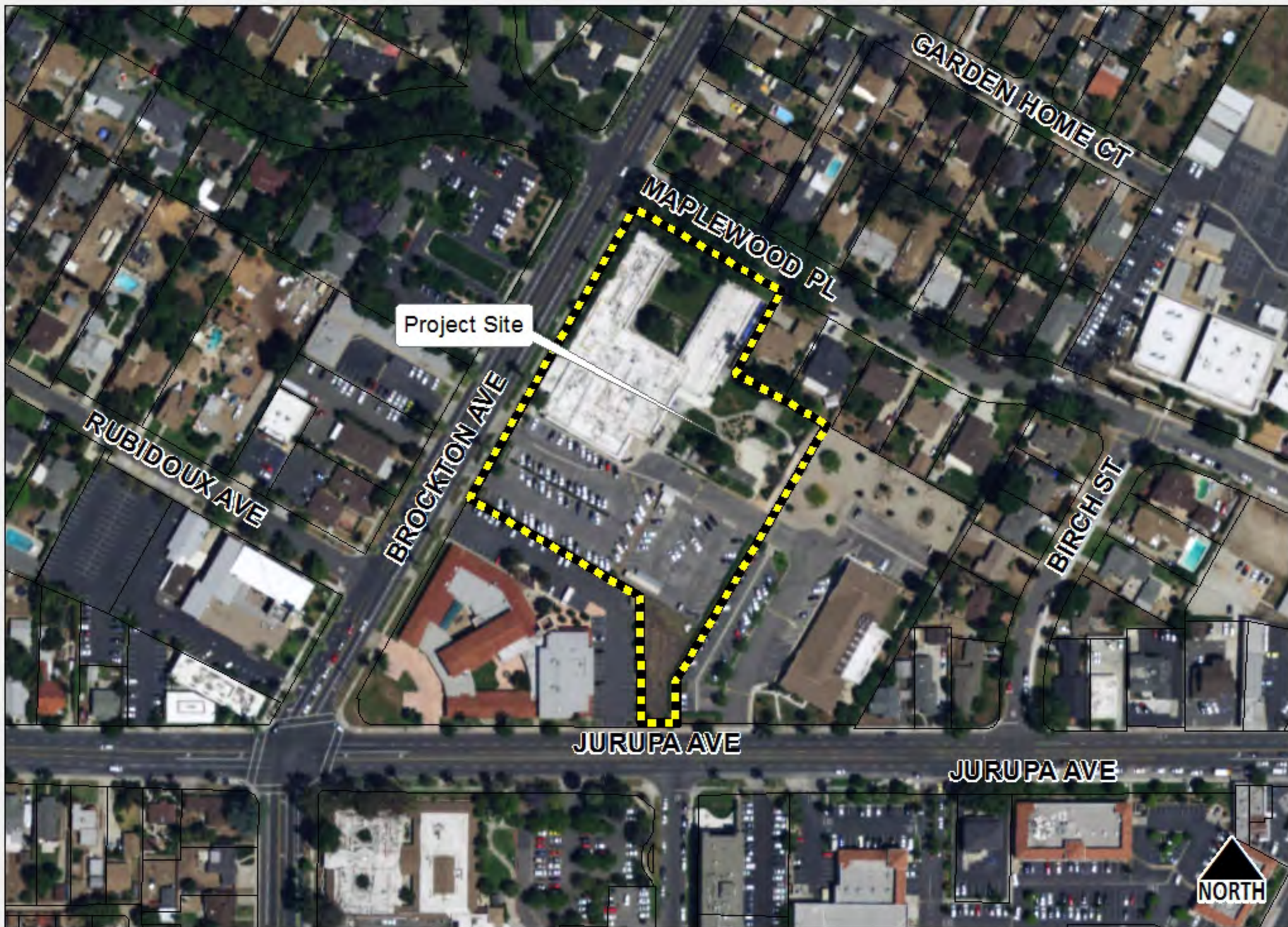














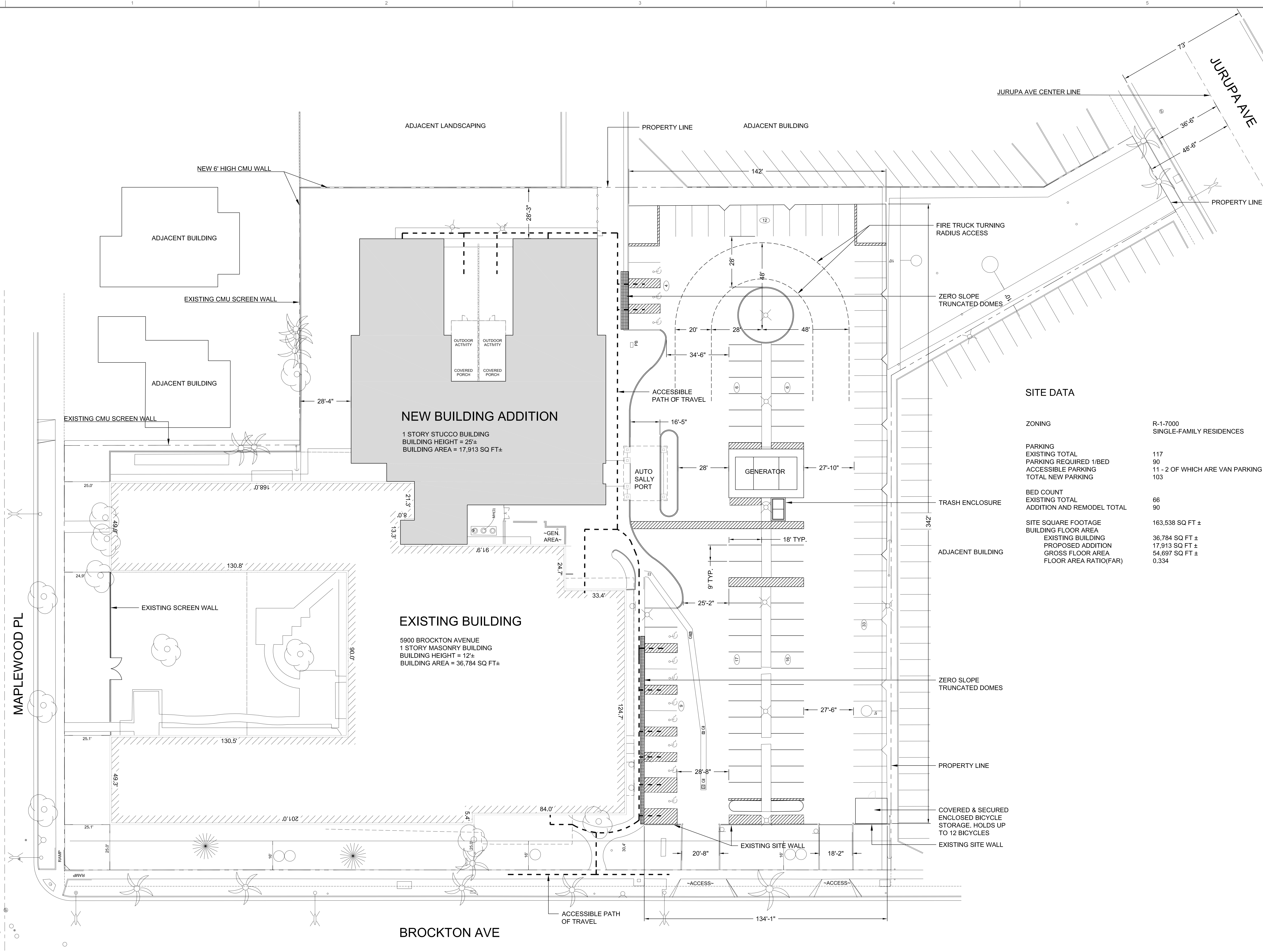
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SITE PLAN  
SCALE 1" = 20'-0"

PROJECT  
PACIFIC GROVE HOSPITAL  
ADDITION & RENOVATION

5900 BROCKTON AVE.  
RIVERSIDE, CA 92506

CLIENT  
ACADIA

6100 TOWER CIR #1000, FRANKLIN, TN 37067

Facility No: 10548  
Building No: BLD-05126  
OSHDP No: --

| ISSUED |      |             |
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| MARK   | DATE | DESCRIPTION |

MANAGEMENT

LIONAKIS PROJECT NO: 016191  
CLIENT PROJECT NO: --  
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AGENCY

TITLE  
SITE PLAN & SITE  
DATA

SHEET

A-002



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0 1/4" 1/2" 1"

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Plotted By: Solazar, Sandra

PROJECT TEAM LISTING:

OWNER/DEVELOPER  
NELSON SMITH  
PACIFIC GROVE HOSPITAL  
5900 BROCKTON AVE  
RIVERSIDE, CA 92506  
(913) 237-0714

DESIGN ARCHITECT  
JOHN STREET  
5210 MARYLANDS WAY  
SUITE 200  
BRENTWOOD, TN 37027  
(615) 523-5254  
JSTREET@TMPARTNERS.COM

ARCHITECT ON RECORD  
CURTIS LOCKWOOD  
LIONAKIS  
4000 MACARTHUR BLVD  
SUITE 101  
NEWPORT BEACH, CA 92660  
(714) 345-2458  
(949) 955-9175 FAX  
RAHUL.KINI@LIONAKIS.COM

SURVEYOR  
MICHAEL FURLONG  
O.K.O. ENGINEERING INC.  
23671 BIRCHER DRIVE  
LAKE FOREST, CALIFORNIA 92630  
(949)597-3577  
(949)597-3579 FAX

CIVIL ENGINEER  
NIKKI KERRY, PE  
KIMLEY-HORN AND ASSOCIATES, INC.  
660 S. FIGUEROA STREET, SUITE 2050  
LOS ANGELES, CA 90017  
(213) 261-4097  
NIKKI.KERRY@KIMLEY-HORN.COM

AREA SUMMARY:

SITE AREA: 163,538 S.F. (3.75 AC)  
IMPERVIOUS AREA: 115,997 S.F. (71%)  
OPEN SPACE AREA: 47,541 S.F. (30%)

PARKING SUMMARY

EXISTING PARKING SPACES: 117  
PARKING SPACES DISPLACED: 46  
REQUIRED PARKING 1/BED: 90  
NEW PARKING SPACES: 33  
PROPOSED PARKING SPACES: 104  
PARKING RATIO: 1.15

GENERAL SITE DATA SUMMARY

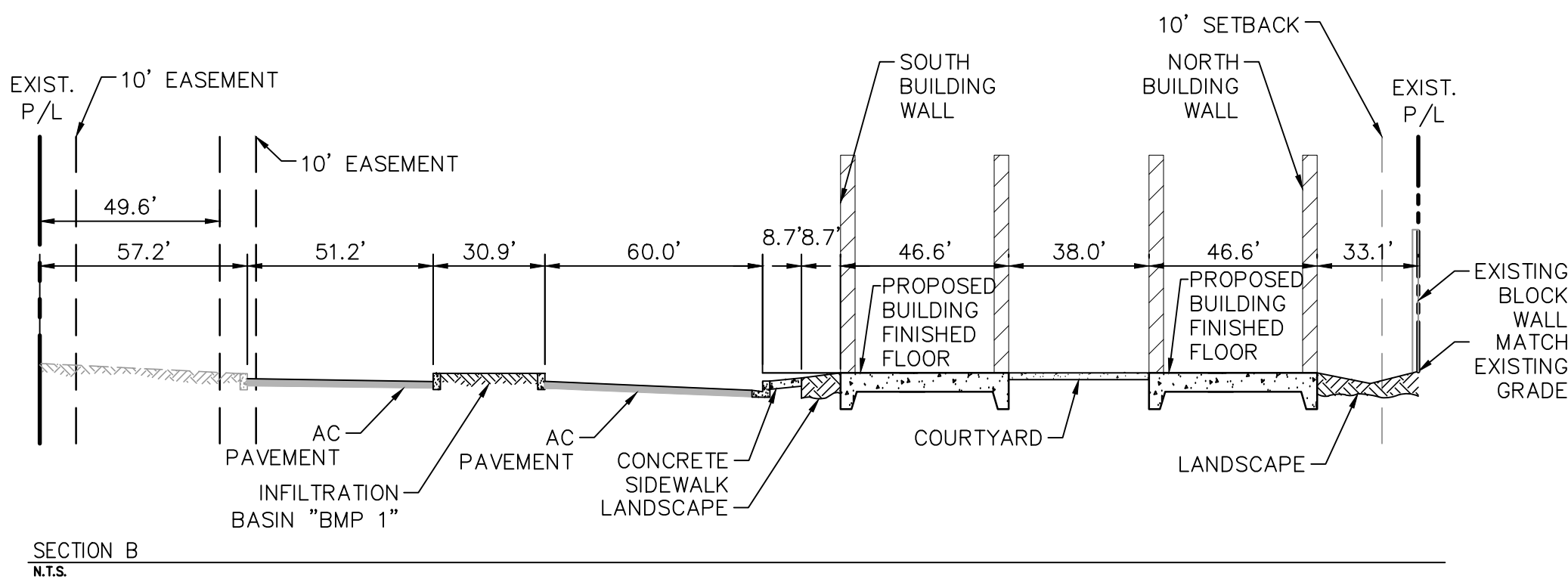
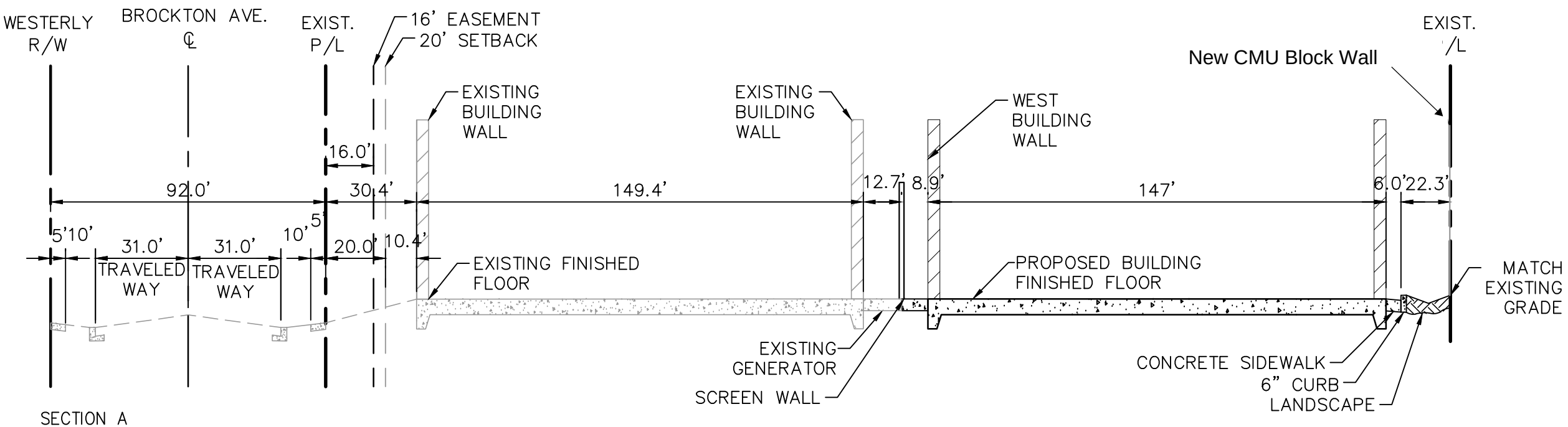
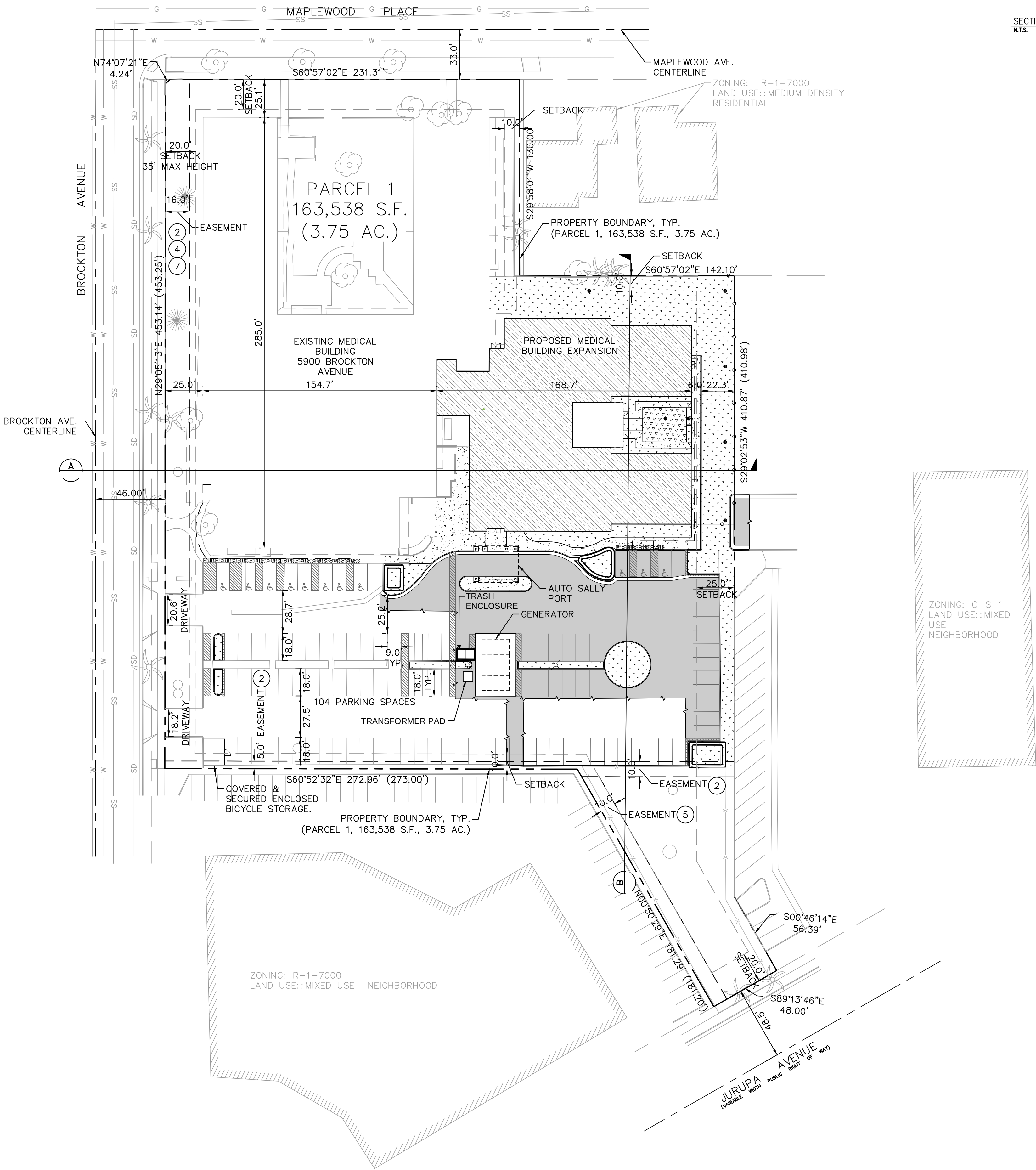
EXISTING ZONING: R-1-7000  
GENERAL LAND USE: SINGLE-FAMILY RESIDENCES  
EXISTING BUILDING AREA: 36,784 S.F.  
PROPOSED BUILDING EXPANSION: 17,913 S.F.  
OVERALL BUILDING AREA: 54,697 S.F.  
FLOOR AREA RATIO: 0.334  
TOTAL BED COUNT: 90

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT
- ADA PATH OF TRAVEL
- SETBACK LINE
- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- ARTIFICIAL TURF PLAY AREA
- PROPOSED BUILDING
- PROPOSED TRUNCATED DOMES

EASEMENT NOTES

- A RIGHT OF ENTRY UPON AND RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF WATER PIPES, DITCHES AND CONDUITS AS CONVEYED TO RIVERSIDE WATER CO., A CORPORATION, ITS SUCCESSORS AND ASSIGNS BY DEED RECORDED AUGUST 14, 1885 IN BOOK 42 PAGE 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD.)
- EASEMENT(S) FOR SEWER AND PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO AS DEUNATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP OF PARCEL MAP NO. 14834. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY, PORTION OF SAID EASEMENT WAS QUITCLAIMED BY INSTRUMENT NO. 99204 RECORDED MAY 29, 1981 IN BOOK 198, PAGE 99204.)
- AN EASEMENT FOR 4' EASEMENT FOR PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF: CITY OF RIVERSIDE, RECORDED NOVEMBER 27, 1922 IN BOOK 544 PAGE 191, OF DEEDS. (THIS ITEM IS NOT PLOTTED HEREON AND WAS QUITCLAIMED BY INSTRUMENT NO. 99204 RECORDED MAY 29, 1981 IN BOOK 198, PAGE 99204.)
- AN EASEMENT FOR SEWER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF: CITY OF RIVERSIDE, RECORDED SEPTEMBER 21, 1959 AS INSTRUMENT NO. 80927, OF OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
- AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF: CITY OF RIVERSIDE, RECORDED SEPTEMBER 21, 1959 AS INSTRUMENT NO. 80928, OF OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
- AN EASEMENT FOR SANITARY SEWERS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, RECORDED MAY 29, 1981 AS INSTRUMENT NO. 99203, OF OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
- THE FACT THAT SAID LAND IS INCLUDED WITHIN THE PROJECT AREA NO. 3-1986, AMENDMENT NO. 1, HOMELAND/GREEN ACRES SUB-AREA REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED, RECORDED: JULY 24, 2007 AS INSTRUMENT NO. 2007-0477879, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)



LIONAKIS

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DESIGN ARCHITECT

CONSULTANT

Kimley»Horn

KIMLEY HORN & ASSOCIATES, INC.  
660 S. FIGUEROA STREET  
SUITE 2050  
LOS ANGELES, CA 90017  
213-261-4040

SEAL



PROJECT

PACIFIC GROVE HOSPITAL  
ADDITION & RENOVATION

5900 BROCKTON AVE.  
RIVERSIDE, CA 92506

CLIENT

ACADIA

6100 TOWER CIR #1000, FRANKLIN, TN 37067

Facility No: 10548  
Building No: BLD-05126  
OSHDP No: --

ISSUED

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

MANAGEMENT

LIONAKIS PROJECT NO: 016191  
CLIENT PROJECT NO: --  
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AGENCY

TITLE

PLOT PLAN

SHEET

C-1



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Circulation  
Dining  
Evaluation  
Group Room  
Mechanical  
Nursing Staff  
Patient Room  
Patient Toilet  
Public Toilet  
Support  
Treatment  
17,140 Gross Square Feet  
650 Square Feet Canopy Cover



LIONAKIS  
4000 MacArthur Blvd., Suite 101  
Newport Beach CA 92660  
P 949.555.1919 F 949.555.9175  
www.lionakis.com

DESIGN ARCHITECT  
**t m p**  
TMPartners, PLLC  
5310 Maryland Way  
Suite 200  
Brentwood, TN 37027-5065  
615.377.9773 Office  
615.370.4147 Fax  
www.TMPartners.com  
Architecture  
Interiors  
Planning

CONSULTANT  
SEAL

PROJECT  
**BHU RENOVATIONS & ADDITIONS**  
5900 BROCKTON AVE.  
RIVERSIDE, CA 92506  
CLIENT OWNER

| ISSUED |      |             |
|--------|------|-------------|
| MARK   | DATE | DESCRIPTION |

MANAGEMENT  
LIONAKIS PROJECT NO: A05516  
CLIENT PROJECT NO:  
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AGENCY

TITLE  
**FIRST FLOOR NOTED PLAN - PROPOSED**

SHEET  
**A101**



IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

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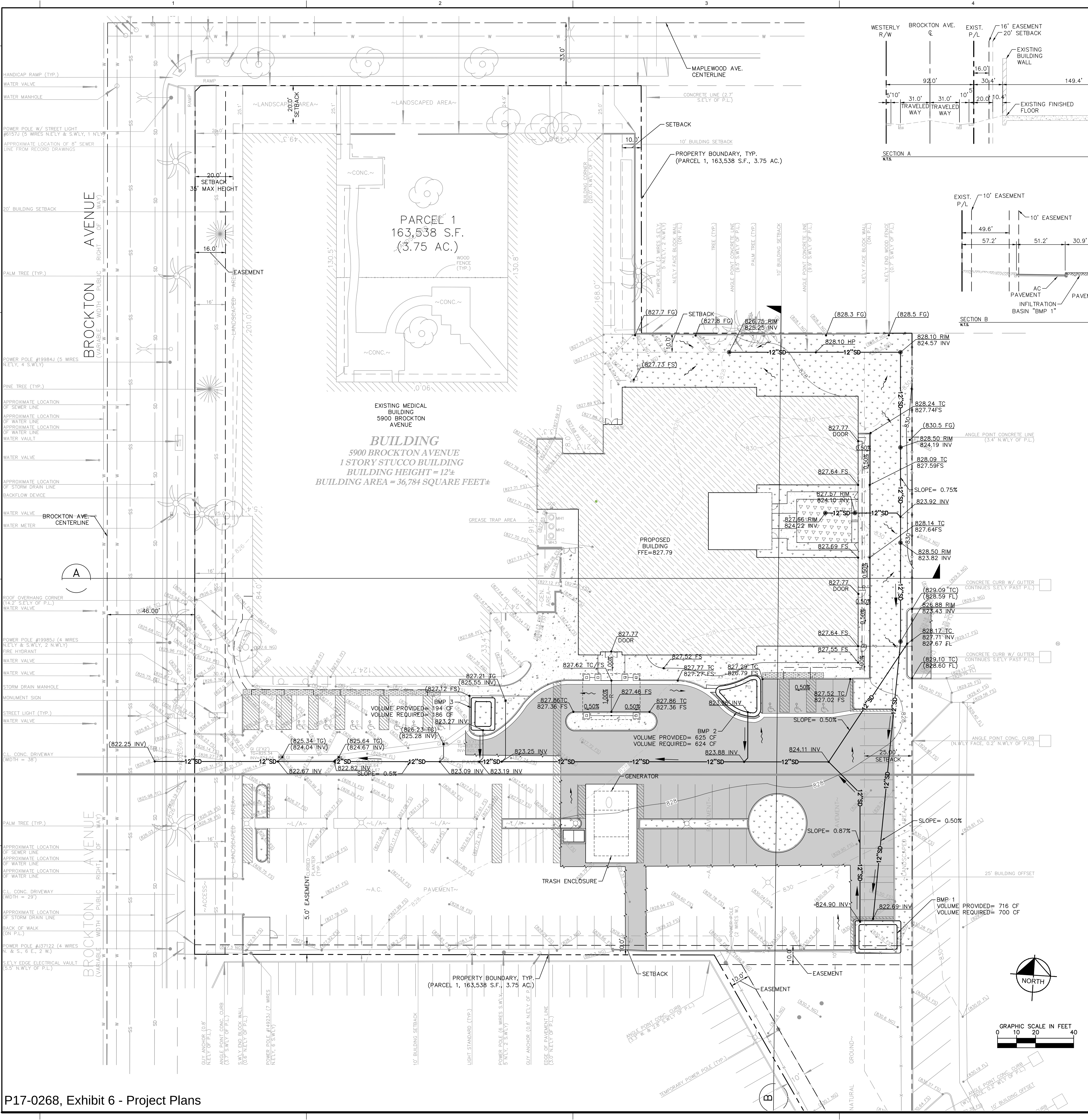
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| ESTIMATED EARTHWORK QUANTITIES                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| CUT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,400 CY       |
| FILL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 300 CY         |
| NET:                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,100 CY (CUT) |
| NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).                                                                                                                                                                   |                |
| THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTING, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES. |                |

LIONAKIS

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Newport Beach CA 92660  
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DESIGN ARCHITECT

CONSULTANT

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KIMLEY HORN & ASSOCIATES, INC.  
660 S. FIGUEROA STREET  
SUITE 2050  
LOS ANGELES, CA 90017  
213-261-4040

SEAL



PROJECT  
PACIFIC GROVE HOSPITAL  
ADDITION & RENOVATION

5900 BROCKTON AVE.  
RIVERSIDE, CA 92506

CLIENT  
ACADIA

6100 TOWER CIR #1000, FRANKLIN, TN 37067

Facility No: 10548  
Building No: BLD-05126  
OSHPD No: --

ISSUED

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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MANAGEMENT  
LIONAKIS PROJECT NO: 016191  
CLIENT PROJECT NO: --  
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AGENCY

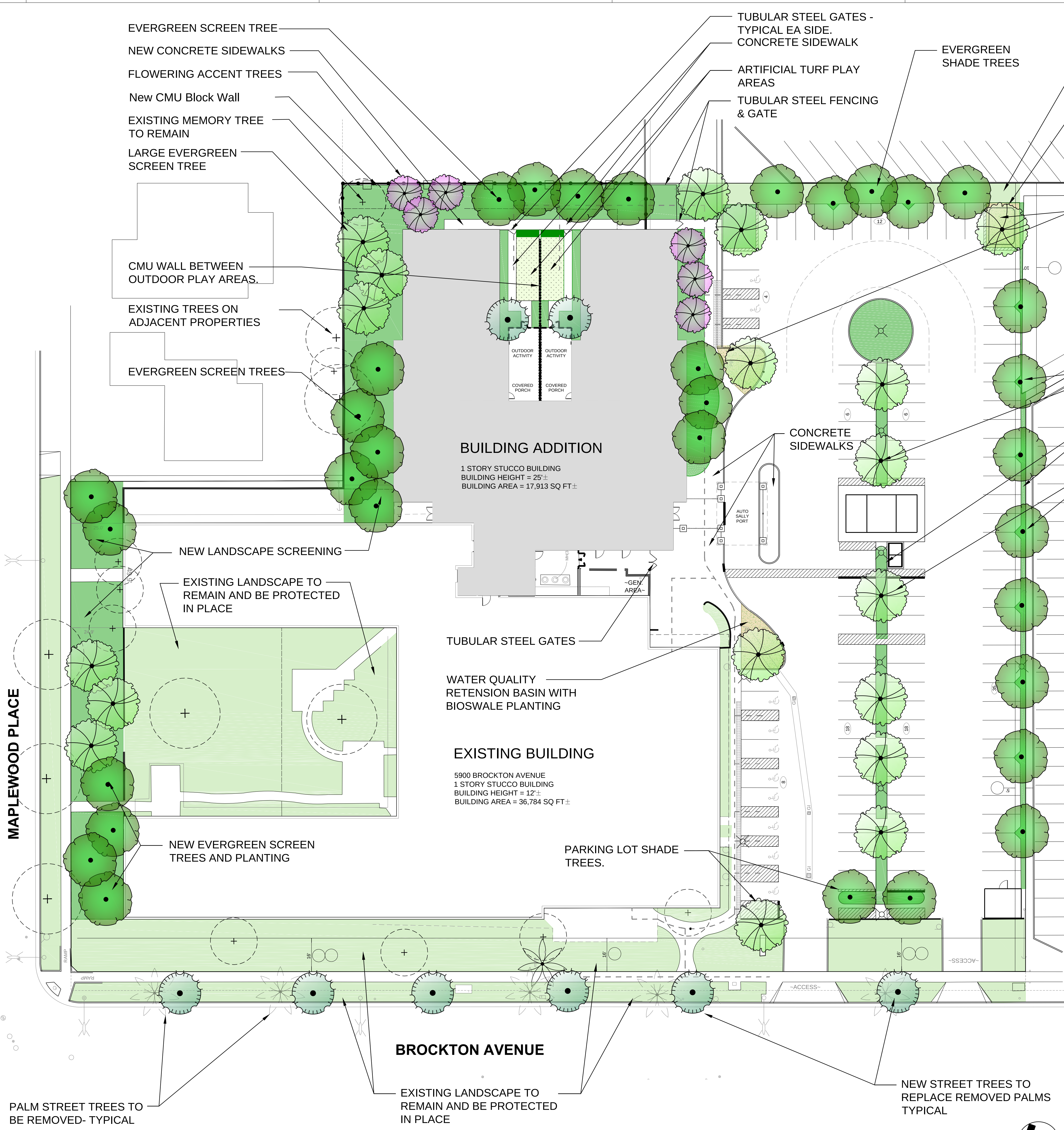
TITLE  
CONCEPTUAL GRADING  
AND DRAINAGE PLAN

SHEET

C-2



IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY  
C:\Users\lan Nguyen\Documents\016191\_BM\_A\MASTER\_R16\_CENTRAL\_Lan Nguyen.rvt  
4/20/2017 2:47:42 PM



EVERGREEN SCREEN TREE  
NEW CONCRETE SIDEWALKS  
FLOWERING ACCENT TREES  
New CMU Block Wall  
EXISTING MEMORY TREE TO REMAIN  
LARGE EVERGREEN SCREEN TREE  
CMU WALL BETWEEN OUTDOOR PLAY AREAS  
EXISTING TREES ON ADJACENT PROPERTIES  
EVERGREEN SCREEN TREES  
NEW LANDSCAPE SCREENING  
EXISTING LANDSCAPE TO REMAIN AND BE PROTECTED IN PLACE  
NEW EVERGREEN SCREEN TREES AND PLANTING  
PARKING LOT SHADE TREES.  
NEW STREET TREES TO REPLACE REMOVED PALMS TYPICAL  
EXISTING LANDSCAPE TO REMAIN AND BE PROTECTED IN PLACE

TUBULAR STEEL GATES - TYPICAL EA SIDE. CONCRETE SIDEWALK  
ARTIFICIAL TURF PLAY AREAS  
TUBULAR STEEL FENCING & GATE  
EVERGREEN SHADE TREES  
EXISTING LANDSCAPE TO REMAIN AND BE PROTECTED IN PLACE  
EVERGREEN CANOPY SHADE TREE  
WATER QUALITY RETENSION BASINS WITH BIOSWALE PLANTING  
SHADE TREES  
NEW LANDSCAPE & IRRIGATION  
PARKING LOT SHADE TREES.

BUILDING ADDITION  
1 STORY STUCCO BUILDING  
BUILDING HEIGHT = 25'±  
BUILDING AREA = 17,913 SQ FT±

EXISTING BUILDING  
5900 BROCKTON AVENUE  
1 STORY STUCCO BUILDING  
BUILDING HEIGHT = 12'±  
BUILDING AREA = 36,784 SQ FT±

MAPLEWOOD PLACE  
BROCKTON AVENUE

NOTE  
REFER TO SHEET L-002 FOR PLANT IMAGERY

SCALE: 1" = 20'-0"

0' 20' 40' 80'

### PLANT PALETTE

| BOTANICAL NAME                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMMON NAME                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TREES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ARBUTUS UNEDO 'MARINA'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MARINA STRAWBERRY TREE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| GEIJERA PARVIFLORA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | AUSTRALIAN WILLOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| LOPHOSTEMON CONFERTUS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TRISTANIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| TABEBUIA IMPETIGINOSA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PINK TRUMPET TREE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SHRUBS, GRASSES &amp; GROUND COVERS 16,656 SF</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| AEONIU CANARIENSE<br>AGAVE 'BLUE GLOW'<br>AGAVE DESMETTIANA 'VARIEGATA<br>ALYOGYNE HUEGELLI<br>ANIGONZANTHOS 'RED JUMPER'<br>CALLISTEMON 'LITTLE JOHN'<br>CARRISA MACRO. 'TUTTLE'<br>CISTUS PURPUREA 'SUNSET'<br>DIANELLA TASMANICA 'VARIEGATA'<br>DIETES BICOLOR<br>LANTANA 'NEW GOLD'<br>LAVANDULA STOECHAS 'HAZEL'<br>LIRIOPE MUSCARI<br>NANDINA DOMESTICA 'NANA'<br>PENNISETUM SETACEUM 'RUBRUM<br>PITTIOSPORUM T. 'TURNERSDWARF'<br>RHAPHIOLEPIS I. 'BALLERINA'<br>ROSMARINUS 'HUNTINGTON CARPET'<br>SALVIA GREGGII 'FURMANS RED'<br>SALVIA CLEVELANDII<br>SEDUM RUPESTRE 'ANGELINA'<br>SENECIO SERPENS<br>SESLERIA AUTUMINALIS | HYBRID AEONIUMS<br>BLUE GLOW AGAVE<br>VARIEGATED SMOOTH AGAVE<br>BLUE HIBISCUS<br>RED TIGER PAW<br>LITTLE JOHN CALLISTEMON<br>TUTTLE NATAL PLUM<br>MAGENTA ROCKROSE<br>VARIEGATED FLAX LILY<br>FORTNIGHT LILY<br>NEW GOLD LANTANA<br>SPANISH LAVENDET<br>BIG BLUE LILY TURF<br>DWARF HEAVENLY BAMBOO<br>PURPLE FOUNTAIN GRASS<br>TURNERS DWARF MOCK ORANGE<br>PINK RHAPHIOLEPIS<br>PROSTRATE ROSMARY<br>FURMAN'S RED SALVIA<br>CLEVELAND SAGE<br>ANGELINA SEDUM<br>BLUE CHALK STICKS<br>AUTUMN MOOR GRASS |
| <b>BIOSWALE PLANTS 1,533SF</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ACHILLEA MILLEFOLIUM<br>ESCHSCHOLZIA CALIFORNICA<br>FESTUCA RUBRA 'MOLATE'<br>FESTUCA IDAHOENSIS<br>FESTUCA OVINA 'MOKELUMNE BLUE'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | WHITE YARROW<br>CALIFORNIA POPPY<br>MOLATE RED FESCUE<br>IDAHOE BLUE FESCUE<br>MOKELUMNE BLUE FESCUE                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>TURF &amp; EXISTING LANDSCAPE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ARTIFICIAL TURF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 668 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| EXISTING LANDSCAPE TO REMAIN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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Architecture  
Interior  
Planning

CONSULTANT

**NUVIS**  
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COSTA MESA, CALIFORNIA  
U.S.A. 92626-4640  
PH: 714.754.7311  
JOB #: 17-219.01

SEAL

PROJECT  
PACIFIC GROVE HOSPITAL  
ADDITION & RENOVATION

5900 BROCKTON AVE.  
RIVERSIDE, CA 92506

CLIENT  
ACADIA

6100 TOWER CIR #1000, FRANKLIN, TN 37067

Facility No: 10548  
Building No: BLD-05126  
OSHPD No: --

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AGENCY

TITLE  
CONCEPTUAL  
LANDSCAPE PLAN

SHEET  
L-001







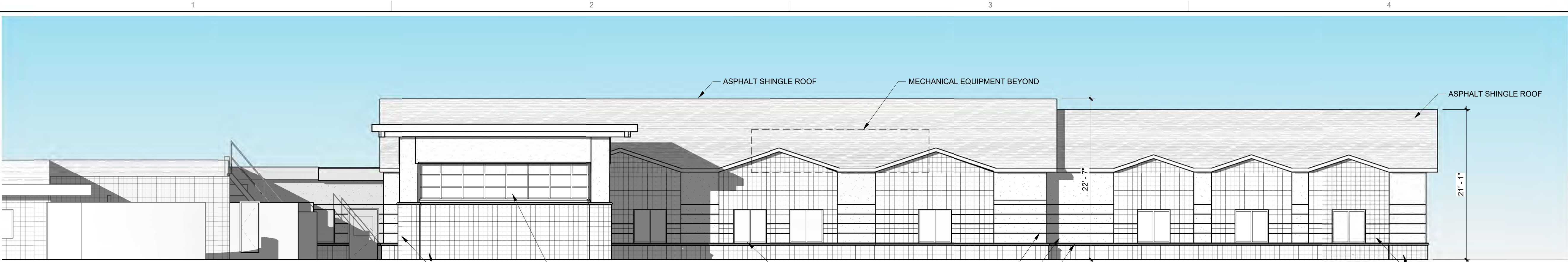
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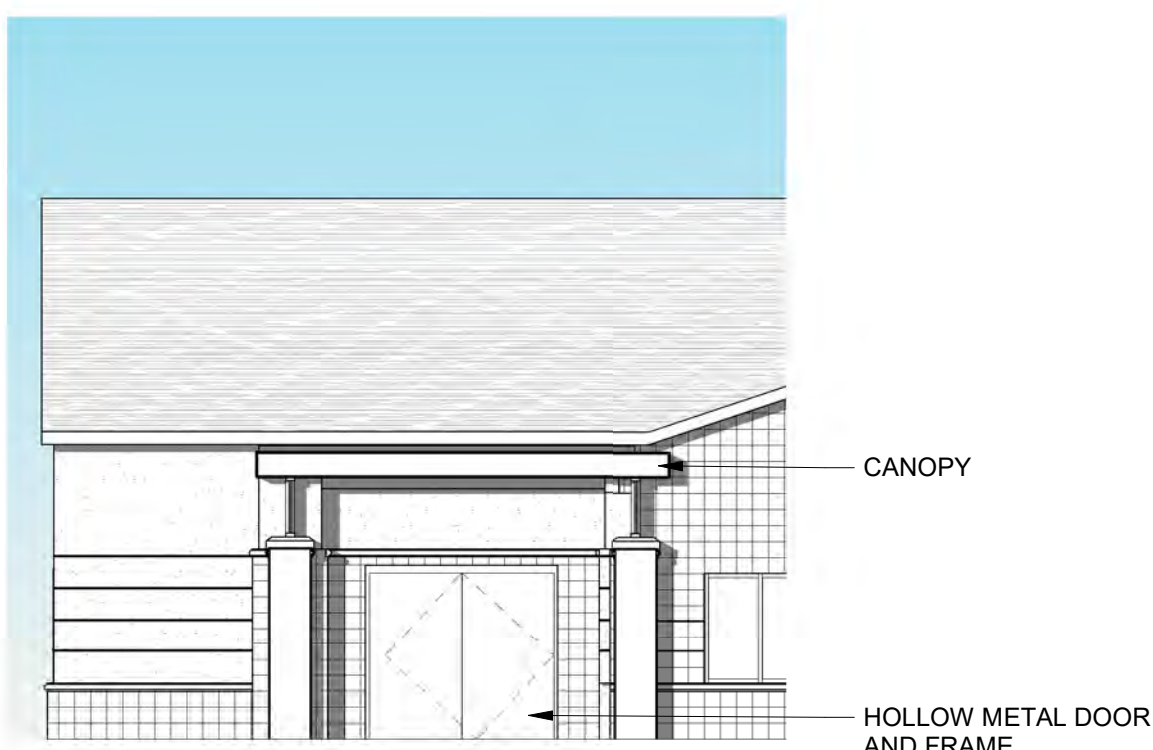
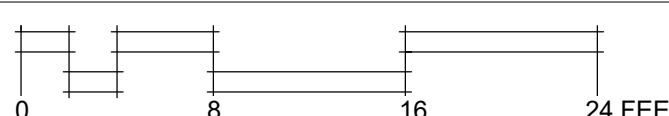
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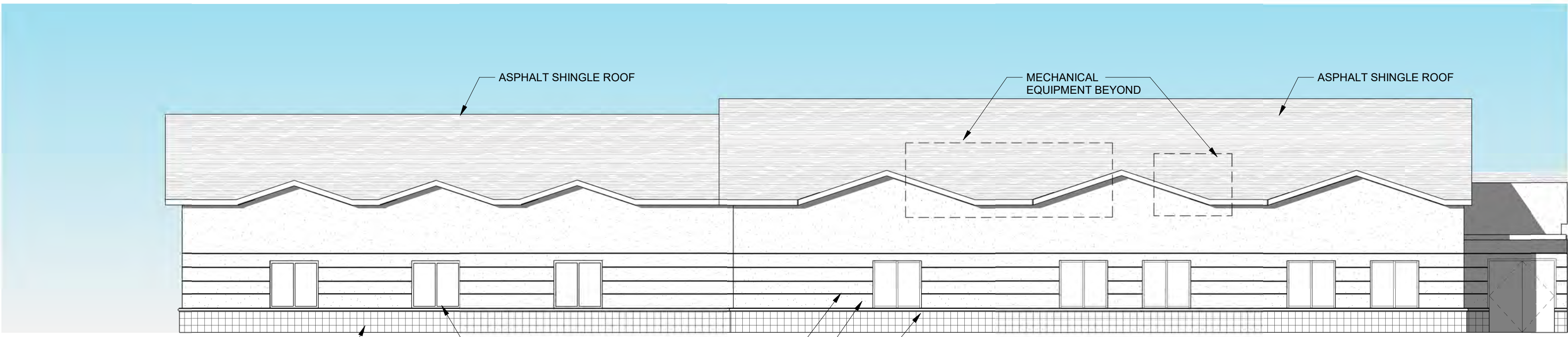
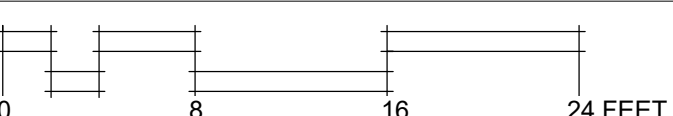
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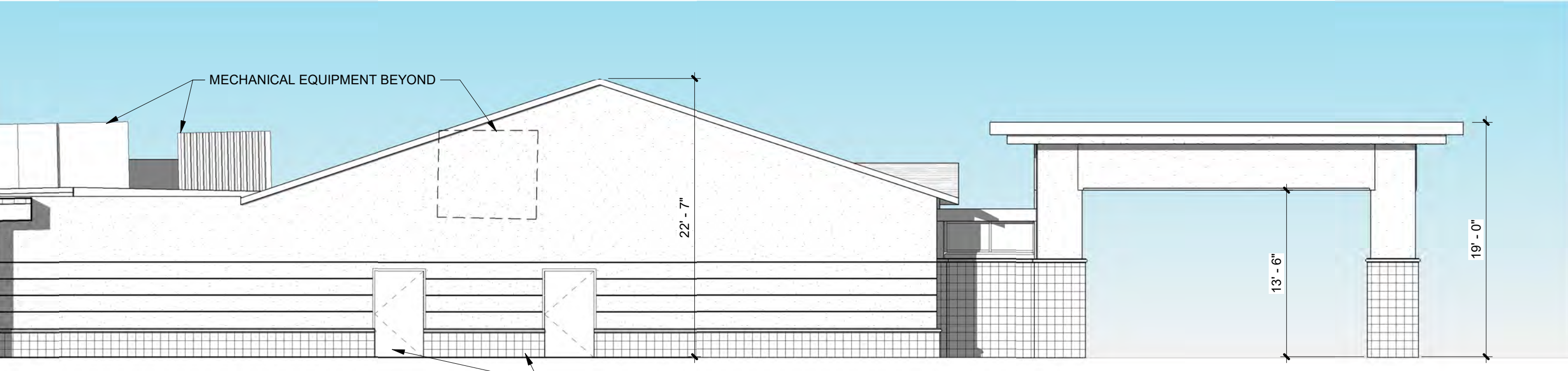
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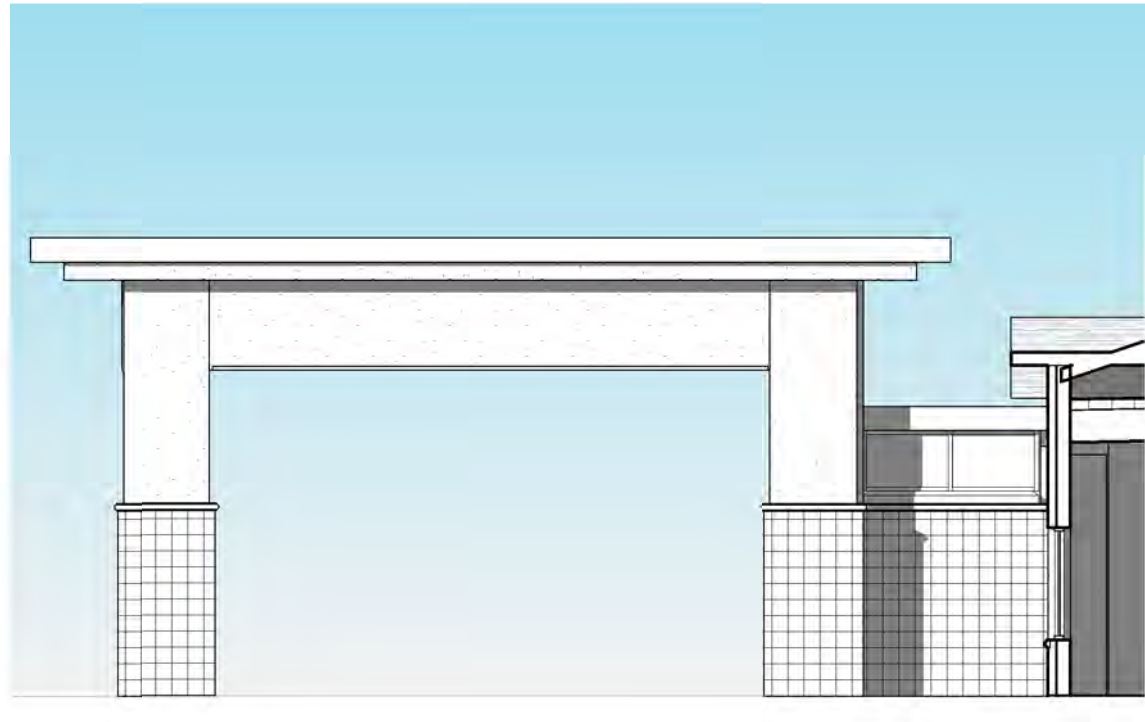
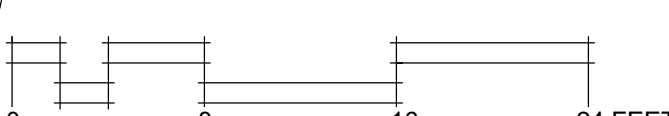
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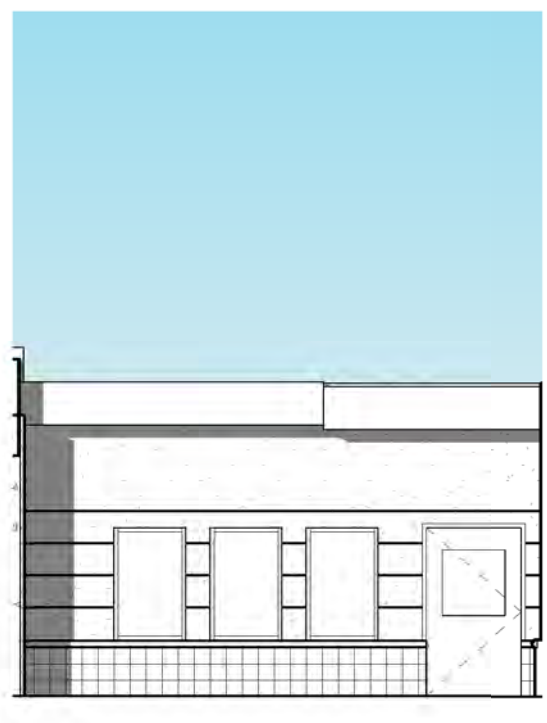
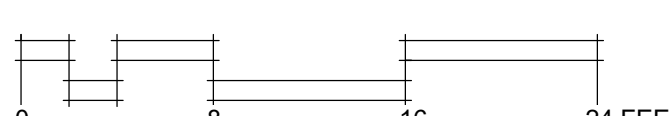
3 ELEVATION - SOUTH



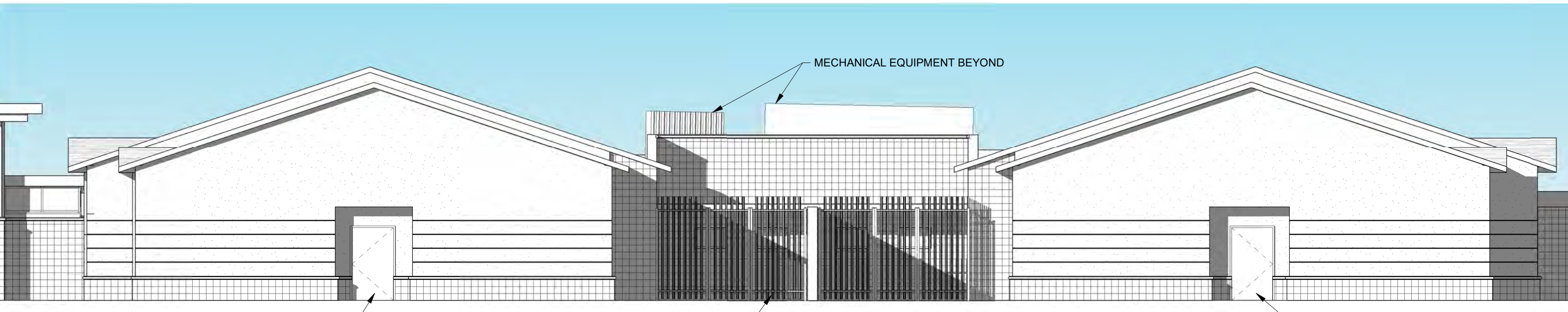
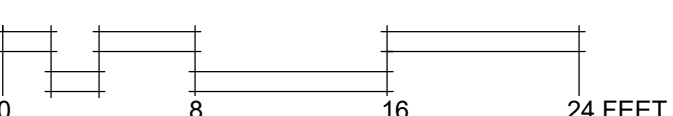
4 ELEVATION - WEST



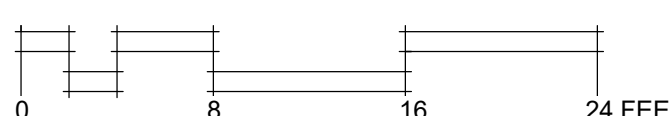
5 PARTIAL EAST CANOPY



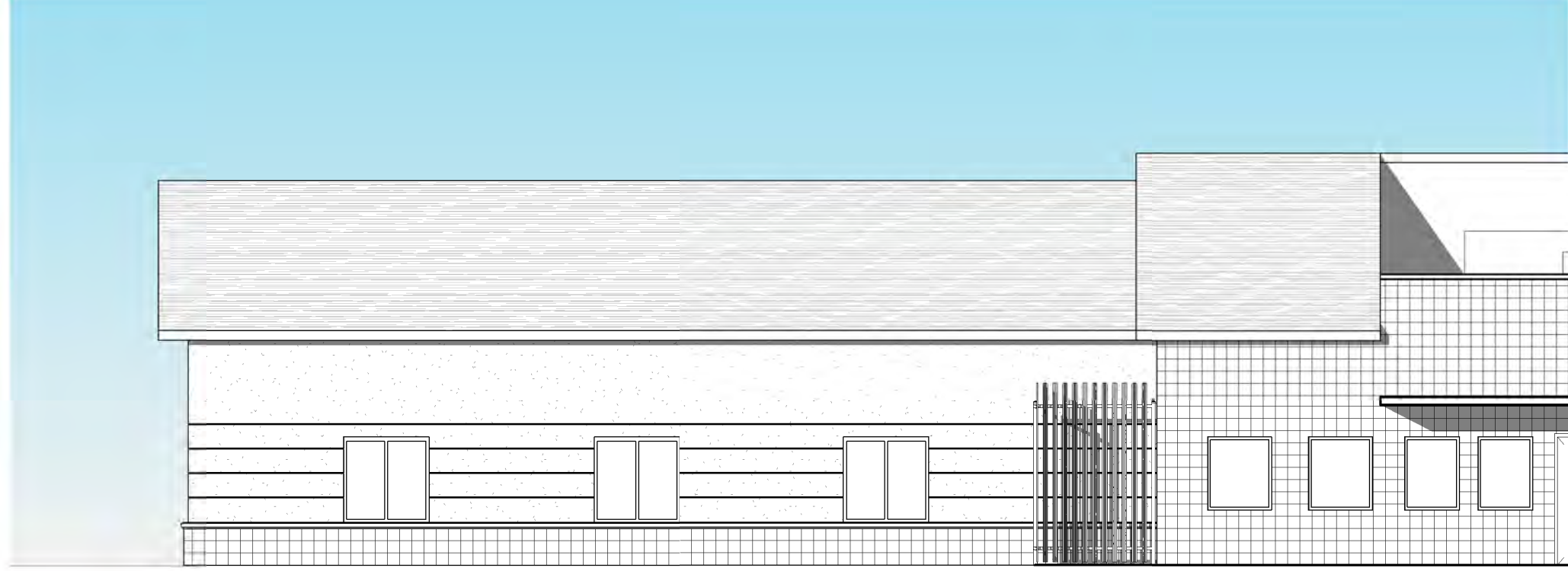
6 ELEVATION - PARTIAL NORTH



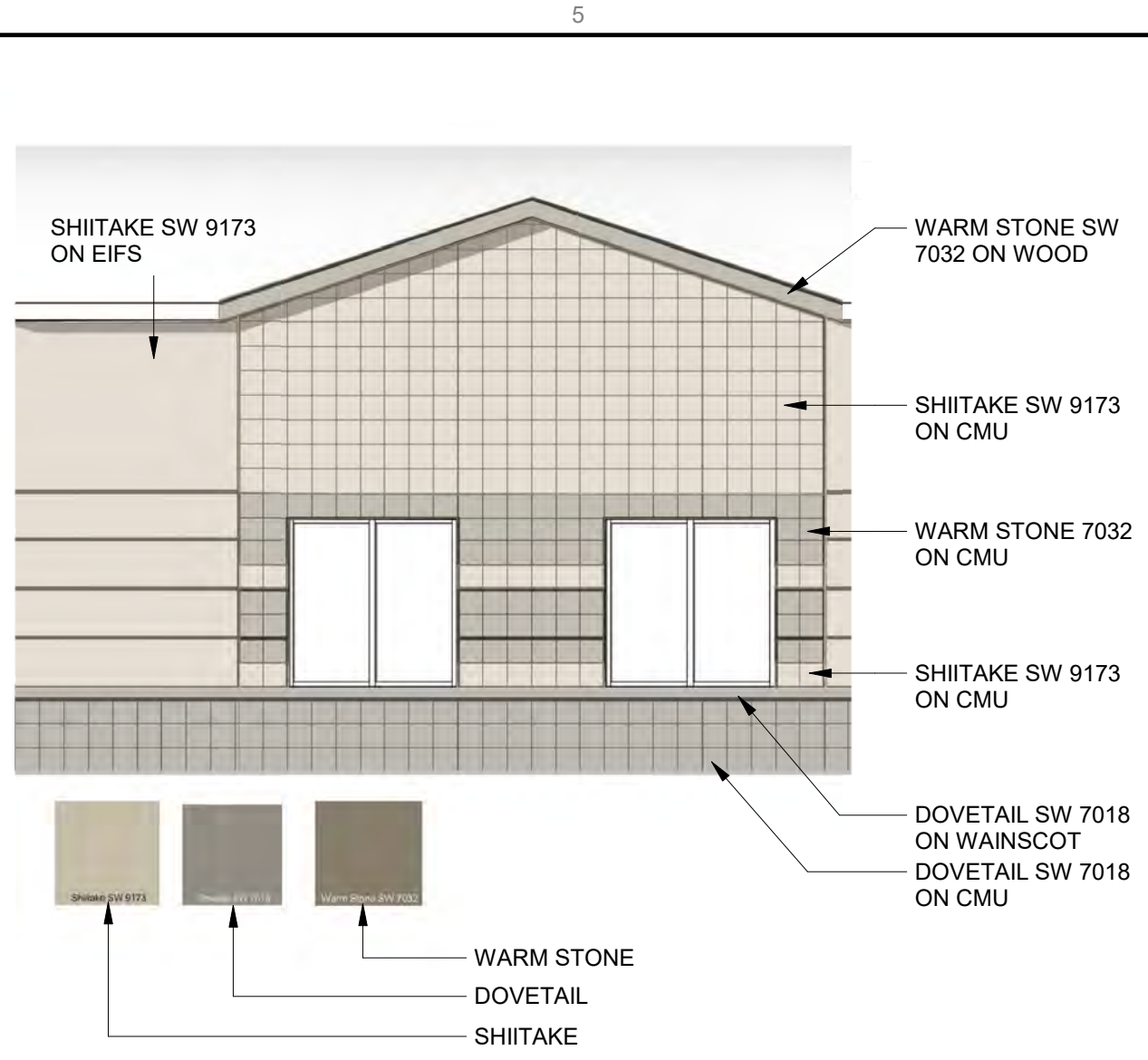
7 ELEVATION - EAST



8 COURTYARD NORTH



9 COURTYARD SOUTH



TYPICAL WALL COLOR PALETTE

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Architecture  
Interiors  
Planning

CONSULTANT

SEAL

PROJECT  
**BHU RENOVATIONS & ADDITIONS**

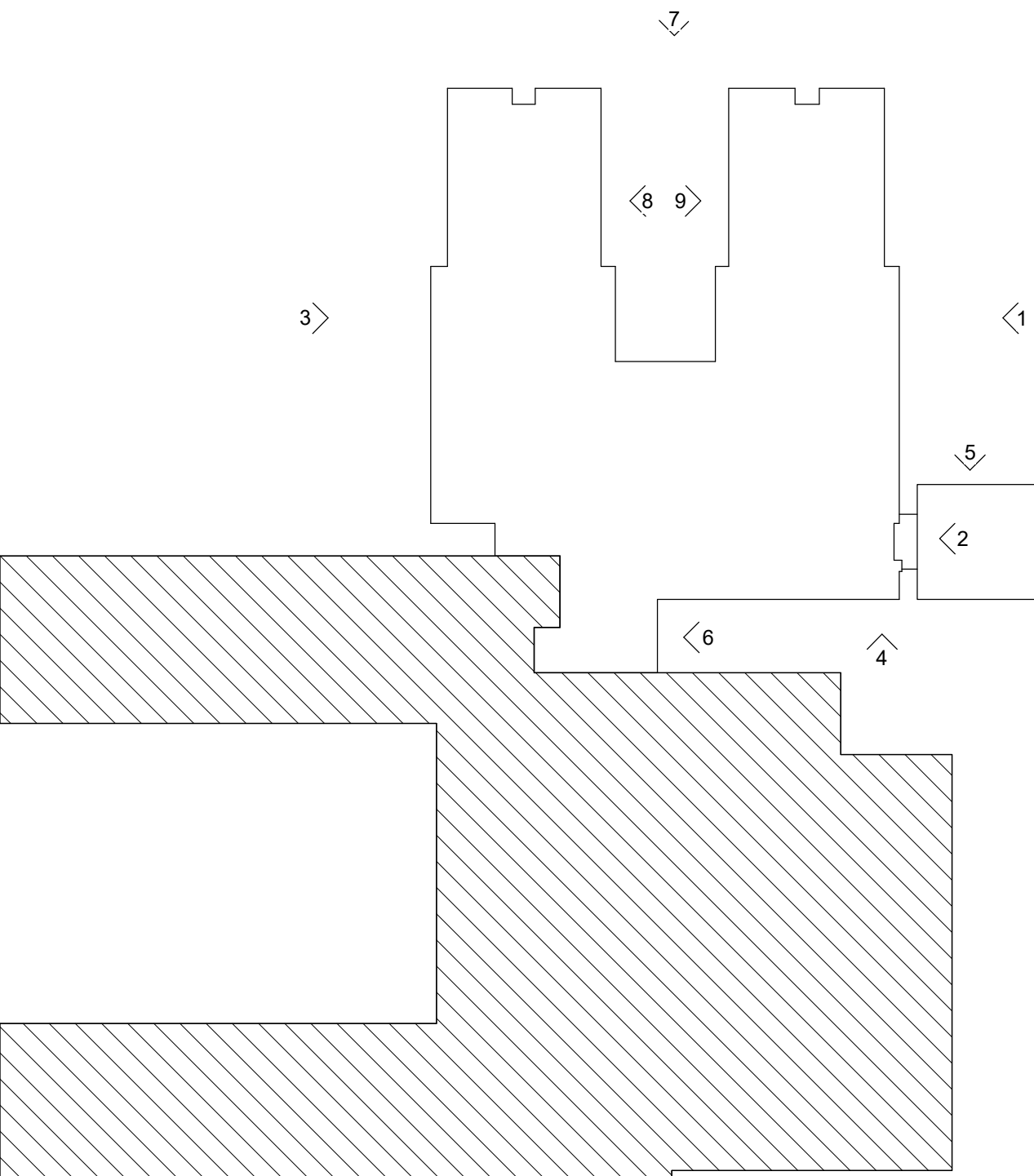
5900 BROCKTON AVE.  
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AGENCY



KEY PLAN

TITLE  
**EXTERIOR ELEVATIONS**

SHEET

**A400**





PROJECT  
PACIFIC GROVE HOSPITAL  
ADDITION & RENOVATION

5900 BROCKTON AVE.  
RIVERSIDE, CA 92506

CLIENT  
ACADIA  
6100 TOWER CIR #1000, FRANKLIN, TN 37067

Facility No: 10548  
Building No: BLD-05126  
OSHDP No: --

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RENDERING

A600





View looking south on Brockton Avenue



View looking north at the front of the existing building



View looking south towards the existing Church and day care center



View looking west on Maplewood Place along the rear of the hospital property.



View looking north along Brockton Avenue