

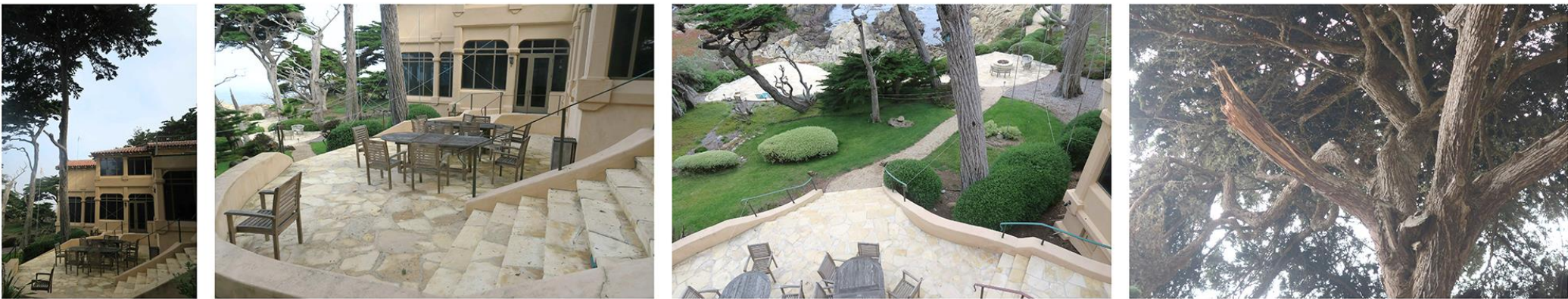
EVALUATION OF KEY CYPRESS TREE DETERIORATING CONDITIONS



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
1	9/14/16

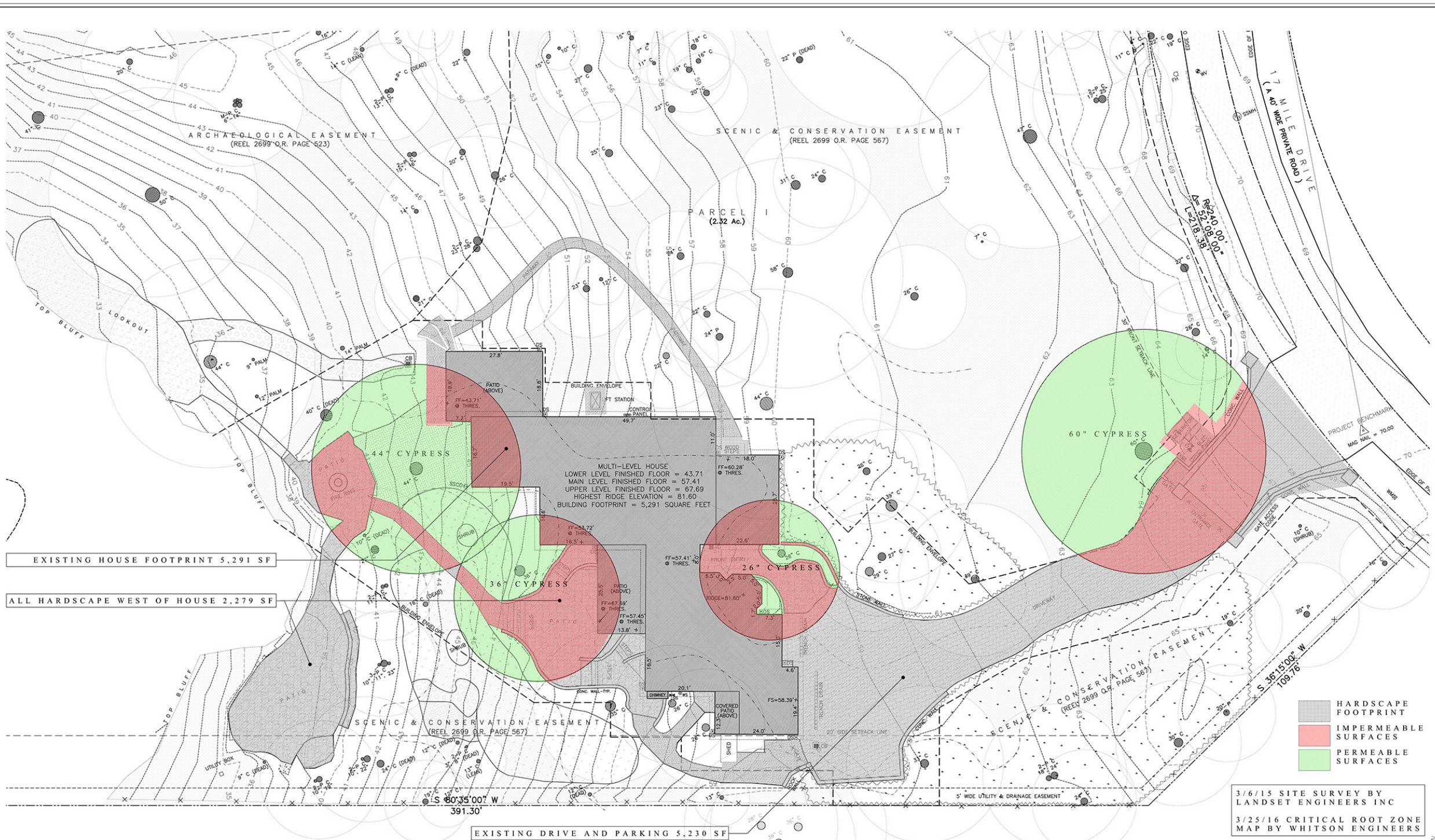
ROBERT JOYCE ARCHITECTURE  
& LANDSCAPE DESIGN

3196 SEVENTEEN MILE DRIVE  
PEBBLE BEACH, CA 93953

DRAWING ISSUE	
NO	DATE
1	9/14/16

COVER SHEET- CYPRESS TREES PHOTOS





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

PRELIMINARY PLANNING SUBMISSION SET

DRAWING ISSUE	
NO.	DATE
1	9/14/16
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ROBERT JOYCE ARCHITECTURE  
& LANDSCAPE DESIGN

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"

A2.0









TYPICAL BRANCHING STRUCTURE OF HEALTHY 44" CYPRESS ON SITE, NOT ADJACENT TO HARDSCAPE

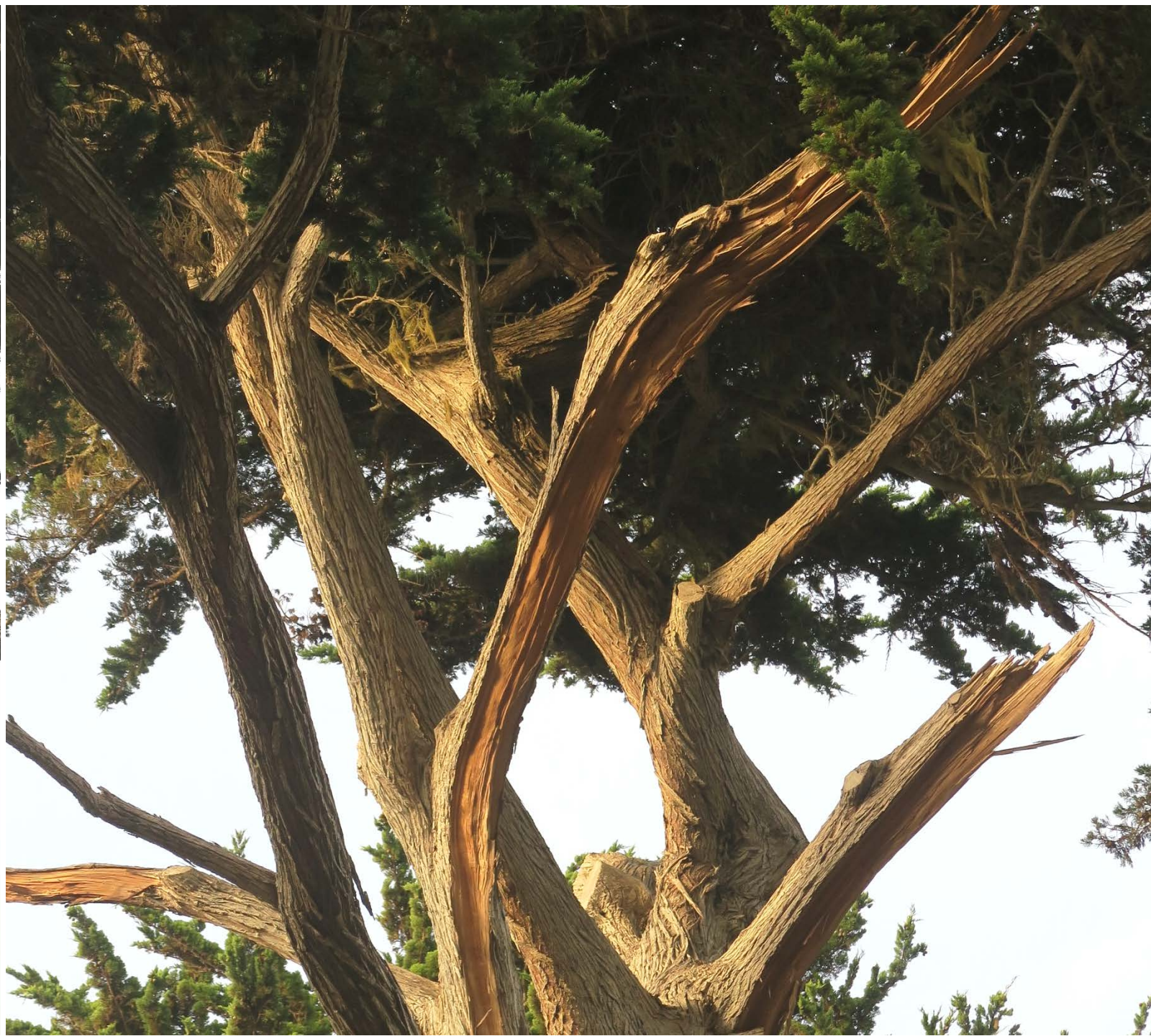












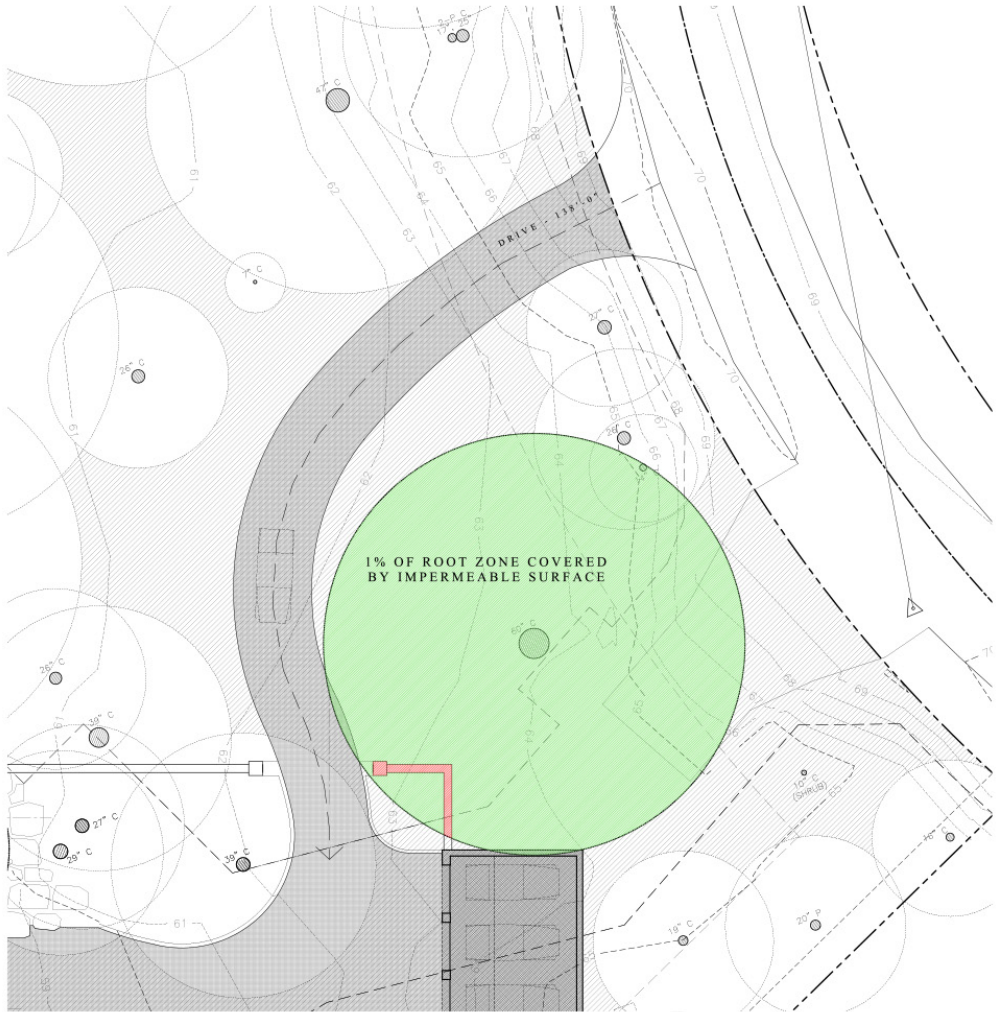


PROPOSED MODIFICATIONS TO DECREASE IMPERMEABLE AREA AT CYPRESS  
ROOT ZONE

- 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
- 4 - EXISTING DRIVE 126' AND PROPOSED DRIVE 138'



60" CYPRESS AT EXISTING DRIVEWAY ENTRANCE



60" CYPRESS AT PROPOSED DRIVEWAY ENTRANCE

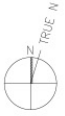
HARDSCAPE  
FOOTPRINT

IMPERMEABLE  
SURFACES

PERMEABLE  
SURFACES

EXISTING AND PROPOSED DRIPLINE COMPARISON FOR 60" CYPRESS

PRELIMINARY PLANNING SUBMISSION SET



ROBERT JOYCE ARCHITECTURE  
& LANDSCAPE DESIGN

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3196 SEVENTEEN MILE DRIVE  
PEBBLE BEACH, CA 93953

DRAWING ISSUE	
NO.	DATE
1	9/14/16
	PRELIMINARY PLANNING SUBMISSION SET

EXISTING AND PROPOSED DRIPLINE  
COMPARISON FOR 60" CYPRESS  
SCALE 1"=1'-0"

A 3.0









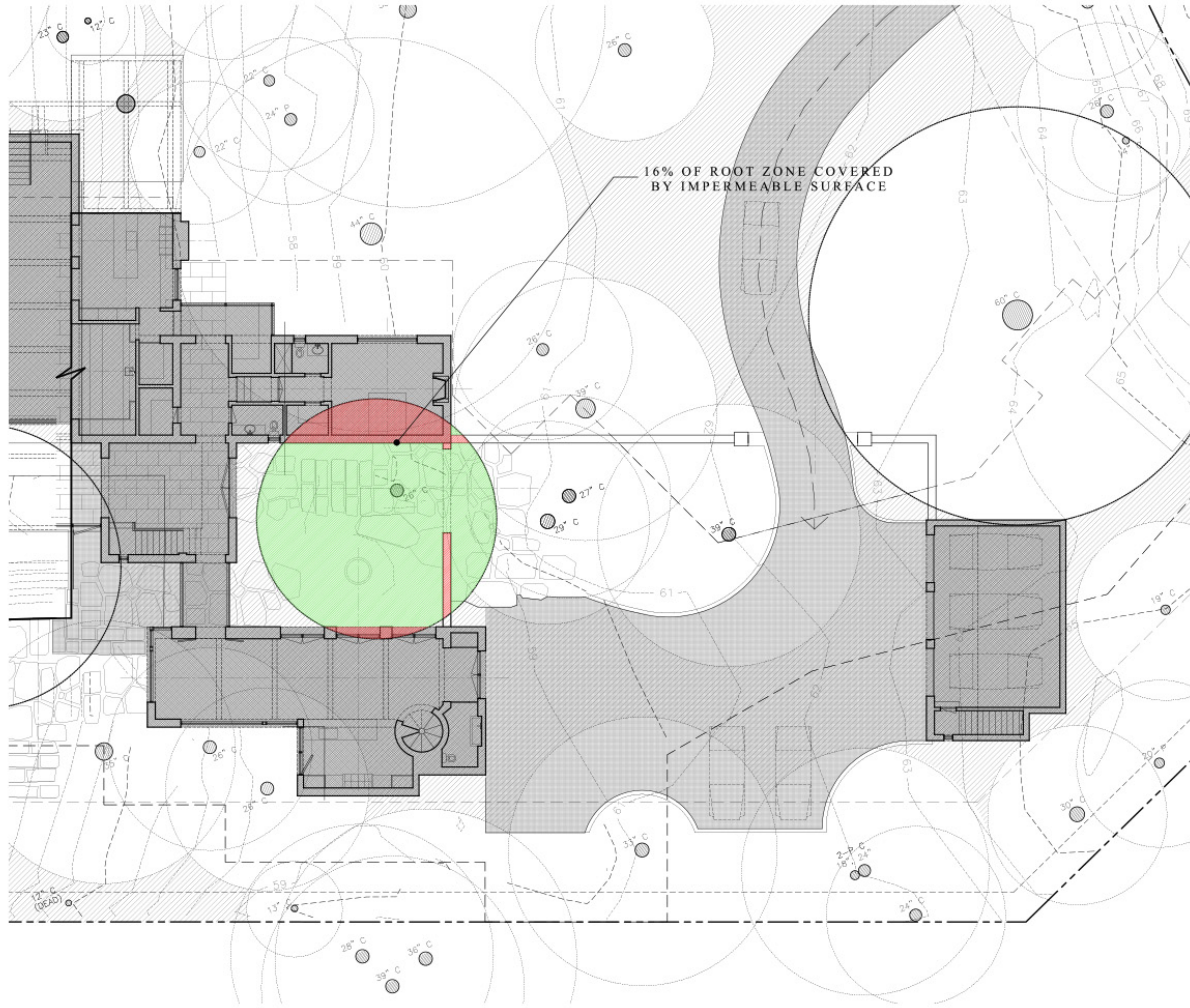
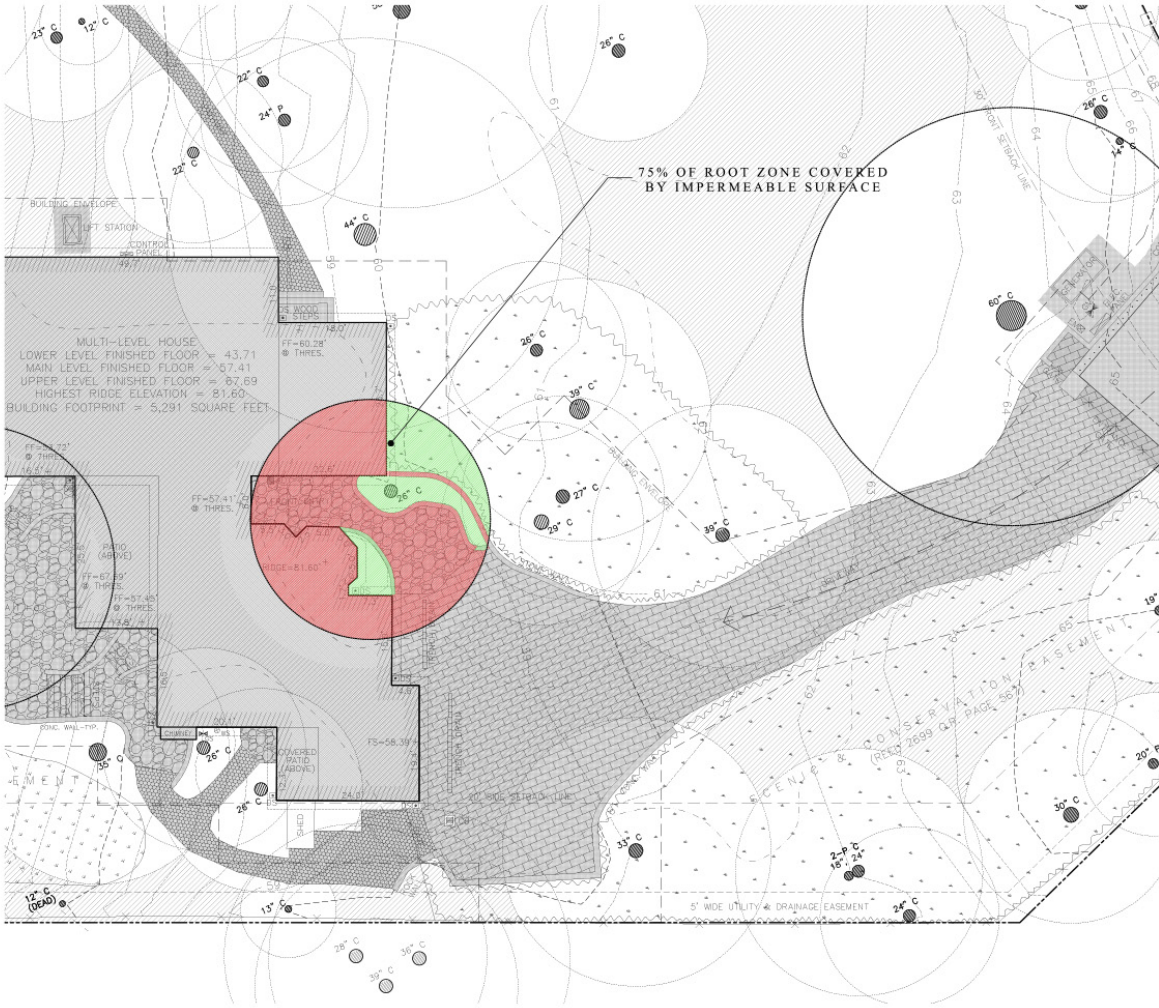






PROPOSED MODIFICATIONS TO DECREASE IMPERMEABLE AREA AT CYPRESS ROOT ZONE

- 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



HARDSCAPE FOOTPRINT IMPERMEABLE SURFACES PERMEABLE SURFACES

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

ROBERT JOYCE ARCHITECTURE  
& LANDSCAPE DESIGN

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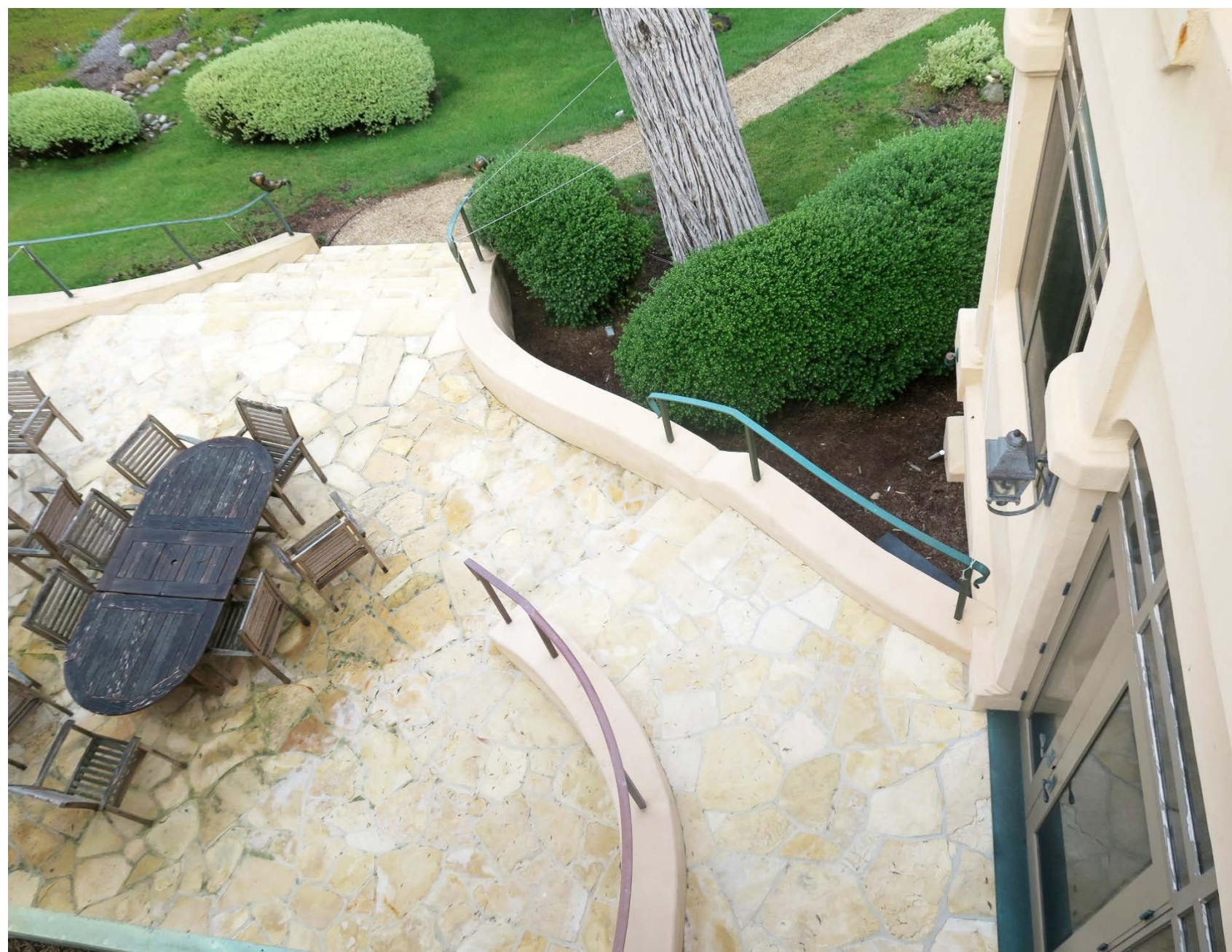
3196 SEVENTEEN MILE DRIVE  
PEBBLE BEACH, CA 93953

DRAWING ISSUE	
NO.	DATE
1	9/14/18
	PRELIMINARY PLANNING SUBMISSION SET

26" CYPRESS  
HOUSE ENTRY TREE ANALYSIS  
SCALE 1/2"=1'-0"

A3.1

















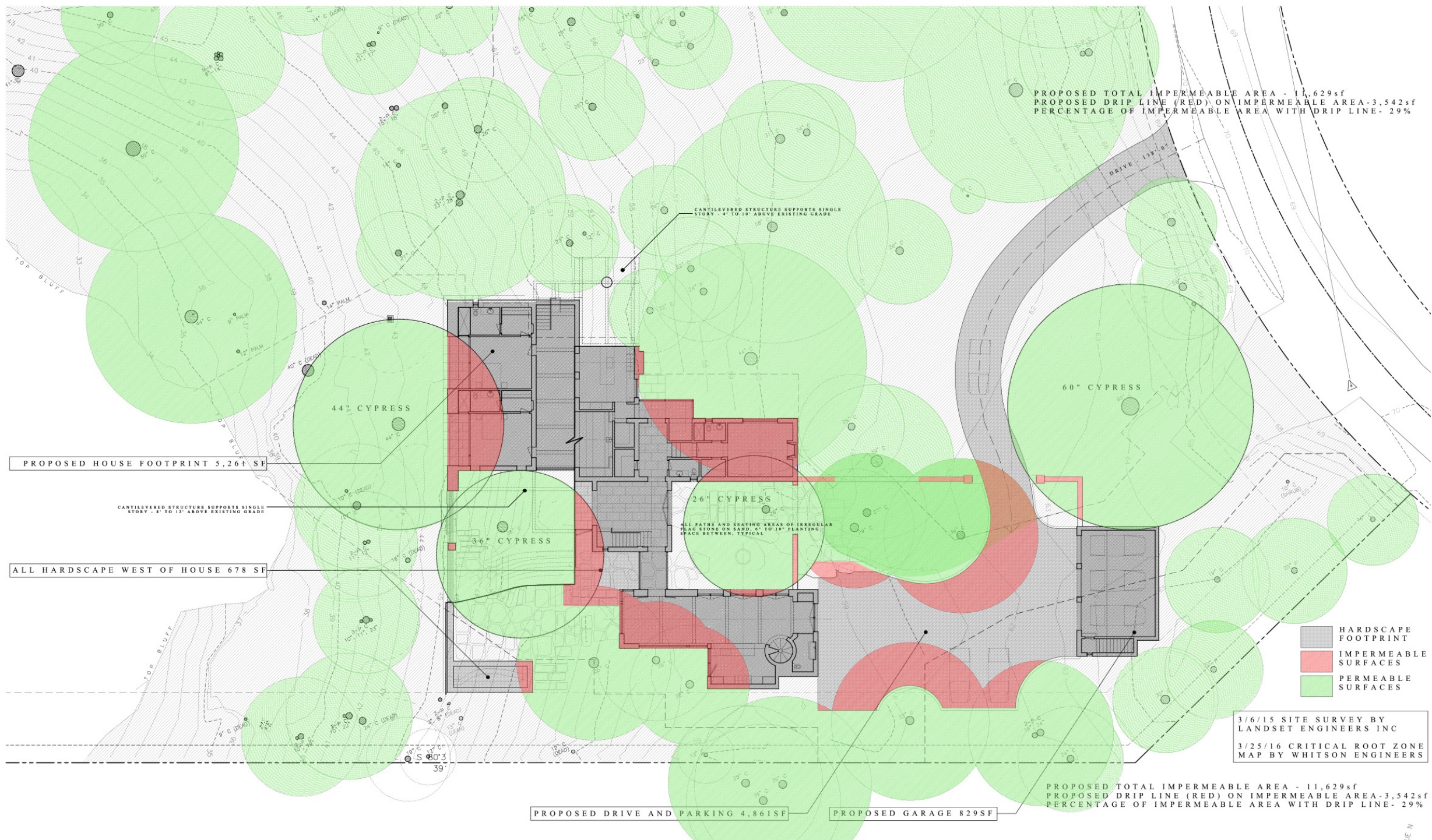


- 1 - PULL BACK EXISTING BUILDING FOOTPRINT FROM CYPRESS ROOT ZONE AREA - RESTORE ROOT ZONE
- 2 - REMOVE 1,334 SF OF TERRACE ON SLAB, 110 LF OF WALL FROM CYPRESS ROOT ZONE AREA
- 3 - RELOCATE ALL EXTERIOR SITTING AREAS TO OUTSIDE OF CYPRESS ROOT ZONE
- 4 - REPLACE ALL SLAB TERRACE WITH STEPPING STONES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



### A 3.2





PROPOSED HOUSE, COMPLETE SITE CYPRESS ROOT ZONE ANALYSIS - NOTE AREAS OUTSIDE OF ROOT ZONE  
PRELIMINARY PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE  
& LANDSCAPE DESIGN

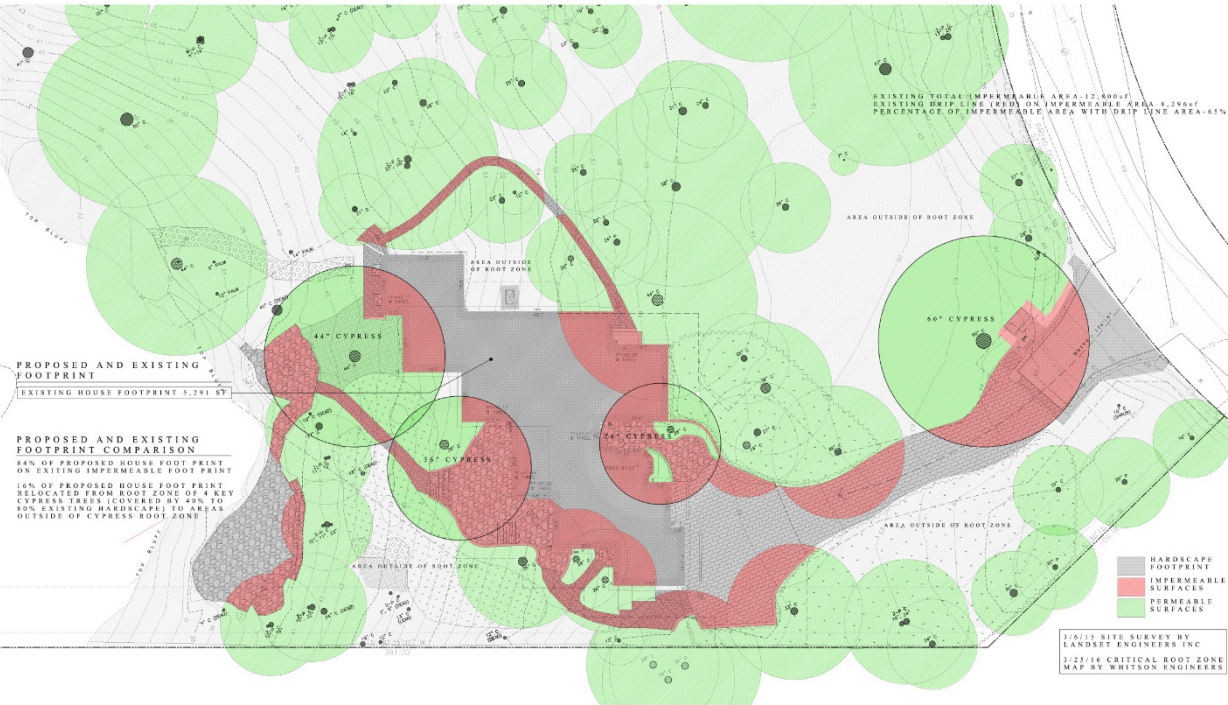
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3196 SEVENTEEN MILE DRIVE  
PEBBLE BEACH, CA 93953

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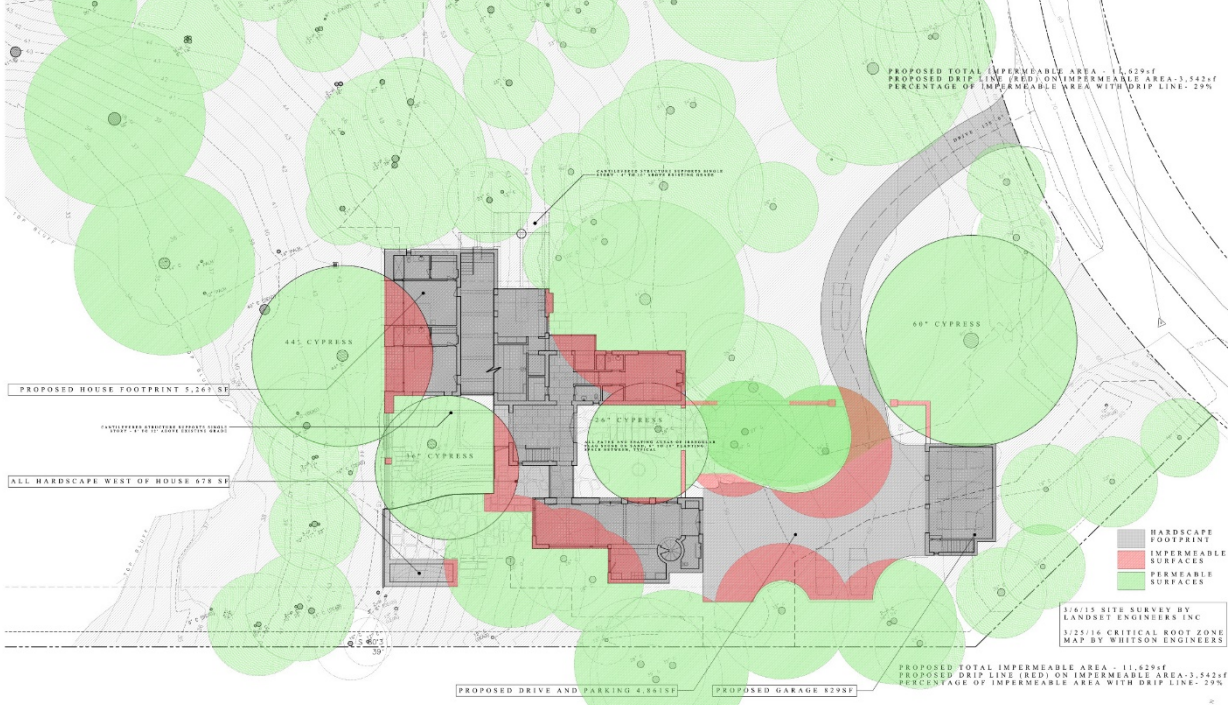
PROPOSED HOUSE COMPLETE SITE CYPRESS ROOT ZONE  
ANALYSIS - AREA OUTSIDE OF ROOT ZONE  
SCALE 1/8"=1'-0" A4.3





EXISTING HOUSE, COMPLETE SITE CYPRESS ROOT ZONE ANALYSIS - NOTE AREAS OUTSIDE OF ROOT ZONE  
PRELIMINARY PLANNING SUBMISSION SET

ROBERT JONES ARCHITECTS LANDSCAPE DESIGN	DRAWING ISSUE		3196 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA 93953	DRAWING ISSUE	1/8/15 SITE SURVEY BY LANDSET ENGINEERS INC 1/22/16 CRITICAL ROOT ZONE MAP BY WHITSON ENGINEERS	SCALE 8"=1'-0"	A4.2
	NO. 1	ISSUE					



PROPOSED HOUSE, COMPLETE SITE CYPRESS ROOT ZONE ANALYSIS - NOTE AREAS OUTSIDE OF ROOT ZONE  
PRELIMINARY PLANNING SUBMISSION SET

ROBERT JONES ARCHITECTS LANDSCAPE DESIGN	DRAWING ISSUE		3196 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA 93953	DRAWING ISSUE	1/8/15 SITE SURVEY BY LANDSET ENGINEERS INC 1/22/16 CRITICAL ROOT ZONE MAP BY WHITSON ENGINEERS	SCALE 8"=1'-0"	A4.3
	NO. 1	ISSUE					