

FOLSOM CARE CENTER

ENTITLEMENT PACKAGE

PROJECT SYMBOLS

VIEW REFERENCES

DRAWING TITLES

1

VIEW NAME

A2.1

A6.1

1/8" = 1'-0"

SCALE

SHEET WHERE DRAWN

SHEET WHERE REFERENCED

SECTIONS

1

SECTION NUMBER

A4.1

VIEW DIRECTION

SHEET WHERE DRAWN

PLAN/DETAIL CALLOUTS

1

CALLOUT NUMBER

A4.1

SHEET WHERE DRAWN

DATUM SYMBOLS

A

GRIDLINE IDENTIFIER

1

STRUCTURAL GRIDLINE

FLOOR TWO

14'-0"

NAME OF LEVEL

HEIGHT ABOVE PROJECT DATUM

9'-0"

SPOT ELEVATION INDICATOR

NORTH

PROJECT SYMBOLS AND ANNOTATION

ROOM NAME

ROOM NUMBER

101

DOOR OR OPENING NUMBER, SEE DOOR SCHEDULE.

A

WINDOW TYPE INDICATOR, SEE WINDOW TYPES.

000.00

EQUIPMENT AND ACCESSORY INDICATOR, SEE ACCESSORY AND EQUIPMENT SCHEDULE

ALIGN

ALIGN ITEMS SO THEY ARE FLUSH

NOTE:

SEE INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS.

PROJECT DIRECTORY

DEVELOPER

ELLIOTT HOMES, INC.
304 Palladio Parkway, Ste 521
Folsom, CA 95630-8832
PHONE: 916.984.1300 x1223

LANDSCAPE

LPAS, INC.
2484 Natomas Park Dr, Ste 100
Sacramento, CA 95818
PHONE: 916.443.0335

ARCHITECT

BOULDER ASSOCIATES, INC.
1651 ALHAMBRA BOULEVARD
SACRAMENTO, CA 95816
PHONE: 916.492.8796

CIVIL

MORTON & PITALO, INC.
75 Iron Point Cir, Ste 120,
Folsom, CA 95630
PHONE: 916.984.7621

PROJECT DESCRIPTION

BROADSTONE CROSSING PHASE II IS A COMMERCIAL DEVELOPMENT OF THREE MULTI-STORY COMMERCIAL BUILDINGS AT THE INTERSECTION OF EAST BIDWELL STREET AND IRON POINT ROAD.

PARKING IS PROVIDED AS REQUIRED FOR TYPICAL COMMERCIAL USE, AS WELL AS ASSOCIATED LANDSCAPING FOR SHADE COVERAGE.

THE SITE CONSISTS OF ONE TWO-STORY 48,840 SF BUILDING AND ONE THREE-STORY 45,500 SF BUILDING OF FUTURE UNDETERMINED USE. THE THIRD BUILDING IS PROPOSED AS A THREE-STORY 106,500 SF MEDICAL OFFICE BUILDING.

THE MEDICAL OFFICE BUILDING IS SITUATED CLOSEST TO EAST BIDWELL STREET AND WILL PROVIDE A MODERN AESTHETIC FOR THE COMMERCIAL COMPLEX. RETAINING WALLS, BIKE/WALKING PATHS, FRONTAGE LANDSCAPING AND MONUMENT SIGNAGE WILL AID IN FRAMING THE ENTRANCE TO THE EAST BIDWELL CORRIDOR FROM HIGHWAY 50.

CLINIC SPACE WILL PROVIDE A LOCAL BENEFIT TO THE COMMUNITY THROUGH HEALTHCARE ASSISTANCE AS WELL AS A LOCAL URGENT CARE CENTER AND CANCER CENTER. THE TWO FUTURE OFFICE DEVELOPMENT SPACES WILL PROVIDE OPPORTUNITY FOR ADDITIONAL GROWTH WITHIN THE CITY OF FOLSOM.

SHEET INDEX

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BA

BOULDER ASSOCIATES

1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
916.492.8796

PROJECT

P215209.00

BROADSTONE
CROSSING PHASE
II

ENTITLEMENT
PACKAGE

DATE

09/08/2023

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

COVER SHEET

SHEET NUMBER

G0.01

THIS SHEET IS NOT TO BE PRINTED TO FULL SCALE



NORTHEAST CORNER



SOUTHWEST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



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1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
916.492.8796

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BROADSTONE CROSSING PHASE II

ENTITLEMENT PACKAGE

DATE 09/08/2023

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

RENDERINGS

SHEET NUMBER

G0.02

OWNER/DEVELOPER/APPLICANT
BROADSTONE CROSSING PHASE II LLC.
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA 95630

ARCHITECT
BOULDER ASSOCIATES
1651 ALHAMBRA BLVD., SUITE 120
SACRAMENTO, CA 95816

ENGINEER/PLANNER/SURVEYOR
MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630

ASSESSOR'S PARCEL NUMBER
072-0270-160-0000

EXISTING PARCEL
PARCEL 2 BROADSTONE
VILLAS P.M. (PN 21-067)

EXISTING/PROPOSED ZONING
C-2 SP 95-1

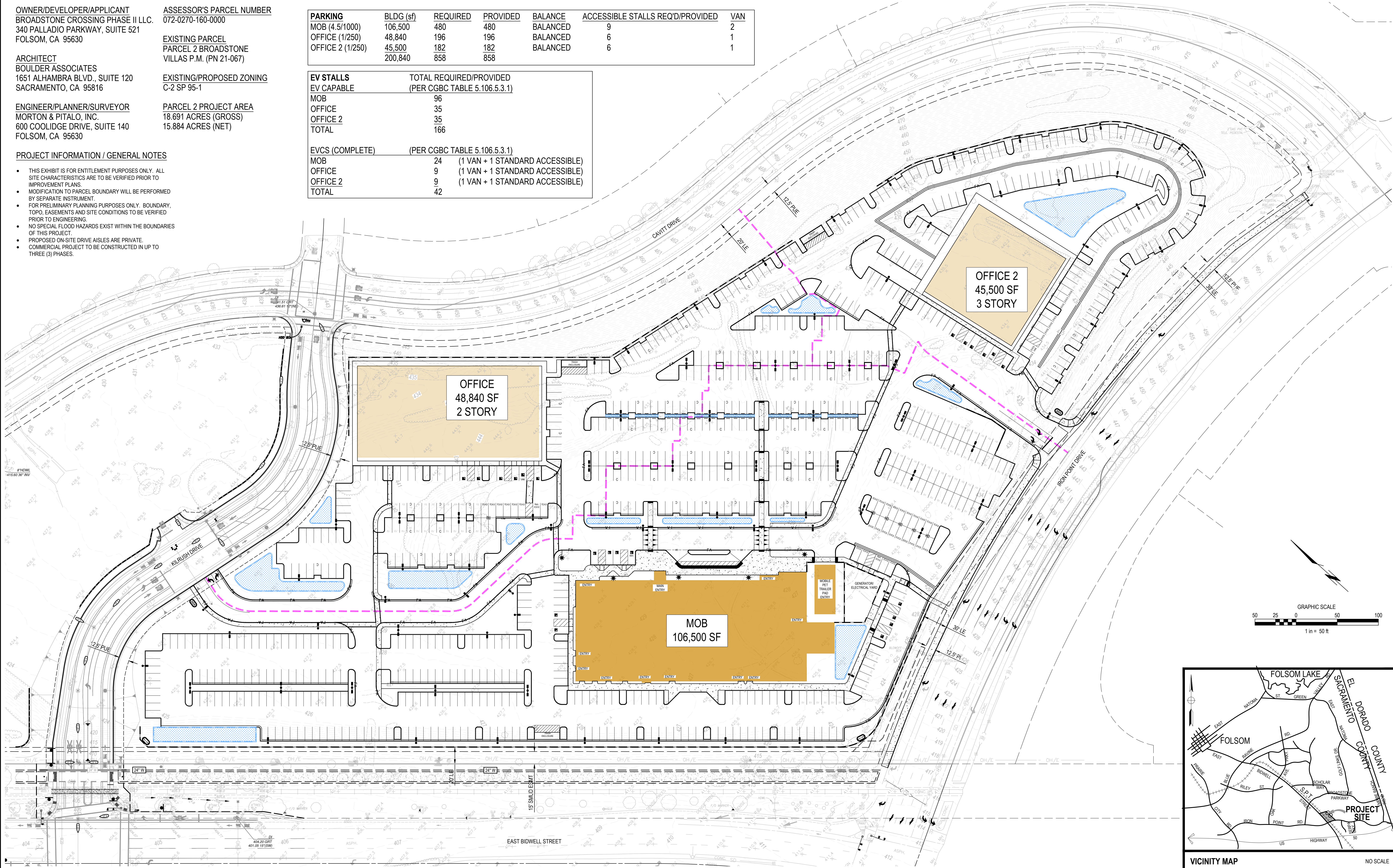
PARCEL 2 PROJECT AREA
18.691 ACRES (GROSS)
15.884 ACRES (NET)

PARKING	BLDG (sf)	REQUIRED	PROVIDED	BALANCE	ACCESSIBLE STALLS REQ'D/PROVIDED	VAN
MOB (4.5/1000)	106,500	480	480	BALANCED	9	2
OFFICE (1/250)	48,840	196	196	BALANCED	6	1
OFFICE 2 (1/250)	45,500	182	182	BALANCED	6	1
	200,840	858	858			

EV STALLS	TOTAL REQUIRED/PROVIDED	
EV CAPABLE	(PER CGBC TABLE 5.106.5.3.1)	
MOB	96	
OFFICE	35	
OFFICE 2	35	
TOTAL	166	
EVCS (COMPLETE)	(PER CGBC TABLE 5.106.5.3.1)	
MOB	24	(1 VAN + 1 STANDARD ACCESSIBLE)
OFFICE	9	(1 VAN + 1 STANDARD ACCESSIBLE)
OFFICE 2	9	(1 VAN + 1 STANDARD ACCESSIBLE)
TOTAL	42	

PROJECT INFORMATION / GENERAL NOTES

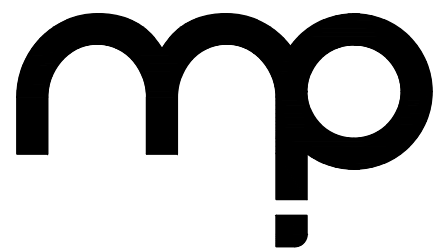
- THIS EXHIBIT IS FOR ENTITLEMENT PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO IMPROVEMENT PLANS.
- MODIFICATION TO PARCEL BOUNDARY WILL BE PERFORMED BY SEPARATE INSTRUMENT.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO ENGINEERING.
- NO SPECIAL FLOOD HAZARDS EXIST WITHIN THE BOUNDARIES OF THIS PROJECT.
- PROPOSED ON-SITE DRIVE AISLES ARE PRIVATE.
- COMMERCIAL PROJECT TO BE CONSTRUCTED IN UP TO THREE (3) PHASES.



REVISIONS	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
△						
△						
△						

SCALE:	BENCH MARK
HORIZ. 1" = 50'	
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP



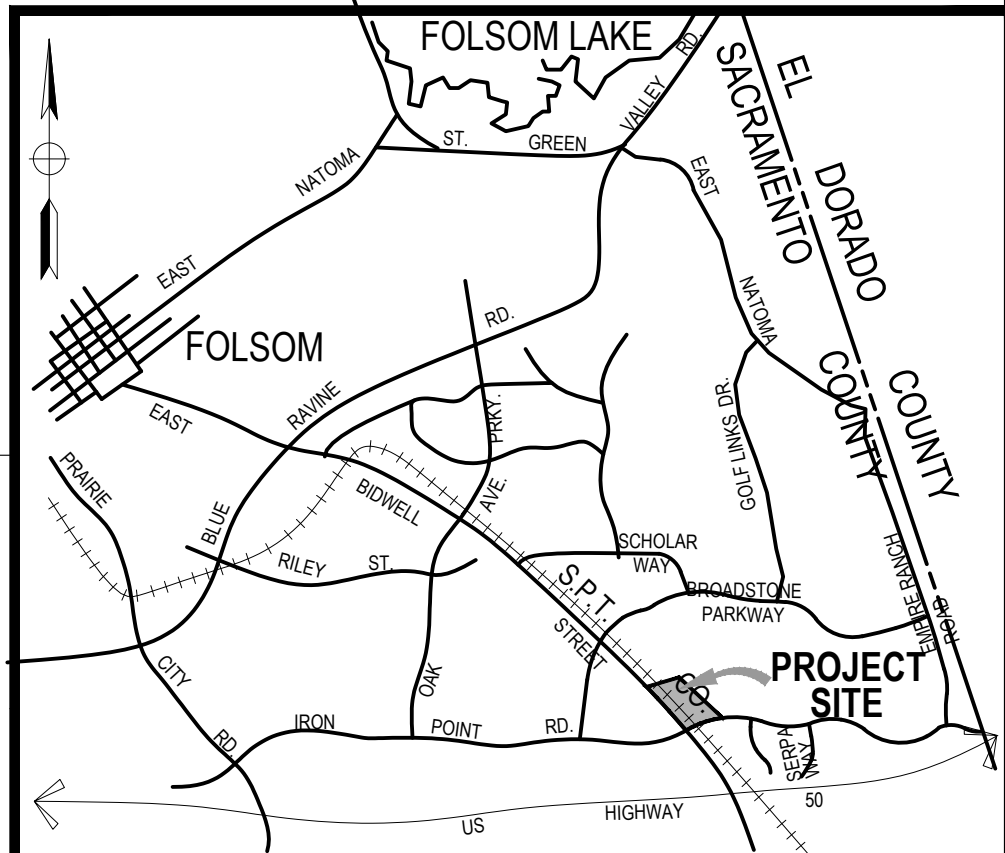
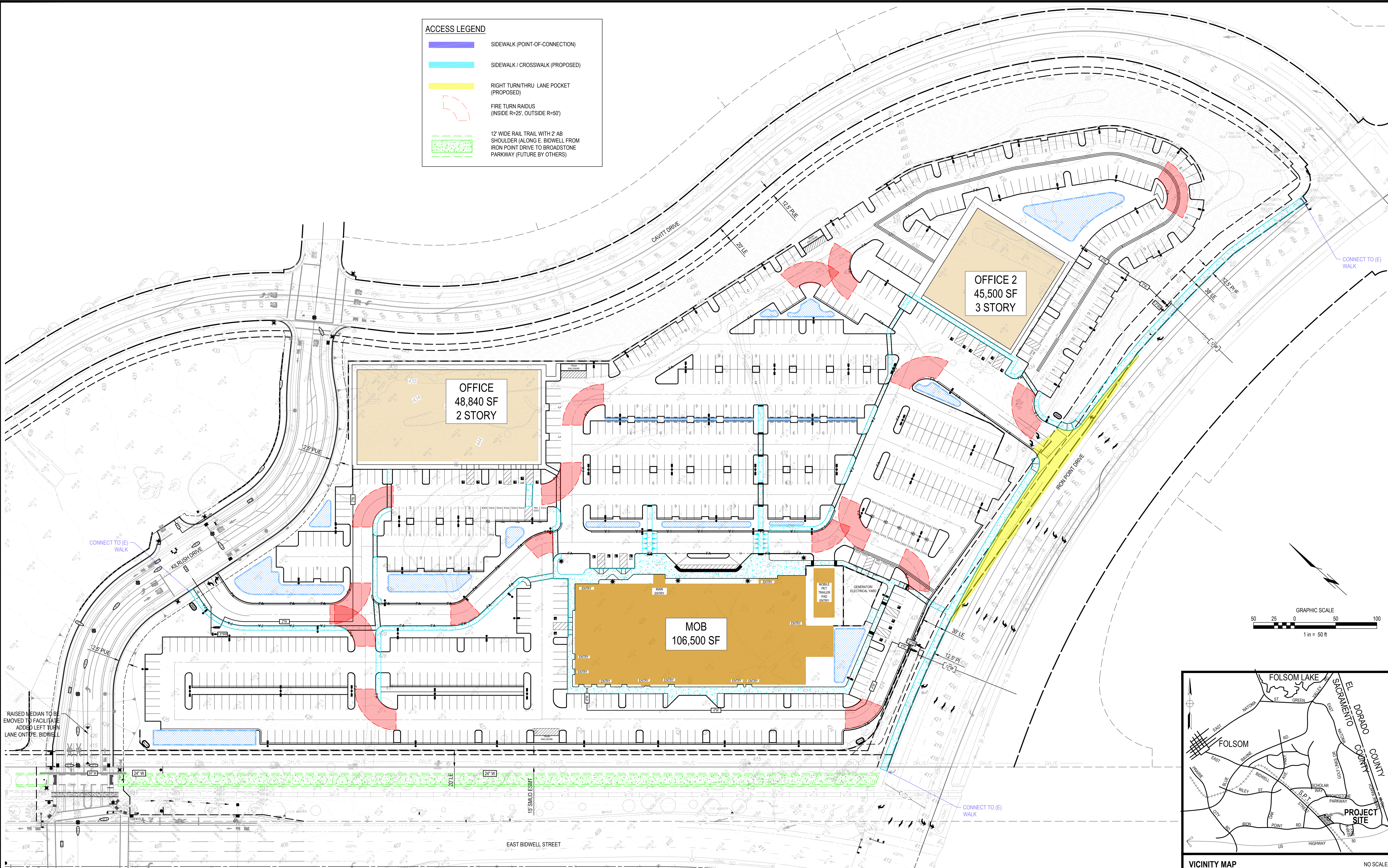
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

ENTITLEMENT DRAWING
BROADSTONE CROSSING PHASE II
SITE PLAN
1565 CAVITT DRIVE
FOLSOM, CALIFORNIA

DATE	SEPT 8, 2023
SHEET	C-1
OF	4

ACCESS LEGEND

- SIDEWALK (POINT-OF-CONNECTION)
- SIDEWALK / CROSSWALK (PROPOSED)
- RIGHT TURN/THRU LANE POCKET (PROPOSED)
- FIRE TURN RAIDUS (INSIDE R=25', OUTSIDE R=50')
- 12' WIDE RAIL TRAIL WITH 2' AB SHOULDER (ALONG E. BIDWELL FROM IRON POINT DRIVE TO BROADSTONE PARKWAY (FUTURE BY OTHERS))



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SCALE:	BENCH MARK
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VERT. 1" = N/A	

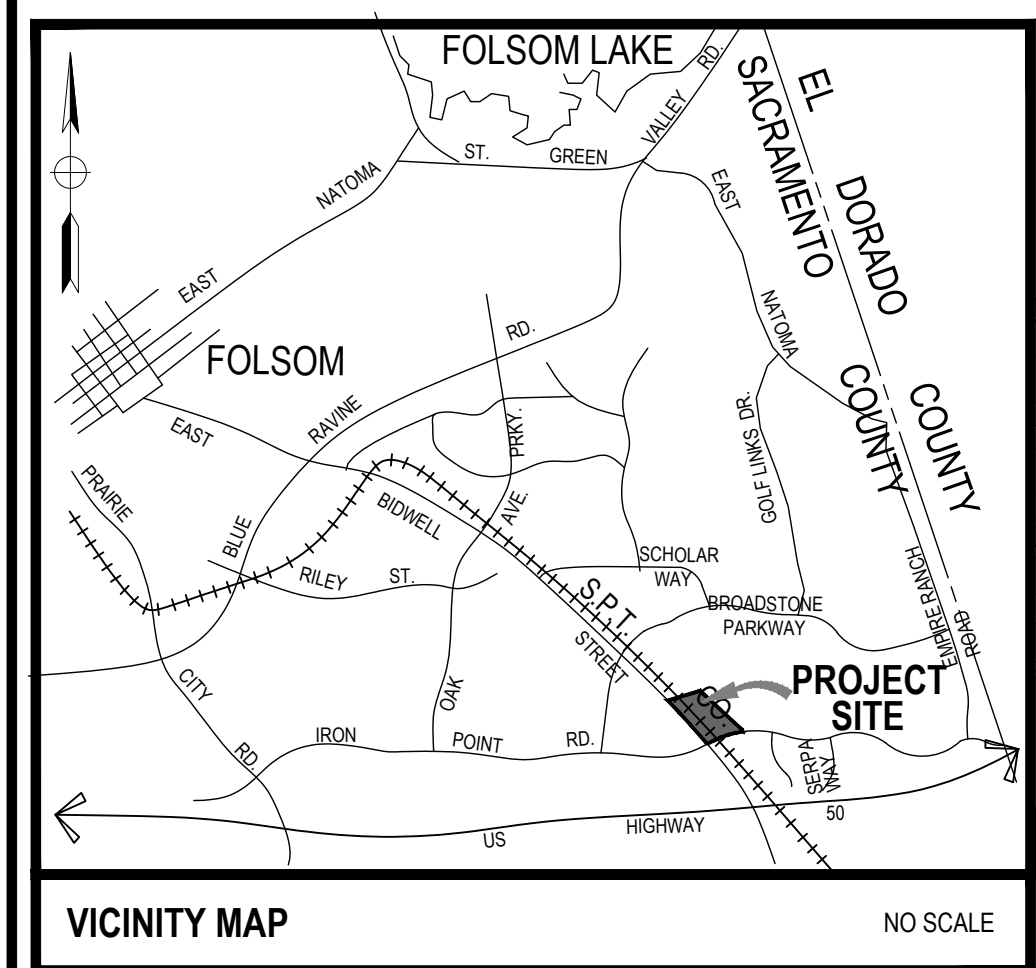
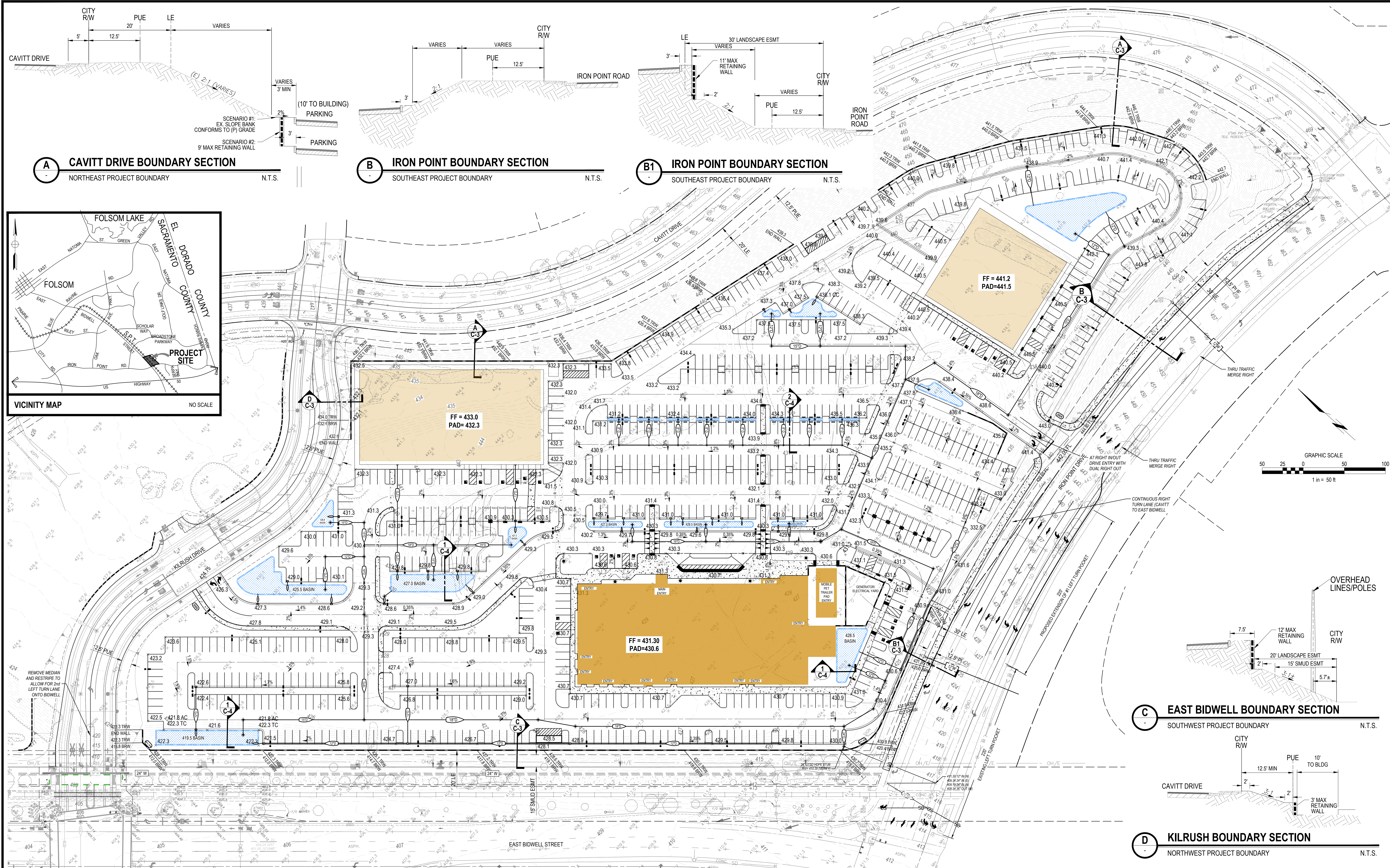
COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

mp **MORTON & PITALO, INC.**
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ENTITLEMENT DRAWING
BROADSTONE CROSSING PHASE II
CIRCULATION & ACCESS EXHIBIT
1565 CAVITT DRIVE
FOLSOM, CALIFORNIA

DATE	SEPT 8, 2023
SHEET	C-2
OF	4

NOT FOR CONSTRUCTION



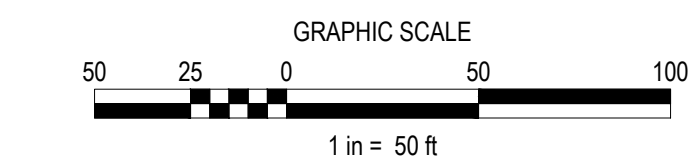
A CAVITT DRIVE BOUNDARY SECTION
NORTHEAST PROJECT BOUNDARY N.T.S.

B IRON POINT BOUNDARY SECTION
SOUTHEAST PROJECT BOUNDARY N.T.S.

B1 IRON POINT BOUNDARY SECTION
SOUTHEAST PROJECT BOUNDARY N.T.S.

C EAST BIDWELL BOUNDARY SECTION
SOUTHWEST PROJECT BOUNDARY N.T.S.

D KILRUSH BOUNDARY SECTION
NORTHWEST PROJECT BOUNDARY N.T.S.



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 50'	
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TRA
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BROADSTONE CROSSING PHASE II
PRELIMINARY GRADING PLAN
FOLSOM, CALIFORNIA

ENTITLEMENT DRAWING

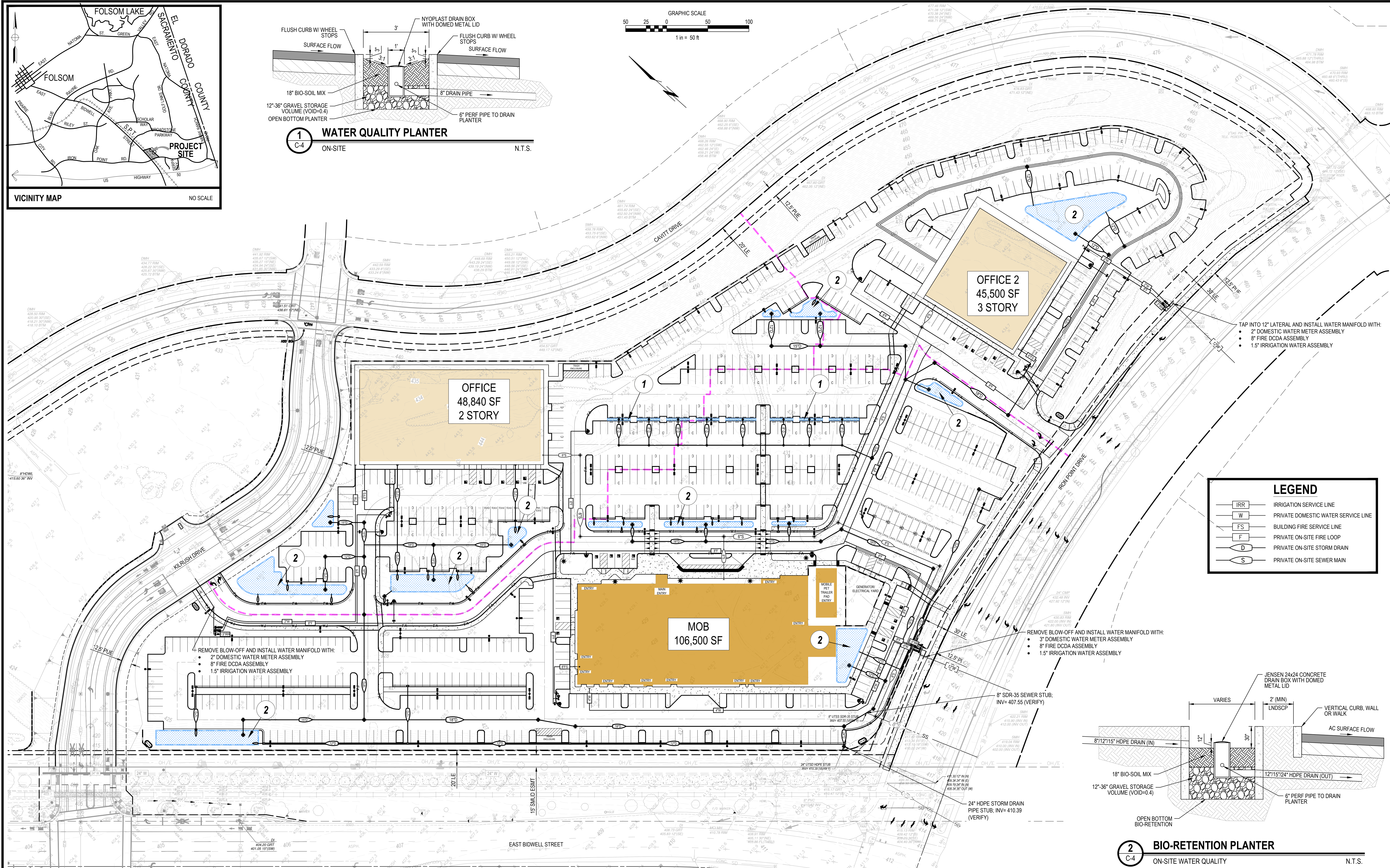
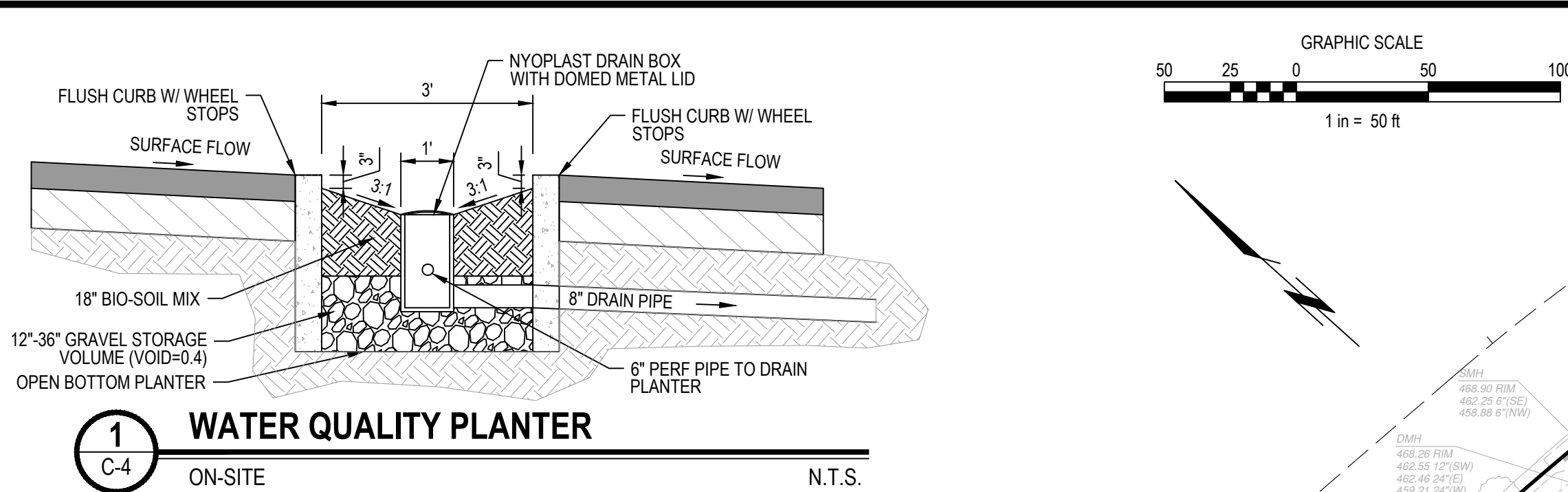
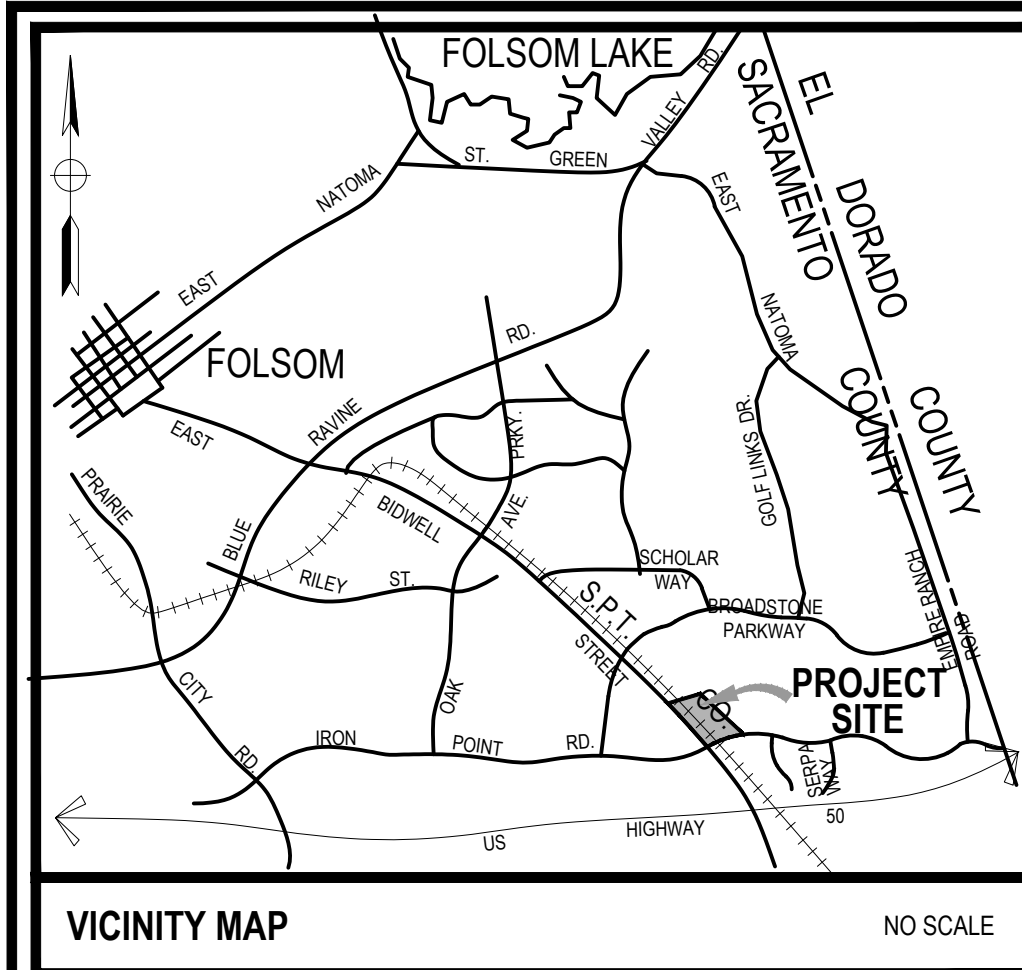
DATE
SEPT 8, 2023

SHEET
C-3

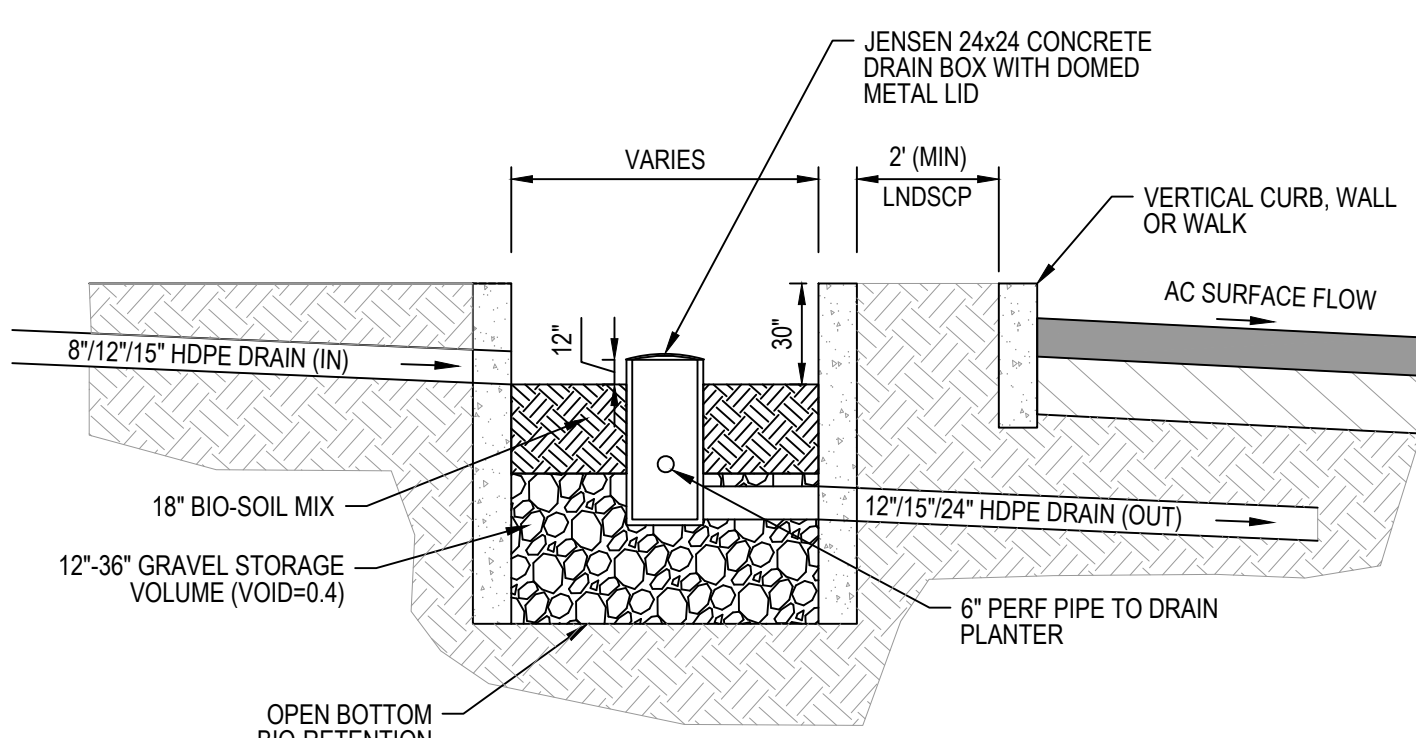
OF
4

JOB NO. 22-0091-00

NOT FOR CONSTRUCTION



LEGEND	
IRR	IRRIGATION SERVICE LINE
W	PRIVATE DOMESTIC WATER SERVICE LINE
FS	BUILDING FIRE SERVICE LINE
F	PRIVATE ON-SITE FIRE LOOP
D	PRIVATE ON-SITE STORM DRAIN
S	PRIVATE ON-SITE SEWER MAIN



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1	SCALE:				
2	HORIZ. 1" = 50'				
3	VERT. 1" = N/A				

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

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ENTITLEMENT DRAWING
BROADSTONE CROSSING PHASE II
PRELIMINARY UTILITY PLAN
1565 CAVITT DRIVE
FOLSOM, CALIFORNIA

DATE	SEPT 8, 2023
SHEET	C-4
OF	4



WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of City of Folsom Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape and irrigation design plan."

Shane Del Castillo 4836 09.08.2023
Applicant Signature License Number Date

TREE SPECIES DIVERSITY:

GENUS: 396 (TOTAL TREES) X 0.25 (25%) = 99 (MAXIMUM ALLOWED OF 1 GENUS)
SPECIES: 396 (TOTAL TREES) X 0.20 (20%) = 80 (MAXIMUM ALLOWED OF 1 SPECIES)
CULTIVAR: 396 (TOTAL TREES) X 0.15 (15%) = 60 (MAXIMUM ALLOWED OF 1 CULTIVAR)

*ALL PROPOSED TREES ON THIS PROJECT ARE UNDER THE MAXIMUM ALLOWED TREE COUNTS AND MEET THE CITY OF FOLSOM TREE SPECIES DIVERSITY CRITERIA.

LANDSCAPE NOTES:

- ALL SHRUB AND GROUND COVER PLANTERS TO BE IRRIGATED USING IN-LINE SUBSURFACE DRIP TUBING.
- LANDSCAPE AREAS TO BE IRRIGATED WITH WEATHER-BASED IRRIGATION CONTROLLER.
- INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.
- COMPOST AND MULCH UTILIZED FOR THIS PROJECT SHALL BE RECOVERED ORGANIC MATERIALS AS ONE OR MORE OF THE FOLLOWING SOURCES IN ACCORDANCE WITH SB 1283:
 - A COMPOSTABLE MATERIAL HANDLING OPERATION OR FACILITY AS DEFINED IN SECTION 17852(a)(12), OTHER THAN A CHIPPING AND GRINDING OPERATION OR FACILITY AS DEFINED IN SECTION 17852(a)(10), THAT IS PERMITTED OR AUTHORIZED UNDER THIS DIVISION; OR 2. AA TRANSFER/PROCESSING FACILITY OR TRANSFER/PROCESS IN OPERATION AS DEFINED IN SECTIONS 17402(a)(30) AND (31), RESPECTIVELY, THAT IS PERMITTED OR AUTHORIZED UNDER THIS DIVISION; OR 3. A SOLID WASTE LANDFILL AS DEFINED IN PUBLIC RESOURCES CODE SECTION 40195.1 THAT IS PERMITTED UNDER DIVISION 2 OF TITLE 27 OF THE CALIFORNIA CODE OF REGULATIONS.

THE LANDSCAPE CONTRACTOR SHALL ACT AS A DIRECT SERVICE PROVIDER TO THE CITY AND SHALL REPORT THE AMOUNT OF RECOVERED ORGANIC MULCH AND COMPOST UTILIZED FOR THE PROJECT AT THE TIME OF THE FINAL INSPECTION.

California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET _a)		52.2		Project Type		Non-Residential		0.45
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
Hydrozone #1 / Low Water Use	0.3	Drip	0.81	0.37	151845	56239	1820115	
Hydrozone #2 / Med Water Use	0.5	Drip	0.81	0.62	50615	31244	1011175	
					Totals	202460	87483	2831291
Special Landscape Areas								
			1			0	0	
			1			0	0	
			1			0	0	
			1			0	0	
					Totals	0	0	0
							ETWU Total	2831291
							Maximum Allowed Water Allowance (MAWA)	2948587

Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
<i>Pistacia chinensis</i> 'Keith Davey'	35'	Full	101	962 SF	97,162 SF
<i>Quercus lobata</i>		Three-Qtrs	26	722 SF	18,772 SF
<i>Quercus suber</i>		Half	71	481 SF	34,151 SF
<i>Quercus wislizenii</i>		Quarter	6	241 SF	1,446 SF
<i>Ulmus</i> x 'Frontier'			Total		151,531 SF
<i>Ulmus</i> 'Morton'					
<i>Zelkova serrata</i> 'Green Vase'					
<i>Arbutus unedo</i> 'Compacta'	20'	Full	3	314 SF	942 SF
<i>Lagerstroemia</i> 'Natchez'		Three-Qtrs	7	236 SF	1,652 SF
<i>Olea europaea</i> 'Sloan Hill'		Half	68	157 SF	10,676 SF
<i>Zelkova serrata</i> 'JFS-KW1'™		Quarter	16	79 SF	1,264 SF
Total					14,534 SF
Total Tree Shaded Area Provided (SF)					166,065 SF
Percent of Parking Shaded					50.3%
Total Parking Area (SF)					330,160 SF

*(SF) = Square Feet

PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	<i>Arbutus unedo</i> 'Compacta' Compact Strawberry Tree	15 gal	Low	48
	<i>Lagerstroemia</i> x 'Natchez' Natchez Crape Myrtle	15 gal	Low	29
	<i>Olea europaea</i> 'Sloan Hill' Sloan Hill Fruitless Olive	24"box	Low	17
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low	26
	<i>Quercus lobata</i> Valley Oak	24"box	Low	25
	<i>Quercus suber</i> Cork Oak	24"box	Low	31
	<i>Quercus wislizenii</i> Interior Live Oak	24"box	Low	16
	<i>Ulmus</i> x 'Frontier' Frontier Elm	24"box	Low	66
	<i>Ulmus</i> x 'Morton' Accolade™ Elm	24"box	Low	28
	<i>Zelkova serrata</i> 'Green Vase' Green Vase Japanese Zelkova	24"box	Low	77
	<i>Zelkova serrata</i> 'JFS-KW1' City Sprites® Japanese Zelkova	24"box	Low	33

PROJECT P215209.00

BROADSTONE CROSSING PHASE II

ENTITLEMENT PACKAGE

DATE 09/08/2023

REVISIONS

#	DESCRIPTION	DATE
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LANDSCAPE COMPLIANCE 2

OVERALL LANDSCAPE PLAN 1

TREE SPECIES DIVERSITY 3

NOTES 7

MWEO FORM 6

TREE SHADE CALCULATION 5

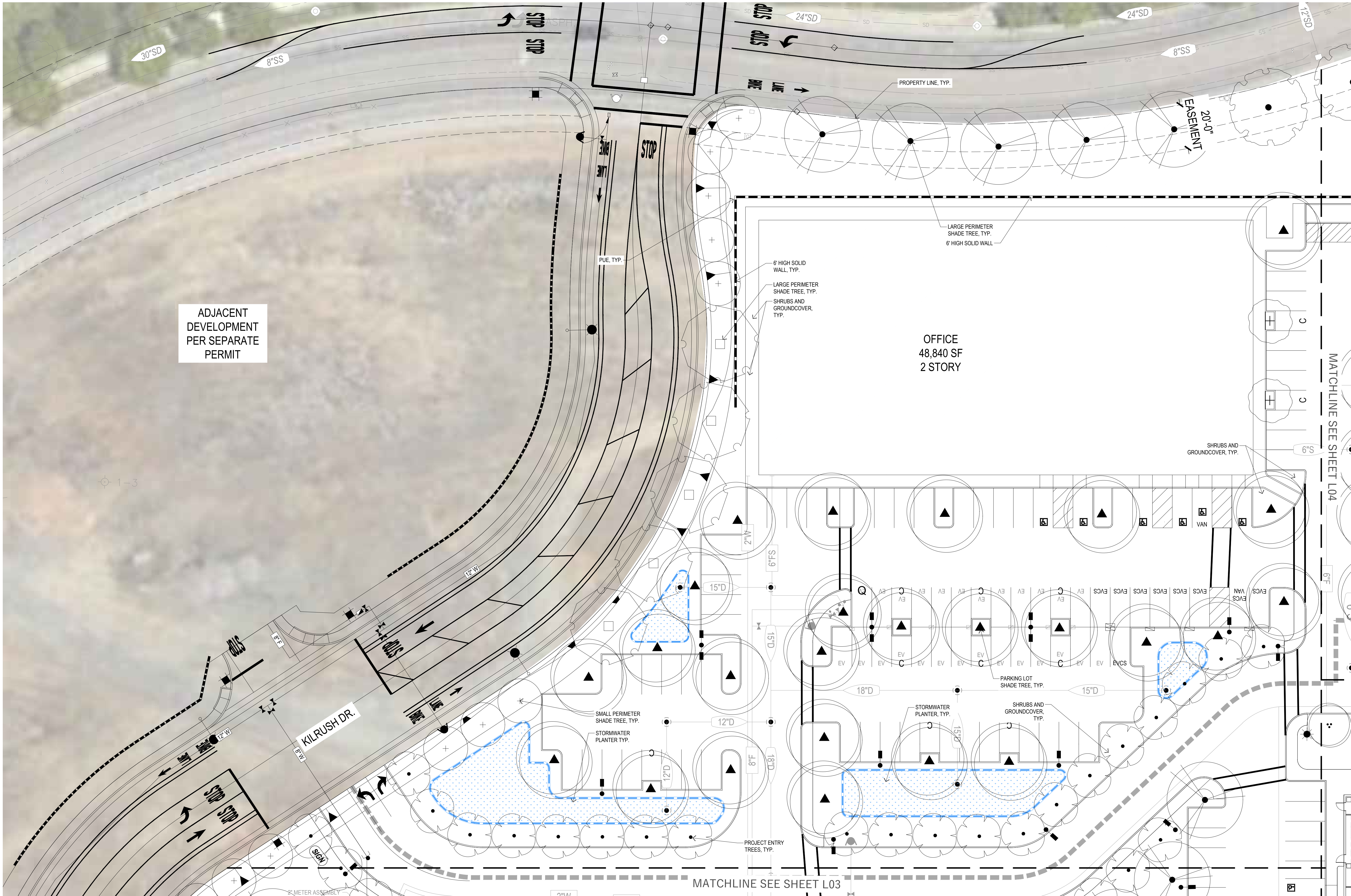
PLANT SCHEDULE 4

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L01



ADJACENT
DEVELOPMENT
PER SEPARATE
PERMIT

OFFICE
48,840 SF
2 STORY



BOULDER ASSOCIATES

1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
916.492.8796

PROJECT P215209.00

BROADSTONE CROSSING PHASE II

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DATE 09/08/2023

#	DESCRIPTION	DATE
1	REVISIONS	

SHEET TITLE

PARTIAL
LANDSCAPE
PLAN

SHEET NUMBER

L02



PARTIAL LANDSCAPE PLAN

1" = 20'-0"

1



PROJECT	P215209.0
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BROADSTONE CROSSING PHASE II

ENTITLEMENT PACKAGE

DATE 09/08/202

REVISIONS

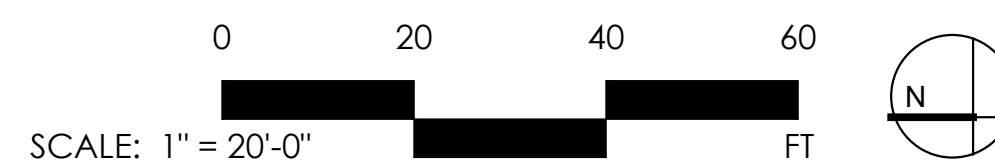
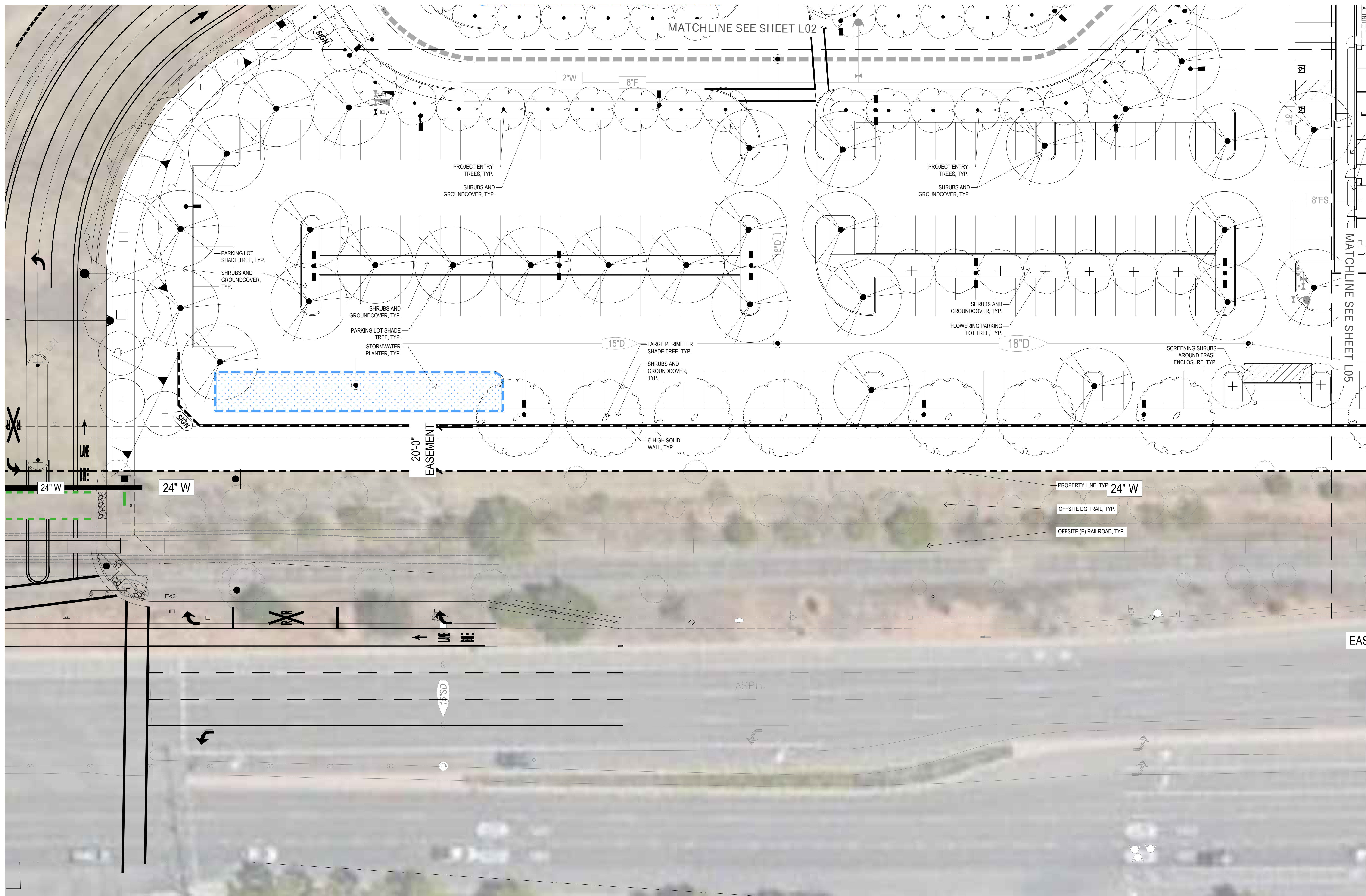
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SHEET TITLE

PARTIAL LANDSCAPE PLAN

SHEET NUMBER

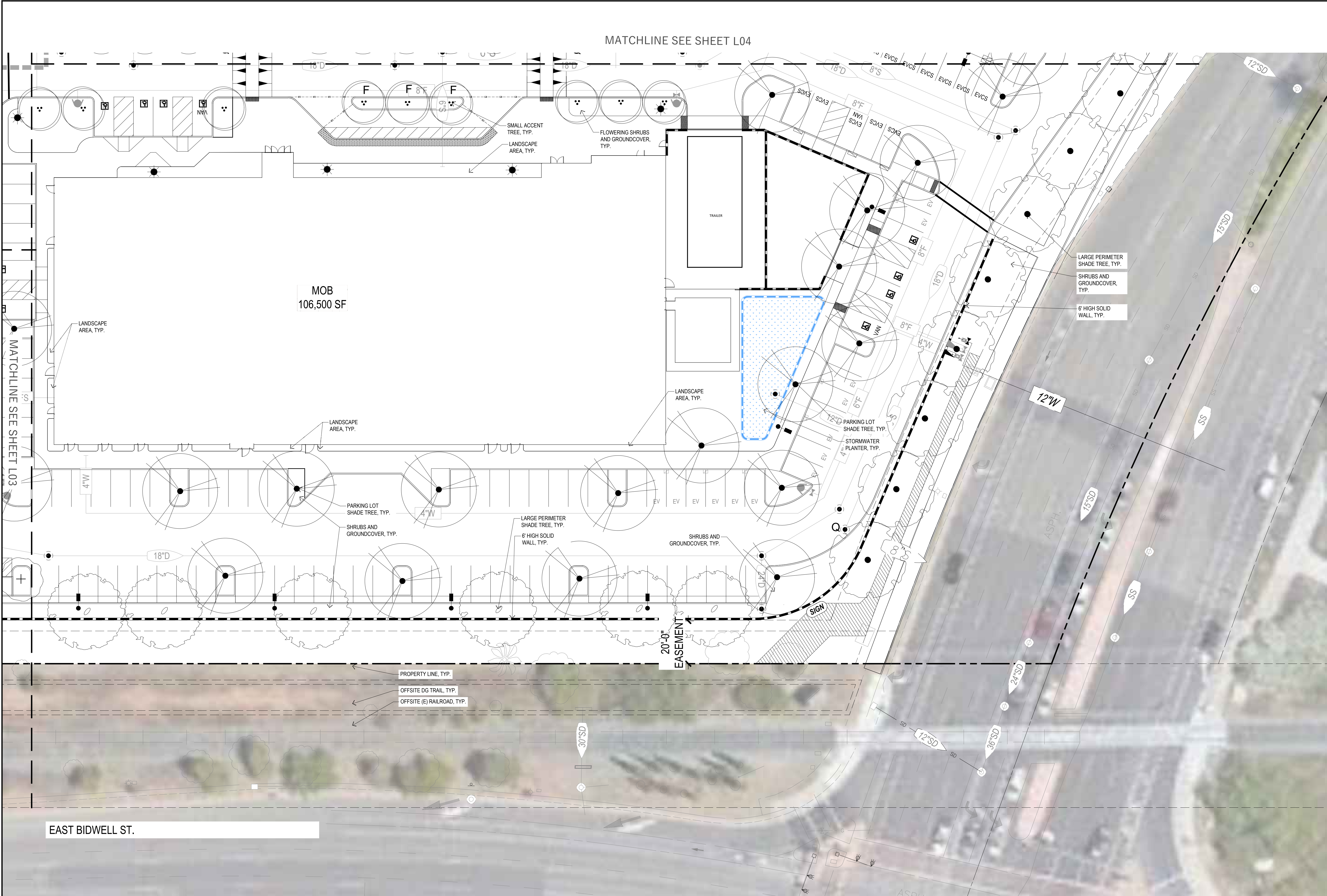
L03



PARTIAL LANDSCAPE PLAN
1" = 20'-0"

- 1

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



BOULDER ASSOCIATES

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SACRAMENTO, CALIFORNIA 95816
916.492.8796

PROJECT P215209.00

BROADSTONE CROSSING PHASE II

ENTITLEMENT PACKAGE

DATE 09/08/2023

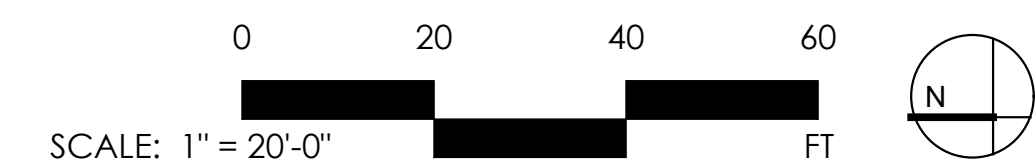
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SHEET TITLE

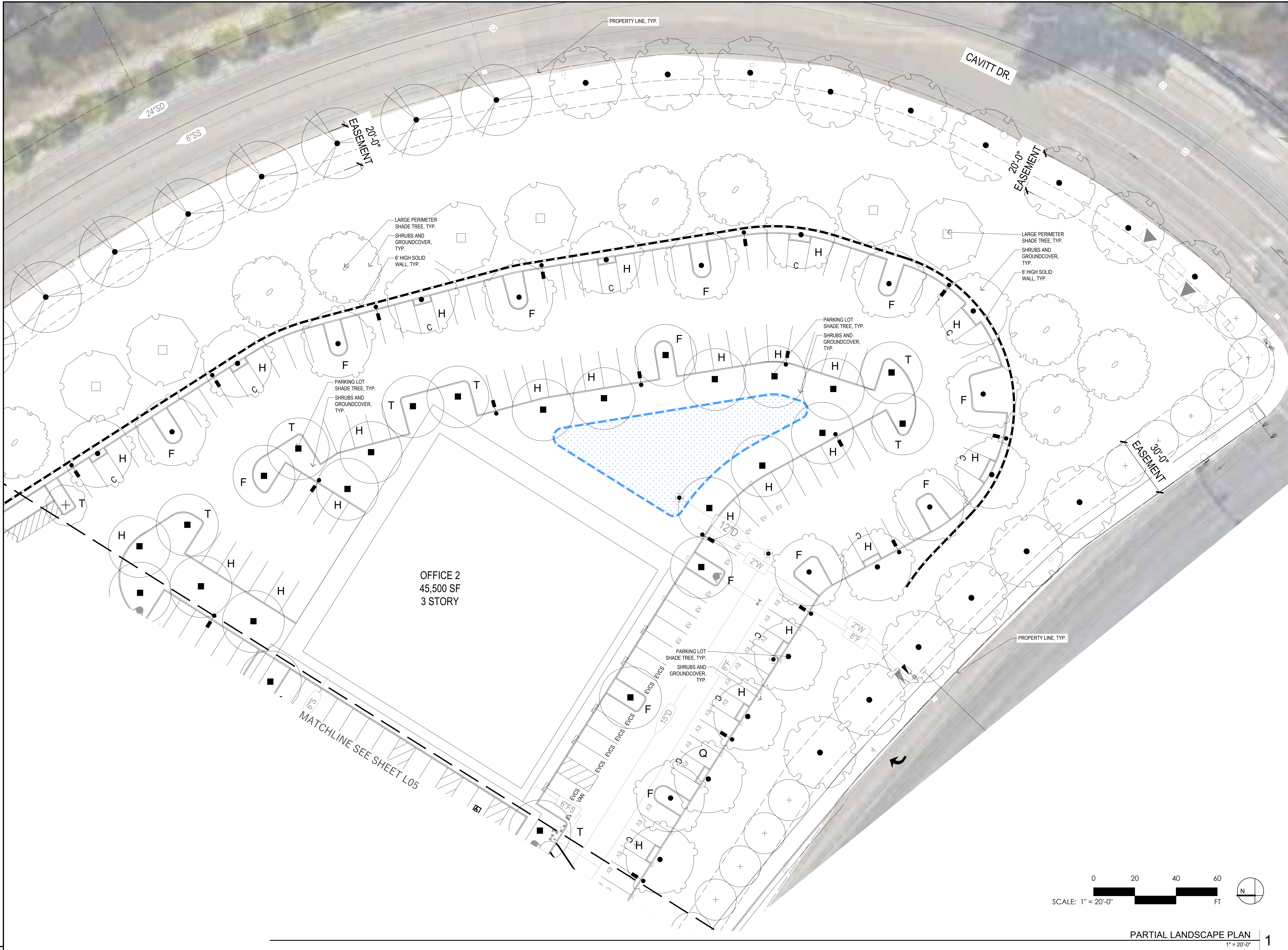
PARTIAL
LANDSCAPE
PLAN

SHEET NUMBER

L04



PARTIAL LANDSCAPE PLAN
1" = 20'-0"



BOULDER ASSOCIATES

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SACRAMENTO, CALIFORNIA 95816
916.492.8796

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BROADSTONE CROSSING PHASE II

ENTITLEMENT PACKAGE

DATE 09/08/2023

#	DESCRIPTION	DATE

SHEET TITLE

**PARTIAL
LANDSCAPE
PLAN**

SHEET NUMBER

L06



PARTIAL LANDSCAPE PLAN

1" = 20'-0"

BUILDING ADDRESS: BROADSTONE CROSSING PARCEL 2

PROJECT DESCRIPTION: MEDICAL OFFICE BUILDING,
THREE STORIES ABOVE GRADE

OCCUPANCY: B, I2.1, H-3

CONSTRUCTION TYPE: TYPE II-A

GROSS BUILDING AREA:

FIRST FLOOR	36,695 GSF
SECOND FLOOR	34,822 GSF
<u>THIRD FLOOR</u>	<u>35,054 GSF</u>
TOTAL	106,571 GSF

FLOOR TO FLOOR HEIGHTS:

FIRST FLOOR:	15 FT
SECOND FLOOR:	16 FT
<u>THIRD FLOOR:</u>	<u>15 FT</u>
TOTAL:	46 FT
TOTAL (TOP OF SCREEN):	57 FT

OSHDP: THE ASC DEPARTMENT WILL FOLLOW OSHPD 3 REQUIREMENTS

HAZARDOUS MATERIALS: OXYGEN MED GAS ROOM IN AN H-3 OCCUPANCY SPACE

2 BUILDING DATA

A2.10 12" = 1'-0"



1 FLOOR PLAN - FLOOR 1

A3.10 | A2.10 1/16" = 1'-0"

BA

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1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
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PROJECT P215209.00

**BROADSTONE
CROSSING PHASE
II**

**ENTITLEMENT
PACKAGE**

DATE 09/08/2023

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

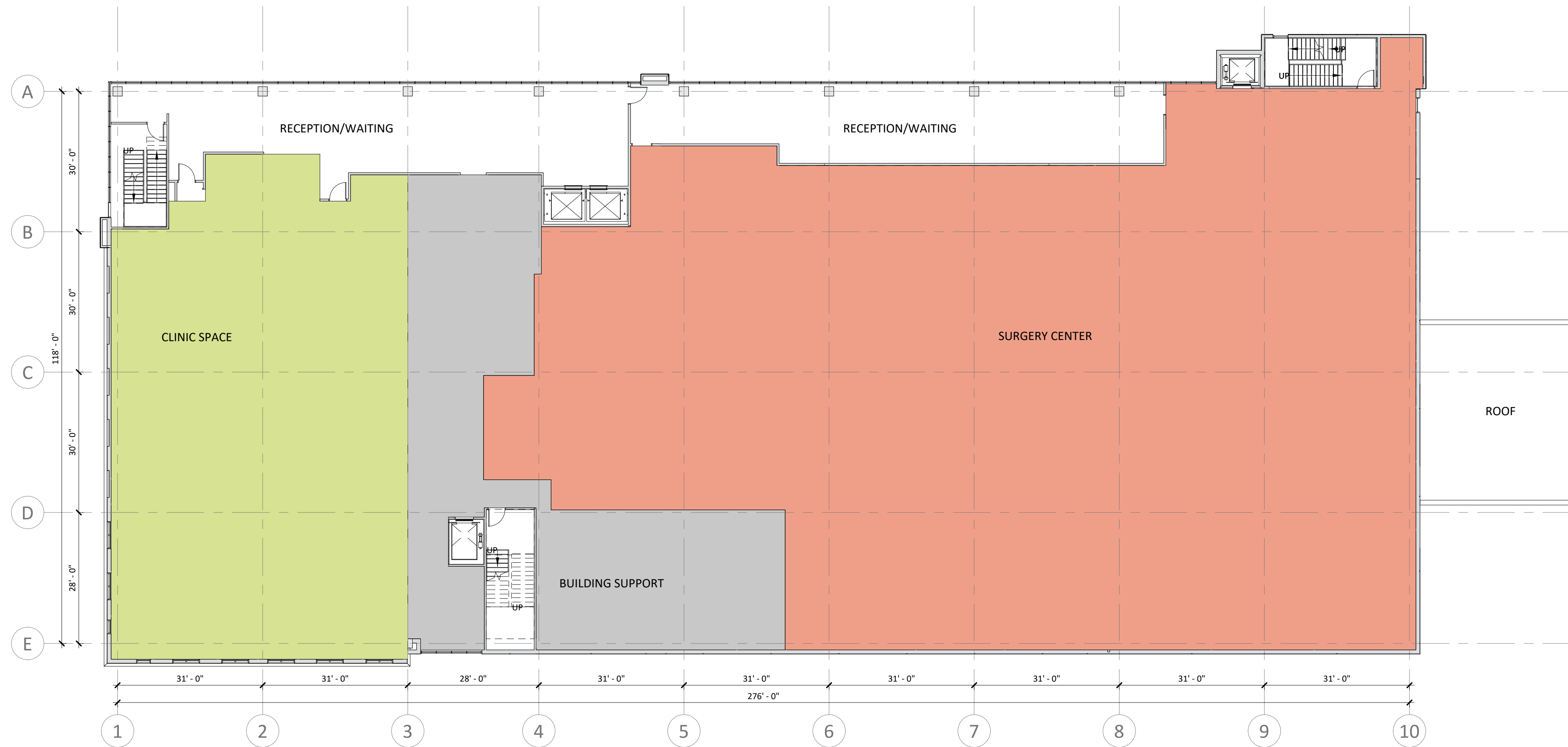
**MEDICAL OFFICE
BUILDING - 1ST FLOOR
PLAN**

SHEET NUMBER

A2.10



2 FLOOR PLAN - FLOOR 3
A3.10 | A2.11 1/16" = 1'-0"



1 FLOOR PLAN - FLOOR 2
A3.10 | A2.11 1/16" = 1'-0"



BOULDER ASSOCIATES

1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
916.492.8796

PROJECT P215209.00

BROADSTONE CROSSING PHASE II

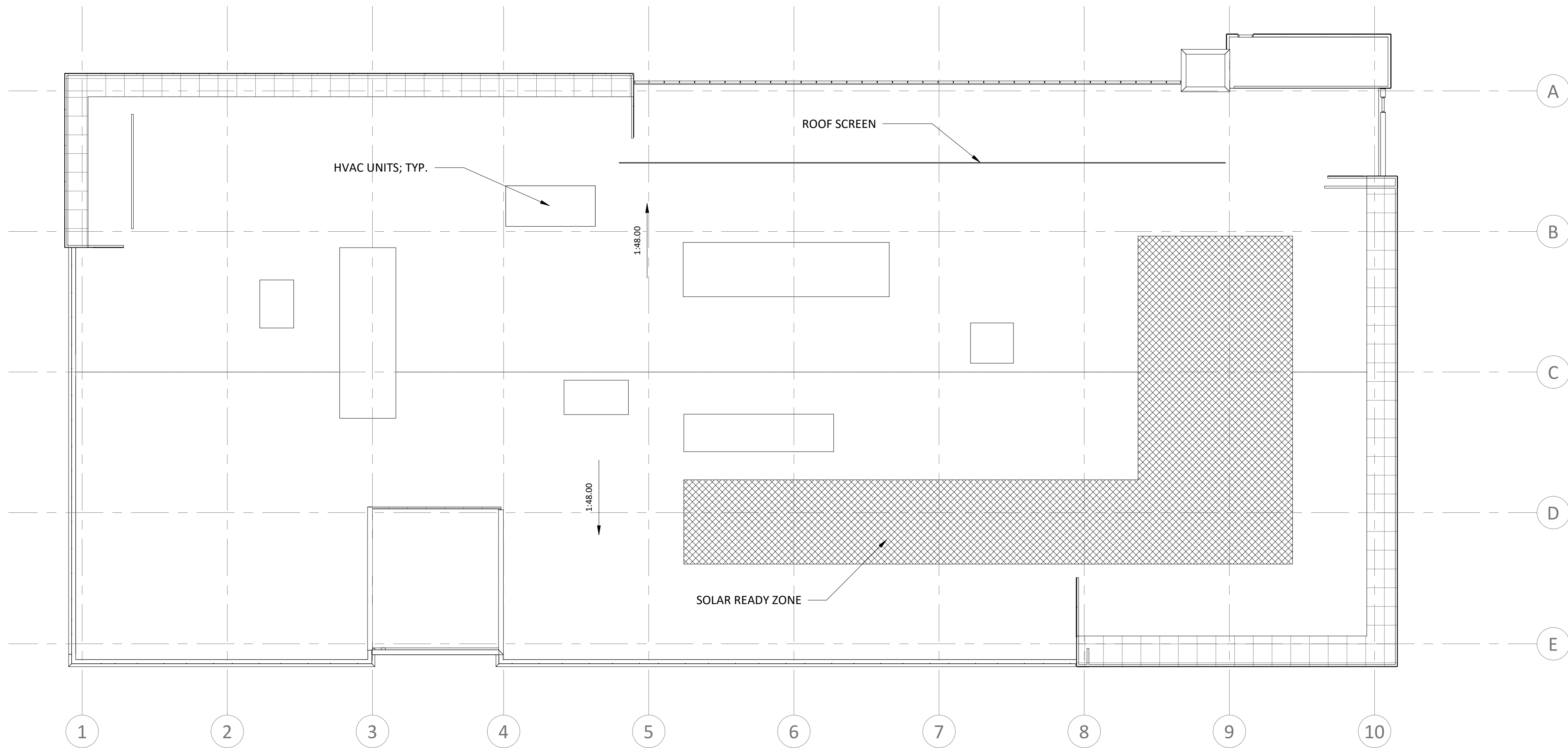
ENTITLEMENT PACKAGE

DATE 09/08/2023

REVISIONS		
#	DESCRIPTION	DATE

SHEET TITLE
**MEDICAL OFFICE
BUILDING - 2ND & 3RD
FLOOR PLAN**

SHEET NUMBER
A2.11



1 FLOOR PLAN - ROOF PLAN

A3.10 | A2.12 1/16" = 1'-0"



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PROJECT P215209.00

BROADSTONE
CROSSING PHASE
II

ENTITLEMENT
PACKAGE

DATE 09/08/2023

REVISIONS		
#	DESCRIPTION	DATE

SHEET TITLE

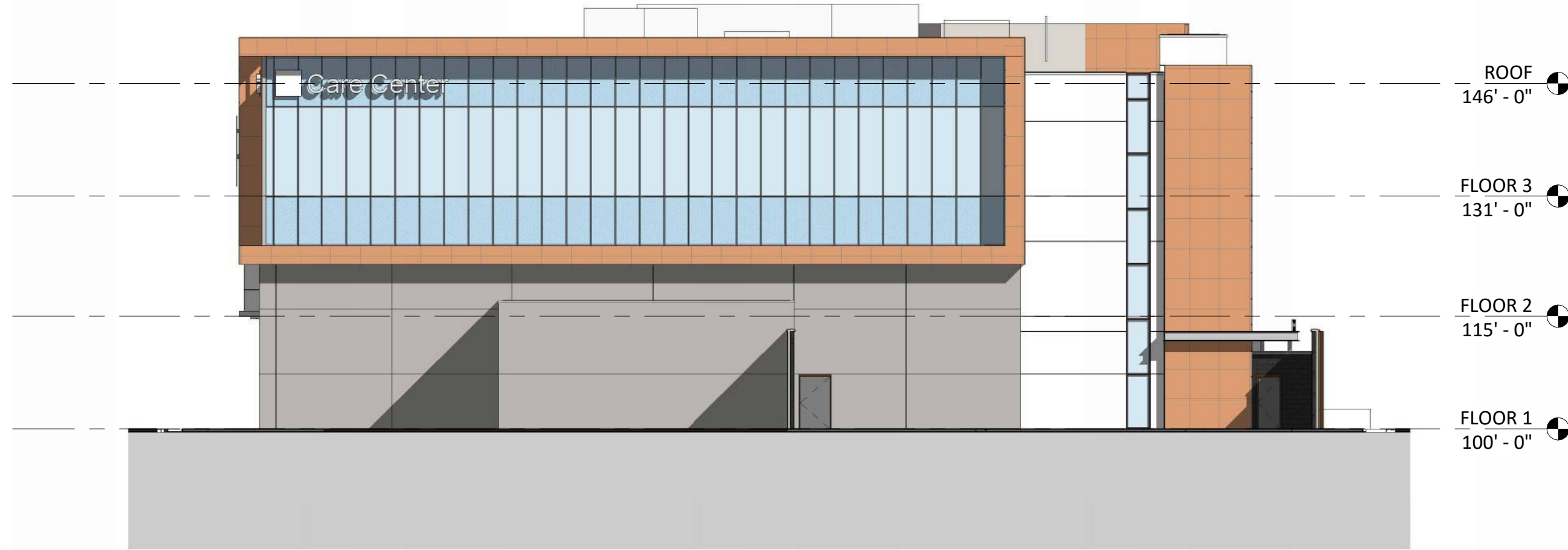
MEDICAL OFFICE
BUILDING - EXTERIOR
ELEVATIONS

SHEET NUMBER

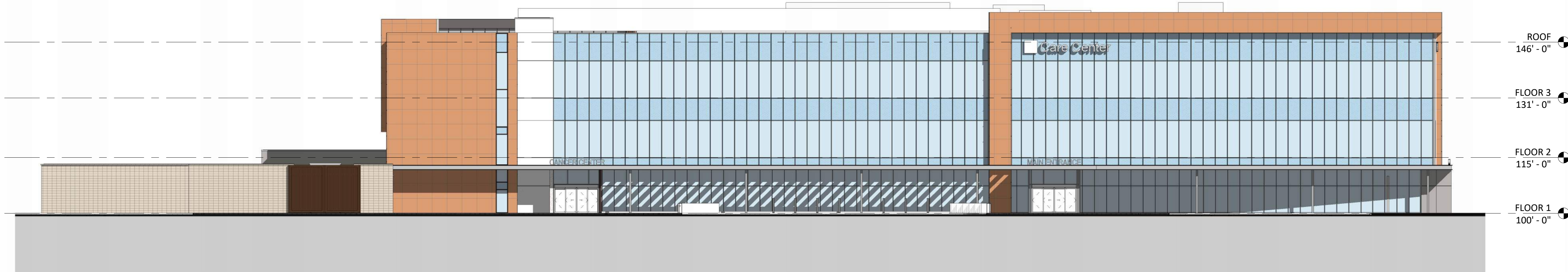
A3.10



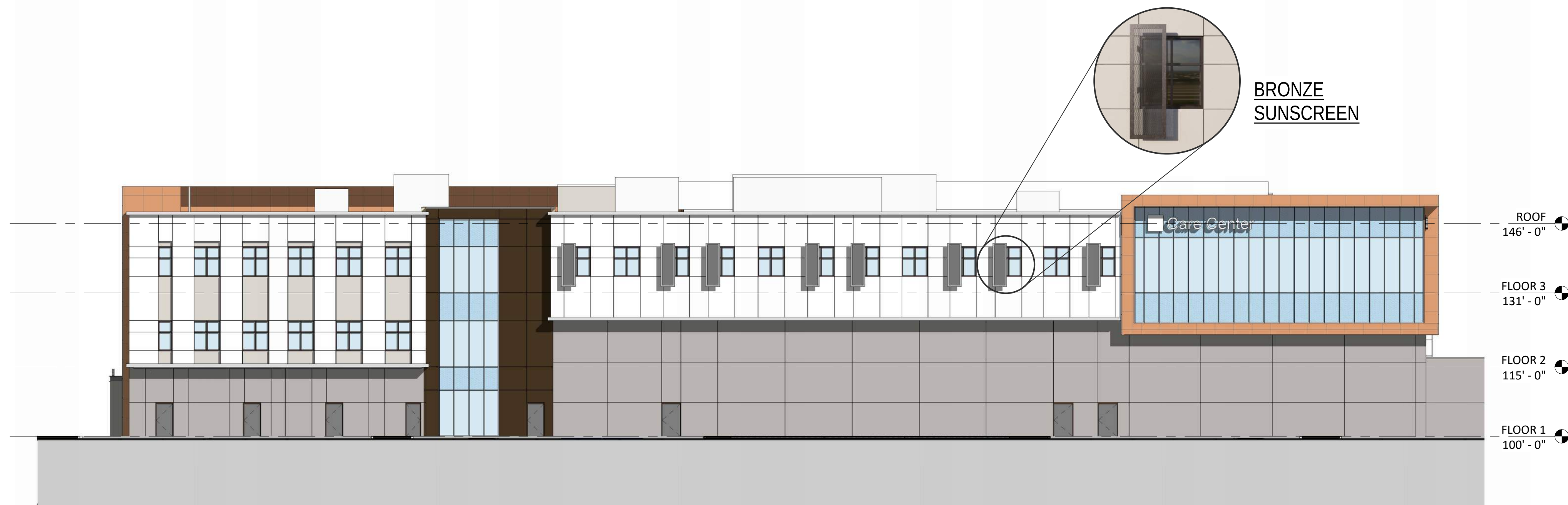
1 North Elevation
A3.10 1/16" = 1'-0"



3 South Elevation
A3.10 1/16" = 1'-0"



2 East Elevation
A3.10 1/16" = 1'-0"



4 West Elevation
A3.10 1/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

MP	Metal Panel
CP1	Cement Plaster
CP2	Cement Plaster - Accent
CP3	Cement Plaster - Accent
GL	Glazing
SG	Spandrel Glass
CM	Split Face CMU