

EMERGENCY TREE REMOVAL & RESTORATION

1288 PEAR AVENUE, MOUNTAIN VIEW CA

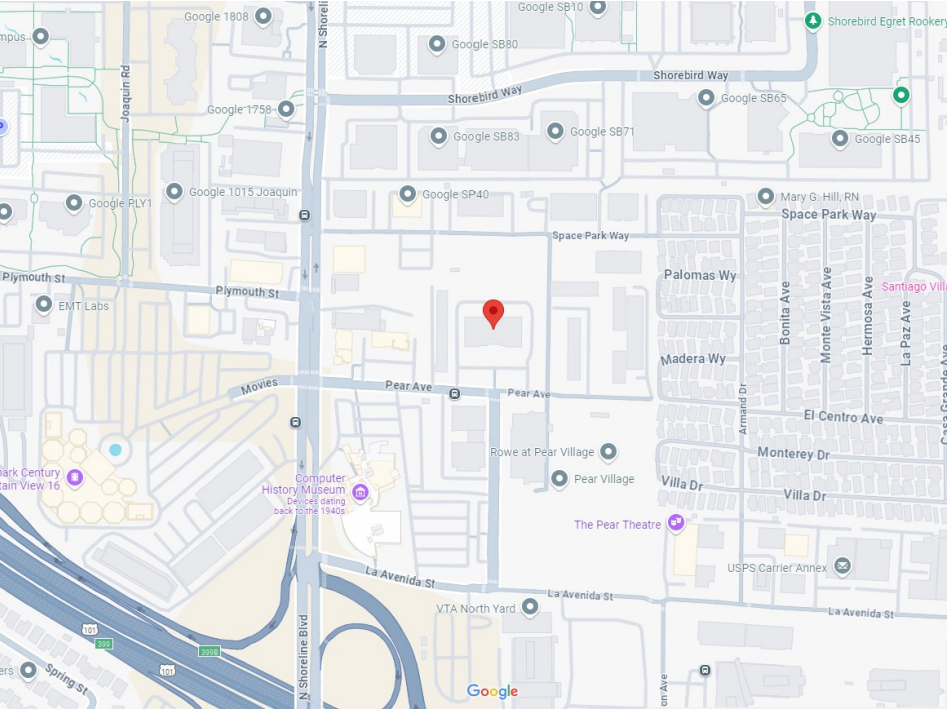
PROJECT SCOPE:

THE SCOPE OF THE PROJECT IS TO REPLACE THE HERTIAGE TREES AND ASSOCIATED LANDCAPING ALONG THE EAST SIDE OF THE PROPERTY, WHICH WERE DAMAGED DURING THE CONSTRUCTION OF THE INDIGO WAY ROAD CONSTRUCTION PROJECT (BY OTHERS)

PROPERTY INFORMATION

- 1. ADDRESS: 1288 PEAR AVENUE, MOUNTAIN VIEW
- 2. APN: 116-14-94

VICINITY MAP



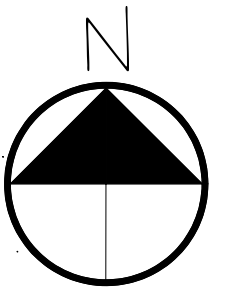
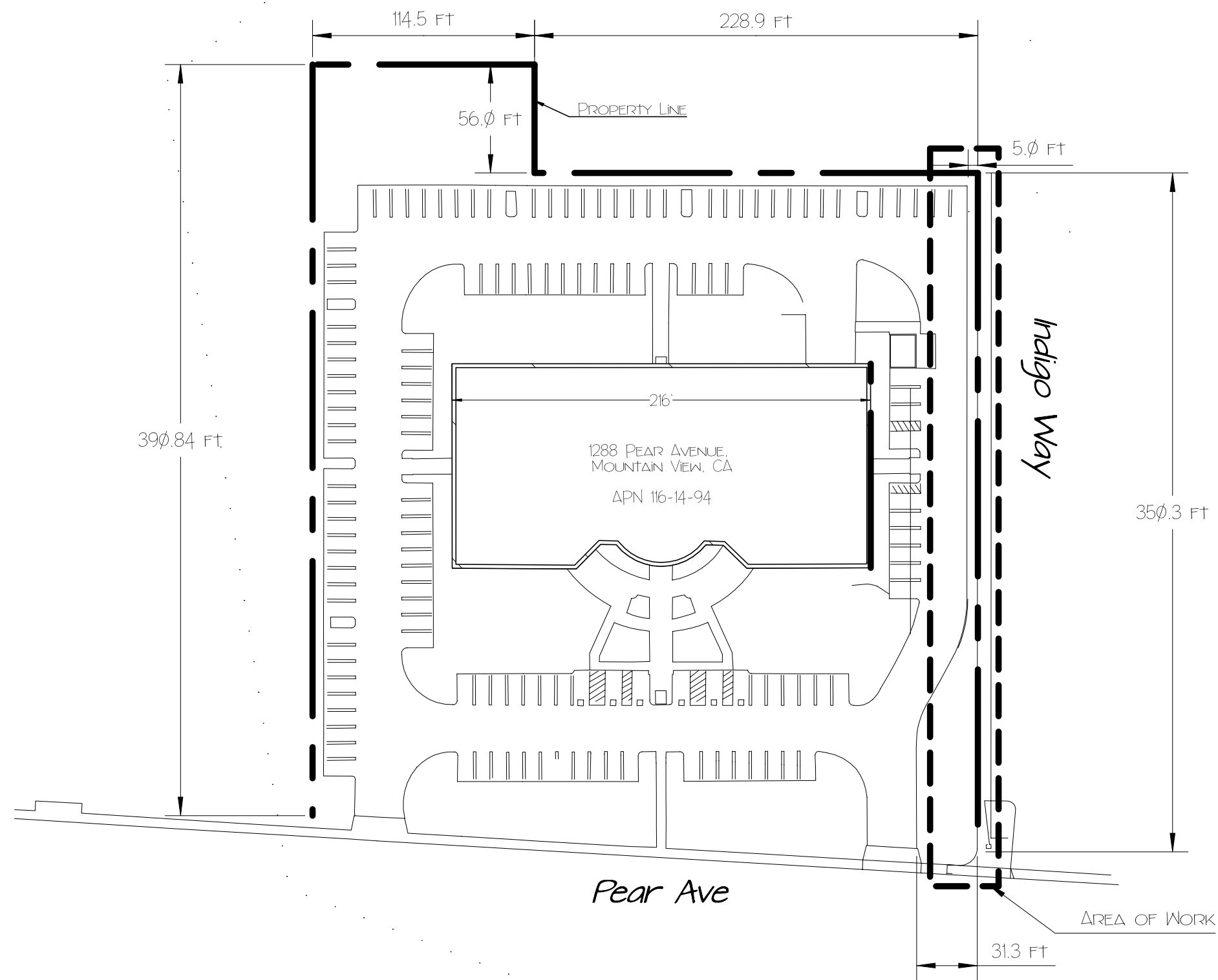
PROJECT INFORMATION:

- 1. ZONING DISTRICT: P(39) - NORTH BAYSHORE PRECISE PLAN
- 2. AFFECTED LANDSCAPE AREA: +/- 4,500SF
- 3. SITE AREA: 2.904 ACRES

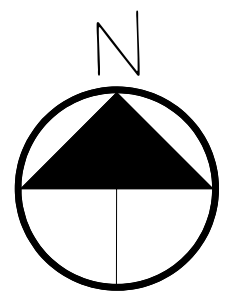
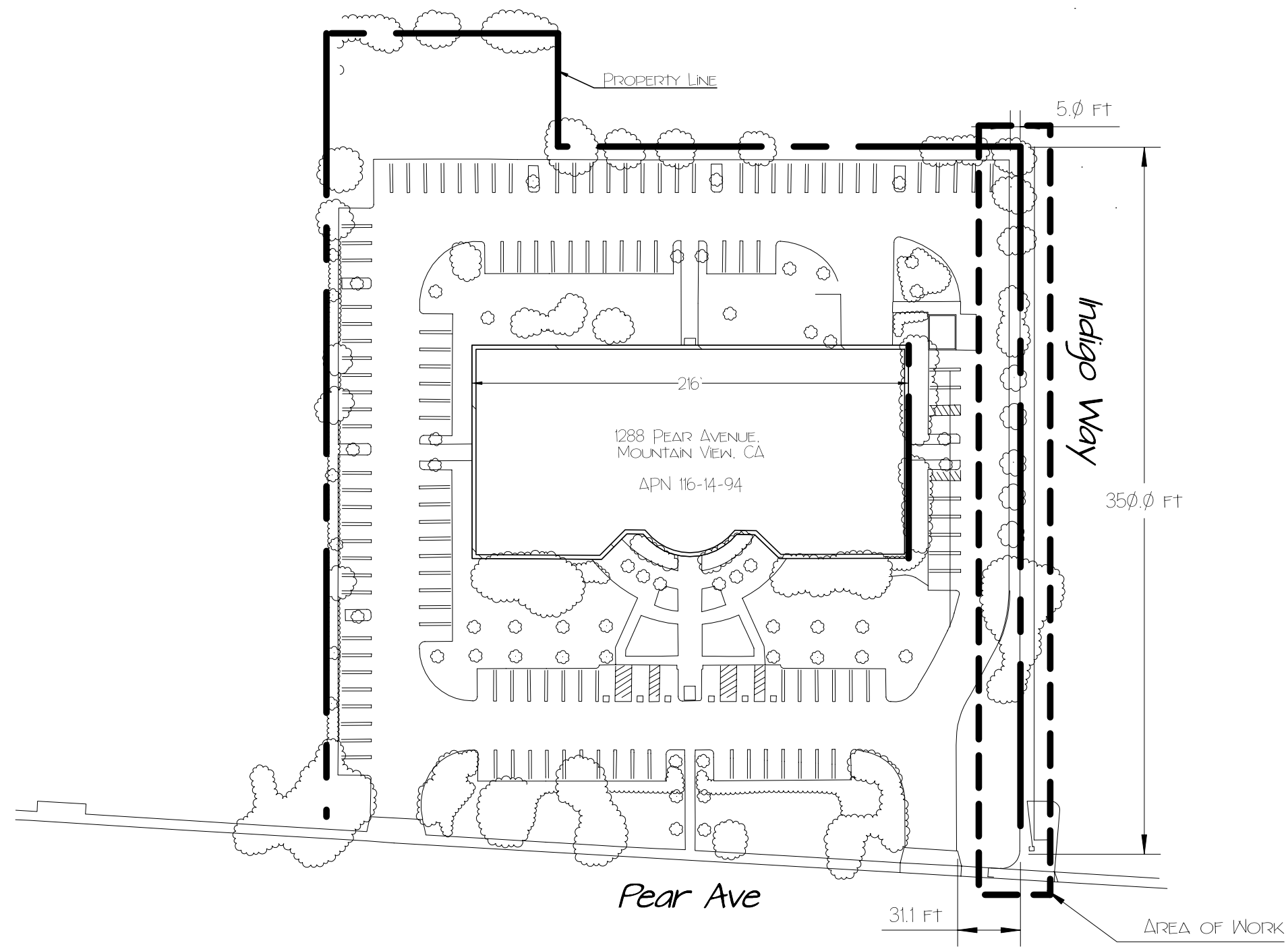
DRAWING LIST

A1	Existing Site Plan	IR1.0	Irrigation Cover Page
L1	Existing Landscape Plan	IR1.1	Area A & B Irrigation Layout
L2	Site Tree Removal Plan	IR1.2	Arrea C Irrigation Layout
L3	Site Landscaping Plan	IR1.3	Irrigation Details
LA-1	Area A Removal Plan	IR1.4	Irrigation Notes
LA-2	Area A Landscape Plan	IR1.5	Water Use Calculations
LB-1	Area B Removal Plan	IR1.6	Colour Zone plan
LB-2	Area B Landscape Plan	C1.0	Civil Cover Page
LC-1	Area C Removal Plan	C2.1	Grading Plan
LC-2	Area C Landscape Plan		

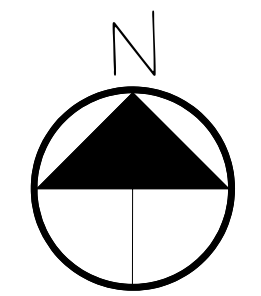
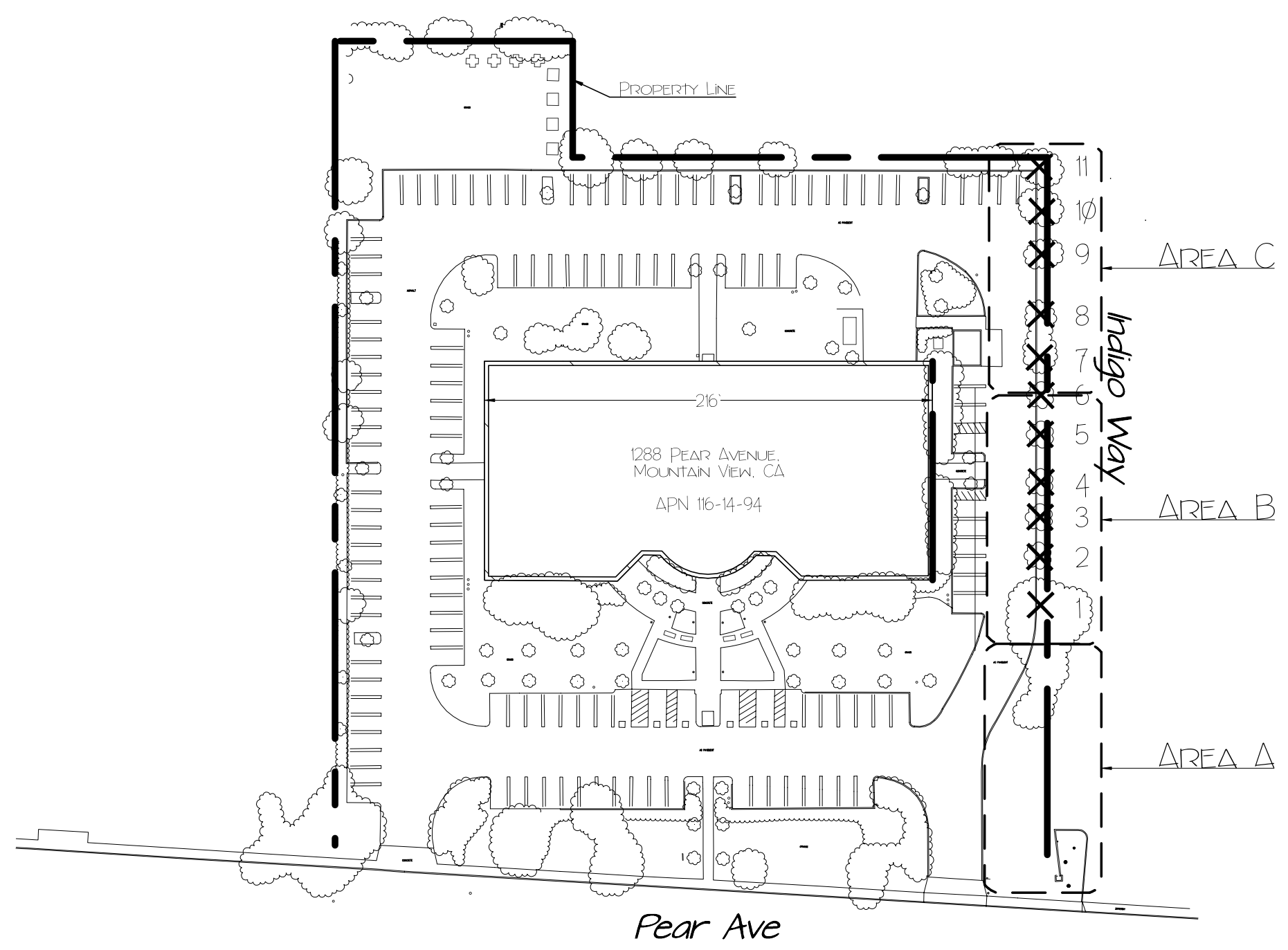
OWNER: PEAR AVENUE GROUP, LP 3135 DIABLO AVE HAYWARD, CA 94545	LANDSCAPE DESIGNER / CONTRACTOR: DINSMORE LANDSCAPE COMPANY 161 CURTNER AVE CAMPBELL, CA 95008	PROJECT NAME: 1288 PEAR AVENUE, MOUNTAIN VIEW EMERGENCY TREE REMOVAL & RESTORATION		SCALE: 1/64" = 1'-0"
				DATE: 4/7/2025
				FORMATTED FOR 11x17" PAPER



OWNER: PEAR AVENUE GROUP, LP 3135 DIABLO AVE HAYWARD, CA 94545	LANDSCAPE DESIGNER / CONTRACTOR: DINSMORE LANDSCAPE COMPANY 161 CURTNER AVE CAMPBELL, CA 95008	PROJECT NAME: 1288 PEAR AVENUE, MOUNTAIN VIEW EMERGENCY TREE REMOVAL & RESTORATION	Δ1 EXISTING SITE PLAN	SCALE: 1/64" = 1'-0" DATE: 4/7/2025 FORMATTED FOR 11X17" PAPER
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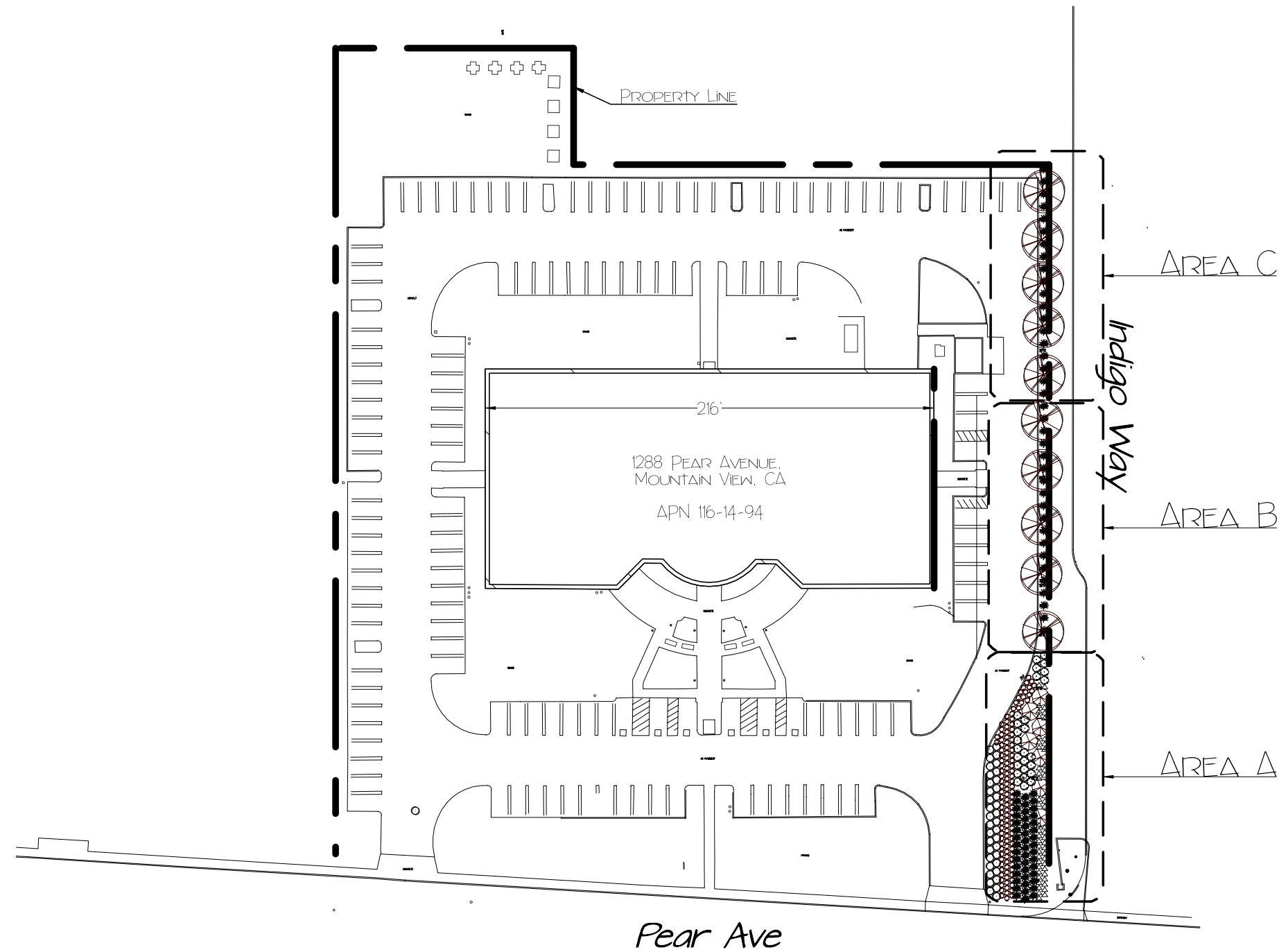
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Tree Removal Schedule		
ID#	Species	Circumference
1	Heritage Redwood	33"
2	Heritage Redwood	44"
3	Heritage Redwood	44"
4	Heritage Redwood	39"
5	Heritage Redwood	52"
6	Heritage Redwood	12.5"
7	Heritage Redwood	56.5"
8	Heritage Redwood	50"
9	Heritage Redwood	49"
10	Heritage Redwood	55"
11	Heritage Redwood	41"



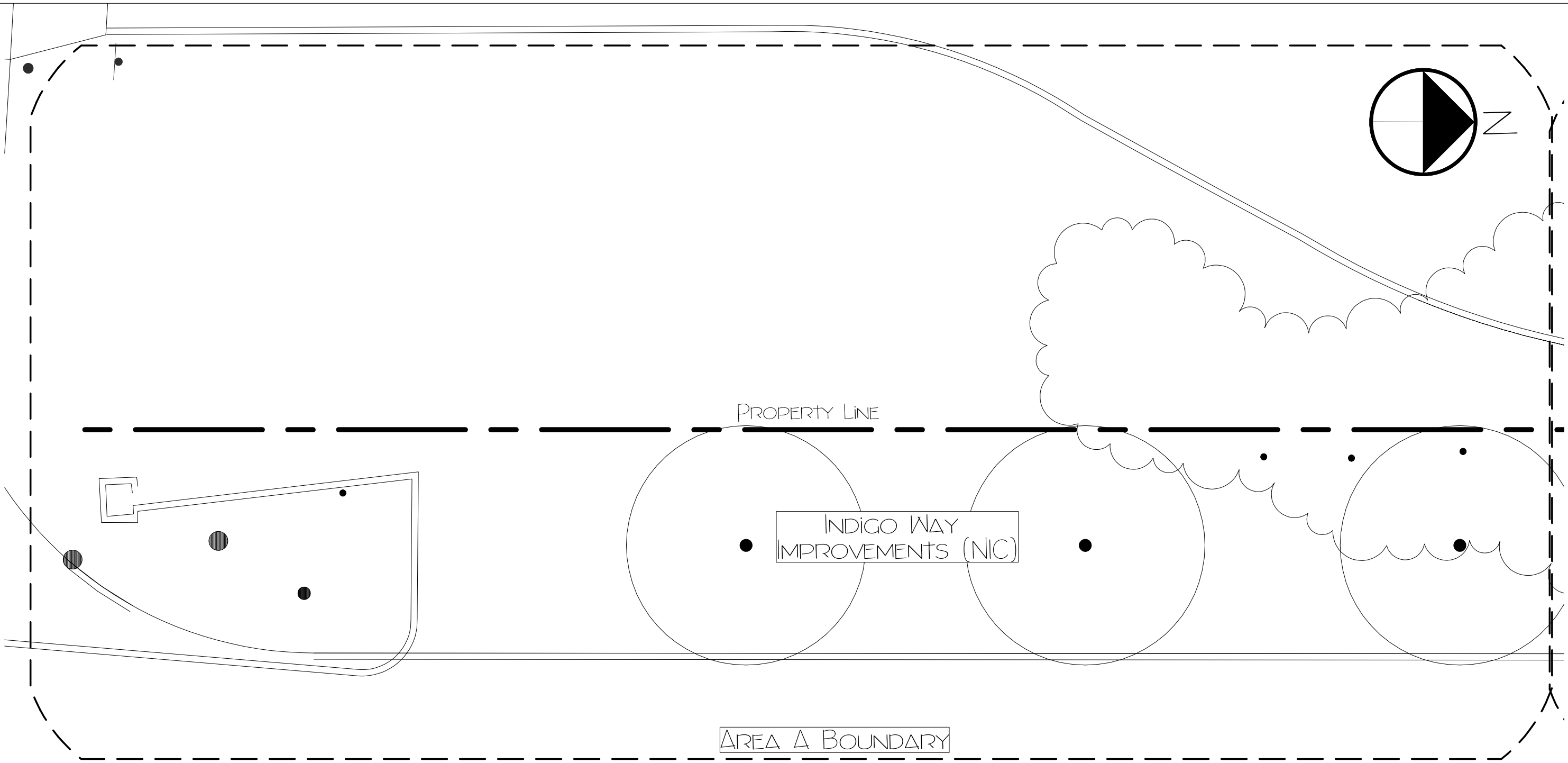
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PLANTING LEGEND		
SYMBOL	DESCRIPTION	QTY
X	REMOVE (E) TREES	11
⊗	ULMUS EMERALD SUNSHINE ELM (24" BOX)	10
△	ELYMUS GLAUCUS (1 GAL)	78
⊙	CAREX TUMULICOLA (1 GAL)	111
⊛	BACCHARIS PILULARIS 'PIGEON POINT' (1 GAL)	81
⊖	LANTANA MONTEVIDENSIS 'WHITE' (1 GAL)	37
⊗	CERCIS OCCIDENTALIS (24" BOX)	7
⊙	SALVIA CLEVELANDII (5 GAL)	30



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			SITE LANDSCAPING PLAN	DATE: 4/7/2025 FORMATTED FOR 11x17" PAPER



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PEAR AVENUE GROUP, LP
3135 DIABLO AVE
HAYWARD, CA 94545

LANDSCAPE DESIGNER / CONTRACTOR:

DINSMORE LANDSCAPE COMPANY
161 CURTNER AVE
CAMPBELL, CA 95008

PROJECT NAME:

1288 PEAR AVENUE, MOUNTAIN VIEW
EMERGENCY TREE REMOVAL & RESTORATION

LA - 1

AREA A REMOVAL PLAN

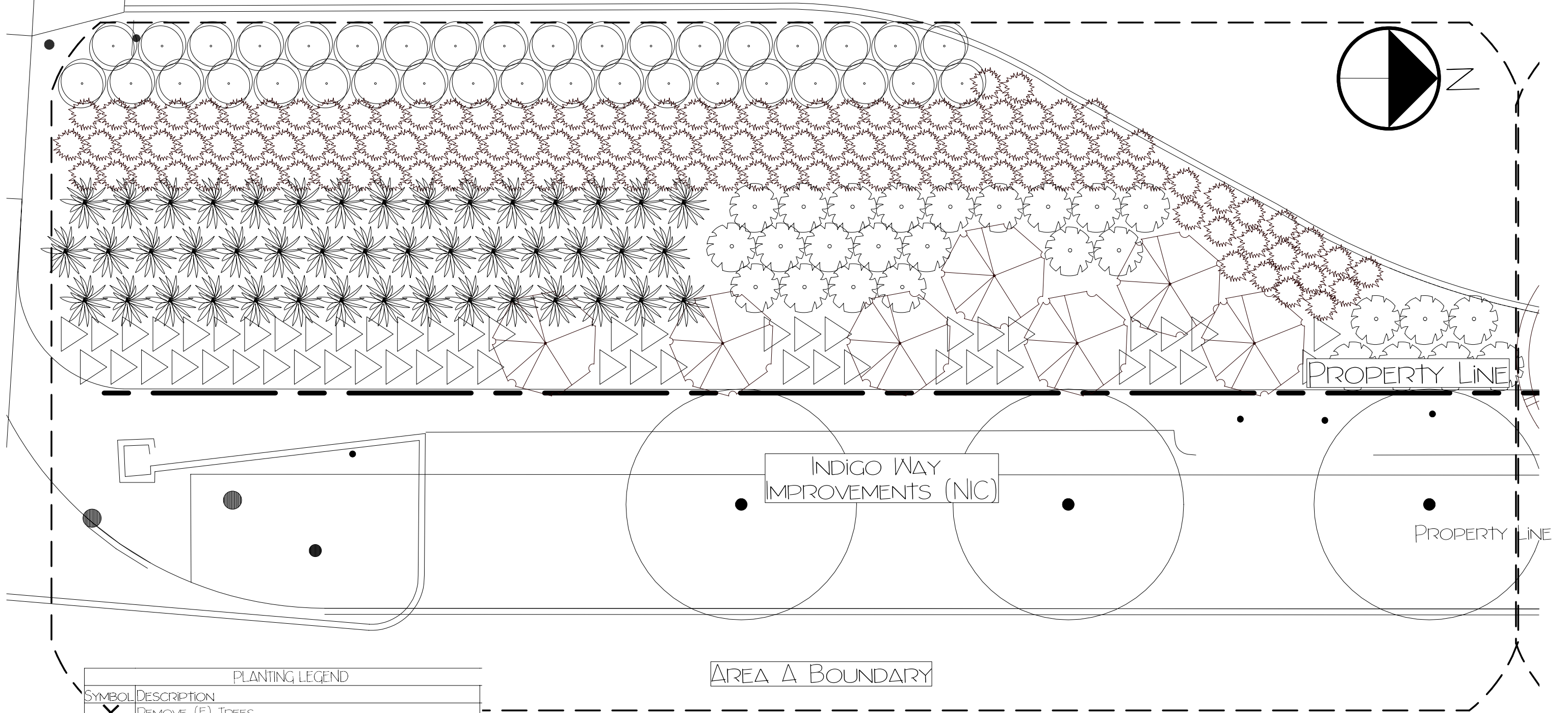
SCALE:

1/8" = 1'-0"

DATE:

4/7/2025

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PLANTING LEGEND	
SYMBOL	DESCRIPTION
✕	REMOVE (E) TREES
⊗	ULMUS EMERALD SUNSHINE ELM (24" BOX)
△	ELYMUS GLAUCUS (1 GAL)
⊙	CAREX TUMULICOLA (1 GAL)
✱	BACCHARIS PILULARIS 'PIGEON POINT' (1 GAL)
○	LANTANA MONTEVIDENSIS 'WHITE' (1 GAL)
⊗	CERCIS OCCIDENTALIS (24" BOX)
⊙	SALVIA CLEVELANDII (5 GAL)

SEE SHEET L-3 FOR TOTAL COUNTS



OWNER:

PEAR AVENUE GROUP, LP
3135 DIABLO AVE
HAYWARD, CA 94545

LANDSCAPE DESIGNER / CONTRACTOR:

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LA - 2

AREA A LANDSCAPE PLAN

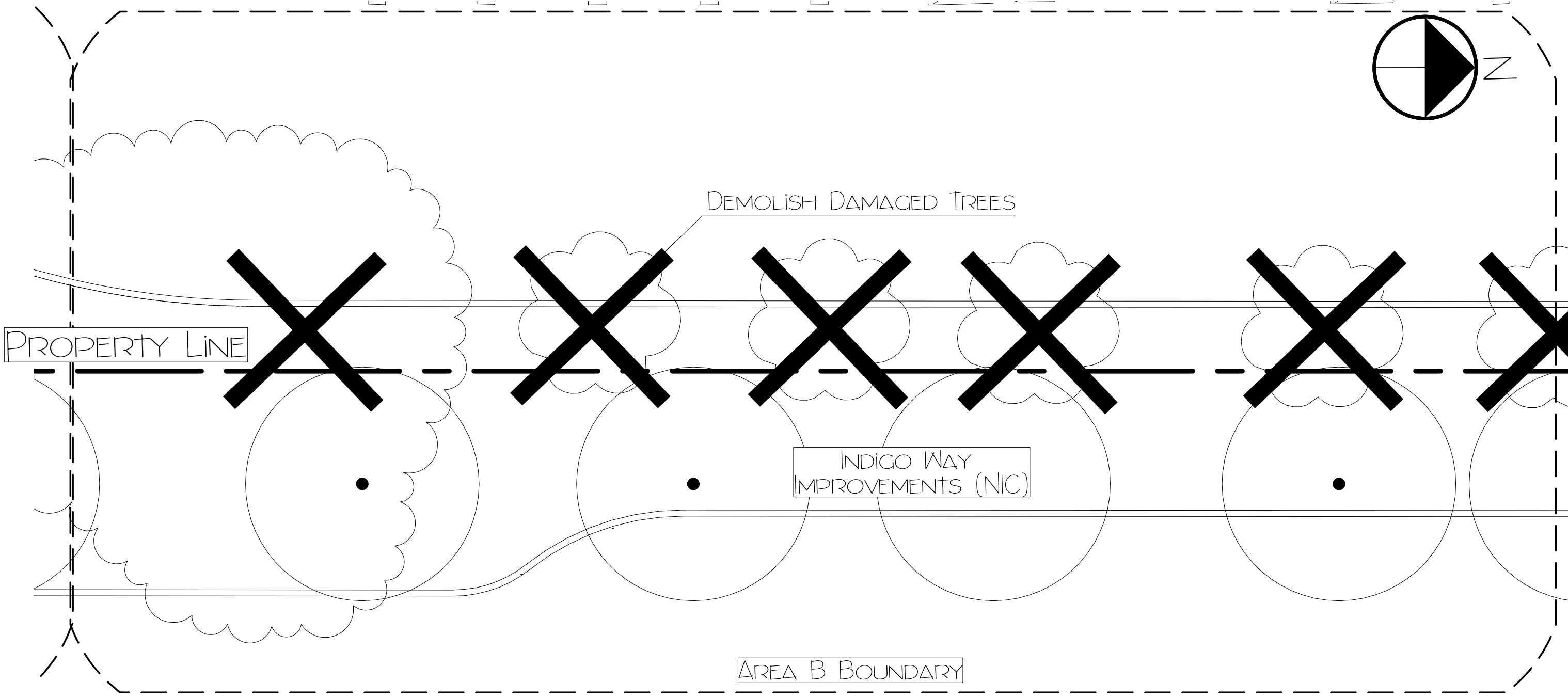
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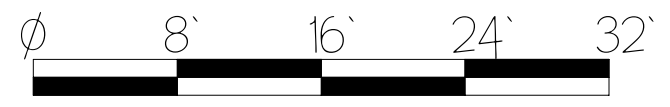
DATE:

4/7/2025

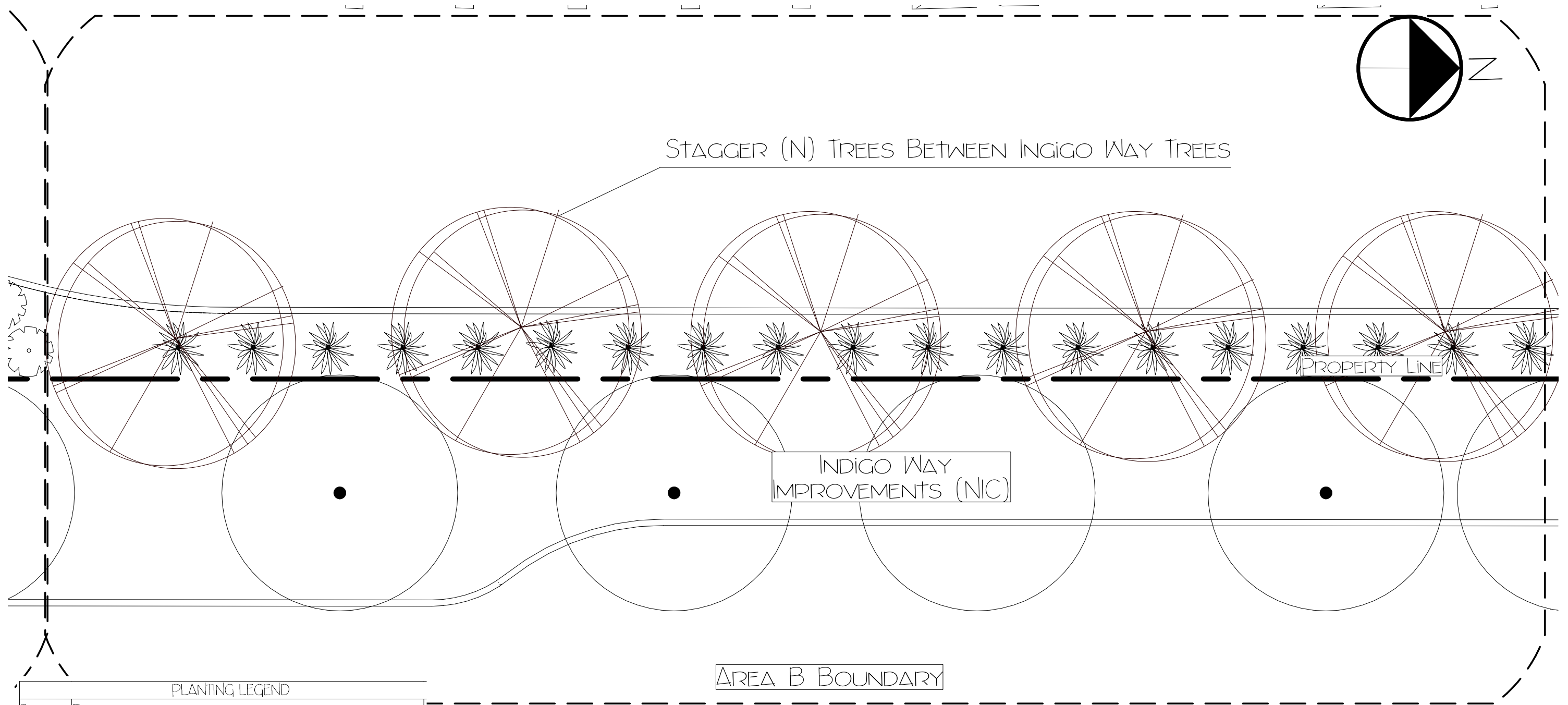
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11X17" PAPER



NOTE: SEE L-2 FOR NUMBERING & TREE INFORMATION



OWNER: PEAR AVENUE GROUP, LP 3135 DIABLO AVE HAYWARD, CA 94545	LANDSCAPE DESIGNER / CONTRACTOR: DINSMORE LANDSCAPE COMPANY 161 CURTNER AVE CAMPBELL, CA 95008	PROJECT NAME: 1288 PEAR AVENUE, MOUNTAIN VIEW EMERGENCY TREE REMOVAL & RESTORATION	LB - 1	SCALE: 1/8" = 1'-0"
			AREA B REMOVAL PLAN	DATE: 4/7/2025 FORMATTED FOR 11x17" PAPER



PLANTING LEGEND	
SYMBOL	DESCRIPTION
X	REMOVE (E) TREES
ULMUS EMERALD SUNSHINE ELM (24" BOX)	
ELYMUS GLAUCUS (1 GAL)	
CAREX TUMULICOLA (1 GAL)	
BACCHARIS PILULARIS 'PIGEON POINT' (1 GAL)	
LANTANA MONTEVIDENSIS 'WHITE' (1 GAL)	
CERCIS OCCIDENTALIS (24" BOX)	
SALVIA CLEVELANDII (5 GAL)	

SEE SHEET L-3 FOR TOTAL COUNTS

OWNER:

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3135 DIABLO AVE
HAYWARD, CA 94545

LANDSCAPE DESIGNER / CONTRACTOR:

DINSMORE LANDSCAPE COMPANY
161 CURTNER AVE
CAMPBELL, CA 95008

PROJECT NAME:

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EMERGENCY TREE REMOVAL & RESTORATION

LB - 2

AREA B LANDSCAPE PLAN

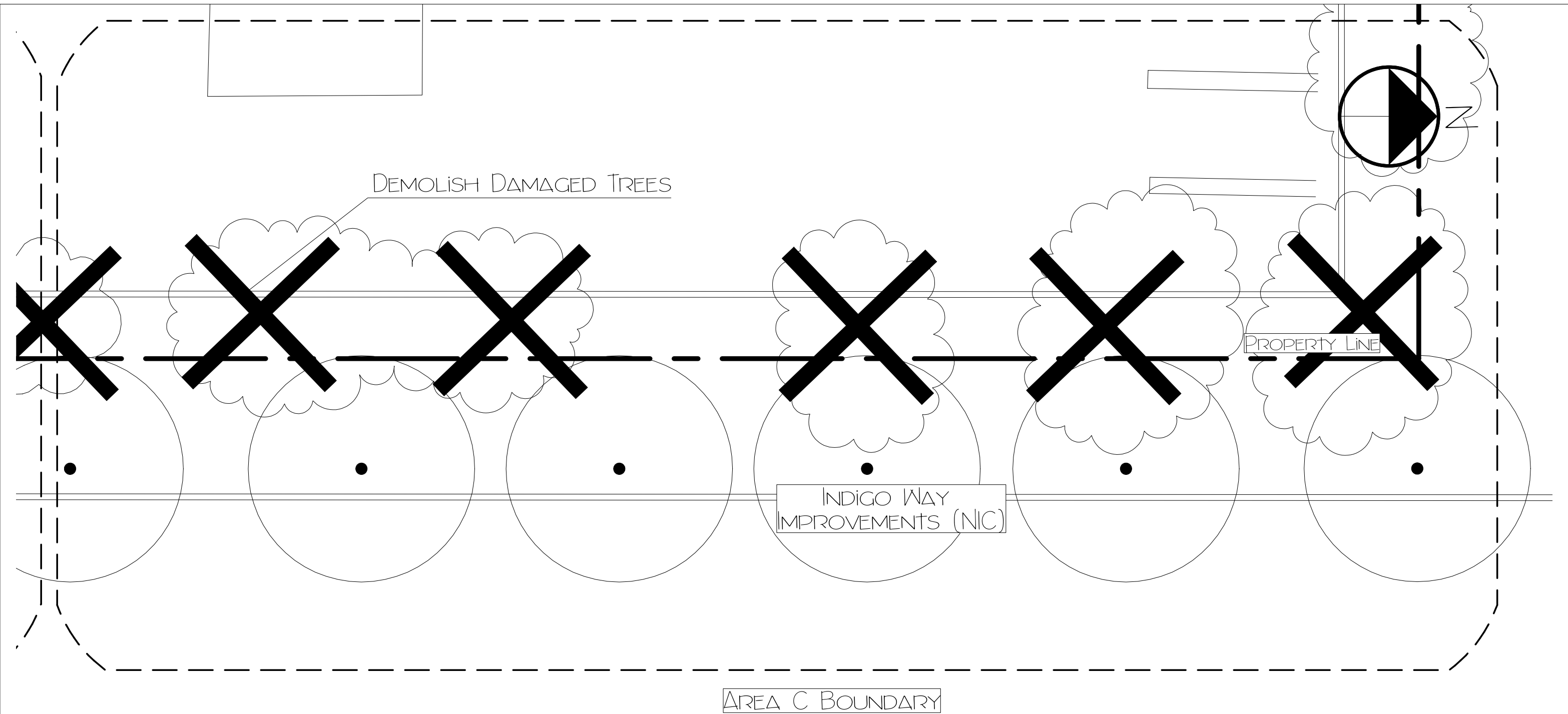
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1/8" = 1'-0"

DATE:

4/7/2025

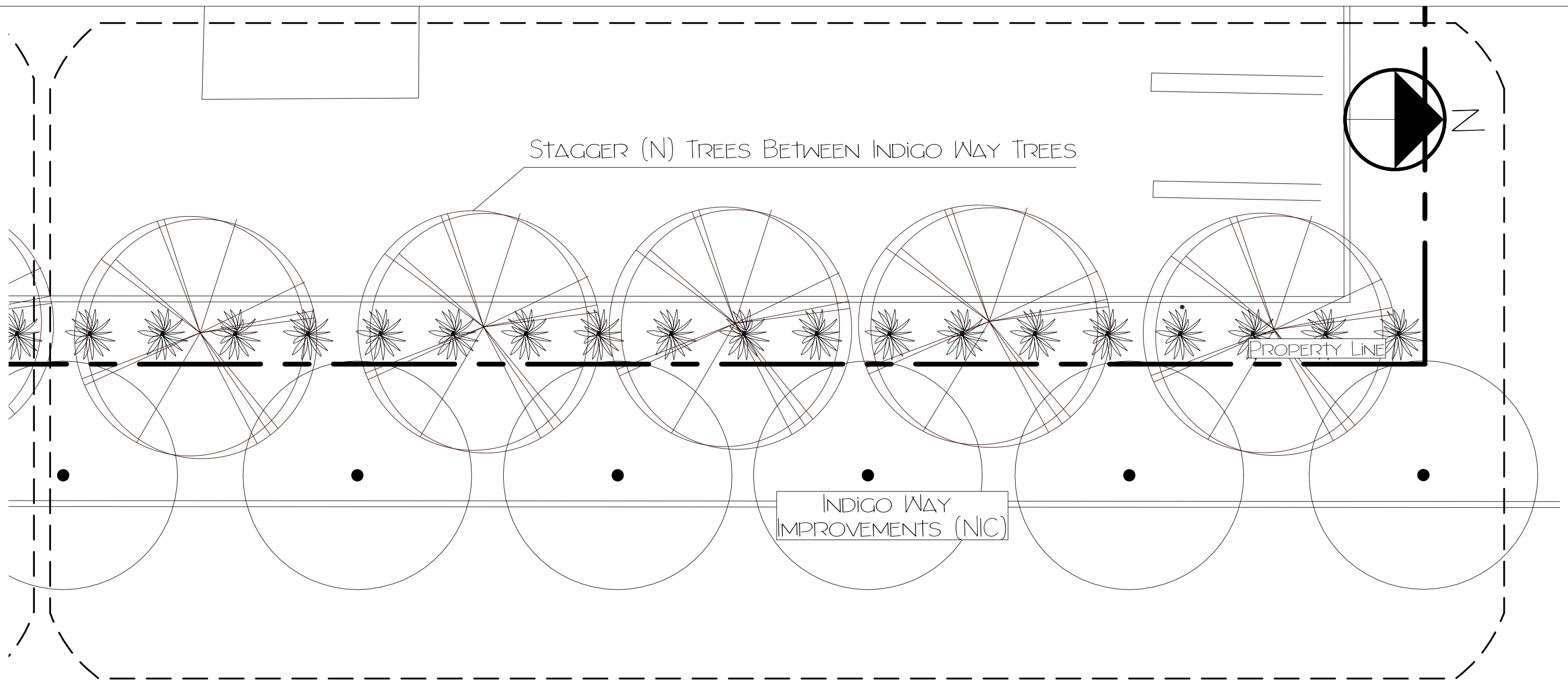
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NOTE: SEE L-2 FOR NUMBERING & TREE INFORMATION



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			AREA C REMOVAL PLAN	DATE: 4/7/2025 FORMATTED FOR 11x17" PAPER



INDIGO WAY
IMPROVEMENTS (NIC)

AREA C BOUNDARY

PLANTING LEGEND	
SYMBOL	DESCRIPTION
	REMOVE (E) TREES
	ULMUS EMERALD SUNSHINE ELM (24" BOX)
	ELYMUS GLAUCUS (1 GAL)
	CAREX TUMULICOLA (1 GAL)
	BACCHARIS PILULARIS 'PIGEON POINT' (1 GAL)
	LANTANA MONTEVIDENSIS 'WHITE' (1 GAL)
	CERCIS OCCIDENTALIS (24" BOX)
	SALVIA CLEVELANDII (5 GAL)

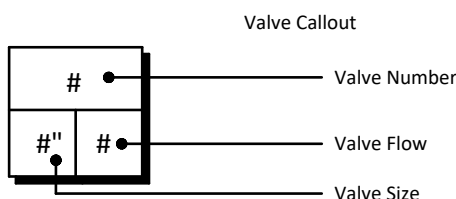
SEE SHEET L-3 FOR TOTAL COUNTS



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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING DRIP VALVE APPROXIMATE LOCATION OF EXISTING DRIP VALVE.
	PIPE TRANSITION POINT BELOW GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO BELOW GRADE INSTALLATION.
	FLUSH BALL VALVE FLUSH BALL 1/2" PVC BALL VALVE MODEL 8722-005 SLIP X SLIP. INSTALL ON 24" 1/2" IPS FLEX HOSE AND COIL IN A 10" ROUND VALVE BOX.
	HUNTER ECO-ID ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.INSTALL PER DETAIL
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EX. BACKFLOW PREVENTER 1-1/2" EXISTING REDUCED PRESSURE PRINCIPLE ASSEMBLY.
	WATER METER 1-1/4" EXISTING POC LOCATED FOR CLARITY ONLY. EXISTING CITY INSTALLED WATER METER. VERIFY LOCATION IN FIELD
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 INSTALL ALL LATERAL LINES A MINIMUM OF 12" DEEP
	IRRIGATION MAINLINE: PVC SCHEDULE 40



CRITICAL ANALYSIS

Generated: 2025-03-28 11:54

P.O.C. NUMBER: 01
Water Source Information: Existing POC located for clarity only.
Existing City installed Water Meter, verify Location in field

FLOW AVAILABLE
Water Meter Size: 1-1/4"
Flow Available: 75 GPM

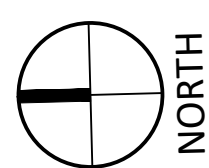
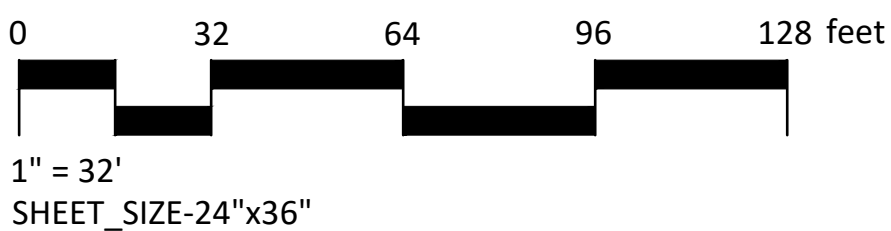
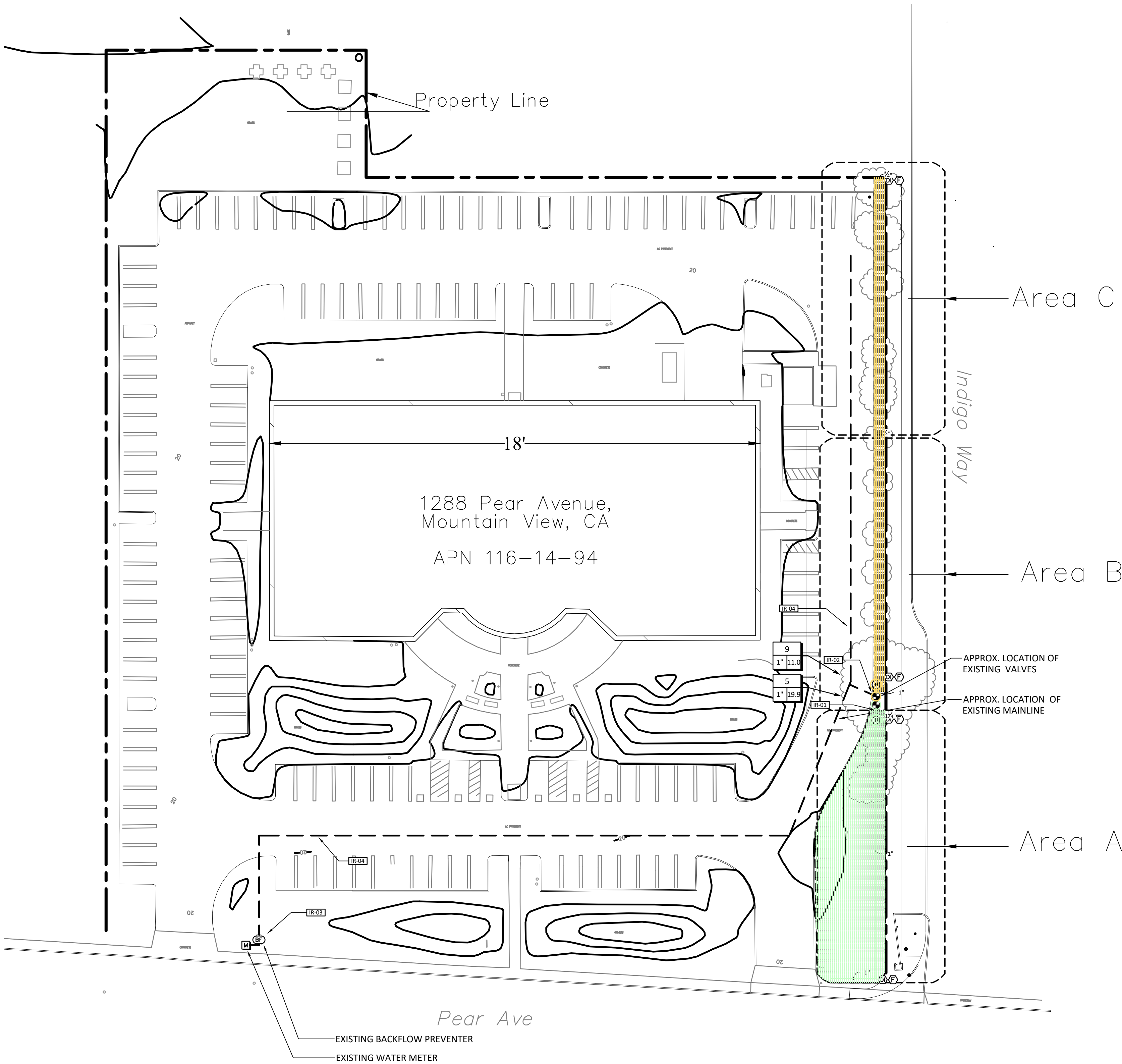
PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Elevation Change: 0.00 ft
Service Line Size: 2 1/2"
Length of Service Line: 10 ft
Pressure Available: 65 PSI

DESIGN ANALYSIS
Maximum Station Flow: 18.2 GPM
Flow Available at POC: 75 GPM
Residual Flow Available: 56.8 GPM

Pressure Req. at Critical Station: 0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 0 PSI
Pressure Available: 65 PSI
Residual Pressure Available: 65 PSI

IRRIGATION REFERENCE NOTES

CODE	DESCRIPTION
IR-01	LATERAL LINES- ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED.
IR-02	SCHEMATIC VALVE LOCATION- INSTALL ALL VALVES IN PLANTER AREAS AND SET BACK 5 FEET FROM ANY PATHS, PATIO OR OTHER HARDSCAPE AREAS.
IR-03	POINT OF CONNECTION- CONTRACTOR TO CONFIRM POC LOCATION, SIZE OF CONNECTION, STATIC PRESSURE AND FLOWS AVAILABLE. IF LOCATION IS DIFFERENT INDICATE ON AS BUILT PLANS.
IR-04	MAIN LINE- APPROX LOCATION OF EXISTING MAINLINE



General Notes



OVERALL IRRIGATION LAYOUT

No.	Revision/Issue	Date
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Firm Name and Address



Project Name and Address

TREE REMOVAL
1288 PEAR AVE.
MOUNTAIN VIEW, CA
APN:

Project Number 561-2025	Sheet # IR1.0
Date 03/27/2025	
Scale 1/32" = 1'	
Drafted By AJBB	Of Total 9 Sheets

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