



To: Interested Agencies

November 4, 2020

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** UPE20-0008  
**Applicant Name:** Muir Wood Adolescent & Family Services - Scott Sowie  
**Owner Name:** KKS Property LLC  
**Site Address:** 1743 Skillman Lane, Petaluma  
**APN:** 048-250-002  
**Zoning:** AR B6 2, VOH

**Project Description:** Request for a Use Permit to expand the existing residential care facility from six beds to ten beds to allow for a maximum of 10 residents within an existing five bedroom dwelling on a 3.13 acre single parcel (Lot 2 of Parcel Map MNS07-0010). The Facility operates year round, 24 hours a day 7 days a week. No expansion of existing buildings is proposed. We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) Conditions of Approval for the project.

Your comments will be appreciated by November 19th, 2020, and should be sent to the attention of: UPE20-0008, Joshua Miranda (Joshua.Miranda@sonoma-county.org). The Project Planner can also be reached at 707-565-1948.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- PRMD Management Group
- PRMD Natural Resources
- Health Specialist
- So. Co. Environmental Health
- Regional Parks Dept.
- Economic Development Board
- Transit/BPAC
- SCTA/RCPA
- Sheriff Community Service Officer

- BOS Dist. 2 Director and Commissioners
- Recology Sonoma Marin (Disposal)
- State Water Resources Control Board
- State Parks and Recreation-Duncans Mills Office
- Regional Water QCB: SF Bay
- Sonoma MOAG
- Tribal Notification



# Planning Application

## PJR-001

**Application Type(s):**

- Admin Cert. Compliance  
 Ag. or Timber Preserve/Contract  
 Conditional Cert. of Compliance  
 Cert. of Modification  
 Coastal Permit  
 Zoning Permit for: \_\_\_\_\_

- Design Review Admin.  
 Design Review Full  
 General Plan Amendment  
 Lot Line Adjustment  
 Major Subdivision

File # \_\_\_\_\_

- Minor Subdivision  
 Voluntary Merger  
 Ordinance Interpretation  
 Second Unit Permit  
 Specific/Area Plan Amendment

- Use Permit  
 Variance  
 Zone Change  
 Other: Waiver

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name Muir Wood Adolescent & Family Services - Scott Sowle			Name KKS Property, LLC		
Mailing Address 1733 Skillman Lane			Mailing Address 14155 N. 83rd Ave., #101		
City Petaluma	State CA	Zip 94952	City Peoria	State AZ	Zip
Day Ph ( 310)903-1155	Email ssowle@muirwoodsteen.com		Day Ph ( )	Email	
Signature		Date 2/16/2020	Signature		Date 2/16/2020
<b>Billing Responsible Party (At-Cost Only)</b> <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____					
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title J. Kapolchok & Associates			Name/Title		
Mailing Address 843 2nd Street			Mailing Address		
City Santa Rosa	State CA	Zip 95404	City	State	Zip
Day Ph ( 707) 526-8939	Email jkapolchok@sbcglobal.net		Day Ph ( )	Email	
PROJECT INFORMATION					
Address(es) 1745 Skillman Lane				City Petaluma	
Assessor's Parcel Number(s) 048-250-002					
Project Description <u>Request for a Use Permit by Waiver to expand an existing 6 bed residential care facility from 6 beds to 10 beds.</u>					
Acreage 3.13			Number of new lots proposed N/A		
Site Served by Public Water? <input type="checkbox"/> Yes <input type="checkbox"/> No			Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area 8	Supervisory District 2	<input type="checkbox"/> Critical Habitat <input type="checkbox"/> Urban Service		Groundwater <input checked="" type="checkbox"/> 1 / 2	
Current Zoning AR, B6 2, VOH		<input checked="" type="checkbox"/> NPDES <input type="checkbox"/> Williamson Act		Availability <input type="checkbox"/> 3 / 4	
General Plan Land Use RR2		Specific/Area Plan W. Petaluma		Subject to <input checked="" type="checkbox"/> EX	
		Parcel Specific Policy N/A		CEQA <input type="checkbox"/> YES	
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		File No.	
Previous Files		Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Application accepted by 3/26/2020		Date Scott H			
Approved by		Date			

# Supplemental Application Information

PJR-126

Existing use of property: 6 bed residential community care facility

Acreeage: 3.13

Existing structures on property: 5 bedroom single-family residence; 1 accessory building

Proximity to creeks, waterways and impoundment areas: Marin Creek ±600 ft to the west

Vegetation on site: Residential landscaping

General topography: Flat to minimal slope

Surrounding uses to (Note: An adjoining road is not a use.)  
North: Residential South: Residential  
East: Residential West: Residential

New structures proposed (size, height, type): None

Number of employees: Full time: 1 per 6 res. Part time: 1 per 6 res. Seasonal: 1 per 6 res.

Operating days: 7 day Hours of operation: 24 hours

Number of vehicles per day: Passenger: See attached detail Trucks: 1 delivery/mail

Water source: well Sewage disposal: septic

Provider, if applicable: \_\_\_\_\_ Provider, if applicable: \_\_\_\_\_

New noise sources (compressors, power tools, music, etc.): None

Grading proposed: Amount of cut (cu. yds.): \_\_\_\_\_ Amount of fill (cu. yds.): \_\_\_\_\_ Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, indicate area of disturbance(acres): \_\_\_\_\_  
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): \_\_\_\_\_

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes \_\_\_\_\_ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes \_\_\_\_\_ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): In compliance with current fire safe standards - See attached detail



**J. Kapolchok**  
**+ Associates**

Land Use Planning  
Urban Design

**PROPOSAL STATEMENT**  
**Conditional Use Permit by Waiver**  
**Muir Wood Adolescent and Family Services, LLC**  
**1743 Skillman Lane**  
**Petaluma, CA 94952**  
Amended -May 2020

Applicant: Muir Wood Adolescent & Family Services, LLC  
1733 Skillman Lane  
Petaluma, CA 94952

Consultants: Jean Kapolchok  
J. Kapolchok & Associates  
843 2<sup>nd</sup> Street  
Santa Rosa, CA 95404

Owner: KKS Property, LLC  
14155 N. 83<sup>rd</sup> Ave., #101  
Peoria, AZ

Contact: Scott Sowle  
310-903-1155  
[ssowle@muirwoodteen.com](mailto:ssowle@muirwoodteen.com)

APN: 048-250-002

Site Size: ± 3.13 acres

General Plan: Rural Residential – 2-acre density (RR/2)

843 Second Street  
Santa Rosa, CA 95404  
TEL: 707.526.8939  
FAX: 707.526.8985  
eMAIL: [jkapolchok@sbcglobal.net](mailto:jkapolchok@sbcglobal.net)

Zoning: Agriculture and Residential – 2-acre density; Valley Oak Habitat (AR-B6-2-VOH)

Proposal: Use Permit with waiver of a public hearing for the expansion of an existing residential community-care facility from 6 beds to 10 beds.

## **PROJECT SETTING**

### **Description**

Muir Wood Adolescent & Family Services, LLC ('Muir Wood') seeks a conditional use permit by waiver for the expansion of their existing residential community-care facility from 6 beds to 10 to support the increasing the number of boys aged 12-17 participating in their program. This facility is a separate facility from that which exists at 1733 Skillman Lane, which was approved under UPE14-0018).

Pursuant to Section 26-16-020 (q) of the Sonoma County zoning code, a group home for seven or more children requires a conditional use permit in the Agriculture and Residential (AR) district. In this case, a waiver is being requested due to the urgent, unmet need for this type of vital service coupled with the fact that the expansion in the number of clients served will not require any physical expansion to the facility or improvements to the site.

### **Location**

The property address is 1743 Skillman Lane, Petaluma, CA 94952 (APN 048-250-002) and is within the unincorporated area of Petaluma about a mile west of Petaluma Blvd. North. The subject property is 3.13 acres in size. Marin Creek is located ±600 ft. west of the property.

### **Existing and Proposed Structures and Land Use**

In April 2019, the existing 5-bedroom single-family residence located on the property was converted to a six-bed group home licensed by the State of California, Department of Social Services, Community Care Licensing. The existing facility does not require a conditional use permit, as it currently treats no more than six boys at any given time.

The subject property is currently improved with a single-family residence, an accessory building, a one car covered parking space, a large parking court, and landscaping. The buildings were constructed with building permits in 2018.

No physical expansion of existing buildings or construction of new buildings will be necessary to accommodate the increased capacity from 6 beds to 10 beds. Currently, 2 of the bedrooms upstairs have 2 residents per room and the other 2 bedrooms have 1 per room. With the proposed use permit by waiver, all 4 bedrooms will be 2

residents per room and the master bedroom downstairs (which has its own bathroom) will also have 2 boys.

### **General Plan and Zoning**

The property site is designated Rural Residential; 2-acre density (RR/2) in the Sonoma County General Land Plan land use element and is in the unincorporated area of Petaluma. The site is zoned AR-B6-2-VOH. Section 26-16-021(o) allows the filing of a Use Permit for a Large Residential Community Care Facility.

### **Previous Entitlements**

A parcel map was recorded on December 30, 2016 creating two separate legal lots. Lot 1 (1733 Skillman Lane, APN 048-250-001) and the subject parcel, Lot 2 (1743 Skillman Lane APN 048-250-002). Lot 1 is currently an approved 10-bed Residential Care facility (UPE 14-0018) also operated by Muir Wood.

### **Surrounding Land and Land Uses**

The principal surrounding land use is rural/agriculture residential development on similar to larger sized parcels.

### **Topography**

The site topography is flat to minimal slope.

### **Drainage**

The site drains southwesterly.

### **Use Permit by Waiver**

The applicant is requesting authorization to expand the operation of an existing group home for boys ages 12-17 from 6 beds to 10 beds.

### **Operations**

Muir Wood is a gender-specific, comprehensive treatment program for boys age 12-17 suffering from behavioral health and substance abuse issues. The program, licensed by both the State of California Department of Social Services and Department of Health Care Services, combines the key elements essential in effectively treating adolescent boys with substance abuse and other mental health disorders. Muir Wood is a highly individualized, holistic program designed to treat the psychological, biological, spiritual, social and educational needs of our clients. Admission to the program is voluntary and the average length of stay is 45-90 days. Executive Director, Scott Sowle and Clinical Director, Liz Fischel, LCSW carefully screen boys entering Muir Wood. Boys need to be high functioning and most are from local area families, from local area high schools. Exclusionary criteria include an inability to actively participate in school, group and family therapy.

The daily schedule includes schooling with a State of California credentialed teacher in the mornings, intensive individual, group therapy, and lectures throughout the

afternoon. Residents participate in an intensive and highly structured family therapy programs two days per month. Family/resident therapy sessions take place off campus (accompanied by staff) at an office building in downtown Petaluma. Residents also participate in off campus Adventure Therapy (accompanied by staff) for 6-8 hours per week in the surrounding State and National Parks (facilitated by a Masters level therapist).

### **Staffing**

Scott Sowle, Muir Wood's Founder and Executive Director, is certified by the State of California as a Group Home Administrator, and has over 20 years experience operating similar programs. Scott is on campus most every day managing the staff and day-to-day operations, along with Liz Fischel, LCSW, a licensed clinical social worker and Nicholas Reeves, MD, a licensed physician and psychiatrist.

Staff work in 3 shifts: Day Shift 7:00am to 3:00pm; Swing Shift 3:00pm to 11:00pm and Night Shift 11:00pm to 7:00 am.

Day Shift – 6 staff members (Therapist, teachers, administrators, etc.)

Swing Shift – 2 staff members (1 per 6 residents)

Night Shift – 2 staff members (1 per 6 residents)

The maximum number of people on site occurs during the day shift. With this requested expansion, the maximum number of people on-site at any given time will be 16.

### **Parking**

The site easily accommodates twenty (25) non-tandem parking spaces and is in compliance with parking requirements for a group home. Access to the 1743 Skillman lane facility is provided via an easement over the existing paved driveway from Skillman Lane through Lot 1 (1733 Skillman Lane). Once on the subject property (Lot 2), the driveway transitions from asphalt to crush rock.

Parking accommodates one parking space for each staff member on the largest shift, one parking space for the facility vehicle and visitor parking. Muir Wood requires all employees/staff, family members and/or vendors to park on the subject property. No parking on Skillman Lane is permitted.

### **Traffic/Circulation**

Access to the 6-bed facility on Lot 2 is provided via easement over the asphalted driveway along the west boundary of Lot 1 to the fire truck turn around, which is partially on Lot 2. This driveway transitions to a crushed rock driveway on Lot 2. Access will remain as is for the expanded facility (6 beds to 10 beds) on Lot 2. Residential clients do not have access to their vehicles while they are at the facility.

All parent therapy sessions are held off-site at an office building in downtown Petaluma. No additional miscellaneous traffic (vendor/delivery) is anticipated as the result of the proposed expansion.

### **Alternative Transportation**

The proposed expanded facility is a closed facility, meaning residents do not leave the grounds unless accompanied by staff for a specific purpose such as a parent therapy sessions or day outdoor therapy sessions. All meals, as well as daytime education are provided on site. Any off-campus event will be by a facility van. Staff are encouraged to car pool.

### **Well & Septic**

The existing engineered mound septic system, has been approved for a six-bedroom residence. A well servicing Lot 2 was installed prior to the property being subdivided (WEL09-0066). The well is located at the south-east corner of the property (see attached site plan). The 5000-gal. tank has an additional 10,000 gallons of storage. The well produces a minimum of 50GPM. The on-site well services 1743 Skillman Lane (Lot 2) only.

### **Water and Resource Conservation**

The residence was constructed in 2018 under the applicable state and local building code at the time. All required CalGreen building code standards were incorporated, including but not limited to low flush toilets and shower heads. The residents are encouraged to practice water and resource conservation. For example, food scraps from the kitchen are composted and drought tolerant landscaping has been installed.

### **Solid Waste Management**

Weekly waste disposal is provided by Recology. They provide (3) six yard bins for garbage, compost and recycling which is sufficient to accommodate the 10-person occupancy of housing for this requested Use Permit by waiver.

### **Energy Conservation**

According to the Bay Area Air Quality Management District (BAAQMD) 2017 CEQA Guidelines, if a project meets the screening criteria and is consistent with the methodology used to develop the screening criteria, then its air quality impacts may be considered less than significant. In review of Table 3-1: Operational Related Criteria Air Pollutant and Precursor Screening Level Sizes of BAAQMD Guidelines, the project is significantly below the size required for screening. The project most resembles a Congregate Care Facility. The screening size for operational ROG is 657du and operational GHG is 143 du. The facility is the addition of 4 beds over the existing CEQA baseline. There is no construction related impacts.

Although the GHG impact of the project would be below the BAAQMD threshold criteria of 1,100 metric tons of carbon dioxide a year, the project will implement the following measures to further reduce its potential GHG impact.



### Operations:

Lace House Linen Supply services the property twice a week replacing all bedding, towels, etc., rather than repeated use of the on-site laundry facilities.

The residents are taken off campus once a week to do laundry at the laundry-mat rather than having repeated use of on-site laundry facilities.

All windows are sealed for energy efficiency.

Thermostats can only be adjusted by staff.

### **Storm Water Management**

The expansion of the existing facility will not result in any grading or land disturbance. A grading permit and therefore a preliminary storm water management plan are not required. The addition of 4 beds will not alter the drainage of the property.

### **Safety and Security**

Muir Wood is a highly structured program with supervised groups, lectures, and educational programming between the hours of 8am to 11pm (weekday and weekend schedules attached). Residents at Muir Wood are supervised at all times and are not permitted to leave the premises at any time unless accompanied by staff or with their family.

Muir Wood controls all outdoor activities. There are no parties or gatherings on-site. Parents visit with their children and attend therapy sessions off-site. There have been no incidences of any reported community concerns regarding noise levels. Muir Wood limits any outdoor activity (basketball, touch football, soccer) to the subject property and limits activities from 9am to 6pm.

### **Emergency Services**

The property is within the Rancho Adobe Fire Services District. The site is accessed through Lot 1 by an asphalted driveway. There is an existing truck turnaround area on Lot 2, which meets fire safe standards. There is also a Sonoma County Fire Department 30' setback from all property lines. Fire alarm systems, which exist at each facility, were designed and installed by Bay Alarms.

### **Muir Wood Program and Leadership**

Scott Sowle is the Founder and Executive Director of Muir Wood Adolescent & Family Services and is also the certified group home administrator with the State of California. Scott has been instrumental in developing two of the leading adolescent residential treatment programs in the United States (Visions Adolescent Treatment Center in Los Angeles, CA and Newport Academy in Orange County, CA). He held the position of Executive Director at Visions (2001-03) and Executive Director and Founder at Newport Academy (2007-12). Both Visions and Newport Academy exist in residential zoned neighborhoods and are licensed similar to Muir Wood. Visions has been in operation for twenty years and Newport Academy for thirteen years. Scott was instrumental in obtaining a conditional use permit for Visions allowing for

an expansion of its' residential capacity from six beds to ten beds. Under his leadership, neither Visions nor Newport Academy were ever cited by the State for any violations nor were there any issues with the neighbors. In fact, both Visions and Newport Academy were recognized as resources for the community and recognized as good neighbors. Scott served as the President for the Home Owners Association at the Newport Academy boys' residential location in Orange, CA.

Additionally, is nationally accredited by the Joint Commission on Accreditation of Healthcare Facilities and accredited by the Western Association of Schools and Colleges. Muir Wood has been recognized by a number of leaders in the treatment of adolescence as a "center of excellence and gold standard for treatment" (David Smith, MD, Immediate Past Medical Director, State of California, Alcohol and Drug Programs) and "a place of light and hope, where kindness, trust, and respect are established as the keystones of life-long recovery" (Kathy Ketcham, best-selling author, "Teens Under the Influence").



**J. Kapolchok**  
**+ Associates**

Land Use Planning  
Urban Design

**Solid Waste Management Plan**  
**Muir Wood Adolescent and Family Services, LLC**  
**1743 Skillman Lane**  
**Petaluma, CA 94952**  
August 27, 2020

Applicant: Muir Wood Adolescent & Family Services, LLC  
Scott Sowle  
310-903-1155  
[ssowle@muirwoodteen.com](mailto:ssowle@muirwoodteen.com)

Consultants: Jean Kapolchok  
J. Kapolchok & Associates  
843 2<sup>nd</sup> Street  
Santa Rosa, CA 95404

APN: 048-250-002

Site Size: ± 3.13 acres

Application: UPE20-0008

Waste Disposal  
Provider: Recology – Sonoma Marin  
3400 Standish Avenue  
Santa Rosa, CA 95407

843 Second Street  
Santa Rosa, CA 95404  
TEL: 707.526.8939  
FAX: 707.526.8985  
eMAIL: [jkapolchok@sbcglobal.net](mailto:jkapolchok@sbcglobal.net)

## **SOLID WASTE MANAGEMENT PLAN**

### **Existing Operation**

A six-bed group home licensed by the State of California, Department of Social Services, Community Care Licensing. The existing facility treats no more than six boys at any given time.

Sonoma-Marin Recology currently services the site. They provide (3) 6-cubic yard dumpsters (one for garbage, one for recycling and one for compost). The dumpsters provided by Recology, are covered and in a secured enclosure per standard. (see attached photos). They are located at the north end of the property at the truck and fire department turn-around area which meets the PRMD turn-around radius requirement. (see attached site plan). On average, each dumpster is 60% full, at the time of pick up.

Weekly pick-up schedule:

Garbage:	Wednesday
Recycle:	Friday
Compost:	Saturday

Per Recology requirements, all garbage is put into plastic bags before disposal in order to control odor and mess. Recyclables are broken down for space.

The site has a 4-stage reverse osmosis water dispenser for the facility and utilizes Arrowhead water delivery. The boys are also issued a personal water bottle to use while in treatment to cut down on washing glasses and plastic water bottle waste.

Meals are provided on-site during the week. They do not use paper products for eating. Dish, glasses and silverware are washed by 2 high efficient, eco-cycle dishwashers. Extra food is stored in reusable containers with dates on them (per state licensing) which significantly cuts down on storage bags and left-over food composting. Food is bought in bulk from US Foods, which cuts down on paper and plastic bags from grocery stores. All of the boxes the food is shipped in are broken down and recycled.

Bathrooms, bedrooms and common area are supplied with fresh towels and electric hand-blowers to reduce the amount of paper towels.

All yard waste is disposed in the enclosed composting dumpster. No furniture, metals, electronics, batteries are disposed on-site.

### **Proposed Operation**

The proposed Use Permit by waiver (UPE20-0008) requests authorization to expand the existing group home from 6 beds to 10 beds. Four additional residents will be on-site with this proposal.

Current waste management practice will remain in place with the increase in residents. The existing (3) 6-cubic yard dumpsters are sufficient to handle the additional 4 residents. The existing 60% full capacity would increase by 10% as not all waste is produced by the residents.

If at any time the waste disposal becomes over capacity, an extra dumpster can be added or an existing 6-cubic foot can be replaced with an 8-cubic foot dumpster.



Recycling

Glass

Paper







# Muir Wood

## NEIGHBORHOOD CONTACT MAP

1743 Skillman Lane





**KCS INC.**  
 467 MILLER AVE. MILL VALLEY, CA 94541  
 (415) 888-9812 jmcguire@kcsconstruction.com

**SKILLMAN LN NEW HOME**  
 1743 SKILLMAN LN  
 PETALUMA, CA 94952  
 EAST & NORTH ELEVATIONS

**NORTH & EAST ELEVATIONS**

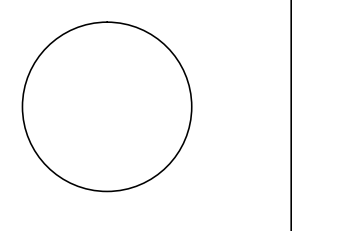
REVISIONS:  
 PLAN CHECK COMMENTS

APN: 048-091-003

CLIENT INFORMATION:  
 SBC MY LLC  
 467 MILLER AVE.  
 MILL VALLEY, CA 94541

JOB NUMBER: 1743  
 ORIGINAL DATE: 11/1/16  
 REVISION DATE: 1/23/17  
 DRAWN BY: JM

PROJECT NORTH:

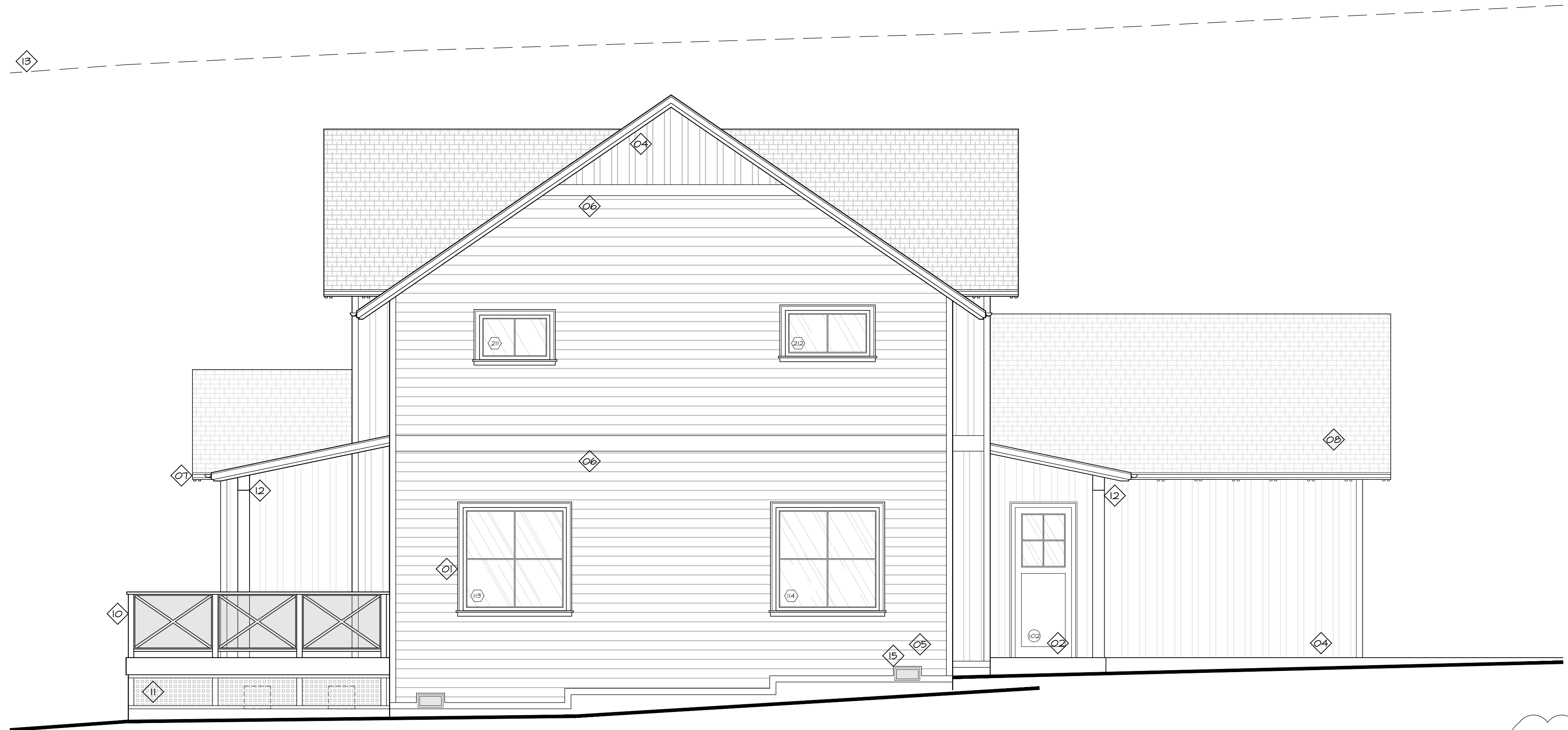


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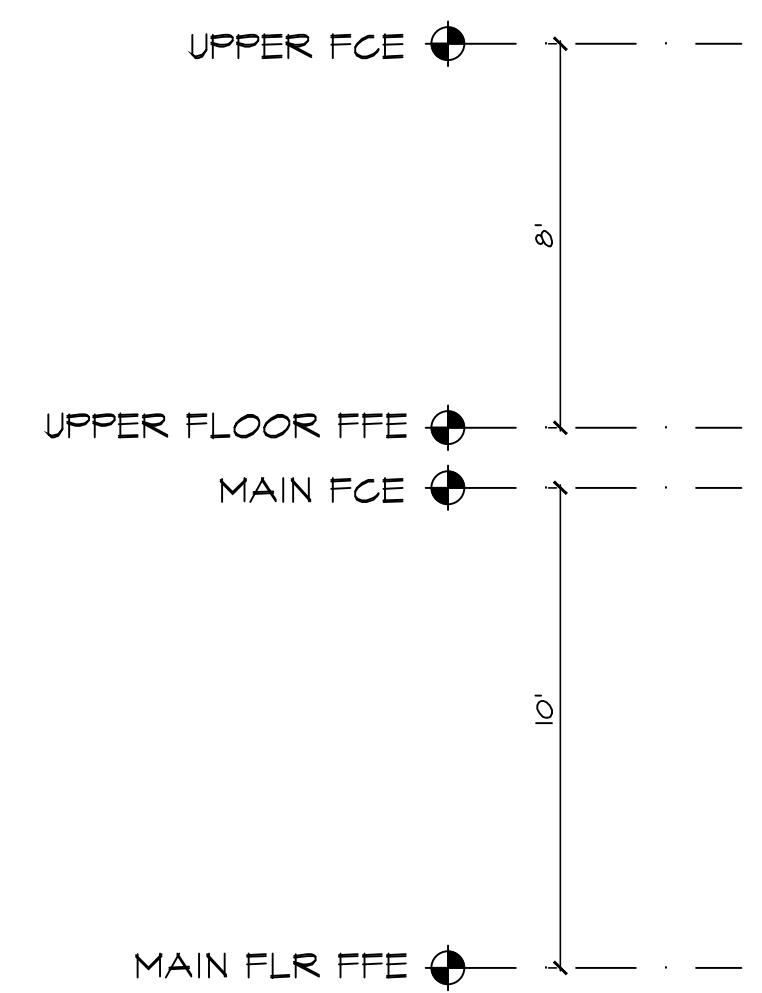
SHEET: A3.0

**KEY NOTES:**

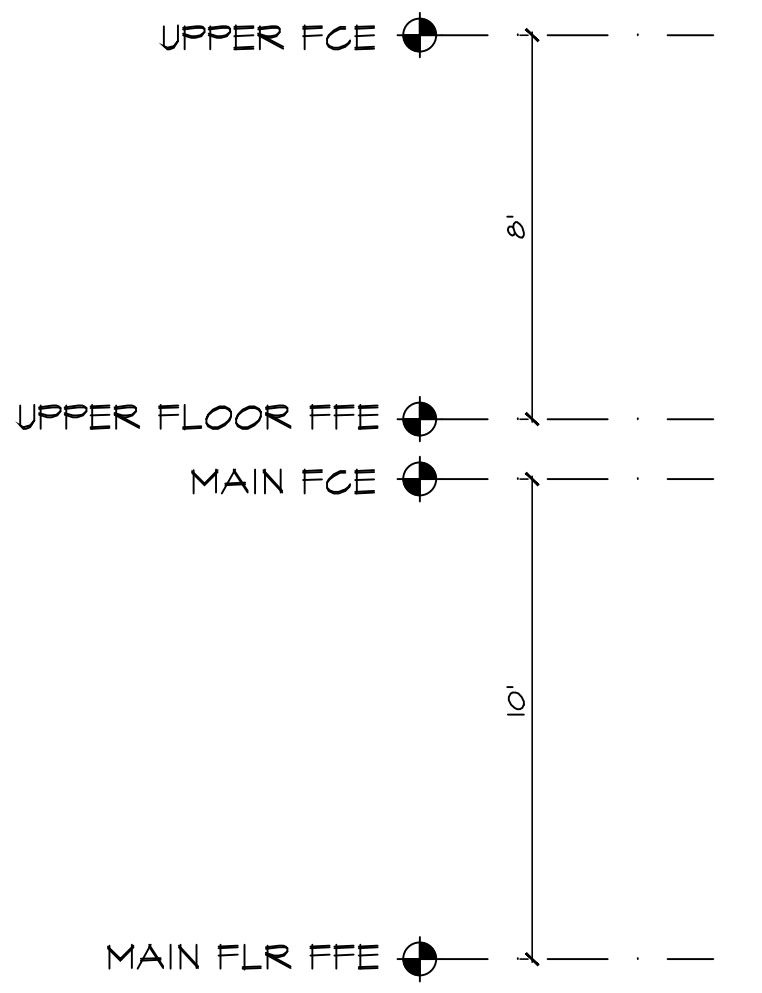
- JELDWEN ALUMINUM CLAD DOUBLE HUNG WINDOWS IN BRILLIANT WHITE - REF. DETAILS 1 & 2 SHEET A4.2
- CUSTOM PAINTED WOOD ENTRY & GARAGE SWING DOOR w/ ADA COMPLIANT THRESHOLD - REF. DETAIL 5 SHEET A4.1
- JELDWEN VINYL AWNING WINDOW IN SHOWER STALLS - SUITABLE FOR WET LOCATIONS
- HARDIE BOARD BACKING WITH 1 x 4 BATTENS PAINTED SIDING
- 1 x 8 PAINTED WOOD SHIPLAP SIDING
- 2 x 8 GABLE END TRIM BOARD DETAIL & 2 x 12 BELLYBAND - REF. FLASHING DETAIL 3 SHEET A4.2
- 5" HALF ROUND INTEGRAL COLOR GUTTERS (MATCH METAL ROOFING) w/ LEAF GUARD & 2" ROUND DOWNSPOUTS - INSTALL o/ RIPPED 2 x 6 FASCIA ATTACHED TO DOUBLE RAFTER TAIL DETAIL 1 SHEET A4.1
- HIGH PROFILE LIFETIME SLATE GRAY COMPOSITION ROOF SHINGLES
- INTEGRAL COLOR CORRUGATED METAL ROOFING
- PAINTED WOOD POSTS, CAP AND CROSS RAIL WITH GRID WIRE INFILL - REF. DETAIL 7 SHEET A4.1
- SQUARE LATTICE TRIMMED PANEL o/ UNDERSIDE DECK FRAMING POSTS & GIRDER
- PAINTED WOOD (MITERED CORNERS) PORCH POST & BEAM WRAP
- OUTLINE OF 35' BUILDING HEIGHT LIMIT
- CARRIAGE STYLE STANDARD MODEL PAINTED WOOD OVERHEAD GARAGE DOOR
- LOCATION OF 6" x 12" UNDERFLOOR VENTS - NOTE: ONE VENTILATION OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING
- OUTLINE OF 14.5" x 12" UNDERFLOOR VENTS LOCATED BELOW REAR DECK - REF. VENT CALCS A2.0 FOR TOTAL COUNT



1 EAST



2 NORTH





**KCS INC.**  
 467 MILLER AVE. MILL VALLEY, CA 94641  
 (415) 888-9812 jmcguire@kcsconstruction.com

**SKILLMAN LN NEW HOME**  
 1743 SKILLMAN LN  
 PETALUMA, CA 94952  
 WEST & SOUTH ELEVATIONS

WEST & SOUTH ELEVATIONS

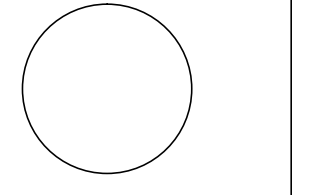
REVISIONS:  
 PLAN CHECK COMMENTS 1/11/17

APR. 048-091-003

CLIENT INFORMATION:  
 SBC M, LLC  
 467 MILLER AVE.  
 MILL VALLEY, CA 94641

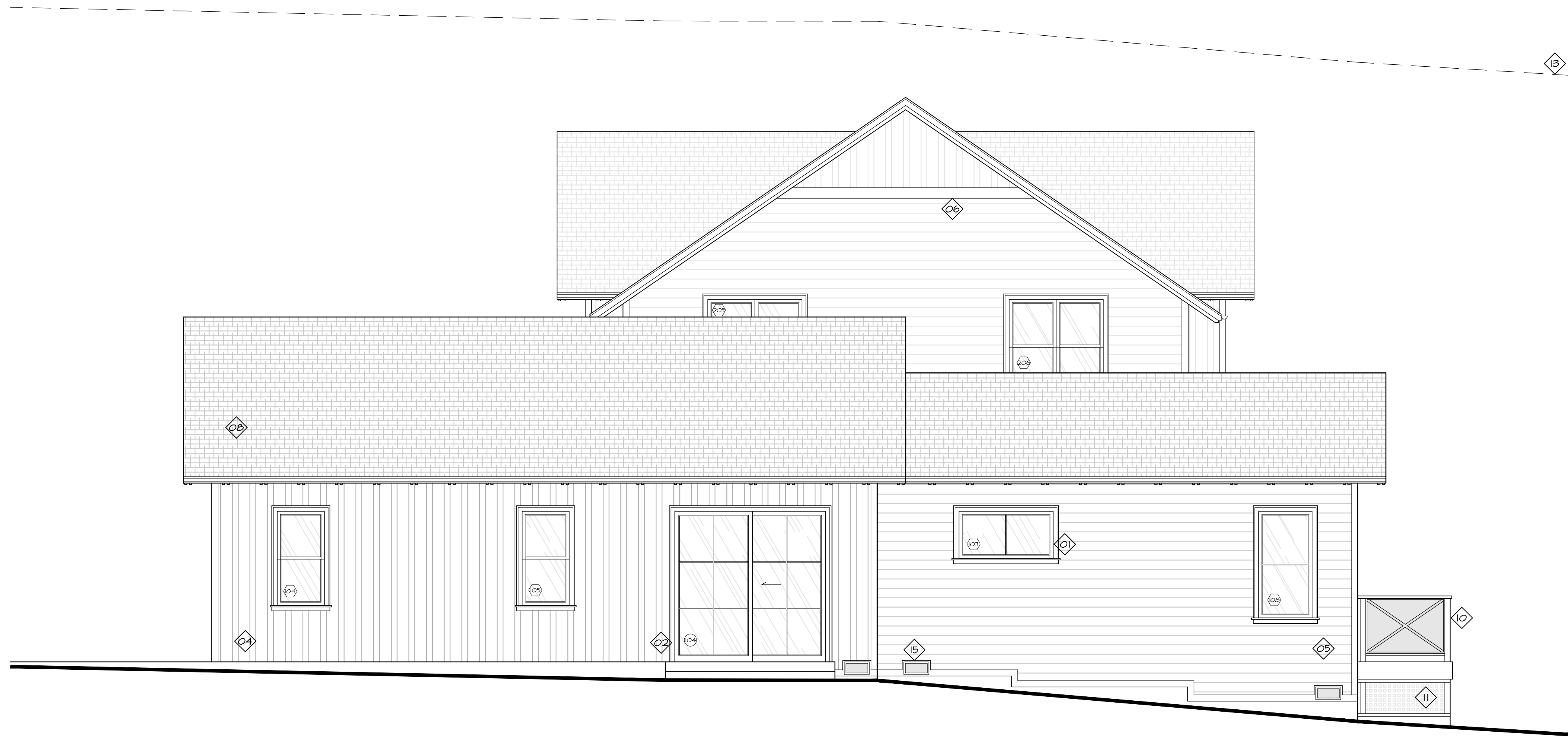
JOB NUMBER: 1743  
 ORIGINAL DATE: 11/1/16  
 REVISION DATE: 1/23/17  
 DRAWN BY: JM

PROJECT NORTH:



SCALE: 1/4" = 1' - 0"  
 SHEET:

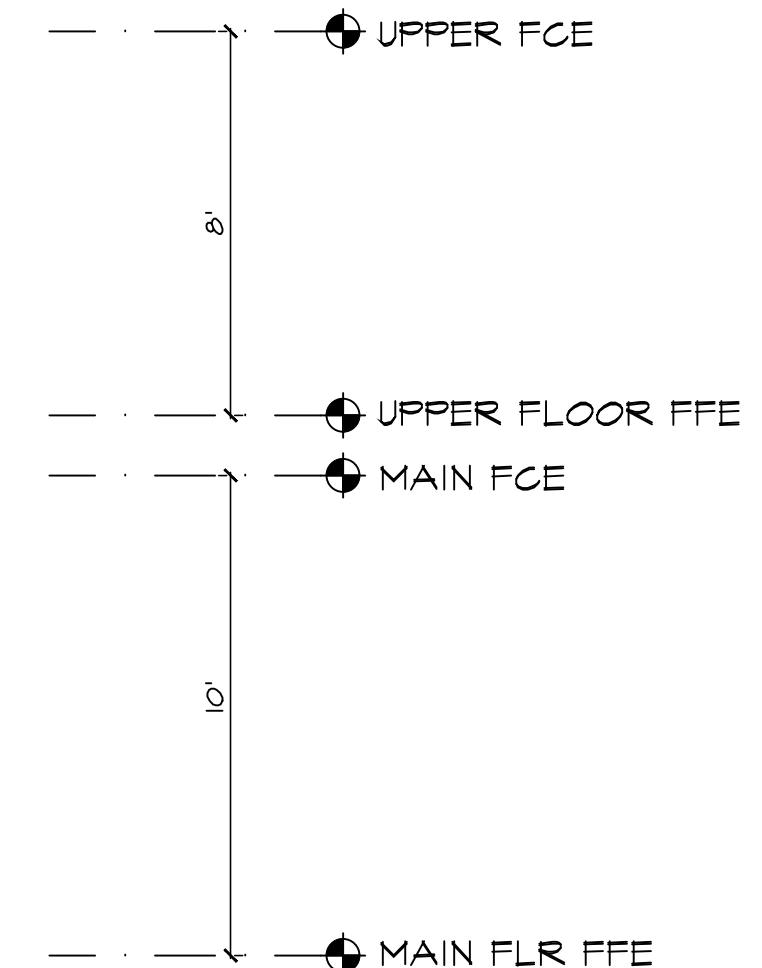
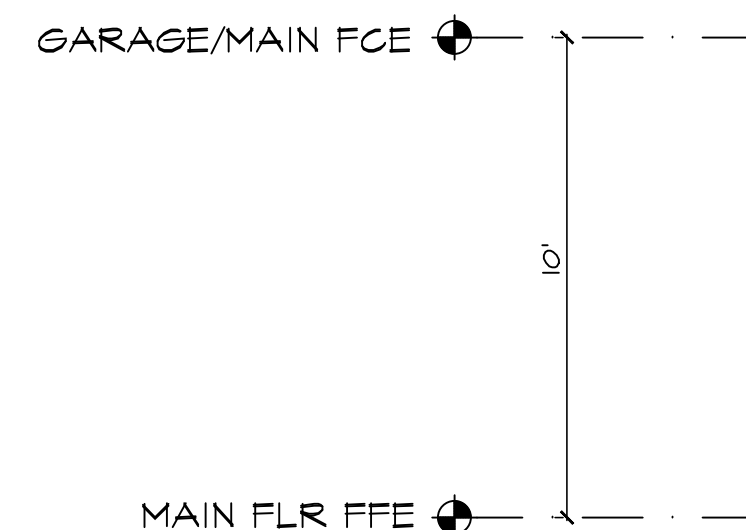
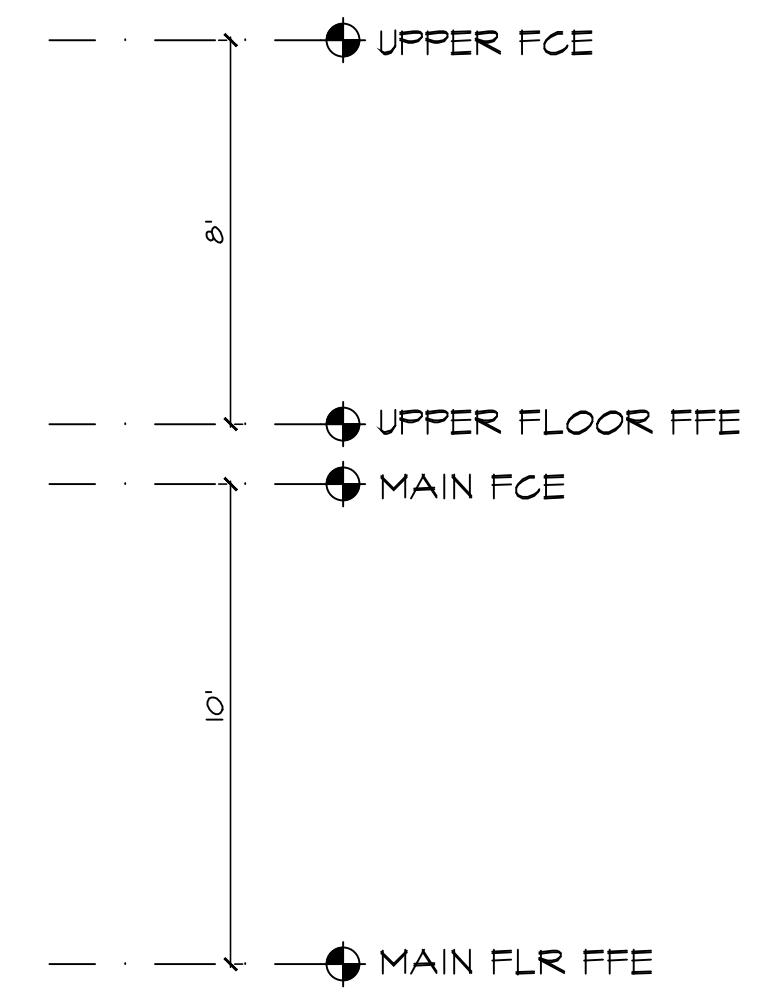
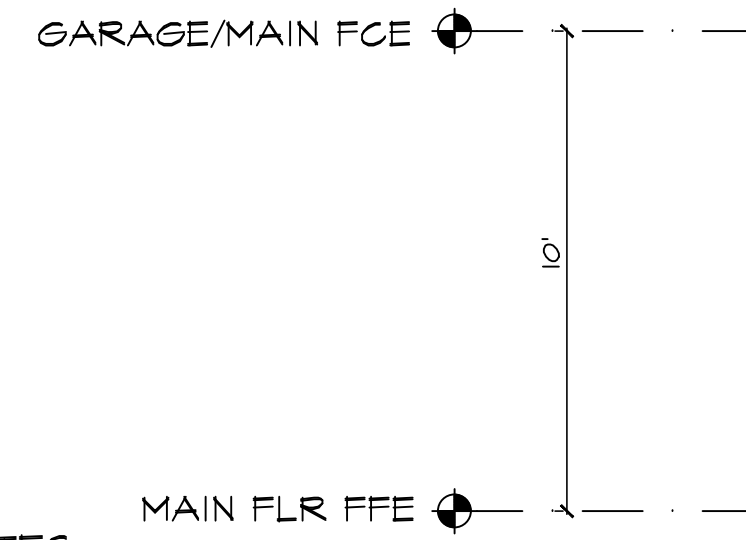
A3.1



1 WEST



2 SOUTH



**KEY NOTES:**

- JELDWEN ALUMINUM GLAD DOUBLE HUNG WINDOWS IN BRILLIANT WHITE - REF. DETAILS 1 & 2 SHEET A4.2
- JELDWEN FRENCH PATIO SLIDER DOORS IN BRILLIANT WHITE REF. DOOR THRESHOLD DETAIL 6 A4.1
- JELDWEN VINYL ANNING WINDOW IN SHOWER STALLS - SUITABLE FOR WET LOCATIONS
- HARDIE BOARD BACKING WITH 1 x 4 BATTENS PAINTED SIDING
- 1 x 8 PAINTED WOOD SHIPLAP SIDING
- 2 x 8 GABLE END TRIM BOARD DETAIL & 2 x 12 BELLYBAND - REF. FLASHING DETAIL 3 SHEET A4.2
- 5" HALF ROUND INTEGRAL COLOR GUTTERS (MATCH METAL ROOFING) w/ LEAF GUARD & 2" ROUND DOWNSPOUTS - INSTALL 6" RIPPED 2 x 6 FASCIA ATTACHED TO DOUBLE RAFTER TAIL DETAIL 1 SHEET A4.1
- HIGH PROFILE LIFETIME SLATE GRAY COMPOSITION ROOF SHINGLES
- INTEGRAL COLOR CORRUGATED METAL ROOFING
- PAINTED WOOD POSTS, CAP AND CROSS RAIL WITH GRID WIRE INFILL - REF. DETAIL T SHEET A4.1
- SQUARE LATTICE TRIMMED PANEL 6" UNDERSIDE DECK FRAMING POSTS & GIRDER
- PAINTED WOOD (MITERED CORNERS) PORCH POST & BEAM WRAP
- OUTLINE OF 35' BUILDING HEIGHT LIMIT
- OUTLINE OF 14.5" x 12" UNDERFLOOR VENTS LOCATED BELOW REAR DECK
- LOCATION OF 6" x 12" UNDERFLOOR VENTS - NOTE: ONE VENTILATION OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING - REF. VENT CALCS A2.0 FOR TOTAL COUNT



**KCS INC.**  
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**SKILLMAN R-4 CONVERSION**  
 1743 SKILLMAN LN  
 PETALUMA, CA 94952  
 DECK ELEVATIONS & DETAILS

DECK ELEVATIONS & DETAILS

SIGNATURE:

REVISIONS:

APR 048-091-003

CLIENT INFORMATION:  
 SBC MX, LLC  
 467 MILLER AVE.  
 MILL VALLEY, CA 94641

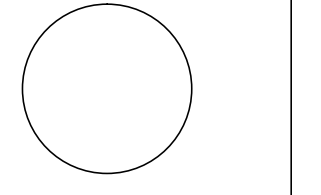
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ORIGINAL DATE: 2/1/19

REVISION DATE:

DRAWN BY: J.M.

PROJECT NORTH:



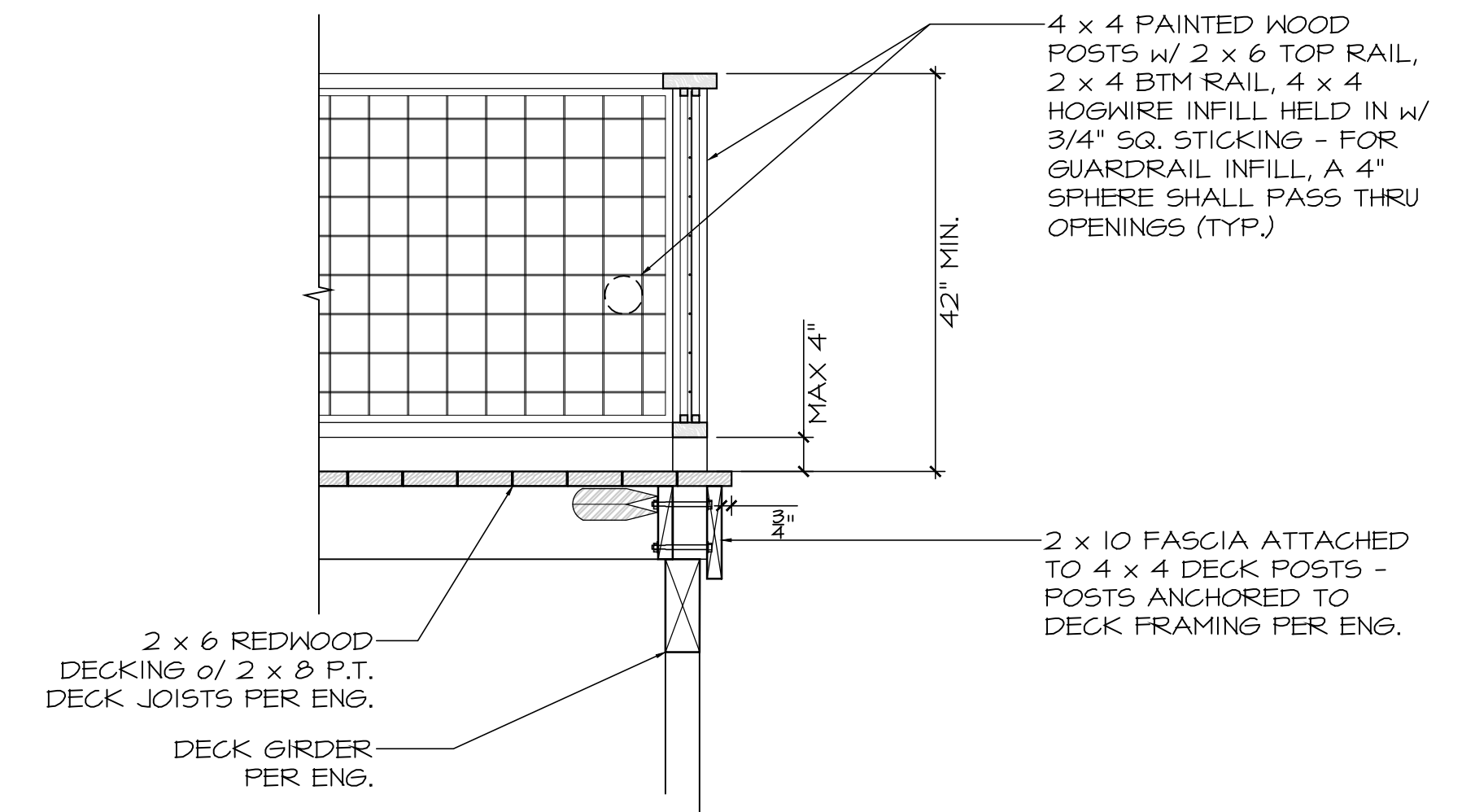
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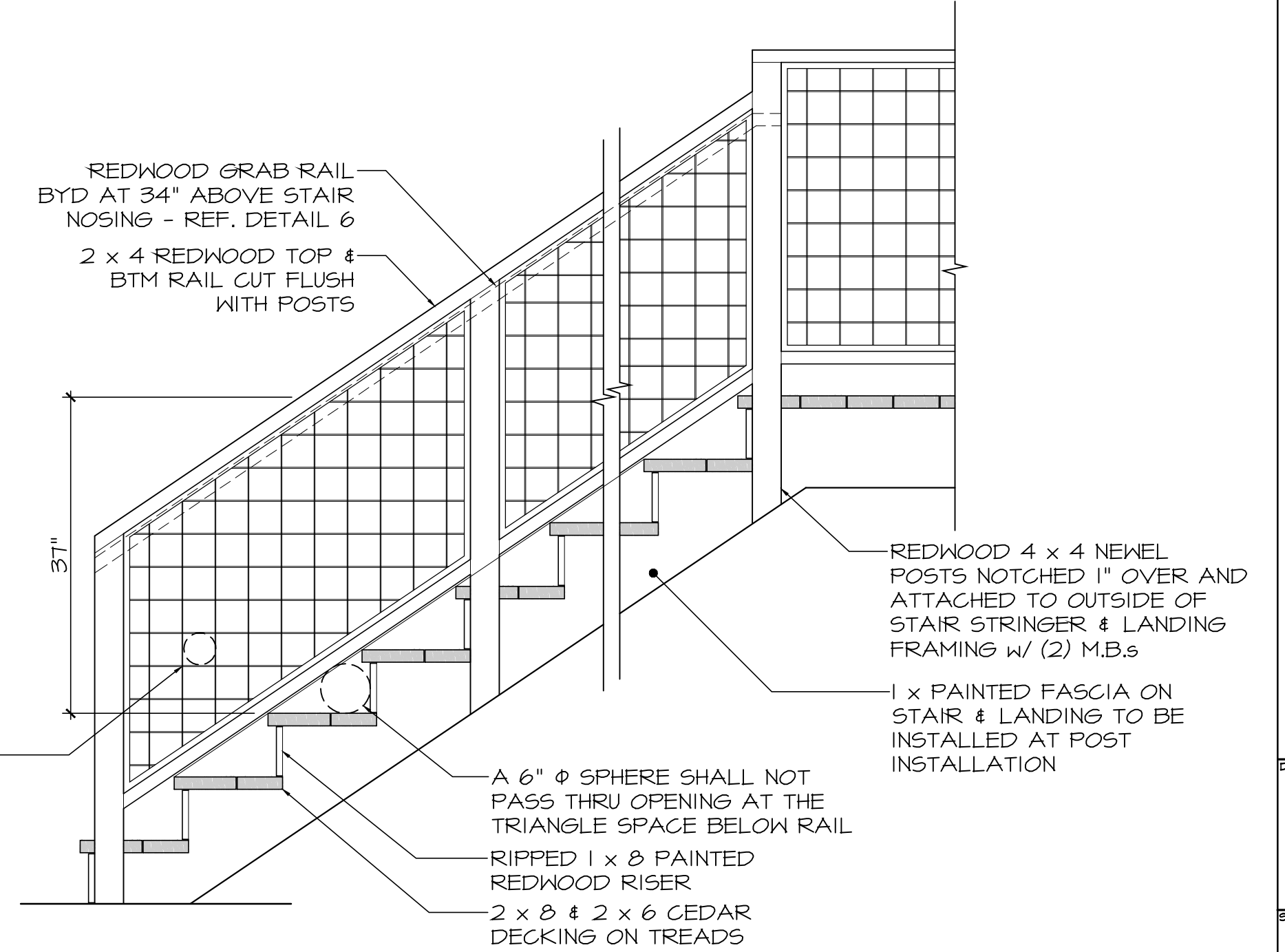
A3.0



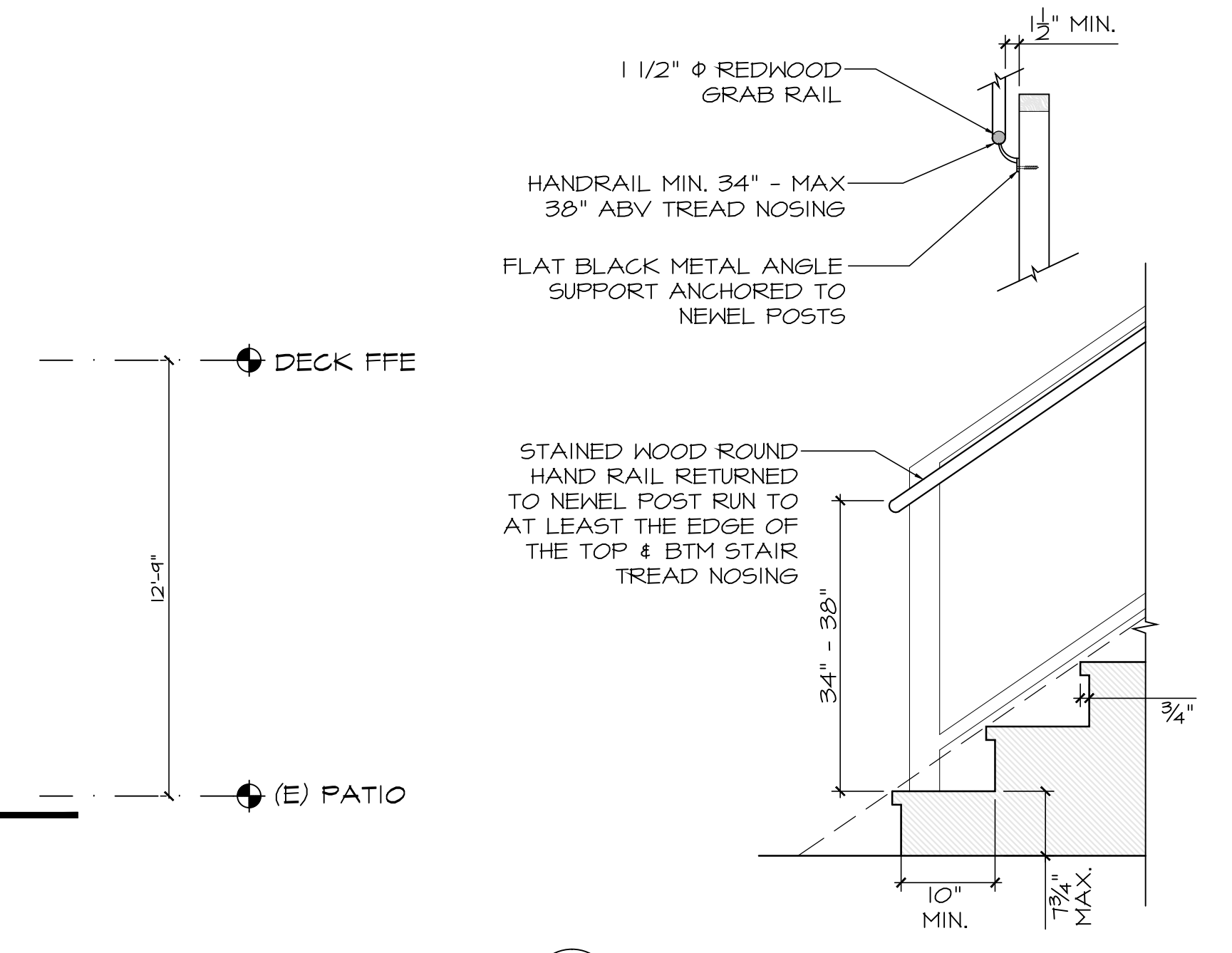
1 EAST



4 DECK GUARDRAIL



5 STAIR & LANDING RAIL



6 TYP. STAIR DETAILS

KEY NOTES:

1. NEW 2'-10" x 7'-0" EXTERIOR DOOR FROM UPPER FLOOR TO NEW DECK - MATCH EXISTING GARAGE PEDESTRIAN DOOR DESIGN
2. NEW DECK AND EXTERIOR STAIRCASE WITH 2 x 6 DECKING, PAINTED FASCIA AND REDWOOD RAILING w/ HOGWIRE INFILL
3. NEW LED, FLAT BLACK, OVERHEAD EXTERIOR SCONCE TO MATCH EXISTING LIGHT FIXTURES

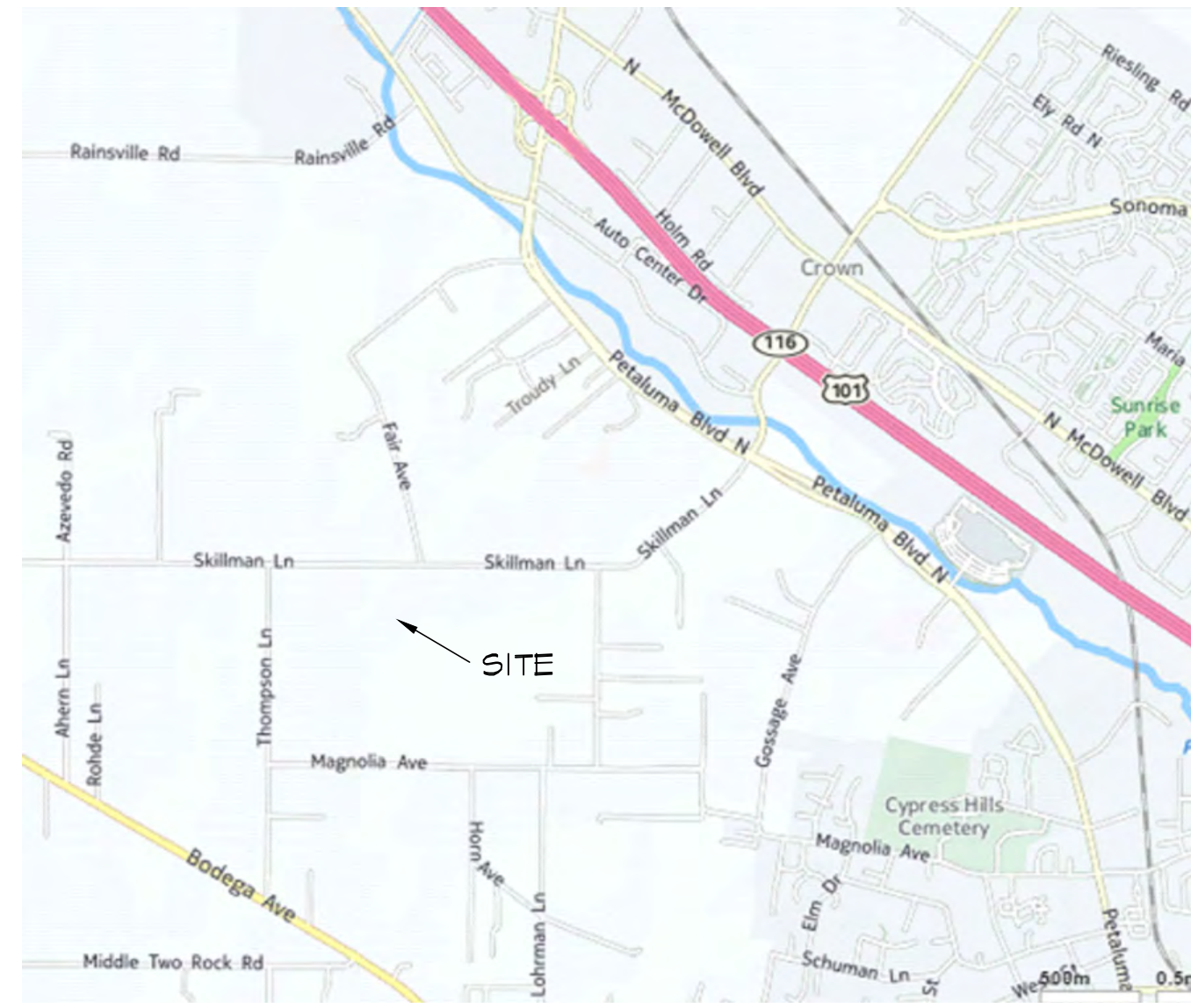


2 NORTH



3 SOUTH

# R3 - R4 CONVERSION AT 1743 SKILLMAN LN. PETALUMA, CA 94952



### VICINITY MAP:

### DIRECTIONS TO SITE:

- FROM HWY 101
- EXIT PETALUMA BLVD N
  - HEAD SOUTH ON PETALUMA BLVD N - 1.0mi
  - TURN RIGHT ONTO SKILLMAN LN - 1.0mi
  - HOUSE ON THE LEFT BEHIND 1733 SKILLMAN LN

### PROJECT TEAM:

**OWNER:**  
KKS PROPERTY, LLC  
55 SHAVER ST. STE 200  
SAN RAFAEL, CA 94901  
ssowle@mirwoodteen.com

**ARCHITECTURAL DESIGNER:**  
KCS, INC.  
JOE MCGUIRE  
467 MILLER AVE.  
MILL VALLEY, CA 94941  
PH: (415) 888-8812  
joe@kcsad.com

**STRUCTURAL ENGINEER:**  
CHUCK UTZMAN P.E.  
169 ROSE AVE.  
MILL VALLEY, CA 94941  
PH/FX: (415) 331-6850  
chuckutzman@gmail.com

**FIRE ALARM DESIGNER:**  
BAY ALARM  
DOMINIC FONTANA  
1016 CLEGG CT.  
PETALUMA, CA 94954  
PH: (707) 769-3518  
dominic.fontana@bayalarm.com

### SCOPE OF WORK:

NEW UPPER FLOOR DECK WITH EXTERIOR STAIRS TO GRADE AND NEW FIRE ALARM SYSTEM ADDED TO EXISTING HOME TO CONVERT HOME FROM R3 USE TO AN R4.

### INDEX:

#### ARCHITECTURAL:

- A1.0 COVER SHEET & SITE PLAN
- A2.0 MAIN FLOOR PLAN
- A2.1 UPPER FLOOR PLAN
- A3.0 DECK ELEVATIONS & DETAILS

#### FIRE ALARM:

- 10F2 MAIN FLOOR FIRE ALARM PLAN
- 20F2 UPPER FLOOR FIRE ALARM PLAN

#### STRUCTURAL ENGINEER:

- S1 PLANS & DETAILS
- S2 STANDARD DETAILS
- S3 GENERAL NOTES

### BUILDING NOTES:

STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL COMPLIANCE TO THE APPROVED PLANS PER 2016 CBC SECTION 1710

A SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING TYPES OF WORK: CONCRETE; DRILLED PIERS, PILING, AND CASSONS; EPOXY; WELDING.

PLACE AND SECURE ALL ANCHOR BOLTS AND OTHER ITEMS TO BE CAST IN CONCRETE FOR FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS OR REINFORCING AFTER PLACEMENT OF CONCRETE IS NOT ALLOWED.

CONSTRUCTION: TYPE V-B  
OCCUPANCY: GROUP R-4/U

### BUILDING CODE:

BUILDING SHALL BE CONSTRUCTED UNDER ALL RELEVANT CODES: 2016 VERSIONS OF CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC, IF APPLICABLE), 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE, AND 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE



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(415) 888-8812 joe@kcsad.com

**SKILLMAN R-4 CONVERSION**  
1743 SKILLMAN LN  
PETALUMA, CA 94952  
COVER SHEET - SITE PLAN

COVER SHEET  
SITE PLAN

SIGNATURE:

REVISIONS:

APR: 048-091-003

CLIENT INFORMATION:  
KKS PROPERTY, LLC  
55 SHAVER ST. STE 200  
SAN RAFAEL, CA 94901

JOB NUMBER: 1743R

ORIGINAL DATE: 2/1/19

REVISION DATE:

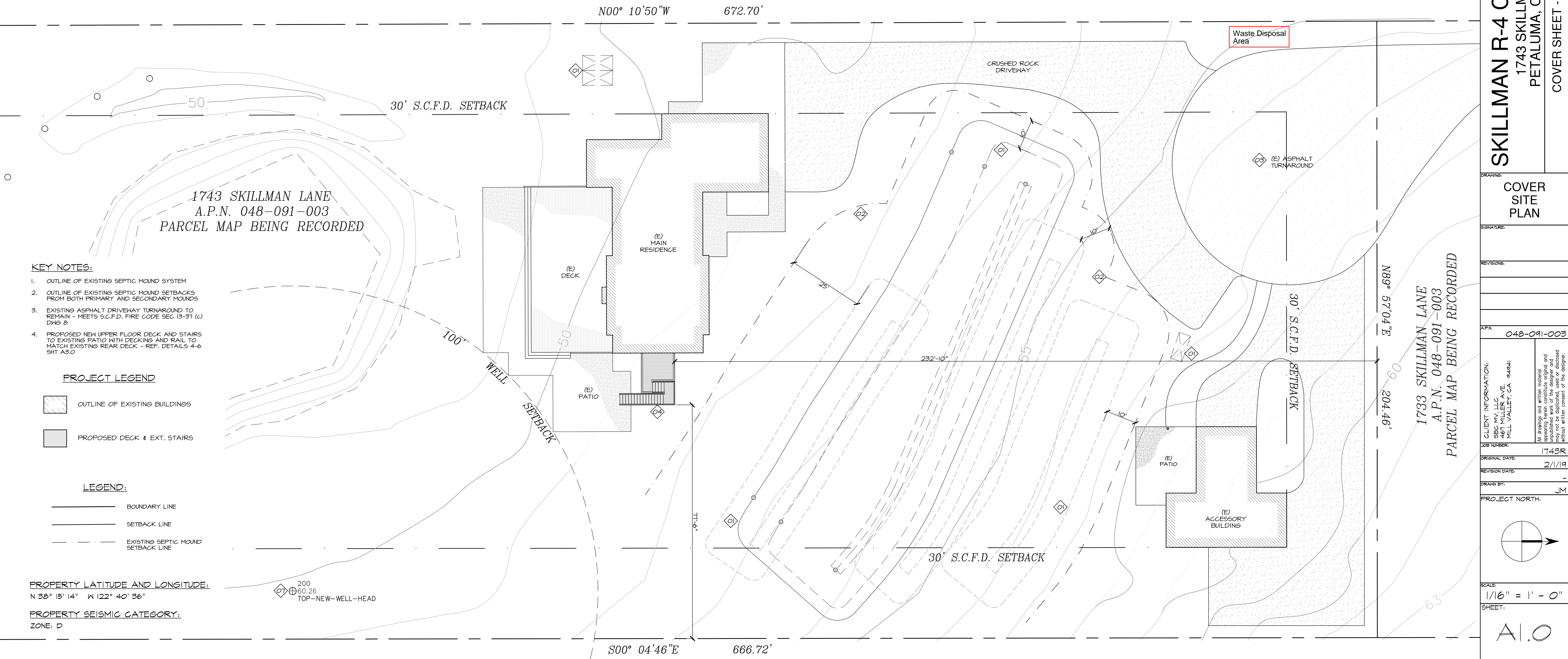
DRAWN BY: J.M.

PROJECT NORTH:

SCALE: 1/16" = 1' - 0"

SHEET:

A1.0



### KEY NOTES:

1. OUTLINE OF EXISTING SEPTIC MOUND SYSTEM
2. OUTLINE OF EXISTING SEPTIC MOUND SETBACKS FROM BOTH PRIMARY AND SECONDARY MOUNDS
3. EXISTING ASPHALT DRIVEWAY TURNAROUND TO REMAIN - MEETS S.C.F.D. FIRE CODE SEC 19-31 (c) DMS 8
4. PROPOSED NEW UPPER FLOOR DECK AND STAIRS TO EXISTING PATIO WITH DECKING AND RAIL TO MATCH EXISTING REAR DECK - REF. DETAILS 4-6 SHT A3.0

### PROJECT LEGEND

- OUTLINE OF EXISTING BUILDINGS
- PROPOSED DECK & EXT. STAIRS

### LEGEND:

- BOUNDARY LINE
- SETBACK LINE
- EXISTING SEPTIC MOUND SETBACK LINE

PROPERTY LATITUDE AND LONGITUDE:  
N 38° 15' 14" W 122° 40' 36"

PROPERTY SEISMIC CATEGORY:  
ZONE: D

200  
60.26  
TOP-NEW-WELL-HEAD

S00° 04'46"E 666.72'

N00° 10'50"W 672.70'

N89° 57'04"E 689'

E 0° 20'46" 60'

1733 SKILLMAN LANE  
A.P.N. 048-091-003  
PARCEL MAP BEING RECORDED

SCALE: 1/16" = 1' - 0"  
SHEET:



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 (415) 888-8812 jee@kcsad.com

**SKILLMAN R-4 CONVERSION**  
 1743 SKILLMAN LN  
 PETALUMA, CA 94952  
 MAIN DECK PLAN

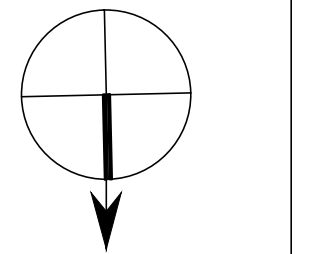
DRAWING: **MAIN DECK PLAN**  
 SIGNATURE:  
 REVISIONS:

APR 048-091-003

CLIENT INFORMATION:  
 KCS PROPERTY, LLC  
 55 SHAYER ST., STE 200  
 SAN RAFAEL, CA 94901

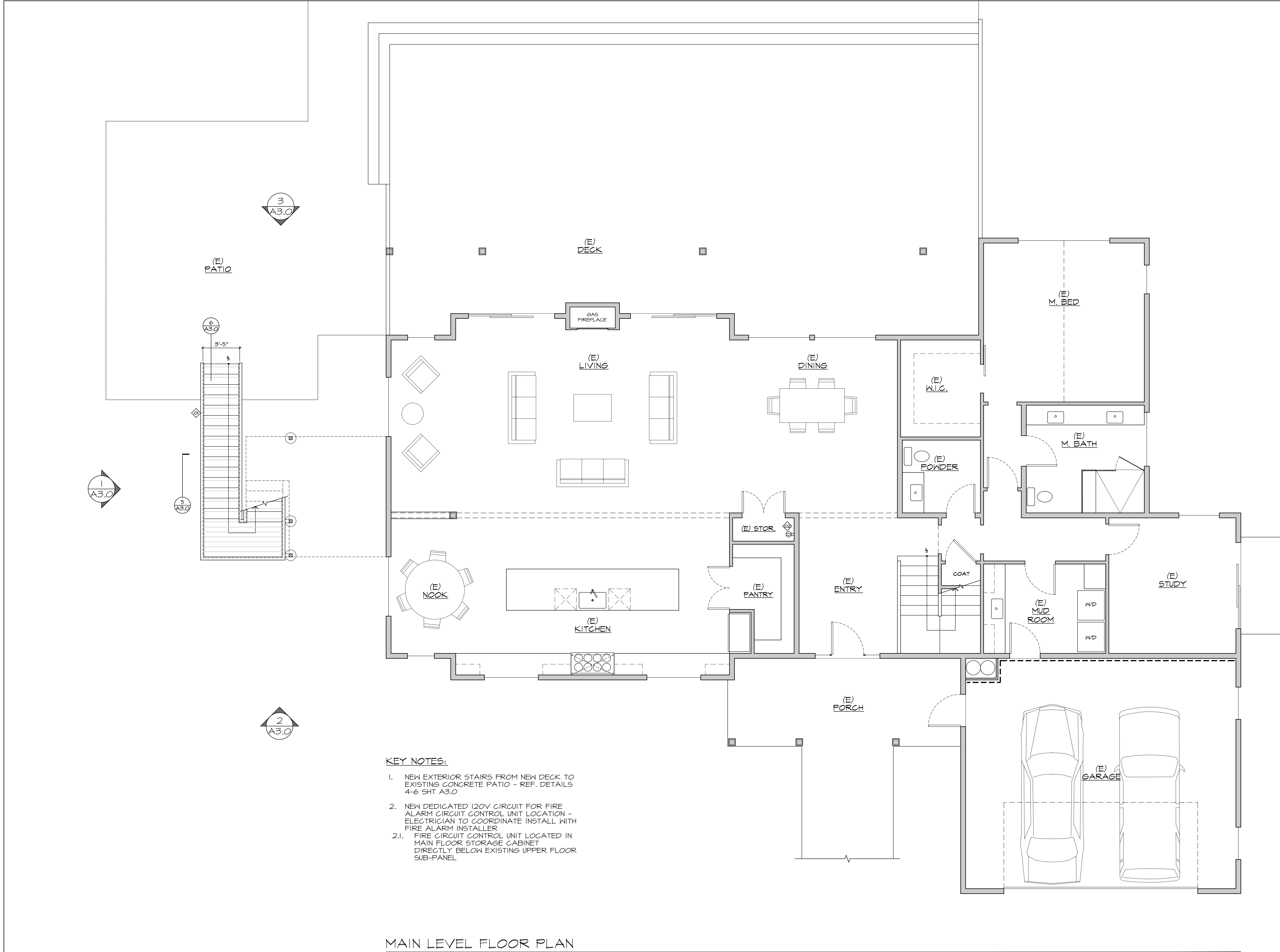
JOB NUMBER: 1743R  
 ORIGINAL DATE: 2/1/19  
 REVISION DATE:  
 DRAWN BY: JM

PROJECT NORTH:



SCALE:  
 1/4" = 1' - 0"

SHEET:  
**A2.0**



- KEY NOTES:**
1. NEW EXTERIOR STAIRS FROM NEW DECK TO EXISTING CONCRETE PATIO - REF. DETAILS 4-6 SH1 A3.0
  2. NEW DEDICATED 120V CIRCUIT FOR FIRE ALARM CIRCUIT CONTROL UNIT LOCATION - ELECTRICIAN TO COORDINATE INSTALL WITH FIRE ALARM INSTALLER
  - 2.1. FIRE CIRCUIT CONTROL UNIT LOCATED IN MAIN FLOOR STORAGE CABINET DIRECTLY BELOW EXISTING UPPER FLOOR SUB-PANEL

**MAIN LEVEL FLOOR PLAN**



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**SKILLMAN R-4 CONVERSION**  
 1743 SKILLMAN LN  
 PETALUMA, CA 94952  
 UPPER DECK PLAN

DRAWING: **UPPER DECK PLAN**  
 SIGNATURE:  
 REVISIONS:

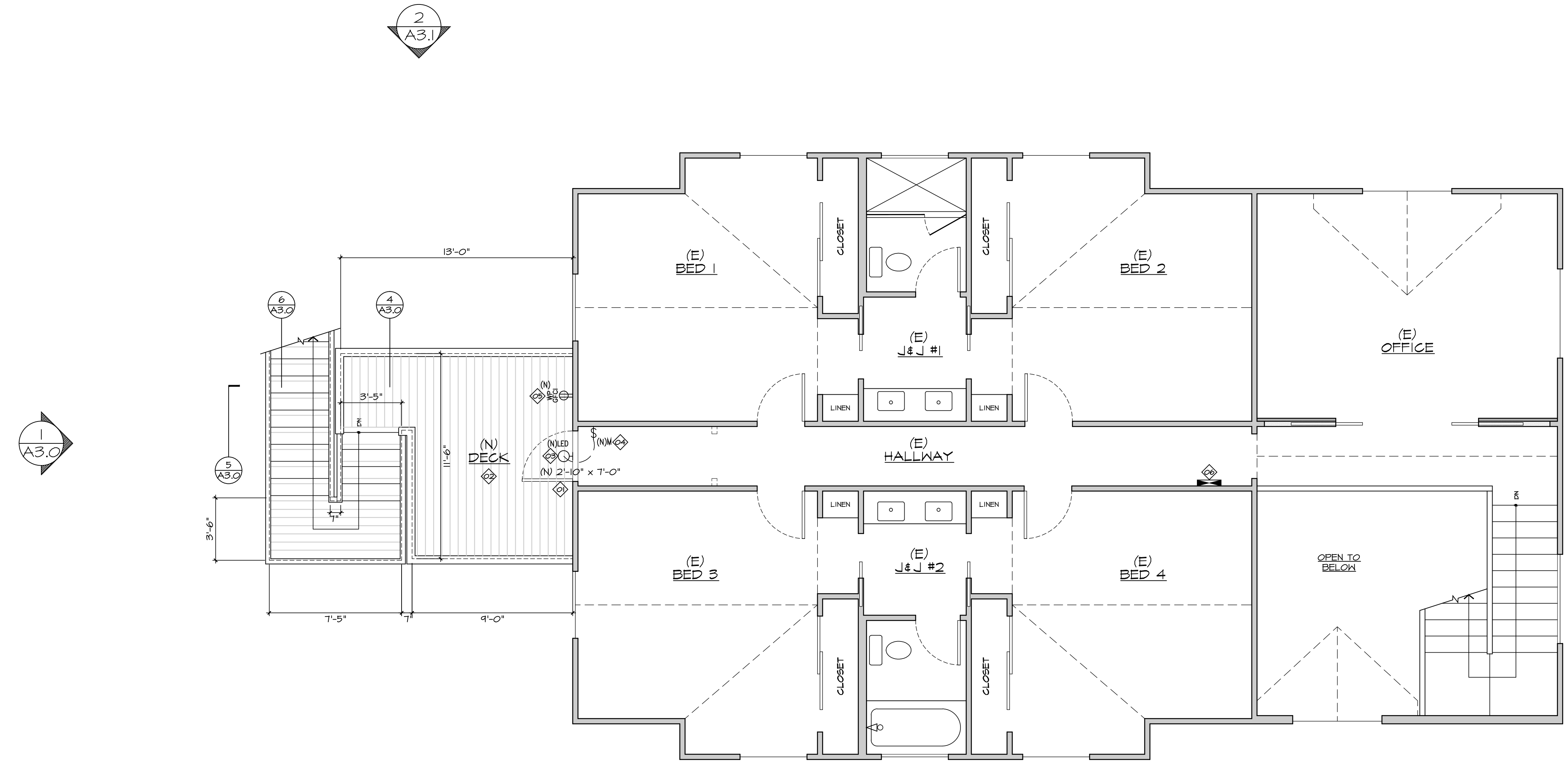
APN: **048-091-003**  
 CLIENT INFORMATION:  
 KCS PROPERTY, LLC  
 55 SHAYER ST., STE 200  
 SAN RAFAEL, CA 94901  
 All drawings and written material appearing herein constitute original and unpublished work of the designer and shall remain the property of the designer without written consent of the designer.

JOB NUMBER: **1743R**  
 ORIGINAL DATE: **2/1/19**  
 REVISION DATE: **-**  
 DRAWN BY: **JM**

PROJECT NORTH:

SCALE: **1/4" = 1' - 0"**  
 SHEET:

**A2.1**



**KEY NOTES:**

1. NEW 2'-10" x 7'-0" EXTERIOR DOOR FROM UPPER FLOOR TO NEW DECK - MATCH EXISTING GARAGE PEDESTRIAN DOOR DESIGN
2. NEW DECK AND EXTERIOR STAIRCASE WITH 2 x 6 DECKING, PAINTED FASCIA AND REDWOOD RAILING w/ HOGWIRE INFILL - REF. DETAILS 4-6 5HT A3.0
3. NEW LED, FLAT BLACK, OVERHEAD EXTERIOR SCONCE TO MATCH EXISTING LIGHT FIXTURES
4. NEW EXTERIOR SCONCE SWITCH - SWITCH/FIXTURE SET-UP TO MEET CEC REQUIREMENTS
5. NEW WATERPROOF GFCI EXTERIOR RECEPTACLE BESIDE NEW EXTERIOR DOORWAY
6. EXISTING UPPER FLOOR SUB-PANEL LOCATED ABOVE MAIN FLOOR STORAGE ROOM WITH NEW FIRE ALARM CONTROL UNIT

**UPPER LEVEL FLOOR PLAN**