Kaiser Permanente Folsom MOB

285 Palladio Pkwy, Folsom, CA 95630

NOTE: Color materials board and renderings will be submitted prior to the public hearing.

Kaiser Permanente

285 PALLADIO PKWY,
FOLSOM, CA 95630

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VOLUME I OF I

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ISSUE DATE:
09/26/2022

[13931.000]

Plot Date: 9/26/2022 9:17:26 AM

PROJECT SHEET INDEX

SHEET LIST - DESIGN PACKAGE	
Sheet Number	Sheet Name
GENERAL	
1-G0.0	PROJECT COVER SHEET
1-G0.1	PROJECT SHEET INDEX
G2.1.1-2019	BUILDING CODE SUMMARY
GENERAL: 3	
ARCHITECTURAL	
1-A1.1.1	ARCHITECTURAL SITE PLAN - OVERALL
1-A1.1.2	FIRE LANE SITE PLAN
1-A1.1.3	ARCHITECTURAL POTENTIAL EXPANSION
1-A1.2.1	ARCHITECTURAL SITE PLAN - ENLARGED SERVICE YARD
1-A1.2.2	SITE PLAN - ACCESSIBILITY PLAN (WEST)
1-A1.2.3	SITE PLAN - ACCESSIBILITY PLAN (SOUTH)
1-A1.3.1	SIGNAGE LINES-OF SIGHT
1-A1.3.2	SIGNAGE TYPE AND LOCATION PLAN
1-AL1.1.1	SITE LIGHTING PLAN - AREA A
1-AL1.1.2	SITE LIGHTING PLAN - AREA B
1-AL1.1.3	SITE LIGHT FIXTURE SCHEDULE
1-A2.1.0	LOWER LEVEL FLOOR PLAN
1-A2.1.1	GROUND LEVEL FLOOR PLAN
1-A2.1.2	LEVEL 2 FLOOR PLAN
1-A2.1.3	LEVEL 3 FLOOR PLAN
1-A2.1.4	LEVEL 4 FLOOR PLAN
1-A4.1.1	EXTERIOR BUILDING ELEVATIONS
1-A4.1.2	EXTERIOR BUILDING ELEVATIONS
1-A4.2.1	BUILDING SECTIONS
1-A4.3.1	3D VIEWS
ARCHITECTURAL: 20	
LANDSCAPE	
L0.0.0	GENERAL NOTES
L0.0.1	SITE ILLUSTRATIVE PLAN AND SITE VIEWS
L1.1.0	OVERALL HARDSCAPE AND PLANTING PLAN
L1.1.1	PARKING SHADE CALCULATION
L1.2.0	HARDSCAPE AND PLANTING ENLARGEMENT
L5.0.0	HARDSCAPE DETAILS
L5.0.1	HARDSCAPE DETAILS
L5.0.2	HARDSCAPE DETAILS
L8.0.0	PRELIMINARY PLANT PALETTE
L8.0.1	PLANTING DETAILS
L8.0.2	PLANTING DETAILS
L9.0.0	IRRIGATION LEGEND
L9.0.1	IRRIGATION LEGEND
L9.0.2	IRRIGATION NOTES
L9.0.3	IRRIGATION NOTES & CALCULATIONS
L9.1.0	OVERALL IRRIGATION PLAN
L9.2.1	IRRIGATION DETAILS
L9.2.2	IRRIGATION DETAILS
L9.2.3	IRRIGATION DETAILS
L9.2.4	IRRIGATION DETAILS
L9.2.5	IRRIGATION DETAILS
L9.2.6	IRRIGATION DETAILS
L9.2.7	IRRIGATION DETAILS
L9.2.8	IRRIGATION DETAILS
L9.2.9	IRRIGATION DETAILS
L9.2.10	IRRIGATION DETAILS
LANDSCAPE: 26	
CIVIL	
C1.0	RADIUS MAP
C2.0	PRELIMINARY CIVIL SITE PLAN
C2.1	SURFACE IMPROVEMENT PLAN
C3.0	PRELIMINARY GRADING PLAN
C3.1	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C4.1	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0	PRELIMINARY FIRE ACCESS PLAN
C6.1	PRELIMINARY FIRE ACCESS PLAN
CIVIL: 11	

PROJECT DESCRIPTION

PROJECT OVERVIEW

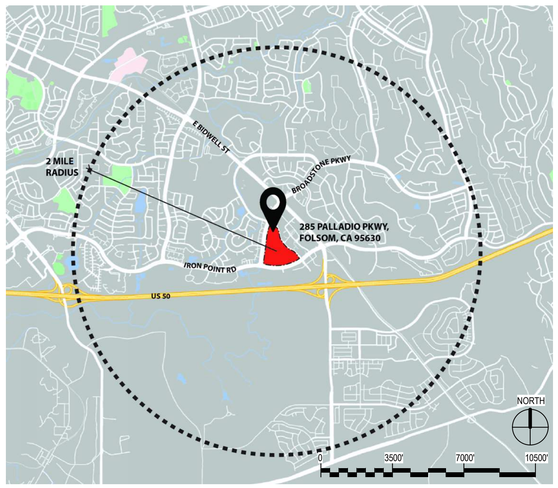
Kaiser Foundation Health Plan, Inc. (Kaiser) is proposing to entitle and construct the next phase of the Folsom Kaiser Permanente Medical Center. The project site is located on the north side of Iron Point Road, between Broadstone Parkway and Palladio Parkway, on the vacant land surrounding the existing Kaiser ambulatory surgery center at 285 Palladio Parkway (APN 072-1190-128; -129; and -130). The project consists of a new 260,000 s.f. medical office building and associated parking lots, solar arrays, and intersection improvements.

The proposed medical office building will be four story tall with a partial walk out basement. The proposed building will be 65'-0" feet tall (measured to top of parapet) with a small portion of the structure being 79'-0" feet high (measured to top of parapet), partially due to the grade of the site.

Public access to the proposed building shall be facilitated from Iron Point Road from the south and Palladio Parkway from the east. The proposed building's main drop-off shall be visible from both directions. Broadstone Parkway is designated for service access which includes deliveries vehicles.

The site design for the new Kaiser Permanente medical office building offers a safe, beautiful, welcoming environment closely supporting the wellness and comfort of members, visitors, and staff. Drawing inspiration from the local hydrology and native ecologies, the site plan boosts biophilic effects of the outdoor spaces by prioritizing green space and maximizes the visual and physical connections to nature. The new medical office building will be a health catalyst for all valuable members, visitors and staff offering the best place to heal, recover and work.

VICINITY MAP



PROJECT TEAM

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SEALS AND SIGNATURES

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SHEET TITLE

PROJECT SHEET INDEX

[13931.000]
PROJECT NUMBER

1-G0.1
SHEET NUMBER

Plot Date: 9/26/2022 9:17:26 AM START Sheet

PROJECT CODE SUMMARY

INTRODUCTION
THE FOLLOWING CODE ANALYSIS HAS BEEN DEVELOPED FOR THE PROPOSED FOUR-STORY MEDICAL OFFICE BUILDING LOCATED IN FOLSOM, CA. THE BUILDING WILL BE OF TYPE I-B CONSTRUCTION AND CONTAIN FOUR ABOVE-GRADE FLOORS AND ONE PARTIAL BASEMENT LEVEL. THE BUILDING WILL NOT BE A HIGH-RISE BUILDING. THE OWNER WILL NOT BE SUBMITTING FOR APPROVAL THROUGH HCAI.

THE ANALYSIS IS BASED ON THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE AND REFERENCED STANDARDS.

OCCUPANCY CLASSIFICATION CBC CHAPTER 3	GROUP B (BUSINESS), GROUP S-1 (MODERATE-HAZARD STORAGE), GROUP F-1 (INDUSTRIAL), GROUP A-3 (ASSEMBLY), I-2.1 (INSTITUTIONAL GROUP, AMBULATORY HEALTH CARE FACILITY)				
OCCUPANCY SEPARATION CBC CHAPTER 508	MIXED-USE, NON-SEPARATED OCCUPANCIES WITH OCCUPANCY SEPARATION BETWEEN GROUP I-2.1 AND ALL OTHER OCCUPANCIES A 2-HOUR SEPARATION WILL BE PROVIDED BETWEEN THE GROUP I-2.1 OCCUPANCY AND THE REST OF THE BUILDING. THIS SEPARATION WILL BE ACHIEVED VIA 2-HOUR FIRE RATED FLOOR ASSEMBLIES.				
GROUP I-2.1 SPECIAL REQUIREMENTS CBC CHAPTER 407	• GROUP I-2.1 OCCUPANCIES WILL BE SEPARATED FROM THE REST OF THE BUILDING BY 2-HOUR CONSTRUCTION (CBC 508.4) • AREAS EXCEEDING 10,000 SF WILL BE SUBDIVIDED INTO SMOKE COMPARTMENTS WITH A MAXIMUM SIZE OF 22,500 SF AND SEPARATED BY 1-HOUR FIRE/SMOKE BARRIERS (CBC 407.5) • CORRIDORS CONSTRUCTED AS FIRE PARTITIONS WITH A 1-HOUR RATING AND A MINIMUM WIDTH OF 72" (CBC 407.3) • CARE SUITES MAY BE PROVIDED WHERE OCCUPANTS DO NOT HAVE DIRECT ACCESS TO A CORRIDOR (CBC 407.4) • FIRE ALARM AND SPRINKLER ZONES WILL COINCIDE WITH SMOKE COMPARTMENTS				
BUILDING HEIGHT[A] CBC 504	ALLOWABLE HEIGHT: 180 FT ALLOWABLE NO. OF STORIES: 5 (BASED ON GROUP I-2.1 REQUIREMENTS)	ACTUAL HEIGHT: 46'-6" (LEVEL 4) 65'-0" (ROOF) ACTUAL NO. OF STORIES: 4			
BUILDING AREA[B] CBC 506	ALLOWABLE AREA (A_t) GROUP A-3: UL GROUP B: UL GROUP I-2.1: UL GROUP S-2: 237,000 SF	ACTUAL AREA BASEMENT[1]: 7,420 SF LEVEL 1: 62,520 SF LEVEL 2: 61,630 SF LEVEL 3: 61,720 SF LEVEL 4: 60,670 SF **TOTAL: 253,960 SF**			
CONSTRUCTION TYPE CBC 601	I-B - NONCOMBUSTIBLE, FULLY SPRINKLERED				
FIRE RESISTANCE RATING REQUIREMENTS CBC CHAPTER 6	BUILDING ELEMENTS				
	PRIMARY STRUCTURAL FRAME BEARING WALLS EXTERIOR INTERIOR NON-BEARING WALLS AND PARTITIONS EXTERIOR INTERIOR FLOOR CONSTRUCTION & SECONDARY MEMBERS ROOF CONSTRUCTION & SECONDARY MEMBERS	2 HOURS 2 HOURS 2 HOURS 2 HOURS 0 HOURS 2 HOURS 1 HOUR			
	ADDITIONAL FIRE RESISTANCE RATINGS				
	INTERIOR EXIT STAIRWAYS (1023.2) SHAFT (713.4) ELEVATOR HOISTWAYS (1020.1) ELEVATOR MACHINE ROOMS (3005.4) CORRIDORS (1020.1) GROUP I-2.1 AREAS ALL OTHER AREAS	2 HOURS 2 HOURS 2 HOURS 2 HOURS 1 HOURS 0 HOURS			
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS CBC TABLE 705.5	FIRE SEPARATION DISTANCE X	FIRE SEPARATION DISTANCE X			
	X < 5 5 ≤ X < 10 10 ≤ X < 20 20 ≤ X < 30 X ≥ 30	1 HOUR 1 HOUR 1 HOUR 0 HOUR[1] 0 HOUR			
	FIRE SEPARATION DISTANCE X	ALLOWABLE AREA (UNPROTECTED OR PROTECTED OPENINGS)			
	0 ≤ X < 3 3 ≤ X < 5 5 ≤ X < 10 10 ≤ X < 15 15 ≤ X < 20 20 ≤ X < 25 25 ≤ X < 30 X ≥ 30	NOT PERMITTED 15% 25% 45% 75% NO LIMIT NO LIMIT NO LIMIT			
INTERIOR FINISHES CBC TABLE 803.13	GROUP I-2.1 EXIT ENCLOSURES CORRIDORS, EXIT ACCESS ROOMS & ENCLOSED SPACES	CLASS B CLASS B CLASS B			
	GROUP I-2.1 EXIT ENCLOSURES CORRIDORS, EXIT ACCESS ROOMS & ENCLOSED SPACES	CLASS B CLASS C CLASS C			
FIRE PROTECTION CBC CHAPTER 9	AUTOMATIC WET-PIPE SPRINKLER SYSTEM (CBC 903) MANUAL WET-PIPE STANDPIPE SYSTEM (CBC 905) PORTABLE FIRE EXTINGUISHER (CBC 906) EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM (CBC 907) TWO-WAY COMMUNICATION SYSTEM (CBC 1009.8)				
LIFE SAFETY SYSTEMS	TWO-WAY COMMUNICATION SYSTEM (CBC 1009.8) EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (CBC 918, CFC 510)				
MEANS OF EGRESS CBC CHAPTER 10	FUNCTIONS OF SPACE AND ASSOCIATED OCCUPANT LOAD FACTORS[C] CBC TABLE 1004.5	ACCESSORY STORAGE AREA, MECHANICAL EQUIPMENT ROOMS	300 GROSS		
		ASSEMBLY, UNCONCENTRATED	15 NET		
		BUSINESS AREAS	150 GROSS		
		OUTPATIENT/AMBULATORY AREA	100 GROSS		
	EGRESS CAPACITY FACTORS CBC 1005.3	STAIRS: 0.20 IN/OCCUPANT LEVEL COMPONENTS: 0.15 IN/OCCUPANT			
	NUMBER AND REMOTENESS OF EXITS CBC 1006, 1007	1-500 OCCUPANTS: 2 EXITS MINIMUM 501-1,000 OCCUPANTS: 3 EXITS MINIMUM 1,000+ OCCUPANTS: 4 EXITS MINIMUM MINIMUM SEPARATION: ONE-THIRD THE MAXIMUM ROOM OR FLOOR DIAGONAL			
	ARRANGEMENT OF MEANS OF EGRESS	A-3	B	I-2.1	S-2
	EXIT ACCESS TRAVEL DISTANCE CBC TABLE 1017.2	250 FT	300 FT	200 FT	400 FT
	COMMON PATH OF TRAVEL CBC 1006.2.1	30 FT	100 FT	75 FT	100 FT
	DEAD END CORRIDOR CBC 1020.5	20 FT	50 FT	20 FT 30 FT[2]	50 FT
	COMPONENTS - MINIMUM WIDTH GROUP B DOORS [CBC 1010.1.1] CORRIDORS [CBC 1020.3] STAIRWAYS [CBC 1011.2] GROUP I-2.1 DOOR [CBC 1010.1.1] CORRIDORS [CBC 1020.3] STAIRWAYS [CBC 1011.2]				
	ACCESSIBLE MEANS OF EGRESS CBC 1009	STAIRWAYS PER CBC 1009.3 ELEVATORS PER CBC 1009.4 AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3.3 AND 1009.4.2, EXCEPTION 2			
ELEVATORS CBC CHAPTER 30	HOISTWAY OPENING PROTECTION REQUIRED: YES METHOD: FIRE/SMOKE CURTAINS PROVIDED AT THE HOISTWAY OPENING				

FOOTNOTES
[A] ALL BUIDLING HEIGHT VALUES ARE TAKEN WITHOUT AREA INCREASE.
[B] ALL BUILDING AREA VALUES ARE TAKEN WITHOUT HEIGHT INCREASE.
[C] SEE "OCCUPANT LOAD CALCULATIONS" FOR ESTIMATED OCCUPANT LOADS FOR EACH LEVEL.

[1] WHERE CBC TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLITMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE RESISTANCE RATING OF THE EXTERIOR WALL IS 0 HOURS.
[2] DEAD END CORRIDORS IN GROUP I-2.1 OCCUPANCIES NOT SERVING PATIENT ROOMS OR TREATMENT SPACES SHALL BE LIMITED TO 30 FEET.
[3] CORRIDORS WHERE REQUIRED FOR BED MOVEMENT.

OCCUPANT LOAD CALCULATIONS

LOWER LEVEL

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE, MECHANICAL EQUIPMENT ROOMS	7,420 SF	300 GSF	25

LEVEL 1

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE, MECHANICAL EQUIPMENT ROOMS	4,438 SF	300 GSF	15
ASSEMBLY USE - UNCONCENTRATED	3,173 SF	15 NSF	212
BUSINESS USE - GENERAL	25,664 SF	150 GSF	171
OUTPATIENT/AMBULATORY USE	29,245 SF	100 GSF	293
		TOTAL	**691**

LEVEL 2

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE, MECHANICAL EQUIPMENT ROOMS	1,000 SF	300 GSF	4
ASSEMBLY USE - UNCONCENTRATED	1,451 SF	15 NSF	97
OUTPATIENT/AMBULATORY USE	59,182 SF	100 GSF	592
		TOTAL	**693**

LEVEL 3

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE, MECHANICAL EQUIPMENT ROOMS	770 SF	300 GSF	3
ASSEMBLY USE - UNCONCENTRATED	1,697 SF	15 NSF	113
OUTPATIENT/AMBULATORY USE	59,182 SF	100 GSF	593
		TOTAL	**709**

LEVEL 4

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE, MECHANICAL EQUIPMENT ROOMS	591 SF	300 GSF	2
ASSEMBLY USE - UNCONCENTRATED	1,214 SF	15 NSF	81
BUSINESS USE - GENERAL	2,794 SF	150 GSF	19
OUTPATIENT/AMBULATORY USE	56,071 SF	100 GSF	561
		TOTAL	**663**

EGRESS CAPACITY CALCULATIONS
EACH LEVEL IS PROVIDED WITH THREE ENCLOSED EXIT STAIRWAYS. SEE TABLE BELOW FOR CAPACITY CALCULATIONS:

STAIR	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
1	48 IN	0.2 INCHES/OCCUPANT	240 OCC.
2	48 IN	0.2 INCHES/OCCUPANT	240 OCC.
3	48 IN	0.2 INCHES/OCCUPANT	240 OCC.
		TOTAL	**720 OCC.**

A TOTAL EGRESS CAPACITY OF 144 INCHES (720 OCCUPANTS) IS PROVIDED FOR EACH FLOOR. THE MAXIMUM ANTICIPATED OCCUPANT LOAD OF ALL FLOORS IS 709, WHICH IS LESS THAN THE MAXIMUM OF 720.

CODES / STANDARDS

APPLICABLE CODES/CRITERIA/DESIGN POLICY:

AUTHORITY HAVING JURISDICTION:
CITY OF FOLSOM, CA

1. CALIFORNIA CODE OF REGULATIONS (C.C.R.), TITLE 24, 2022 EDITION, AS ADOPTED AND AMENDED BY THE CITY OF FOLSOM:
   A. CALIFORNIA BUILDING CODE
   B. CALIFORNIA ELECTRICAL CODE
   C. CALIFORNIA ENERGY CODE
   D. CALIFORNIA FIRE CODE
   E. CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
   F. CALIFORNIA MECHANICAL CODE
   G. CALIFORNIA PLUMBING CODE

2. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS
   A. NFPA 10, STANDARD FOR THE PORTABLE FIRE EXTINGUISHERS, 2021 EDITION
   B. NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA
   C. NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2019 EDITION AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA
   D. NFPA 20, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2019 EDITION
   E. NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2019 EDITION AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA
   F. NFPA 70, NATIONAL ELECTRICAL CODE, 2020 EDITION
   G. NFPA 72, NATIONAL FIRE ALARM CODE, 2022 EDITION AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA
   H. NFPA 101, LIFE SAFETY CODE, 2012 EDITION
   I. NFPA 110, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2019 EDITION

3. ACCESSIBILITY STANDARDS
   A. CHAPTER 11B OF THE CALIFORNIA BUILDING CODE, 2019 EDITION

4. THE APPLICABLE ELEVATOR STANDARDS, AS PUBILISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), INCLUDE:
   A. ASME A17.1, EDITION AS REFERENCED IN THE SAFETY CODE FOR ELEVATORS AND ESCALATORS, CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

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SEALS AND SIGNATURES

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SHEET TITLE
BUILDING CODE SUMMARY

[13931.000]
PROJECT NUMBER

G2.1.1-2019
SHEET NUMBER

Plot Date: 9/26/2022 2:20:35 PM Author

LOT COVERAGE

- TOTAL SITE AREA: 44.94 ACRES = 1,957,587 SF
- PROJECT SITE AREA FOR NEW MOB: 23.55 ACRES = 1,025,838 SF
- PROJECT SITE AREA OF EXISTING ASC: 5.52 ACRES = 240,451 SF
- GROUND LEVEL FOOTPRINT OF NEW MOB : 62,600 SF
- GROUND LEVEL FOOTPRINT OF EXISTING ASC : 45,846 SF
- NEW MOB + EXIST ASC TOTAL AREA : 108,446 SF
- PERCENTAGE OF LOT COVERAGE = 5.5% *[(108,446 / 1,957,587) X 100]*

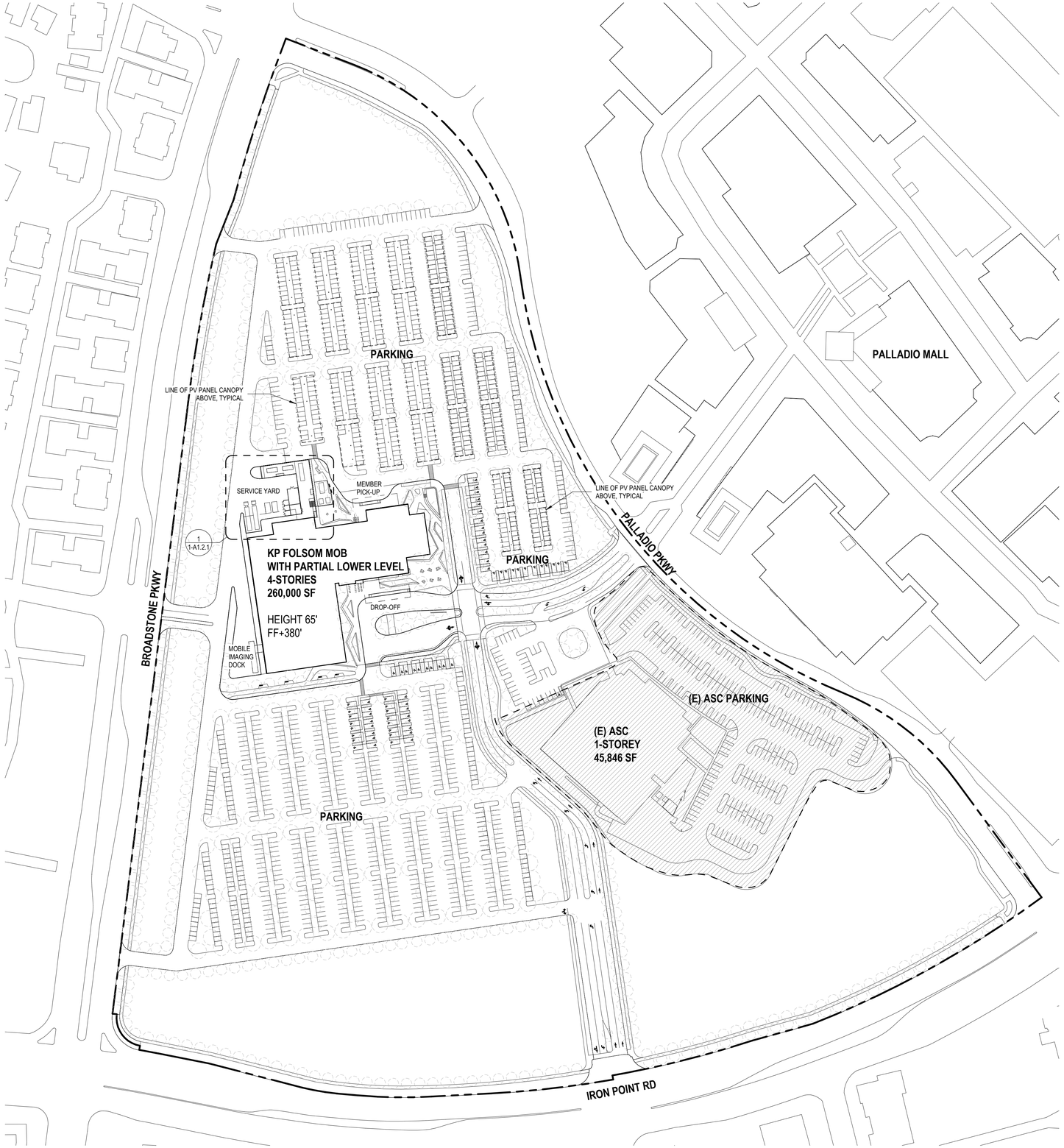
PARKING SUMMARY	EXISTING ASC	PROPOSED MOB
TOTAL STALLS REQD BY CITY (PER CODE)	83	1300
TOTAL STALLS EXISTING / PROPOSED	222	1300

TOTAL STALLS IN PROPOSED DESIGN (INC PROPOSED MOB & EXISTING ASC) = **1522 STALLS**

ACCESSIBLE STALLS REQUIRED (7 + 1/200 OVER 500)	7	11
ACCESSIBLE STALLS EXISTING / PROPOSED	23	68 (INC 10 VAN STALLS)
COMPACT STALLS ALLOWED PER CODE(30%)	25	375
COMPACT STALLS PROVIDED	NOT A CODE REQMT AT TIME OF PERMIT	200
EV STALLS ALLOWED PER 2019 CALGREEN (8%)	7	100
EV STALLS PROVIDED	NOT A CODE REQMT AT TIME OF PERMIT	126 (INC 6 ACCESSIBLE)

NOTES:

- FOR PARKING DIMENSIONS REFER TO CIVIL DRAWINGS
- FOR PLANTING REFER TO LANDSCAPE DRAWINGS



EXISTING

1 ARCHITECTURAL SITE PLAN - OVERALL
SCALE: 1" = 100'-0"

NORTH

Plot Date: 9/26/2022 9:16:52 AM START Sheet

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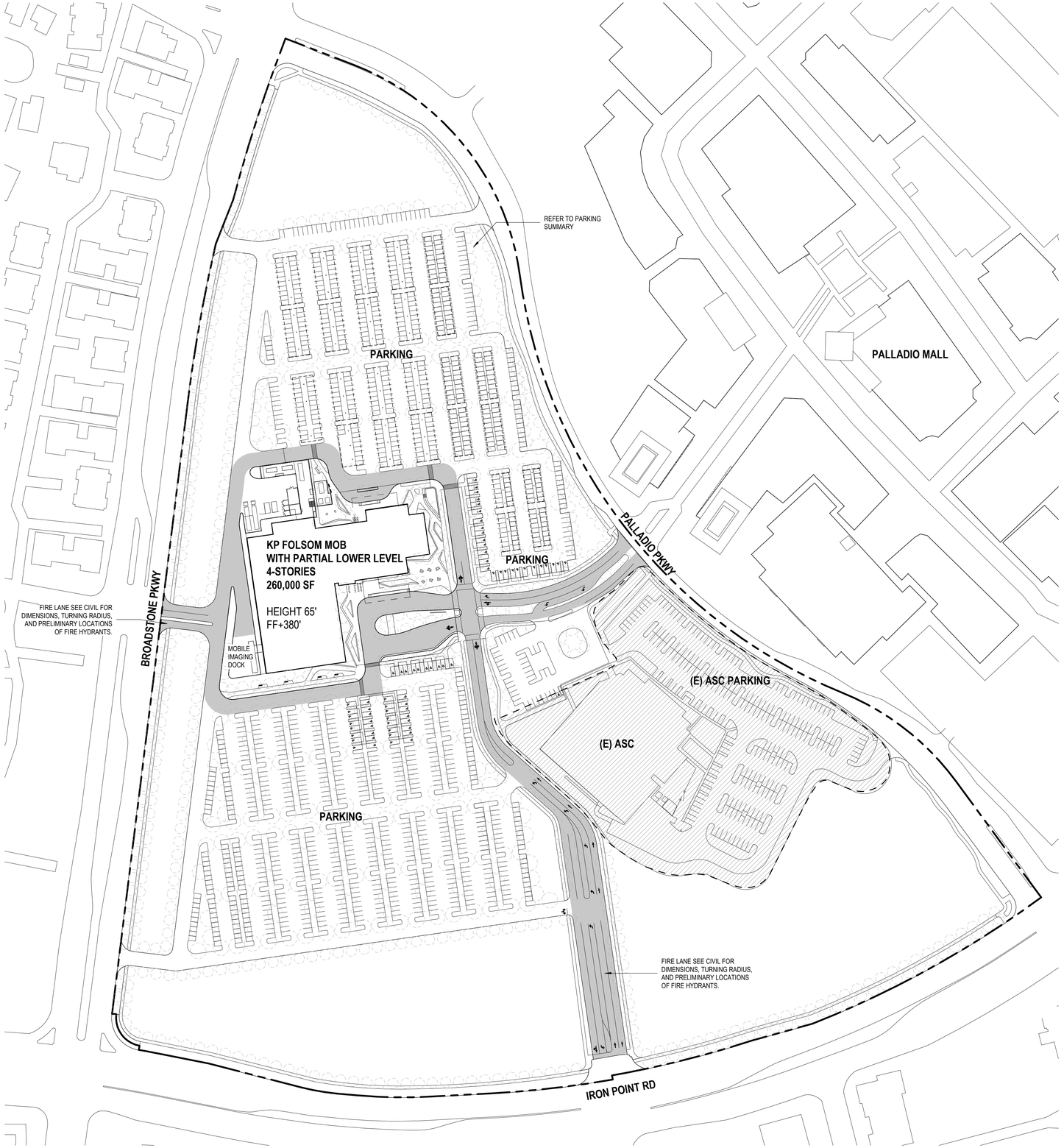
SHEET TITLE

ARCHITECTURAL SITE PLAN - OVERALL

PROJECT NUMBER [13931.000]

SHEET NUMBER **1-A1.1.1**



1 FIRE LANE SITE PLAN
SCALE: 1" = 100'-0"

NORTH

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FIRE LANE SITE PLAN

[13931.000]
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1-A1.1.2
SHEET NUMBER

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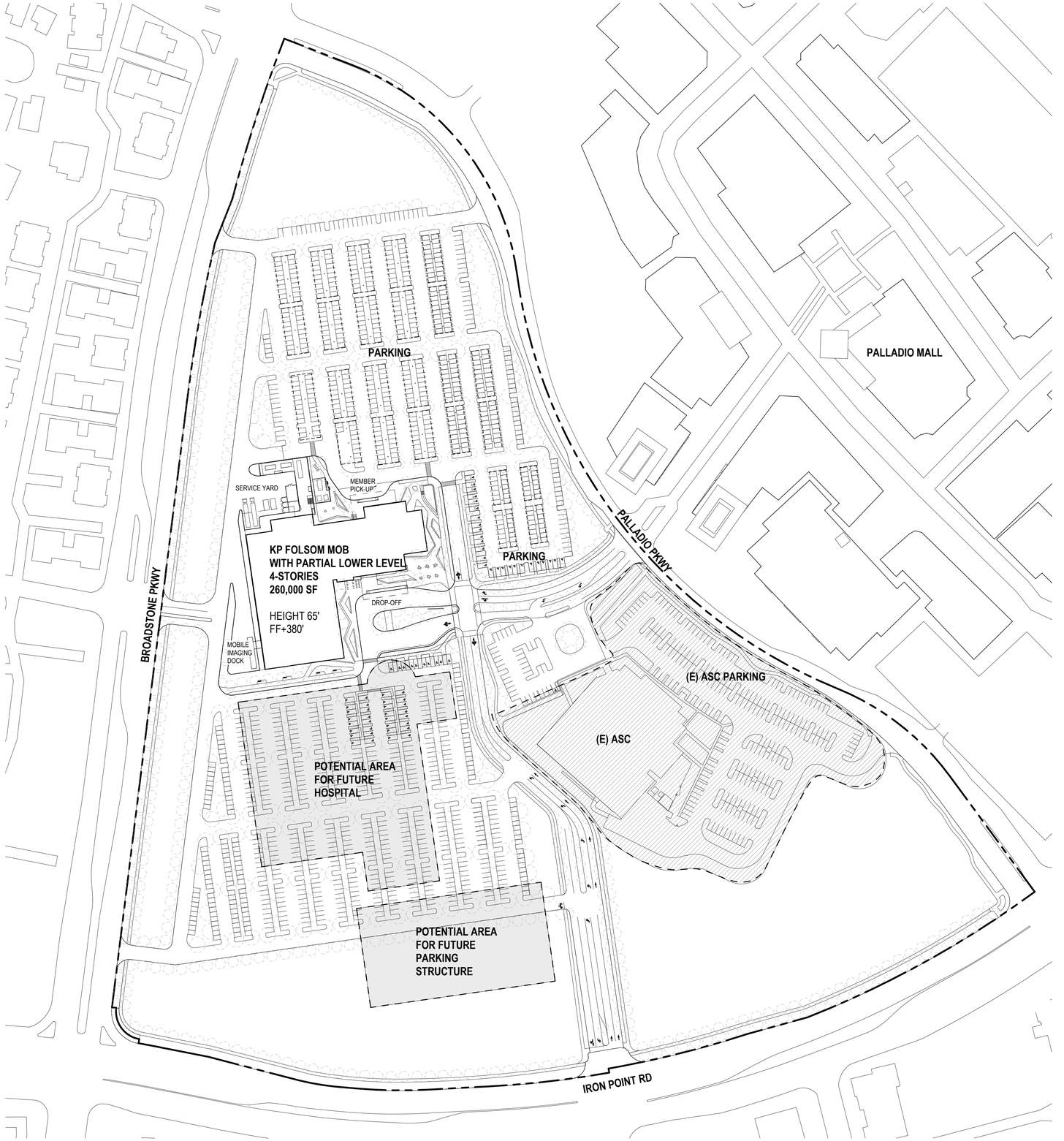

1 ARCHITECTURAL POTENTIAL EXPANSION
SCALE: 1" = 100'-0"

NORTH

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ARCHITECTURAL POTENTIAL EXPANSION

[13931.000]
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1-A1.1.3
SHEET NUMBER

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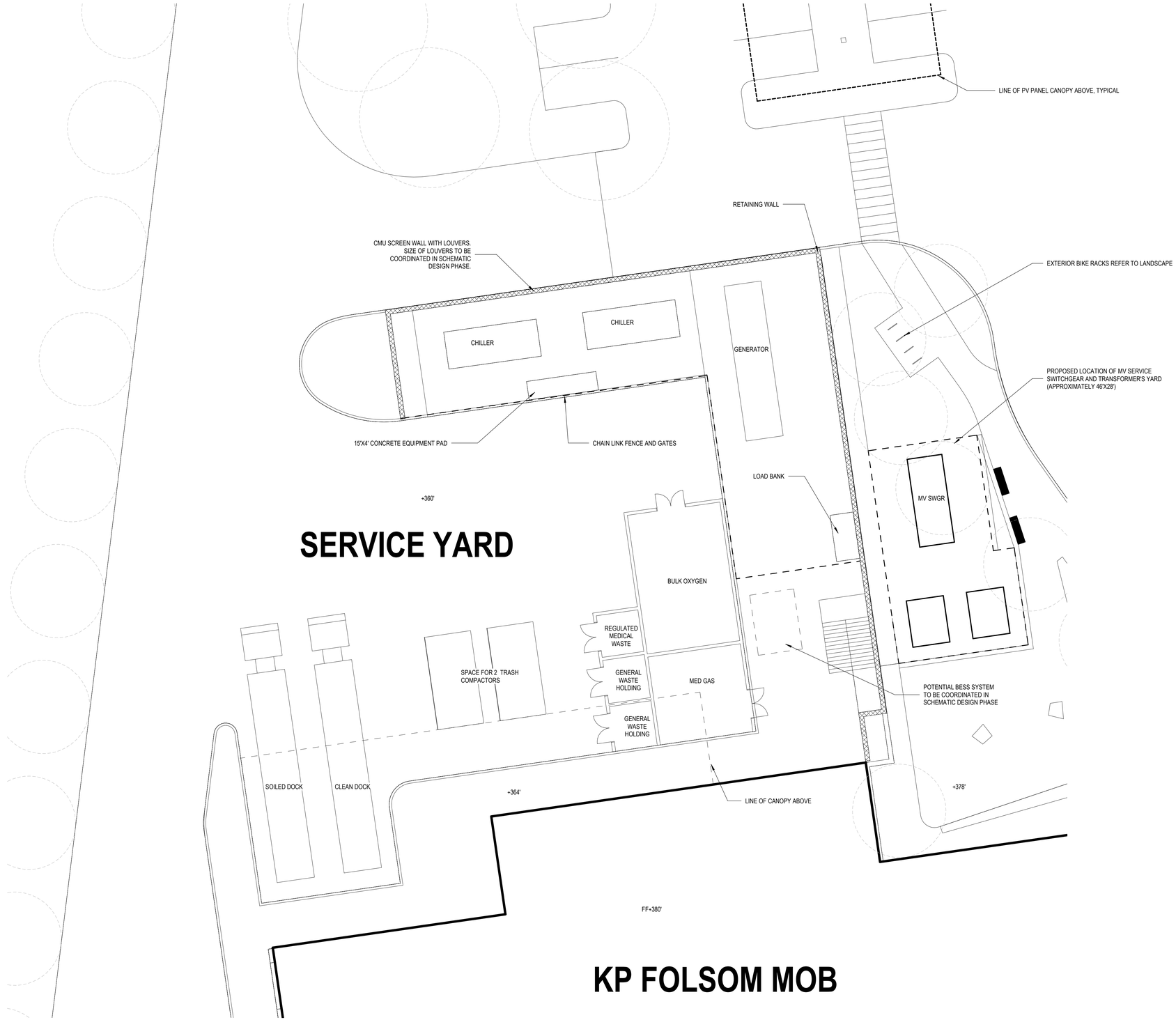

SERVICE YARD

KP FOLSOM MOB

1 ARCHITECTURAL SITE PLAN - ENLARGED SERVICE YARD
SCALE: 3/32" = 1'-0"

NORTH

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

SHEET TITLE

ARCHITECTURAL SITE PLAN - ENLARGED SERVICE YARD

PROJECT NUMBER [13931.000]

SHEET NUMBER **1-A1.2.1**

Plot Date: 9/26/2022 9:16:59 AM START Sheet

KP FOLSOM MOB

1 LEVEL 1 - ENLARGED PLAN - ACCESSIBILITY (WEST)
SCALE: 3/32" = 1'-0"

NORTH

Plot Date: 9/26/2022 9:17:01 AM Author

KAISER PERMANENTE®

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ISSUED FOR	REV	DATE
ENTITLEMENTS		*9/26/2022*

SEALS AND SIGNATURES

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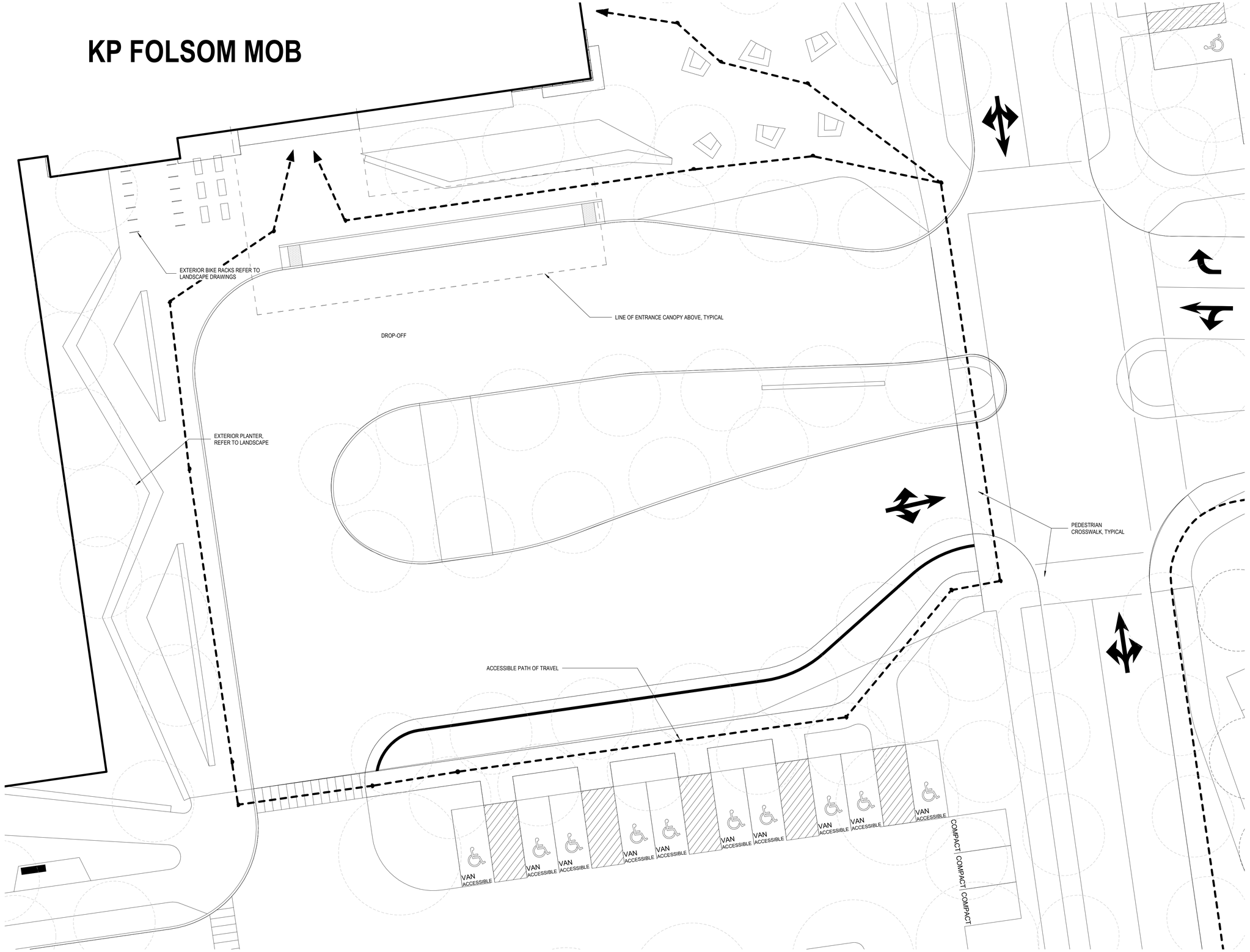
SHEET TITLE

SITE PLAN - ACCESSIBILITY PLAN (WEST)

PROJECT NUMBER [13931.000]

SHEET NUMBER **1-A1.2.2**

KP FOLSOM MOB



1 LEVEL 1 - ENLARGED PLAN - ACCESSIBILITY (SOUTH)
SCALE: 3/32" = 1'-0"

NORTH

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SEALS AND SIGNATURES

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SHEET TITLE

SITE PLAN - ACCESSIBILITY PLAN (SOUTH)

[13931.000]
PROJECT NUMBER

1-A1.2.3
SHEET NUMBER

Plot Date: 9/26/2022 9:17:02 AM Author