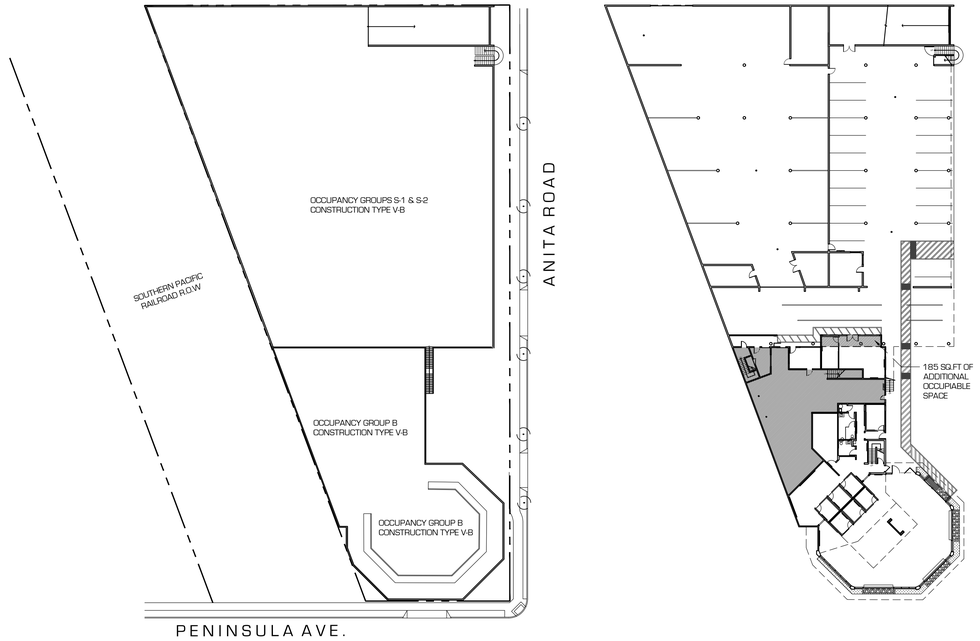


ROOF PLAN

FIRST FLOOR PLAN

SITE AREA: 42,030 SQ.FT

AREA SUMMARY

	GROUP B	GROUP S-1	GROUP S-2	TOTAL
(E) FIRST FLOOR	8,770 SQ.FT	1,600 SQ.FT	24,758 SQ.FT	35,128 SQ.FT
(E) SECOND FLOOR	6,080 SQ.FT	----------	26,358 SQ.FT	32,438 SQ.FT
TOTAL	14,850 SQ.FT	1,600 SQ.FT	51,116 SQ.FT	67,566 SQ.FT
NEW AREA PROPOSED:	185 SQ.FT	0 SQ.FT	0 SQ.FT	185 SQ.FT

9 PLOT DATA
1/16" = 1'-0"

ADJ.	Adjacent
A.F.F.	Above Finish Floor
ALUM.	Aluminum
ANOD.	Anodised
ATT.	Attenuation
@	At
BD.	Board
BTWN.	Between
BLKG.	Blocking
BM.	Beam
BSMT.	Basement
B.U.R.	Built-Up Roof
C.B.B.	Cement. Backer Bd.
CEM.	Cement
C.I.P.	Cast In Place
C.J.	Control Joint
CL.	Center Line
CLNG.	Ceiling
CLR.	Clear
C.M.U.	Concrete Masonry Unit
COL.	Column
CONC.	Concrete
CONST.	Construction
CONT.	Continuous
DBL.	Double
D.G.	Double Glazed
DIM.	Dimension
DN.	Down
DR.	Door
DTL.	Detail
DWG.	Drawing
EA.	Each
EL.	Elevation
E.J.	Expansion Joint
ELEC.	Electrical
ELEV.	Elevator
EQ.	Equal
EQUIP.	Equipment
EXP.	Expansion
EXT.	Exterior
(E)	Existing
F.C.	Fiber Cement
F.E.C	Fire Extinguisher Cabinet
F.F.L.	Finish Floor Level
FLR.	Floor
FLUOR.	Fluorescent
FIN.	Finish
F.O.	Face of
F.O.S.	Face of Stud
F.O.W.	Face of Wall
FURR.	Furring
GA.	Gauge
G.S.M.	Galvanized Sheet Metal
GALV.	Galvanized
GLAZ.	Glazing
GR.	Grade
G.W.B.	Gypsum Wall Board
GYP. BD.	Gypsum Board
H.C.	Hollow Core
H.D.	Hot Dipped
H.M.	Hollow Metal
HR.	Hour
HT.	Height
INS.	Insulation
INT.	Interior
JT.	Joint
LEV.	Level
LT.	Light
LOC.	Location
M.U.	Masonry Unit
MAX.	Maximum
MECH.	Mechanical
MEMB.	Member
MFR.	Manufacturer
MIN.	Minimum
MTD.	Mounted
MTL.	Metal
MOD.	Module
N.I.C.	Not In Contract
NO.	Number
(N)	New
O.C.	On Center
OPNG.	Opening
OPP.	Opposite
O.T.B.	Open To Below
PRE-FIN.	Pre Finished
PL.	Property Line
PLAS.	Plaster
PLAS. LAM.	Plastic Laminate
PLT.	Plate
PLY.	Plywood
PT.	Point
PTD.	Painted
RAD.	Radius/Radii
R.W.L.	Rain Water Leader
R.D.	Roof Drain
RDWD	Redwood
RE.	Refer to
RES.	Resistant
RESIL.	Resilient
REQ'D.	Required
RGD.	Regid
RM.	Room
R.O.	Rough Opening
R.O.D.	Rolling O/head Dr
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SHT.	Sheet
SIM.	Similar
SKD. GD.	Skid Guard
ST. STL.	Stainless Steel
STRUCT.	Structural
SUSP.	Suspended
THK.	Thick
THRU.	Through
T.O.	Top of
T.O.S.	Top of Steel
T.O.W.	Top of Wall
T.S.	Tube Steel
TYP.	Typical
U.O.N.	Unless Otherwise Noted
V.C.T.	Vinyl Composite Tile
VEN.	Veneer
VEST.	Vestibule
VER.	Verify
w/	With
WD.	Wood
W.P.	Water Proofing
W.R.	Water Resistant
WT.	Weight

6 ABBREVIATIONS

1. **CONSTRUCTION HOURS** -

   PER CITY OF BURLINGAME MUNICIPAL CODE, SECTION 18.07.110

   WEEKDAYS: 8:00 A.M. – 7:00 P.M.
   SATURDAYS: 9:00 A.M. – 6:00 P.M.
   SUNDAYS AND HOLIDAYS: NO WORK ALLOWED

   CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M.

2. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

8 GENERAL NOTES

ARCHITECTURAL

A.001 DRAWING INDEX INFORMATION
A.002 SITE DOCUMENTATION
A.003 RENDERINGS
A.011 TREE PROTECTION MAPS
A.012 TREE PROTECTION REPORT
A.013 TREE PROTECTION REPORT
A.014 TREE PROTECTION REPORT
X.101 EXISTING SITE PLAN
X.201 EXISTING FIRST FLOOR & SECOND FLOOR PLAN
X.202 EXISTING FIRST FLOOR SERVICE AREA PLAN
X.203 EXISTING SECOND FLOOR PARKING PLAN
X.204 EXISTING ROOF PLAN
X.301 EXISTING BUILDING ELEVATIONS
A.101 PROPOSED SITE PLAN
A.201 PROPOSED FIRST FLOOR & SECOND FLOOR PLAN
A.202 PROPOSED FIRST FLOOR SERVICE AREA PLAN
A.203 PROPOSED SECOND FLOOR PARKING PLAN
A.204 PROPOSED ROOF PLAN
A.301 PROPOSED BUILDING ELEVATIONS
A.401 PROPOSED BUILDING SECTIONS

5 DRAWING INDEX

CODE INFORMATION

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
FIRE CODE:	2022 CALIFORNIA FIRE CODE AND ALL RELATED NFPA STANDARDS, AS AMENDED BY THE STATE OF CALIFORNIA
PLANNING CODE:	BURLINGAME PLANNING CODE
ENERGY/GREEN BLDG. CODE:	2022 CALIFORNIA ENERGY CODE & 2022 CALIFORNIA GREEN BUILDING STANDARDS

BUILDING INFORMATION

CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY TYPE:	B, S-1, S-2
NUMBER OF STORIES:	2 STORIES
SPRINKLERED:	YES

AUTOMATIC FIRE SUPPRESSION SYSTEM:

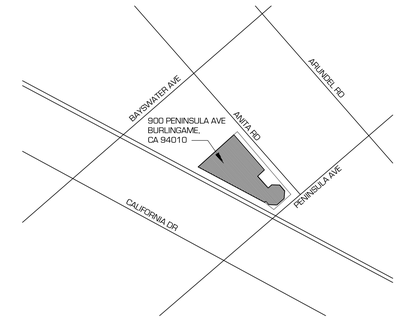
BUILDING IS PROTECTED WITH AN EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT AND IS CONNECTED TO CENTRAL MONITORING STATION.

7 PROJECT DATA

WORK UNDER THIS PERMIT INCLUDES:

1. SITE ALTERATIONS, INCLUDING PARKING RE-STRIPING.
2. EXTERIOR ALTERATIONS, INCLUDING (N) ACM CLAD OVERHANG; LIGHTING, ALUM.STOREFRONT AND GLAZING AND PAINTING
3. NEW INTERIOR PARTITIONS, FINISHES AND FIXTURES IN SPECIFIED AREAS.
4. ASSOCIATED ELECTRICAL WORK AND LIGHTING.

4 SCOPE OF WORK



3 VICINITY MAP

RECEIVED
6.23.25
CITY OF BURLINGAME
CDD-PLANNING DIVISION

ELEV. LEVEL	ELEVATION MARKER
# A.###	SECTION (WALL, DETAIL, OR BUILDING) IE: DWG. X SHEET A.XXX
# A.###	ELEVATION IE: DWG. X SHEET A.XXX
# A.###	DETAIL IE: DWG. X SHEET A.XXX
###	DOOR SYMBOL, RE: SCHEDULE
##	WINDOW SYMBOL, RE: SCHEDULE
ROOMNAME ##	ROOM NUMBER
##	PARTITION TYPE RE: SCHEDULE
A	REVISION
# A.###	INTERIOR ELEVATION IE: DWG. X SHEET A.XXX

2 SYMBOLS

OWNER

PUTNAM AUTOMOTIVE GROUP
900 PENINSULA AVE
BURLINGAME, CA 94010

ARCHITECT (PRIMARY APPLICANT)

ALAN CROSS
PROTOinc
3367 MISSION STREET
SAN FRANCISCO CA 94110
(415) 992-6899

1 PROJECT TEAM

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

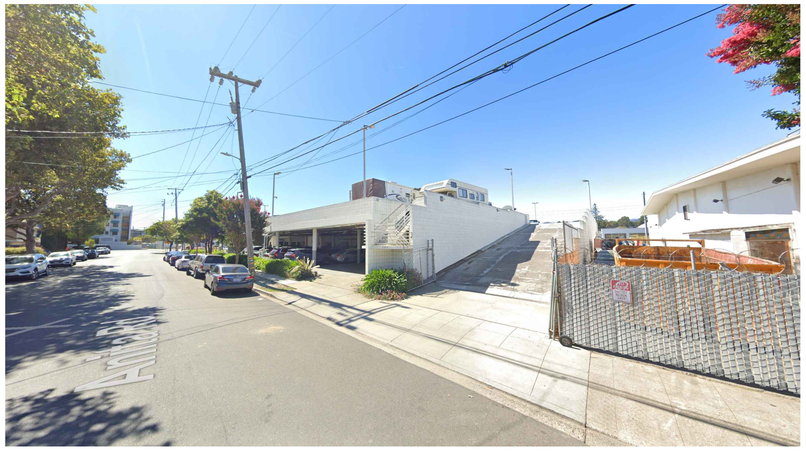
NO.	DATE	ISSUES AND REVISIONS	BY / CHKD
1	01.27.25	COMMERCIAL DESIGN REVIEW	BK / AC
2	04.25.25	RESPONSE TO CDR COMMENTS	SG / AC
3	06.20.25	RESPONSE TO CITY COMMENTS	VK / AC

SCALE
REF. NORTH

SHEET
A.001

SHEET DESCRIPTION
DRAWING INDEX INFORMATION

4 VIEW TO EAST FROM PENINSULA AVENUE



3 VIEW TO SOUTH FROM ANITA ROAD

2 VIEW TO WEST FROM ANITA ROAD

1 VIEW TO NORTH FROM PENINSULA AVENUE

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA
VOLVO CARS BURLINGAME
900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK / AC

SCALE

REF. NORTH

SHEET
A.002
SHEET DESCRIPTION
SITE DOCUMENTATION

2 VIEW LOOKING TO SOUTH FROM ANITA ROAD

3 VIEW LOOKING TO WEST FROM PENINSULA AVENUE

1 VIEW LOOKING TO EAST FROM PENINSULA AVENUE

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
1	01.27.25	COMMERCIAL DESIGN REVIEW	BK / AC
2	08.20.25	RESPONSE TO CITY COMMENTS	VK / AC

SCALE

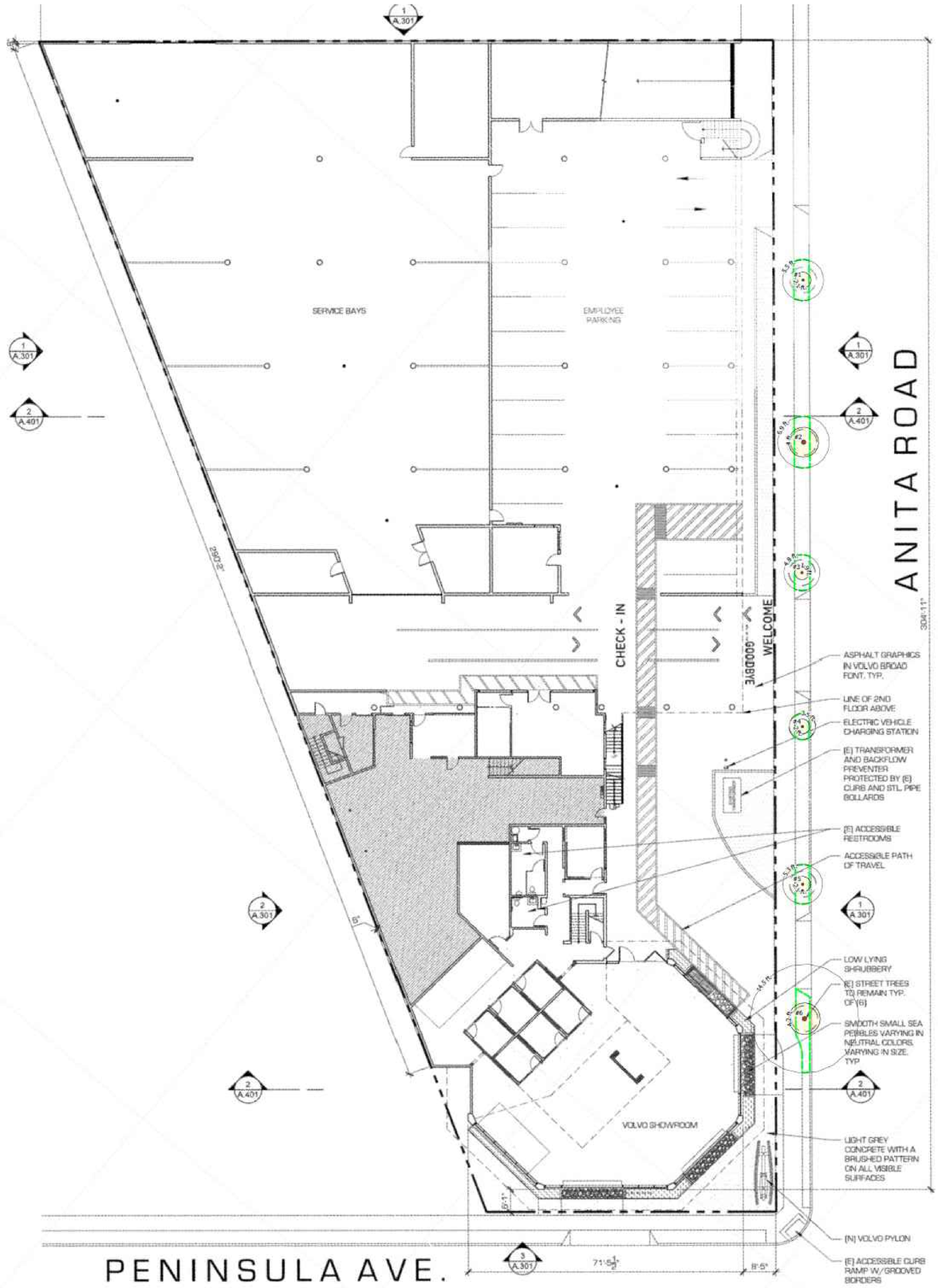
REF. NORTH

SHEET

A.003

SHEET DESCRIPTION

RENDERINGS



1 TREE PROTECTION MAP

0 10 20 ft

04/22/2025

Aesculus
Arboricultural Consulting

Tree trunks, to scale. Locations approximate where not matched to survey. Note that tree trunks may not be round in cross section.
Critical root zones (minimal disturbance recommended)
Tree protection zones (ideal; may differ significantly from canopy size and from recommended tree protection measures)
Minimum distances for tree protection fencing. Fencing may be placed farther away from trees if desired.

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA
VOLVO CARS BURLINGAME
900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO	DATE	ISSUES AND REVISIONS	BY/CHECK
	06.20.25	RESPONSE TO CITY COMMENTS	VK/ AC

SCALE
REF. NORTH

SHEET
A.011

SHEET DESCRIPTION
TREE PROTECTION MAP

Image 1: crape myrtle #1

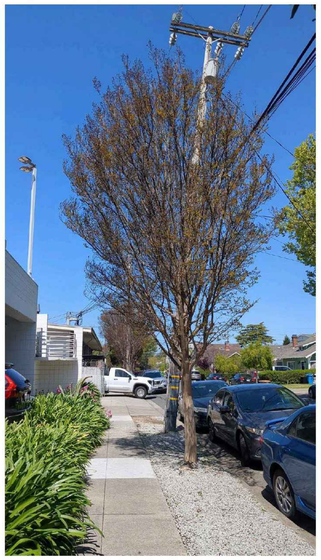


Image 2: pittosporum #2

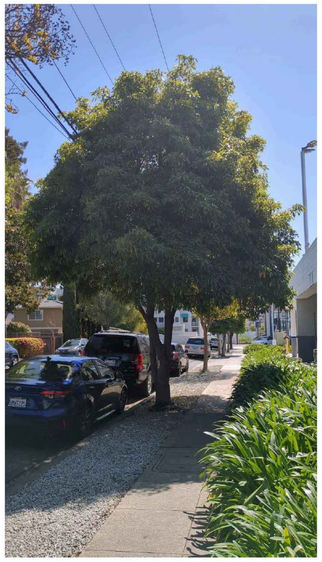


Image 3: crape myrtle #3

Image 4: pittosporum #4

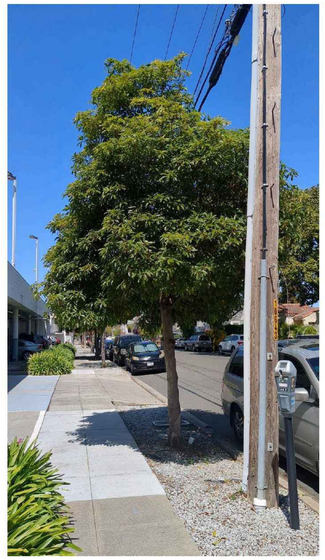


Image 5: crape myrtle #5

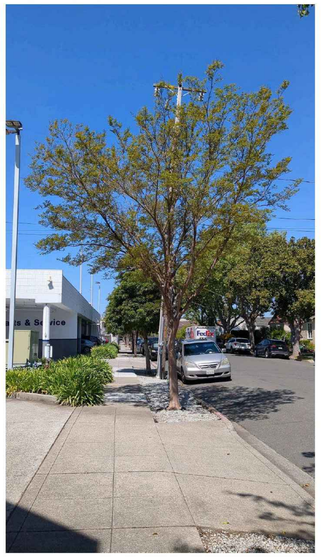
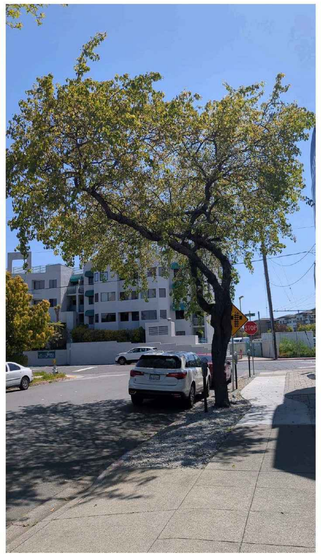


Image 6: evergreen pear #6



Aesculus Arboricultural Consulting

900 Peninsula Tree Tree Table

Tree # (G total)	Common Name	Species	DBH (in.)	Vitality Rating (%)	Structure Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 0	Street Tree - 6	Off-Site Tree - 0	Protected Removals - 0	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Notes
1	crape myrtle	*Lagerstroemia indica*	7.3	90	70	90	80	☐	☒	☐	☐	2.1	5.5	Minimal	measured below breast height due to low branching
2	pittosporum	*Pittosporum sp.*	13.7	90	40	80	65	☐	☒	☐	☐	4.0	6.9	Minimal	measured below breast height due to low branching multiple leaders, some with bark inclusions
3	crape myrtle	*Lagerstroemia indica*	6.4	90	70	90	80	☐	☒	☐	☐	1.9	4.8	Minimal	-
4	pittosporum	*Pittosporum sp.*	7.0	90	70	90	80	☐	☒	☐	☐	2.0	3.5	Minimal	-
5	crape myrtle	*Lagerstroemia indica*	7.1	90	70	90	80	☐	☒	☐	☐	2.1	5.3	Minimal	-
6	evergreen pear	*Pyrus kawakamii*	14.5	70	40	50	55	☐	☒	☐	☐	4.2	14.5	Minimal	multiple leaders, some with bark inclusions

1 TREE PROTECTION REPORT

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

VOLVO CARS BURLINGAME

NO.	DATE	ISSUES AND REVISIONS	BY/ CHECK
	05.20.25	RESPONSE TO CITY COMMENTS	VK/ AC

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

SCALE

REF. NORTH

SHEET
A.012

SHEET DESCRIPTION
TREE PROTECTION REPORT

Aesculus
Arboricultural Consulting

4/22/2025

Andrey Kamenetsky
Client.Company
3 California Drive
Burlingame, California 94010
(650) 699-5394
andrey@putnamauto.com

Re: Tree protection for proposed commercial remodel at 900 Peninsula Ave, Burlingame, CA 94010

Dear Andrey,

At your request, we have visited the property referenced above to evaluate the trees present with respect to the proposed project. This report contains our analysis.

Summary

Six trees are present on and adjacent to this property, all street trees in the park strip on the other side of the public sidewalk. None are of protected size. All are in reasonably good condition and should be preserved as detailed in the Recommendations, below. With proper protection, all are expected to survive and thrive during and after construction, according to each tree's existing condition.

Current Site Conditions

A car dealership is present on the property, comprising one commercial building with a large attached parking structure. The driveways, commercial signage, and other hardscape appear typical, as do the utilities and property line fences.

GRADE - the property is reasonably flat.

BUILDINGS - the commercial building covers nearly the entire property.

HARDSCAPE - nearly all the ground not covered by the building is paved. A public sidewalk separates the park strip along Anita Road from the property.

UTILITIES - overhead power lines are present. No other utilities were noted.

LANDSCAPING - planter beds with shrubs are present along the sidewalk. The park strip is covered with gravel. All landscaped areas appear to be irrigated.

Project Features

DEMOLITION, BUILDING, - localized interior and exterior changes to the existing building are proposed.

HARDSCAPE, LANDSCAPING - New stones and partitions are proposed in the planter beds adjacent to the showroom at the corner of Peninsula Avenue and Anita Road.

UTILITIES - some interior electrical work is proposed. No external utility work is proposed.

No grading, drainage, or fencing work is shown on the plans provided to us.

Potential Conflicts

Trees # 1-6 - all proposed project features and logical access routes thereto are outside these trees' TPZs.[3]

[3] Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.

Assignment and Limits of Report

We have been asked to write a report detailing impacts to trees from the proposed commercial remodel on this property. This report may be used by our client and others involved in the project as needed to inform all stages of the project.

All observations were made from the ground with basic hand tools. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of our site visit.

Tree Regulations

In the City of Burlingame, a tree protection report is required for development projects if protected trees and/or street trees are present. The following excerpt is taken from the document titled "Trees: A Big Deal!."[1]

Private Development & Construction Projects

Proposed private building projects which impact protected trees and, therefore, the urban canopy are subject to the Planning Department's permitting and public hearing process that includes the City Arborist's approval.

Typically, trees that have a trunk circumference of 48" or more (measured 54" above natural grade) and are healthy and viable are protected through these projects.

Occasionally, the removal of a protected tree is approved through the permit process.

[1] Publicly available on the City of Burlingame website at: https://cms6.revize.com/revize/burlingameparksandrecs/document_center/Trees/Important%20Information%20About%20City%20Trees.pdf

Requirements for tree protection reports are given in section 11.06.050b of the City of Burlingame Municipal Code, excerpted here from the Urban Forest Management Plan:[2]

> (b) The following conditions shall be observed during construction or development of property:
>
> (1) Protected trees are to be protected by a fence which is to be maintained at all times;
>
> (2) Protected trees that have been damaged or destroyed by construction shall be replaced or the city shall be reimbursed, as provided in Section 11.06.090;
>
> (3) Chemicals or other construction materials shall not be stored within the drip line of protected trees;
>
> (4) Drains shall be provided as required by the director whenever soil fill is placed around protected trees; and
>
> (5) Signs, wires or similar devices shall not be attached to protected trees. (Ord. 1057 § 1 (part), (1975); Ord. 1470 § 1, (1992); Ord. 1598 § 1 (part), (1998))

Further guidance on tree protection during construction is given in the Urban Forest Management Plan as follows:

> **Tree Protection During Construction**
>
> Construction damage is one of the most common causes of tree death and decline in urban areas. Unless the damage is extreme, trees may not die immediately, but could decline over several years. Because construction equipment is operated next to trees, damage to trees is likely to occur. Branches will be broken, trunks are wounded, pruning cuts are made by untrained construction workers, but the most serious damage to tree caused by construction is underground. Root systems of trees may spread a distance beyond the root zone. The small, absorbing roots are generally located in the upper few inches of soil. The soil can become compacted by construction equipment and the small roots can be damaged or killed and the result could be yellowing leaves, dead twigs, and, large limbs may eventually die.
>
> Prior to construction, an on-site inspection should be performed by a qualified arborist. The arborist must be able to communicate his needs of tree preservation with the developer, contractor or homeowner. The arborist should evaluate each trees condition and suitability for saving. Specifications should be written with the intent to protect selected trees and should detail exactly what can and cannot be done to and around the trees.

[2] Publicly available on the City of Burlingame website at: https://cms6.revize.com/revize/burlingamecity/burlingameparksandrecs/document_center/Trees/Urban%20Forest%20Management%20Plan.pdf

To avoid tree damage during construction, the following will be considered in order to protect trees from injury:

- **Erect Barriers** – Erect barriers as early as possible, a physical barrier should be established around the trees that are to be preserved. This fence can be made out of wood, plastic, wire or a combination and placed as far out from the trunks of the tree as possible. As a guideline, allow 1 foot from the trunk for each inch of trunk diameter. The intent is to protect not only the overhead branches but also the root system. The area inside the barrier must be kept clear and not used for storage of materials, parking, waste accumulation, or travel of trucks and heavy equipment.
- **Limit Access** – If possible allow only one access route on and off property.
- **Reduce Compaction** – Soil compaction caused by heavy equipment will close the air spaces in the soil. Without air and moisture, roots will die and cause dieback in the canopy. To reduce compaction, spread a thick layer (about 6 -12 inches) of mulch around the base of trees, and to obtain addition additional weight dispersal place large sheets of plywood over the mulch.
- **Avoid Grade Changes** – Changes in grade can be devastating to trees. If the grade is to be raised, the addition of only a few inches of soil around a tree could suffocate the roots and kill some species. Tree wells and aeration systems could be installed to preserve the tree. If the grade must be lowered, terracing or tree islands can be constructed to increase tree survival.

Observations

Trees

There are six trees on and adjacent to this property. Three are crape myrtles (*Lagerstroemia indica*), two are pittosporums (*Pittosporum* sp.), and one is an evergreen pear (*Pyrus kawakamii*).

Protected statuses - all are street trees. None are of protected size.

Health - all are in moderate to good health.

Structure - all exhibit good to moderate branching structure.

Testing and Analysis

Tree DBHs[4] were taken using a diameter tape measure if trunks were accessible. Multistemmed trees were measured below the point where the leaders diverge, if possible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over four inches in DBH were inventoried, as well as street trees of all sizes. Vigor ratings are based on tree appearance and our experiential knowledge of each species' healthy appearance.

Tree location data were collected using a GPS smartphone application and processed in Quantum GIS (QGIS) to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to differences between GPS data and CAD drawings, tree locations and all dimensions shown on the Tree Map are approximate. The percentages of TPZs impacted by project features were calculated in QGIS but should be considered approximate due to potential error in tree locations or feature locations.

Data were collected by Katherine Naegele, ISA Certified Arborist #WE-9658A on 4/9/2025. All observations and photographs in this report were taken at that site visit.

The tree protection analysis in this report is based on the following document(s), provided to us electronically by the project team:

- Plan set titled "VOLVO CARS BURLINGAME," dated 1/27/2025, available at https://drive.google.com/file/d/1wio_t3RYYdPyd92EVi8CYieEFn5Xpf6u/view?usp=sharing
  - Proposed site plan: sheet A.101
  - Utility plan: none
  - Grading plan: none
  - Drainage plan: none
  - Landscape plan: none

[4] diameter at breast height (4.5 feet above grade), a standard arboricultural measurement

Discussion

Tree Protection Zones (TPZs)

Tree roots grow where conditions are favorable, and their spatial arrangement is, therefore, unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two to three feet or less of soil in the clay soils typical for this geographic region, with roots occasionally occurring at greater depths when soil conditions allow. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall, and the tree maintains its upright position in much the same manner as a wine glass.

The optimal area around a tree that should be protected from disturbance depends on the tree's trunk diameter, species, and vigor, as shown in the following table (adapted from *Trees & Construction*, Matheny and Clark, 1998):

Species tolerance	Tree vitality[5]	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Some of the protected tree species present here are not evaluated in Trees & Construction. Our own evaluation of them based on our experience with the species is as follows:

[5] Matheny & Clark uses tree age, but we feel a tree's vitality more accurately reflects its ability to handle stress.

Species	Estimated tolerance	Reason for tolerance rating
crape myrtle	2	Performs well in most landscapes but grows relatively slowly
evergreen pear	1	Poor tree overall
pittosporum	2	Highly tolerant of most stressors, but prone to decay

Critical Root Zones (CRZs)

Although root loss inside the tree protection zone (TPZ) may cause a short-term decline in tree condition, trees can often recover adequately from limited disturbance in this area.

Tree stability is impacted at a shorter distance from the tree trunk. For linear cuts on one side of the tree, the minimum distance typically recommended is three times the DBH, measured from the edge of the trunk (*Best Management Practices: Root Management*, Costello, Watson, and Smiley, 2017). This is called the critical root zone, as substantial root loss closer than this increases a tree's likelihood of failure.

Note that trees sometimes have asymmetrical root systems, and if no substantial roots are present in a given area, impacts on the tree will be minimal to minor regardless of distance from the trunk.

Conclusions[6]

Trees #1-6 - **minimal** impacts to these trees are likely from the project as proposed. Tree protection fencing is still recommended, however, to prevent unintended damage from construction equipment, materials, and personnel movement.

[6] All conclusions assume the tree protection measures recommended in this report. Without proper tree protection measures, any tree could be damaged.

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA
VOLVO CARS BURLINGAME
900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
1	08.20.25	RESPONSE TO CITY COMMENTS	VK / AC

SCALE
REF. NORTH

SHEET
A.013
SHEET DESCRIPTION
TREE PROTECTION REPORT

1 TREE PROTECTION REPORT

Recommendations[7][8]

Preconstruction Phase

1. Consult with the Project Arborist regarding designated locations for the following activities, and any others that may affect tree protection zones (including, but not limited to, seepage and exhaust):
   a. Equipment storage
   b. Materials storage
   c. Portable toilets
   d. Cleanout areas for paint, concrete, etc.
   e. Sump pump outlet
2. Tree protection fencing - as this is an internal-only project, tree protection fencing is not mandatory. However, best practices if the owner chooses to install tree protection, the following guidelines should be followed:
   a. Minimum fencing distances are shown on the Tree Map. Fencing should be installed at or beyond these distances, or in the case of this project, at the edge of the pavement. **Note that the TPZs of some offsite trees may extend onto this property and require fencing.**
   b. Where existing barriers that will be retained impede access comparably to tree protection fencing, these barriers are an acceptable substitute for tree protection fencing.
   a. Please be aware that tree protection fencing may differ from ideal tree protection zones, and from canopy sizes.
   c. Tree fencing may comprise orange plastic snow fencing mounted on wooden posts, or similar.
   d. Tree protection fencing shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST."
   e. A 6" layer of wood chips inside tree protection fencing is recommended.

[7] All recommendations are driven by the requirements of the jurisdiction in which the property is located, and by industry best practices.
[8] Bolded items are emphasized only because in my experience they are tend to be overlooked.

Construction Phase

1. Maintain tree protection measures as detailed above.
2. Alert the project arborist if utility or other work becomes necessary within any tree TPZs.
3. If live roots over 1" in diameter are encountered when excavating in any location:
   a. Hand-excavate edge nearest trunk to the full depth of the feature being installed.
   b. Retain as many roots as practical. Route conduit and other features around and between roots insofar as practical.
   c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
   d. If roots over 2" must be cut, stop work in that area and contact the project arborist for guidance.
   e. If excavation will be left open for more than 3 days:
      i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
      ii. Install a timer and soaker hoses to irrigate with potable water twice per day, enough to wet fabric thoroughly.
4. Notify Project Arborist when excavation is complete. Project arborist shall inspect work to make sure all roots have been cut cleanly.
   a. The Project Arborist shall provide a follow-up letter documenting that the excavation was performed to specification.

Post-Construction Phase

1. Any heritage tree to be retained protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair because of construction.
2. Remove tree protection measures, upon approval from City staff.

Additional Materials Submitted as Separate Documents

1. 900 Peninsula Tree Map
2. 900 Peninsula Tree Photographs
3. 900 Peninsula Tree Table

Construction Phase

1. Maintain tree protection measures as detailed above.
2. Alert the project arborist if utility or other work becomes necessary within any tree TPZs.
3. If live roots over 1" in diameter are encountered when excavating in any location:
   a. Hand-excavate edge nearest trunk to the full depth of the feature being installed.
   b. Retain as many roots as practical. Route conduit and other features around and between roots insofar as practical.
   c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
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      i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
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Post-Construction Phase

1. Any heritage tree to be retained protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair because of construction.
2. Remove tree protection measures, upon approval from City staff.

Additional Materials Submitted as Separate Documents

1. 900 Peninsula Tree Map
2. 900 Peninsula Tree Photographs
3. 900 Peninsula Tree Table

Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either orally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Aesculus Arboricultural Consulting is in accordance with any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. The existence of liens or encumbrances has not been determined, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Aesculus Arboricultural Consulting and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Aesculus Arboricultural Consulting assumes no liability for the failure of trees or parts of trees, inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as set forth by the consultant or in the fee schedule or contract.
7. Aesculus Arboricultural Consulting makes no warranty, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either oral or written, for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding.
9. Any photographs, diagrams, charts, sketches, or other graphic material included in any report are intended solely as visual aids, are not necessarily to scale, and should not be construed as engineering reports or surveys unless otherwise noted in the report. Any reproduction of graphic material or the work product of any other persons is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by Aesculus Arboricultural Consulting as to the sufficiency or accuracy of that information.

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PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUED AND REVISIONS	BY / CHECK
	08.20.25	RESPONSE TO CITY COMMENTS	VK / AC

SCALE

REF. NORTH

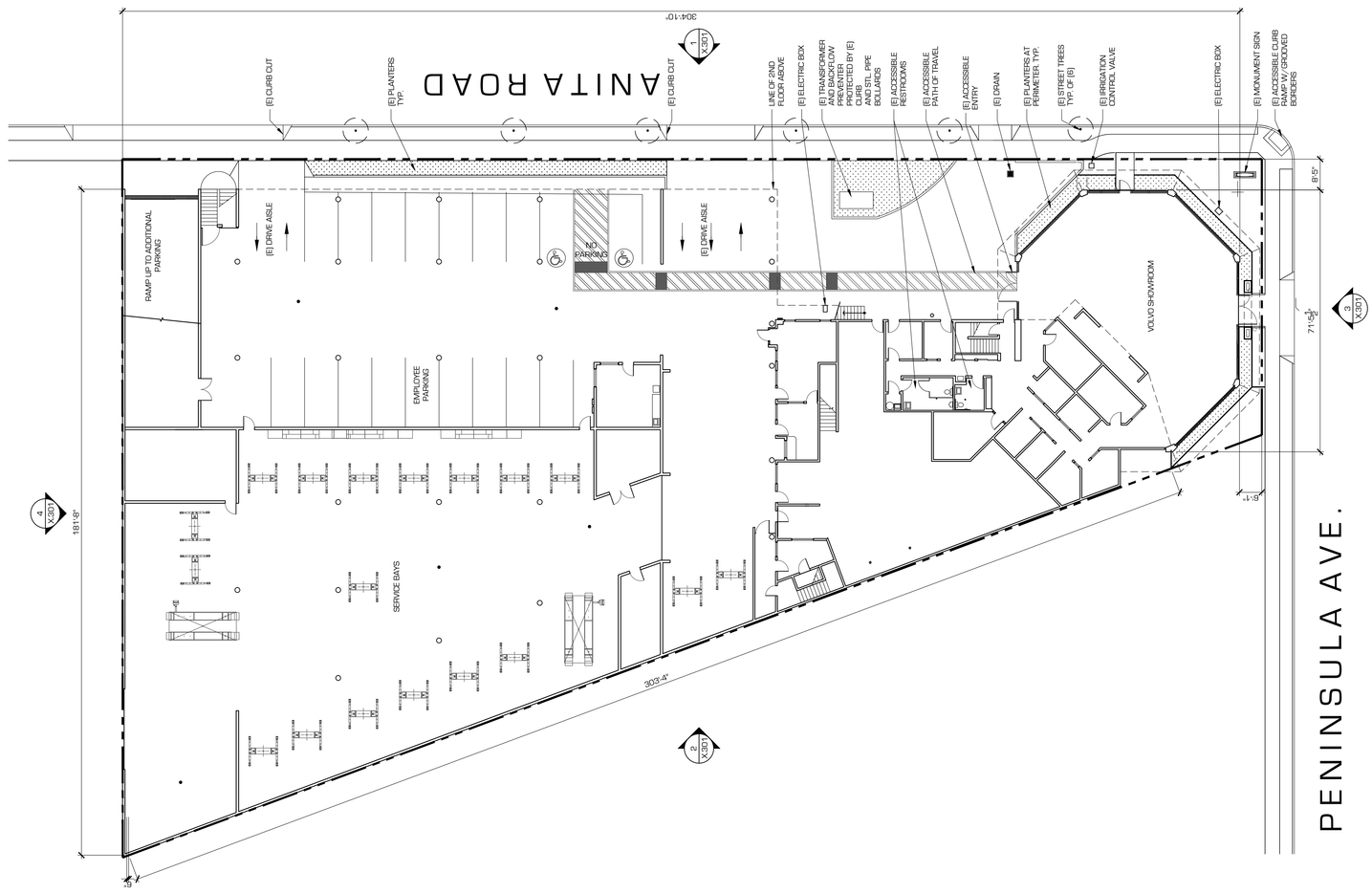
SHEET

A.014

SHEET DESCRIPTION

TREE PROTECTION REPORT

1 TREE PROTECTION REPORT



1 EXISTING SITE PLAN
1/16" = 1'-0"

SHEET DESCRIPTION
EXISTING SITE PLAN

SHEET
X.101

SCALE
1/16" = 1'-0"
REF. NORTH

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
01	2.27.25	COMMERCIAL DESIGN REVIEW	BK/AC

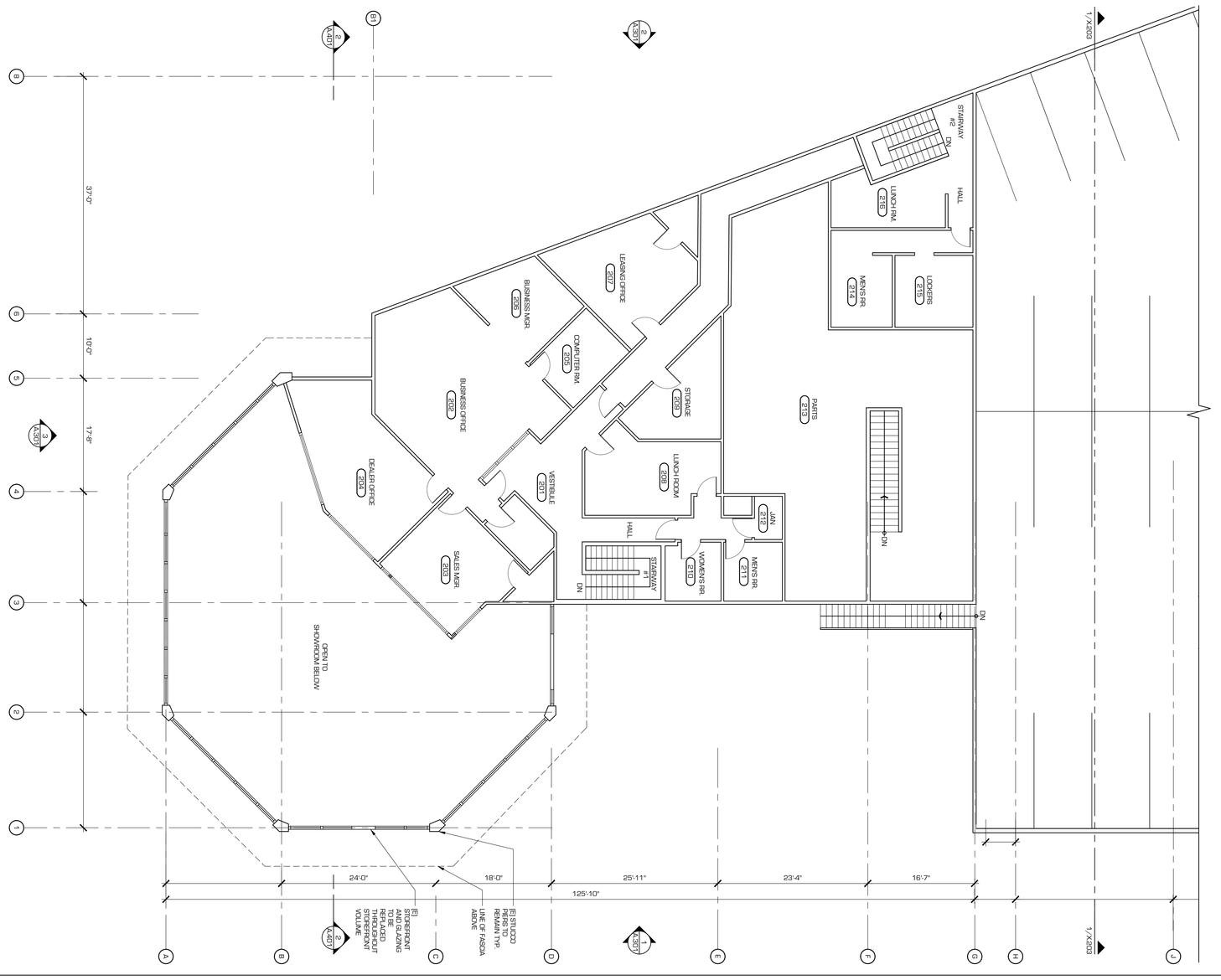
PROJECT DATA

VOLVO CARS BURLINGAME

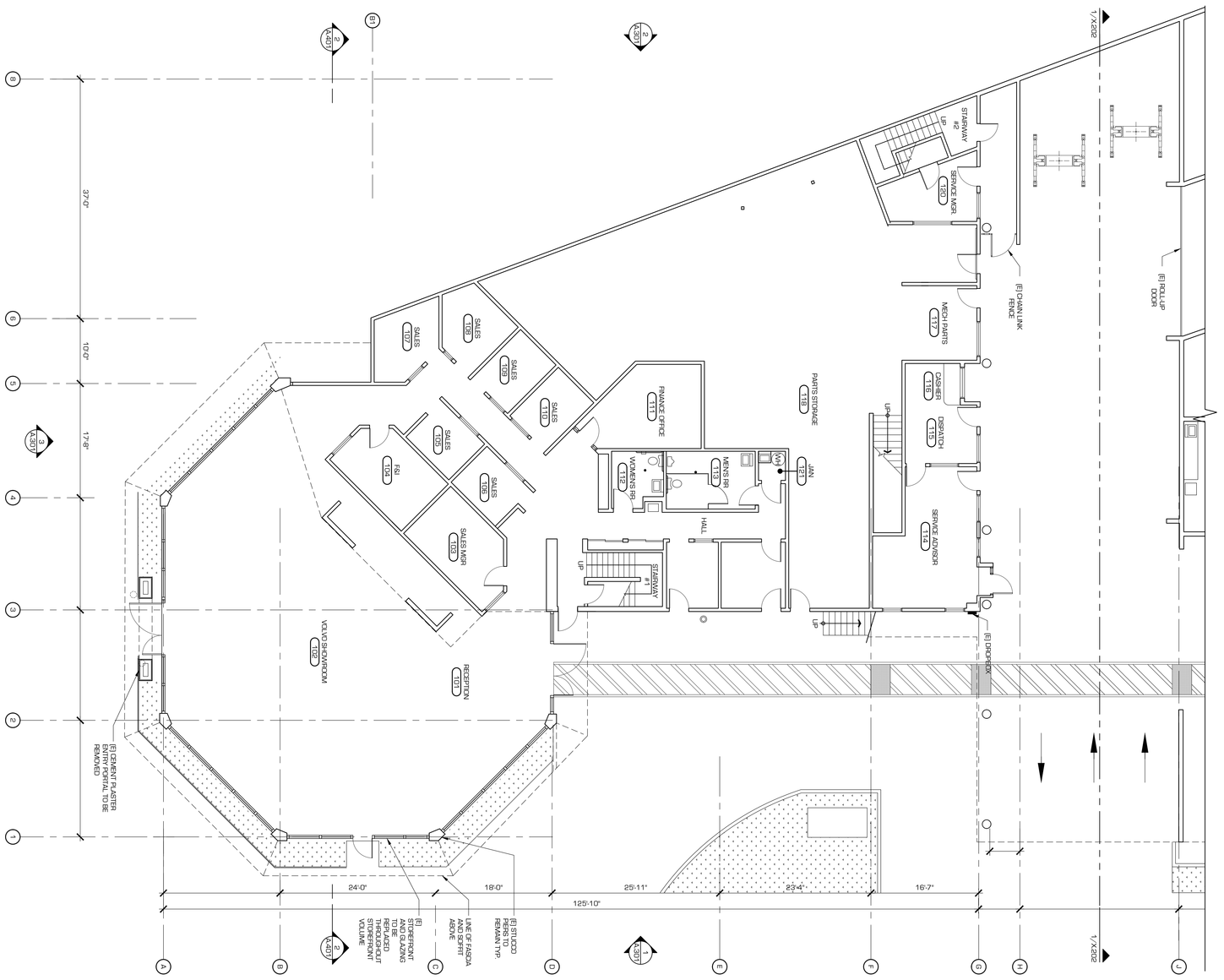
900 PENINSULA AVE.
BURLINGAME, CA 94010
APN #029-244-070

PROTOinc
336.7 Mission Street
San Francisco, CA 94110
415.992.6899

2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



SHEET
X.201

SHEET DESCRIPTION
EXISTING FIRST FLOOR & SECOND FLOOR PLAN

SCALE
1/8" = 1'-0"
REF. NORTH

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK/AC

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

SHEET
X.202

SCALE
1/8" = 1'-0"
REF. NORTH

SHEET DESCRIPTION
EXISTING FIRST FLOOR SERVICE AREA PLAN

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
01	2.7.25	COMMERCIAL DESIGN REVIEW	BK/AC

PROJECT DATA

VOLVO CARS BURLINGAME
900 PENINSULA AVE.
BURLINGAME, CA 94010
APN #029-244-070

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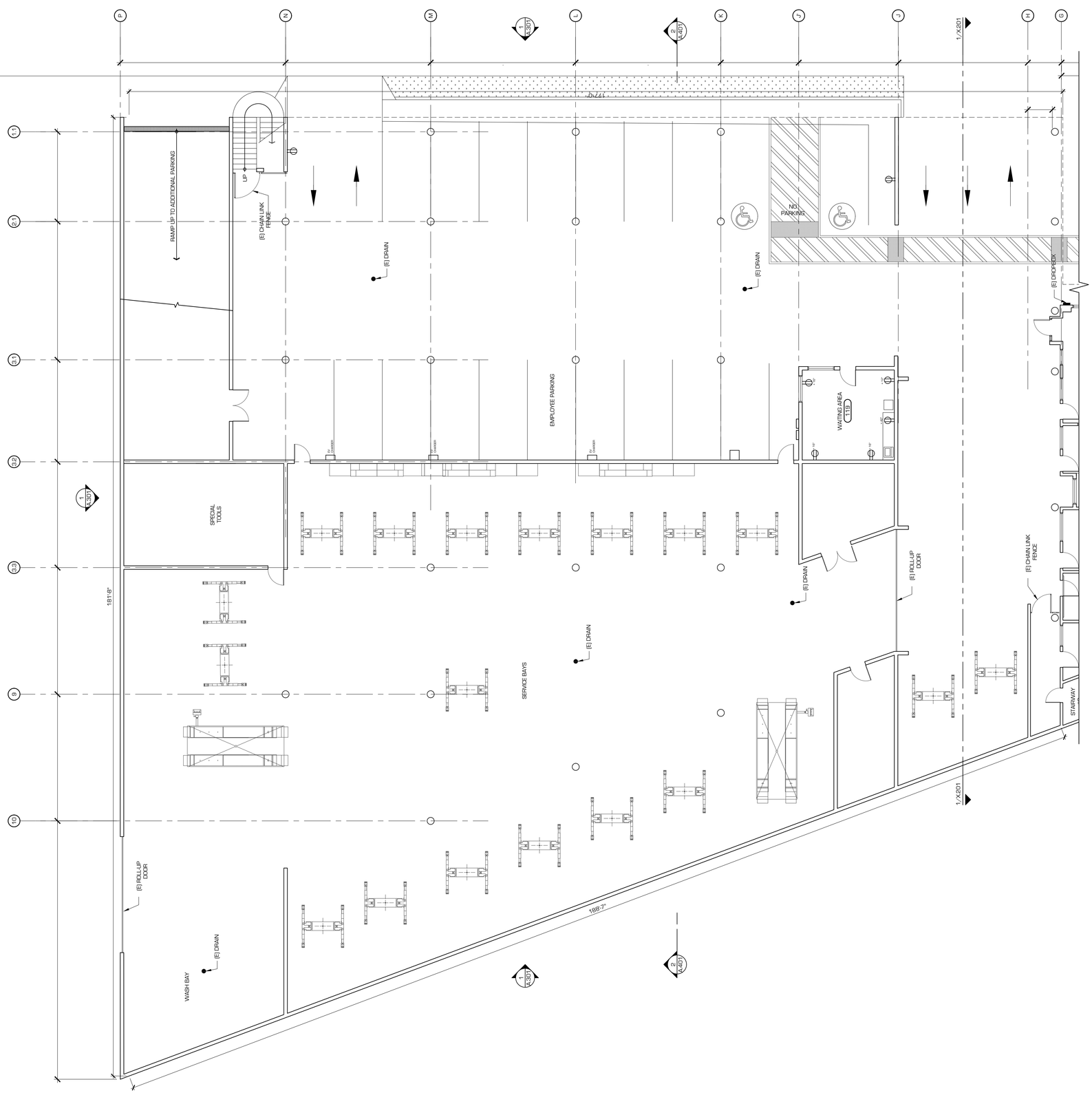
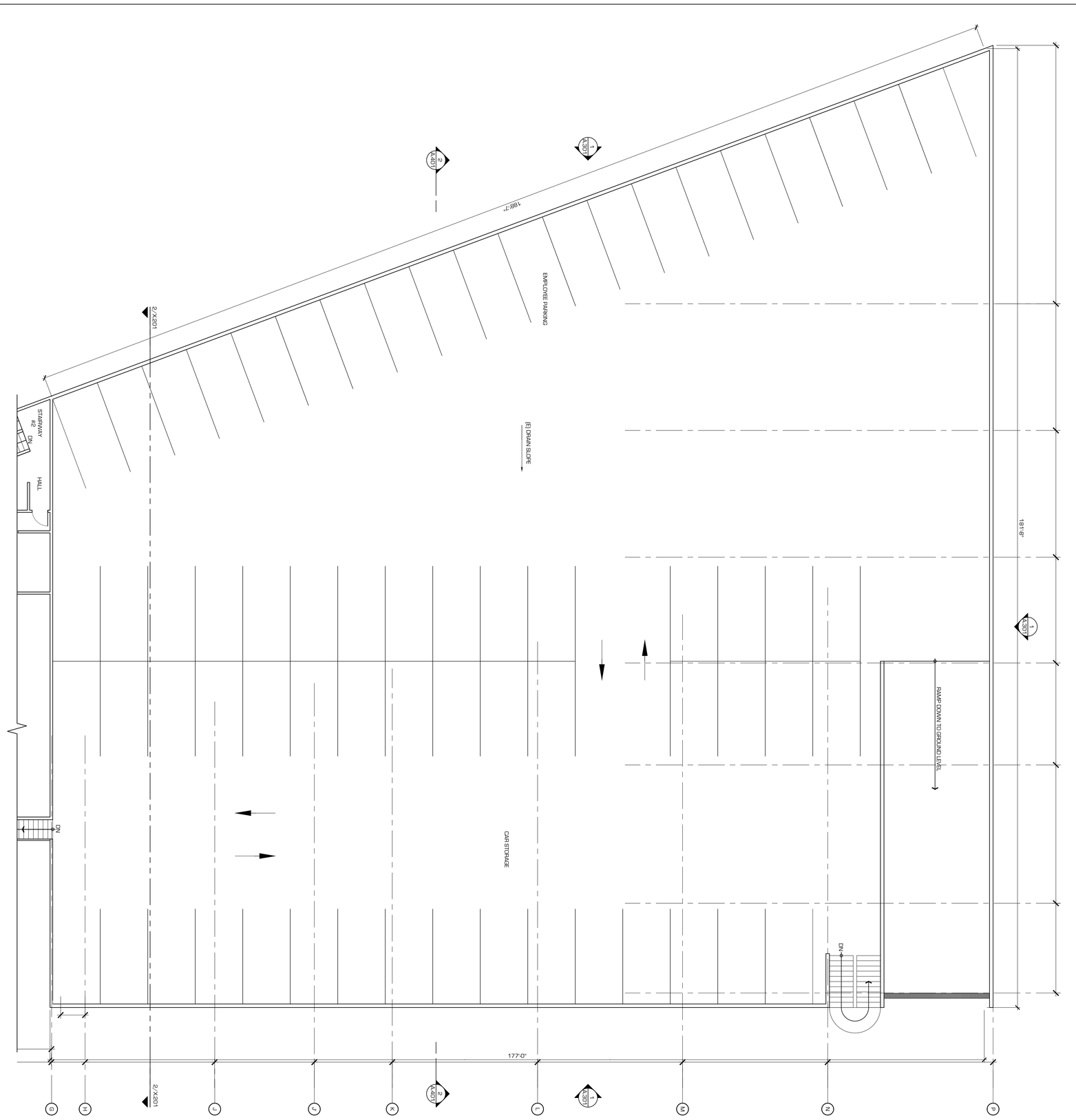
336.7 Mission Street
San Francisco, CA 94110
415.992.6899



1 EXISTING FIRST FLOOR SERVICE AREA PLAN
1/8" = 1'-0"



1 EXISTING SECOND FLOOR PARKING PLAN
1/8" = 1'-0"

SHEET
X.203

SHEET DESCRIPTION
EXISTING SECOND FLOOR PARKING PLAN

SCALE
1/8" = 1'-0"

REF. NORTH

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK/AC

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
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APN #029-244-070

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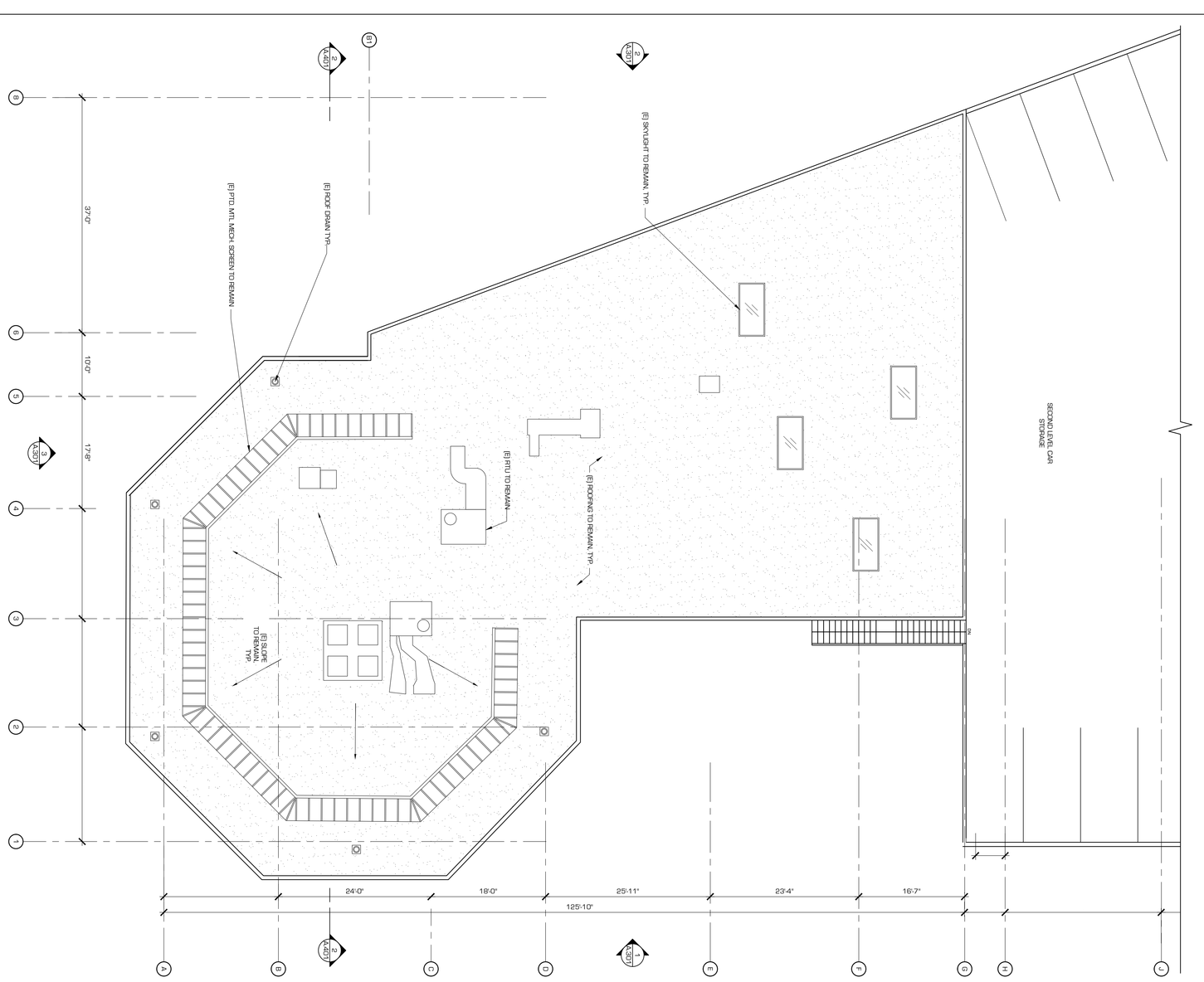
3367 Mission Street
San Francisco, CA 94110
415.992.6899

1 EXISTING ROOF PLAN
1/8" = 1'-0"



SHEET
X.204

SHEET DESCRIPTION
EXISTING ROOF PLAN

SCALE
1/8" = 1'-0"
REF. NORTH

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK/AC

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
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APN #029-244-070

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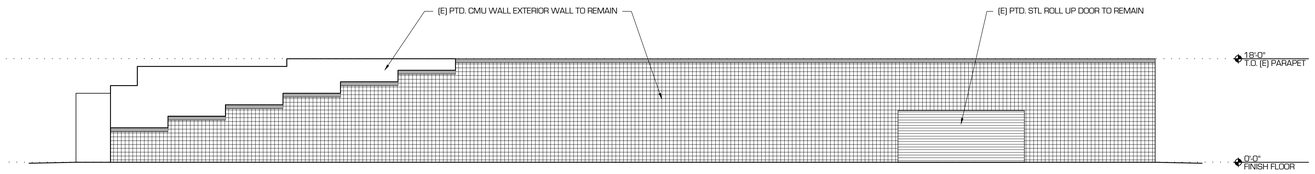
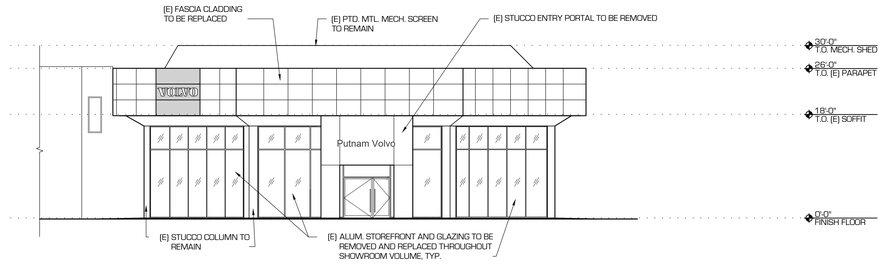
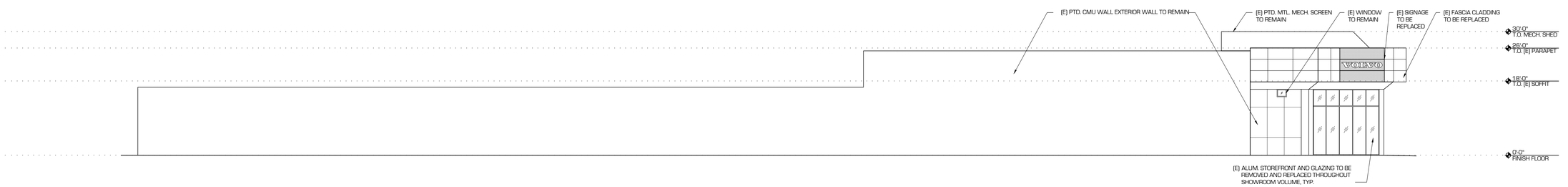
3367 Mission Street
San Francisco, CA 94110
415.992.6899



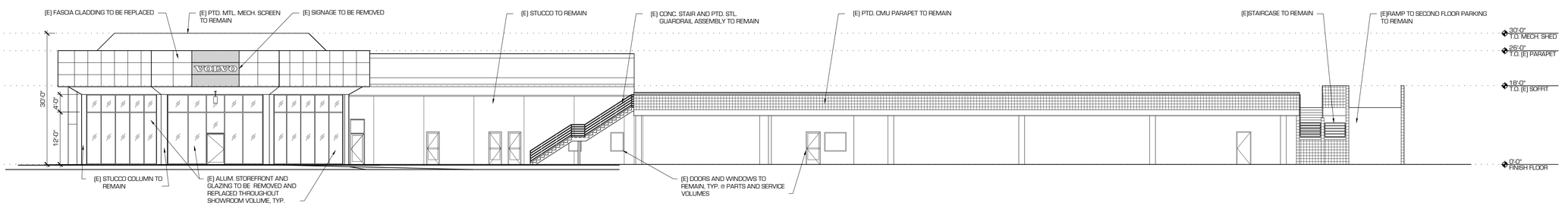
4 EXISTING NORTH ELEVATION
3/32" = 1'-0"



3 EXISTING SOUTH ELEVATION
3/32" = 1'-0"



2 EXISTING WEST ELEVATION
3/32" = 1'-0"



1 EXISTING EAST ELEVATION
3/32" = 1'-0"

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA
VOLVO CARS BURLINGAME
900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK / AC

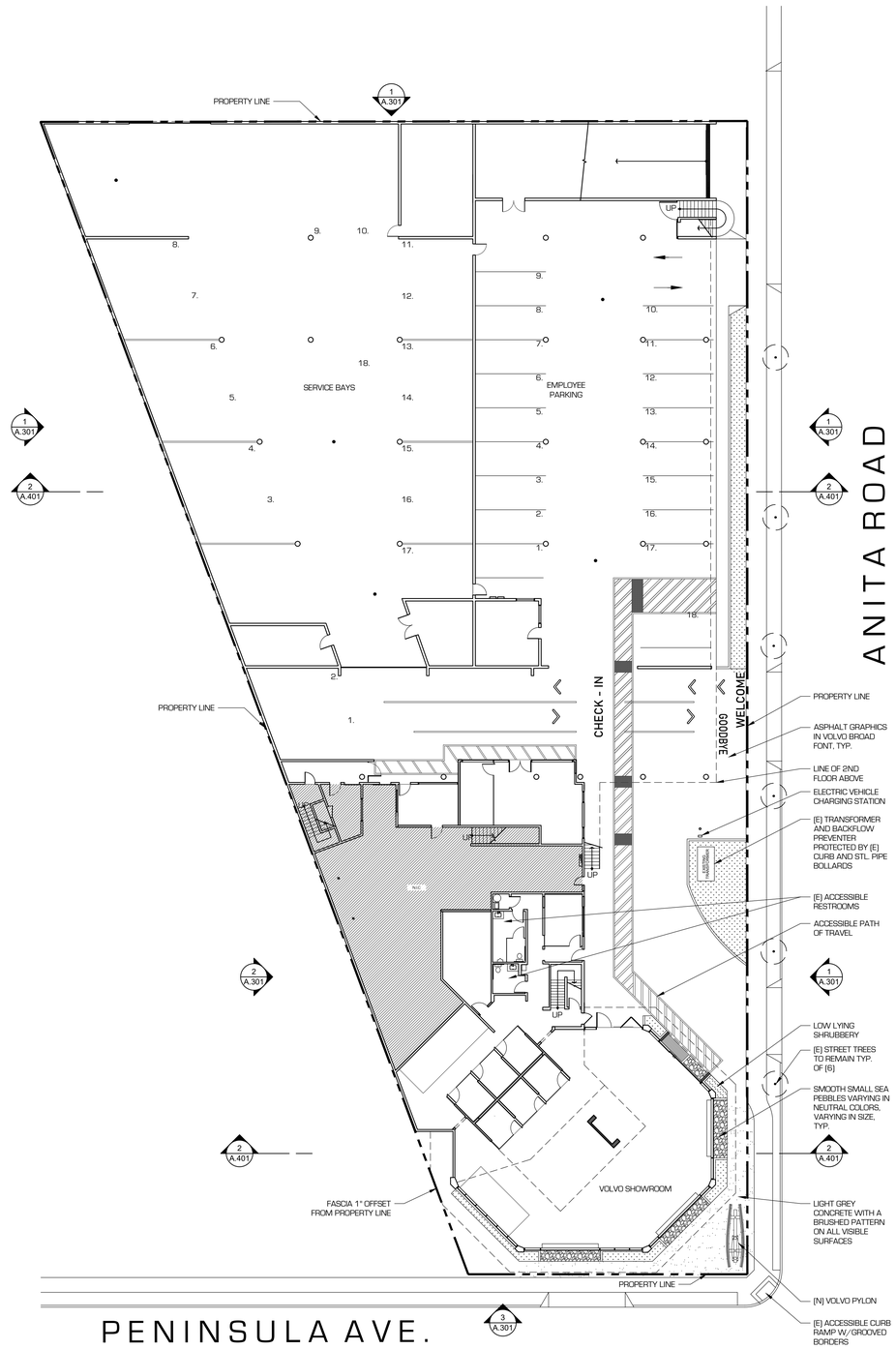
SCALE
3/32" = 1'-0"
REF. NORTH

SHEET
X.301

SHEET DESCRIPTION
EXISTING EXTERIOR ELEVATIONS

TREE PROTECTION NOTES

1. ALL TREE PROTECTION MEASURES SPECIFIED BY PROJECT ARBORIST IN THIS PLAN ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL PROTECTED TREES, STREET TREES, AND REQUIRED LANDSCAPE TREES ARE TO BE IN GOOD CONDITION IN ORDER TO PASS PARKS FINAL INSPECTION.
3. CONSTRUCTION MAY NOT IMPACT ANY STREET TREE ROOT OVER 2" IN DIAMETER WITHOUT CITY ARBORIST APPROVAL.



1 PROPOSED SITE PLAN
1/16" = 1'-0"

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
1	01.27.25	COMMERCIAL DESIGN REVIEW	BK/ AC
2	04.28.25	RESPONSE TO CDR COMMENTS	SC/ AC
3	06.20.25	RESPONSE TO CITY COMMENTS	VK/ AC

SCALE
1/16" = 1'-0"
REF. NORTH

SHEET
A.101

SHEET DESCRIPTION
PROPOSED SITE PLAN

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA

VOLVO CARS BURLINGAME

900 PENINSULA AVE.
BURLINGAME, CA 94010
APN #029-244-070

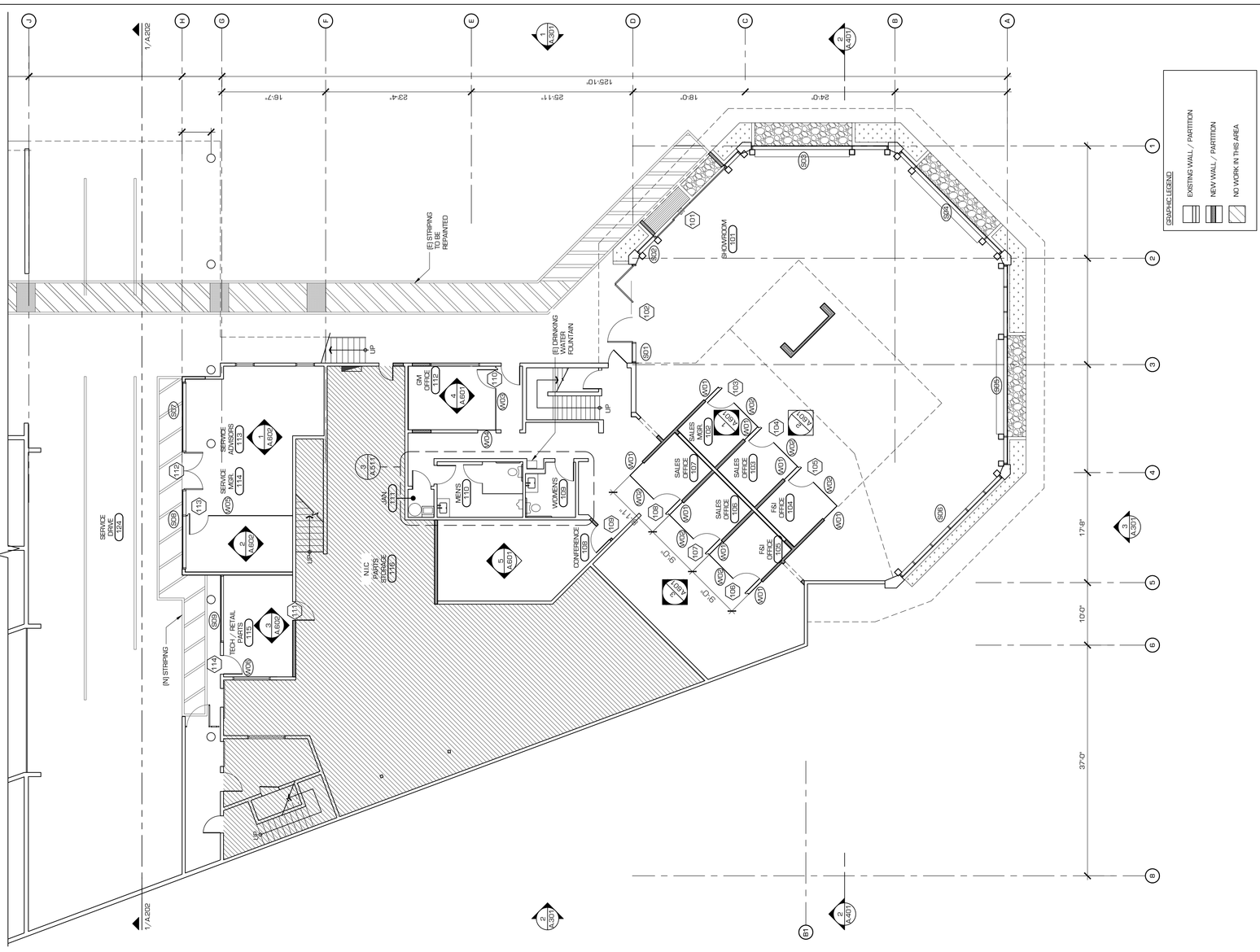
NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
	06.20.25	RESPONSE TO CITY COMMENTS	VK/ AC
	01.27.25	COMMERCIAL DESIGN REVIEW	BK/ AC

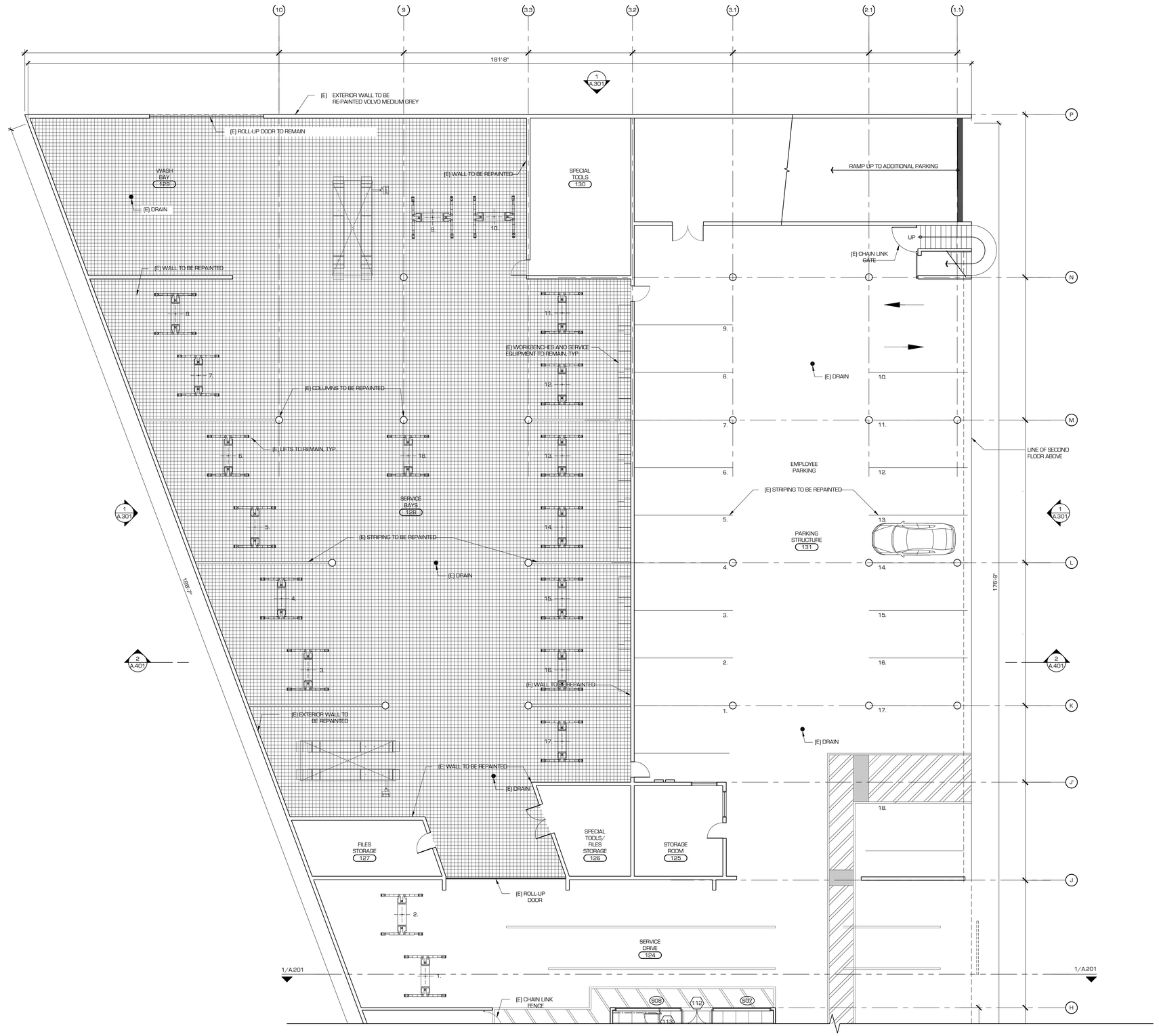
SCALE
1/8" = 1'-0"
REF. NORTH

SHEET

A.201

SHEET DESCRIPTION
PROPOSED FIRST FLOOR
& SECOND FLOOR PLAN





1 PROPOSED FIRST FLOOR SERVICE AREA PLAN
1/8" = 1'-0"

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA
VOLVO CARS BURLINGAME

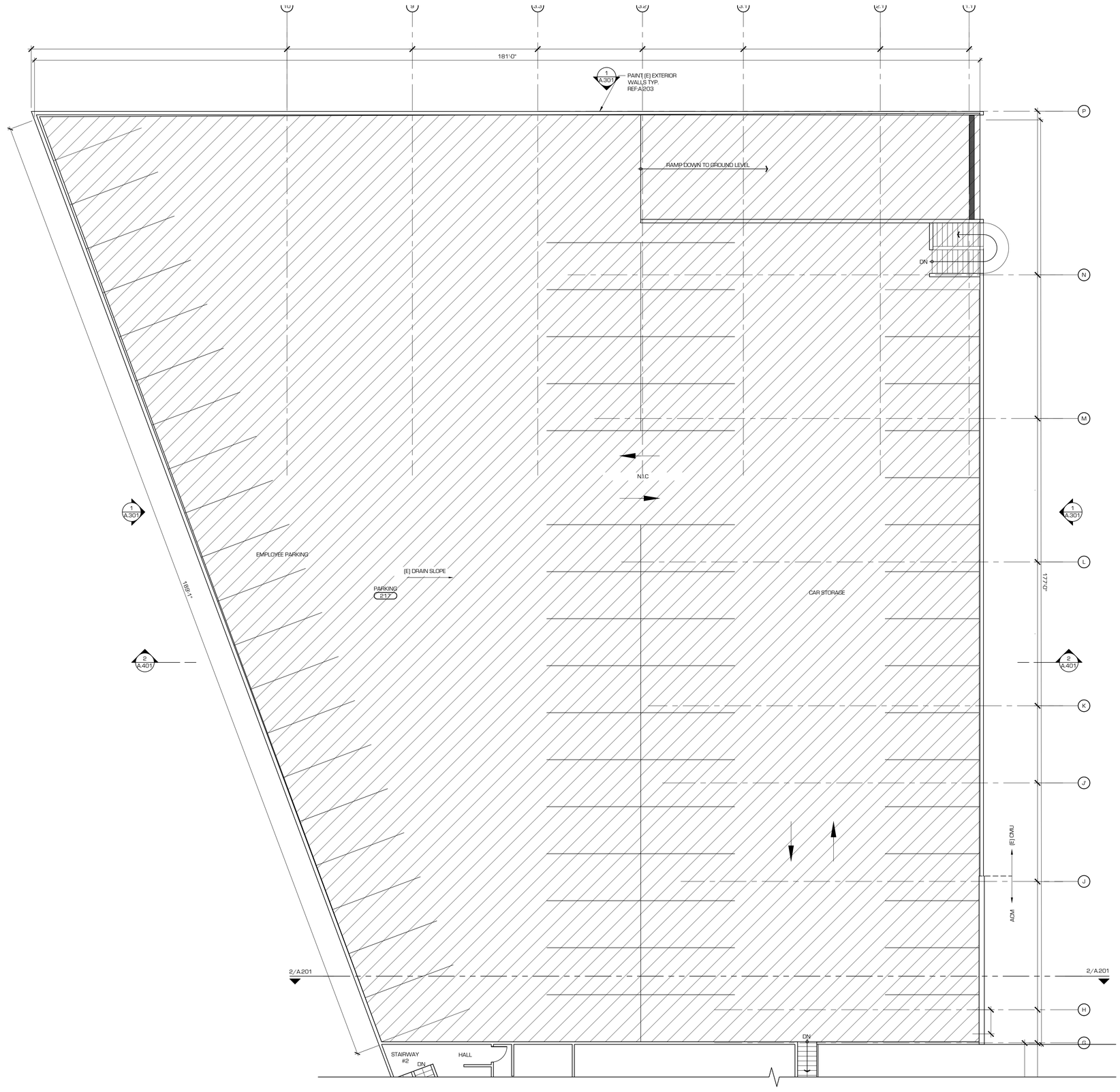
900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK / AC

SCALE
1/8" = 1'-0"
REF. NORTH

SHEET
A.202

SHEET DESCRIPTION
PROPOSED FIRST FLOOR SERVICE AREA PLAN



1 PROPOSED SECOND FLOOR PARKING PLAN
1/8" = 1'-0"

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA
VOLVO CARS BURLINGAME
900 PENINSULA AVE,
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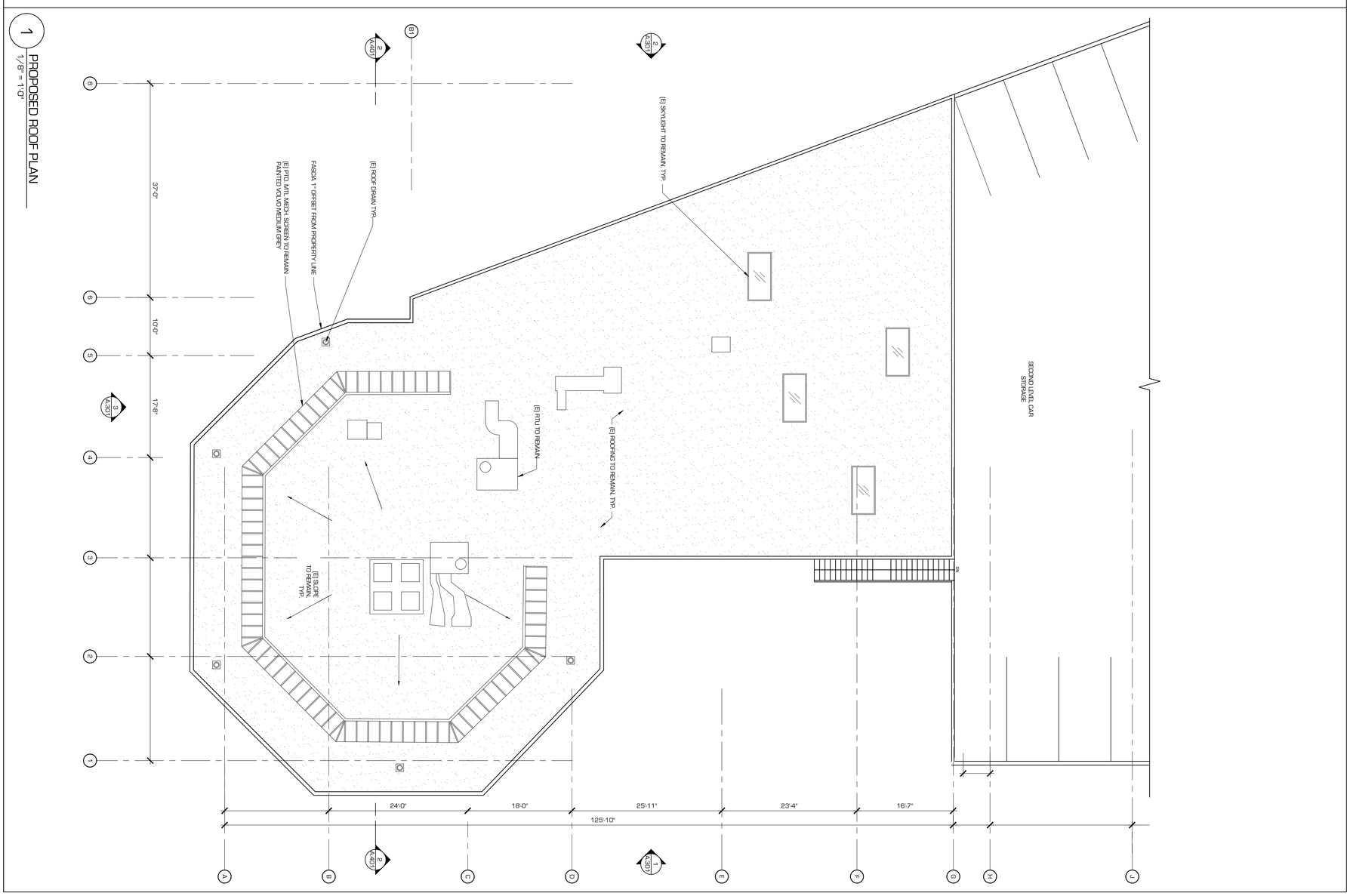
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK / AC

SCALE
1/8" = 1'-0"
REF. NORTH

SHEET
A.203

SHEET DESCRIPTION
PROPOSED SECOND FLOOR PARKING PLAN



SHEET
A.204

SHEET DESCRIPTION
PROPOSED ROOF PLAN

SCALE
1/8" = 1'-0"

REF. NORTH

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
	01.27.25	COMMERCIAL DESIGN REVIEW	BK/AC
	06.20.25	RESPONSE TO CITY COMMENTS	VK/AC

PROJECT DATA

VOLVO CARS BURLINGAME

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APN #029-244-070

PROTOinc
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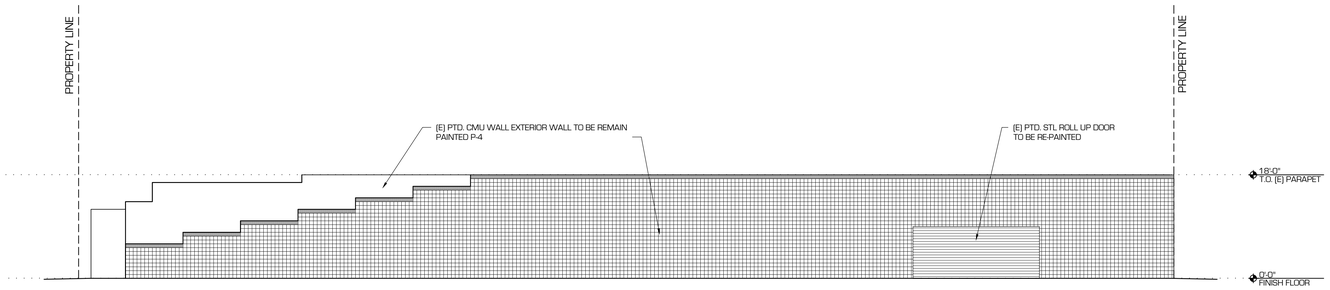
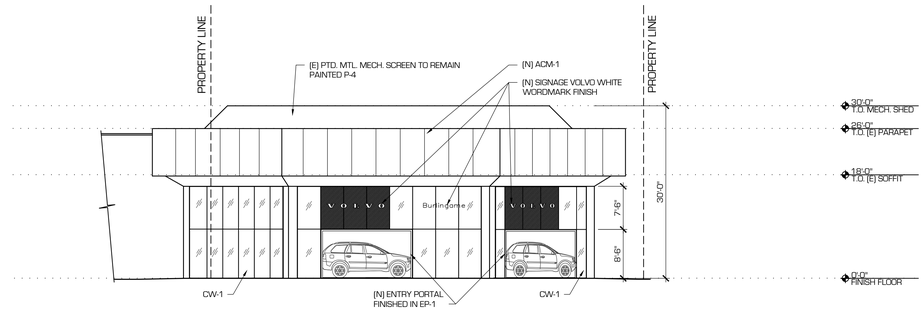
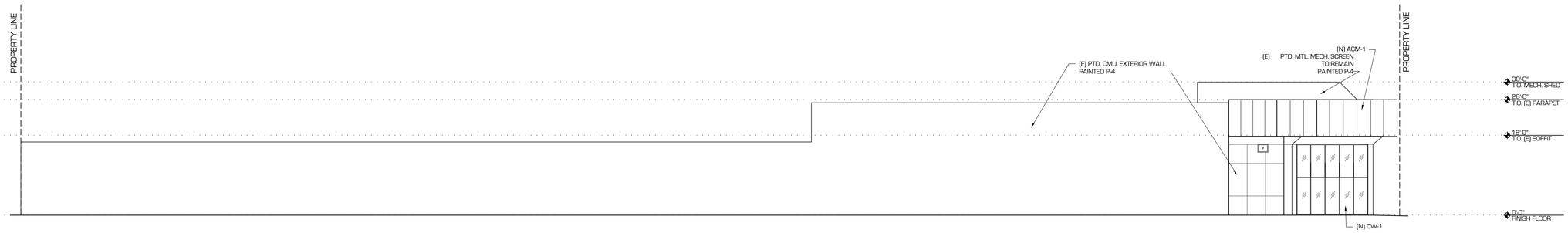


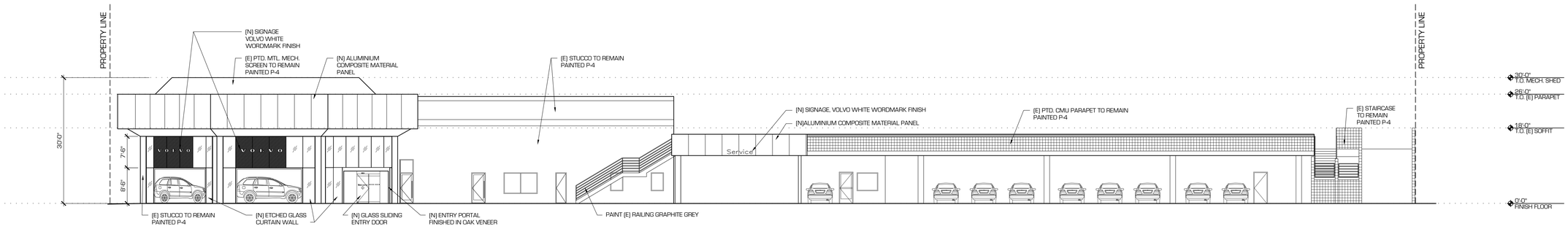
4 PROPOSED NORTH ELEVATION
3/32" = 1'-0"



3 PROPOSED SOUTH ELEVATION
3/32" = 1'-0"



2 PROPOSED WEST ELEVATION
3/32" = 1'-0"



1 PROPOSED EAST ELEVATION
3/32" = 1'-0"

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

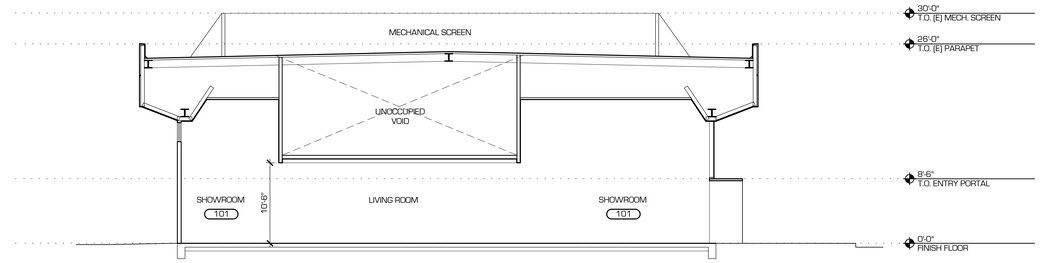
PROJECT DATA
VOLVO CARS BURLINGAME
900 PENINSULA AVE,
BURLINGAME, CA 94010
APN #029-244-070

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
01	27.25	COMMERCIAL DESIGN REVIEW	BK / AC
04	25.25	RESPONSE TO CDR COMMENTS	SG / AC
05	20.25	RESPONSE TO CITY COMMENTS	VK / AC

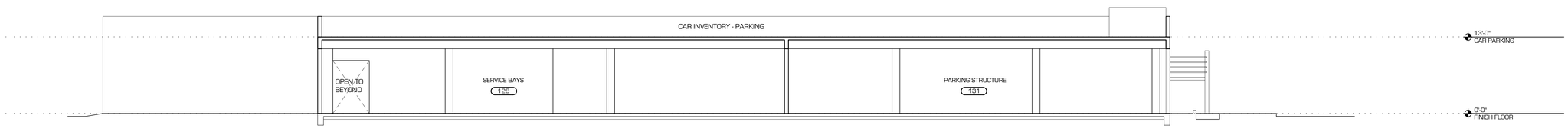
SCALE
3/32" = 1'-0"
REF NORTH

SHEET
A.301

SHEET DESCRIPTION
PROPOSED EXTERIOR ELEVATIONS



2 PROPOSED SOUTH SECTION THROUGH SHOWROOM
1/8" = 1'-0"



1 PROPOSED SOUTH SECTION THROUGH SERVICE AREA
1/8" = 1'-0"

PROTOinc
3367 Mission Street
San Francisco, CA 94110
415.992.6899

PROJECT DATA
VOLVO CARS BURLINGAME
900 PENINSULA AVE.
BURLINGAME, CA 94010
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NO.	DATE	ISSUES AND REVISIONS	BY/CHECK
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SCALE
1/8" = 1'-0"
REF. NORTH

SHEET
A.401

SHEET DESCRIPTION
PROPOSED
BUILDING SECTIONS