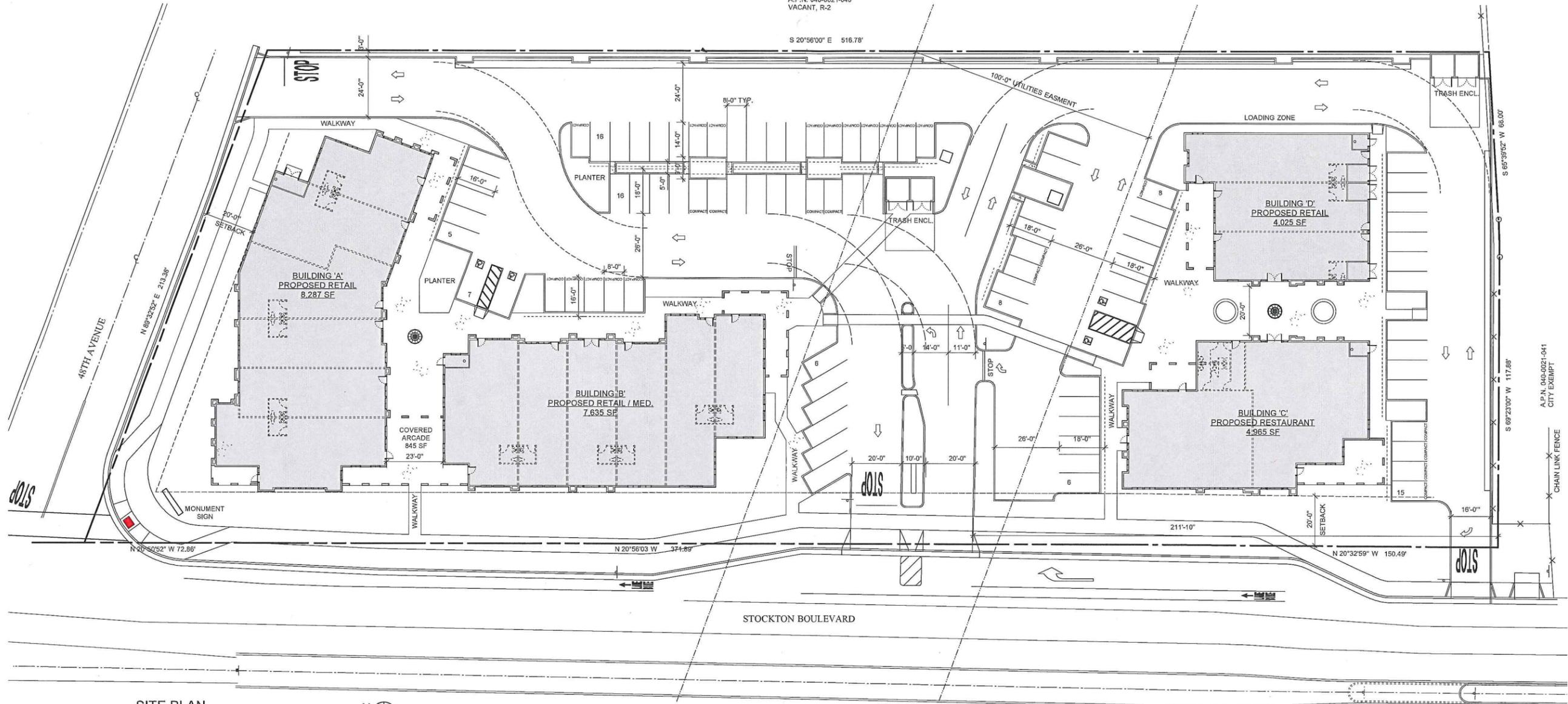


LONG PLAZA

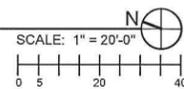
Sacramento, California

A.P.N. 040-0021-048
VACANT, R-2

S 20°56'00" E 516.78'



SITE PLAN



PROJECT DATA:

APN: 040-0021-047
GROSS SITE AREA: 2.562 ACRES
BUILDING AREA:
BUILDING A: 8,287 SF
BUILDING B: 7,635 SF
BUILDING C: 4,965 SF
BUILDING D: 4,025 SF
SUB TOTAL: 24,912 SF
ARCADE / PATIO: 3,310 SF
TOTAL: 28,222 SF

PARKING REQUIRED:
RETAIL: 18,342 SF
9600 SF / 400 SF AND 250 REMAINING:
MEDICAL: 1,805 SF / 200:
RESTAURANT: 4,965 SF
1SPS / 61 SEATS:
TOTAL PARKING REQUIRED:
PARKING PROVIDE:

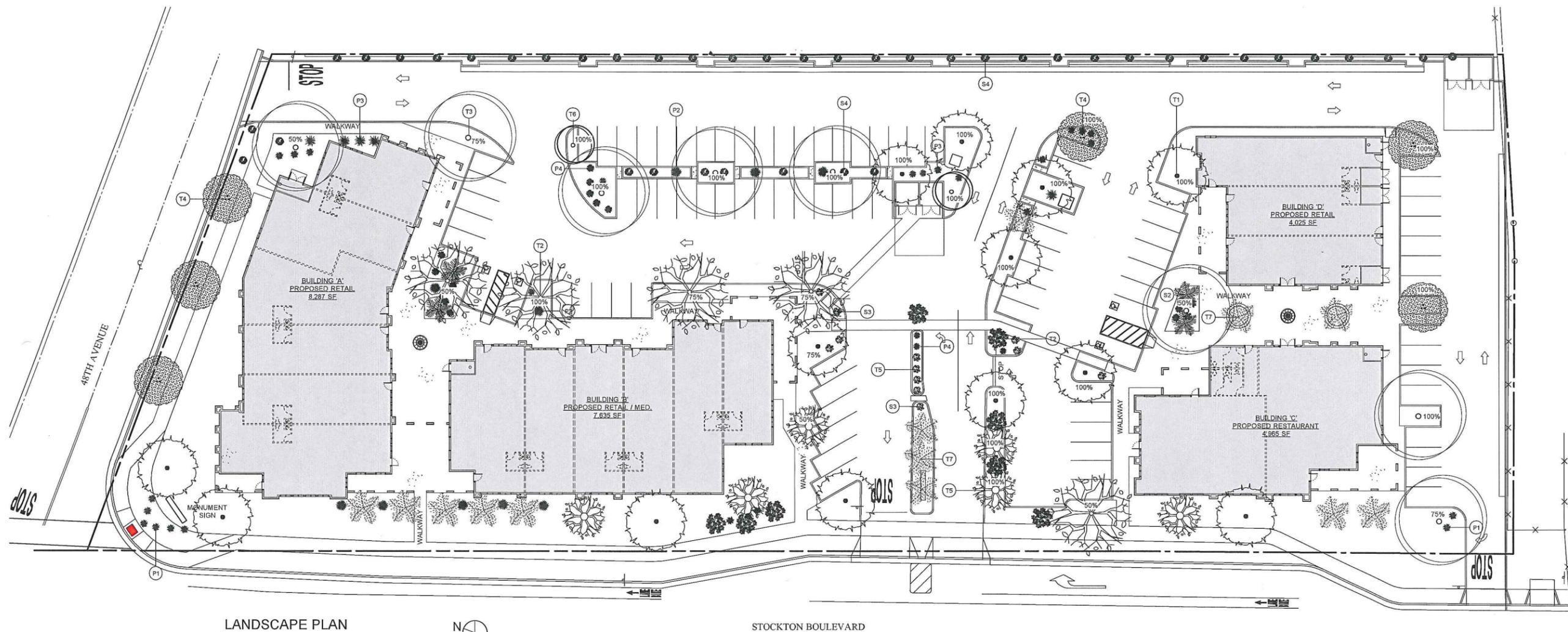
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8
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P10-081
Rerouted 1.31.11

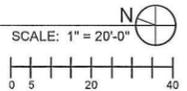
DCA DARRYL CHINN ARCHITECTS
2512 J STREET #2
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95816.4313
OFF 916.446.1293
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12 / 21 / 2010 - 2

LONG PLAZA

Sacramento, California



LANDSCAPE PLAN



STOCKTON BOULEVARD

PLANTING NOTES:

1. ALL PLANT MATERIAL AND PLANT INSTALLATION SHALL COMPLY WITH THE COUNTY OF SACRAMENTO'S COMMERCIAL LANDSCAPE DESIGN GUIDELINES.
 2. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADJUST PLAN ACCORDINGLY.
 3. NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED.
 4. ALL PLANT MATERIALS SHALL MEET SIZE SPECIFICATIONS AS SHOWN ON THE PLANT LIST, AND SHALL BE HEALTHY, FULL, AND SHALL BE OF FIRST RATE QUALITY FOR THE SPECIES.
 5. THE LOCATIONS OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, SPRINKLERS, ETC.
 6. CONTRACTOR SHALL CULTIVATE LAWN AND PLANTING AREAS WITH APPROVED SOIL AMENDMENTS
 7. ALL SHRUB BEDS SHALL RECEIVE A 2" THICK LAYER OF LANDSCAPE GRADE SHREDDED CEDAR BARK MULCH AS MANUFACTURED BY REDI-GRO CORPORATION, (916) 381-6063; OR APPROVED EQUAL. THE USE OF WOOD CHIPS FOR MULCH IS NOT ALLOWED.
 8. PLANTER BED MULCH SHALL BE FREE OF LARGE WOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER.
 9. PRE-EMERGENT HERBICIDES SHALL BE APPLIED TO SHRUB AND GROUND COVER PLANTING AREAS TO CONTROL WEEDS.
 10. WHERE TREES ARE PLANTED IN LAWN AREAS, REMOVE LAWN FROM AROUND THE TREE TO CREATE A 2'-0" DIAMETER BASIN.
- PLANTING TABLES AT THE FOLLOWING RATE:

11. PROVIDE EACH TREE OR SHRUB PLANTING WITH AGRIFORM 20-10-5
 ONE (1) TABLETS PER ONE-GALLON CONTAINER.
 TWO (2) TABLETS PER FIVE-GALLON CONTAINER.
 THREE (3) TABLETS PER FIFTEEN-GALLON CONTAINER.
12. SOIL AMENDMENTS SHALL BE APPLIED AT THE RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET AND THOROUGHLY CULTIVATED INTO THE SOIL PRIOR TO PLANTING. AMENDMENTS TO BE NITRIFIED WOOD COMPOST OR EQUAL FREE OF WEED SEED AND NON-ORGANIC MATERIALS.
13. ALL FIVE-GALLON AND LARGER TREES SHOULD BE DOUBLE STAKED, PERPENDICULAR TO THE PREVAILING WIND PATTERN, WITH 8' LODGE-POLE STAKES OUTSIDE THE PLANTING PIT AND TIED WITH FLEXIBLE TIES, VIT OR EQUAL.
14. PLANTERS WHICH SOIL WAS EXCAVATED SHALL RECEIVE NEW TOPSOIL AMENDED AS IN NOTE #9.
15. PLANTING PITS SHALL BE 2 TIMES THE DIAMETER OF THE ROOT BALL AND 2" LESS THE DEPTH OF THE ROOT BALL.
16. CONTRACTOR/OWNER SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND ORDINANCES.

PLANT LEGEND

TREES	QTY.	SIZE
T1 ZELKOVA SERRATA "WIRELESS" - WIRELESS ZELKOVA	13	15 GAL
T2 ZELKOVA SERRATA - VILLAGE GREEN ZELKOVA	5	15 GAL
T3 QUERCUS PHELLIS - WILLOW OAK	8	15 GAL
T4 PISTACIA CHINENSIS - CHINESE PISTACHE	6	15 GAL
T5 CARPINUS BETULUS, (FASTIGIATA) - EUROPEAN HORNBEAM	6	15 GAL
T6 LAGERSTROEMIA INDIA - CRAPE MYRTLE, (STANDARD)	2	15 GAL
T7 PHOENIX ROEBELINII - PYGMY DATA PALM	11	24" BOX
SHRUBS		
S1 AZALEA SATSUKI 'GEISHI GIRL' - WHITE AND PINK BORDER	10	5 GAL
S2 STRELITZIA REGINAE - 'MANDELA'S GOLD' - BIRD-OF-PARADISE	2	5 GAL
S3 LAVANDULA STOECHAS 'OTTO QUAST' - SPANISH LAVENDER	11	5 GAL
S4 PITTOSPORUM TOBIRA - 'WHEELER'S DWARF' - PITTOSPORUM	48	5 GAL
PERENNIALS & ANNUALS		
P1 AGAPANTHUS 'PETER PAN' - LILY-OF-THE-NILE	32	3 GAL
P2 PHORMIUM TENAX 'BRONZE' - NEW ZEALAND FLAX	11	5 GAL
P3 PENNISETUM SETACEUM 'RUBRUM' - PURPLE FOUNTAIN GRASS	12	3 GAL
P4 DIETES VEGETA - FORTNIGHT LILY	11	3 GAL

PARKING LOT SHADE COVERAGE

1. PARKING LOT AREA:	45,666 SF
2. TREE COVERAGE:	23,171 SF (50.7%)

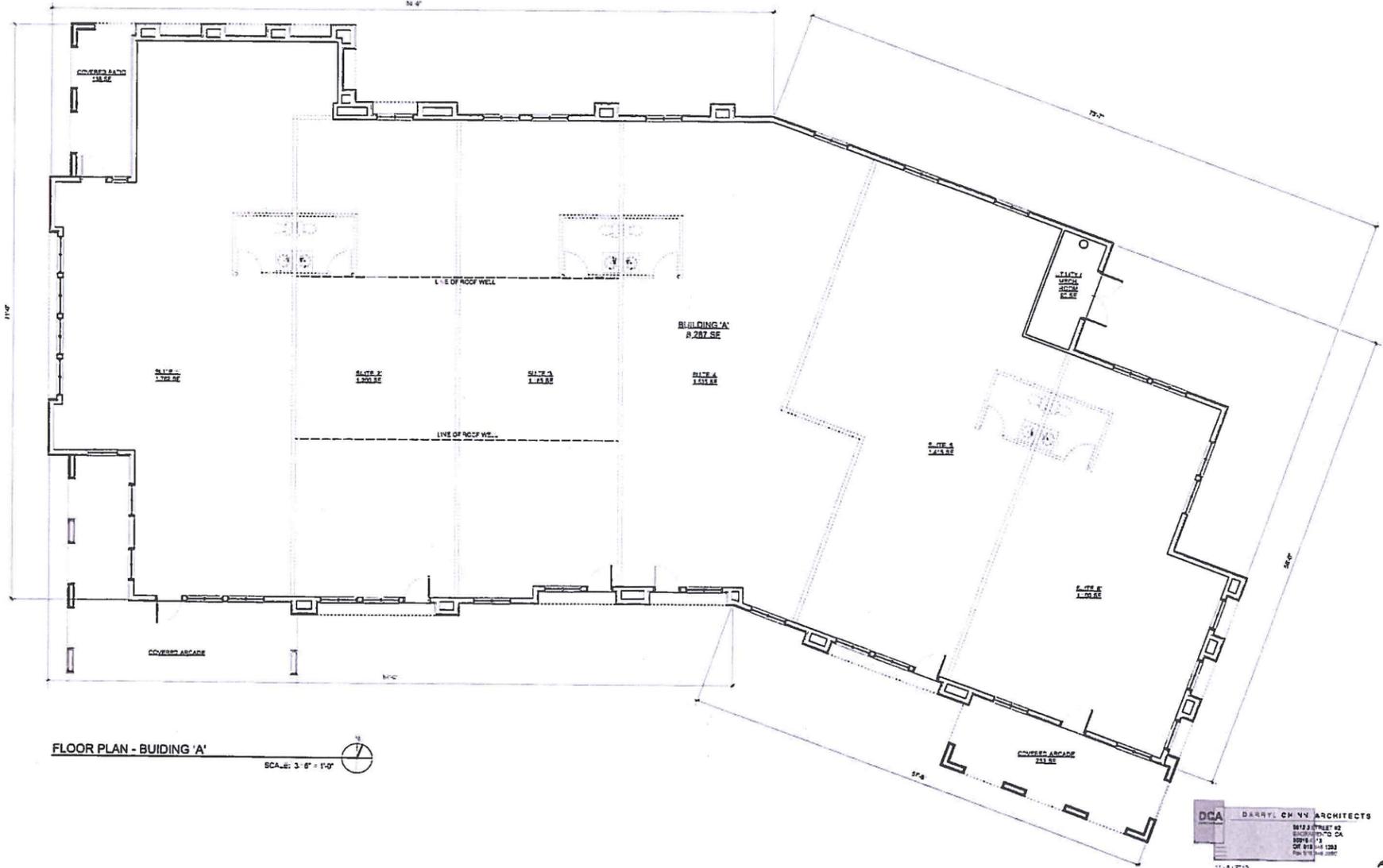
P10-081
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L-1

LONG PLAZA
Sacramento, California
Building 'A'



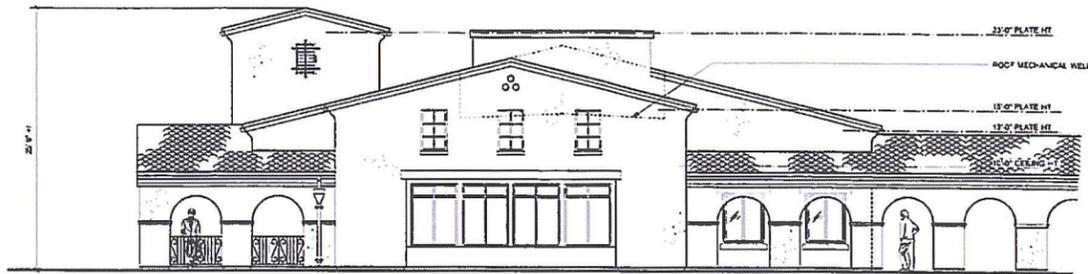
FLOOR PLAN - BUILDING 'A'

SCALE: 3/8" = 1'-0"



DCA DARRYL CHAN ARCHITECTS
1000 STREET 10
SACRAMENTO, CA
95811-1123
TEL: 916.441.1123
WWW.DCAARCHITECTS.COM

2A



WEST ELEVATION (FACING STOCKTON BLVD.)
SCALE 3/8" = 1'-0"



NORTH ELEVATION - FACING 48TH AVENUE
SCALE 3/8" = 1'-0"



EAST ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"

21'-0" PLATE HT.
ROOF MECHANICAL WELL
15'-0" PLATE HT.
15'-0" PLATE HT.

8" SHAPED LT. WT. CONCRETE
FILE ROOF
DECORATIVE OPAL GLASS METAL
FRAMED WINDOW

TUBE STEEL RAILING
AND GATE
1" OAK COLUMN MOLDING
2" - PAINTED WAINSCOT

CEVEN" PLASTER WALL, TYP.
FORM CROWN MOLDING
FORM DECORATIVE HEADER
COVERED MECHANICAL ROOM
DOORS

DESIGNATED SHARPE LOOK FOR
D.L. GLAZED METAL FRAMED STOREFRONT
WINDOW DOOR SYSTEM

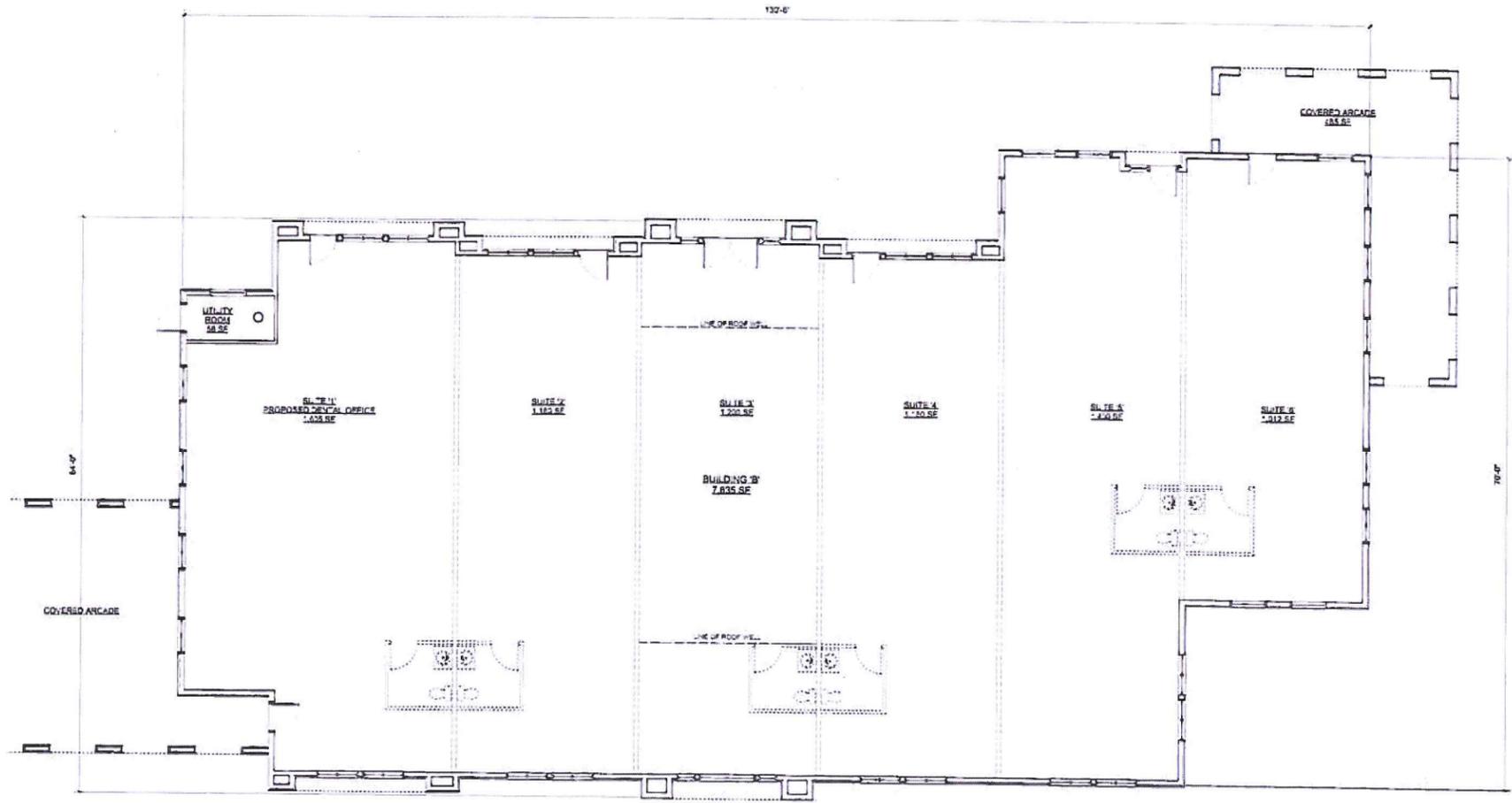
LONG PLAZA
Sacramento, California
Building 'A'

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11/11/2010

2B

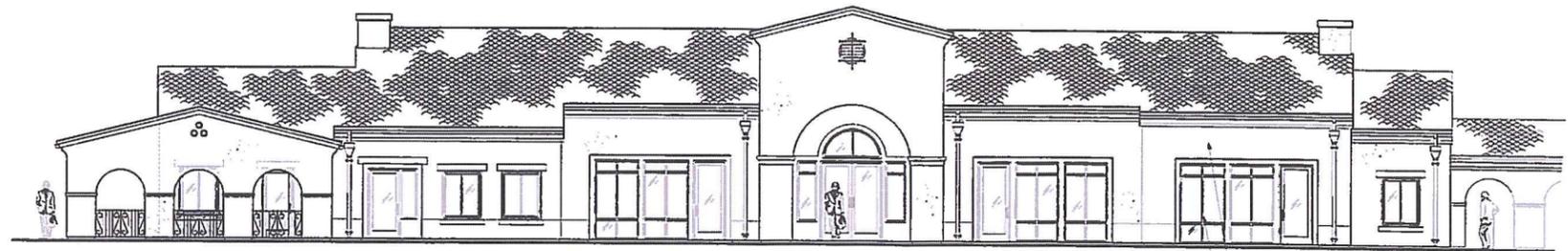
LONG PLAZA
Sacramento, California
Building 'B'



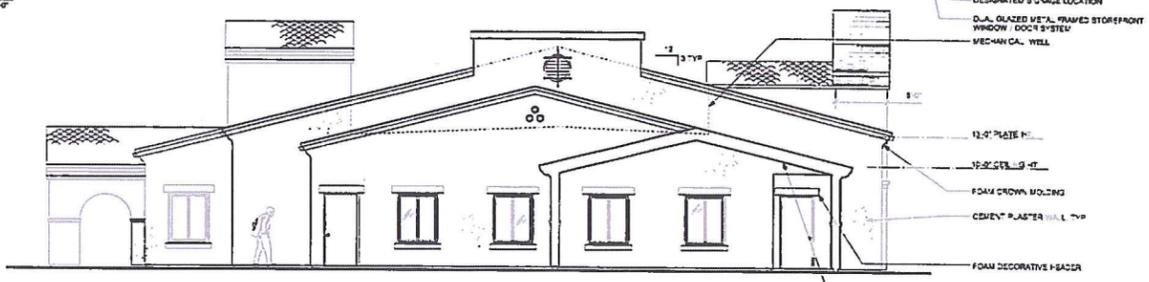
FLOOR PLAN - BUILDING 'B'
SCALE: 3/8" = 1'-0"

DCA DARRYL CHIN ARCHITECTS
2017 STREET 10
SACRAMENTO, CA
95811-3123
TEL: 916-441-1123
FAX: 916-441-1123
11/8/2016

3A

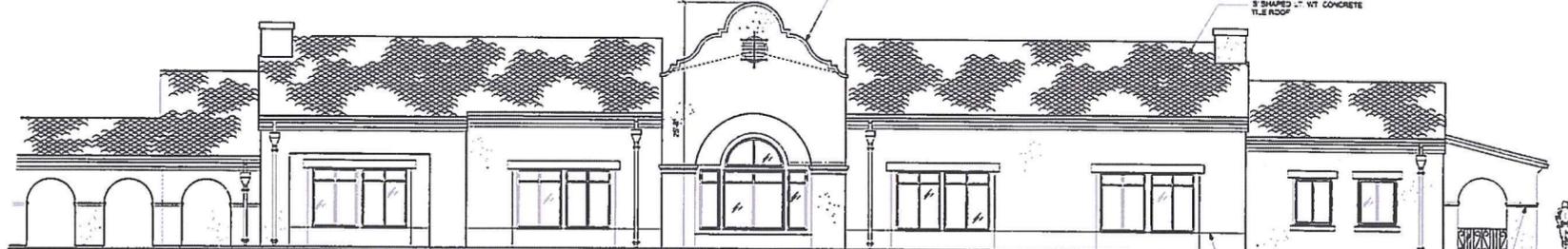


WEST ELEVATION
SCALE 3/8" = 1'-0"



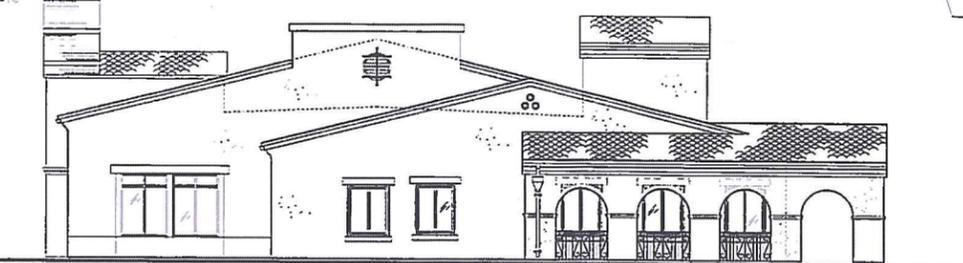
SOUTH ELEVATION
SCALE 3/8" = 1'-0"

- DESIGNATED SIGNAGE LOCATION
- DUAL GLAZED METAL FRAMED STOREFRONT WINDOW DOOR SYSTEM
- MECHANICAL WELL
- 12" PLATE FINISH
- 1/2" STEEL STUD
- FOAM CROWN MOLDING
- CONCRETE PLASTER WALL FINISH
- FOAM DECORATIVE HEADER
- ARCADIA PARAPET WALL
- 8" SHAPED 1" WT CONCRETE TILE ROOF



WEST ELEVATION (FACING STOCKTON BLVD.)
SCALE 3/8" = 1'-0"

- TUBE STEEL WALL
- FOAM COLUMN MOLDING
- 24" PAINTED WALKOFF



NORTH ELEVATION
SCALE 3/8" = 1'-0"

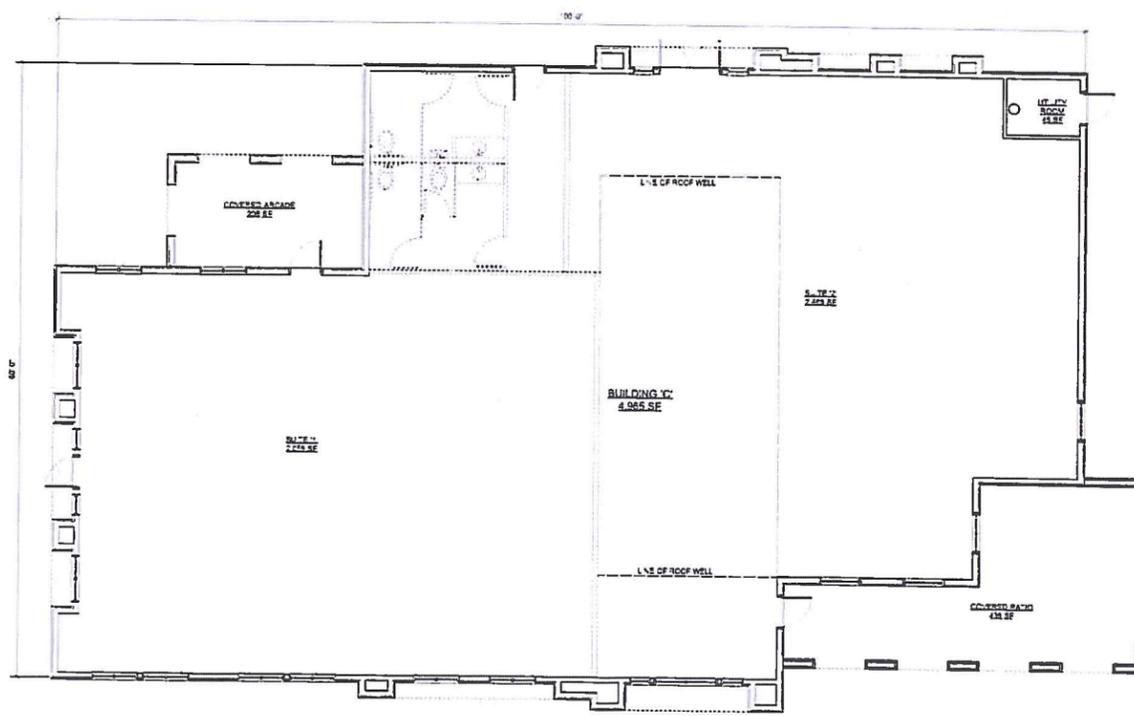
LONG PLAZA
Sacramento, California
Building 'B'

DCA DARRYL CHAN ARCHITECTS
2012 MARKET ST.
SACRAMENTO, CA
95814-4113
916.441.7200
916.441.7202

11/8/2010

3B

LONG PLAZA
Sacramento, California
Building 'C'



FLOOR PLAN - BUILDING 'C'
SCALE: 3/16" = 1'-0"

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3015 J STREET #2
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95816-1173
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FAX: 916-441-2000

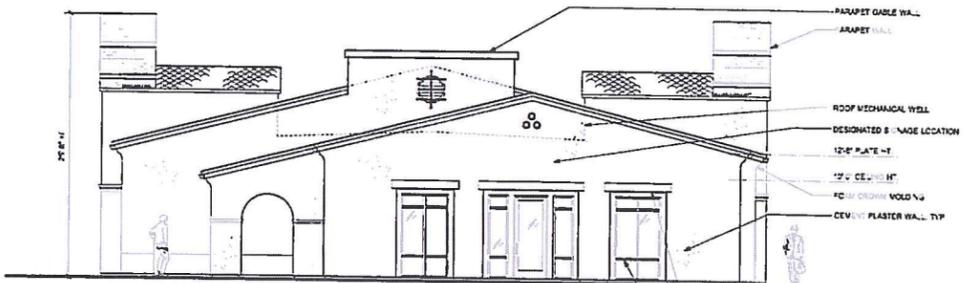
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4A



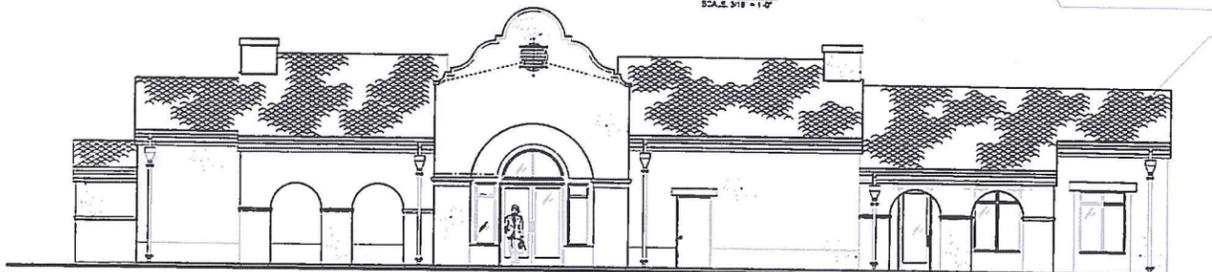
WEST ELEVATION (FACING STOCKTON BLVD.)
SCALE 3/8" = 1'-0"

- COVERED ARCADE
- FCA COLUMN MOLDING
- TLSR STEEL RAILING



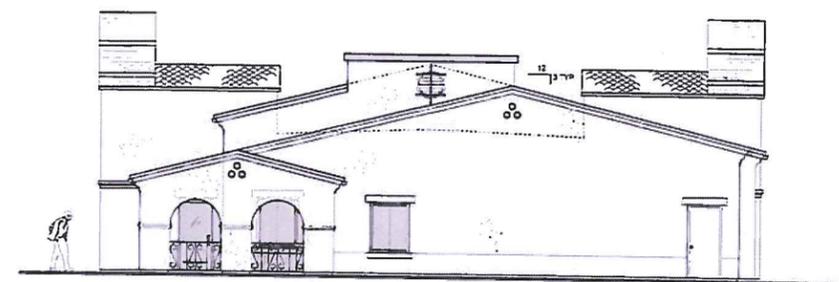
NORTH ELEVATION
SCALE 3/8" = 1'-0"

- PARAPET GABLE WALL
- PARAPET WALL
- ROOF MECHANICAL WELL
- DESIGNATED S. FADE LOCATION
- 12'-0" PLATE HT.
- 12'-0" CEILING HT.
- FCA COLUMN MOLDING
- CEILING PLASTER WALL TYP.



EAST ELEVATION
SCALE 3/8" = 1'-0"

- FCA DECORATIVE HEADS
- GLAZED T-L TRUSS STOREFRONT
- SPRINKLER DOOR SYSTEM
- Z SHAPED LT. WT. CONCRETE
- TILE ROOF

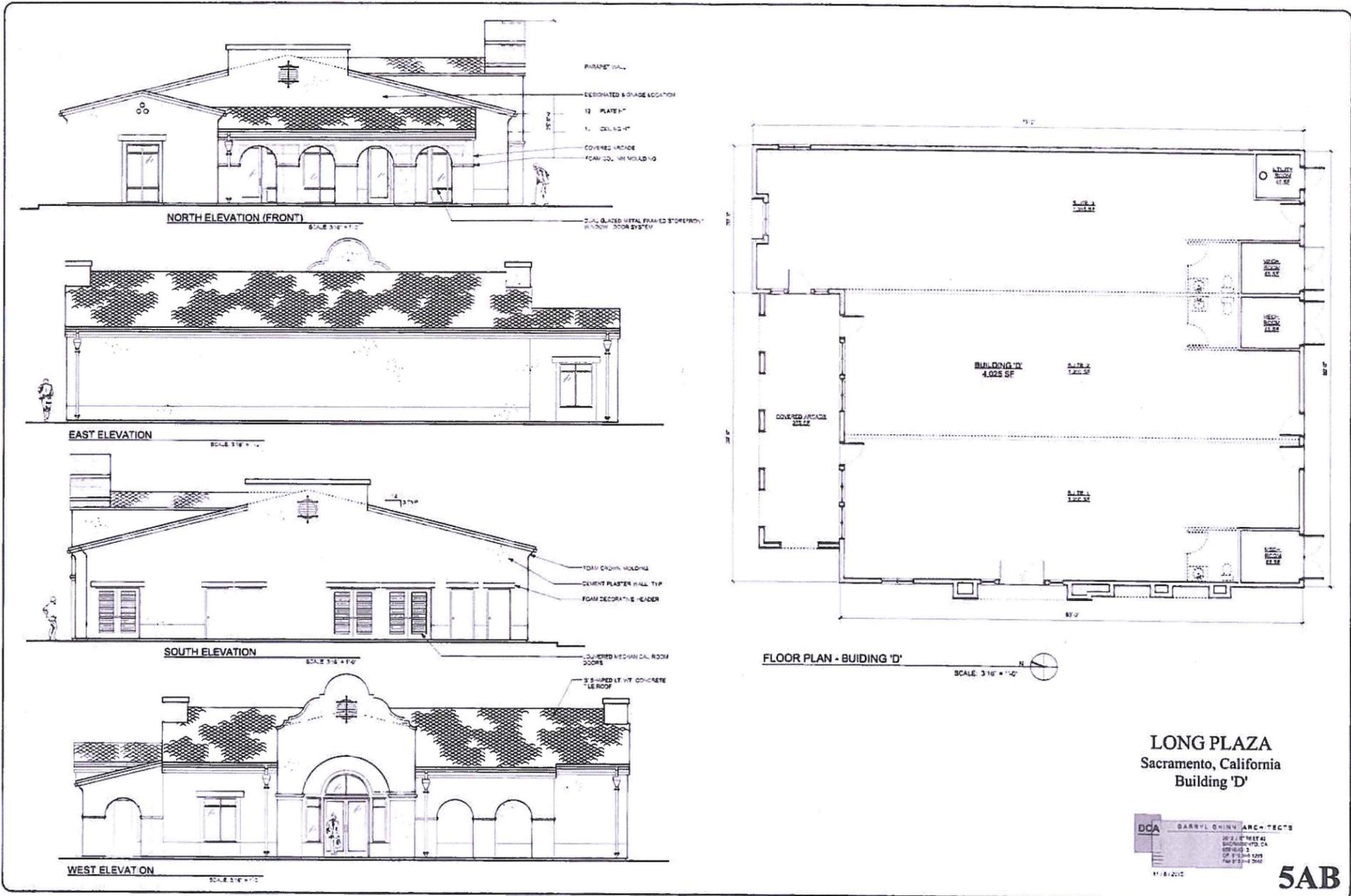


SOUTH ELEVATION
SCALE 3/8" = 1'-0"

LONG PLAZA
Sacramento, California
Building 'C'

DEA DARRYL CHAN ARCHITECTS
2922 W. TRACY BL.
SACRAMENTO, CA
95819-1113
CP 916-444-1293
Fax 916-444-2800
11/8/2012

4B



LONG PLAZA
 Sacramento, California
 Building 'D'

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 207 J STREET
 SACRAMENTO, CA
 95811-2
 CP 916-425-1200
 Fax 916-425-1200

5AB