

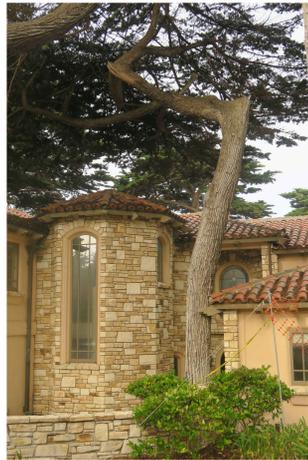
# Exhibit B

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# EVALUATION OF KEY CYPRESS TREE DETERIORATING CONDITIONS



60" CYPRESS AT EXISTING DRIVEWAY ENTRANCE - EXISTING ROOT ZONE 45% IMPERMEABLE



26" CYPRESS AT EXISTING HOUSE ENTRY - EXISTING ROOT ZONE 76% IMPERMEABLE



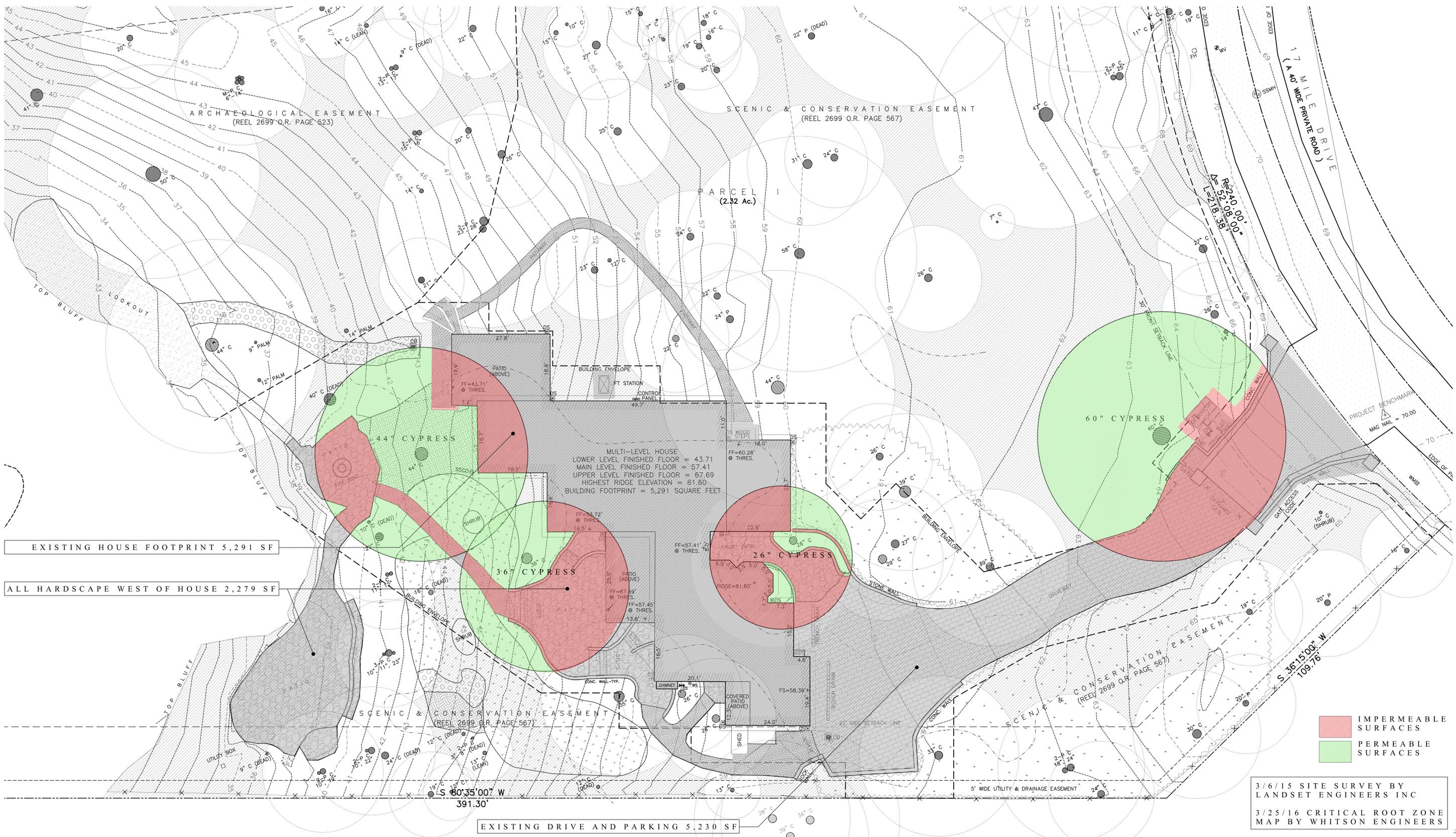
36" & 44" CYPRESS AT OCEANSIDE OF EXISTING HOUSE - EXISTING ROOT ZONES 52% AND 36% IMPERMEABLE

## LIST OF DRAWINGS

- A 1.0 COVER SHEET - CYPRESS TREES PHOTOS
- A 2.0 EXISTING HOUSE PLAN - IMPERMEABLE SURFACES AND CYPRESS DRIP / ROOT ZONE FOR (4) CRITICAL CYPRESS TREES
- A 2.1 PROPOSED HOUSE PLAN - IMPERMEABLE SURFACES AND CYPRESS DRIP / ROOT ZONE FOR (4) CRITICAL CYPRESS TREES
- A 3.0 60" CYPRESS - ENTRY GATE TREE EXISTING AND PROPOSED COMPARISON
- A 3.1 26" CYPRESS - HOUSE ENTRY TREE EXISTING AND PROPOSED COMPARISON
- A 3.2 36" & 44" CYPRESS - OCEANSIDE TREE EXISTING AND PROPOSED COMPARISON
- A 4.0 EXISTING HOUSE PLAN - IMPERMEABLE SURFACES AND CYPRESS DRIP / ROOT ZONE FOR ALL ADJACENT TREES
- A 4.1 PROPOSED HOUSE PLAN - IMPERMEABLE SURFACES AND CYPRESS DRIP / ROOT ZONE FOR ALL ADJACENT TREES
- A 4.2 EXISTING HOUSE COMPLETE SITE CYPRESS ROOT ZONE ANALYSIS - NOTES AREAS OUTSIDE OF ROOT ZONE
- A 5.0 SITE SURVEY

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1	9/14/16



EXISTING HOUSE FOOTPRINT 5,291 SF

ALL HARDSCAPE WEST OF HOUSE 2,279 SF

EXISTING DRIVE AND PARKING 5,230 SF

MULTI-LEVEL HOUSE  
 LOWER LEVEL FINISHED FLOOR = 43.71  
 MAIN LEVEL FINISHED FLOOR = 57.41  
 UPPER LEVEL FINISHED FLOOR = 67.69  
 HIGHEST RIDGE ELEVATION = 81.60  
 BUILDING FOOTPRINT = 5,291 SQUARE FEET

IMPERMEABLE SURFACES  
 PERMEABLE SURFACES

3/6/15 SITE SURVEY BY LANDSET ENGINEERS INC  
 3/25/16 CRITICAL ROOT ZONE MAP BY WHITSON ENGINEERS

EXISTING HOUSE, IMPERMEABLE AREAS AND CYPRESS DRIP / ROOT ZONE ANALYSIS - KEY CYPRESS

PRELIMINARY PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

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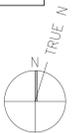
3196 SEVENTEEN MILE DRIVE  
 PEBBLE BEACH, CA 93953

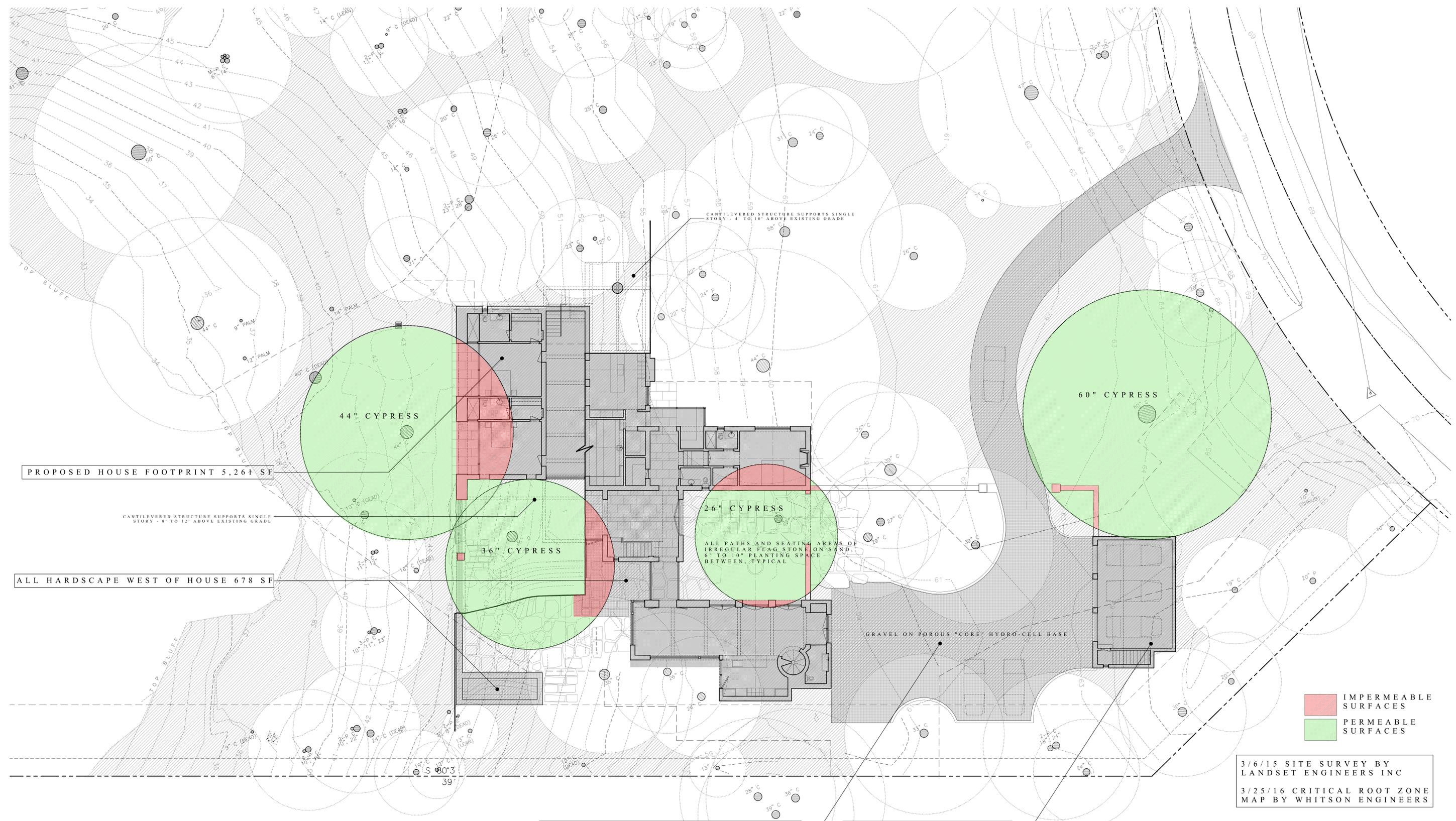
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EXISTING HOUSE PLAN AND CYPRESS DRIP AND ROOT ZONE

SCALE 1/8"=1'-0"

A 2.0





PROPOSED HOUSE FOOTPRINT 5,261 SF

CANTILEVERED STRUCTURE SUPPORTS SINGLE STORY - 8' TO 12' ABOVE EXISTING GRADE

ALL HARDSCAPE WEST OF HOUSE 678 SF

26" CYPRESS  
ALL PATHS AND SEATING AREAS OF IRREGULAR FLAG STONE ON SAND. 6" TO 10" PLANTING SPACE BETWEEN. TYPICAL

GRAVEL ON POROUS "CORE" HYDRO-CELL BASE

IMPERMEABLE SURFACES  
PERMEABLE SURFACES

3/6/15 SITE SURVEY BY LANDSET ENGINEERS INC  
3/25/16 CRITICAL ROOT ZONE MAP BY WHITSON ENGINEERS

PROPOSED DRIVE AND PARKING 5,144SF

PROPOSED GARAGE 829SF

PROPOSED HOUSE, IMPERMEABLE AREAS AND CYPRESS DRIP / ROOT ZONE ANALYSIS - KEY CYPRESS

PRELIMINARY PLANNING SUBMISSION SET



ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

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PROPOSED HOUSE FOOT PRINT PLAN

SCALE 1/4"=1'-0"

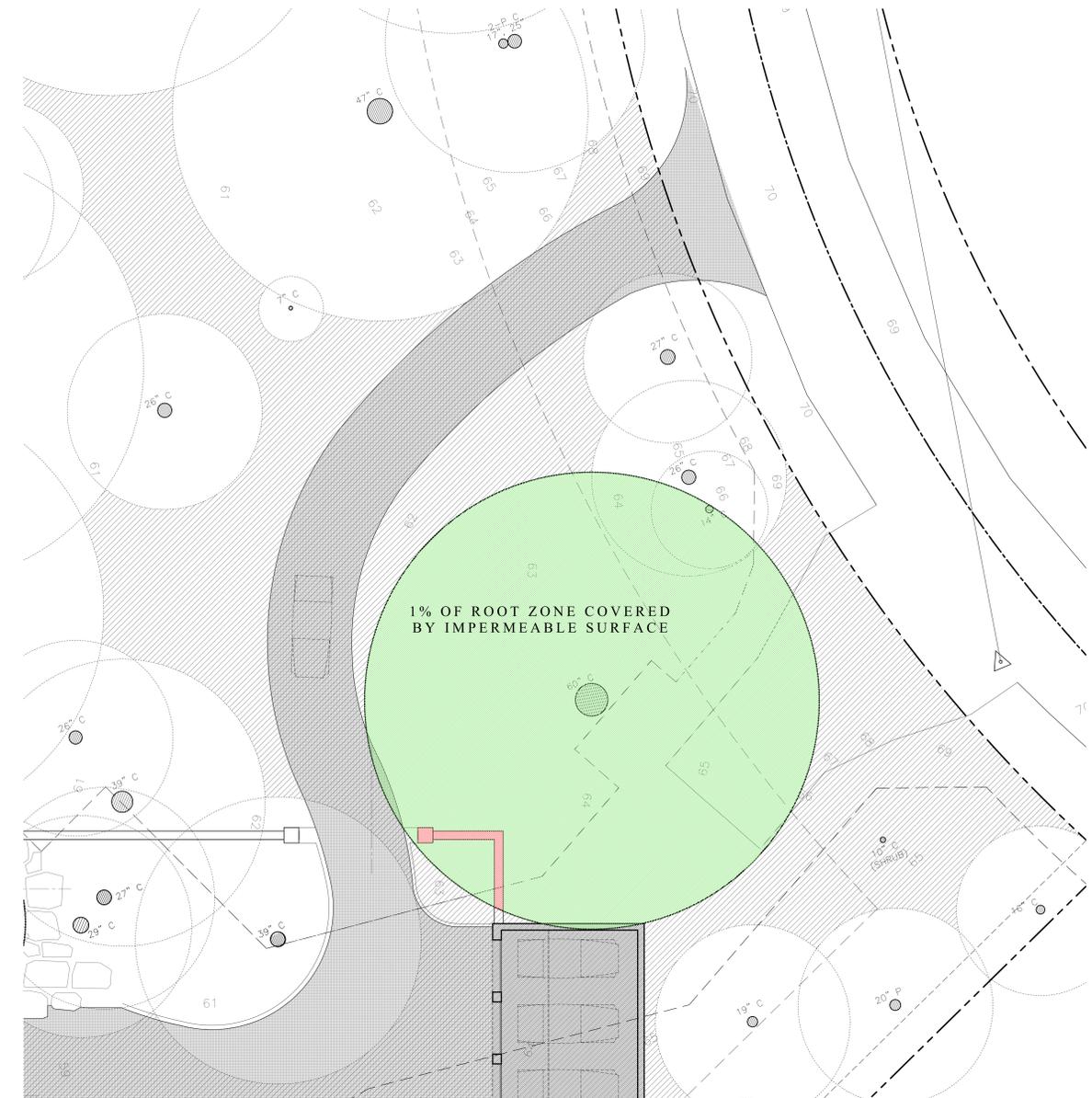
A2.1

# PROPOSED MODIFICATIONS TO DECREASE IMPERMEABLE AREA AT CYPRESS ROOT ZONE

- 1 - RELOCATE DRIVE ENTRY AT 17 MILE AND REMOVE ALL IMPERMEABLE PAVING AND WALLS - RESTORE ROOT ZONE
- 2 - LOCATE PROPOSED DRIVE IN AREA OUTSIDE OF CYPRESS ROOT ZONE / DRIP - OPEN ZONE
- 3 - REPLACE EXISTING ASPHALT DRIVE MATERIAL WITH GRAVEL ON POROUS "CORE" HYDRO-CELL BASE



60" CYPRESS AT EXISTING DRIVEWAY ENTRANCE



60" CYPRESS AT PROPOSED DRIVEWAY ENTRANCE

IMPERMEABLE SURFACES
  PERMEABLE SURFACES

## EXISTING AND PROPOSED HOUSE IMPERMEABLE SURFACE COMPARISON FOR 60" CYPRESS AT DRIVEWAY

PRELIMINARY PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE  
& LANDSCAPE DESIGN

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60" CYPRESS  
ENTRY GATE TREE ANALYSIS  
SCALE 1/8"=1'-0"

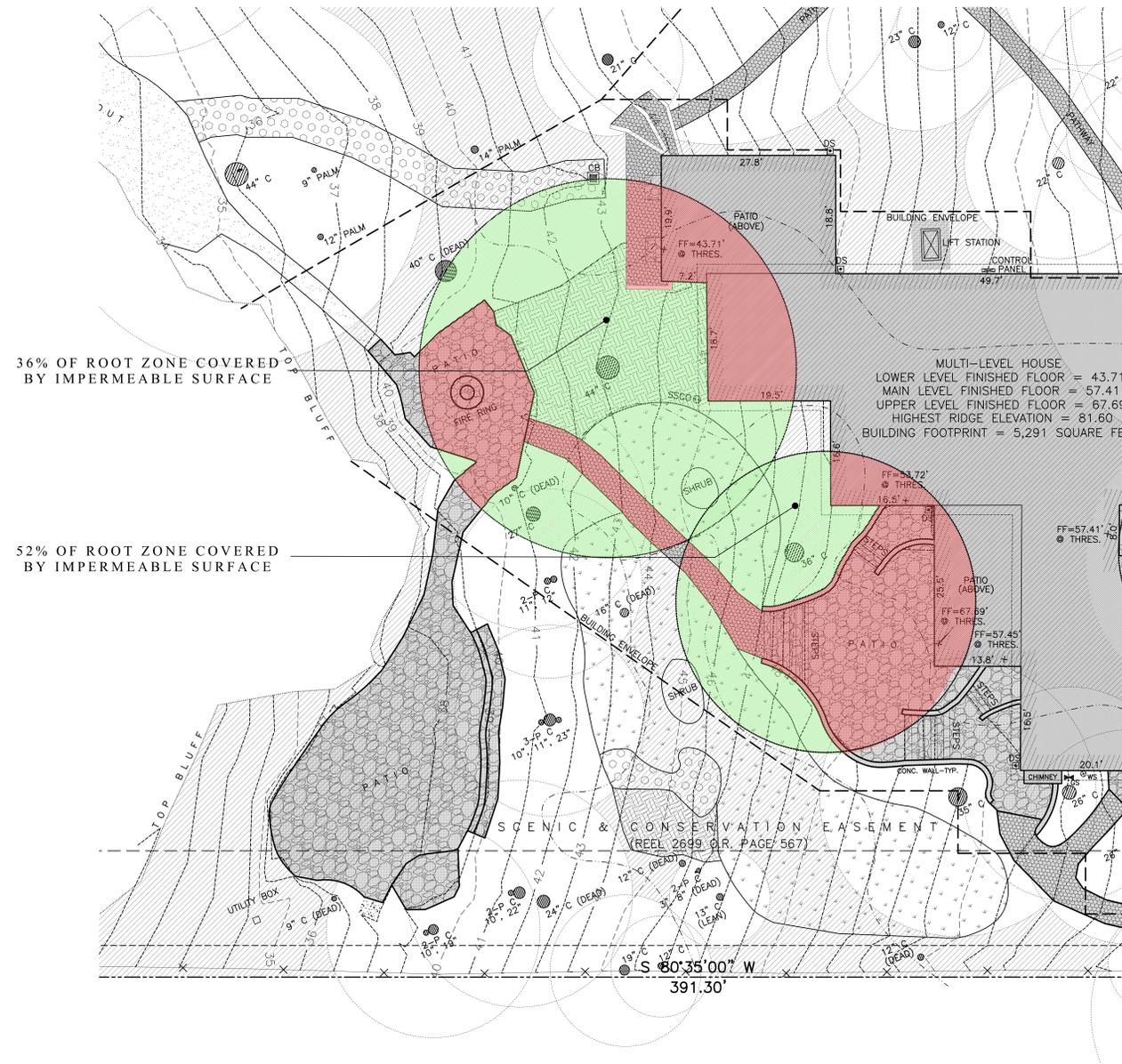
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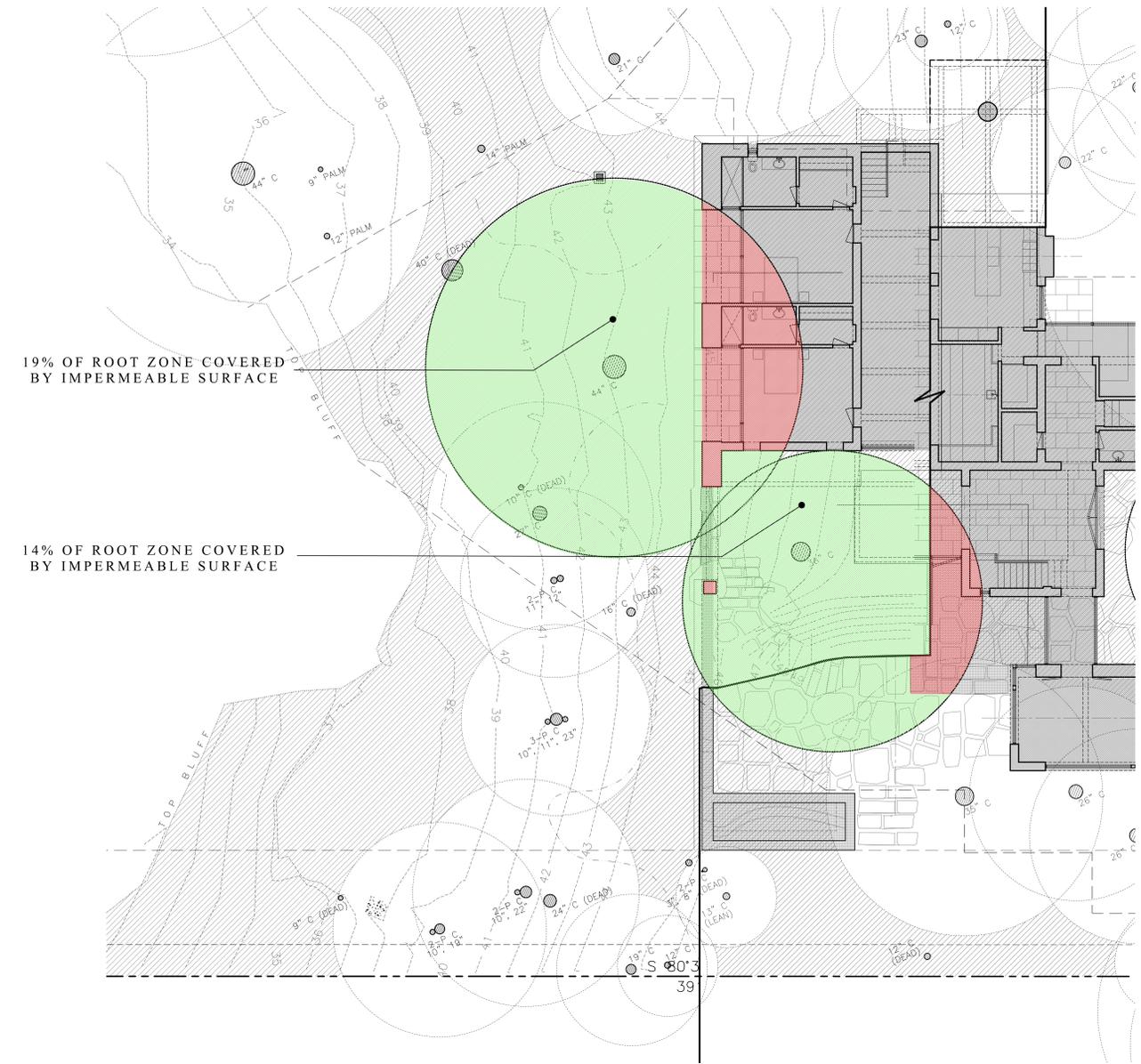


# PROPOSED MODIFICATIONS TO DECREASE IMPERMEABLE AREA AT CYPRESS ROOT ZONE

- 1 - PULL BACK EXISTING BUILDING FOOTPRINT FROM CYPRESS ROOT ZONE AREA - RESTORE ROOT ZONE
- 2 - REMOVE 1,334 SF OF TERRACE ON SLAB, 110 LF OF WALL FROM CYPRESS ROOT ZONE AREA
- 3 - RELOCATE ALL EXTERIOR SITTING AREAS TO OUTSIDE OF CYPRESS ROOT ZONE
- 4 - REPLACE ALL SLAB TERRACE WITH STEPPING STONES ON SAND AND SOIL- PLANTING POCKETS
- 5 - RETURN 4,017 SF OF IRRIGATED GARDEN AND TERRACES TO SCENIC EASEMENT - RESTORE ROOT ZONE



36" & 44" CYPRESS AT OCEANSIDE OF EXISTING HOUSE - ADJACENT TO HOUSE AND LARGE PATIO AREA



36" & 44" CYPRESS AT OCEANSIDE OF PROPOSED HOUSE - GARDEN COURTYARD

IMPERMEABLE SURFACES PERMEABLE SURFACES

## EXISTING AND PROPOSED HOUSE IMPERMEABLE SURFACE COMPARISON FOR 36" & 44" CYPRESS AT OCEANSIDE

PRELIMINARY PLANNING SUBMISSION SET

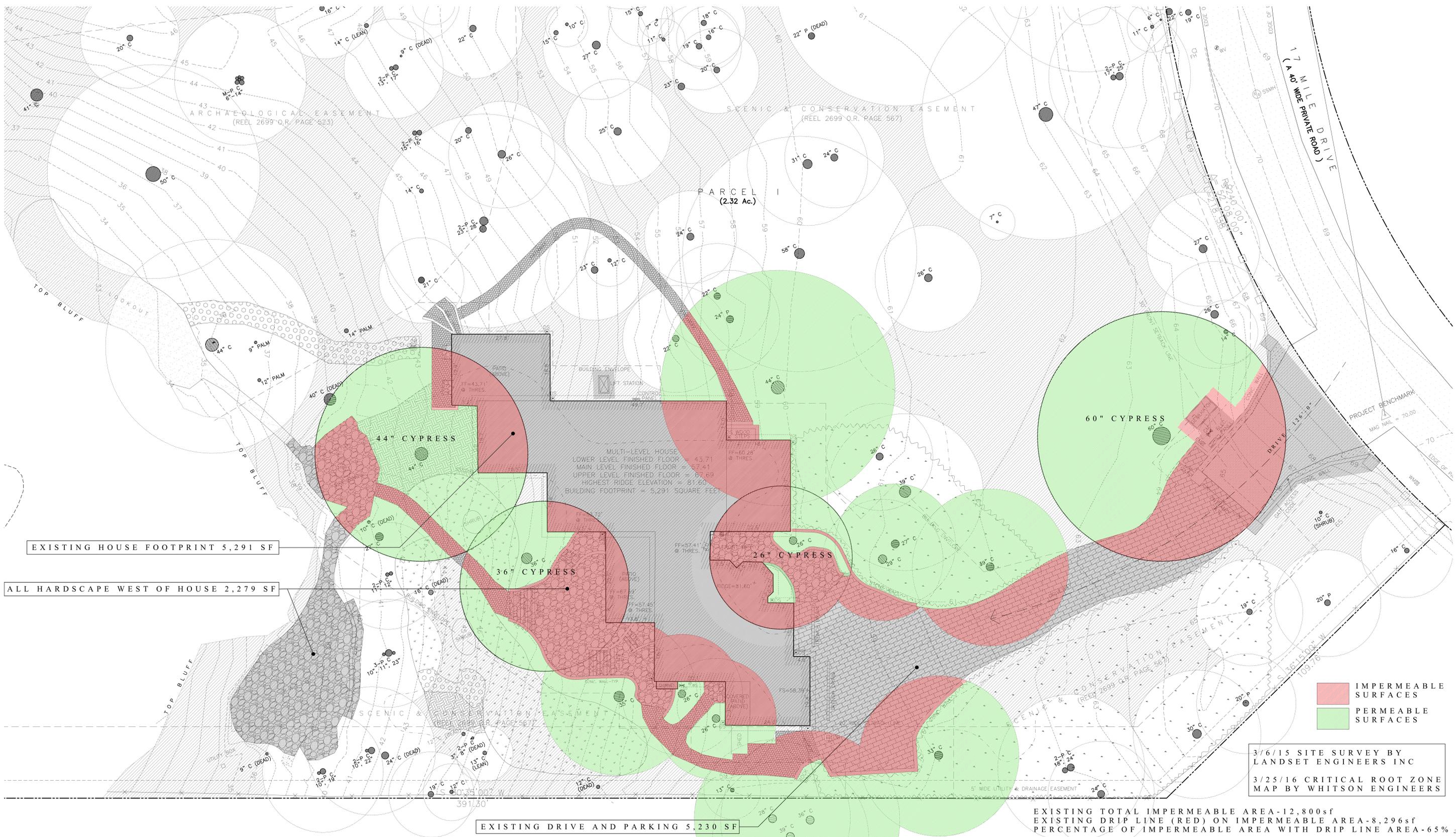
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36" & 44" CYPRESS  
 OCEAN GARDEN TREE ANALYSIS  
 SCALE 1/8



EXISTING HOUSE FOOTPRINT 5,291 SF

ALL HARDSCAPE WEST OF HOUSE 2,279 SF

EXISTING DRIVE AND PARKING 5,230 SF

MULTI-LEVEL HOUSE  
 LOWER LEVEL FINISHED FLOOR = 43.71  
 MAIN LEVEL FINISHED FLOOR = 57.41  
 UPPER LEVEL FINISHED FLOOR = 67.69  
 HIGHEST RIDGE ELEVATION = 81.60  
 BUILDING FOOTPRINT = 5,291 SQUARE FEET

IMPERMEABLE SURFACES  
 PERMEABLE SURFACES

3/6/15 SITE SURVEY BY LANDSET ENGINEERS INC  
 3/25/16 CRITICAL ROOT ZONE MAP BY WHITSON ENGINEERS

EXISTING TOTAL IMPERMEABLE AREA-12,800sf  
 EXISTING DRIP LINE (RED) ON IMPERMEABLE AREA-8,296sf  
 PERCENTAGE OF IMPERMEABLE AREA WITH DRIP LINE AREA-65%

EXISTING HOUSE, IMPERMEABLE AREAS AND CYPRESS DRIP / ROOT ZONE ANALYSIS - ALL ADJACENT TREES

PRELIMINARY PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

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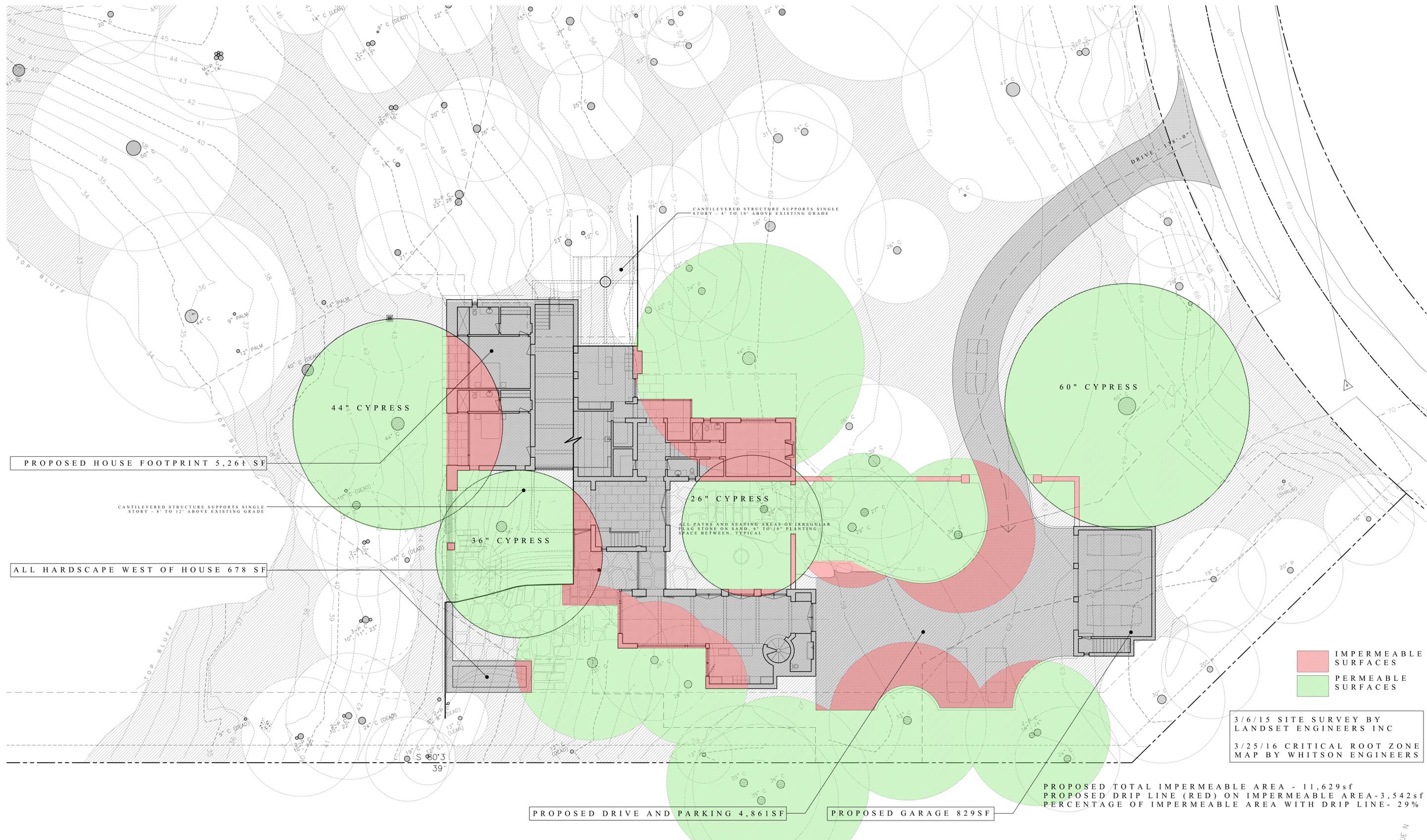
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EXISTING HOUSE PLAN AND CYPRESS DRIP AND ROOT ZONE

SCALE 1/8"=1'-0"

A4.0





PROPOSED HOUSE FOOTPRINT 5,261 SF

CANTILEVERED STRUCTURE SUPPORTS SINGLE STORY - 8' TO 12' ABOVE EXISTING GRADE

ALL HARDSCAPE WEST OF HOUSE 678 SF

CANTILEVERED STRUCTURE SUPPORTS SINGLE STORY - 4' TO 10' ABOVE EXISTING GRADE

ALL PATHS AND SEATING AREAS OF IRREGULAR FLAG STONE ON SAND, 6" TO 10" PLANTING SPACE BETWEEN, TYPICAL

IMPERMEABLE SURFACES  
PERMEABLE SURFACES

3/6/15 SITE SURVEY BY LANDSET ENGINEERS INC  
3/25/16 CRITICAL ROOT ZONE MAP BY WHITSON ENGINEERS

PROPOSED TOTAL IMPERMEABLE AREA - 11,629sf  
PROPOSED DRIP LINE (RED) ON IMPERMEABLE AREA - 3,542sf  
PERCENTAGE OF IMPERMEABLE AREA WITH DRIP LINE - 29%

PROPOSED DRIVE AND PARKING 4,861SF

PROPOSED GARAGE 829SF

PROPOSED HOUSE, IMPERMEABLE AREAS AND CYPRESS DRIP / ROOT ZONE ANALYSIS - ALL ADJACENT TREES

PRELIMINARY PLANNING SUBMISSION SET



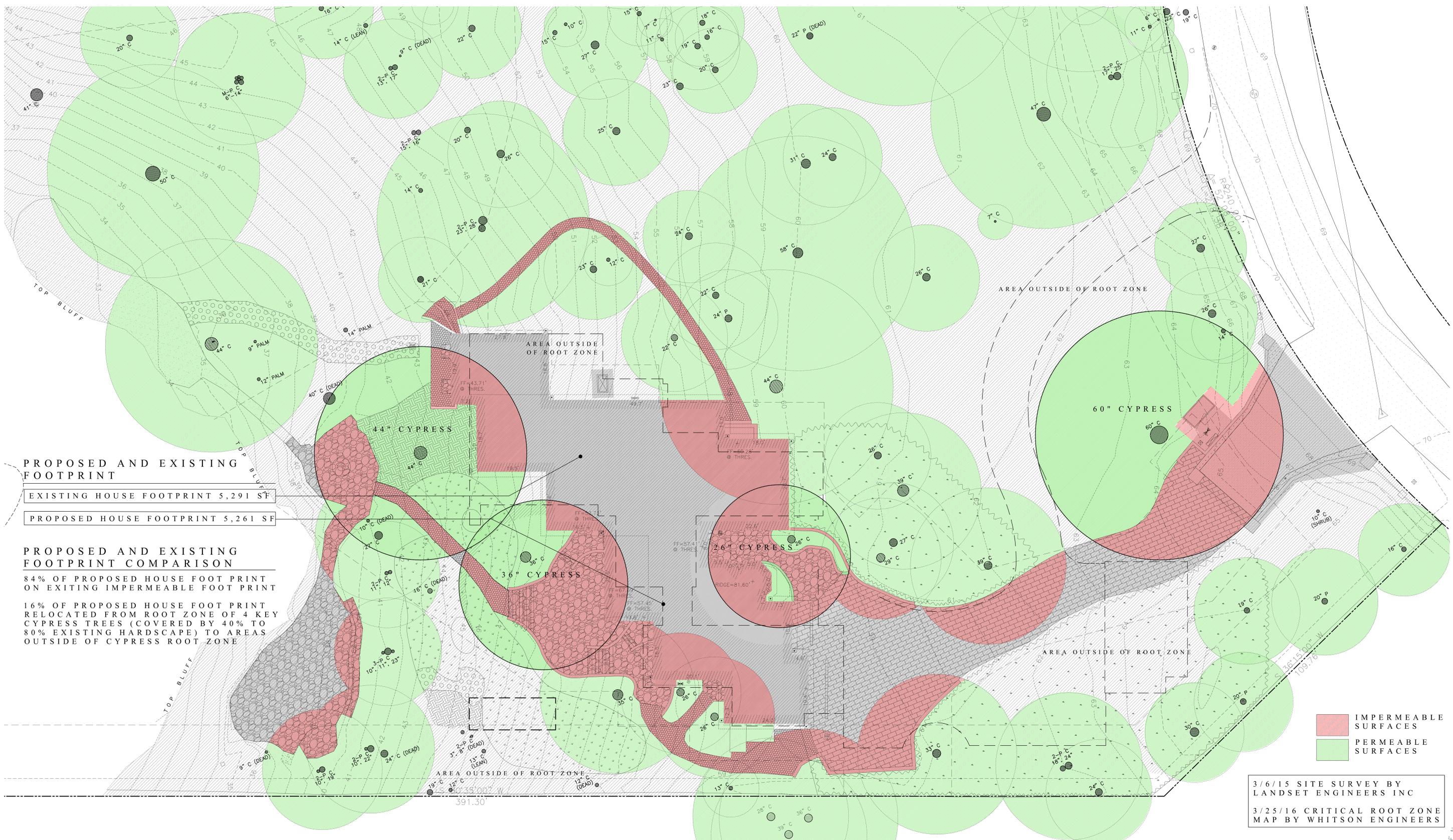
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PROPOSED HOUSE FOOT PRINT PLAN  
SCALE 1/4"=1'-0"  
A4.1



**PROPOSED AND EXISTING FOOTPRINT**

EXISTING HOUSE FOOTPRINT 5,291 SF

PROPOSED HOUSE FOOTPRINT 5,261 SF

**PROPOSED AND EXISTING FOOTPRINT COMPARISON**

84% OF PROPOSED HOUSE FOOT PRINT ON EXISTING IMPERMEABLE FOOT PRINT

16% OF PROPOSED HOUSE FOOT PRINT RELOCATED FROM ROOT ZONE OF 4 KEY CYPRESS TREES (COVERED BY 40% TO 80% EXISTING HARDSCAPE) TO AREAS OUTSIDE OF CYPRESS ROOT ZONE

IMPERMEABLE SURFACES  
PERMEABLE SURFACES

3/6/15 SITE SURVEY BY LANDSET ENGINEERS INC  
3/25/16 CRITICAL ROOT ZONE MAP BY WHITSON ENGINEERS

**EXISTING HOUSE, COMPLETE SITE CYPRESS ROOT ZONE ANALYSIS - NOTE AREAS OUTSIDE OF ROOT ZONE**

PRELIMINARY PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

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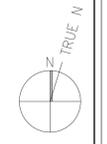
EXISTING HOUSE COMPLETE SITE CYPRESS ROOT ZONE ANALYSIS - AREA OUTSIDE OF ROOT ZONE  
SCALE 1/8"=1'-0"

A4.2





EXISTING HOUSE SITE SURVEY WITH ALL IMPERMEABLE SURFACES AND IRRIGATED GARDENS  
PRELIMINARY PLANNING SUBMISSION SET



ROBERT JOYCE ARCHITECTURE  
& LANDSCAPE DESIGN

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SITE SURVEY  
SCALE 3/32"=1'-0"

A 5.0