

- LEGEND**
- SUBJECT PROPERTY LINES PER [1]
  - OTHER PROPERTY LINES PER [1]
  - MONUMENT LINE PER [1]
  - WOOD FENCE
  - BUILDING LINE
  - FOUND MONUMENT PER [1]
  - AD AREA DRAIN
  - BC BUILDING CORNER
  - CC CLEANOUT
  - CONC CONCRETE
  - BSW BACK OF SIDEWALK
  - DI DRAIN INLET
  - EC EDGE OF CONCRETE
  - EL ELEVATION
  - EM ELECTRIC METER
  - FL FLOW LINE
  - FF FINISH FLOOR
  - FR FIRE HYDRANT
  - GB GRADE BREAK
  - GV GAS VALVE
  - GM GAS METER
  - GW GUY WIRE
  - HV HIGH VOLTAGE
  - IV IRRIGATION VALVE
  - LG LIP OF GUTTER
  - MH MANHOLE
  - OE OVERHEAD ELECTRIC
  - OC OVERHEAD CABLE
  - SC SEWER CLEANOUT
  - TELECOM TELECOM
  - TBC TOP BACK OF CURB
  - TBW TOP BACK OF WALL
  - TCW TOE OF WALL
  - WM WATER METER
  - WV WATER VALVE
  - +16 ELEVATION
  - +TC DESCRIPTION

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS N62°47'03"E BETWEEN FOUND STANDARD WELL MONUMENTS PER [1], FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

**GENERAL NOTES:**

- 1) REFERENCED MAPS PER MARIN COUNTY RECORDER.
- 2) ALL ANGLES ARE 90°00' UNLESS SHOWN OTHERWISE.
- 3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 4) CONTOURS SHOWN AT A 1' FOOT INTERVAL.
- 5) ALL DISTANCES CONSIDERED MEASURED—(RECORD PER [1]) UNLESS NOTED OTHERWISE.
- 6) ONLY VISIBLE SURFACE UTILITIES AND MONUMENTS SHOWN ON DATE OF SURVEY ARE SHOWN.
- 7) THIS SURVEY DOES NOT SHOW SUBSURFACE ENCROACHMENTS (UTILITIES/FOUNDATIONS)
- 8) ELEVATIONS SHOWN OR ASSUMED LOCAL DATUM.

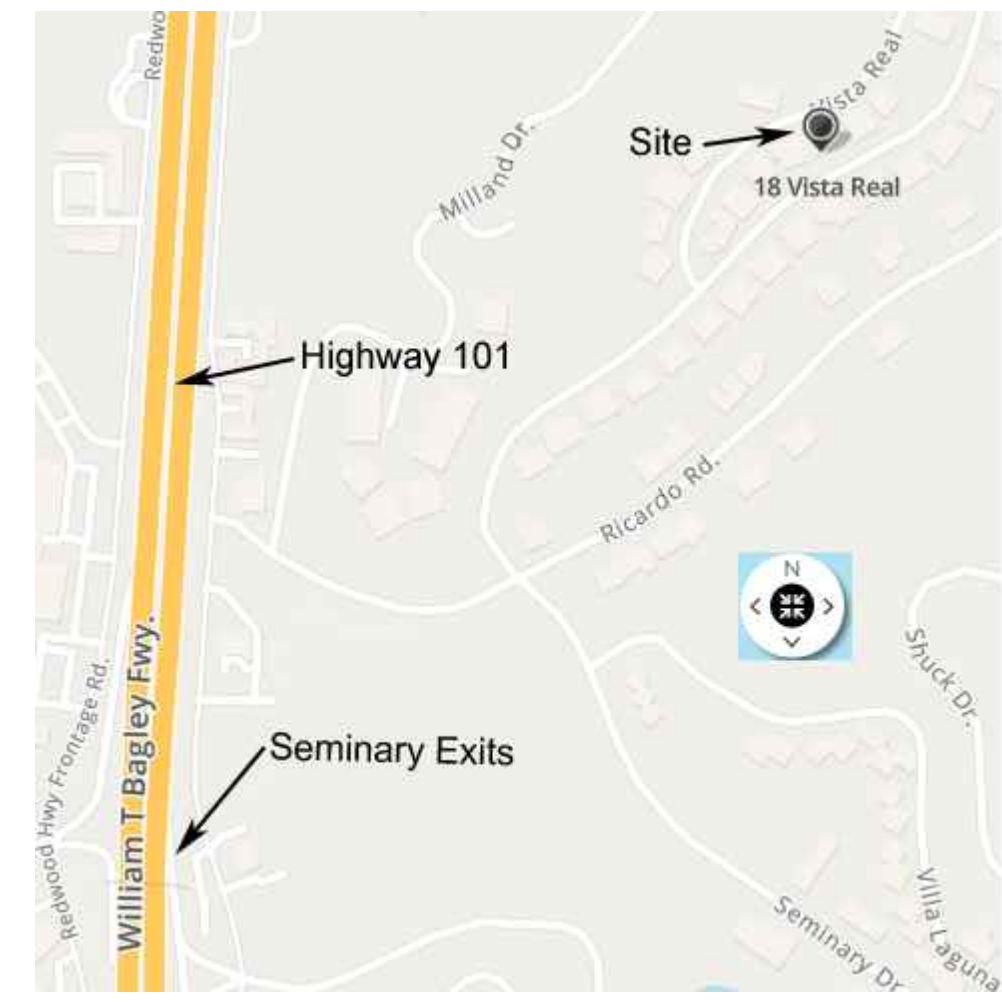
**REFERENCES**

- [1] "MAP OF STRAWBERRY VILLAGE, A SUBDIVISION OF PARCEL 3, P.M. 54", FILED IN BOOK 21 OF MAPS, AT PAGE 33 (21 M 33)
- [2] DEED DOCUMENT:

**UTILITY NOTE:**  
UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE IDENTIFIED WITH RESPECT TO SIZES, HORIZONTAL, AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION AND UNDERGROUND SERVICE ALERT ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF ALL SAID UTILITIES.

**SURVEY NOTE:**  
BUILDING(S), WALL(S), AND/OR STRUCTURE(S) SHOWN MAY CONTAIN DECORATIVE ELEMENTS NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED OR MAPPED. THE DESIGNER SHALL FIELD INSPECT ANY AREAS WHERE IMPROVEMENTS ARE EXPECTED IN THE EVENT SETBACKS OR ANY OTHER CONSTRAINTS MAY BE AN ISSUE. TREES SHOWN ARE LOCATED FOR GENERAL SITE PLANNING AND ANY CONSTRUCTION PLANNED IN THE VICINITY OF TREES MAY REQUIRE MORE DETAIL. ANY FURTHER SURVEYING SHALL BE ARRANGED BY THE OWNER(S) OR OWNER(S) AGENT. TREE SPECIES AND SIZE ARE APPROXIMATE AND ANY SPECIFIC DETAILS SHALL BE CONFIRMED BY AN ARBORIST.

**NOTE:**  
THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ALEX SMITH AND SHALL BE CONSIDERED PRELIMINARY UNLESS SIGNED IN BLUE INK, WHERE ANY PREVIOUS VERSIONS ARE VOID, USE OR RELIANCE OF THIS PLAN BY ANY PARTY OTHER THAN THE CLIENT(S) OR CLIENTS' AGENT IS FORBIDDEN WITHOUT WRITTEN CONSENT FROM AMERICAN LAND SURVEYING, INC. AN ELECTRONIC FILE IS ONLY PROVIDED AS A COURTESY AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY PLAN.



Vicinity Map

**Standard Project Data On Site Plan**

Site Data - 18 Vista Real, Mill Valley, CA 94941

Property	8551 sf
Living Area	2508 sf
Garage Area	468 sf
Decks/Patio's	1739 sf

<b>1. Existing and Proposed Lot Area.</b>	
Existing	8551 sf
Proposed	Same
<b>2. Existing and Proposed Building Area.</b>	
Existing	2508 sf
Proposed	Same
<b>3. Existing and Proposed Floor Area.</b>	
Existing	4715 sf
Proposed	Same
<b>4. Existing and Proposed Floor Area Ratio.</b>	
Existing	55%
Proposed	Same
<b>5. Proposed Area of additional Disturbance.</b>	
Planting Terrace	600 sf
<b>6. Existing Lot Coverage.</b>	
Impervious coverage	3941 sf
Pervious coverage	4610 sf
<b>7. Proposed Lot Coverage.</b>	
Impervious coverage	4161 sf
Pervious coverage	4390 sf
<b>8. Grading Calculations: (cubic yards)</b>	
Cut	5 cy
Fill	±100 cy
Off-haul	None
<b>9. Parking.</b>	
Existing	4
Proposed	4
<b>10. Min. setbacks for exterior walls of proposed building area.</b>	
Front yard - 20% of average lot depth	22 ft
Rear yard - 20% of average lot depth	22 ft
Side yard	10 ft
<b>11. Max. height of proposed building area.</b>	
	7 ft

SHEET NO. 1 of 1  
**TOPOGRAPHIC MAP**  
 18 VISTA REAL  
 MILL VALLEY, CA - APN 043-410-16  
 AMERICAN LAND SURVEYING  
 316 Tennessee Ave, Suite B, Mill Valley, CA 94941  
 Phone: (415) 888-8880 Email: office@alps.com  
 DATE: 12/20/23  
 SURVEYED BY: JLD  
 PREPARED BY: JLD  
 CHECKED BY: JLD  
 DATE: 12/20/23  
 LICENSE: MARSUCS ELEMEN, PLS 9361, LIC. EXP. 6/30/2023

**Unauthorized Changes and Uses:**  
The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to, or uses of these plans. All changes to these plans must be approved in writing by Donald L. Blayney & Associates.

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Revisions:

**PLANNING APPROVAL ONLY  
NOT FOR CONSTRUCTION**

**DONALD L. BLAYNEY & ASSOCIATES**  
LANDSCAPE ARCHITECTURE & PLANNING

Urban Design  Campus Planning  
 Park Planning  Residential Design  
 Land Use Planning  Golf Course Design  
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 16 Partridge Drive, San Rafael, California 94901  
 California Registration # 3370  New Mexico Registration # 115

**EXISTING CONDITIONS & SURVEY**

Rear Terrace  
Smith Residence  
18 Vista Real, Mill Valley, Calif. 94941 — A.P.N. 043-410-16

Date: January 21, 2024  
 Scale: 1" = 10' = 0"  
 Drawn by: JDG  
 Approved by: DLB

Sheet Number **EC** of \_\_\_\_\_

