

ALAN CROSS **PROTOinc** 3367 MISSION STREET SAN FRANCISCO CA 94110

(415) 992-6899

BURLINGAME,

PUTNAM AUTOMOTIVE GROUP 900 PENINSULA AVE BURLINGAME, CA 94010

PROJECT TEAM

<u>OWNER</u>

Refer to Elevation RES. Resistant **Expansion Joint** RESIL. Resilient ELEC. Electrical REQ'D. Required ELEV. Elevator RGD. Regid EQ. RM. Room EQUIP. Equipment R.O. Rough Opening EXP. Expansion R.O.D. Rolling O/head Dr EXT. Exterior S.C. Solid Core Existing SCHED. Schedule Fiber Cement SECT. Section VICINITY MAP F.E.C Fire Extinguisher Cabinet SHT. Sheet F.F.L. Finish Floor Level SIM. Similar FLR. Floor SKD. GD. Skid Guard FLUOR. Fluorescent ST. STL. Stainless Steel FIN. STRUCT. Structural F.O. Face of SUSP. Suspended F.O.S. Face of Stud THK. Thick F.O.W. THRU. Face of Wall Through FURR. Top of Furring GA. T.O.S. Top of Steel Gauge G.S.M. Galvanized Sheet Metal T.O.W. Top of Wall GALV. Galvanized T.S. Tube Steel GLAZ. TYP. Typical Glazing GR. U.O.N. Unless Otherwise Noted Grade G.W.B. V.C.T. Gypsum Wall Board Vinyl Composite Tile GYP. BD. Gypsum Board VEN. Veneer H.C. VEST. Hollow Core Vestibule H.D. VER. Hot Dipped Verify H.M. Hollow Metal With Wood Hour W.P. Water Proofing Height INS. W.R. Water Resistant Insulation INT. Weight Interior **ABBREVIATIONS** ## ARCHITECTURAL A.001 DRAWING INDEX INFORMATION ROOMNAME A.002 SITE DOCUMENTATION ## A.003 RENDERINGS A.011 TREE PROTECTION MAPS A.012 TREE PROTECTION REPORT 1. <u>CONSTRUCTION HOURS</u> -A.013 TREE PROTECTION REPORT A.014 TREE PROTECTION REPORT PER CITY OF BURLINGAME MUNICIPAL CODE, SECTION 18.07.110 X.101 EXISTING SITE PLAN X.201 EXISTING FIRST FLOOR & SECOND FLOOR PLAN WEEKDAYS: 8:00 A.M. - 7:00 P.M. X.202 EXISTING FIRST FLOOR SERVICE AREA PLAN SATURDAYS: 9:00 A.M. – 6:00 P.M. X.203 EXISTING SECOND FLOOR PARKING PLAN SUNDAYS AND HOLIDAYS: NO WORK ALLOWED X.204 EXISTING ROOF PLAN CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY X.301 EXISTING BUILDING ELEVATIONS ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M. A.101 PROPOSED SITE PLAN A.201 PROPOSED FIRST FLOOR & SECOND FLOOR PLAN A.202 PROPOSED FIRST FLOOR SERVICE AREA PLAN 2. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT A.203 PROPOSED SECOND FLOOR PARKING PLAN ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY A.204 PROPOSED ROOF PLAN APPROVALS INCLUDING REVIEW BY THE PLANNING A.301 PROPOSED BUILDING ELEVATIONS A.401 PROPOSED BUILDING SECTIONS **GENERAL NOTES** SYMBOLS DRAWING INDEX CODE INFORMATION WORK UNDER THIS PERMIT INCLUDES: 2022 CALIFORNIA BUILDING CODE **BUILDING CODE:** MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE 1. SITE ALTERATIONS, INCLUDING PARKING RE-STRIPING. ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE PLUMBING CODE: 2. EXTERIOR ALTERATIONS, INCLUDING (N) ACM CLAD OVERHANG; LIGHTING, 2022 CALIFORNIA PLUMBING CODE FIRE CODE: 2022 CALIFORNIA FIRE CODE AND ALL RELATED NFPA ALUM.STOREFRONT AND GLAZING AND PAINTING STANDARDS, AS AMENDED BY THE STATE OF CALIFORNIA 3. NEW INTERIOR PARTITIONS, FINISHES AND FIXTURES IN SPECIFIED AREAS. PLANNING CODE: BURLINGAME PLANNING CODE 4. ASSOCIATED ELECTRICAL WORK AND LIGHTING. 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: AUTOMATIC FIRE SUPPRESSION SYSTEM: BUILDING IS PROTECTED WITH AN EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT AND IS CONNECTED TO CENTRAL MONITORING STATION.

SCOPE OF WORK

PROJECT DATA

ADJ.

A.F.F.

ALUM.

ANOD.

BTWN.

BLKG.

BSMT.

B.U.R.

C.B.B.

CEM.

C.I.P.

C.J.

CLNG.

C.M.U.

CONC.

CONST.

CONT.

DBL.

D.G.

DIM.

DN.

DTL.

DWG.

EA.

CLR.

COL.

BM.

ATT.

Above Finish Floor

Aluminum

Anodised

Between

Blocking

Basement

Cement

Ceiling

Column

Double

Door

Drawing

Concrete

Construction

Continuous

Double Glazed

Dimension

Clear

Built-Up Roof

Cast In Place

Control Joint

Center Line

Cement. Backer Bd.

Concrete Masonry Unit

Beam

Attenuation

LEV.

LOC.

M.U.

MAX. MECH.

MEMB.

MFR.

MIN.

MTD.

MTL.

MOD.

N.I.C.

OPNG.

OPP.

O.T.B.

PLAS.

PLT.

PLY.

PTD.

RAD.

R.W.L.

R.D.

RDWD

PLAS. LAN

PRE-FIN.

Level

Light

Location

Masonry Unit

Maximum

Mechanical

Minimum

Mounted

Metal

Module

Number

On Center

Opening

Opposite

Plaster

Plywood

Point

Painted

Radius/Radii

Roof Drain

Redwood

Rain Water Leader

Plate

Manufacturer

Not In Contract

Open To Below

Property Line

Plastic Laminate

Pre Finished

Member

OCCUPANCY GROUPS S-1 & S-2 CONSTRUCTION TYPE V-B - 185 SQ.FT OF ADDITIONAL OCCUPIABLE OCCUPANCY GROUP B CONSTRUCTION TYPE V-B OCCUPANCY GROUP B CONSTRUCTION TYPE V-B PENINSULA AVE.

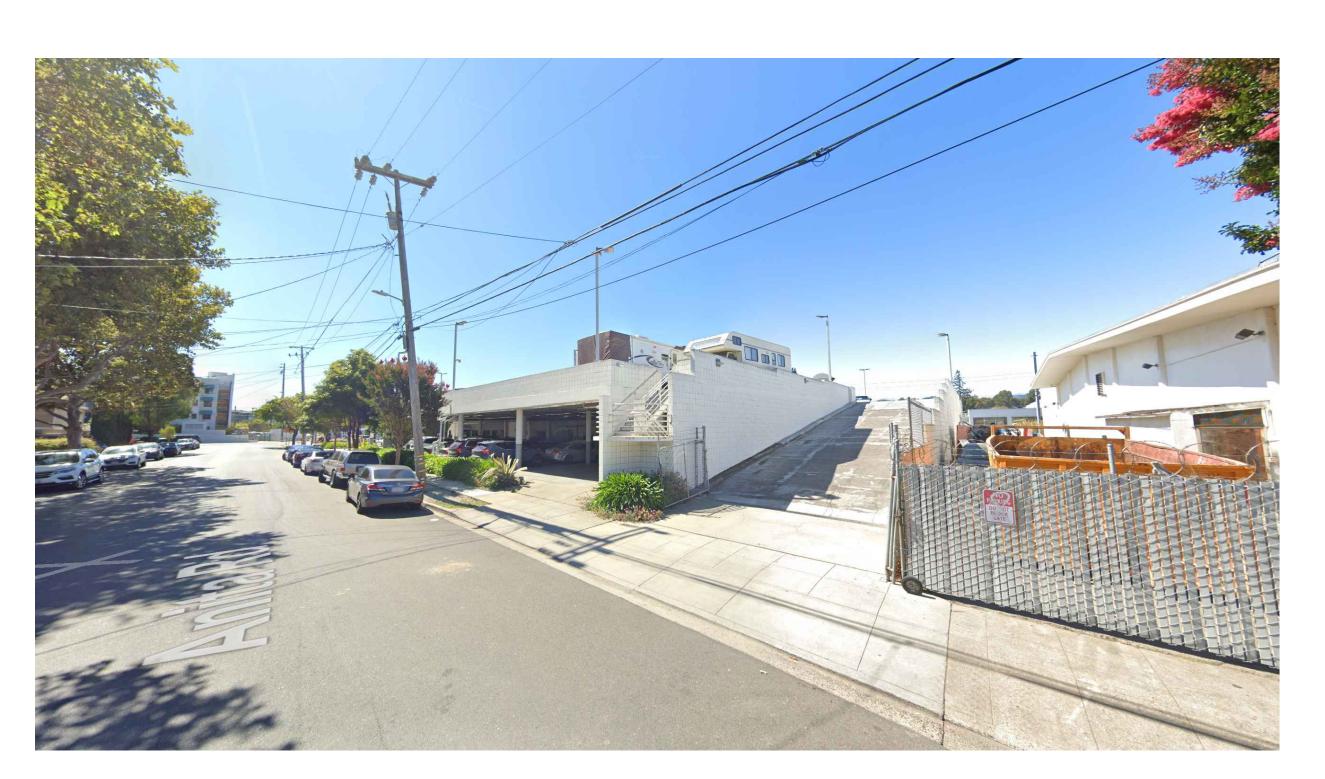
SITE AREA: 42,030 SQ.FT

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





VIEW TO EAST FROM PENINSULA AVENUE



3 VIEW TO SOUTH FROM ANITA ROAD



VIEW TO WEST FROM ANITA ROAD



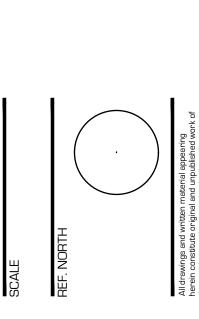
VIEW TO NORTH FROM PENINSULA AVENUE



2 VIEW LOOKING TO SOUTH FROM ANITA ROAD







1 VIEW LOOKING TO EAST FROM PENINSULA AVENUE

3 VIEW LOOKING TO WEST FROM PENINSULA AVENUE

Age has been program y Committing Antonics (Montess relation of Products (IC Betherop the experience Security of Arthropology Carl Burt Arthropology CAT the Bash Associated in Conditional by Carl Burt Arthropology (Afford and Carl Burt II) (1998, 1911 - 1915) (Montes Arthropology I (1998, 1915 - 1915) (Montes Arthropology I (1998) (1915 - 1915) (Montes Arthropology I (1998) (1915 - 1915)

Tree trunks, to scale. Locations approximate where not matched to survey. Note that tree trunks may not be round in cross

Critical root zones (minimal disturbance recommended) Tree protection zones (ideal; may differ significantly from

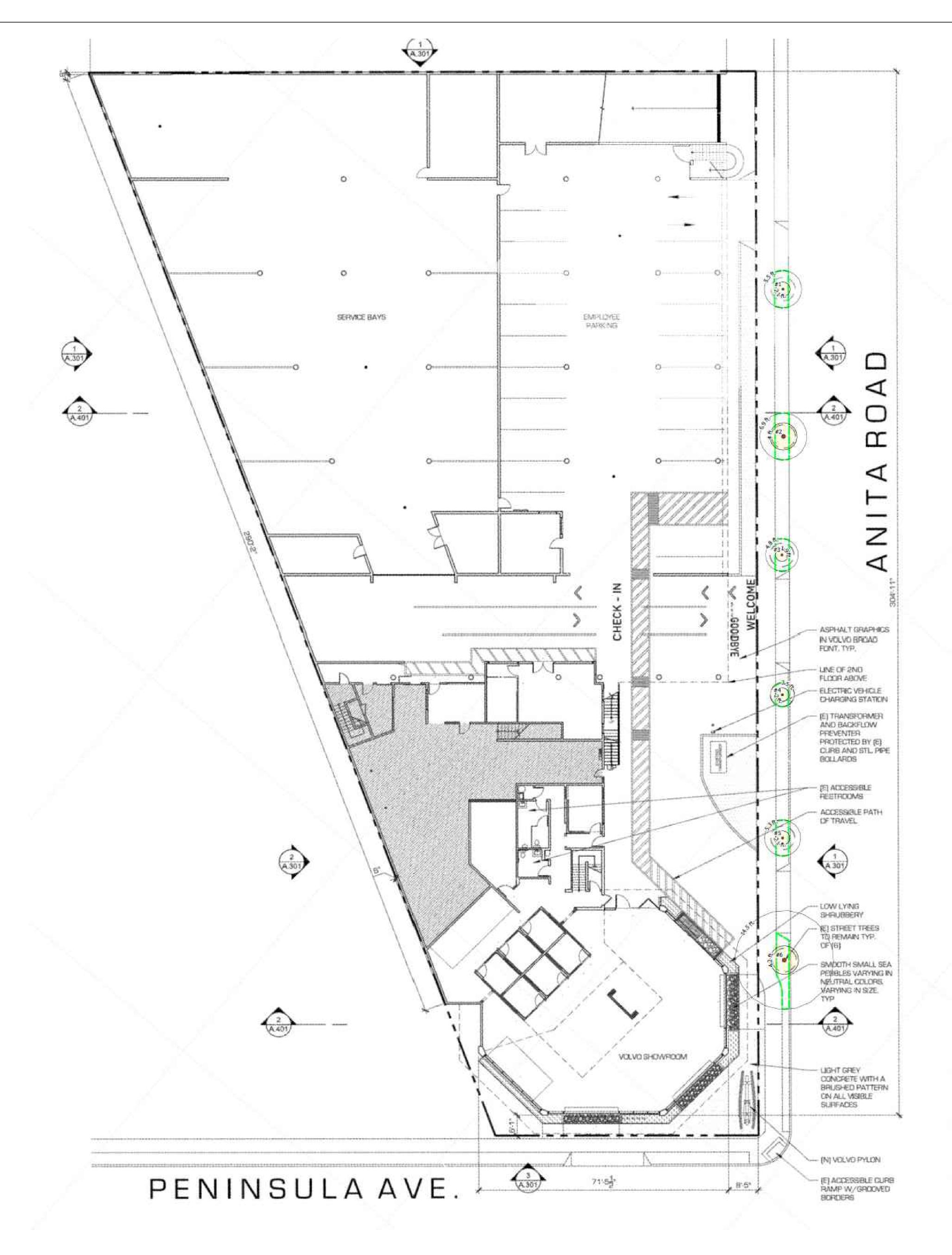
canopy size and from

measures)

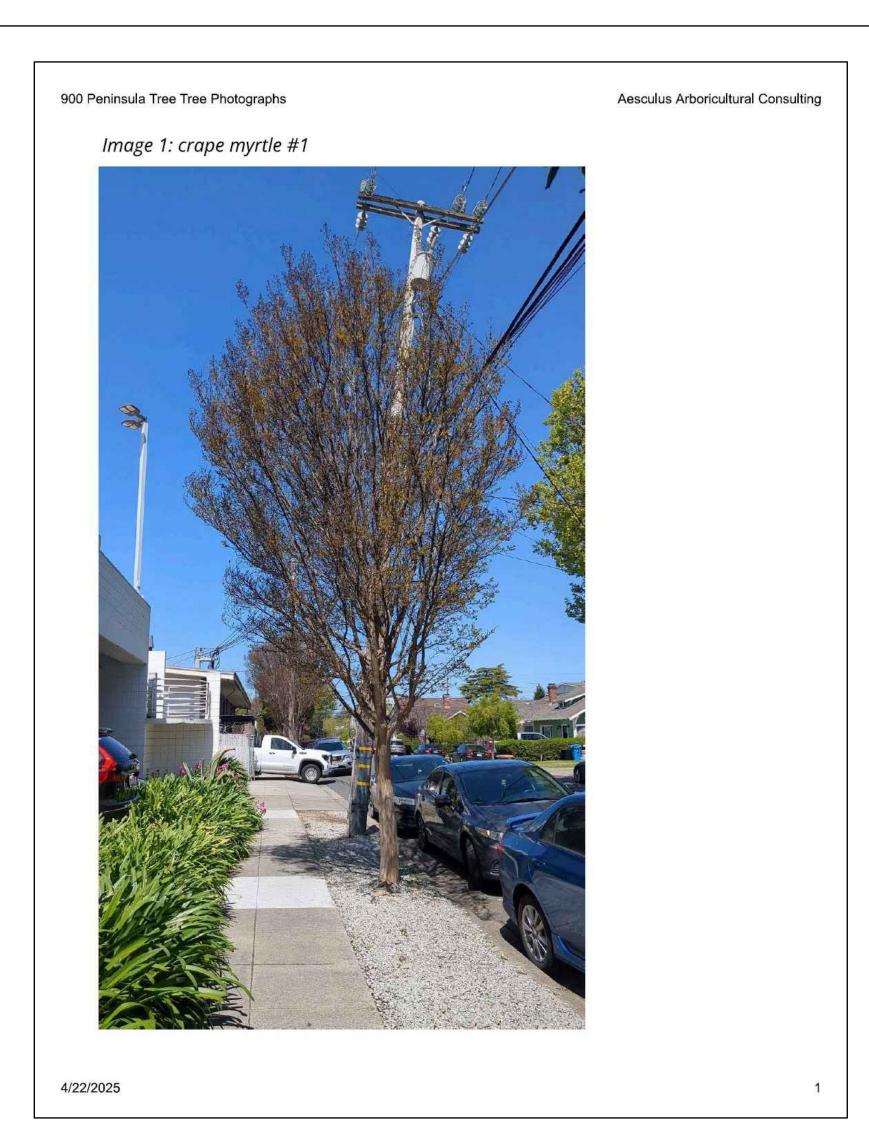
trees If desired.

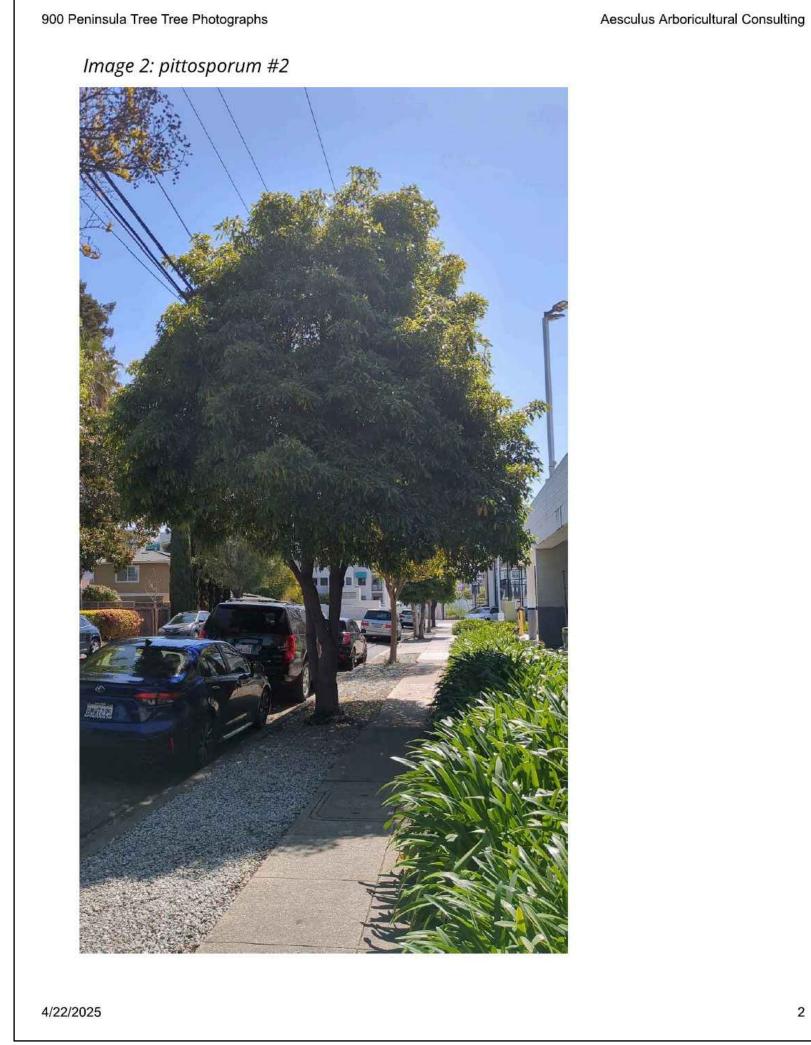
recommended tree protection

Minimum distances for tree protection fencing. Fencing may be placed farther away from

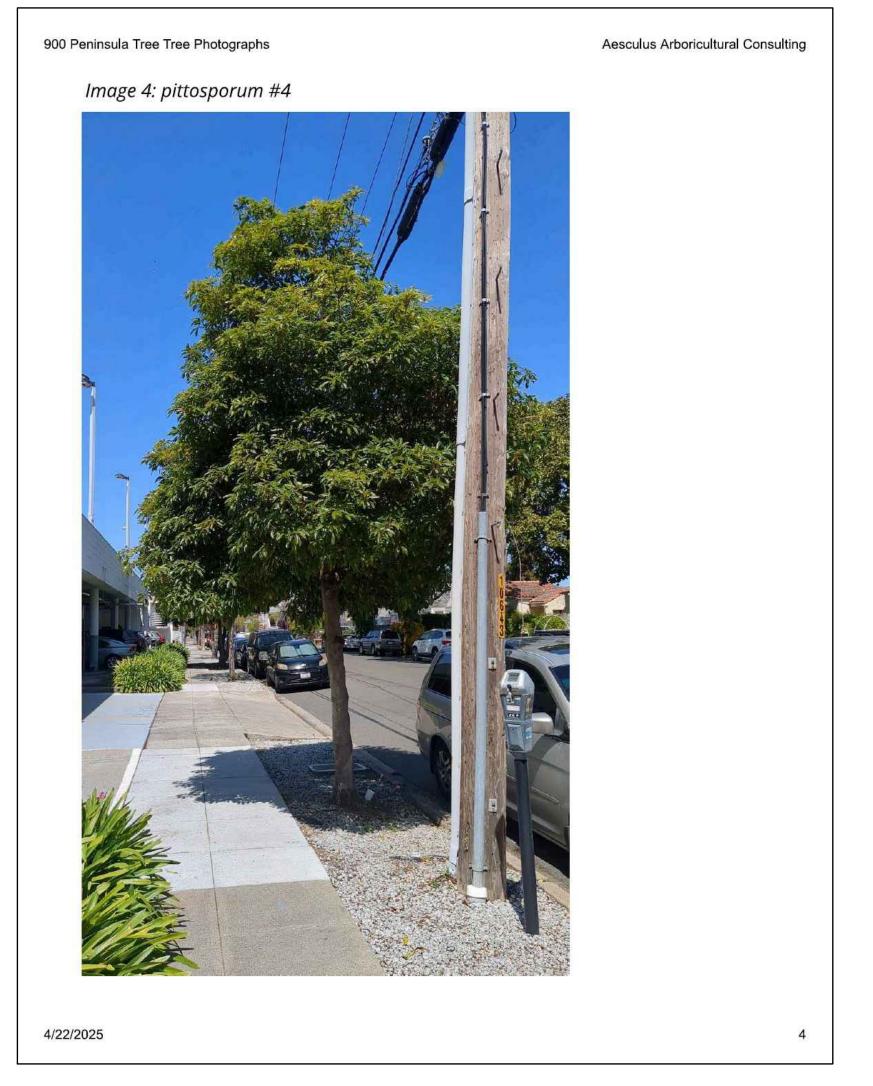


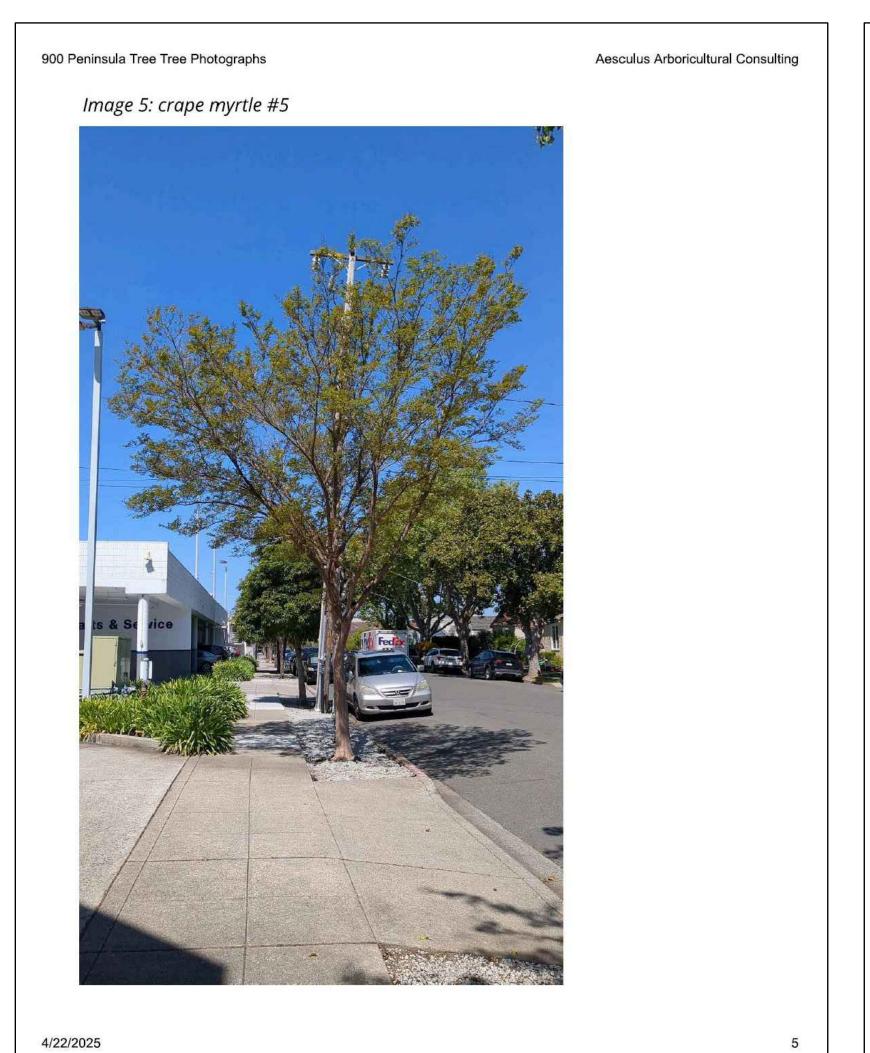
TREE PROTECTION MAP

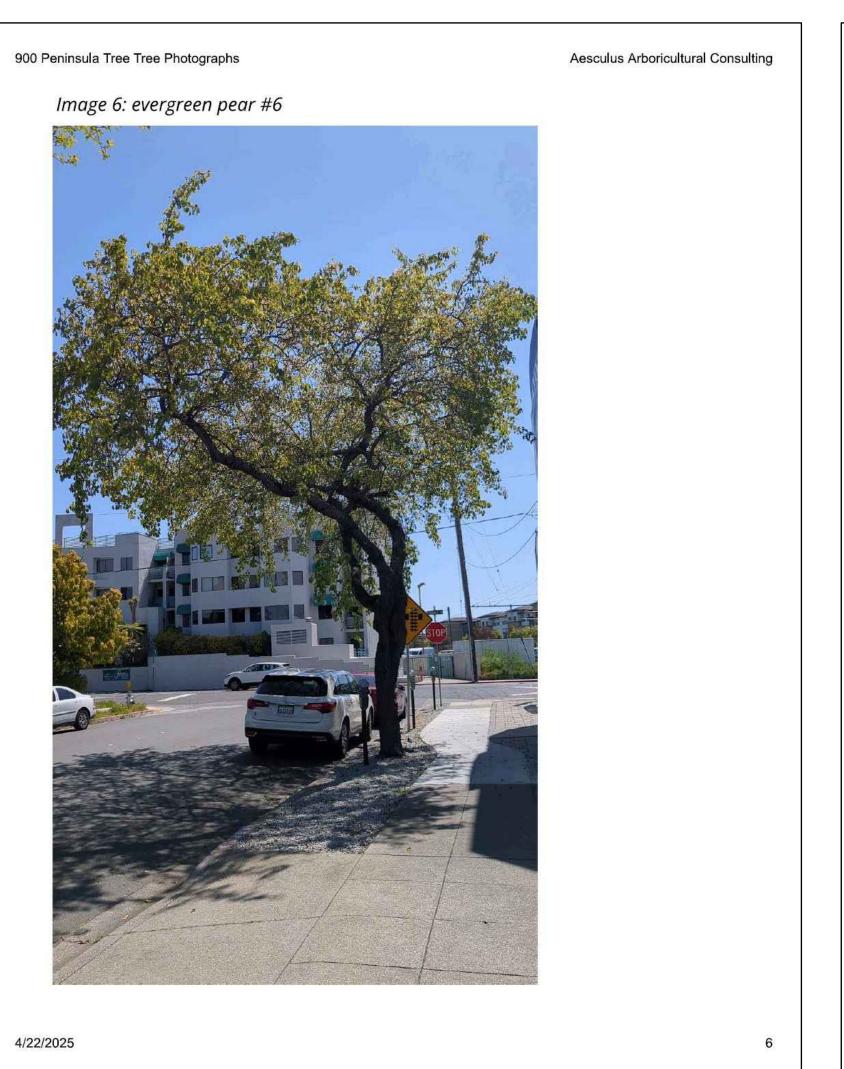


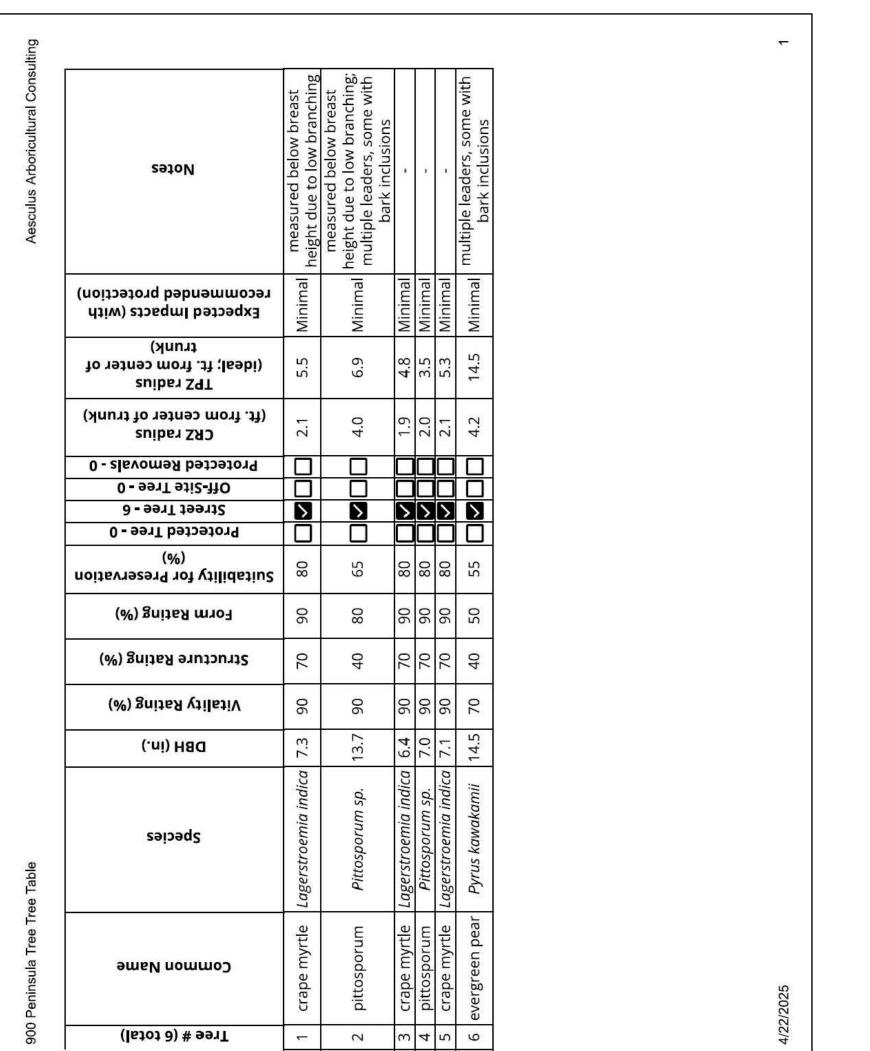












1.9 4.8	□ C 0.0 3.5 Minima □ C 0.1 5.3 Minima	4.2 14.5		PROJECT DATA VOLVO CARS BU 900 PENINSULA AVE, BURLINGAME, CA 94010 APN #029-244-070
	08 80			• × 1 0 1
-				BY/CHECK VK/AC
96	06	20		
70	2 2	40		
90	8 8	70		AENTS
6.4	7.0	14.5		COMIN
Lagerstroemia indica	Pittosporum sp. Lagerstroemia indica	Pyrus kawakamii		ISSUES AND REVISIONS 15 RESPONSE TO CITY COMMENTS
crape myrtle	pittosporum crape myrtle	vergreen pear	2025	NO. DATE



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.

Prepared for Putnam Automotive Group by Aesculus Arboricultural Consulting on 4/22/2025 1 of 12

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!."

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

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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

(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

(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/Ur ban%20Forest%20Management%20Plan.pdf

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

- 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

ees

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.

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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.

Prepared for Putnam Automotive Group by Aesculus Arboricultural Consulting on 4/22/2025 5 of 12

Testing and Analysis

Tree DBHs⁴ 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 • . with basic hand tools (such as, but not limited to: hand hoe; hatchet; rubber mallet; measuring tape; etc.) at one site visit 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/1wlo t3RYYdPyd92EVi8CYieEFn5Xpf6u/view?usp=sharing
 - Proposed site plan: sheet A.101
 - Utility plan: none
 - Grading plan: noneDrainage plan: none
 - Landscape plan: none

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

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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 vitalit y 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.

Prepared for Putnam Automotive Group by Aesculus Arboricultural Consulting on 4/22/2025 7 of 12

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.

Conclusions⁶

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.

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REF. NORTH

All drawings and written material appearing herein constitute original and unpulsished work of the architect and may not be denicated used or the architect.

A.013

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Recommendations⁷⁸

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 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
 - d. Tree protection fencing shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY
 - 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.

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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
- 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
 - 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

Prepared for Putnam Automotive Group by Aesculus Arboricultural Consulting on 4/22/2025 10 of 12

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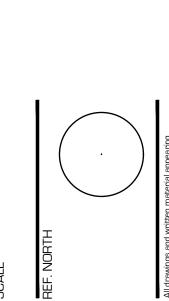
Terms of Assignment

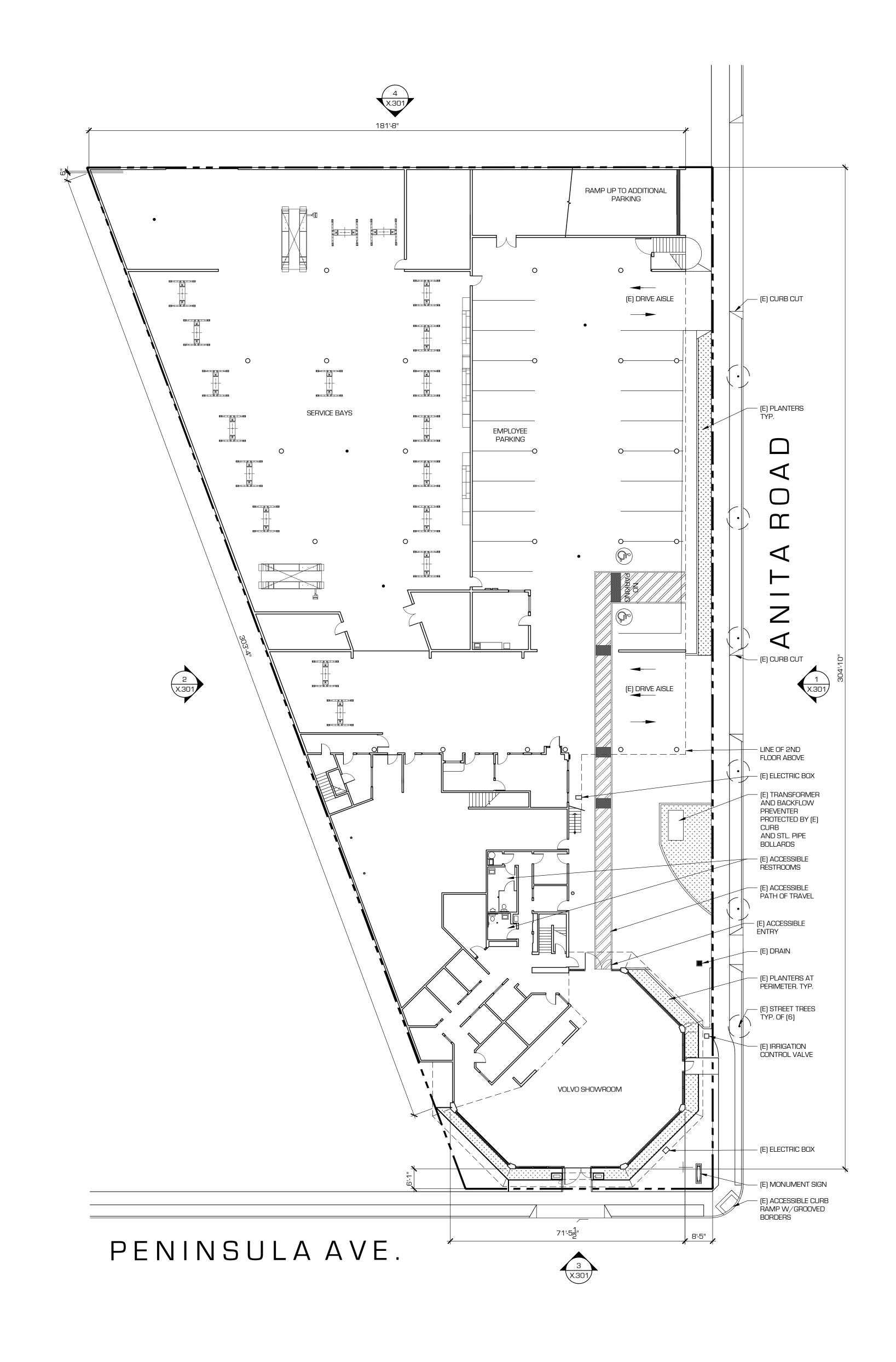
The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

- 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
- 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.

Prepared for Putnam Automotive Group by Aesculus Arboricultural Consulting on 4/22/2025 12 of 12

OTOING





NO. DATE ISS

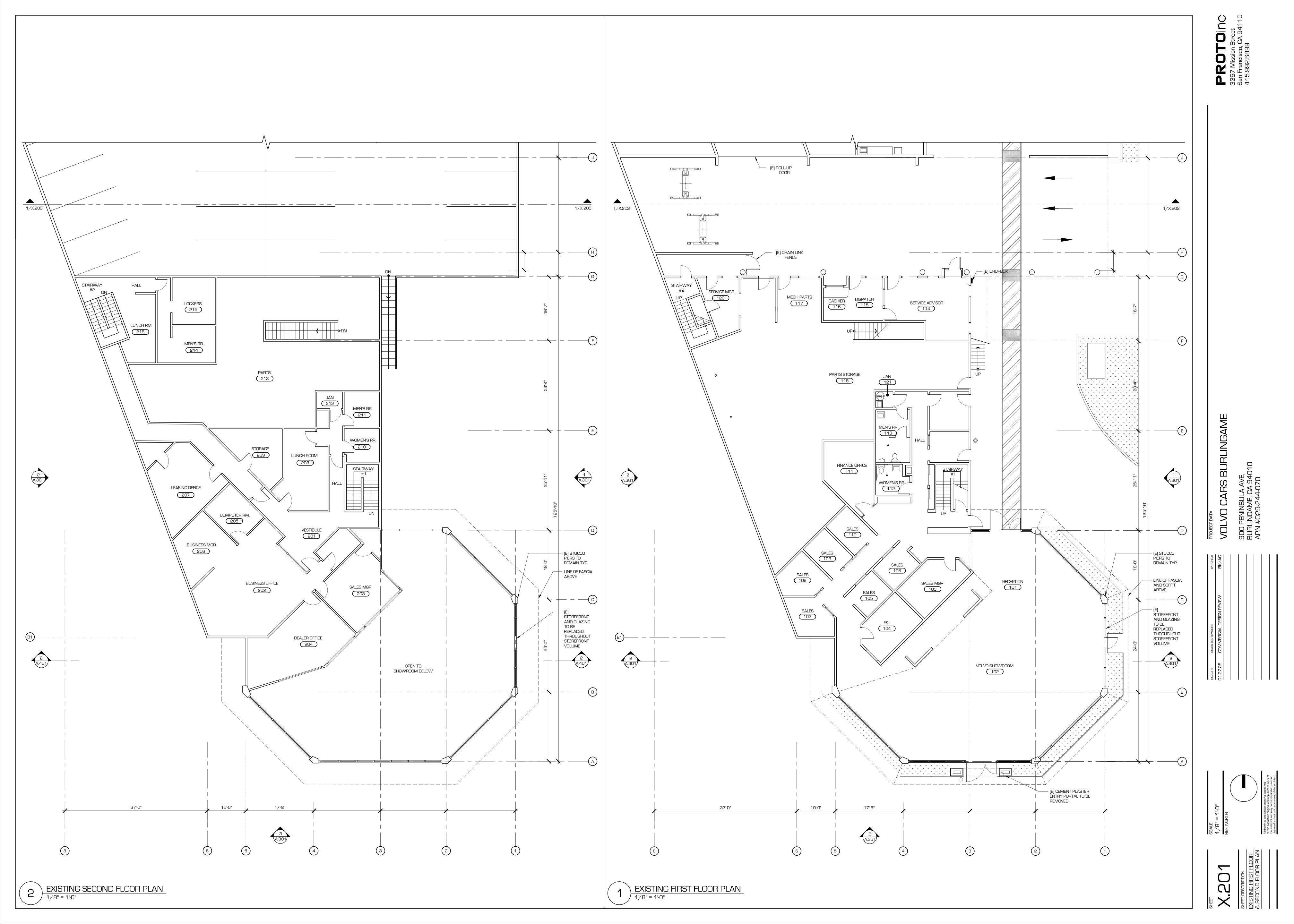
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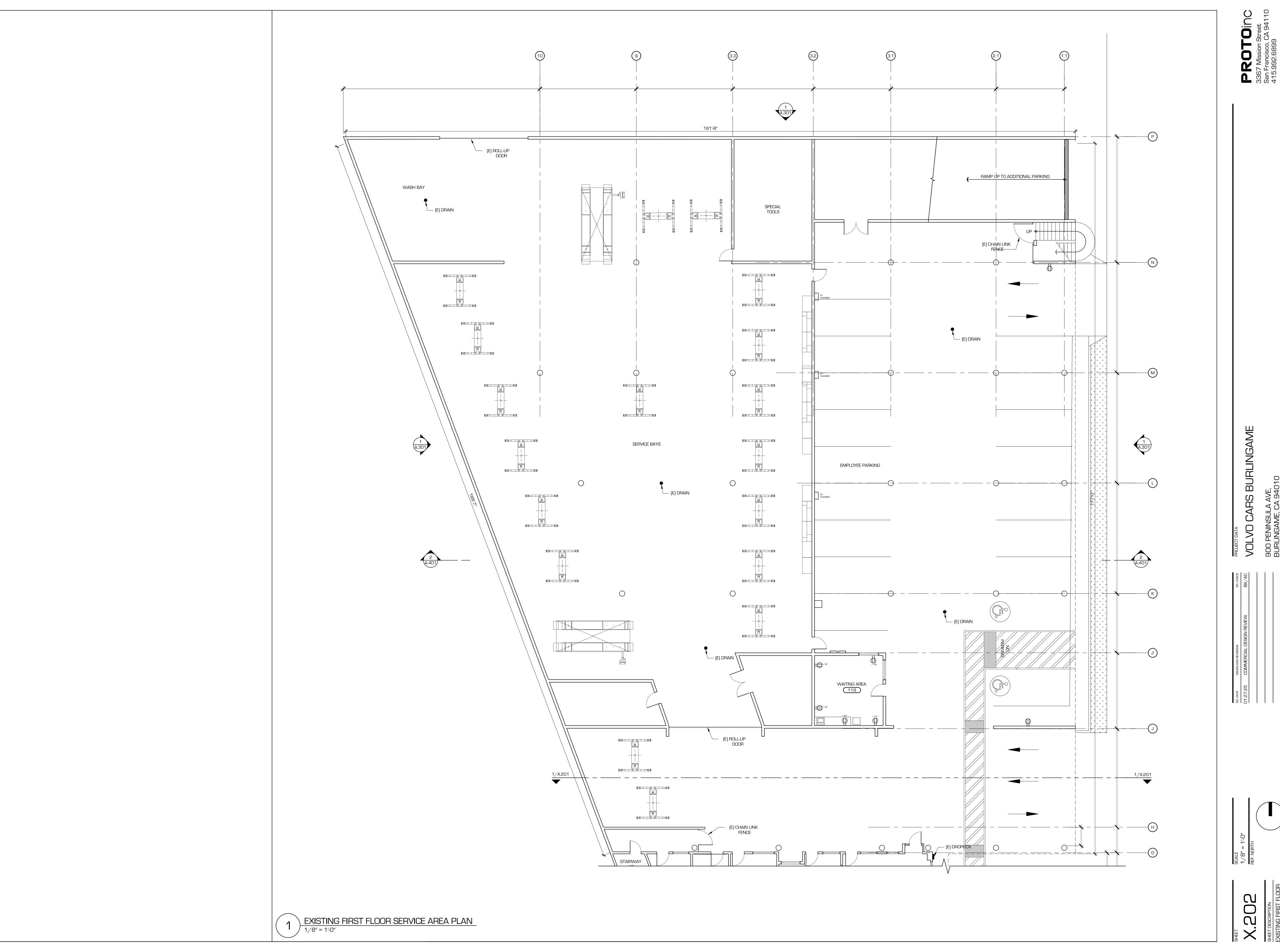
1/16" = 1'-0"

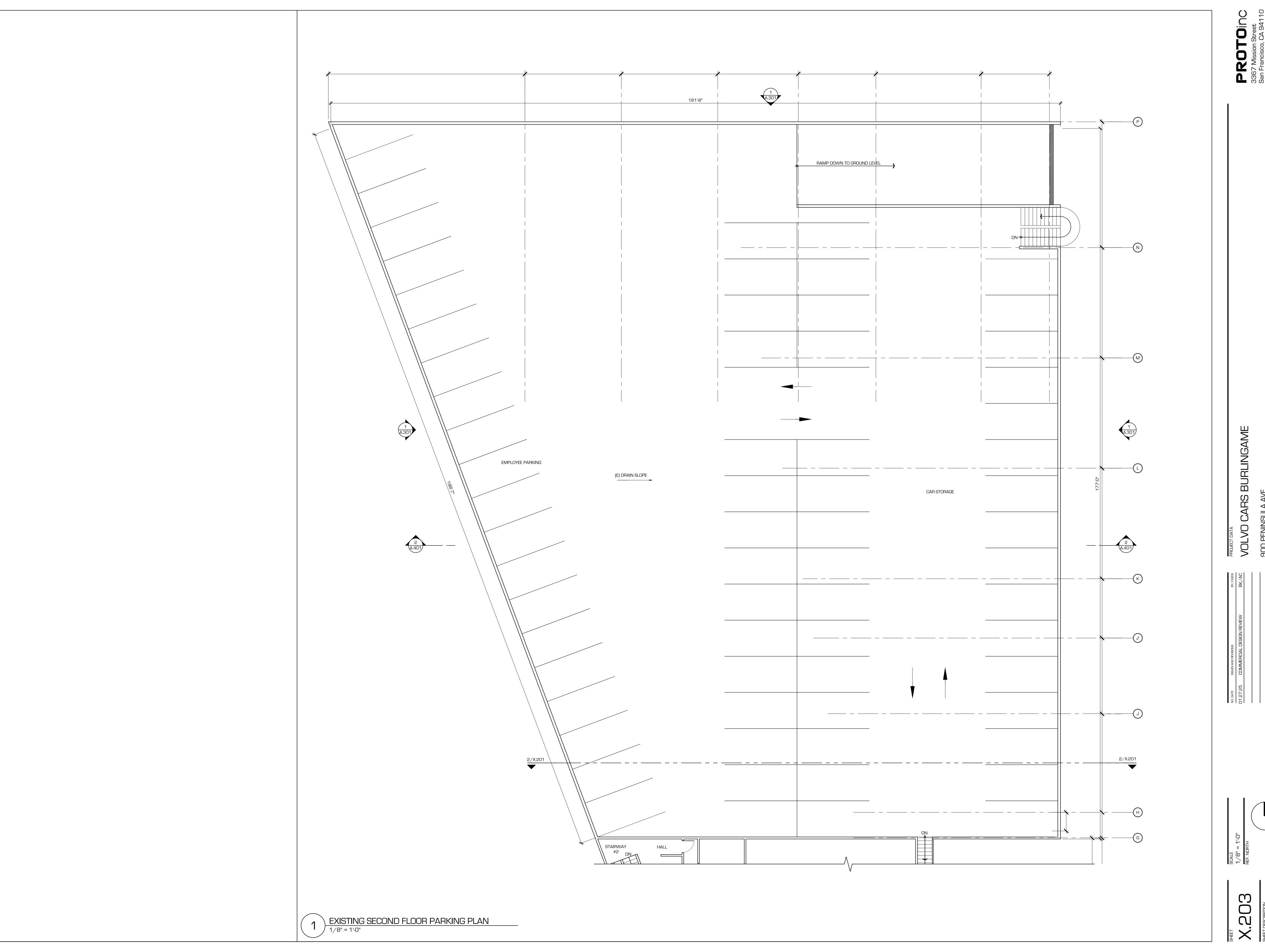
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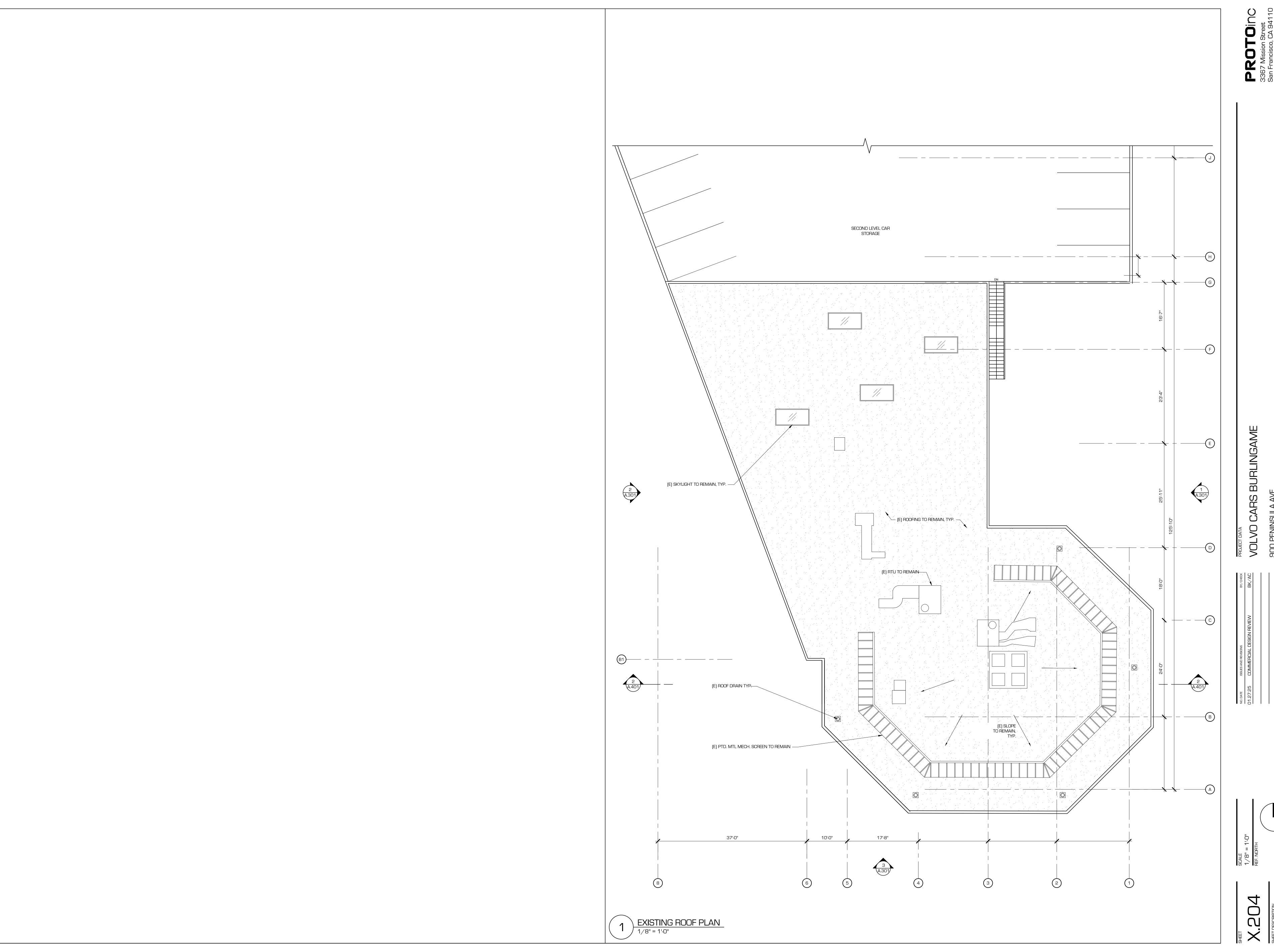
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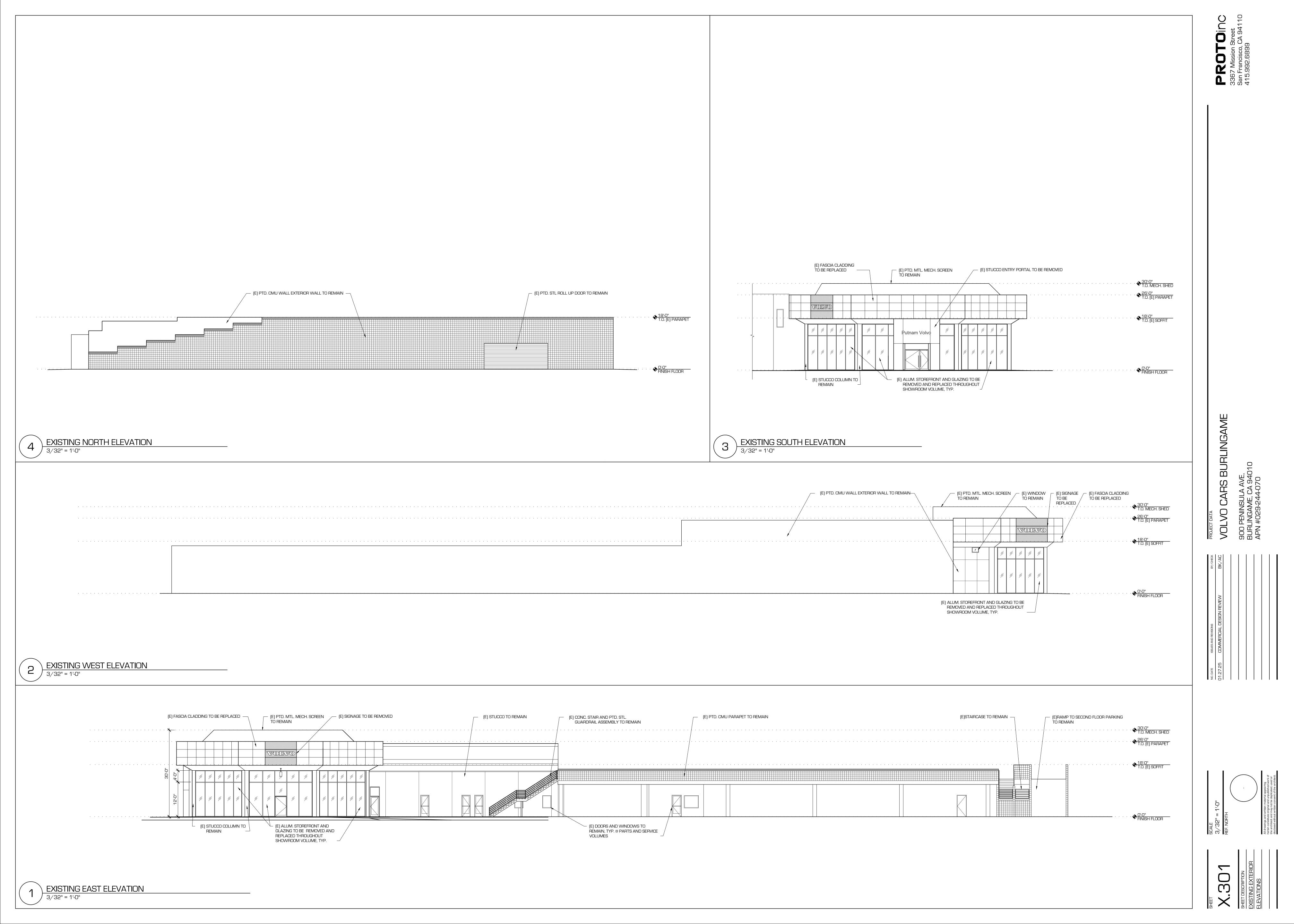
1 EXISTING SITE PLAN
1/16" = 1'-0"











— PROPERTY LINE

— LINE OF 2ND FLOOR ABOVE — ELECTRIC VEHICLE CHARGING STATION

BOLLARDS

— (E) ACCESSIBLE RESTROOMS

LOW LYING SHRUBBERY

OF (6)

VOLVO SHOWROOM

PROPERTY LINE —

— (E) STREET TREES TÓ REMAIN TYP.

— SMOOTH SMALL SEA PEBBLES VARYING IN NEUTRAL COLORS, VARYING IN SIZE,

— LIGHT GREY CONCRETE WITH A BRUSHED PATTERN

ON ALL VISIBLE SURFACES

— (N) VOLVO PYLON

(E) ACCESSIBLE CURB
RAMP W/GROOVED
BORDERS

— ACCESSIBLE PATH OF TRAVEL

— (E) TRANSFORMER AND BACKFLOW PREVENTER PROTECTED BY (E) CURB AND STL. PIPE

— ASPHALT GRAPHICS IN VOLVO BROAD FONT, TYP.

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

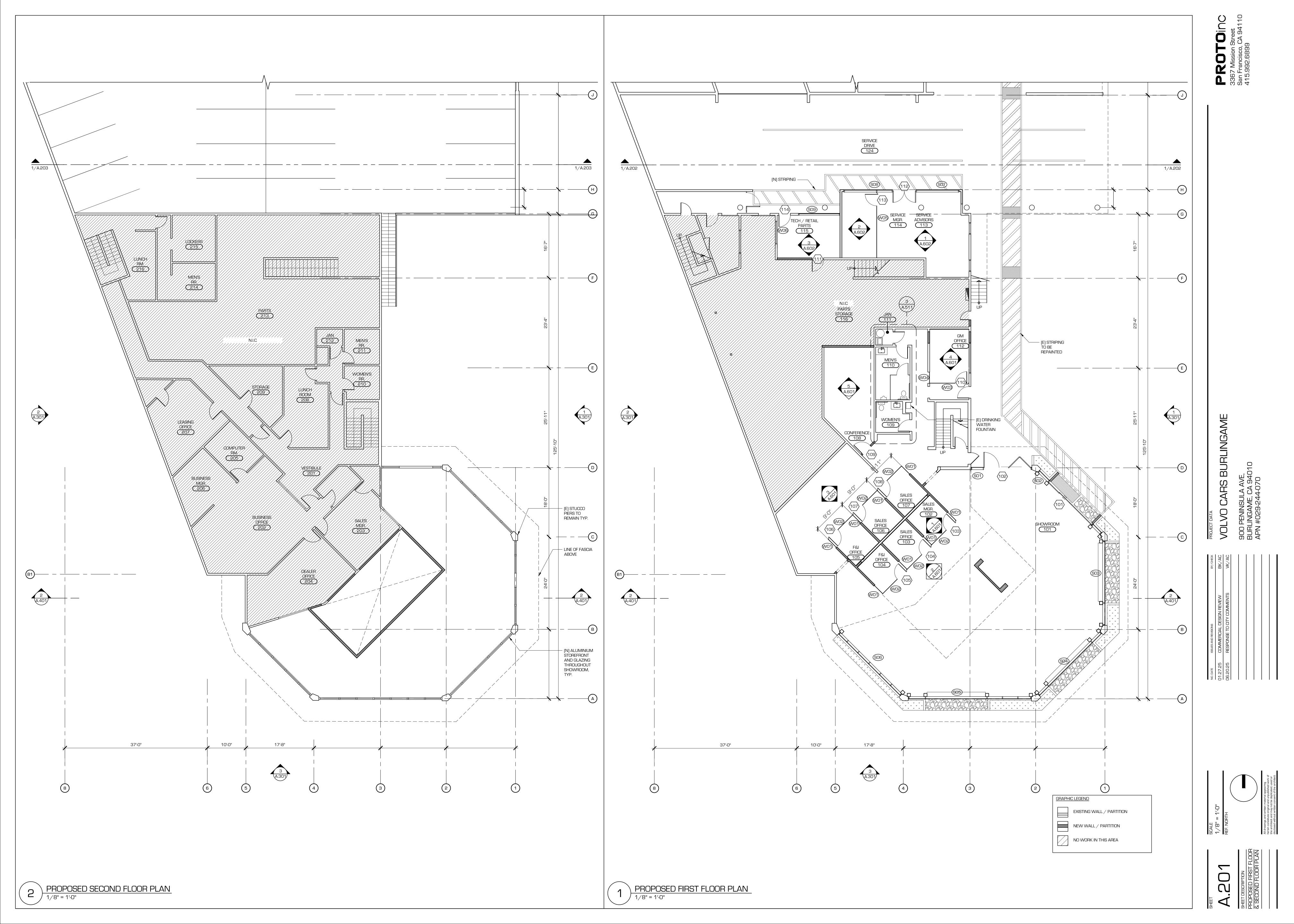
TREE PROTECTION NOTES 1. ALL TREE PROTECTION MEASURES SPECIFIED BY PROJECT ARBORIST IN THIS PLAN ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. 2. ALL PROTECTED TREES, STREET TREES, AND REQUIRED LANDSCAPE TREES ARE TO BE IN GOOD CONDITION IN ORDER TO PASS PARKS FINAL INSPECTION. 3. CONSTRUCTION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

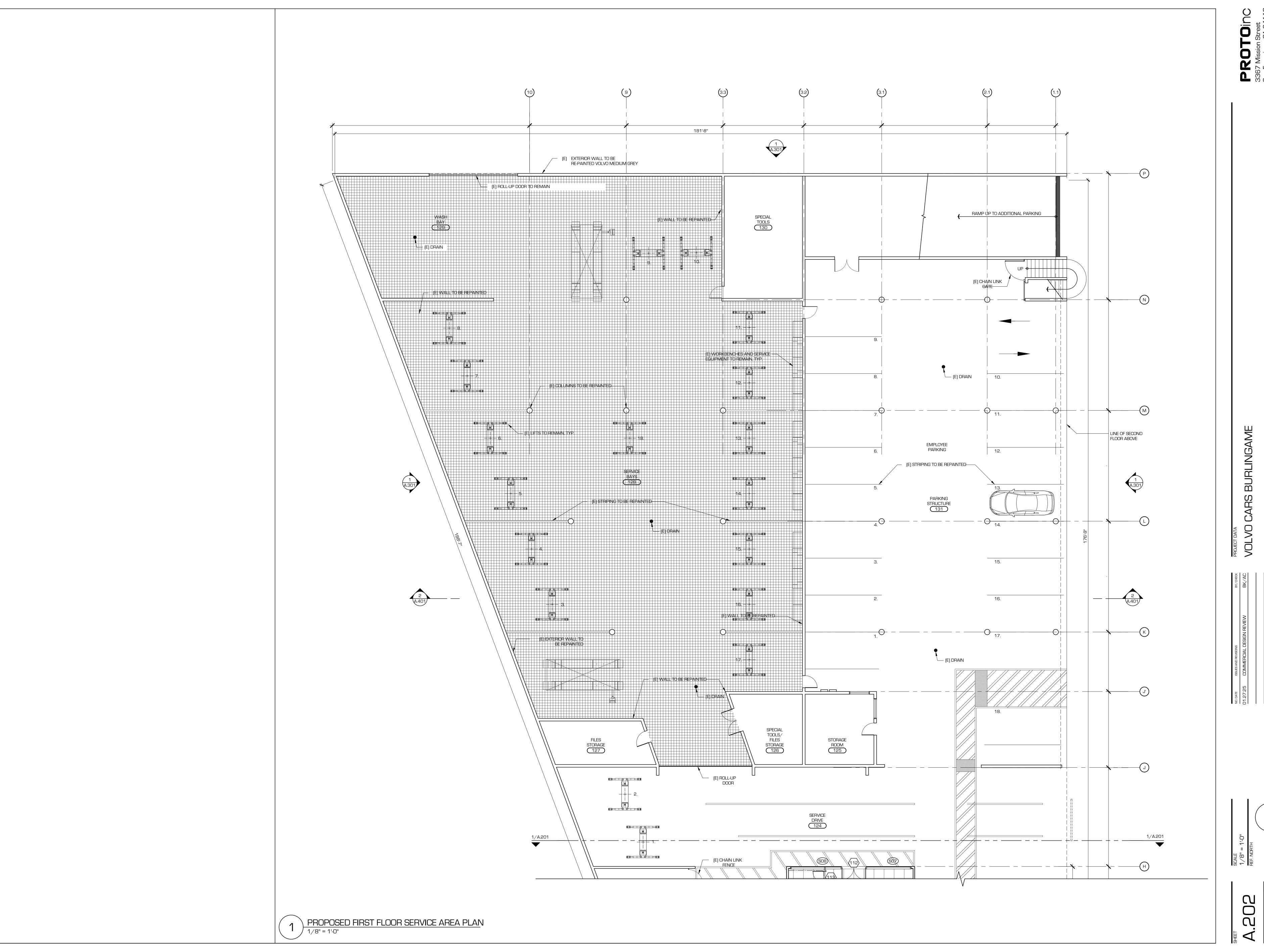
PROPERTY LINE ----

SERVICE BAYS

FASCIA 1" OFFSET — FROM PROPERTY LINE

PENINSULA AVE.





PROTOINC 3367 Mission Street San Francisco, CA 94110 415.992.6899



