

Exhibit B

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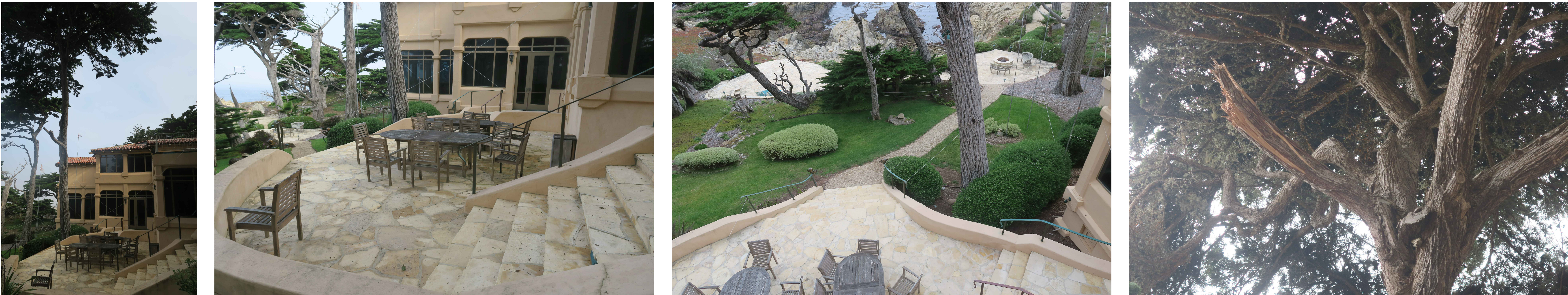
EVALUATION OF KEY CYPRESS TREE DETERIORATING CONDITIONS



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

DRAWING ISSUE	
NO.	DATE

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1	9/14/16



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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NO.	DATE
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3196 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CA 93953

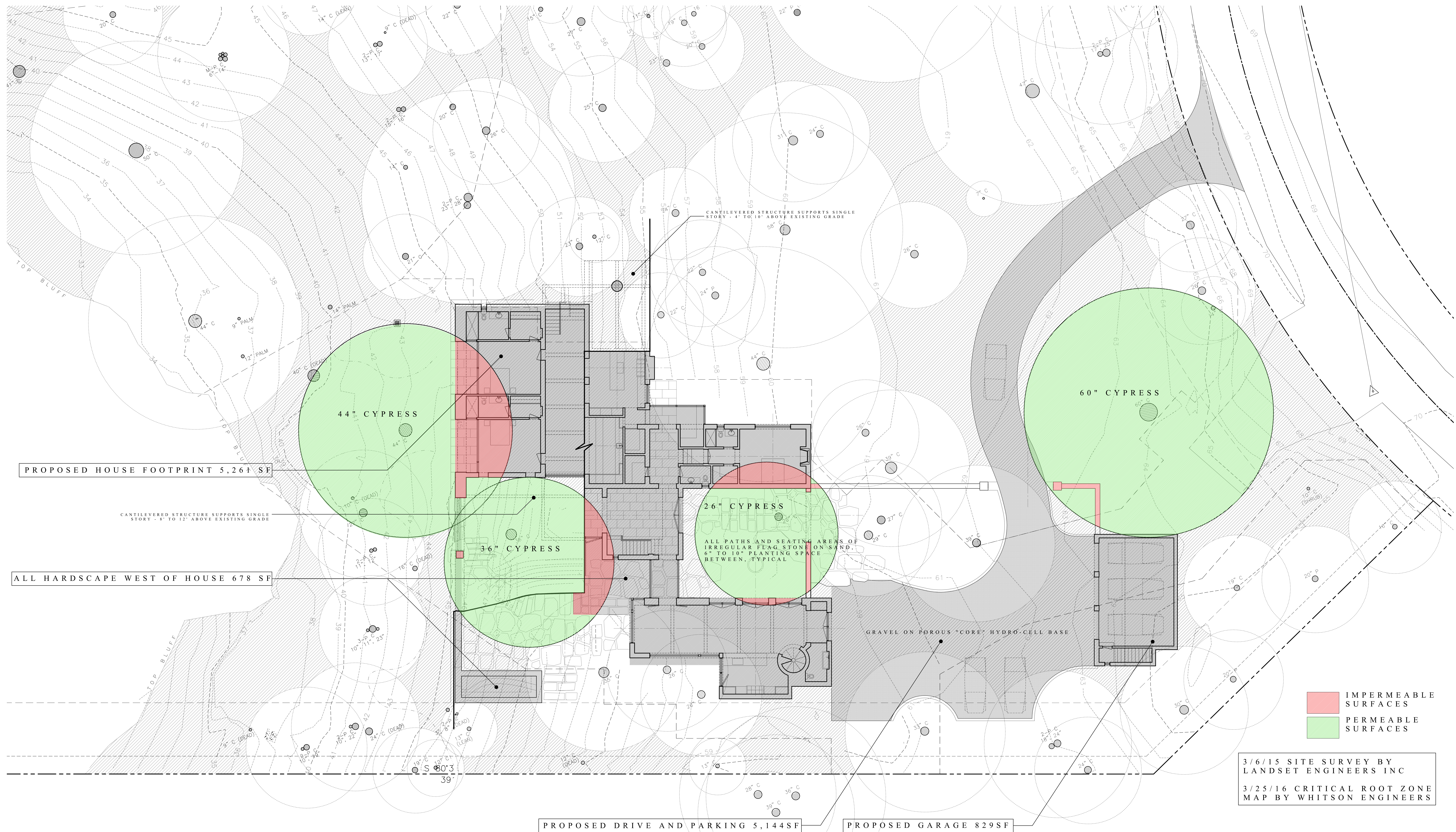
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EXISTING HOUSE PLAN AND CYPRESS DRIP AND ROOT ZONE

SCALE 1/8"=1'-0"

A 2.0



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

PRELIMINARY PLANNING SUBMISSION SET

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

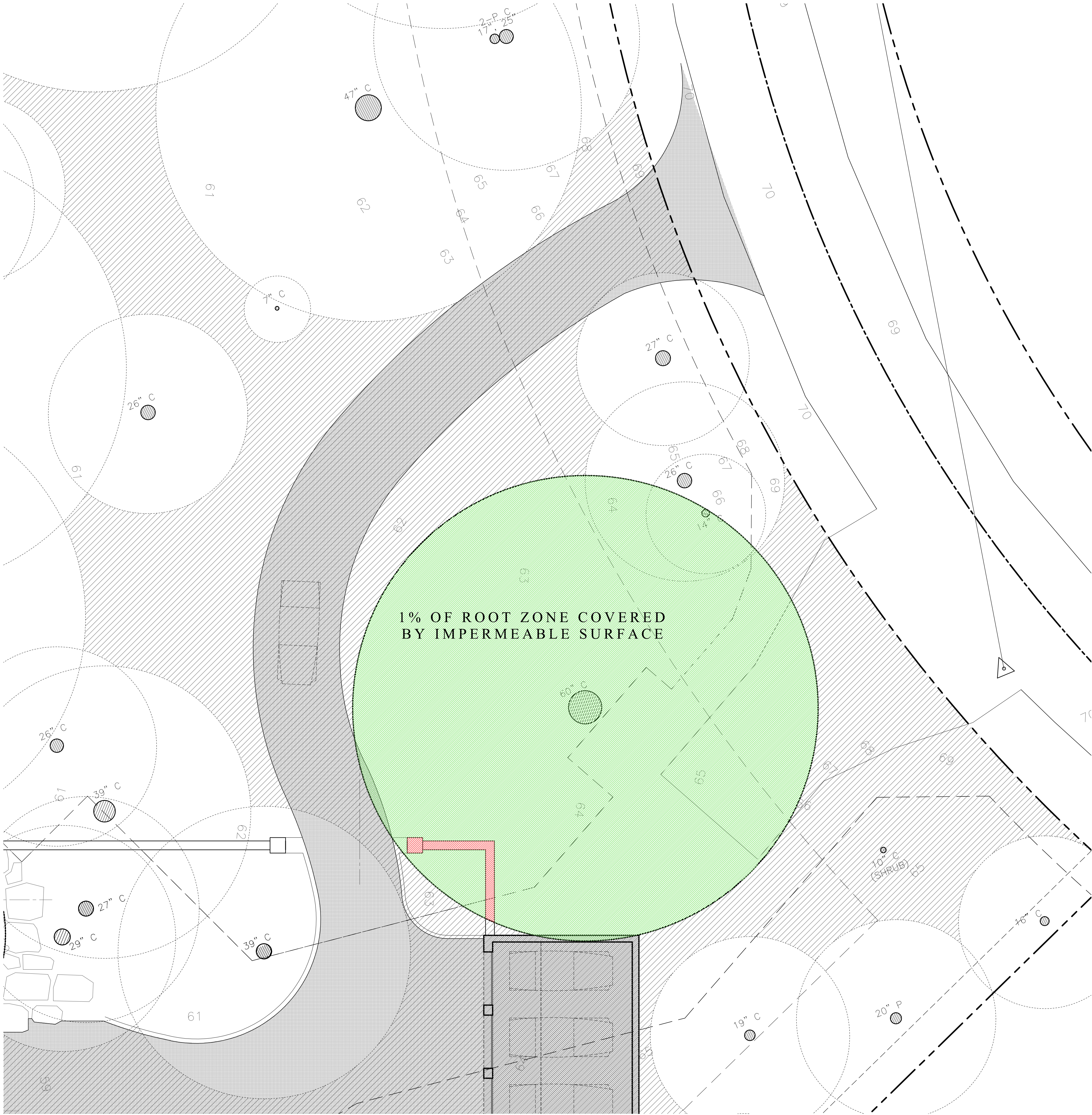
A2.1

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

EXISTING AND PROPOSED HOUSE IMPERMEABLE SURFACE COMPARISON FOR 60" CYPRESS AT DRIVEWAY
PRELIMINARY PLANNING SUBMISSION SET

IMPERMEABLE SURFACES PERMEABLE SURFACES

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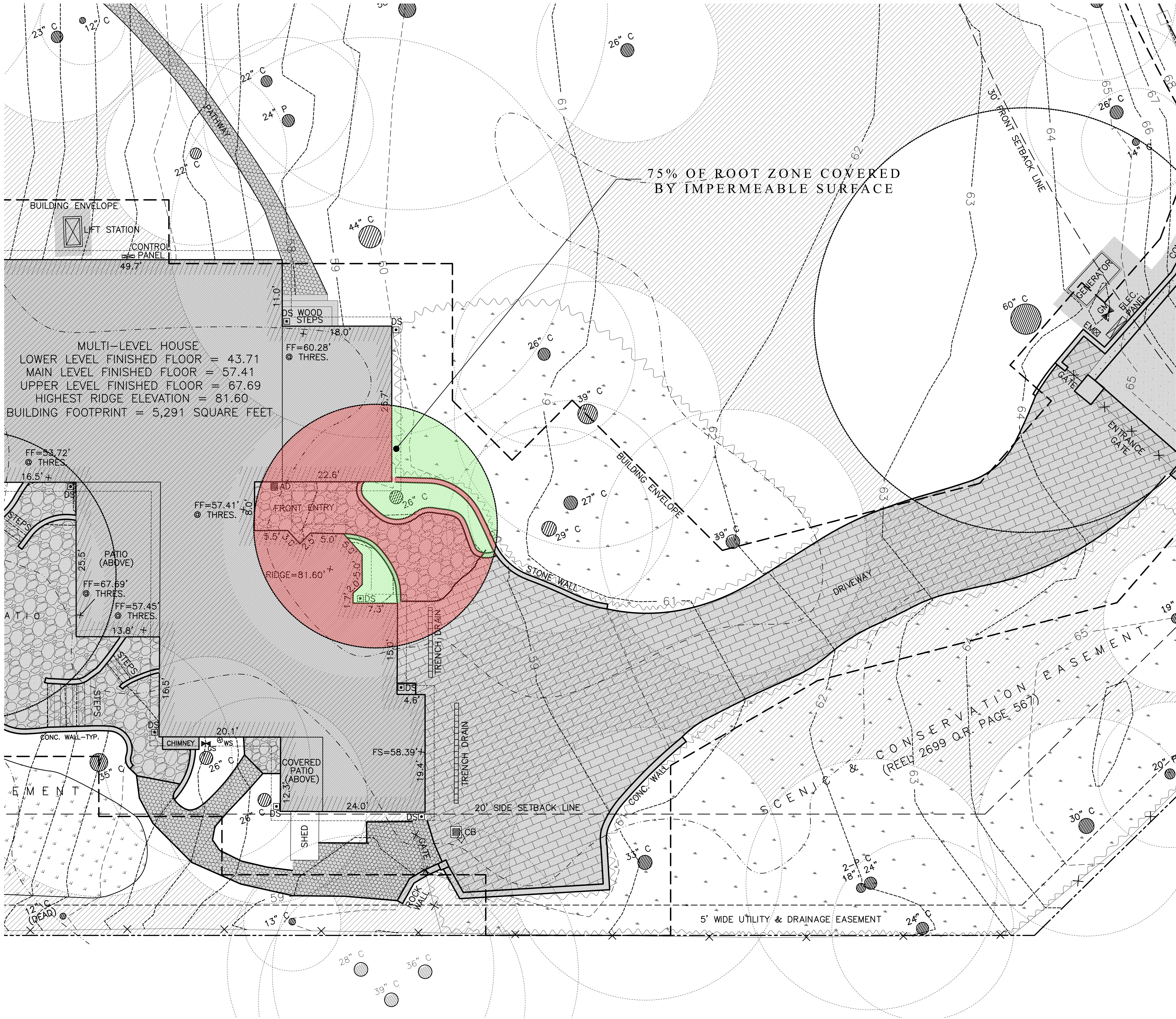
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60" CYPRESS
ENTRY GATE TREE ANALYSIS
SCALE 1/8"=1'-0"

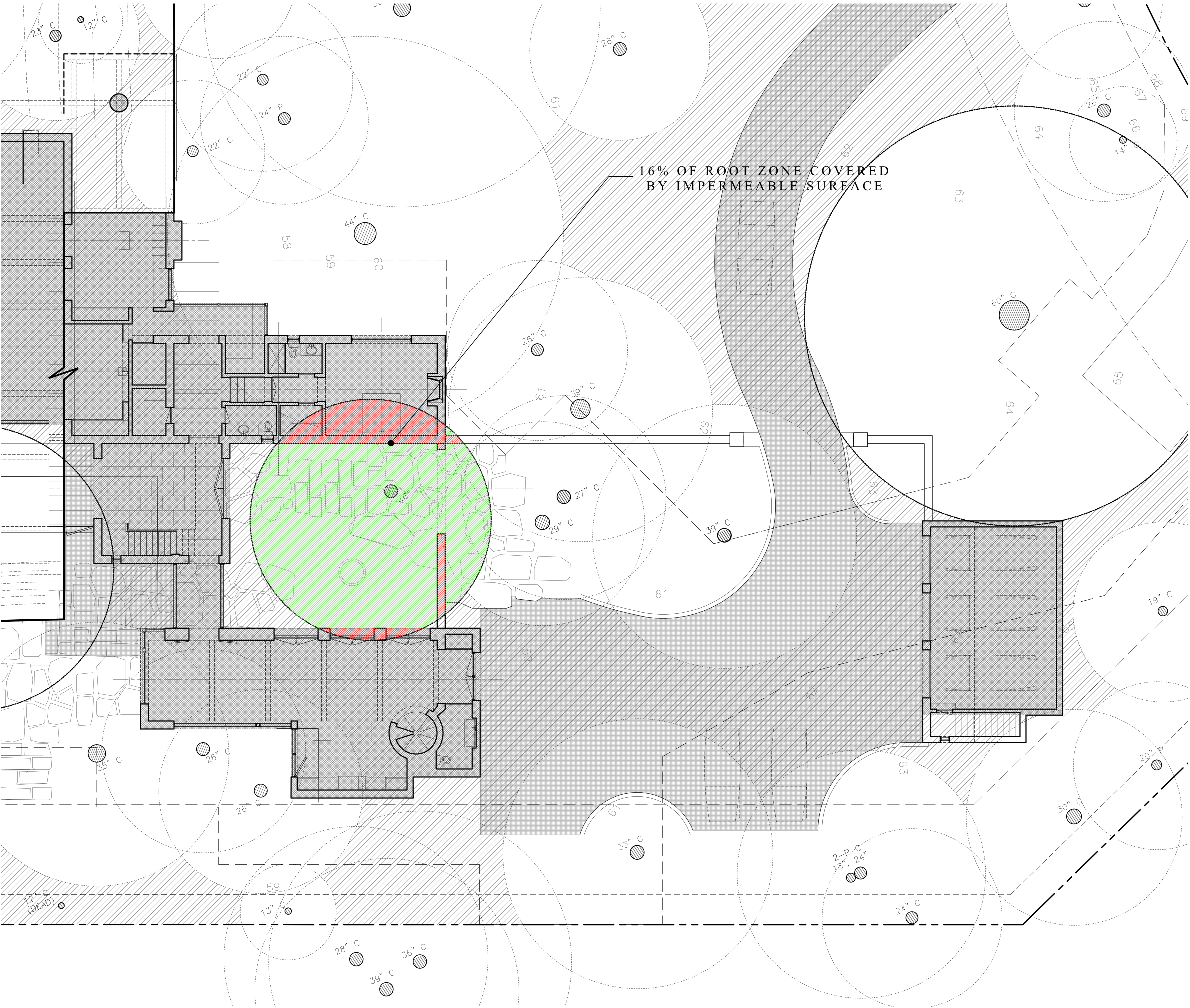
A 3.0

PROPOSED MODIFICATIONS TO DECREASE IMPERMEABLE AREA AT CYPRESS ROOT ZONE

- 1 - RELOCATE EXISTING HOUSE / GARAGE AREA AND ALL ON SLAB PAVING FROM CYPRESS ROOT ZONE
- 2 - CREATE LARGE GARDEN COURTYARD AROUND CYPRESS
- 3 - CREATE DETACHED GARAGE IN AREA OUTSIDE OF ALL CYPRESS ROOT ZONES
- 4 - REPLACE EXISTING ASPHALT DRIVE MATERIAL WITH GRAVEL ON POROUS "CORE" HYDRO-CELL BASE
- 5 - REPLACE ALL ON SLAB PAVING WITH STEPPING STONES ON SAND AND SOIL- PLANTING POCKETS



26" CYPRESS AT EXISTING HOUSE ENTRY - BUILDING MASS AND PAVING



26" CYPRESS AT PROPOSED HOUSE ENTRY - GARDEN COURTYARD

IMPERMEABLE SURFACES
PERMEABLE SURFACES

EXISTING AND PROPOSED HOUSE IMPERMEABLE SURFACE COMPARISON FOR 26" CYPRESS AT HOUSE ENTRY
PRELIMINARY PLANNING SUBMISSION SET

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& LANDSCAPE DESIGN

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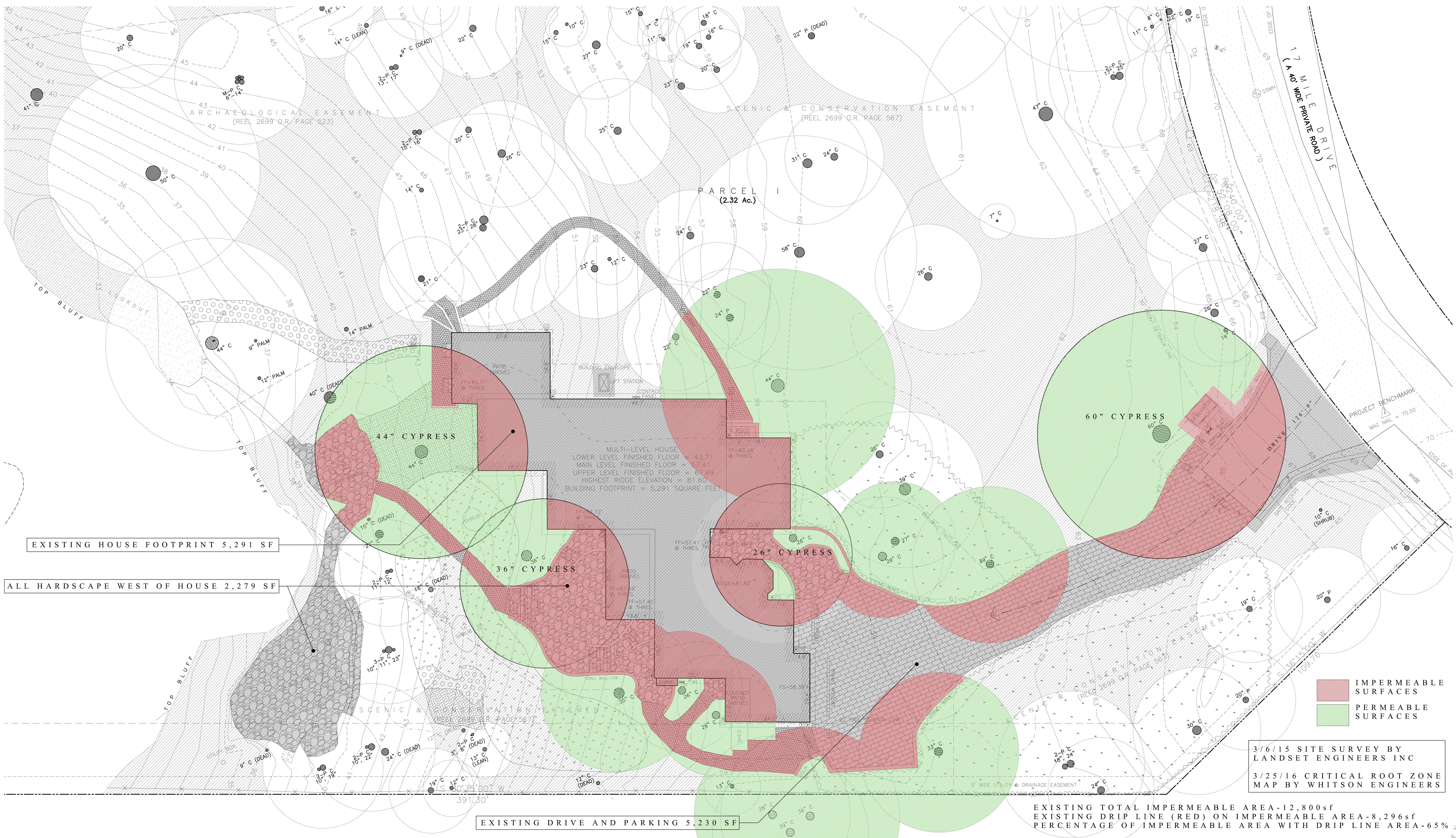
26" CYPRESS
HOUSE ENTRY TREE ANALYSIS
SCALE 1/8"=1'-0"

A3.1

- 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



EXISTING AND PROPOSED HOUSE IMPERMEABLE SURFACE COMPARISON FOR 36" & 44" CYPRESS AT OCEANSIDE
PRELIMINARY PLANNING SUBMISSION SET



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

PRELIMINARY PLANNING SUBMISSION SET

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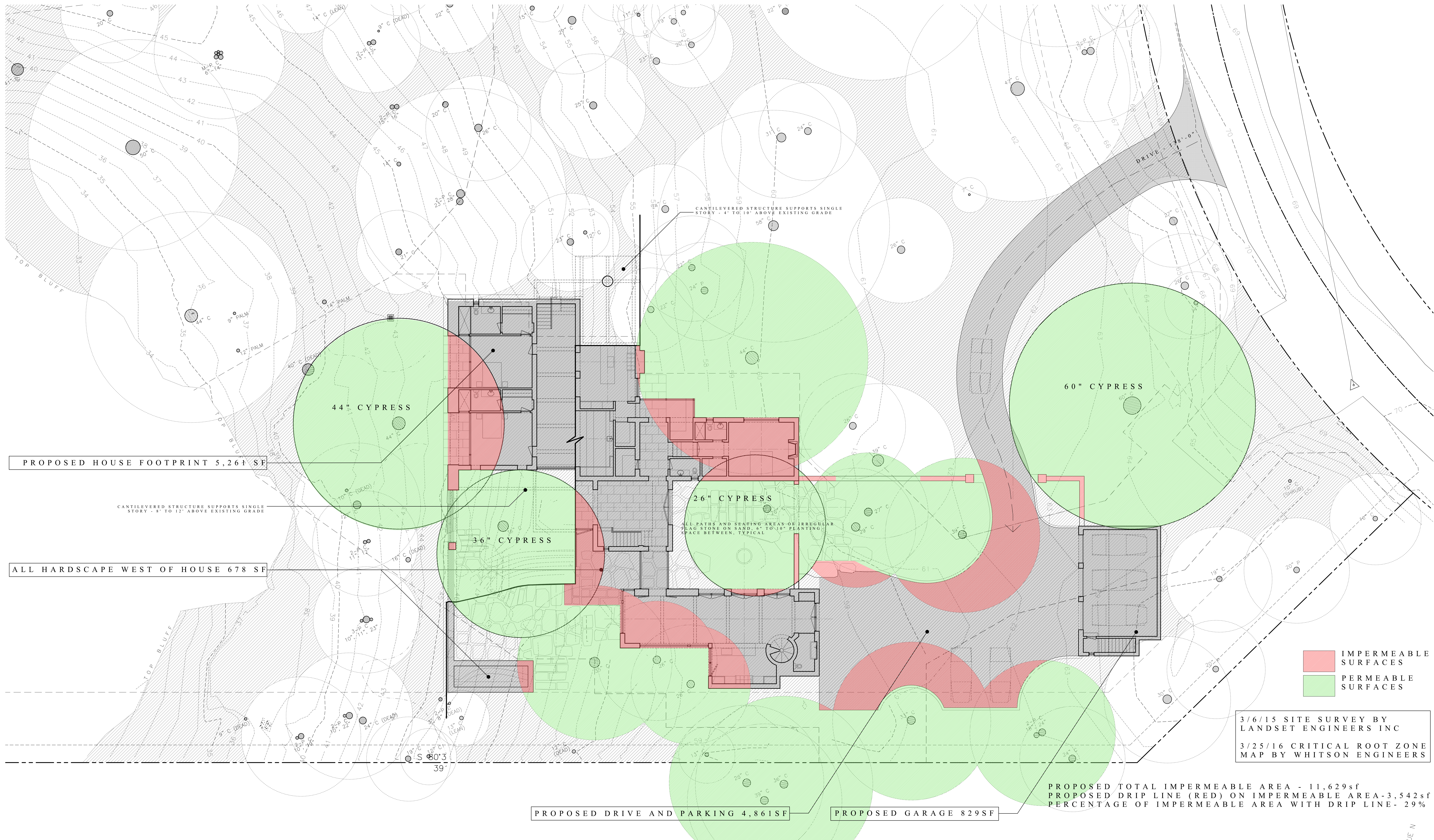
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EXISTING HOUSE PLAN AND CYPRESS DRIP AND ROOT ZONE

SCALE 1/8"=1'-0"

A 4.0



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

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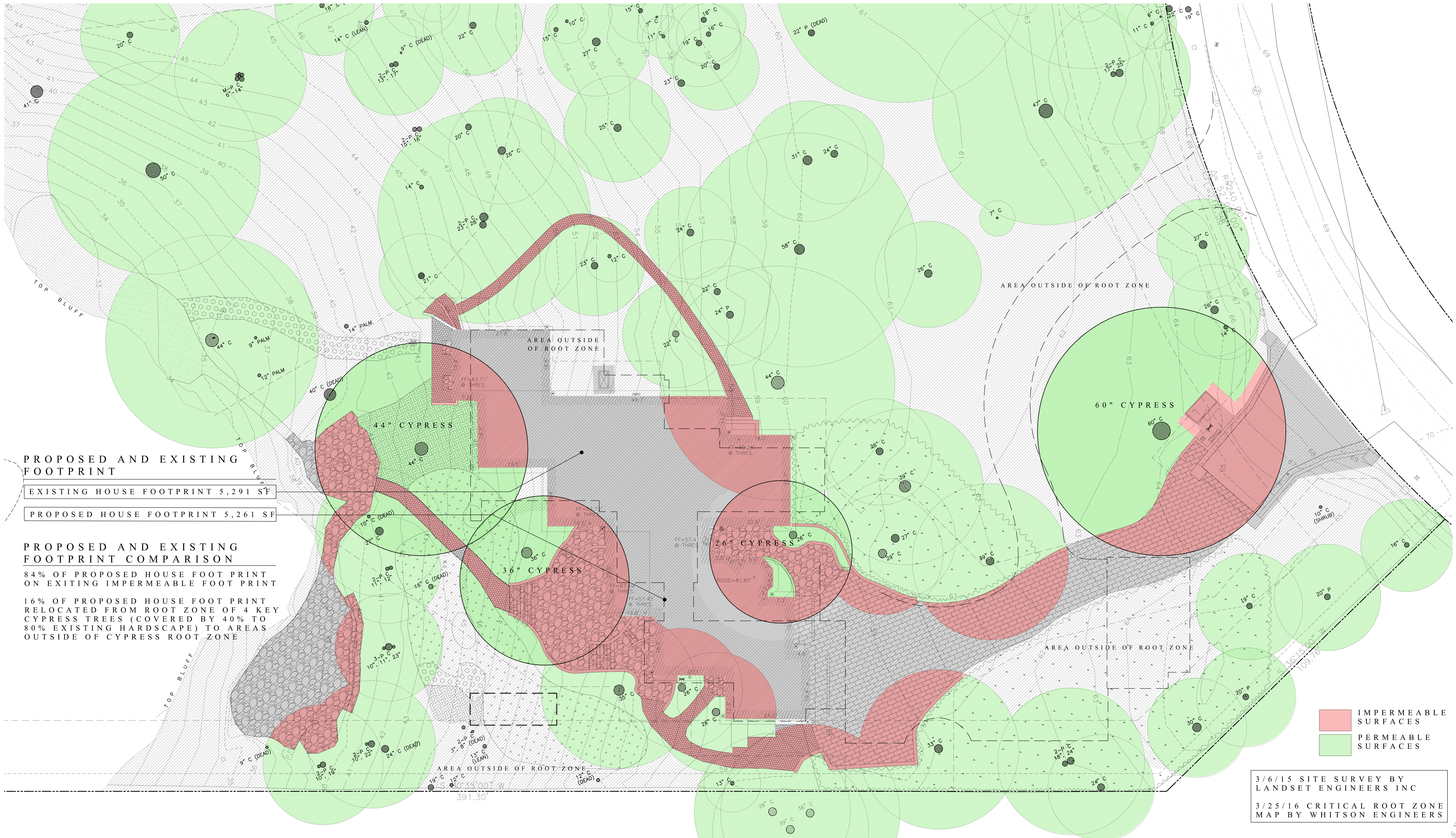
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PROPOSED HOUSE FOOT PRINT PLAN

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 EXITING 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

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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

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SITE SURVEY

SCALE 3/32"=1'-0"

A5.0