

**AGENDA**  
**REGULAR MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., JULY 24, 2012**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC12-04*

**1. ROLL CALL:**

Chairperson Clemente  
Vice-Chair Wade  
Commissioner Adeva  
Commissioner Harris  
Commissioner Holzwarth  
Commissioner Mirador  
Commissioner Ramos

**2. ANNOUNCEMENTS:**

None

**3. MINUTES:**

Approval of June 26, 2012, Planning Commission Minutes.

**4. AUDIENCE COMMUNICATIONS:**

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

**5. PUBLIC HEARINGS:**

*For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.*

**A. CONTINUED PUBLIC HEARING: Consideration of a Resolution of the City of Suisun City Planning Commission to Approve Conditional Use Permit Application No. UP11/12-009 for An Amusement Center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center.**

- **Adoption of Resolution No. PC12-\_\_\_-.**

**B. Resolution of the Planning Commission of the City of Suisun City Rescinding Conditional Use Permit UP09/10-004 for the Expansion of the Days Out Program at 74/76 Marina Center and Approving Conditional Use Permit Application No. UP11/12-010 for the relocation of the Days Out Day Program to 70/72 Marina Center.)**

- **Adoption of Resolution No. PC12-\_\_\_-.**

**6. GENERAL BUSINESS:** Action to be taken where appropriate.

None

**7. COMMUNICATION:**

- A. Staff:**
- B. Commissioners:**
- C. Agenda Forecast**

**8. ADJOURN.**

*a&m/120724.pca*

**MINUTES**  
**REGULAR MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., JUNE 26, 2012**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC12-04*

**1. ROLL CALL:**

Chairperson Clemente  
Vice-Chair Wade  
Commissioner Harris  
Commissioner Holzwarth  
Commissioner Mirador  
Commissioner Ramos

Absent  
Commissioner Adeva

**2. ELECTION OF CHAIR AND VICE-CHAIR**

Commissioner Harris moved to retain the same leadership that we have had the past years. Commissioner Ramos seconded the motion. Motion passed 6-0

**3. ANNOUNCEMENTS:**

None

**4. MINUTES:**

Commissioner Wade moved to approve the May 23, 2012 Planning Commission Minutes. Commissioner Harris seconded the motion. Motion passed 6-0.

**5. AUDIENCE COMMUNICATIONS:**

None.

**6. PUBLIC HEARINGS:**

- A. **Consideration of a Resolution of the City of Suisun City Planning Commission to Approve Conditional Use Permit Application No. UP11/12-009 for An Amusement Center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center.**

Chairperson Clemente opened the Public Hearing and hearing no comments continued the Public Hearing to the July 24<sup>th</sup> meeting.

**7. GENERAL BUSINESS:** Action to be taken where appropriate.

None

**8. COMMUNICATIONS:**

- A. Staff:

Mr. Kearns stated that staff would be seeking direction from the City Council at the July 3<sup>rd</sup> meeting on the General Plan Preferred Land Use Alternative Map.

Mr. Kearns stated the Grizzly Island Trail Project was moving forward, a consultant had been selected to do a survey and that no nesting birds were found. Ms. Wooden invited the Commissioners to an informal ground breaking ceremony at 10:00 am on July 10<sup>th</sup>.

Mr. Kearns stated that the fireworks stands are installed at the southwest corner of Marina Blvd. and Highway 12, Heritage Park Shopping Center, and the Sunset Shopping center.

Ms. Wooden stated that the City has received three inquiries about beekeeping. She further stated the City does have an ordinance with strict restrictions and requires an application. The applicant also must register with the county.

Ms. Wooden stated that Wal-Mart had applied for a grading permit, final mitigation was being and would be starting the grading within the next couple of months.

B. Commissioners:

Commissioner Harris asked about solar fields within City limits and what state requirements would be. There was a brief discussion among the Commissioners and Ms. Wooden stated that staff had an upcoming conference call with PG&E and they could discuss the Commissioners' inquiries with them.

Commissioner Holzwarth mentioned the timing of the signals along Highway 12. Ms. Wooden stated that Public Works was aware and was working with CalTrans to fix the problems.

Commissioner Ramos mentioned a new business along Main Street, KC Cakes, that had participated in a recent event and was curious as to why only certain restaurants were allowed to participate. Ms. Skinner stated that events are open to all restaurants but with the strict restrictions by the County Health Department that many choose not to participate.

C. Agenda Forecast:

July 24, 2012

- Continued Public Hearing for the Amusement Center Use Permit

**9. ADJOURN.**

There being no further business the meeting was adjourned at 7:32 pm.

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Anita Skinner, Commission Secretary

## AGENDA TRANSMITTAL

**MEETING DATE:** July 24, 2012

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**PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING:** Resolution PC12\_\_\_; A Resolution of the City of Suisun City Planning Commission to Approve Conditional Use Permit Application No. UP11/12-009 for An Amusement Center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center

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**APPLICANT:** Blue Devils  
4065 Nelson Avenue  
Concord, CA 94520

**OWNER:** Pellarin Enterprises  
1520 Main Street  
Redwood City, CA 94063

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**SITE DATA:**

- (1) General Plan/Specific Plan: Downtown Waterfront (DW)/General Commercial (GC)
- (2) Project Configuration: 9,100 square foot tenant space within Marina Shopping Center
- (3) Surrounding Land Use:
  - North- Vacant (CS)
  - South- Residential (RL)
  - West- Mobile Home Park (GC)
  - East- Vacant (GC)

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**ENVIRONMENTAL REVIEW:** This project is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15301, Existing Facilities.

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**BACKGROUND:** The property is zoned for General Commercial use and Marina Shopping Center has been used for retail and service providers since the construction of the center.

The City amended Section 5.08 of the City's Municipal Code regarding bingo operations in July, 2011, in response to interest by the Blue Devils organization in operating a bingo center in Suisun City.

In order to operate within the City, the applicant must obtain both a business license and a bingo license, and the facility in which they operate must have an approved conditional use permit. While it is appropriate to address land use concerns though conditions attached to the CUP, the Bingo License will also include conditions that address operations, including background checks and other measures designed to ensure a safe and legal environment.

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**STAFF REPORT:** Section 18.28.030 – *Conditional Uses M.* lists an amusement center as a use which requires a conditional use permit. The Blue Devils organization has applied for the CUP and

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**PREPARED BY:**  
**REVIEWED BY:**

John Kearns, Associate Planner  
April Wooden, Community Development Director

intends to operate a “not for profit” bingo room to support local and regional charities. All activities will take place within the 9,100 square foot tenant space and no outside activities will be permitted. With the conditions of approval recommended, the operation is not anticipated to result in any environmental impacts to the neighbors. There are no hazardous or volatile materials or chemicals involved in the operation.

During bingo operation, traffic is not anticipated to be unusual for this type of retail center. The parking area designated for the use of bingo patrons is more than adequate. No routine truck or delivery traffic associated with this operation is anticipated.

The project includes a small restaurant (e.g. Subway) in the northern part of the building, but the facility will not include a commercial kitchen. The applicant is planning that all-day food service will be provided. The applicant anticipates that “drop-in bingo” will be offered within the restaurant area.

The applicant anticipates that restaurant maximum occupancy will be approximately 50 seats and the Session bingo assembly area maximum occupancy will be approximately 300 seats. The applicant anticipates a daily maximum attendance of 100-200 in the first months of operation, growing throughout the year to about 300 and peaking at 330 on holidays.

Since the recommended conditions of approval require the development and approval of a facility operations plan and a facilities security plan, staff is suggesting that the Planning Commission provide broad parameters for days and hours of operation. For example, the Commission could approve a use permit that allowed the restaurant to operate up to 7 days per week, up to 12 hours per day. This could then be more limited in the initial facilities operations plan, with an opportunity to observe the use and then add additional days/hours. As another example, the Commission could approve a use permit that allowed “session” bingo in the large assembly area up to a certain number of days per week, up to a maximum number of hours per week. Then the initial facilities operations plan could be designed to allow more restricted operation on certain days and more expanded operation on other days.

Staff has included all written communication from the applicant regarding project description. Since we are working with conflicting and/or vague information, staff has not been able to outline what we think the applicant is requesting. We believe this is another good reason for the Planning Commission to provide broad parameters within the CUP, while allowing the Police Chief and Community Development Director to work with the applicant to develop and approve a facilities operations plan that will outline more specific initial hours, days, and types of activities.

### *Required Findings*

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the City’s Zoning Ordinance and the purposes of the zoning district in which the site is located since it is a commercial location that allows amusement uses with the approval of a CUP.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan in that the policies

of the General Plan provide for commercial uses such as this within the City and the Downtown Waterfront designation.

3. The proposed use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City since the use is contemplated in the City's Zoning Ordinance, the location is within a commercial shopping center, and a variety of conditions are being imposed to address any concerns.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301: Existing Facilities.
5. The conditions of approval will be effective and efficient when placed on this use at this location because they address concerns raised by police, fire, and other city staff, prevent impacts on neighboring property, and provide for security and safety for patrons.

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**STAFF RECOMMENDATION: Adopt Resolution PC12-\_\_\_**; Resolution of the City of Suisun City Planning Commission to Approve Conditional Use Permit Application No. UP11/12-009 for An Amusement Center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center

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**ATTACHMENTS:**

1. Resolution PC12-\_\_\_; Resolution of the City of Suisun City Planning Commission to Approve Conditional Use Permit Application No. UP11/12-009 for An Amusement Center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center
2. Project Description and Responses to Comments
3. 600 Marina Center Space Plan
4. Security Plan
5. Marina Center Parking Exhibit

**RESOLUTION NO. PC12-**

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION  
APPROVING CONDITIONAL USE PERMIT APPLICATION NO. UP11/12-009 FOR AN  
AMUSEMENT CENTER (BLUE DEVILS BINGO CENTER) WITHIN THE MARINA  
SHOPPING CENTER AT 600 MARINA CENTER**

**WHEREAS**, the Planning Commission at a regular meeting on July 24, 2012 did review Conditional Use Permit Application No. 11/12-009 for an amusement center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center;

**WHEREAS**, the public notice was published in the Daily Republic on June 16, 2012;  
and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

**WHEREAS**, the applicant and members of the public were present to speak on the application; and

**WHEREAS**, The Conditional Use Permit application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301: Existing Facilities; and

**WHEREAS**, based on evidence presented at the Public Hearing by City Staff, the applicant, the public and Commissioners, the following Findings are hereby made:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the City's Zoning Ordinance and the purposes of the zoning district in which the site is located since it is a commercial location that allows amusement uses with the approval of a CUP.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan in that the policies of the General Plan provide for commercial uses such as this within the City and the Downtown Waterfront designation.
3. The proposed use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City since the use is contemplated in the City's Zoning Ordinance, the location is within a commercial shopping center, and a variety of conditions are being imposed to address any concerns.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301: Existing Facilities.
5. The conditions of approval will be effective and efficient when placed on this use at this location because they address concerns raised by police, fire, and other city staff, prevent impacts on neighboring property, and provide for security and safety for patrons.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC12- ; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-009 Conditional Use Permit Application No. 11/12-009 for an amusement center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center; subject to the following Conditions and all other Suisun City Codes and Ordinances, state and federal law:

Conformity:

- 1) This Conditional Use Permit (CUP) approval shall be exercised in conformance with the requirements of the City of Suisun City Municipal Code.
- 2) The CUP is approved in conformance with the application and submittal materials provided. All exhibits are made a part of the CUP. No deviation from the submitted documents, plans, maps, or any other exhibit shall be made without written approval from the Community Development Director or Planning Commission.
- 3) Operation of the facility shall be in conformance with all federal, state, and local laws and regulations.
- 4) This Use Permit is conditioned upon the issuance by the City of Suisun City of both a Business Tax License and a Bingo License for the proposed bingo operation; and, unless both are issued within 12 months of the date of Planning Commission approval, this Use Permit shall be deemed null and void.

Prior to the Issuance of Building Permits:

- 5) Building permit plans shall comply with all applicable building code requirements, including the Americans with Disabilities Act, and all mandates imposed by State and/or Federal governments and/or agencies in effect at the time of submittal for building permits.
- 6) Any roof-mounted equipment shall be shown on building plans. Equipment shall be painted to match the roof to the satisfaction of the Community Development Director.
- 7) A fire sprinkler system is required. Plans and a permit application shall be submitted for review and approval prior to installation. A separate inspection for the fire protection system shall be required and completed prior to the final fire inspection.

During Construction and Prior to the Issuance of Occupancy Permits:

- 8) A building permit shall be obtained prior to initiation of any construction.
- 9) Construction shall occur only within the hours permitted by the City of Suisun City Municipal Code.
- 10) Exterior signage design shall be in conformance with an approved Marina Center Sign Program and shall be submitted to the Community Development Director for review and approval prior to installation.

- 11) Fire Department- prior to the issuance of a certificate of occupancy:
- i) A facility evacuation plan shall be submitted to and approved by the Fire Chief (or his or her designee) and made a part of the CUP.
  - ii) Applicant shall install an on-site Knox box.
- 12) Police Department – prior to the issuance of a certificate of occupancy:
- i) A facility operation plan shall be submitted to and approved by both the Community Development Director and the Police Chief (or their designees) and made a part of the CUP. Minor modifications may be approved by mutual agreement from time to time. Such facility operation plan shall be consistent with the floor plan submitted as an exhibit to the CUP application.
  - ii) A facility security plan shall be submitted to and approved by both the Community Development Director and the Police Chief (or their designees) and made a part of the CUP. Minor modifications may be approved by mutual agreement from time to time. Such facility security plan shall be consistent with the floor plan submitted as an exhibit to the CUP application and with all building plans submitted. At a minimum, security shall include:
    - (1) The presence of a uniformed security guard during Session Bingo;
    - (2) Outdoor lighting sufficient to provide safe ingress and egress from the building, as well as access to the parking area and outdoor smoking area shall be provided.
    - (3) Security cameras, equal to or better than the example included as part of applicant’s submittal materials, shall be mounted in a manner such that unobstructed facial views and views of all monetary transactions at the following locations are provided:
      - (a) Each entrance/exit.
      - (b) Each cashier counter.
      - (c) Any safe or vault.
      - (d) Any ATM.
  - iii) In the event of excessive calls for service or complaints regarding the facility, the Police Department shall notify the Community Development Director. After notice and hearing, Planning Commission may review, modify, and/or revoke the CUP.

Operation:

- 13) No alcoholic beverages shall be sold, gifted, or consumed on the premises.
- 14) An outdoor smoking area, approved by the Community Development Director, Fire Chief, and Police Chief (or their designees), shall be provided and maintained in an attractive and functional manner.
- 15) The Use Permit does not include approval for a commercial kitchen. All food service shall conform to Solano County Health Department regulations.
- 16) Parking shall be in conformance with the parking plan submitted and which is made a part of this CUP.
- 17) No outdoor activities shall be permitted.

Review:

18) An annual review by Planning Commission of the CUP is required and shall be conducted in compliance with the provisions of Chapter 18.66. Additional review by the Planning Commission may be required in the event the facility fails to conform to the conditions of approval or complaints regarding the facility operation are received.

The forgoing motion was made by Commissioner \_\_\_\_ and seconded by Commissioner \_\_\_\_ and carried by the following vote:

AYES:	Commissioners:	_____
NOES:	Commissioners:	_____
ABSENT:	Commissioners:	_____
ABSTAIN:	Commissioners:	_____

**WITNESS** my hand and the seal of said City this 24<sup>th</sup> day of July 2012

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Anita Skinner  
Commission Secretary

Blue Devils Bingo

Marina Center

Numbers if employees

Bingo Session Hours 6-10pm 10

Non Bingo Hours 2-3

Drop in/Session bingo

The proposed restaurant (Subway?) will be open their normal business hours. I am meeting with the franchisee on Friday to make some determinations on this project. The drop in hours are tentatively 11am-11pm. The area used for these activities will be the table area adjacent to the restaurant. There is a wall between that area and the bingo floor to reduce the need for HVAC.

Drop in

Drop in sessions usually are 15-20 players at any time. Fifty would be huge. The purpose of the "Drop-in" project is to drive traffic for the food service and to utilize the facility efficiently so the local charities that will benefit from the project will have a larger net.

300 Customers

The current design has chair and tables for 250+- players. That is at four players per table. During holiday events (President's day, 4<sup>th</sup> of July, etc.) there will be additional seating available as the crowd is always bigger. I anticipate that 300 will be a full room.

Security

We always install a video security system and perimeter security system (ADT?) with panic buttons at the appropriate locations. I anticipate that we will have outside security from a security company.

Floor Plan

I will attach the beginning of renderings for the "store" area. As I mentioned I have a meeting on Friday to finalize the plans for that portion of the building and to have the architect work on the plans.

Business License

I just received the business license application on Monday of this week. I am in filling it out and getting the appropriate signatures. I will have it in your office by 4pm on Thursday.

I apologize as I am in Phoenix producing a Drum and Bugle Corps event tonight.

Tom Hope

916-417-1829

BD Bingo  
600 Marina Center  
Suisun City, Ca

Revised on June 25, 2012

The BD Bingo Room will operate a "not for profit" bingo room to support local and regional charities. There will be a small restaurant (i.e. Subway) included in the project. The food service will operate business hours appropriate to this type of business. The drop in bingo operation will be available from 10am to 12 Midnight seven days per week. This part of the building will have table and chairs for the customers to have a meal and play different types of bingo that may include speed bingo, pull tabs, bullet bingo, and four X four. (Descriptions of these games attached) The total number of patrons at any given time for these two operations will be less than 50 customers (overflow can use main bingo area) and will be located in the Northern Section of the building.

Traditional bingo will operate during the evening hours (4pm-midnight). The bingo operation will be able to handle 300 customers (based on public safety report) during any one session. In the future there potentially will be a daytime session that would include 100-200 players. Daytime bingo would be a 2-3 hour session opening at 10 am and closing by 3pm. This bingo session would have less games of bingo with smaller guaranteed prizes than the evening session. Event games and pull tabs will also be sold at these sessions.

When there are bingo activities there will be bingo manager/staff operating the games. The regular evening sessions will have a minimum of 6 people.

Security for the facility will include video surveillance, panic alarms, perimeter alarms, and an outside uniformed security officer as needed (evening sessions).

There are no outside activities planned for this property. Bingo will not add any environmental impact to the neighbors. There are no hazardous or volatile materials or chemicals involved in the operation.

During the normal operation of this business traffic will not be unusual for this type of retail center. The parking area is more than adequate for the amount of customers in the center. There is no routine truck or delivery traffic associated with this operation.

The property has been used for retail and service providers in the past.

Submitted by

Tom Hope

916-417-1829

## Examples of Bingo Sessions

### **Bullet Bingo** (2-20 players)

1. Player selects bingo cards from rack.
2. Player purchases tokens from caller/sales person
3. Player places 3 tokens in front of tile(s) they are going to play and 1 token at front edge of table
4. Bingo volunteer collects all tokens at front edge of table (charity revenue)
5. Caller calls number from bingo blower in 2+- second intervals
6. Players places tokens on tile numbers that have been called
7. Player achieves all numbers on one tile,, yells bingo to stop the game
8. Tile is verified and winner gets all the tokens not on other players tiles (achieved numbers)
9. All numbers are returned to the pool and the next game begins.

### **4X4 Bingo** (10-100 players)

1. Player purchases 4 on cards 5 games from sales desk
2. Caller calls numbers from bingo blower and players mark the cards to achieve predetermined patterns.
3. Player achieves predetermined pattern and yells bingo.
4. Floor worker verifies the winning card with caller
5. Winner is paid 80% of the total spend per game and the charity keeps 20% of the total sales per game.
6. Players can purchase additional game sheets for \$1per sheet per game.
7. Session will last 1-2 hours depending on the number of players.

### **Session Bingo** (up to hall capacity)

1. Doors open at 4pm daily (Friday-Sunday at opening with additional days added in future)
2. Players purchase bingo packs from sales counter. Card minders will be available for purchase with minimum purchase. Players may obtain for free a “players card” to earn points for premiums and discounts based on purchasing habits. (rewards program)
3. Bingo numbers will be called at the beginning of session and players will mark predetermined patterns to win bingo. Player must yell bingo loud enough for the call to hear and stop the game (see house rules)
4. During the session the players will have the opportunity to purchase additional cards and event games.

5. At the end of the session (all games completed) players will leave the bingo room. We plan to have a couple of games at the end of the session for those that want to stay and play (15-30minutes) to dilute the exodus from the parking lot to minimize the impact on the exits and surrounding streets.
6. Bingo room will close at midnight

**Speed Bingo** (10-100 players)

1. Players purchase bingo card(s) from sales person
2. Caller calls bingo numbers from bingo blower and players try to achieve pre-determined patterns.
3. Numbers are called as fast as possible.
4. Player achieves pattern and yells bingo to stop the game
5. Floor worker/caller verifies the win and player is awarded the published prize.
6. Sessions will have up to 100 games

Event games and pull tabs will be offered before, during, and after all sessions. Other styles of bingo games may be added in the future as the demand grows from the players.

## **Example of Bingo Day**

Restaurant opens based on Restaurant Operator schedule

10am Bingo opens  
11am Speed bingo Begins  
12pm Speed bingo Ends  
2pm Bullet bingo begin  
3pm Bullet bingo ends  
6pm Session bingo begins  
11pm Session bingo ends  
12am Building is closed.

## **Bingo Rules**

Proposed June 1, 2012

1. All players must have a valid receipt to be awarded prizes
2. You must be at least 18 years old to play bingo.  
(Cal Penal code 326.5 sec E)
3. You must yell bingo loud enough for the caller to hear and stop the game. IF you need help yelling bingo you must notify the Bingo Manager before the first number of the session is called. It is not the responsibility of the floor workers to yell for you or acknowledge you bingo in any way.
4. Floor workers may not play your cards for you.
5. All players must be present to win
6. Players are expected to be respectful of volunteers and other bingo players
7. Players appearing to be under the influence of alcohol or drugs will be excluded at the determination of the manager without refund.
8. No smoking in the bingo facility. Please smoke in the designated area or in the parking lot.
9. Cell phones should be silenced. IF you must take a call during bingo please leave the bingo playing area.
10. Winning cards must have the last number called in the pattern. No "sleeper bingos" will be honored
11. In the event of multiple winners, the prize will be split equally between the winning cards.
12. No outside food allowed. Please patronize our restaurant
13. Decision of Bingo Manager is Final

## Example of Bingo Game Schedule

### Early Birds

- |    |        |    |                     |
|----|--------|----|---------------------|
| 1. | Blue   | 3v | Triple Bingo        |
| 2. | Yellow | 3v | Small Picture Frame |
| 3. | Black  | 3v | Bingo and 4 Corners |

### Regular Pack

- |    |        |    |                               |
|----|--------|----|-------------------------------|
| 4. | Blue   | 6v | Large Crazy Kite              |
| 5. | Yellow | 6v | Triple bingo with wild number |
| 6. | Green  | 6v | Double Postage Stamps         |
| 7. | Red    | 6v | 3 bingos on different faces   |
| 8. | Purple | 6v | Crazy T with free corners     |

### Intermission

- |     |        |    |  |
|-----|--------|----|--|
| 9.  | Black  | 6v | 2 Six packs on different Faces                 |
| 10. | Orange | 6v | Bingo and Stamp. No overlap                    |
| 11. | Lime   | 6v | Crazy Letter C with free corners               |
| 12. | Gray   | 6v | Diagonal Line                                  |
| 13. | Blue   | 6v | Vertical Horizontal Diagonal lines on one face |
| 14. | Green  | 6v | Hardway 6 Pack                                 |
| 15. | Red    | 6v | Suisun Blackout (odd or even)                  |

### Get-a-way

- |     |        |      |                                |
|-----|--------|------|--------------------------------|
| 16. | Orange | 4 sq | Triple Bingo                   |
| 17. | Yellow | 4 sq | Big X all 4 squares            |
| 18. | Green  | 4 sq | 1 Ez and 1 Hard bingo anywhere |

Tom,

Thanks for the additional information. We appreciate your prompt response to many of our questions.

We are still trying to set up a joint meeting with other departments on Monday afternoon, July 9<sup>th</sup>, to resolve any remaining issues prior to the Planning Commission public hearing on July 24<sup>th</sup>.

Please respond to the following questions and comments at your earliest opportunity, but not later than Close of Business on Tuesday July 3rd, so that we have time to circulate information to the other departments prior to the July 9<sup>th</sup> meeting.

- 1) State specific business hours for the restaurant. If they vary by day of the week, please indicate.

**The restaurant would be open all of the hours that bingo of any type is available, so they would open at 7am and close at 11pm.**

- 2) Staff notes your closing 7 days per week at Midnight. We are unlikely to recommend that to Planning Commission.

**Evening bingo sessions begin at 6:30pm and between 10:30pm and 11:00pm. By the time all the customers leave, the staff closes out the cash and record-keeping and the building is secured it can be Midnight. But customers will all be gone around 11pm.**

- 3) We intend to recommend to the Planning Commission that no overflow patrons from the restaurant be permitted in the "Assembly Hall" area (as designated on the site plan) When the "Assembly Hall" area is closed. Consequently, drop-in Bingo would be limited to 56 patrons.

**Can you share with me the rationale for this? This is one contiguous facility and the only reason that we are installing a barrier between the areas (all designated as assembly) is to potentially reduce the HVAC demand on the entire space, expecting that most of the time, the drop-in bingo will be 50 or less. However, we would like to be able to allow overflow to occur in the larger room if there happens to be some demand.**

- 5) We are confused by your statement that drop-in Bingo would be a 2-3 hour session, yet the hours are indicated as 10:00 a.m. – 3:00 p.m. Is it actually a 5-hour session or multiple sessions?

**The reference is for future afternoon sessions, not "drop in" play. We plan in the future to add daytime sessions. For a Daytime Session, the doors and sales would begin at 10:00am with the first ball called at 11:30am. If you play a 20 game session the customers would be out of the building by 3pm. Bingo session hours are usually defined by the number of hours (minutes) that the balls are being called and the customers are marking bingo cards, ie., 6:30-11:00pm. At least 90 minutes**

**before the first "bingo" ball is called the charity will sell the games for the next session.**

6) Staff is uncomfortable with the vague statement that uniformed security would be available "as needed". Please specify the hours and days of the week when uniformed security will be on-site.

**Sorry for the confusion. All sessions will have inside security (guard-card certified) on duty. However, we plan to use OUTSIDE uniformed security only when we operate the full evening sessions, (i.e., initially Friday, Saturday, Sunday; then later in the year, we will add Thursday, Wednesday, assuming there is enough demand to play.)**

7) We feel the statement that there will be no "outside activities" is misleading, if in fact a smoking area would be designated outside. In this regard, we strongly urge smokers to use a designated area. We would prefer that they were not encouraged to smoke "in the parking lot".

**Sorry, I mis-interpreted the question to be in regards to "outside" activities like a sidewalk sale or bar-b-que or some form of games. We absolutely intend to create a designated smoking area, and assure that it is located at least 20 feet from the entrance; it has already been penciled out with the landlord.**

8) Please provide both a narrative and site plan description of the parking areas anticipated to be used by this operation. Pursuant to the City's Zoning Ordinance, the restaurant area requires approximately 56 spaces and the "Assembly Hall" area (as designated on the site plan) requires approximately 107 parking spaces.

**This will come from the landlord**

9) Please provide a list of "holidays" on which you would like to add additional seating beyond the anticipated 300 or so seats in the "Assembly Hall".

**We do NOT plan to exceed our seating capacity on holidays. We only know from experience that holidays are capable of generating a larger crowd and therefore could reach our designated capacity. We number our seats and sell holiday event tickets only up to our seating capacity. We are used to turning people away if demand exceeds our tickets.**

**Typical holidays that are popular with customers for bingo include national holidays like President's Day, July 4<sup>th</sup>, Memorial Day, New Years Eve, Easter, Mother's Day, Father's Day, Halloween, etc. And some traditional holidays like St. Patrick's Day. Historically we have not operated bingo on Christmas Day, Thanksgiving Day, or New Years Day.**

10) Please state a maximum number of patrons that would be served on "holidays".

**Whatever our maximum allowed seating capacity is for the space. Our most current design (subject to fine tuning) is just a little over 330 people.**

11) Staff intends to recommend that any Bingo game not included in the submission (that you would like to add at a future date) could be approved by the mutual consent of the Community Development Director and the Police Chief.

**Due to the nature of what it takes to grow a community bingo operation, we need to start with only a few nights per week for full session bingo, then gradually add evenings if the demand warrants it. Most successful bingo halls operate seven days per week, and even multiple sessions per day, after they have been well established. For instance, Concord operates seven days per week, and on five of those days there are two full sessions, one during the day and one in the evening.**

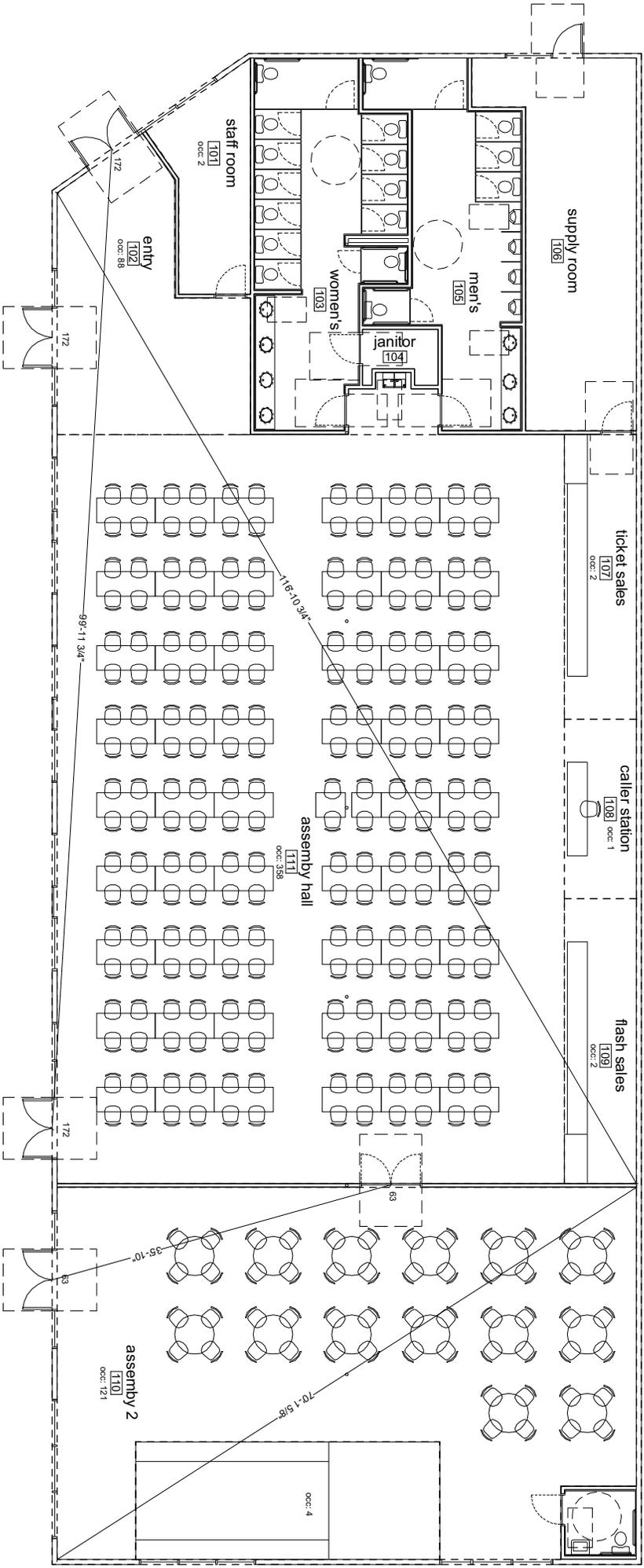
**We cannot hope to start with a lot of sessions because it takes time to build the customer base and loyalty. So if you prefer that we apply for seven days a week right from the beginning, we will be ok doing so. Just understand that we will not actually operate that many days to begin with. It would not be very efficient to apply for three nights per week, then come back in two months to ask for another night, then come back in a couple of months and ask for another month, etc.**

**For the drop-in bingo, we want to try being open seven days per week because the demand will be lower and the cost to operate will be lower, so we believe the concept will work on a small volume of activity.**

12) Staff is confused by your "Example of Bingo Day" in which it appears that no drop-in Bingo is occurring during the lunch period from 12 – 2. We were given to understand that the purpose of this type of gaming was to attract lunch-time participants that would purchase a sandwich and play Bingo during their lunch periods.

**This was only an example. Based on the first couple of months of operation we will adjust the schedule to meet the demands of our customers. You are correct that we hope to attract a lunch time group who will drop in to get a sandwich and play some quick games. But this drop-in style of play is new and we are not entirely sure how quickly it will become successful. So we want to adjust the offerings and the timing according to the customers' interests. We cannot lock ourselves into a format this early in the planning stage.**

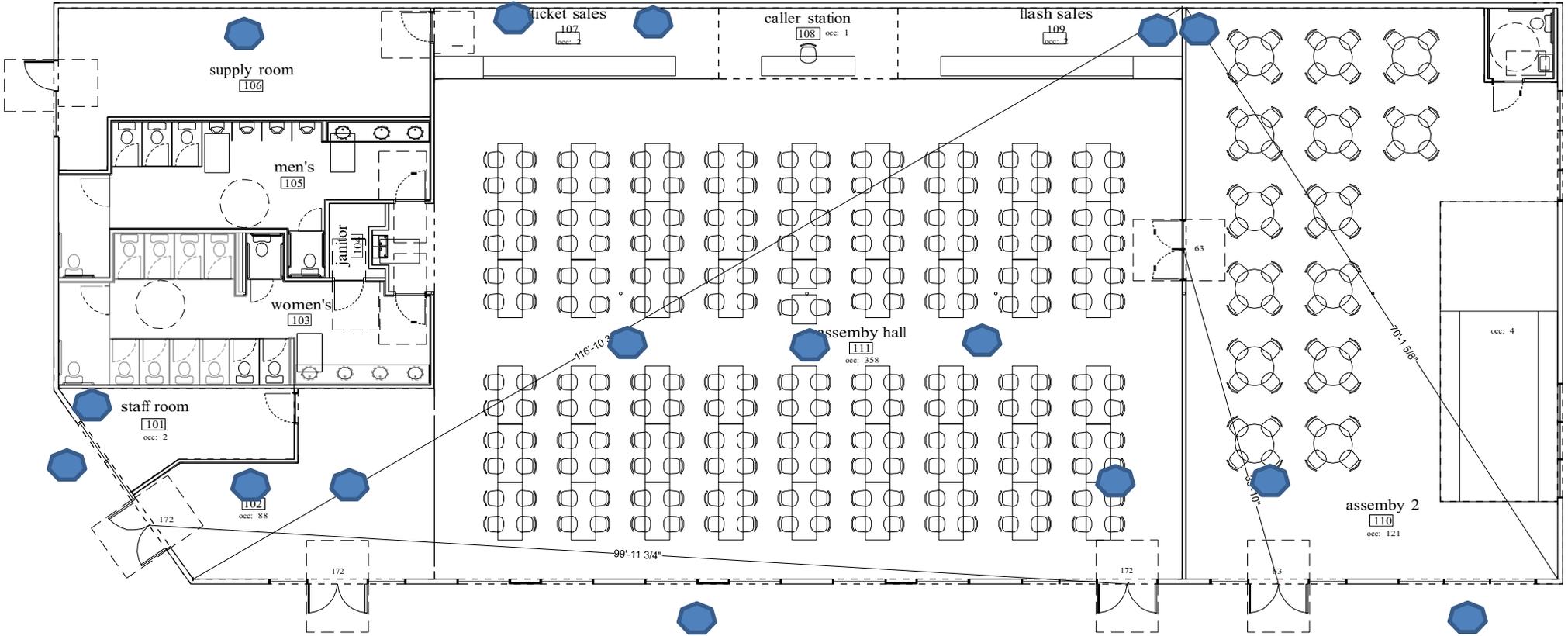
If we receive any questions from other departments in the meantime, we will forward those to you ASAP.



schematic floor plan

Marina Center - Building 600





**schematic floor plan**

**Marina Center - Building 600**



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## 16 Camera 240 FPS Video Security DVR

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- **DVR Card Manufacturer :** GeoVision
- **Included DVR Card:** GV-1240
- **Camera Inputs:** 16 Camera Inputs
- **Audio Inputs:** 16 Audio Inputs
- **Display/Record Frame Rate:** 480/240
- **Adjustable Camera Frame Rate:** Supported For Each Camera
- **RCA (TV) Video Output:** 1 RCA Output
- **VGA (PC) Video Output:** 1 VGA Output
- **Storage:** 1 TB Hard Drive Space
- **Hard Drive Support:** up to 4 SATA Hard Drives
- **Secondary Storage:** DVD Burner
- **Processor:** Intel G850 Dual Core CPU
- **RAM:** 2 GB
- **Included IP Camera Support:** Up to 16 [GeoVision IP Cameras](#)
- **Other Supported IP Cameras (License Required):** [Click Here](#)
- **Video Format:** NTSC, PAL
- **Video Compression:** Geo [H.264](#) / Geo MPEG4 / Geo MPEG4 ASP / MPEG4
- **Recording Mode:** Continuous / Motion / Schedule
- **Case Type:** Rackmount Case
- **Dimensions:** 17(W) x 24(D) x 7(H) inches
- **Card Interface:** PCI
- **Internet:** Multiple simultaneous logins supported.
- **Instruction Manual:** Included
- **Operating System:** Windows 7 Pro 64 Bit
- **Power Search:** Advanced Search Functionality Provided
- **Software Version:** GeoVision Software Version 8.5
- **Apple iPhone Support:** Yes
- **One Year Warranty, 3Yr Manufacturer on Capture Card**

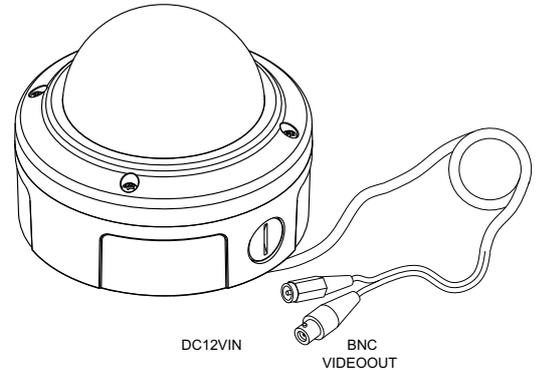
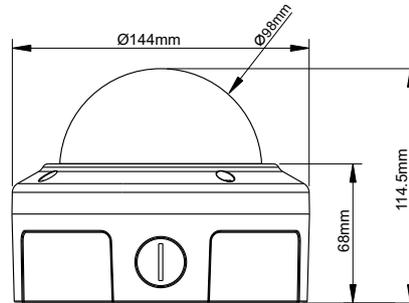


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live help

# FUHO Vandalproof Dome Camera

AP-631D



## FEATURE

- High quality with multi-function high pixel
- 1/3" SONY CCD image sensor
- Max. 650TVL
- Star Lighting, color at night
- DNR (Digital Noise Reduction)
- Auto Voltage
- Waterproof

## SPECIFICATIONS

Mode	NTSC	
Pick Up Element	1/3" CCD Image Sensor	
Image Signal Process	Digital Signal Processing System	
Number Of Pixel	768 (H) × 494 (V)	
Picture Elements	Approximately 380K	
Horizontal Resolution	Approximately 650 TV Lines	
Power Supply	12v DC / 24v AC	
Lens	2.9~10mm	
Current Consumption	160 mA	
Synchronization	Internal	
Scanning System	2 : 1 Interlace	
Sensitivity	0.001 LUX	
S/n Ratio	Max 66 dB	
Electronic Shutter	AUTO: 1/60STO 1/120,000S	
Auto White Balance (awb)	1800°K~10500°K	
Back Light Compensation (blc)	OFF	
Auto Gain Control (agc)	ON	
Digital Noise Reduction (dnr)	ON	
Sharpness	ON	
Auto Iris	DC DRIVE	
Output	1 Vp-p Composite Video Output, 75 Ohms	
Lens	2.9~10mm	
Operating Temperature	- 5°C ~ +40°C / less than 70%	
Dimensions	144mm(W) X 114.5mm(H)	
Weight	About 966 g	



# STATE ROUTE 12



 designation 1       designation 2

**Marina Center**  
parking designation exhibit A

## AGENDA TRANSMITTAL

**MEETING DATE:** July 24, 2012

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**PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING:** Resolution PC12-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Rescinding Conditional Use Permit UP09/10-004 for the Expansion of the Days Out Program at 74/76 Marina Center and Approving Conditional Use Permit Application No. UP11/12-010 for the relocation of the Days Out Day Program to 70/72 Marina Center.

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**APPLICANT:** Troy Richard  
P.O. Box 3406  
Fairfield, CA 94533

**OWNER:** Pellarin Enterprises  
1520 Main Street  
Redwood City, CA 94063

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**SITE DATA:**

- (1) General Plan/Specific Plan: Downtown Waterfront (DW)/General Commercial (GC)
- (2) Project Configuration: 2,400 square foot tenant space within Marina Shopping Center
- (3) Surrounding Land Use:
  - North- Vacant (CS)
  - South- Residential (RL)
  - West- Mobile Home Park (GC)
  - East- Vacant (GC)

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**ENVIRONMENTAL REVIEW:** This project is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15301, Existing Facilities.

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**BACKGROUND:** In September 2007, the Planning Commission approved a resolution granting the original Conditional Use Permit (CUP) for the Days Out facility. In November 2009, the Planning Commission approved an expansion of the use in the shopping center and thus a modification to the existing CUP. The property owner and applicant contacted staff regarding the relocation of the Days Out facility to 70/72 Marina Center, which is one suite closer to Highway 12. Since CUP's "run with the land", Staff concluded that a new application must be filed and considered by the Planning Commission.

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**STAFF REPORT:** The Suisun City Zoning Ordinance requires that a facility/use such as the proposed Days Out facility must submit a CUP application for consideration by the Planning Commission at a public hearing. As stated in the background section of this report (above), the Planning Commission has approved a CUP, as well as a modification to the CUP, within the Marina Shopping Center in the past. The proposed use is planned to occupy the same floor area (2,400 square feet) that was occupied in their prior location (74/76 Marina Center).

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**PREPARED BY:**  
**REVIEWED BY:**

John Kearns, Associate Planner  
April Wooden, Community Development Director

---

*Project Description:*

The applicant provided a brief write-up with the subject application and also referred to the project description that was included with the November 2009 application submittal. This information remains accurate regarding how the use currently operates. Additionally, the project description provided information on the purpose, goals, and program philosophies of Days Out. Staff has included the information provided by the applicant below:

Goals and Purpose:

The basic goals and purpose of Days Out is to elevate each consumer's life skills according to their abilities, as well as modifying and diminishing behavior problems and occurrences. To accomplish this goal, we will be balancing an array of skill areas. Some examples are academics, self-care, physical fitness, volunteering, socialization, behavior modification, independent living, community integration, and recreational independence (e.g. constructive use of leisure time). By combining these services with a healthy learning environment, qualified staff, and by complying with Title 17, we are confident that the goal of this program will be met.

Hours of Operation:

- Monday thru Friday
- Closed holidays
- 8am until 4pm

Environmental Response:

This is an existing use at 74/76 Marina Center. Our program at this new location, in the same building, will hold a maximum of thirty clients and twelve staff at any time. There would be no excessive or out of the ordinary odors, loud noise, dust or glare produced by our use of the building and there would also not be any manufacturing or use of hazardous or volatile materials or chemicals.

The vehicle traffic would of course be a client drop-off in the morning and pick up in the afternoon. During the day the clients will go out on various outings in the community. We would utilize the already established parking area.

*Required Findings and Evidence*

In order for the Planning Commission to approve the Conditional Use Permit the following findings must be made:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the City's Zoning Ordinance and the purposes of the zoning district in which the site is located. While the City strongly encourages the use of all commercial sites in the City for retail commercial and related uses, given that the use has been operational in this Center and is operating without any negative impacts on adjacent uses, staff believes that the relocation is appropriate.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan in that the policies of the General

Plan provide for a mixture of commercial uses and encourage uses that meet the needs of the community.

3. The proposed use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City since activity will be limited at the site to specific periods of time and no environmental impacts will result from the use.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301: Existing Facilities because the suite already exists and only minor tenant improvements will occur at this location.
5. The conditions of approval will be effective and efficient when placed on this use at this location because they address all concerns, including limiting size and placement of advertising to ensure consistency with city policies.

Note: The City has observed that Days Out has operated without incident for almost five years.

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**STAFF RECOMMENDATION: Adopt Resolution PC12-\_\_\_;** A Resolution of the Planning Commission of the City of Suisun City Rescinding Conditional Use Permit UP09/10-004 for the Expansion of the Days Out Program at 74/76 Marina Center and Approving Conditional Use Permit Application No. UP11/12-010 for the relocation of the Days Out Day Program to 70/72 Marina Center.

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**ATTACHMENTS:**

1. Resolution PC12-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Rescinding Conditional Use Permit UP09/10-004 for the Expansion of the Days Out Program at 74/76 Marina Center and Approving Conditional Use Permit Application No. UP11/12-010 for the relocation of the Days Out Day Program to 70/72 Marina Center.
2. “Days Out Day Program Relocation”-Submitted 6/25/12
3. “Days Out Project Description”-Submitted as part of UP09/10-004 (November 18, 2009)
4. 70/72 Marina Center Plans

**RESOLUTION NO. PC12-**

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION  
RESCINDING CONDITIONAL USE PERMIT UP 09/10-004 AT 74/76 MARINA  
CENTER AND APPROVING CONDITIONAL USE PERMIT APPLICATION NO.  
UP11/12-010 FOR THE RELOCATION OF THE DAYS OUT DAY PROGRAM TO 70/72  
MARINA CENTER**

**WHEREAS**, the Planning Commission at a regular meeting on July 24, 2012 did review Conditional Use Permit Application No. 11/12-010 Rescinding Conditional Use Permit UP09/10-004 at 74/76 Marina Center and Approving Conditional Use Permit Application No. UP11/12-010 for the relocation of the Days Out Day Program to 70/72 Marina Center;

**WHEREAS**, the public notice was published in the Daily Republic on July 14, 2012; and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

**WHEREAS**, the applicant and members of the public were present to speak on the application; and

**WHEREAS**, The Conditional Use Permit application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301: Existing Facilities; and

**WHEREAS**, based on evidence presented at the Public Hearing by City Staff, the applicant, the public, and Commissioners, the following Findings are hereby made:

In order for the Planning Commission to approve the conditional use permit the following findings must be made:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the City's Zoning Ordinance and the purposes of the zoning district in which the site is located. While the City strongly encourages the use of all commercial sites in the City for retail commercial and related uses, given that the use has been operational in this Center and is operating without any negative impacts on adjacent uses, staff believes that the relocation is appropriate.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan in that the policies of the General Plan provide for a mixture of commercial uses and encourage uses that meet the needs of the community.
3. The proposed use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City since activity will be limited at the site to specific periods of time and no environmental impacts will result from the use.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301: Existing Facilities because the suite already exists and only minor tenant improvements will occur at this location.

5. The conditions of approval will be effective and efficient when placed on this use at this location because they address all concerns, including limiting size and placement of advertising to ensure consistency with city policies.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC12- ; Conditional Use Permit Application No. 11/12-010 Rescinding Conditional Use Permit UP09/10-004 at 74/76 Marina Center and Approving Conditional Use Permit Application No. UP11/12-010 for the relocation of the Days Out Day Program to 70/72 Marina Center; subject to the following Conditions and all other Suisun City Codes and Ordinances, state and federal law:

1. This Use Permit approval shall be exercised in conformance with the requirements of the City of Suisun City Municipal Code.
2. The Use Permit is approved in conformance with the application and submittal materials provided. No deviation from the submitted documents, plans, maps, or any other exhibit shall be made without written approval from the Community Development Director or Planning Commission.
3. Operation of the facility shall be in conformance with all federal, state, and local laws and regulations.
4. Building permit plans shall comply with all applicable building code requirements, including the Americans with Disabilities Act, and all State- and Federally-mandated requirements in effect at the time of submittal for building permits.
5. Exterior signage design shall be in conformance with an approved Marina Center Sign Program the submitted to the Community Development Director for review and approval prior to installation.
6. The operator shall be responsible to ensure that clients do not obstruct or affect neighboring uses.
7. The use shall be operated consistent with all licensing requirements and regulations of the State Department of Social Services.
8. If complaints are received or the operator is not in compliance with the above conditions or is creating a nuisance in the nearby area, the operator may be cited, and the permit may be subject to reconsideration and/or revocation.

The forgoing motion was made by Commissioner \_\_\_\_ and seconded by Commissioner \_\_\_\_ and carried by the folowing vote:

AYES:	Commissioners:	_____
NOES:	Commissioners:	_____
ABSENT:	Commissioners:	_____
ABSTAIN:	Commissioners:	_____

**WITNESS** my hand and the seal of said City this 24<sup>th</sup> day of July 2012

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Anita Skinner  
Commission Secretary

**DAYS OUT DAY PROGRAM RELOCATION**  
70-72 MARINA SHOPPING CENTER  
SUISUN, CA 94585

**GOALS AND PURPOSE:**

The basic goals and purpose of Days Out is to elevate each consumer's life skills according to their individual abilities, as well as modifying and diminishing behavior problems and occurrences. To accomplish this goal, we will be balancing an array of skills areas. Some examples are academics, self care, physical fitness, volunteering, socialization, behavior modification, independent living, community integration, and recreational independence (e.g. constructive use of leisure time). By combining these services with a healthy learning environment, qualified staff, and by complying with Title 17, we are confident that the goal of this program will be met.

**HOURS OF OPERATION:**

- MONDAY THRU FRIDAY
- CLOSED HOLIDAYS
- 8:00AM TIL 4:00PM

**ENVIRONMENTAL IMPACT:**

This is an existing use located at <sup>74-76</sup> 68 Marina Shopping Center. Our program at this new location, in the same building, will hold a maximum of thirty clients and twelve staff at any one time. There would be no excessive or out of the ordinary odors, loud noise, dust or glare produced by our use of the building and there would also not be any manufacturing or use of hazardous or volatile materials or chemicals.

The vehicle traffic would of course be a client drop off in the morning and a pick up in the afternoon. During the day clients will go out on various outings in the community. We would utilize the already established parking area.

# **DAYS OUT**

## **Program Description**

### **PURPOSE**

The purpose of Days Out Behavior Management Program is to provide a safe, healthy, inspiring, and educational environment for Developmentally Disabled Adults with but not limited to: Challenging Behavior, Autism, Schizophrenia, Bi-Polar, Psychosis (NOS), Cerebral Palsy, and Epilepsy. Days Out staff will implement person centered planning, monitor and collect data on the progress of the plan, and evaluate the effectiveness of the plan, to maximize the persons ability to become more independent both physically and mentally.

### **GOAL**

The goal of Days Out is to elevate each consumer's self worth and independence according to their individual abilities, as well as modifying and diminishing behavioral problems and occurrences. The individualized program implemented for every consumer shall aim to maximize their health, nutrition, communication, independence, socialization, motor skills, sensor skills, community integration, and academic abilities. To accomplish this goal Days Out will work with various specialists to provide the best program for the consumers we serve. As a result of participating in daily scheduled activities, the consumer's will become more will rounded and will be more readily able to enjoy social and educational interactions.

Days Out will provide a place where Developmentally Disabled Adults can go to learn, and maximize their life skills without being discriminated against whether they display Challenging Behavior, Mental Retardation, Cerebral Palsy, Epilepsy, Autism, Schizophrenia, etc. Staff working with consumers will also work with a behavior specialist, and complete ongoing trainings to better serve our consumers.

### **PROGRAM PHILOSOPHIES**

Days Out has a basic concept," treat others as you want to be treated or the Golden Rule. No matter what the disability including but not limited

to: Challenging Behavior, Mental Retardation, Cerebral Palsy, Epilepsy, Autism, or Schizophrenia all people shall be treated as people.

Days Out accepts applicants on a non-discriminatory basis; providing equal treatment and services without regard to ethnicity, national origin, race, color, creed, religion, sex, age, sexual orientation, medical condition, marital status, ancestry, or political affiliation.

Days Out's system of thought is by using a Functional Analytical approach, and by working with qualified Specialists, staff will be able to better understand the function of our consumer's actions and introduce more acceptable replacement skills. By using functional analysis, person centered planning, qualified staff, and making the Days Out program a positive place for consumers to increase life skills we will be able to continue providing this vital service to the Developmentally Disabled Adults.

The Days Out program shall comply with Title 22, and the Lanterman Developmental Disabilities Services Act, and will not use Corporal Punishment, or violate our consumers Personal Rights.

## **DAYS AND HOURS OF OPERATION**

Monday thru Friday

8:30am-2:30pm

## **OPTIONAL SERVICES**

Days Out Behavior Management Program will offer for client's enrolled at 74 Marina Center, staff ratio's of 1:3, 1:2, 1:1 to accomidate any behavior issues. The staff ratio must be stated on the Purchase of Service(POS) from the Regional Center.

## **MEDICAL\ MEDICATION PROCEDURE**

### **Medication**

Upon entry to the Days Out Program all consumers\representative must complete a list of all medications the consumer is taking, plus the dosage, and frequency. If a consumer is required to take medication while in program, it must be centrally stored in the Central Medication Storage, logged on the medication administering log, and locked for safety. All medication must be brought to the program by the consumers'

representative with instructions from a doctor on the Dosage, Frequency, Name, and any other information important to administering the medication to the consumer. When medication is administered to the consumer the staff shall ensure the six rights are followed:

Right Drug

Right Dose

Right Time

Right Route

Right Consumer

Right Documentation

## **PRN**

If the client's physician has stated in writing that the client is able to determine and communicate his/her need for a prescription or nonprescription PRN medication, program staff shall be permitted to assist the client with self administration of their PRN medication.

## **Release of Medication**

In the event that medication is to be released to the Parent\RSP it must be logged on the Medication Release Log, and signed by, a Supervisor or Director(Asst.), a witness, and the Parent\RSP. All discontinued medication\ or excess medication shall be released to the Parent\RSP upon introduction of new medication, or while maintaining stock of current medication.

## **Medical Treatment**

All Days Out consumers must have a signed copy of the Individual Consent for Medical Treatment on file. In the case of a medical or dental emergency Days Out staff is authorized to call 911, or take the consumer to a licensed physician (M.D.), or dentist (D.D.S.), to preserve the consumers' life, limb, or well being. If a medical emergency occurs Days Out shall notify the: RSP, or Family, CCLD, and NBRC.

## **MEDICATION DESTRUCTION POLICY**

Prescription medications which are not taken upon termination of the client's services, or that are not to be retained shall be destroyed by the administrator, or a designated substitute, and one other adult who is not a client. Both shall sign a record, to be retained for at least one year that will include the name of the client, the prescription number, the name of the pharmacy, the drug name, strength, and quantity destroyed, and the date of destruction.

## **COMMUNITY RESOURCES**

Days Out will may use the assistance of an outside consultant or specialist in the field of: behavior management, hygiene, nutrition, medical, culinary arts, arts and crafts, etc. Days Out will also use the community as a resource as listed in our program curriculum.

## **TELEPHONE POLICY**

Consumers may use the phone for local calls only, unless previously arranged.

## **TRANSPORTATION**

Days Out shall use the services of Transportation Connection, who is the transportation broker for Solano County. Days Out will place all consumers on their list for transporting the consumers from their residence to the day program.

While consumers are in program they shall be transported in Days Out vehicles, by approved staff. Staff transporting clients must have a valid Drivers License, Insurance, and an acceptable driving record. Days Out vehicles will include but not be limited to:

- 1 12 passenger van
- 2 8 passenger van
- 3 7 passenger SUV
- 4 6 passenger car

If in an emergency/or if it has been prearranged staff may use their personal vehicle, and the vehicle used must be in safe operating order, have current registration, and covered by insurance.

\* employee's without a Class B license are prohibited from transporting more than 9 total persons (staff+clients).

## **PROGRAM CURRICULUM AND ACTIVITIES**

All consumers complete an Initial Assessment with the Director, Consultant, Supervisor, and any Family or Friend that may provide information that will help in the development of the Individual Service Plan. Days Out will then use the information collected, the IPP, as well as additional information from their packet to develop an individually tailored ISP, and define the Goals and Objectives for the consumer. From the ISP, and input from the consumer the Director, and Consultant can then plan the activities that the consumer will be participating in, and orientate the associate that will be conducting the activities, and assisting the consumer when needed. Once the ISP is completed we can then develop the consumers Schedule of Activities which can be customized from the following curriculum. From the ISP, and input from the Admission Procedure, the Director, and Consultant can then plan the activities that the consumer will be participating in, and orientate the associate that will be conducting the activities, and assisting the consumer when needed.

### **Academic**

- 1 Reading-** books, newspapers, magazines, letters, poems
- 2 Writing-** spelling & comprehension, resumes, letters, stories, journals
- 3 Current Events-** newspapers, magazines, news, field trips
- 4 Math-** counting (change, or items), numbers, addition & subtraction, multiplication & division, weights & measurements
- 5 Computer Skills-** holiday & birthday cards, pictures, typing, internet access, games
- 6 Language-** sign, body, foreign, pronunciation
- 7 Library-** usage, locating materials, checking out materials, music appreciation, computer use, (work skills training)

### **Motor Functioning Skills**

- 1 Fine Motor Skills-** writing, coloring, tying shoe laces, chopping, mixing, combing hair

- 2 Gross Motor Skills-** proper posture, dancing, cooking, sports, games, yoga, meditation, stretching, swimming, muscle relaxation,
- 3 Sensory Motor Skills-** listening to sounds, seeing shapes & colors, smelling scents, taste discrimination, touching various surfaces

### **Independent Living Skills**

- 1 Money Management-** counting money & change, budgeting, check writing and logging, paying bills
- 2 Public Transportation-** bus, ferry, train, cab
- 3 Telling Time-** time management, meal times,
- 4 Cooking-** meal planning, recipe research, developing a shopping list, cooking techniques, cleaning
- 5 Telephone Skills-** key recognition, telephone and address book, dialing, remembering or keeping personal #, greetings
- 6 Cleaning-** vacuuming, sweeping, mopping, dusting, wiping down surfaces, sanitizing

### **Arts & Crafts**

- 1 Painting-** watercolor, oil, decorative, figures
- 2 Drawing-** landscape, animals, people, cartoons, sketching
- 3 Models-** airplanes, cars, buildings, bridges
- 4 Paper Mache-** piñatas, animals, holders
- 5 Holiday Decorations-** wreaths, pumpkins, cards, garlands, Easter eggs
- 6 Ceramics-** shaping, clay work, making & pouring molds, painting
- 7 Origami-** boxes, airplanes, hats, animals, letter folding
- 8 Coloring-** color recognition, coloring book projects
- 9 Scrap booking-** pictures, leaves, cards, brochures,
- 10 Photography-** alternative camera options, black & white picture development, digital picture development, leading lines, framing, 1/3's, shutter speeds, depth of field, aperture openings
- 11 Crafts-** candle making, various collages,
- 12 Shows-** attending and participating in art & craft shows
- 13 Wood Working-** gluing, painting, staining, sanding, finishing

### **Culinary Arts**

- 1 Recipe Research-** books, magazines, shows, restaurants

- 2 **Meal Planning-** shopping list, quantity needed, shopping, brands, cost
- 3 **Food Preservation-** temperatures, covering, freezing, storage
- 4 **Food Preparation-** chopping, peeling, cleaning, thawing, soaking
- 5 **Cooking Methods-** microwave, sauté, braise, boil, steam, setting, refrigeration, poach, bake, broil, fry, pan fry, bbq, grilling
- 6 **Seasoning-** herbs, spices, rubs, marinades, brines, smoking
- 7 **Plate Presentation-** portions, food pairing,
- 8 **Safety and Sanitation-** temperatures, disinfecting, viruses, contamination,
- 9 **Food Consumption-** utensils, dishes, holding food, table settings, napkin folds,
- 10 **Leftovers-** storing, freezing, meal ideas
- 11 **Cleaning-** dishes, appliances, counters, floors, cabinets

### Nutrition

- 1 **Snacks-** fruits, nuts, smoothies, vegetables, dried foods
- 2 **Exercise-** walking, stretching, sports, games, yoga, hikes, dancing, ROM, swimming,
- 3 **Meals-** cooking vegetables, Meat choices, healthy seasonings, portions, meal times

### Communication Skills

- 1 **Language Skills-** pronunciation, sign language, communication cards
- 2 **Listening Skills-** conversation techniques,
- 3 **Writing Skills-**
- 4 **Social Skills-** leisure, work, personal space

### Volunteer\Paid Work

- 1 **Recycling**
- 2 **Lot Pick up**
- 3 **Shredding**
- 4 **Public Service Dept.-** fire stations, museums, police dept.

- 5 Landscaping**
- 6 Facility Maintenance**
- 7 Art & Craft Shows**
- 8 Envelope Stuffing**
- 9 Flyer Distribution**
- 10 Convalescent Hospitals**
- 11 SPCA**
- 12 Assembly**
- 13 Watering Plants**
- 14 Washing Cars**
- 15 Food Bank \ Soup Kitchen**

### **Safety Awareness**

- 1 Street Signs-** stop signs, caution signs, cross walks,
- 2 Traffic Lights-** cross walk button, red, yellow, green
- 3 Animals-** wild, domestic, stray
- 4 Strangers-** greetings, gift acceptance, going with

### **Money Management**

- 1 Recognition-** coins, bills, gift cards, tickets
- 2 Counting-** by 1's, 5's, 10's, 20's, .01, .05, .10, .25
- 3 Budgeting-** long term, short term
- 4 Check Writing-** proper info, logging,
- 5 Banking Skills-** account opening, withdrawing, statement review
- 6 Buying Skills-** needs, wants, goals

### **Recreation and Leisure** (Experiences through Individual Advocacy choice making)

- 1 Fishing-** delta, lake, farms, parks
- 2 Bowling**
- 3 Movies-** theater, home, community center, parks
- 4 Animal Appreciation-** learn to care for small pets, animal shelter, pet stores, farms, ranches, zoo
- 5 Animal Care-** normal behavior and interaction, habitat maintenance, grooming and hygiene, signs of a healthy animal, common health issues, red flags, compatibility, average size, feeding and diet, housing, and recommended supplies
- 6 Music Appreciation-** library, music stores, department stores

- 7 Horticulture and Gardening-** on site garden, plant types, leaf activities,
- 8 Historical\ Educational Tours-** museums, factories, shops, towns,
- 9 Art & Craft Events-** fairs, parks, holidays, NBRC,
- 10 Community Awareness-** concerts, fairs, festivals, parades, plays, movies, trips
- 11 Public Transportation-** bus, ferry, cab, train
- 12 Library Usage\ Checking-out-** movies, books, cd's, tapes, magazines, newspapers
- 13 Shopping-** malls, dept. stores, 1.00 stores, farmers markets, festivals, thrift shops, specialty stores, window shopping
- 14 Outdoor Games-** basketball, Frisbee, soccer, catch, volleyball, kite flying, 4 square, tetherball, swings, hide and seek, tennis, Frisbee golf
- 15 Indoor Games-** table games, card games, basketball, ping pong,

(Days Out may care for a small, to medium size pet on-site for client interaction, and therapeutic qualities, if it has all its shots and necessary vaccinations kept in a folder. Days Out may also set up Pet Therapy set up with the Humane Society, or SPCA.)

### **Self Care Skills\ Hygiene**

- 1 Proper Toileting**
- 2 Dental Care-** brushing, flossing, mouthwash
- 3 Hair Care-** shaving, haircuts, hairstyles
- 4 Nail Care-** trimming, painting, filling
- 5 Cleanliness-** clothing, body, personal space
- 6 Hand washing-** soap, warm water, 20 seconds
- 7 Health Maintenance-** meeting all health appointments, report all health concerns

## **DELEGATION OF AUTHORITY**

The Days Out Executive Director is responsible for administering and following up on Personnel Policies. However in the absence of the Executive Director the line of authority is as follows:

- 1 Assistant Director
- 2 Program Supervisor

## **PERSONNEL RECORDS**

Each Days Out Employee will have there own confidential file which will contain, but not be limited to the following:

- 1 Application Packet (signed)
- 2 W-4 Form
- 3 Clearance from DOJ
- 4 Health records
- 5 Job Description
- 6 First Aid Cert.
- 7 Drivers License\DMV printout
- 8 Continuing Education\Training cert.
- 9 Evaluations, and related materials
- 10 Criminal Records Statement
- 11 I-9 form
- 12 Abuse Reporting Form
- 13 Attendance Records
- 14 Salary Adjustment Records
- 15 Misc. Doc.

## **CONDITIONS OF EMPLOYMENT ("AT WILL")**

"At Will" Employment means that the employee is free to terminate employment at anytime, with or without reason. Days Out also has the right to terminate an employee at any time, with or without reason. Employees will be updated on the performance thru the Evaluations, Attendance Records, and any other related materials. However it is Days Out management style to provide the employees with training, continuing education, and promotions to maximize the opportunities for employees.

## **RECRUITMENT, SCREENING, AND SELECTION**

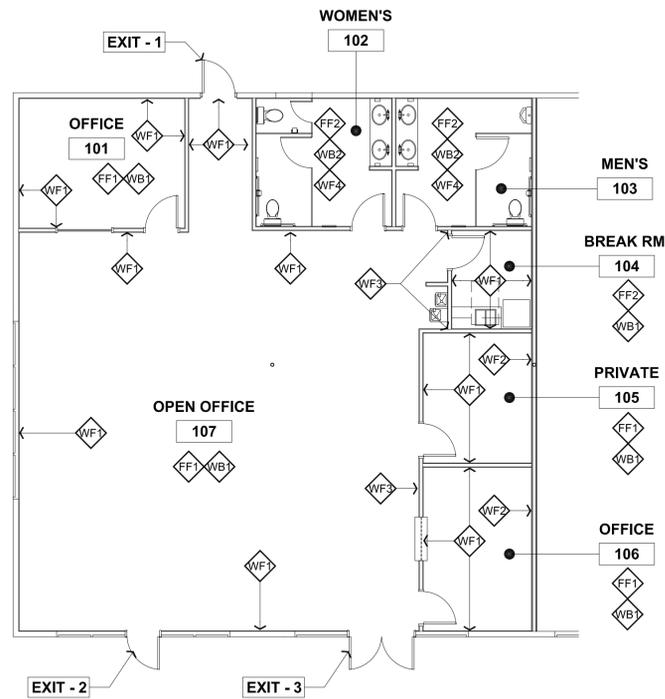
- 1 Days Out will use a variety of resources to locate the best and most compatible person for the available position including but not limited to: newspaper, internet, postings (community college, community center, and library), etc.**
- 2 Days Out will provide and accept applications during regular business hours Monday thru Friday, and reviewed for compatibility with the program**
- 3 Days Out will when the job duties require, subject the applicant to a physical examination, to ensure the applicant will be able to carry out all necessary duties**
- 4 Days Out will require that all applicants considered for employment provide TB clearance, and complete an exam including but not limited to questions regarding: health, safety and sanitation, nutrition, etc.**
- 5 Days Out will contact the applicants personal, educational, and employment references when at all possible by mail, or phone to check job performance, and qualifications**
- 6 All Days Out applicants that are considered for employment will need to pass a DOJ fingerprint clearance, a criminal records statement, and a child abuse index check**
- 7 Days Out Director will review all applications\resumes, conduct interviews with a staff member the applicant would be working with, and contact necessary references**
- 8 Days Out will not consider race, color, sex, religion, marital status, natural origin, handicap, or any other category protected by law**

**Applicants will receive this document upon applying for a position with Days Out**









**FLOOR FINISH SCHEDULE:**

FINISH:	DESCRIPTION	MFG.:	COLOR:	REMARKS:
FF1	CARPET	CK FLOORING	ALPINE / 51555 - WESTWOOD GREY	OR EQUIVALENT; OWNER TO DETERMINE FINAL FINISHES W/ TENANT.
FF2	TILE	DAL TILE	COLOR BODY PORCELAIN - BISCUIT D317	OR EQUIVALENT; OWNER TO DETERMINE FINAL FINISHES W/ TENANT.

**WALL FINISH SCHEDULE**

WF	DESCRIPTION	MFG.:	COLOR:	REMARKS:
WF1	PAINT	KELLY MOORE	42 WISE OWL	MEDIUM KNOCK DOWN FINISH - SATIN FINISH - OWNER TO DETERMINE FINAL FINISHES WITH TENANT.
WF2	PAINT	KELLY MOORE	3966-3 SANDAL WOOD TAN	MEDIUM KNOCK DOWN FINISH - SATIN FINISH - OWNER TO DETERMINE FINAL FINISHES WITH TENANT.
WF3	PAINT	KELLY MOORE	4031-3 AFRICAN DESERT	MEDIUM KNOCK DOWN FINISH - SATIN FINISH - OWNER TO DETERMINE FINAL FINISHES WITH TENANT.
WF4	F.R.P.	MARLITE	P100 WHITE CLASS - A PEBBLE SURFACE	FULL HEIGHT OF WALL

**WALL BASE SCHEDULE:**

FINISH:	DESCRIPTION	MFG.:	COLOR:	REMARKS:
WB1	RUBBER WALL BASE	BURKE	523 IRONWOOD	OR EQUIVALENT; OWNER TO DETERMINE FINAL FINISHES W/ TENANT.
WB2	COVED TILE BASE	DAL TILE	COLOR BODY PORCELAIN BISCUIT D317	OR EQUIVALENT; OWNER TO DETERMINE FINAL FINISHES W/ TENANT.

**F4 FINISH WALL & FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**EXITING REQUIREMENTS**

TOTAL SQUARE FOOTAGE: 2,404 SQ.FT.  
 OCCUPANT LOAD SQUARE FOOTAGE: 2,021 SQ.FT.  
 OCCUPANT LOAD FACTOR: 1:100  
 OCCUPANT LOAD CALC.: 2,021 / 100 = 21 OCCUPANTS  
 EXITS REQUIRED: 1  
 EXITS PROVIDED: 3

**EXITING WIDTH REQUIREMENT:**

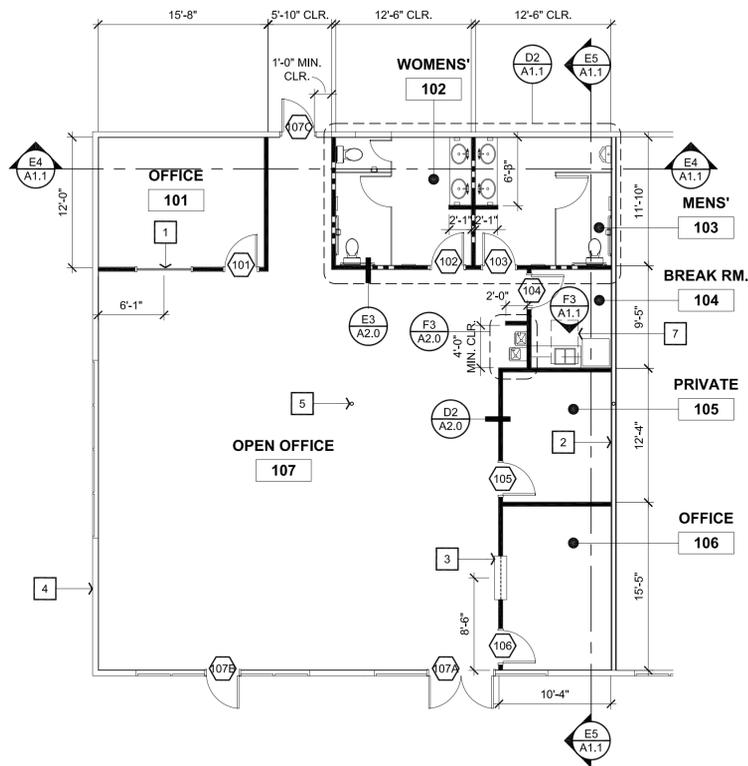
- 21 OCCUPANTS X .2 INCHES = 4.2 INCHES OF EXITING WIDTH.
- MIN EXIT WIDTH PER REQUIRED EXIT = 21 / 1 = 21

EXIT WIDTH PROVIDED: EXIT 1 = 36"  
 EXIT 2 = 36"  
 EXIT 3 = 72"

TOTAL EXIT WIDTH = 144"

**D3 FLOOR PLAN**

SCALE: 1/8" = 1'-0"

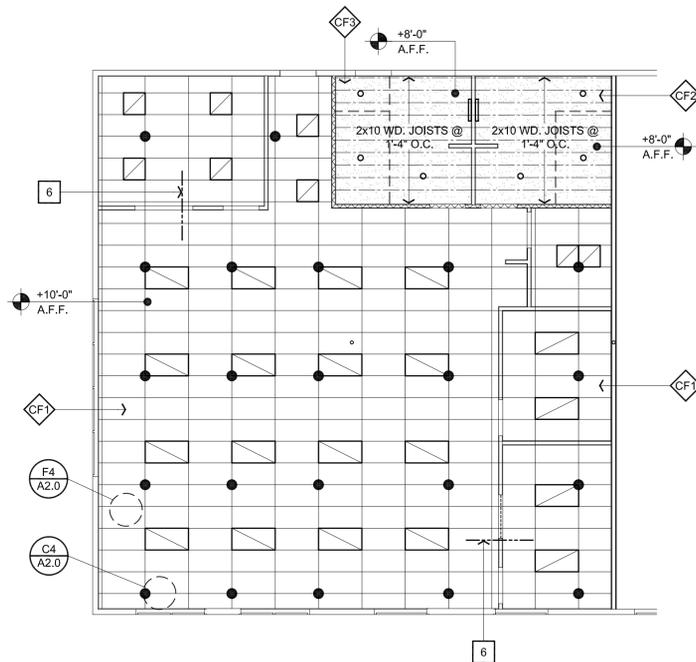


**CEILING FINISH SCHEDULE:**

FINISH:	DESCRIPTION	MFG.:	COLOR:	REMARKS:
CF1	2' X 4' ACOUSTICAL LAY IN TILE	ARMSTRONG	420 RANDOM FISSURED / WHITE	OR EQUIVALENT
CF2	PAINT	KELLY MOORE	228 CHARRO	ORANGE PEEL FINISH - SEMI GLOSS..
CF3	PAINT	KELLY MOORE	228 CHARRO	ORANGE PEEL FINISH - SEMI GLOSS..

**D5 REFLECTED CEILING PLAN**

SCALE: 1/8" = 1'-0"



**FLOOR PLAN NOTES:**

- DIMENSIONS ARE TO THE FACE OF FRAMING U.N.O. DIMENSIONS TO (E) SURFACES ARE TO THE FACE OF (E) FINISH U.N.O.
- SEE ACCESSIBILITY GENERAL NOTES AND DETAILS ON SHEET A0.1 FOR ACCESSIBLE REQUIREMENTS REGARDING SANITARY FACILITIES, PLACEMENT HEIGHTS, AND SIGNAGE.
- FOR TYPICAL LIGHT GAUGE METAL FRAMING, SEE DETAIL E5/A2.0.
- TYPE "X" GYPSUM WALL BOARD (G.W.B.) IS NOT REQUIRED DUE TO FIRE RATING U.N.O. HOWEVER, IT IS THE ARCHITECT'S STANDARD FOR ALL GYPSUM WALLBOARD.
- MOISTURE RESISTANT GYPSUM WALL BOARD OR CEMENT BACKER BOARD TO BE USED AT ALL WET WALL LOCATIONS.
- FOR DOOR ACCESSIBILITY REQUIREMENTS, SEE DETAIL D4/A0.1. FOR DOOR INFORMATION SEE DOOR SCHEDULE ON A2.0.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. KEY OPERATED HARDWARE MAY BE USED ON THE MAIN EXIT DOOR IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOORS STATING: THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.

**KEYNOTES**

- 5'-0" X 4'-0" WINDOW. SILL HEIGHT AT 3'-0" ABOVE FINISHED FLOOR.
- (E) 2-HR. RATED DEMISING WALL TO REMAIN.
- 3'-0" X 3'-0" SLIDING WINDOW AND PLASTIC LAMINATE SERVICE COUNTER. OWNER PROVIDED CONTRACTOR INSTALLED.
- (E) EXTERIOR WALL.
- (E) COLUMN TO REMAIN.
- DIAGONAL BRACING - SEE D2/A2.0.
- PROVIDE 2'-6" X 4'-0" CLEAR SPACE UNDER ACCESSIBLE SINK CASEWORK.

**WALL LEGEND:**

- EXISTING CONSTRUCTION TO REMAIN.
- PARTIAL HEIGHT PARTITION: 350S162-33 @ 2'-0" O.C. WITH 5/8" TYPE "X" GYP BD. BOTH SIDES TO UNDERSIDE OF CEILING.
- FULL HEIGHT PARTITION: 2 X 4 WOOD STUDS @ 1'-4" O.C. WITH 5/8" TYPE "X" GYP. BD. ON BOTH SIDES OF WALL TO ROOF DECK FRAMING OR BLOCKING.

**REFLECTED CEILING PLAN LEGEND**

- R-13 SOUND BATT INSULATION - FULL HEIGHT OF WALL
- 2' X 4' ACOUSTICAL LAY IN CEILING.
- 5/8" T&G PLYWOOD DECK O/ CEILING FRAMING O/ 5/8" TYPE "X" GYP BD. SEE REFLECTED CEILING PLAN FOR CEILING JOIST SIZES AND SPACING.
- 2' X 4' RECESSED LIGHT FIXTURE
- 2' X 2' RECESSED LIGHT FIXTURE
- RECESSED CAN LIGHT
- WALL MOUNTED VANITY LIGHT
- COMPRESSION STRUT: SEE DETAIL C4/A2.0



**ARCHITECTS INC.**  
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 Architect

Daniel P. Eriksson  
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Kevin L. Wilcox  
 Architect

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**JOB TITLE:**

TENANT IMPROVEMENT DOCUMENTS FOR:  
**70-72 MARINA CENTER**  
 ALDER EAST BUILDING SUITE 3  
 SUISUN CITY, CALIFORNIA

**REVISIONS:**

DATE:	DESCRIPTION:

DATE 05.17.12

DRAWN MB/CP

JOB NO. 12057.00

SHEET

OF **A1.0**  
 F.P. & R.C.P.  
 SHEETS

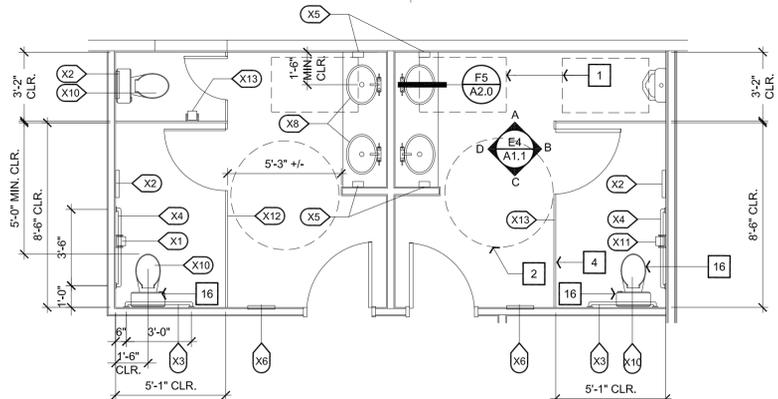
**ACCESSORY SCHEDULE:**

DESCRIPTION	BOBRICK		
X1 DUAL SANITARY NAPKIN DISPOSAL & TOILET TISSUE DISPENSER	BOBRICK	B-3094 / STAINLESS STEEL	RECESSED / WOMEN'S ACCESSIBLE STALL
X2 TOILET SEAT COVER DISPENSER	BOBRICK	B-3013 / STAINLESS STEEL	RECESSED
X3 GRAB BARS WITH SNAP FLANGE	BOBRICK	B-6806 SERIES / STAINLESS STEEL	36" SATIN FINISH
X4 GRAB BARS WITH SNAP FLANGE	BOBRICK	B-6806 SERIES / STAINLESS STEEL	42" SATIN FINISH
X5 SOAP DISPENSER	BOBRICK	B-2111 / STAINLESS STEEL	SURFACE MOUNTED
X6 COMBINATION PAPER TOWEL DISPENSER & WASTE RECEPTACLE	BOBRICK	B-3942 / STAINLESS STEEL	SEMI-RECESSED
X7 MIRROR	TBD	TBD	OWNER PROVIDED / MUST MEET ACCESSIBLE REQUIREMENTS
X8 SURFACE-MOUNTED SINK			
X9 FAUCET			
X10 TOILET			
X11 TOILET TISSUE DISPENSER	BOBRICK	B - 2888	SURFACE MOUNTED MULTI ROLL DISPENSER
X12 LAMINATE TOILET PARTITION	BOBRICK	D30 - 60	NATURAL ALMOND
X13 LAMINATE TOILET PARTITION	BOBRICK	D30 - 60	KHAKI BROWN

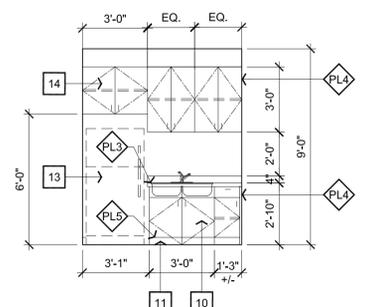
**COUNTERS & CABINETS FINISH SCHEDULE**

RM. #	DESCRIPTION	MFR.	COLOR:	REMARKS:
PL1 102	COUNTER	WILSON ART	4851-38 - MISSION SAND	OWNER TO DETERMINE FINAL FINISHES W/ TENANT
PL2 103	COUNTER	WILSON ART	4853 - 38 - MISSION STONE	OWNER TO DETERMINE FINAL FINISHES W/ TENANT
PL3 104	COUNTER	WILSON ART	7939K - 18 BLOND ECHO	OWNER TO DETERMINE FINAL FINISHES W/ TENANT
PL4 -	CABINETS	WILSON ART	7960K - 18 - STUDIO TEAK	OWNER TO DETERMINE FINAL FINISHES W/ TENANT
PL5 -	TOE KICK	WILSON ART	BLACK	OWNER TO DETERMINE FINAL FINISHES W/ TENANT
PL6 106	COUNTER	WILSON ART	7939 - 18 - BLOND ECHO	OWNER TO DETERMINE FINAL FINISHES W/ TENANT

**D2 ENLARGED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**D3 INTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**ENL. PLAN / INTERIOR ELEVATION NOTES**

- A. ALL CASEWORK SHALL BE WOODWORK INSTITUTE CUSTOM GRADE OR BETTER.
- B. IF SURFACE MOUNTED SINKS ARE USED, MOUNTING HEIGHT SHALL NOT EXCEED 2'-10" TO TOP OF SINK.

**KEYNOTES**

1. 2'-6" X 4'-0" WHEELCHAIR MANEUVERING CLEAR SPACE.
2. 5'-0" DIAMETER WHEEL CHAIR MANEUVERING CLEAR SPACE RESTROOM ENTRANCE DOOR SWING MAY ENCR OACH 1'-0" MAX INTO CLEAR SPACE.
3. PLASTIC LAMINATE COUNTERTOP.
4. FLOOR MOUNTED OVER-HEAD BRACED TOILET PARTITIONS EQUIPPED WITH SELF CLOSING HINGES.
5. CEILING FRAMING, SEE R.C.P. FOR SIZE AND SPACING.
6. 6" SELF COVE BASE.
7. (E) GLULAM BEAM.
8. (E) ROOF FRAMING.
9. (E) COLUMN.
10. PLASTIC LAMINATED BASE CASEWORK, PROVIDE HORIZONTAL BLOCKING AS REQUIRED PER WOODWORK INSTITUTES CUSTOM GRADE REQUIREMENTS.
11. INTEGRATED TOE-KICK AT ACCESSIBLE SINK LOCATION.
12. 3'-0" X 3'-0" SLIDING GLASS WINDOW WITH SERVICE COUNTER. TOP OF SERVICE COUNTER SHALL NOT EXCEED 2'-10" MAX A.F.F.
13. REFRIGERATOR N.I.C. PROVIDE MANUFACTURER'S REQUIRED CLEAR SPACE.
14. 1'-0" DEEP WALL HUNG CASEWORK, PROVIDE HORIZONTAL BLOCKING AS REQUIRED PER WOODWORK INSTITUTES CUSTOM GRADE REQUIREMENTS.
15. EXTENT OF WING WALL.
16. FLUSH ACTIVATOR ON WIDE SIDE OF STALL.



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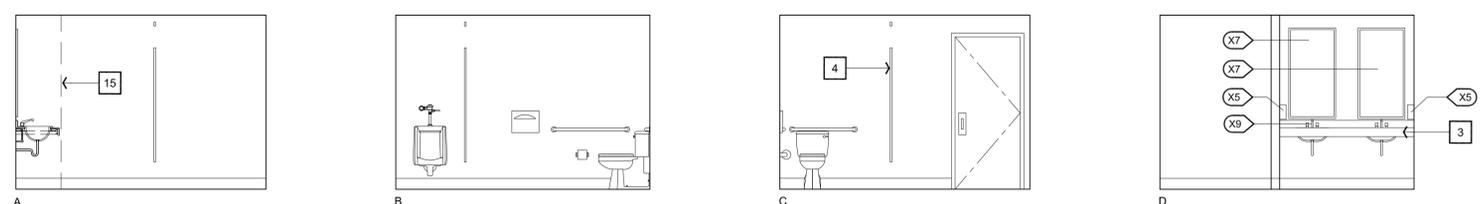
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DATE:	DESCRIPTION:

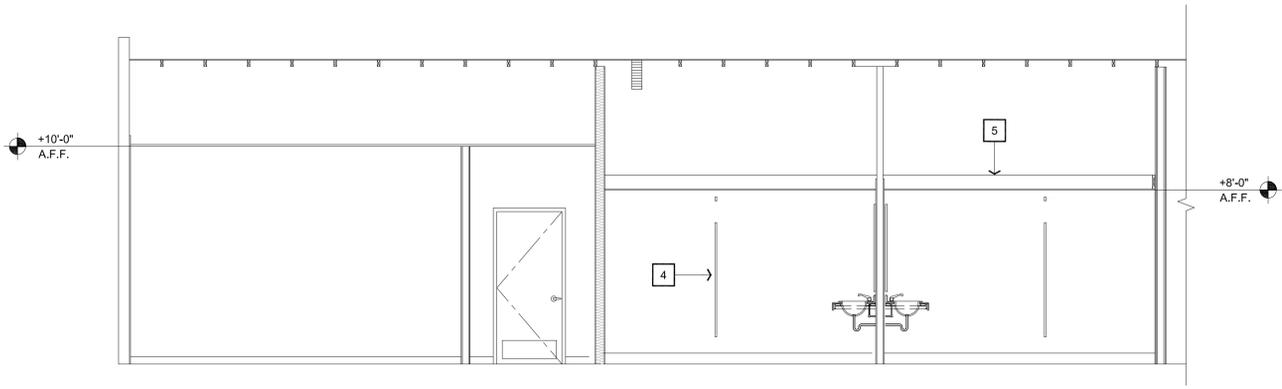
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DRAWN MB/CP  
JOB NO. 12057.00  
SHEET

**A1.1**  
ENLARGED PLAN  
SHEETS

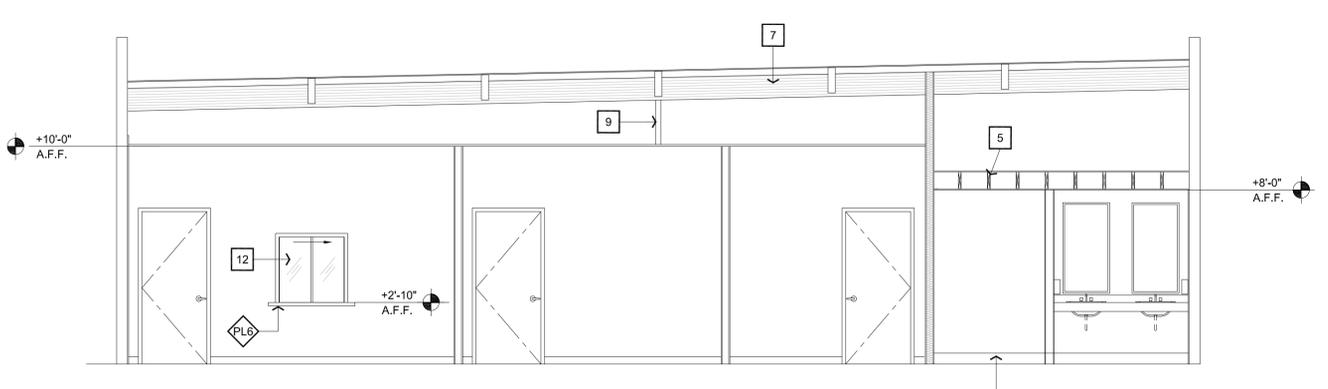
**E4 INTERIOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"

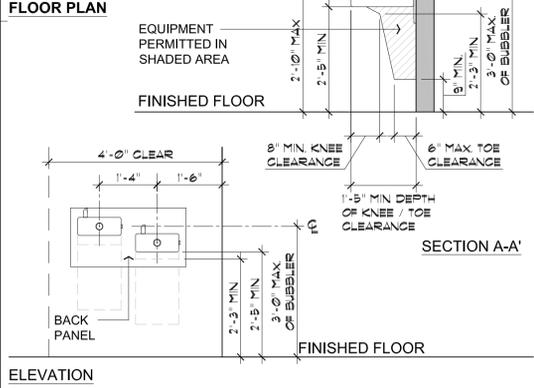
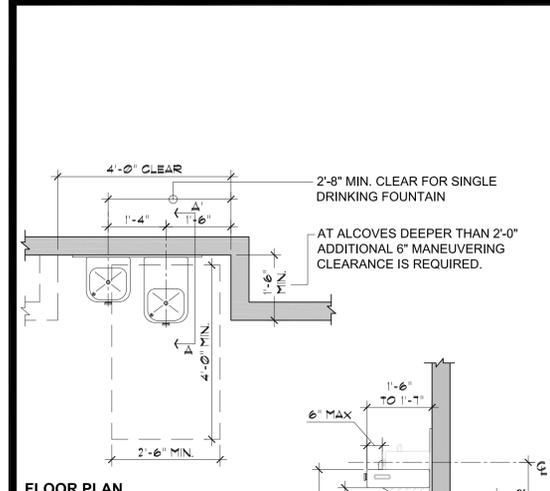


**F5 SECTIONS**  
SCALE: 1/4" = 1'-0"

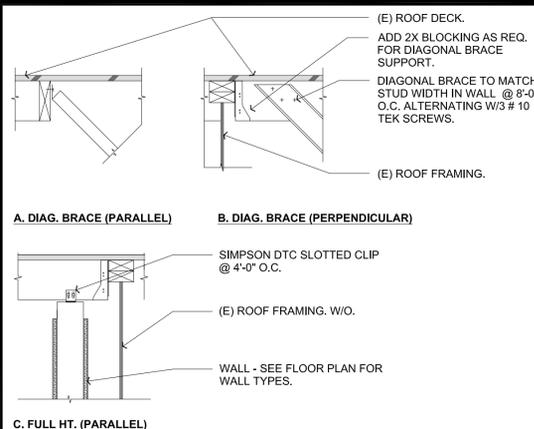


**C5 SECTIONS**  
SCALE: 1/4" = 1'-0"

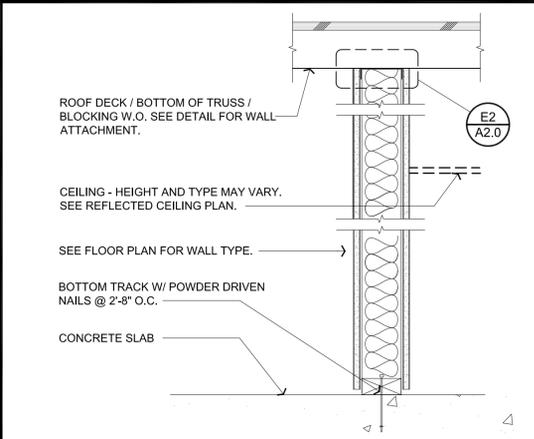




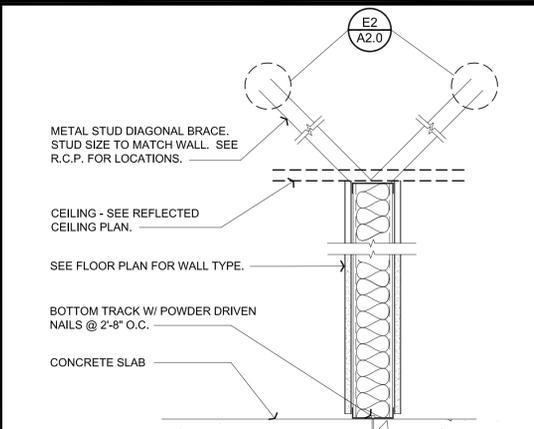
**F3 DRINKING FOUNTAIN**  
SCALE: 1/2" = 1'-0"



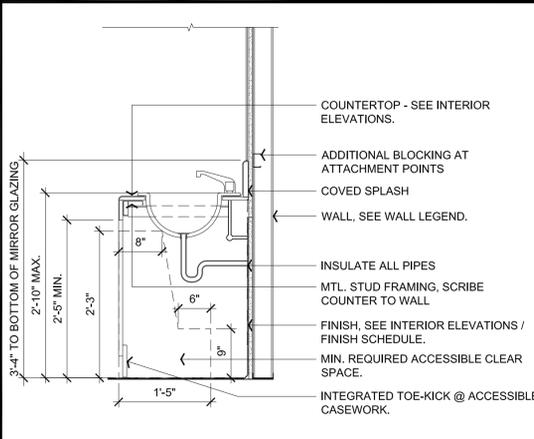
**E2 HEAD BRACE CONDITION**  
SCALE: 1-1/2" = 1'-0"



**E3 FULL HEIGHT PARTITION**  
SCALE: 1-1/2" = 1'-0"



**D2 PARTIAL HEIGHT WALL**  
SCALE: 1-1/2" = 1'-0"



**D3 ACCESSIBLE CASEWORK SECTION**  
SCALE: 3/4" = 1'-0"

**DOOR SCHEDULE:**

SYMBOL	SIZE	(1) TYPE	(2) FIRE RATING	(3) THICKNESS	(4) CONSTRUCTION	(5) FACING AND FINISH	(6) GLAZING	(7) DETAILS	(8) HARDWARE GROUP	(9) REMARKS
101	3/0 X 7/0	B	TYP.	TYP.	TYP.	TYP.	-	-	-	TYP.D
102	3/0 X 7/0	B	TYP.	TYP.	TYP.	TYP.	-	-	-	TYP.D
103	3/0 X 7/0	B	TYP.	TYP.	TYP.	TYP.	-	-	-	TYP.D
104	3/0 X 7/0	B	TYP.	TYP.	TYP.	TYP.	-	-	-	TYP.D
105	3/0 X 7/0	B	TYP.	TYP.	TYP.	TYP.	-	-	-	TYP.D
106	3/0 X 7/0	B	TYP.	TYP.	TYP.	TYP.	-	-	-	TYP.D
107A	PR. 3/0 X 7/0	AA	(E)	(E)	A	A	(E)	-	-	(E) A,B
107B	3/0 X 7/0	A	(E)	(E)	A	A	(E)	-	-	(E) A,B
107C	3/0 X 7/0	B	(E)	(E)	A	A	-	-	-	(E) A,B

(2) FIRE RATING  
TYP. = NONE  
(E) = EXISTING

(3) THICKNESS  
TYP. = 1-3/4"  
A = MATCH (E)  
(E) = EXISTING

(4) CONSTRUCTION  
TYP. = SOLID CORE WOOD  
A = METAL

(5) FACING & FINISH  
TYP. = BIRCH VENEER CLEAR FINISH W/ STAIN / SW3135-B NEW EBONY OR EQUIVALENT.  
A = (E) METAL DOORS  
B = PAINT TO MATCH ADJACENT SURFACE.

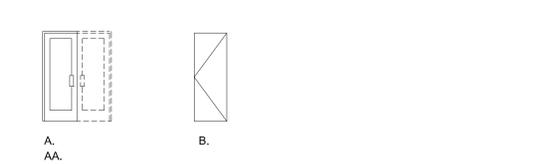
(6) GLAZING  
(E) = EXISTING

(7) DETAILS  
NUMBER SHOWN ON SCHEDULE INDICATES DETAIL NUMBER ON SHEET  
A = OPAQUE FILM APPLIED TO INTERIOR GLAZING.

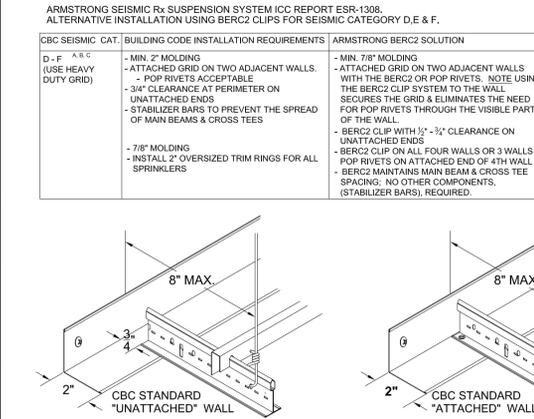
(6) HARDWARE  
TYP. = OWNER PROVIDED, CONTRACTOR INSTALLED.

(9) REMARKS  
A = HARDWARE IS EXISTING. CONTRACTOR TO VERIFY THAT DOORS COMPLY WITH ADA REQUIREMENTS FOR OPENING AND CLOSING FORCE, CLEARANCE, HARDWARE AND SIGNAGE AS SPECIFIED ON SHEET A0.01  
B = SOUND RATED WITH SOUND SEAL. DRYWALL FRAME BY "TIMELY" OR EQUAL. BRUSHED ALUMINUM FINISH S-LABEL FRAME.  
C = NOT USED  
D = PROVIDE WEATHER STRIPPING KIT IN LIEU OF SOUND SEALS.  
E = DOOR REMOVED & REPLACED W/ (N) SPECIFICATION.  
F =  
G =  
H =

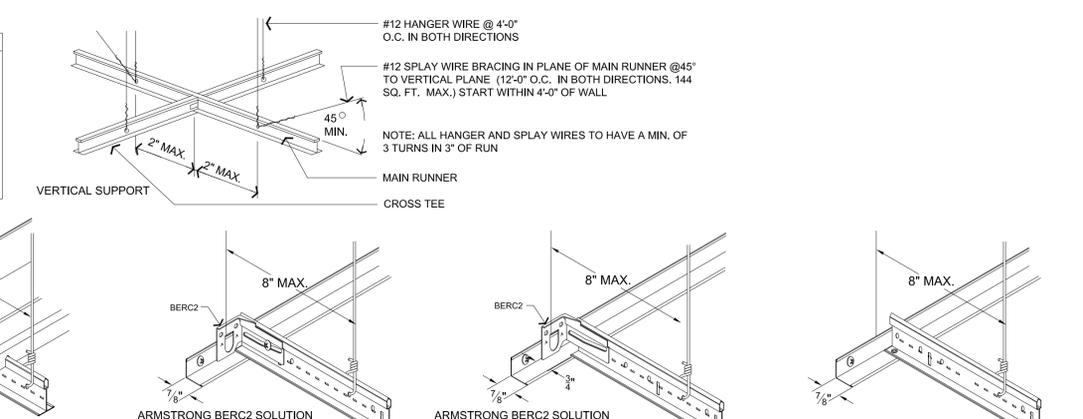
**DOOR TYPES:**



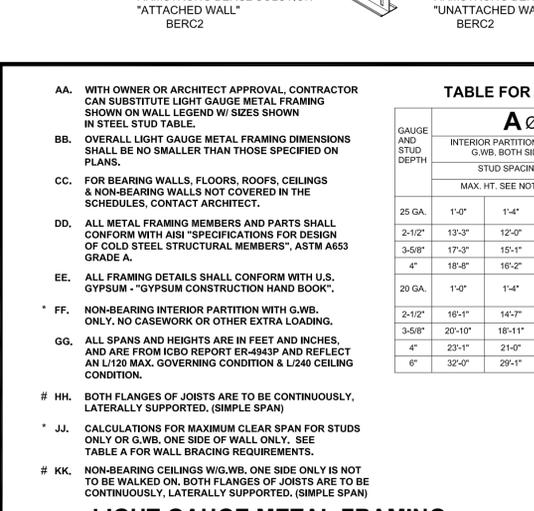
NOTES:  
1. ALL EXIT DOORS TO BE OPENABLE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.  
2. ALL LOCK/LEVERS AND CLOSERS SHALL COMPLY WITH ADA REQUIREMENTS.



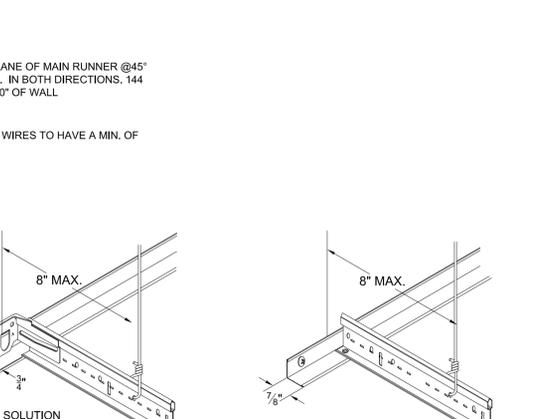
**F4 SUSPENDED LAY-IN CEILING**  
SCALE: NO SCALE



**F5 LAVATORY COUNTERTOP SECTION**  
SCALE: 3/4" = 1'-0"



**E5 LIGHT GAUGE METAL FRAMING**  
SCALE: NO SCALE

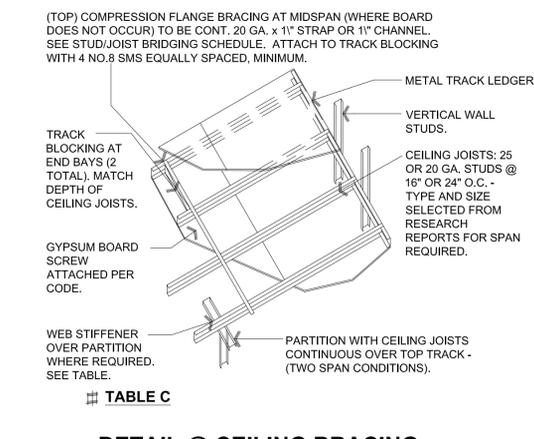


**C4 INTERIOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"

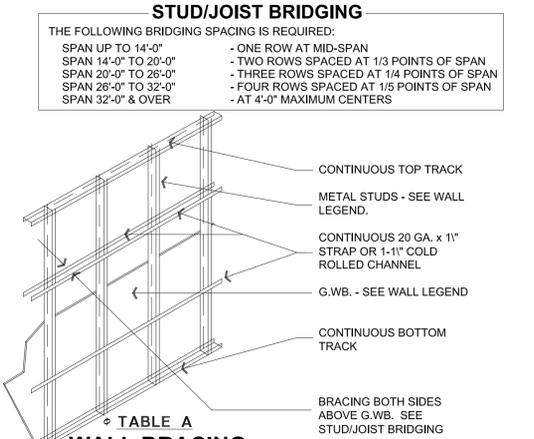
**TABLE FOR NON-BEARING SCREWABLE STEEL STUDS & JOISTS ONLY**

GAUGE AND STUD DEPTH	A Ø		B*		C ##		D #	
	INTERIOR PARTITION 5 P.S.F. G.W.B. BOTH SIDES		INTERIOR PARTITION 5 P.S.F. STUDS ONLY SEE NOTE E,J,J*		CEILING 4 P.S.F. G.W.B. ONE SIDE ONLY		CEILING 17 P.S.F. G.W.B. BOTH SIDES	
	STUD SPACING		STUD SPACING		JOIST SPACING		JOIST SPACING	
25 GA.	1'-0"	1'-4"	1'-0"	1'-4"	1'-4"	2'-0"	1'-4"	2'-0"
2-1/2"	13'-3"	12'-0"	10'-2"	11'-2"	10'-3"	9'-0"	5'-10"	4'-9"
3-5/8"	17'-3"	15'-1"	12'-4"	15'-3"	14'-0"	10'-7"	12'-3"	7'-3"
4"	18'-8"	16'-2"	13'-2"	16'-6"	15'-0"	11'-6"		
20 GA.	1'-0"	1'-4"	2'-0"		1'-4"	2'-0"	1'-4"	2'-0"
2-1/2"	16'-1"	14'-7"	12'-9"	16'-0"	14'-6"	11'-1"	12'-5"	10'-11"
3-5/8"	20'-10"	18'-11"	16'-6"	20'-7"	18'-10"	14'-10"	14'-6"	13'-1"
4"	23'-1"	21'-0"	18'-4"	21'-4"	17'-4"	15'-6"	13'-5"	11'-6"
6"	32'-0"	29'-1"	24'-1"	27'-2"	22'-8"	22'-0"	17'-0"	15'-6"

**TABLE DERIVED FROM ICBO REPORT ER-4943P**  
NOTE: ALL VALUES ARE DETERMINED FROM "STEEL STUD MANUFACTURERS ASSOCIATION" (SSMA) MANUALS. CONTRACTOR IS RESPONSIBLE FOR VALUES IF DIFFERENT METAL STUD IS USED.  
Ø APPLICABLE ONLY TO WALLS WITH GYPBOARD ON BOTH SIDES FULL HEIGHT.  
## SEE CEILING BRACING EXAMPLE.  
\*6" WEB STIFFENERS REQUIRED AT EACH SUPPORT.



**C4 INTERIOR ELEVATIONS**  
SCALE: NO SCALE



**STUD/JOIST BRIDGING**  
SCALE: NO SCALE



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**JOB TITLE:**

TENANT IMPROVEMENT DOCUMENTS FOR:  
**70-72 MARINA CENTER**  
ALDER EAST BUILDING SUITE 3  
SUISUN CITY, CALIFORNIA

**REVISIONS:**

DATE:	DESCRIPTION:

DATE: 05.17.12  
DRAWN: MB/CP  
JOB NO.: 12057.00  
SHEET: OF  
**A2.0**  
DETAILS SHEETS