

# Exhibit F

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APN: 009-403-003-000  
 SITE AREA: 13,159 SQ FT (.302 AC)  
 CARMEL AREA LUP DESIGNATION: RECREATION AND VISITOR-SERVING COMMERCIAL  
 ZONING:

VSC-D (18)(CZ) (PROPOSED)

OCCUPANCY: R-1  
 CONSTRUCTION TYPE: R-3

AREA CALCULATIONS:  
 EXISTING BUILDING AREA:  
 GARAGES: 802 SQ FT  
 RENTALS: 2,765 SQ FT  
 TOTAL: 3,567 SQ FT  
 PROPOSED BUILDING AREA:  
 GARAGE: 408 SQ FT  
 RENTALS: 3,159 SQ FT  
 TOTAL: 3,567 SQ FT

F.A.R.: 27.1%

COVERAGE CALCULATIONS:  
 EXISTING COVERAGE:  
 GARAGES: 802 SQ FT  
 RENTALS: 2,765 SQ FT  
 FIREPLACES: 54 SQ FT  
 DECKS: 220 SQ FT  
 TOTAL: 3,841 SQ FT (29.1%) *VSC = 50%*

PROPOSED COVERAGE:  
 GARAGE: 408 SQ FT  
 RENTALS: 3,159 SQ FT  
 FIREPLACES: 54 SQ FT  
 DECKS: 220 SQ FT  
 TOTAL: 3,841 SQ FT (29.1%)

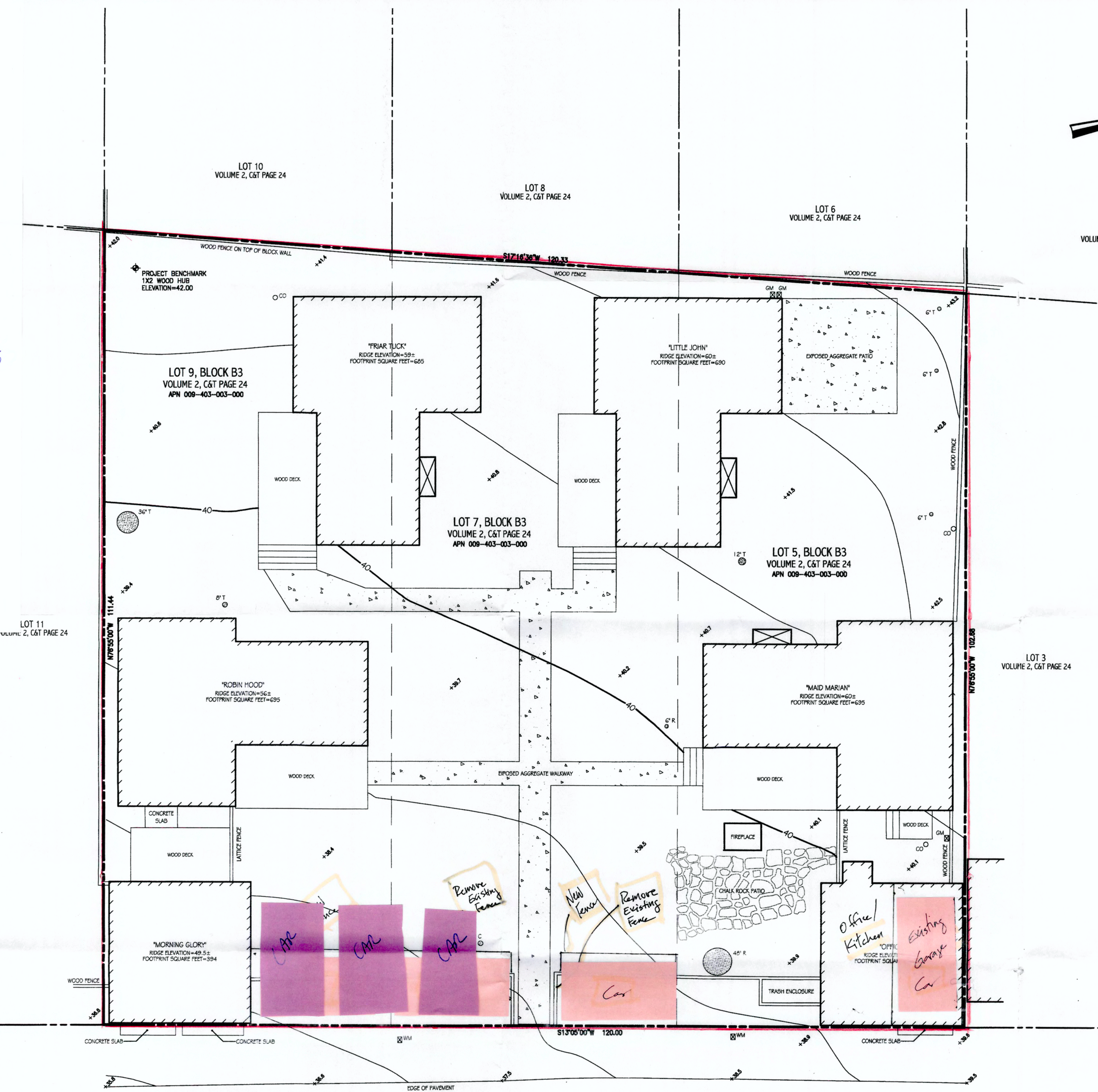
IMPERVIOUS CALCULATIONS:  
 EXISTING IMPERVIOUS:  
 IMPERVIOUS: 1,807 SQ FT  
 BUILDING: 3,227 SQ FT  
 BUILDING: 394 SQ FT  
 TOTAL: 5,428 SQ FT (41.2%)

PROPOSED IMPERVIOUS:  
 IMPERVIOUS: 1,807 SQ FT  
 BUILDING: 3,227 SQ FT  
 BUILDING: 394 SQ FT  
 TOTAL: 5,428 SQ FT (41.2%)

BUILDING HEIGHT: 11'-9" *VSC = 35'*



SCALE: 1"=8'



**RECORD DESCRIPTION:**  
 LOTS 5, 7 AND 9 IN BLOCK B-3 AS SHOWN ON THE MAP ENTITLED "MAP OF ADDITION NO. 7 CARMEL-BY-THE-SEA, AS FILED IN VOLUME 2, PAGE 24, OF CITIES AND TOWNS RECORDS OF MONTEREY COUNTY, CALIFORNIA.

**BENCHMARK:**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 42.00 HAS BEEN ASSIGNED TO 1" BY 2" WOOD HUB SET IN THE GROUND NEAR THE WESTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT SHOWN. ARE SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE NOTED AND VERIFIED BY OTHERS.
  - BUILDING RIDGE ELEVATIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. MOST BUILDING HAVE STAGGERED AND/OR VARIED RIDGE LINES.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN SEPTEMBER OF 2012.

*VSC constraint MAP*  
*Setbacks / None*  
*Building to Building Setbacks / None*

CARMELO STREET  
 (A 40 FOOT WIDE COUNTY ROAD)

**TOPOGRAPHIC SITE SURVEY**  
 FOR  
 26208 CARMELO STREET  
 AT  
 LOTS 5, 7 & 9, BLOCK B3  
 MAP OF ADDITION No. 7  
 TO CARMEL-BY-THE-SEA  
 VOLUME 2, PAGE 24 OF CITIES & TOWNS  
 RECORDS OF MONTEREY COUNTY

ENVIRONS OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
 Joseph Water

by LUCIDO SURVEYORS Del Rey Oaks, California

SCALE: 1" = 8' PROJECT No. 1074 OCTOBER 2012

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