NOTE: Color materials board and renderings will be submitted prior to the public hearing.
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, at 285 Palladio Parkway (APN 072-110-302-020 and -220). The project consists of a new 260,000 sq ft medical office building and associated parking lots, road work, and intersection improvements.

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 ecosystems, the site plan boosts biophilic effects of the outdoor spaces by providing green space and maximizing the visual and physical connections to nature. The new building will be four story tall with a partial walkout basement.

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 area will be visible from both directions. Access to the site includes delivery vehicles, which include delivery trucks.

The proposed medical office building will be 65 feet high (measured to top of parapet), which includes delivery vehicles.

The proposed medical office building will be four story tall with a partial walkout basement. The proposed building will be 40' wide (measured to top of roof) with a small portion of the structure being 79' 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 north and Palladio Parkway from the east. The proposed building’s main drop off shall be visible from both directions. Access to the site includes delivery 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 ecosystems, the site plan boosts biophilic effects of the outdoor spaces by providing green space and maximizing the visual and physical connections to nature. The new building will be four story tall with a partial walkout basement, visitors and staff offering the best place to heal, recover and work.
**Occupant Load Calculations**

**Floor No. of Space** | Area | Occupant Load Factor | Occupant Load
---|---|---|---
Lower Level | | | |
| Lobby | 150 GSF | 1.0 | 150
| Elevator Machine Room | 300 GSF | 1.0 | 300
| Fire Alarm & Sprinkler Room | 300 GSF | 1.0 | 300
| Equipment Room | 25,664 SF | 1.0 | 25,664
| Accessory Storage, Mechanical | 691 SF | 1.0 | 691
| TOTAL | 30,866 SF | | 30,866

**Level 1**

<table>
<thead>
<tr>
<th>Floor No. of Space</th>
<th>Area</th>
<th>Occupant Load Factor</th>
<th>Occupant Load</th>
</tr>
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| LB Corridor | 150 GSF | 1.0 | 150
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**Level 2**

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**Level 3**

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**Level 5**

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**Lower Level**

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| Accessory Storage, Mechanical | 691 SF | 1.0 | 691
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| **TOTAL** | 30,866 SF | | 30,866

**Level 2**

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**Level 4**

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**Level 5**

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| Equipment Room | 25,664 SF | 1.0 | 25,664
| **TOTAL** | 30,866 SF | | 30,866

**Summary**

<table>
<thead>
<tr>
<th>Level</th>
<th>Total Area</th>
<th>Total Occupant Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Level</td>
<td>30,866 SF</td>
<td>30,866</td>
</tr>
<tr>
<td>Level 1</td>
<td>30,866 SF</td>
<td>30,866</td>
</tr>
<tr>
<td>Level 2</td>
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<tr>
<td>Level 5</td>
<td>30,866 SF</td>
<td>30,866</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>154,330 SF</td>
<td>154,330</td>
</tr>
</tbody>
</table>

**Notes:**

- **Floor Area:** Total area of each level.
- **Occupant Load:** Total number of occupants based on floor area.
- **Occupant Load Factor:** 1.0 for all levels.
- **Total Occupant Load:** Summation of occupant loads for all levels.
PROPOSED LOCATION OF MV SERVICE SWITCHGEAR AND TRANSFORMER'S YARD (APPROXIMATELY 46'X28')

BULK OXYGEN

MED GAS

SPACE FOR 2 TRASH COMPACTORS

SOILED DOCK

CLEAN DOCK

LOAD BANK 15'X4' CONCRETE EQUIPMENT PAD

RETAINING WALL

CHILLER

CHILLER

REGULATED MEDICAL WASTE

GENERAL WASTE HOLDING

GENERAL WASTE HOLDING

LINE OF CANOPY ABOVE GENERATOR

LINE OF PV PANEL CANOPY ABOVE, TYPICAL

POTENTIAL BESS SYSTEM TO BE COORDINATED IN SCHEMATIC DESIGN PHASE

EXTERIOR BIKE RACKS REFER TO LANDSCAPE

CHAIN LINK FENCE AND GATES