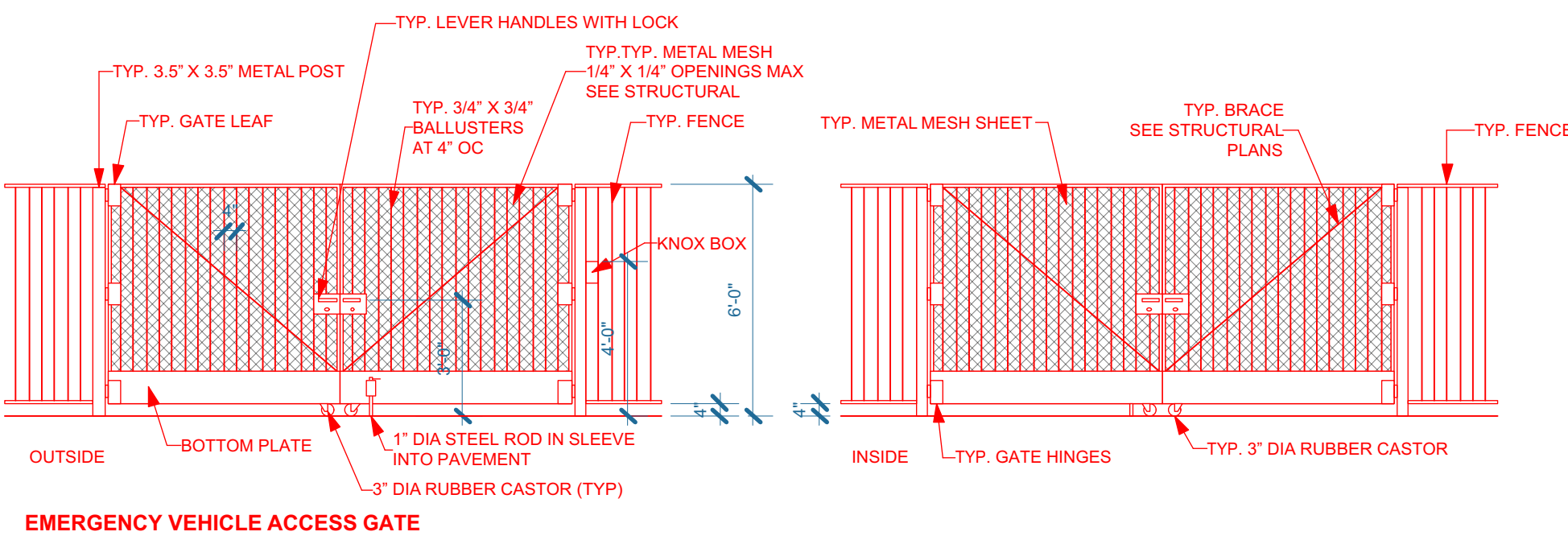
7 BIKE RACK

Scale: Actual Size



3 FENCE AND GATE

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



MARK	DATE	DESCRIPTION
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AT 755 S. BERNARDO AVE  
SUNNYVALE, CA 94087  
FOR JY INTERNATIONAL GROUP, INC

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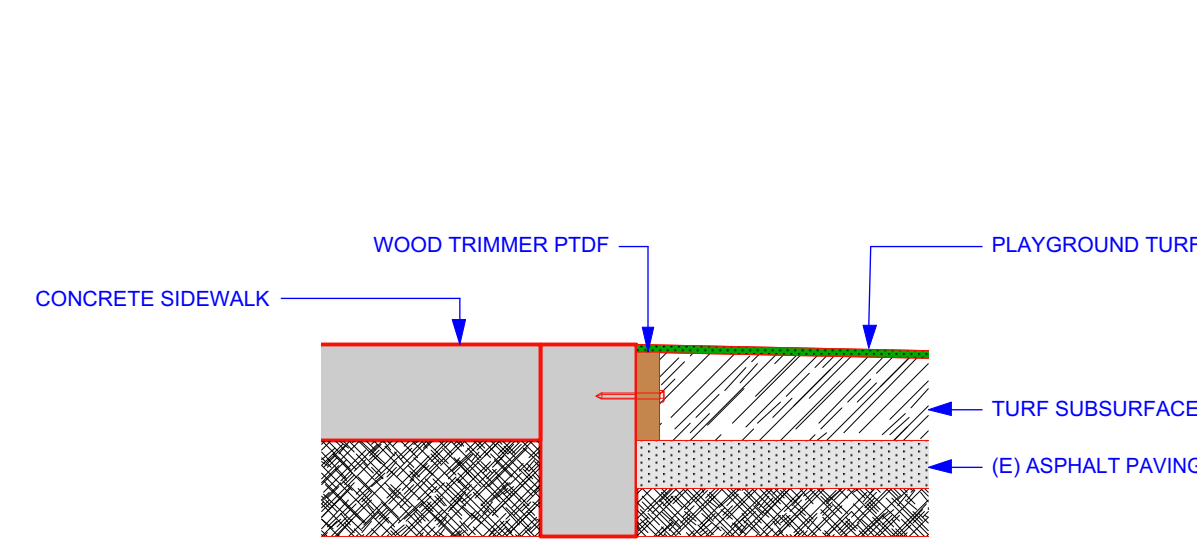
SCALE:		
PROJECT NO:	17-025	
MODEL FILE:	JINYING-2.VWX	
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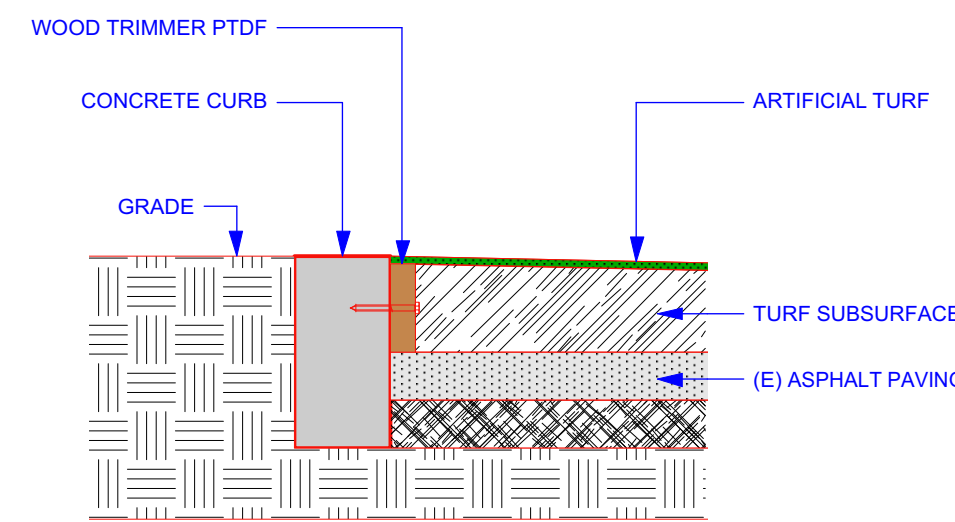
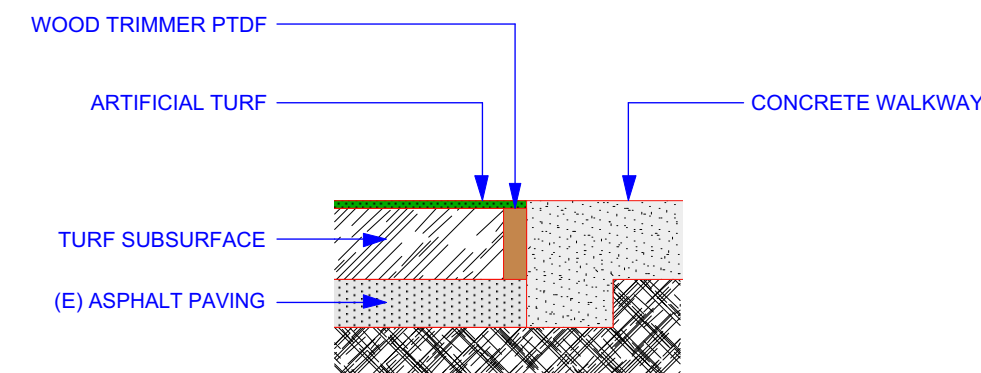
DRAWING TITLE:  
DETAILS

NOT FOR CONSTRUCTION

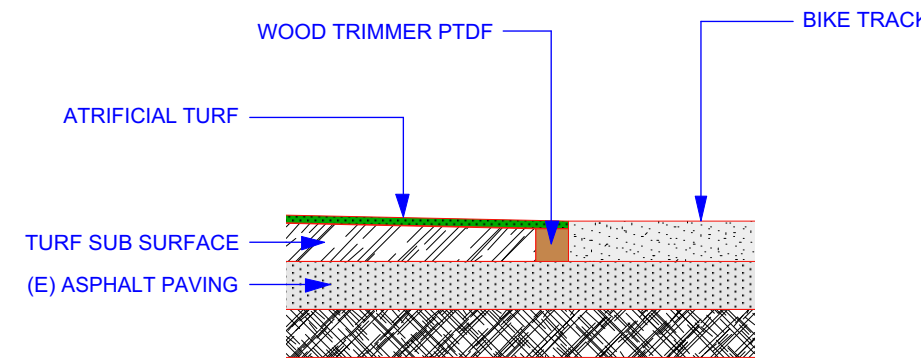
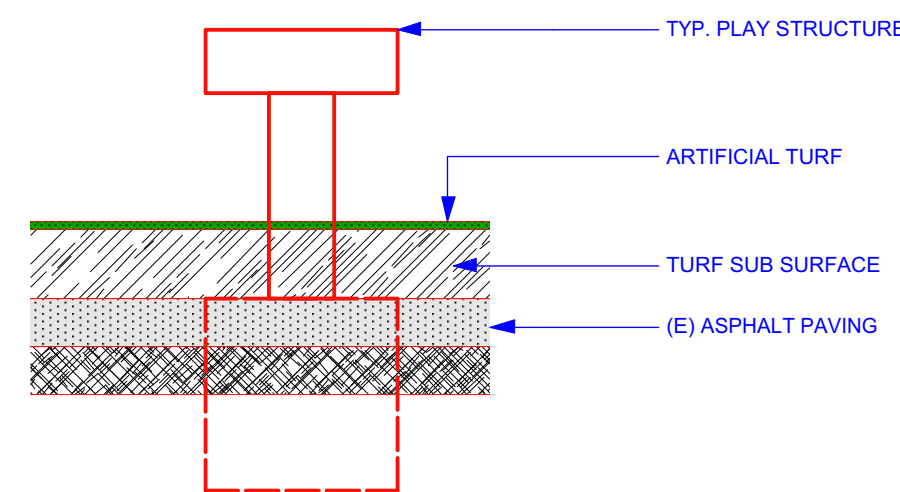
A-602  
SHEET OF



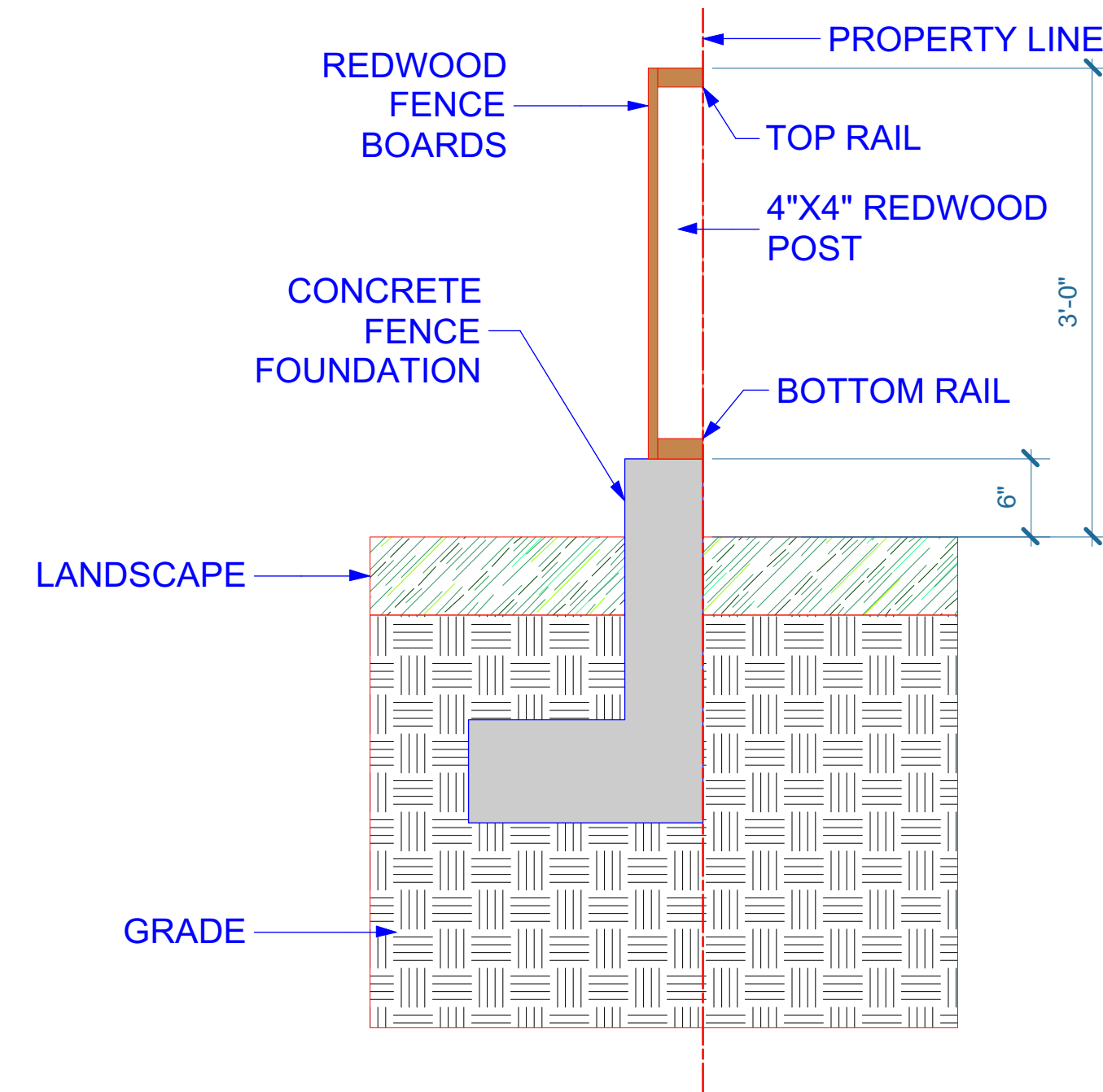
1 DETAIL  
Scale: 1" = 1'-0"



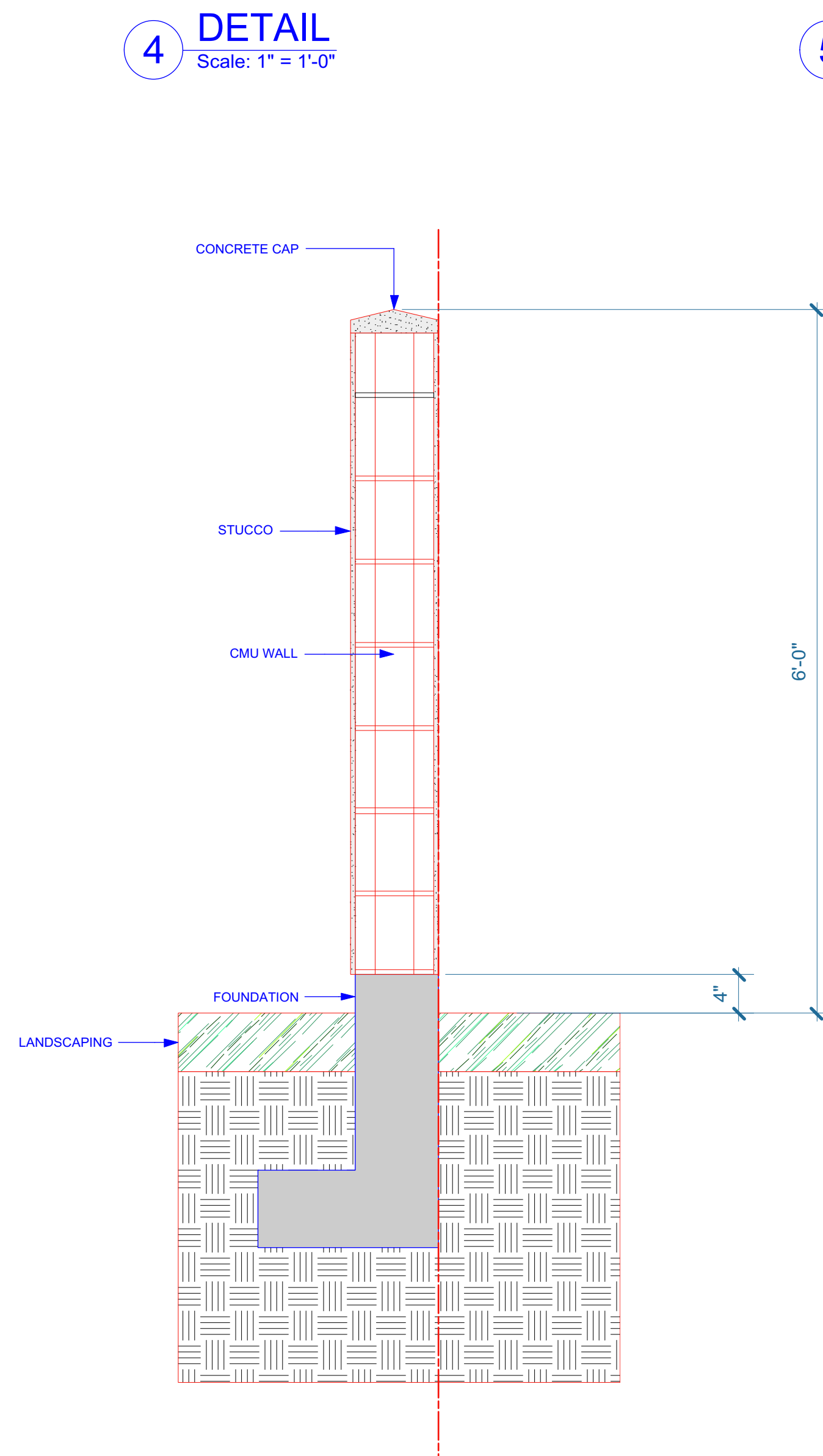
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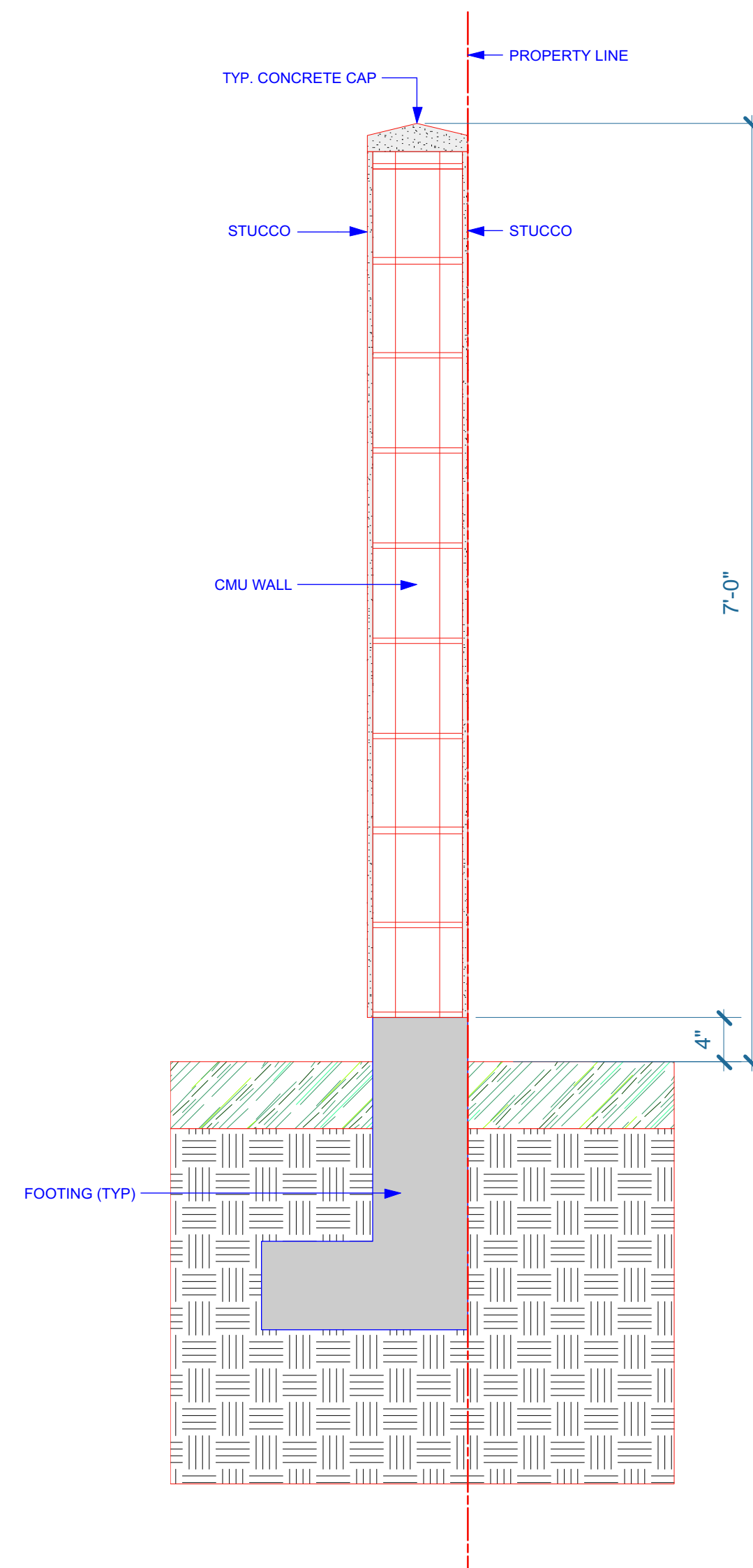
3 DETAIL  
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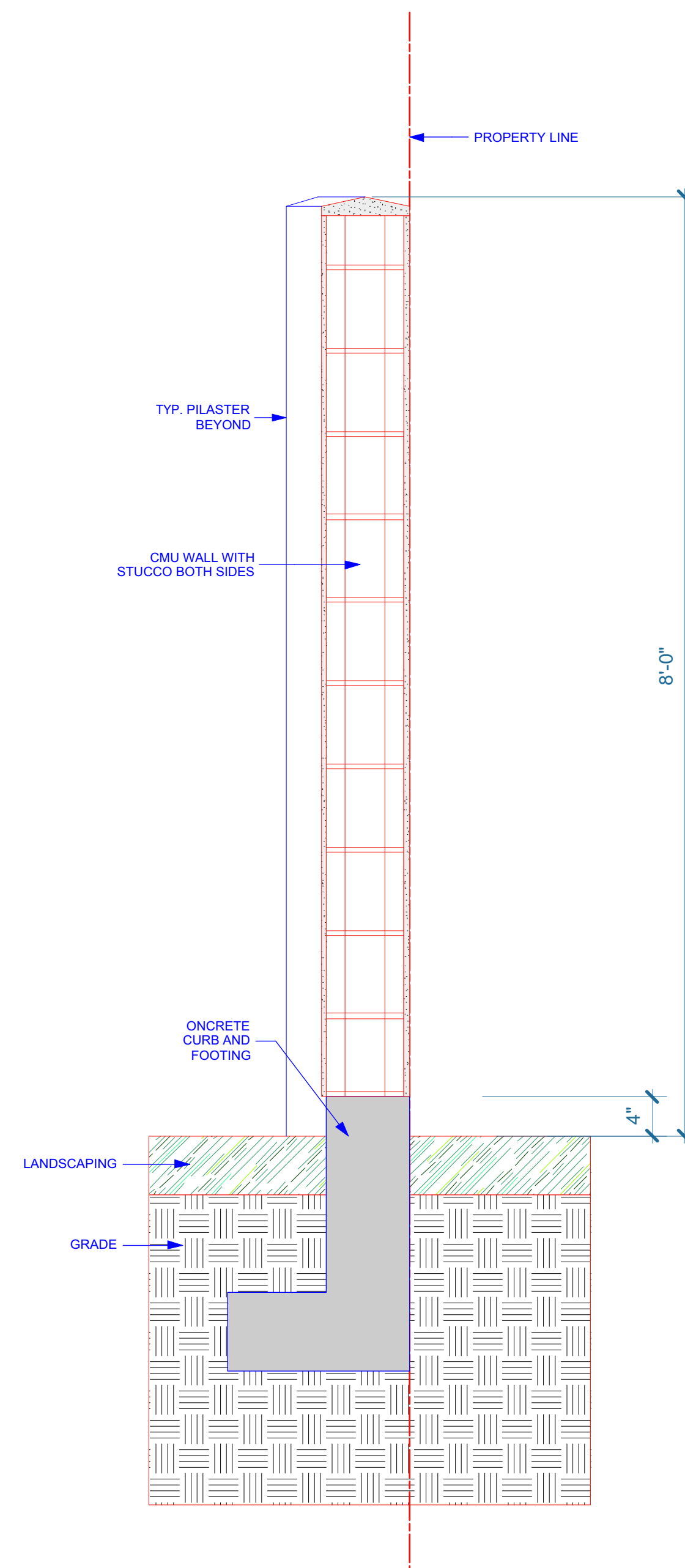
8 SHORT FENCE  
Scale: 1" = 1'-0"



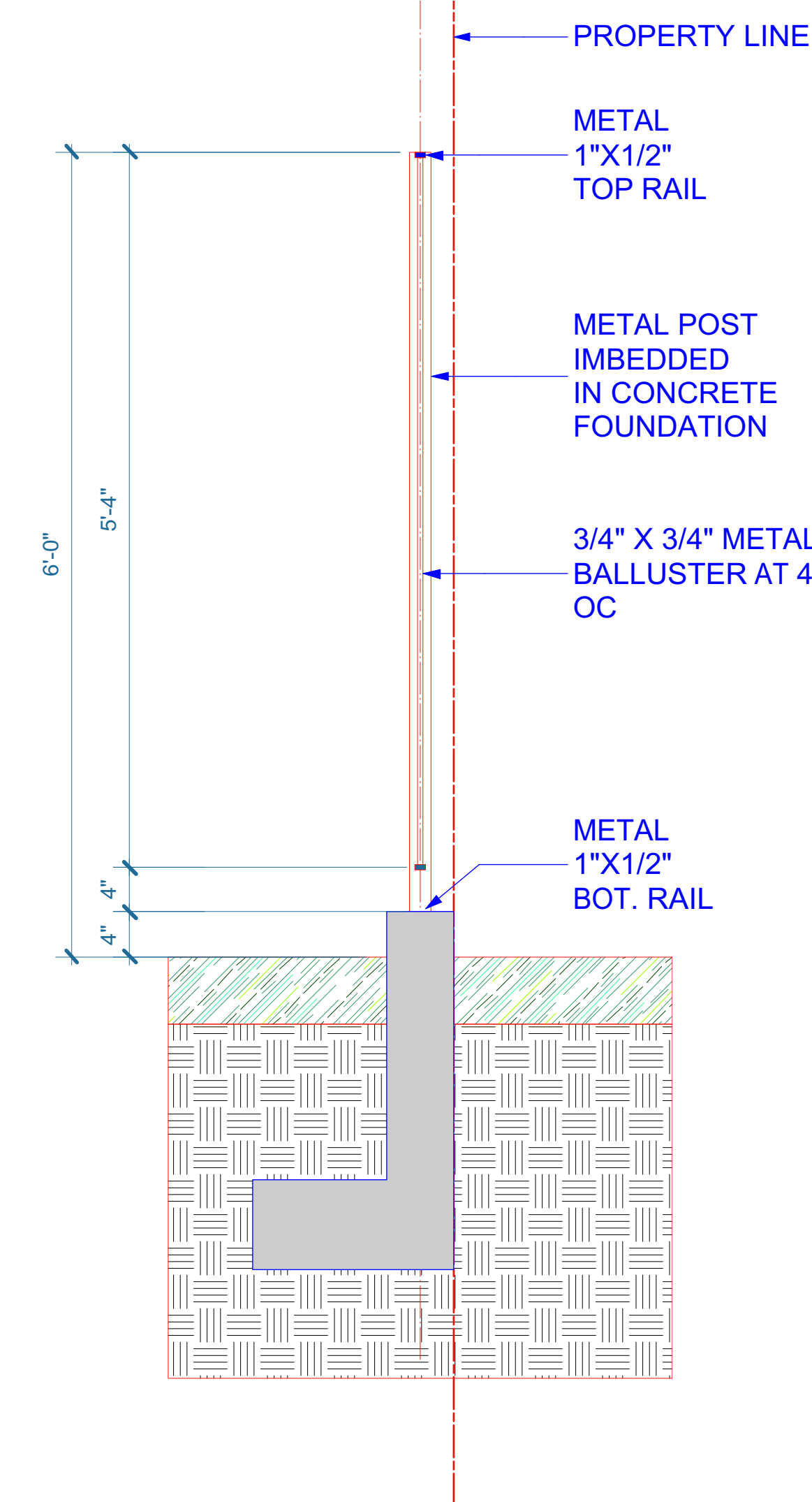
10 DETAIL  
Scale: 1" = 1'-0"



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



6 SOLID FENCE DETAIL  
Scale: 1" = 1'-0"

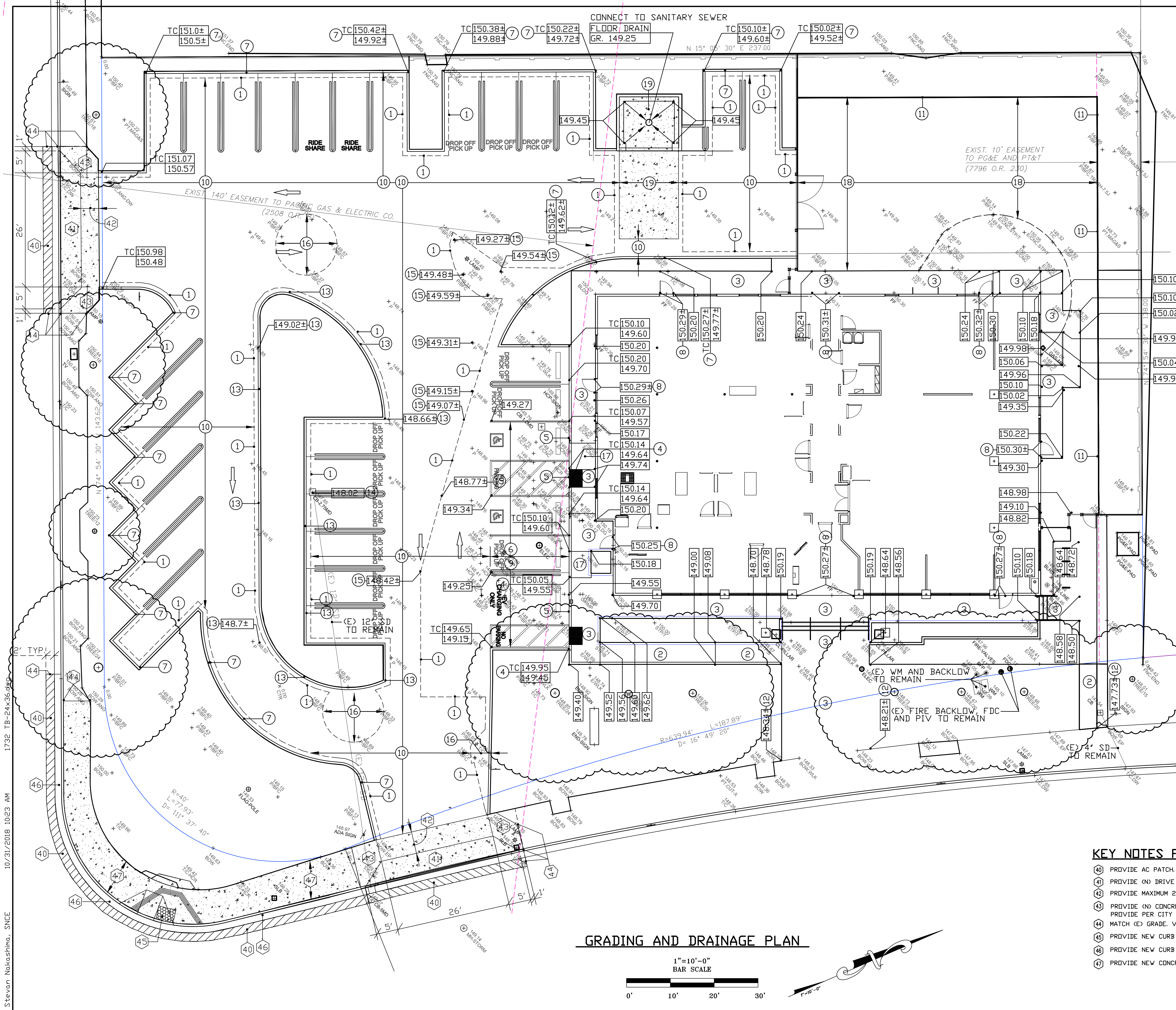


7 METAL FENCE  
Scale: 1" = 1'-0"



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.

C-05



PROPOSED	EXISTING	PROPERTY LINE
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
SURFACE CONTOUR	SURFACE CONTOUR	SURFACE CONTOUR
TC (E)	TC (E)	TC (E)
EP (E)	EP (E)	EP (E)
FL (E)	FL (E)	FL (E)
CONCRETE	CONCRETE	CONCRETE
ASPHALIC CONCRETE	ASPHALIC CONCRETE	ASPHALIC CONCRETE
GROUND SURFACE	GROUND SURFACE	GROUND SURFACE
TOP OF WALL	TOP OF WALL	TOP OF WALL
BOTTOM OF WALL	BOTTOM OF WALL	BOTTOM OF WALL
BACK OF WALK	BACK OF WALK	BACK OF WALK
SURFACE VALLEY	SURFACE VALLEY	SURFACE VALLEY
SURFACE RIDGE	SURFACE RIDGE	SURFACE RIDGE
MATCH EXISTING GRADE	MATCH EXISTING GRADE	MATCH EXISTING GRADE
A.C. PAVING	A.C. PAVING	A.C. PAVING
CONCRETE	CONCRETE	CONCRETE
CURB	CURB	CURB
STORM DRAIN	STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER	SANITARY SEWER
WATER	WATER	WATER
CATCH BASIN	CATCH BASIN	CATCH BASIN
JUNCTION BOX	JUNCTION BOX	JUNCTION BOX
CLEANOUT TO GRADE	CLEANOUT TO GRADE	CLEANOUT TO GRADE
STORM MANHOLE	STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE	SANITARY MANHOLE
OVERLAND RELEASE	OVERLAND RELEASE	OVERLAND RELEASE
REMOVE EXISTING TREE	REMOVE EXISTING TREE	REMOVE EXISTING TREE

### GENERAL NOTES

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

### KEY NOTES

- AC SAWCUT LINE. SEE DEMOLITION PLAN.
- PROVIDE NEW WALK WITH MAXIMUM 2% CROSS - SLOPE AND SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL LESS THAN 120. SEE ARCHITECTURAL PLAN FOR WALK MATERIAL.
- PROVIDE WALK/LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION. SEE ARCHITECTURAL PLAN FOR WALK MATERIAL.
- END VERTICAL CURB. PROVIDE FLUSH CURB.
- PROVIDE FLUSH CURB.
- PROVIDE 2 1/2" AC OVER 10" CL. 2 AGGREGATE BASE.
- PROVIDE NEW CONCRETE CURB 6" ABOVE AC. OVERLAY. V.I.F.
- MATCH (E) FINISH FLOOR ELEVATION. V.I.F.
- PROVIDE AC PAVING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE STALLS AND ACCESS AISLES.
- PROVIDE MIN. 2" AC OVERLAY. SEE AC OVERLAY PROCEDURE. VERIFY (E) GRADE.
- NEW BENDER BOARD OR PTDF AT TURF. SEE ARCHITECTURAL PLANS FOR DETAIL.
- MATCH (E) TOP OF WALK ELEVATION. V.I.F.
- PROVIDE FLUSH CURB AT TOP OF AC OVERLAY. V.I.F.
- RAISE RIM ELEVATION OF (E) CATCH BASIN GRATE 2". V.I.F.
- FINISH AC PAVING GRADE BASED ON 2" AC OVERLAY. V.I.F.
- PROVIDE 3" AC OVER 12" CL. 2 AGGREGATE BASE.
- PROVIDE CONCRETE CURB RAMP WITH MAX. 1:12 SLOPE. SEE ARCHITECTURAL PLANS FOR DETAIL.
- (E) AC PAVING TO REMAIN. STORMWATER RUNOFF PATTERN TO REMAIN. SEE ARCHITECTURAL PLANS FOR PLAYGROUND TURF DETAILS.
- PROVIDE 6" CONCRETE SLAB W/ #3 @ 18" O.C. OVER 6" CL. 2 AGG. BASE.

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

- PROVIDE AC PATCH. PROVIDE 2" AC OVER 8" CONCRETE FILL.
- PROVIDE (N) DRIVE APRON PER CITY STANDARD DETAIL 6C-1.
- PROVIDE MAXIMUM 2% CROSS-SLOPE.
- PROVIDE (N) CONCRETE WALK WITH MAXIMUM 2% CROSS-SLOPE. PROVIDE PER CITY STANDARD DETAIL 6C-1.
- MATCH (E) GRADE. V.I.F.
- PROVIDE NEW CURB RAMP PER CITY STANDARDS.
- PROVIDE NEW CURB AND GUTTER PER CITY STANDARDS.
- PROVIDE NEW CONCRETE WALK PER CITY STANDARDS.

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FAX (650) 964-9229  
SUNNYVALE, CA

**JY INTERNATIONAL GROUP, INC. PRESCHOOL**

**755 BERNARDO AVE**

**SUNNYVALE, CALIFORNIA 94087**

**GRADING & DRAINAGE PLAN**

**JY INTERNATIONAL CHINESE SCHOOL**

**ZINGQIANG WANG**

Date: 11-09-2018  
Scale: AS SHOWN  
Drawn By: PN  
Job No.: 17.025/1732

Revisions

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Sheet Number: C-11

10/31/2018 10:23 AM 1732 TB-24x36.dwg Stevan Nakashima, SNCE

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):	33,193	D. TOTAL AREA OF SITE DISTURBED (ACRES):	.38

E. IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	CREATED
ROOF AREA(S)	6,910	-	-
PARKING	23,195	3,950	444
SIDEWALKS, PATIOS, PATHS	3,808	3,121	258
STREETS (PUBLIC)	-		-
STREETS (PRIVATE)	-		-
TOTAL IMPERVIOUS SURFACES:	E.1: 33,193	E.2: 7,071	E.3: 702

F. PERVIOUS SURFACES			
LANDSCAPED AREAS	4,694	3,461	5,686
PERVIOUS PAVING	-		
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC)	-		
TOTAL PERVIOUS SURFACES:	F.1: 4,694	F.2: 3,461	F.3: 5,686

G. TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES (E.2+E.3):	7,773
H. TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES (F.2+F.3):	9,147

I. PERCENT OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (E.2 ÷ C X 100):	21.30%
--	--------

J. PRE-CONSTRUCTION IMPERVIOUS AREA	33,193 SQ FT
POST-CONSTRUCTION IMPERVIOUS AREA	27,507 SQ FT

TOTAL MPERVIOUS SURFACE CREATED AND/OR REPLACED FOR PARKING AREA  
444 SF (CREATED) + 3,950 (REPLACED) = 4,394 SF IS LESS 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 & FERTILLIZERS)  
PROMOTES TREATMENT)
2. MAINTENANCE (STREET SWEEPING,  
CATCH BASIN CLEANING)
3. COVERED DUMPSTER AREA,  
DRAIN TO SANITARY SEWER
4. STORM DRAIN LABELING



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*Stevan H. Nakashima*

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CIVIL PLAN

IMPERVIOUS SURFACE DATA

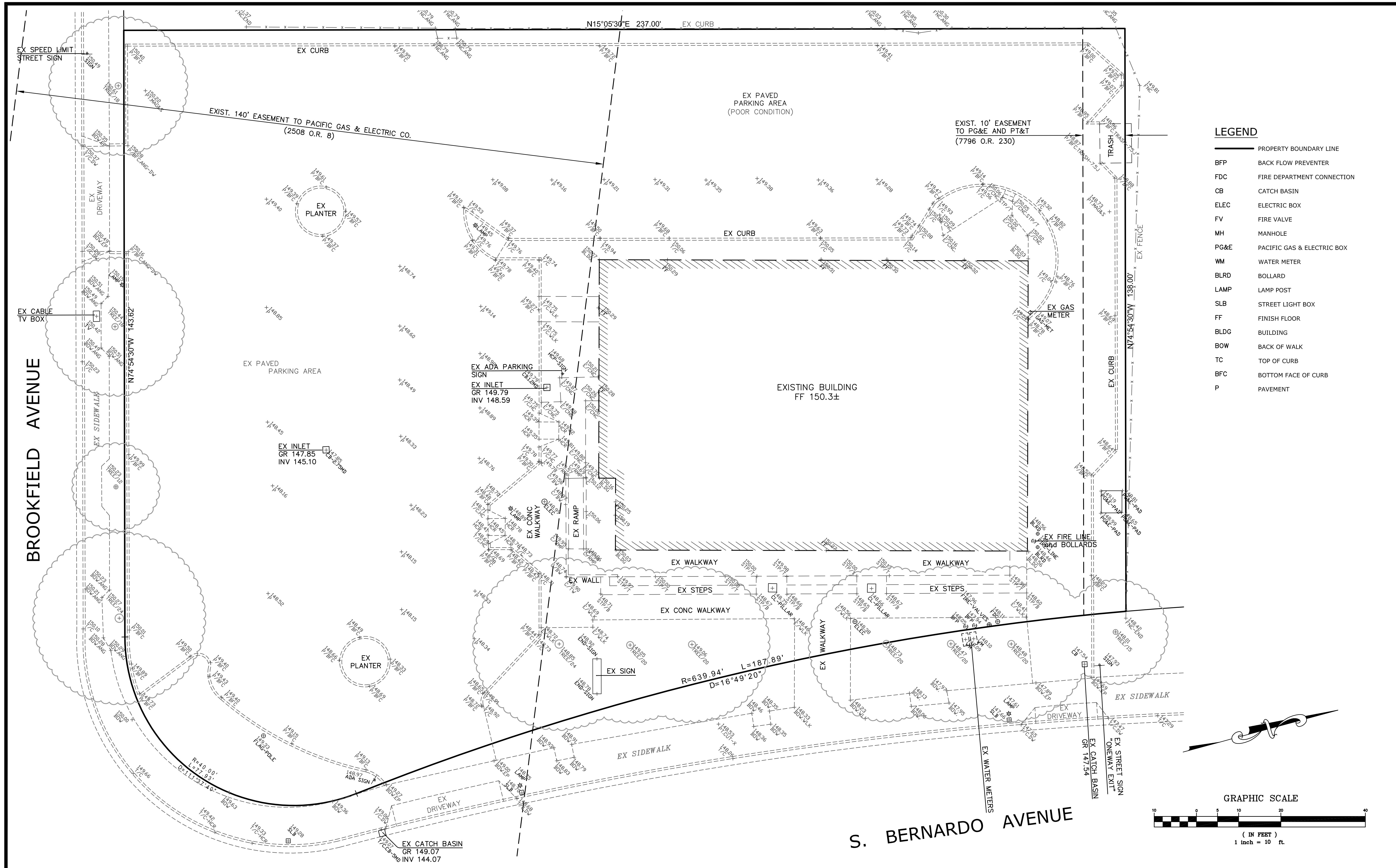
OWNER:  
JY INTERNATIONAL CHINESE SCHOOL  
ZINGQIANG WANG

Date: 11-09-2018  
Scale: AS SHOWN  
Drawn By: FN  
Job No.: 17.025/1732

Revisions	
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Sheet Number:

C-12

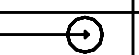


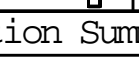






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- CALCULATIONS ARE PERFORMED USING INDUSTRY-RECOGNIZED SOFTWARE, AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY THAT OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, MR ENGINEERING, INC. CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.
2. CALCULATION VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE (EVERY 5 FT SPACING).
3. PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

1 ELECTRICAL PHOTOMETRIC PLAN

SCALE: 3/32"=1'-0"

Luminaire Schedule				
Symbol	Qty	Label	Description	Lum. Watts
	23	DSXB_LED_12C_530_40K_ASY	DSXB LED 12C 530 40K ASY	22
	10	AST1_LED_42C_350_30K_SR2_MVOLT	AST1 LED 42C 350 30K SR2 MVOLT	49
	3	OLMF_P1_40K_120_DDB_HP17_M4	OLMF P1 40K 120 DDB HP17 M4	27.7
	28	TWRL_LED_1_50K_MVOLT	TWRL LED 1 50K MVOLT	34.4
Calculation Summary				
Label	CalcType	Units	Avg	Max
CalcPts_2	Illuminance	Fc	3.26	64.0
			Min	Avg/Min
			0.1	32.60

FIXTURE SYMBOL	FIXTURE TYPE	DESCRIPTION	MANUFACTURER'S CATALOG NO.	LAMPS	VOLT	WATTS	MOUNTING
	A	LED BOLLARD	REF: LITHONIA LIGHTING DSXB_LED_12C_530_40K_ASY OR APPROVED EQUAL	LED	120	22	FLOOR MOUNTED
	B	15' LED POLE LUMINAIRE	REF: LITHONIA LIGHTING AST1_LED_42C_350_30K_SR2_MVOLT OR APPROVED EQUAL	LED	120	49	POLE MOUNTED
	C	EXTERIOR WALL MOUNTED LED LIGHT DOWN LIGHT AT 8'-0" AFF TO BOT. OF FIXTURE	REF: LITHONIA LIGHTING OLMF_P1_40K_120_DDB_HP17_M4 OR APPROVED EQUAL	LED	120	27.7	WALL MOUNTED
	D	LED WALL LUMINAIRE	REF: LITHONIA LIGHTING TWRL_LED_1_50K_MVOLT APPROVED EQUAL	LED	120	34.4	WALL MOUNTED



TEUCRIUM      ACHILLEA      SALVIA      FESTUCA      ROSA



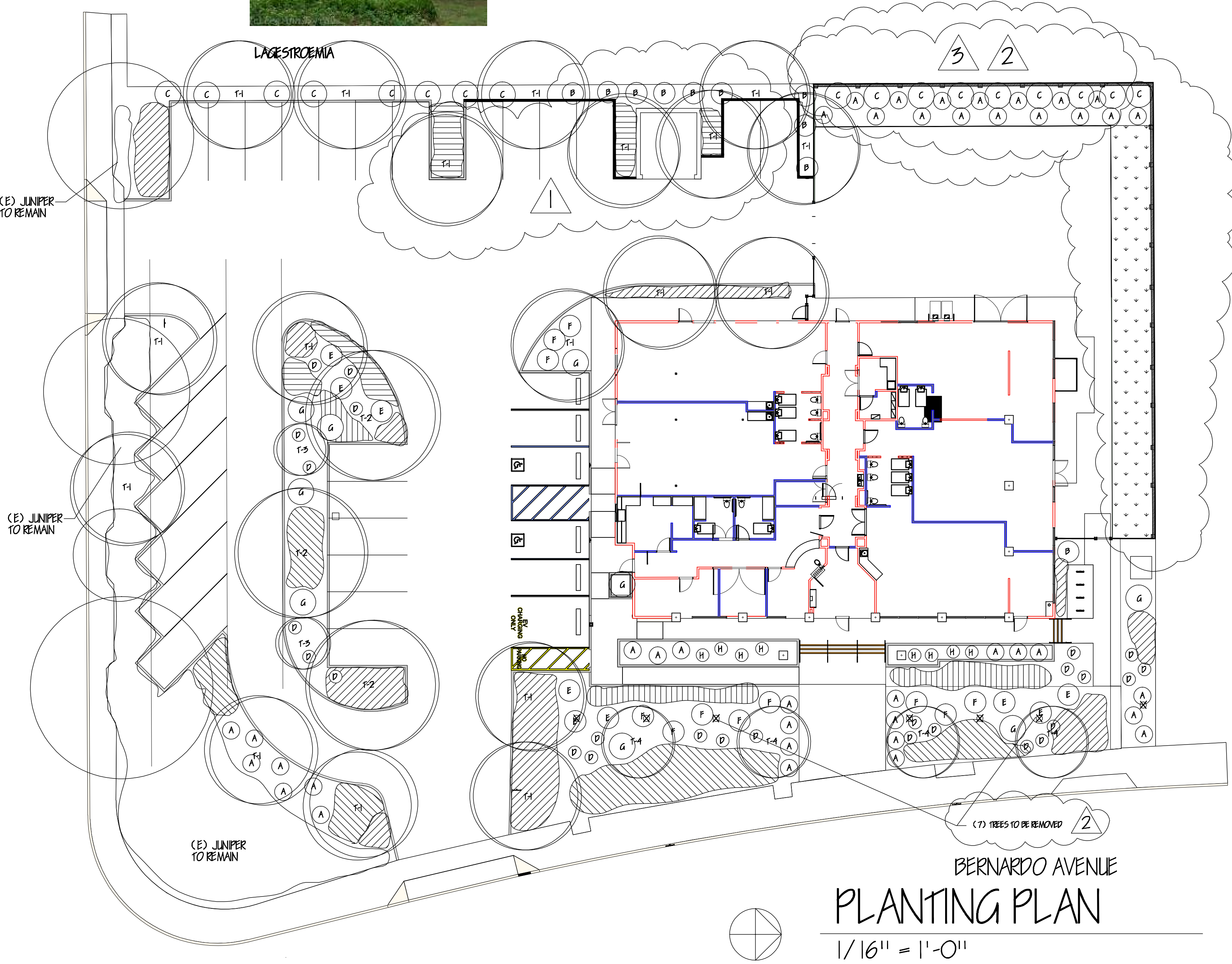
NANDINA      PITTOSPORUM      DIETES      SALVIA      ASPARAGUS



PITTOSPORUM      PHORMIUM



PISTACHIA      PLATANUS



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
	Sod lawn - 100% dwarf fescue		high	.7
A	Rosa/ White Carpet Rose	5 gallon	low	.3
B	Nandina domestica	5 gallon	low	.3
C	Pittosporum tenuifolium	5 gallon	low	.3
D	Dietes veqeta/ 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
T-1	Pistachia chinense Keith Davey/ Chinese Pistache	24" box	low	.3
T-2	Platanus acerifolia Yarwood/ Sycamore	24" box	low	.3
T-3	Laguestroemia Muskoqee/ Grape Myrtle	15 gallon	low	.3
T-4	Laguestroemia Tuscorora/ Grape Myrtle	15 gallon	low	.3

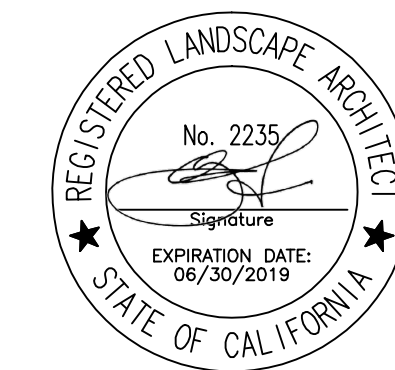
- 1) Verify placement of all proposed plant material and protect existing trees and plants to remain.
- 2) All existing tree stumps to be ground and removed.
- 3) For existing site soil, break up and amend thoroughly prior to planting. Recommend soil fertility analysis for soil preparation recommendations.
- 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.

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REVISED 10/6/18   
REVISED 10/30/18



JY INTERNATIONAL  
GROUP, INC.

for:  
JY INTERNATIONAL GROUP, INC.  
755 BERNARDO AVE.  
SUNNYVALE, CA. 94087

PLANTING PLAN

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

L I  
of 4 shts

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REVISED 1/15/18  
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REVISED 6/21/18 <sup>1</sup>

REVISED 10/6/18 <sup>2</sup>

REVISED 10/30/18 <sup>3</sup>



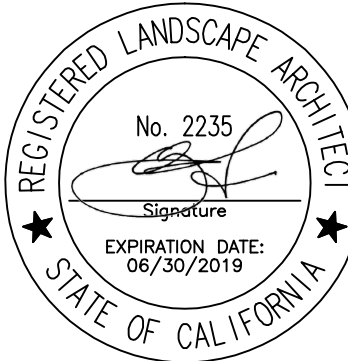
PISTACHIA

PLATANUS

SHADE CALCULATION TABLE

Sum	Botanical Name/ Common Name	Full sf	3/4	1/2	1/4	Total sf
T-1	Pistachia chinensis Keith Davey/ Chinese Pistache	3 @ 368 sf	14 @ 245 sf	1 @ 123 sf		4657 sf
T-2	Platanus acerifolia Yarwood/ Yarwood Sycamore	3 @ 706 sf	1 @ 368			2486 sf
(E)	Existing Tree Varieties					830 sf

Total Tree Shade: 7973  
Total Paved Area: 15,584 sf (50% = 7792)  
Percent Shaded: 51%



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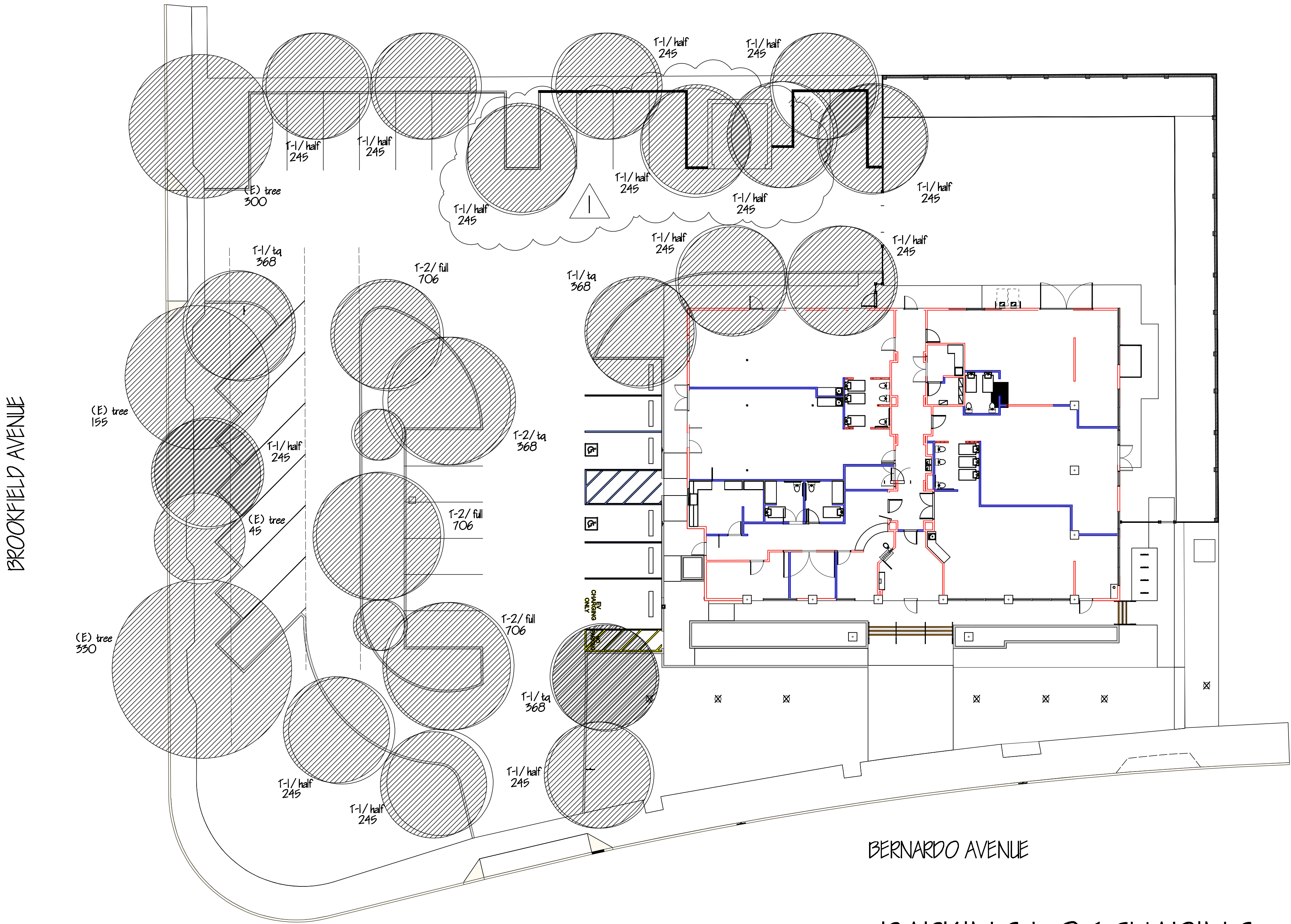
for:  
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SUNNYVALE, CA. 94087

PARKING LOT SHADING

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

L 2

of 4 shts



PARKING LOT SHADING  
1/16" = 1'-0"

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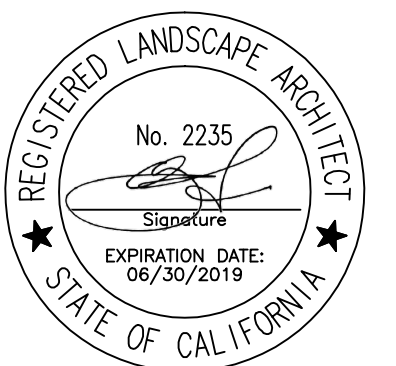
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JY INTERNATIONAL  
GROUP, INC.

for:  
 JY INTERNATIONAL GROUP, INC.  
 755 BERNARDO AVE.  
 SUNNYVALE, CA. 94087

HYDROZONE PLAN

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

sheet  
L 3  
of 4 shts

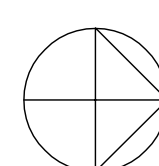
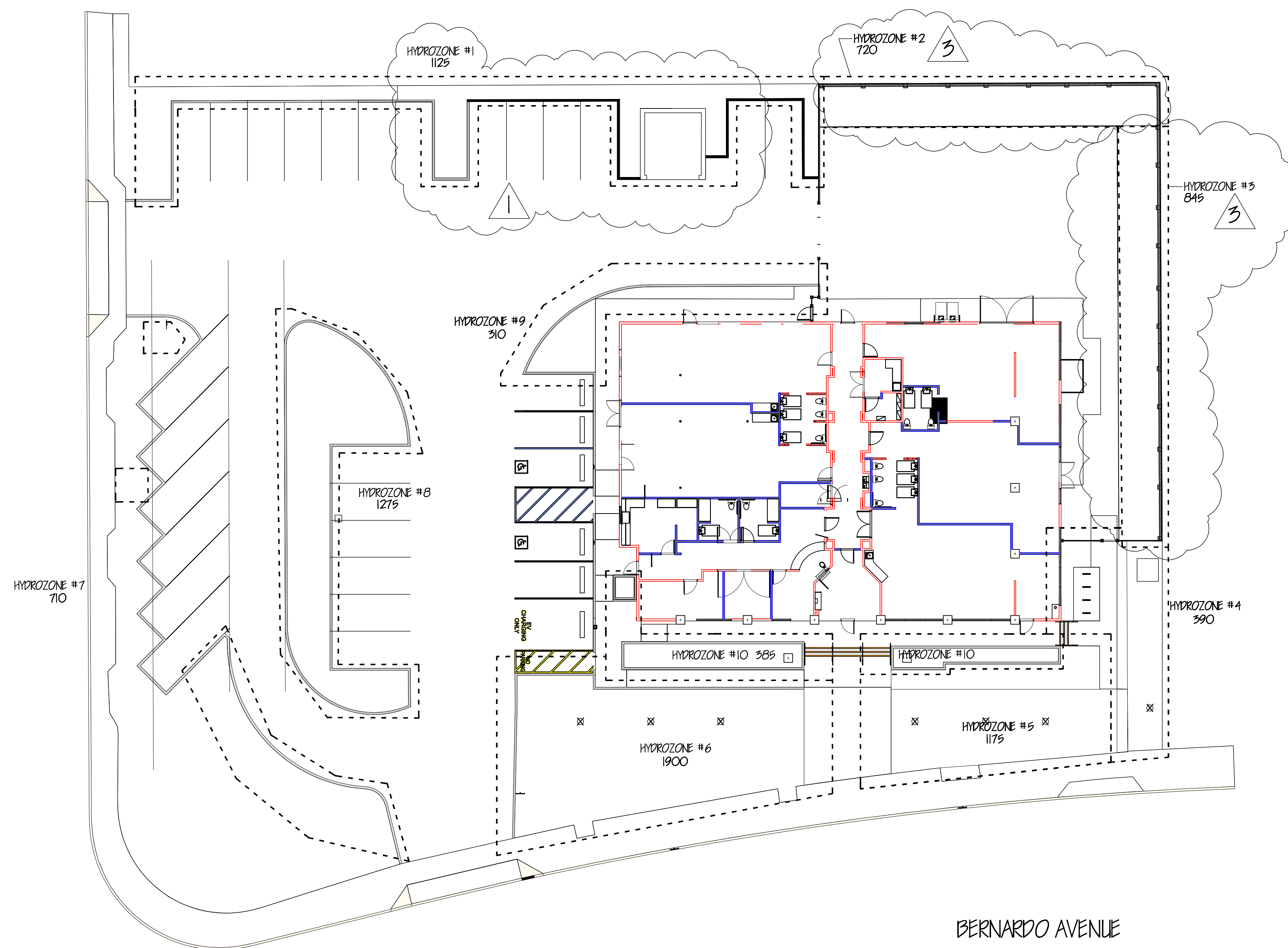
California Water Efficient Landscape Worksheet								0.45
Reference Evapotranspiration (ET <sub>e</sub> )	45.3		Project Type		Non-Residential			
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency ((IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
Regular Landscape Areas								
#1 low		0.3 Drip		0.81	0.37	1125	417	11703
#2 low		0.3 Drip		0.81	0.37	720	267	7490
#3 high		0.7 Overhead		0.75	0.93	505	471	13238
#4 low		0.3 Drip		0.81	0.37	845	313	8790
#5 low		0.3 Drip		0.81	0.37	1175	435	12223
#6 low		0.3 Drip		0.81	0.37	1900	704	19764
#7 low		0.3 Drip		0.81	0.37	710	263	7386
#8 low		0.3 Drip		0.81	0.37	1295	480	13471
#9 low		0.3 Drip		0.81	0.37	310	115	3225
#10 medium		0.5 Drip		0.81	0.62	385	238	6675
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<b>ETAF Calculations</b>	
Regular Landscape Areas	
Total ETAF x Area	3702
Total Area	8970
Average ETAF	0.41

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

All Landscape Areas	
Total ETAF x Area	3702
Total Area	8970
Average ETAF	0.41

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



BERNARDO AVENUE  
HYDROZONE PLAN  
1/16" = 1'-0"

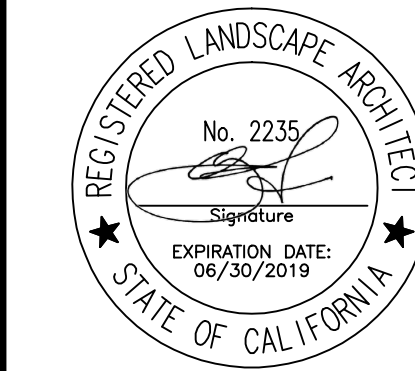
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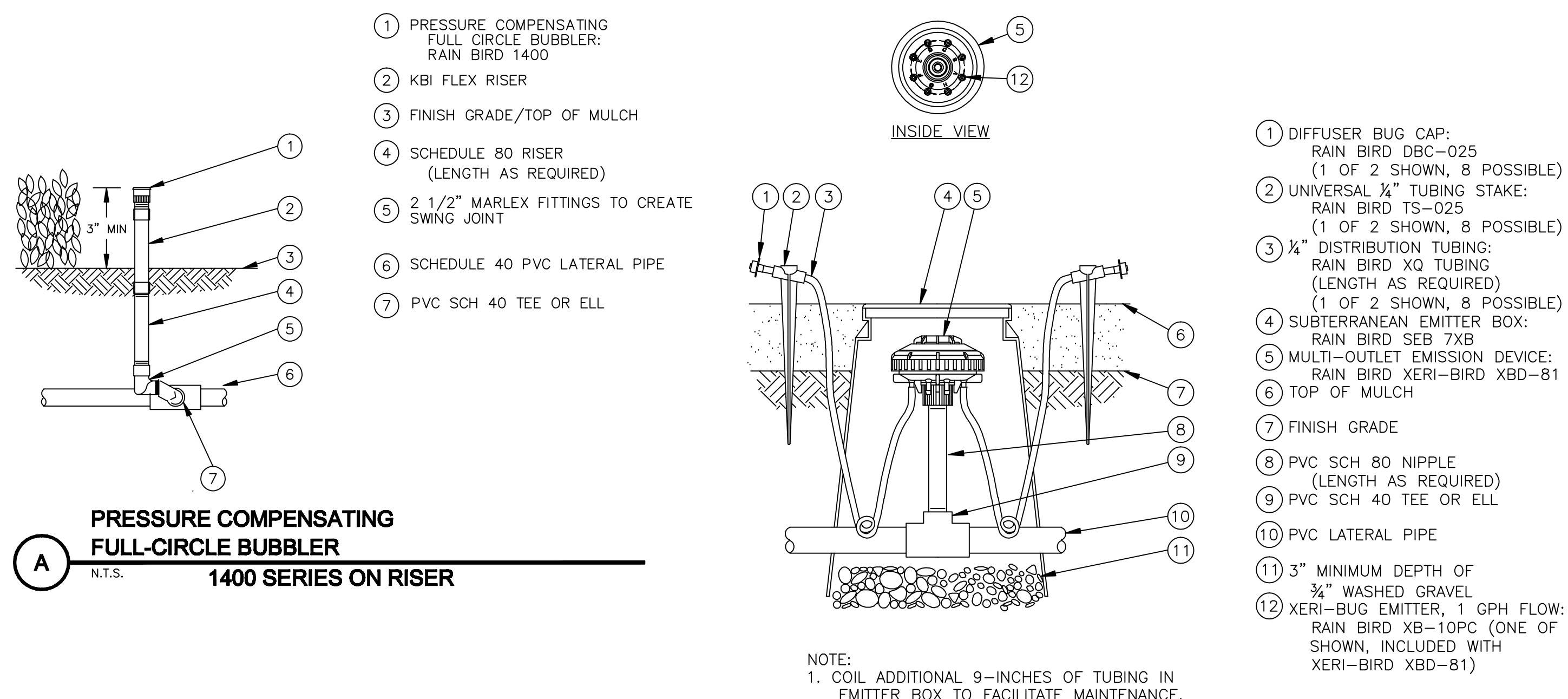
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JY INTERNATIONAL GROUP, INC.  
755 BERNARDO AVE.  
SUNNYVALE, CA. 94087

IRRIGATION PLAN

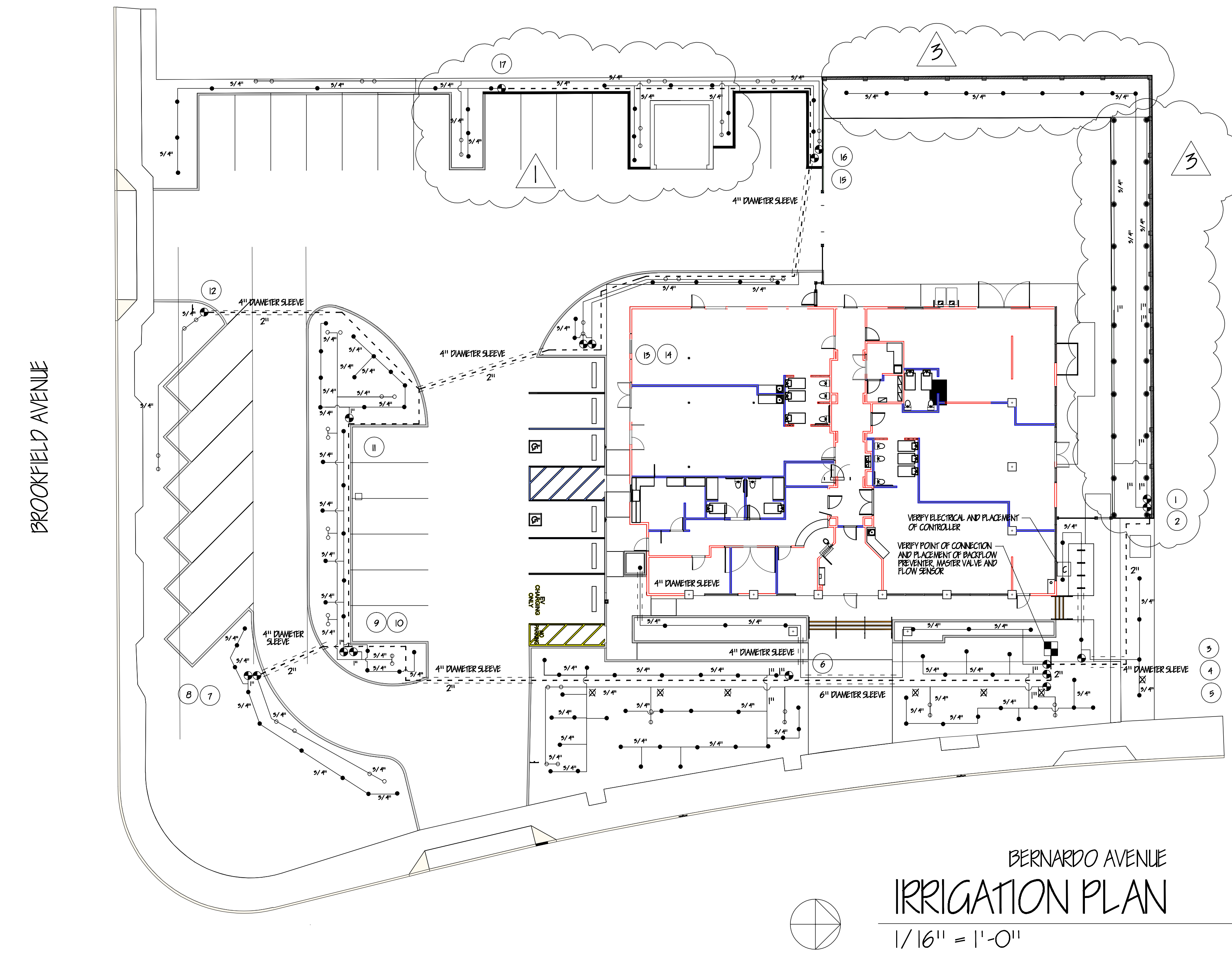
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job no. 21802  
sheet

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of 4 shts



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



BERNARDO AVENUE  
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 - verify size and location  
Febco #825Y- 1" reduced pressure backflow preventer - provide lockable cover with Watts Master Valve with Flow Sensor sized per point of connection/ verify manufacturer with city  
Schedule 40 pvc mainline - 1 1/2" - 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 - 3/4" 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 areas only  
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/ warranty 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 1/2 gpm bubblers, one at the surface, the other in a perforated vertical tube set adjacent to the root ball.