



Project Overview

Project Summary:

The new 8,100 sf medical office building is a single story, slab on grade building to house three specialty clinic departments: behavioral health, optometry, and dental. The behavioral health department will have its own entrance and waiting area, several offices, and conference room. The optometry department and dental departments will share an entrance and waiting area. The optometry department will have two exam lanes and one screening room. The dental department will have operatories, sterilization space, lab space, offices, and shared workspace. All departments will share toilets, staff break, mechanical room, electrical room, data room, and additional support spaces. The interior finishes will be selected from the SEARHC standards document.

Program Areas:

Optometry: 400sf

Dental: 1,800sf

Behavioral Health: 1,500sf

Shared/Public: 1,900sf

Building Support: 2,500 sf

Civil Summary:

The site improvements include re-stripping and providing drainage for the existing parking lot to accommodate a dedicated accessible parking space for the new building, new sidewalk and walking paths, a new monument sign, and landscaping around the proposed building location. New parking spaces will be provided on the north side of the campus.

Structural Summary:

The anticipated structure will be a one-story steel framed, slab on grade building. The top of the footings are anticipated to be 48" below the finished floor. Slab to be 4" thick with grade beams at the perimeter. Lateral structural system to be steel rigid moment frames.

Mechanical Summary:

Variable Air Volume (VAV) system with indoor air handler. A dedicated split system shall be provided for the data room. Ventilation air supply, return, and exhaust air ductwork shall be G90 galvanized steel duct.

Fire Suppression:

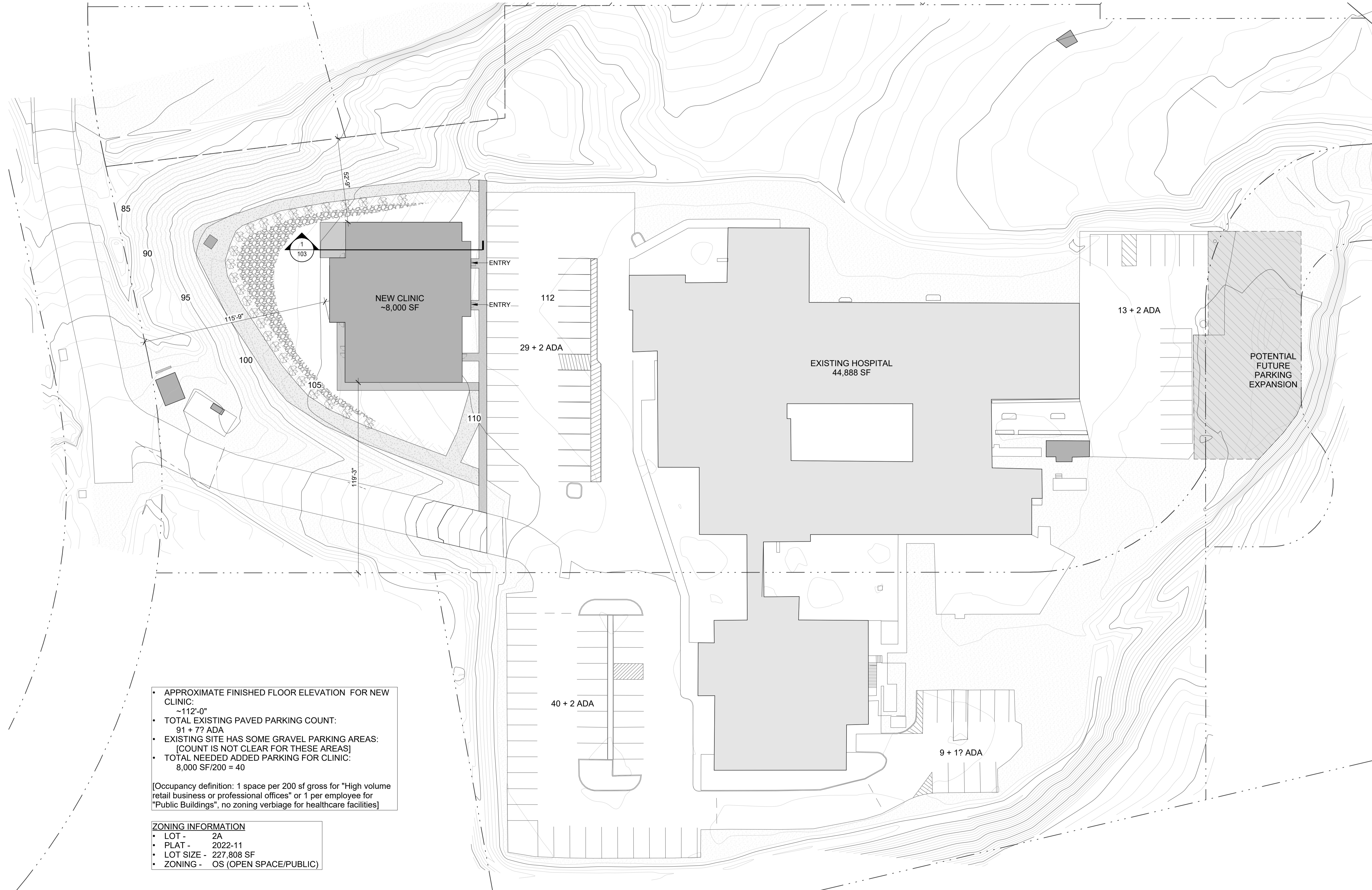
A wet-type sprinkler system shall be provided throughout the facility for full coverage in accordance with all NFPA 13 requirements. It is estimated a new 6" fire service line will be needed. A dry-type system shall be provided at all areas subject to freezing.

Plumbing Summary:

It is estimated a new 3" domestic water service line will be needed. Two 100% redundant electric water heaters shall be provided. Plumbing fixtures to be commercial grade healthcare quality. New 6" sanitary service and new 6" storm service will likely be required. Med gasses: Vacuum required in Dental clinic.

Electrical Summary:

One Wrangell Municipal Light & Power (WMLP) provided pad mounted service transformer will be located on the property. A new emergency generator or a connection to the existing hospital generator will NOT be part of the scope. Emergency lighting and backup power will be accomplished by exterior manual transfer switch and portable generator docking station.



• APPROXIMATE FINISHED FLOOR ELEVATION FOR NEW CLINIC:
~112'-0"

• TOTAL EXISTING PAVED PARKING COUNT:
91 + 7? ADA

• EXISTING SITE HAS SOME GRAVEL PARKING AREAS:
[COUNT IS NOT CLEAR FOR THESE AREAS]

• TOTAL NEEDED ADDED PARKING FOR CLINIC:
8,000 SF/200 = 40

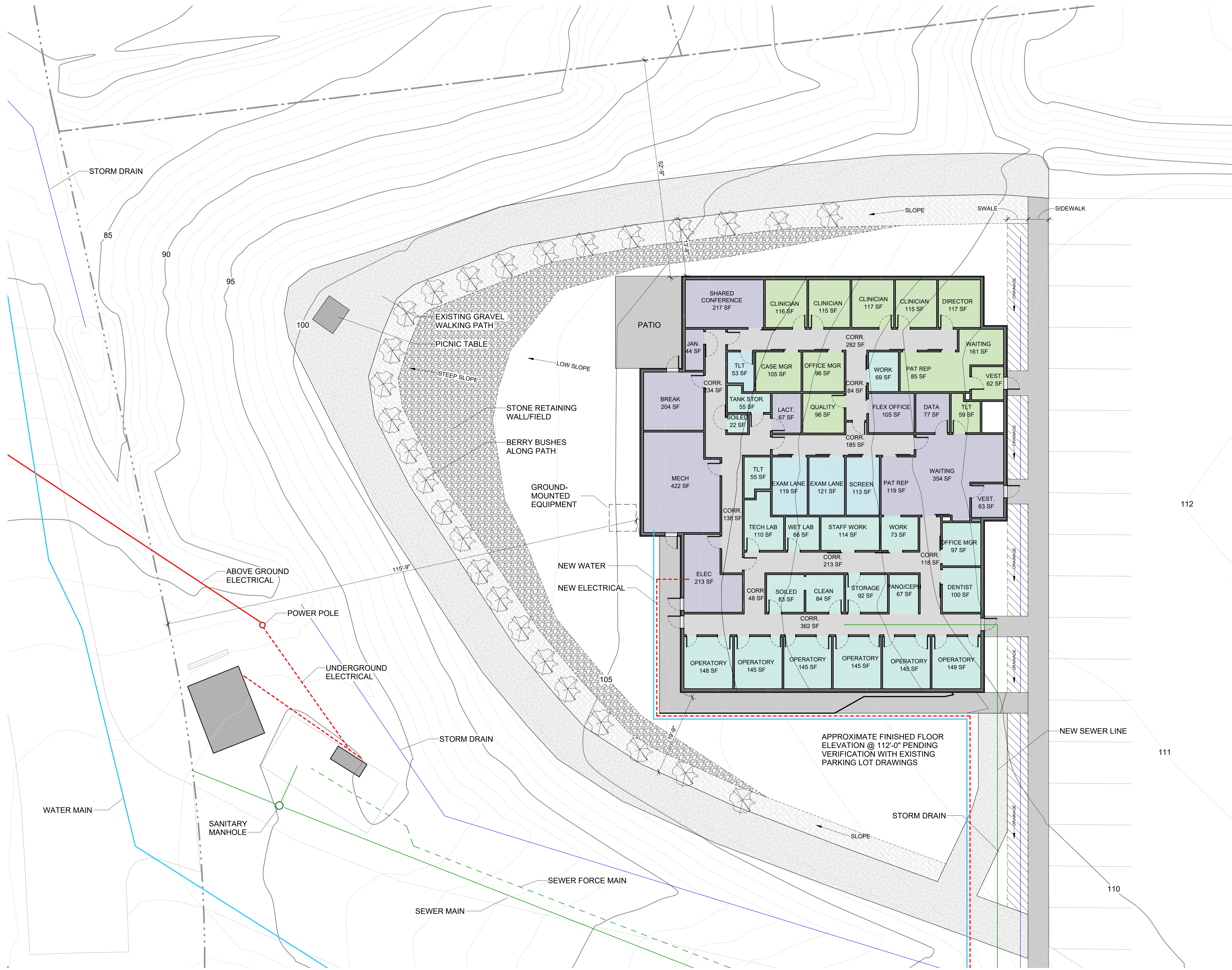
[Occupancy definition: 1 space per 200 sf gross for "High volume retail business or professional offices" or 1 per employee for "Public Buildings", no zoning verbiage for healthcare facilities]

ZONING INFORMATION

- LOT - 2A
- PLAT - 2022-11
- LOT SIZE - 227,808 SF
- ZONING - OS (OPEN SPACE/PUBLIC)

1 SITE PLAN - OVERALL
101 1" = 30'-0"



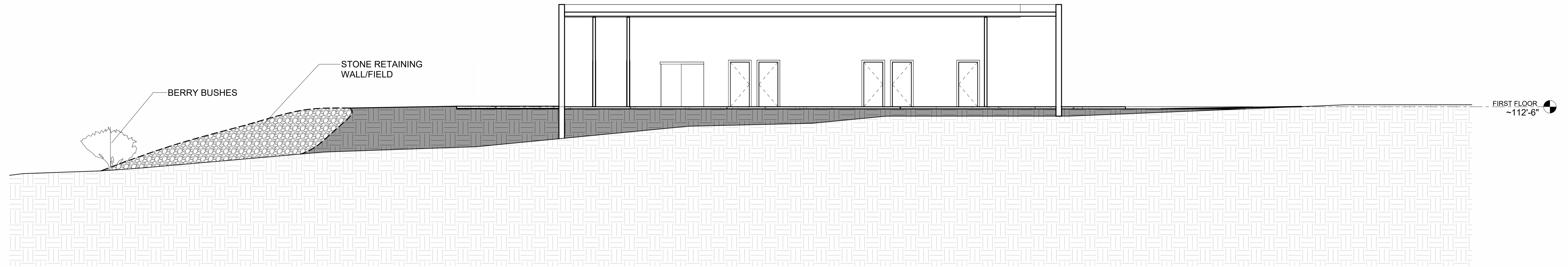


SEARCHC
WRANGELL CLINIC

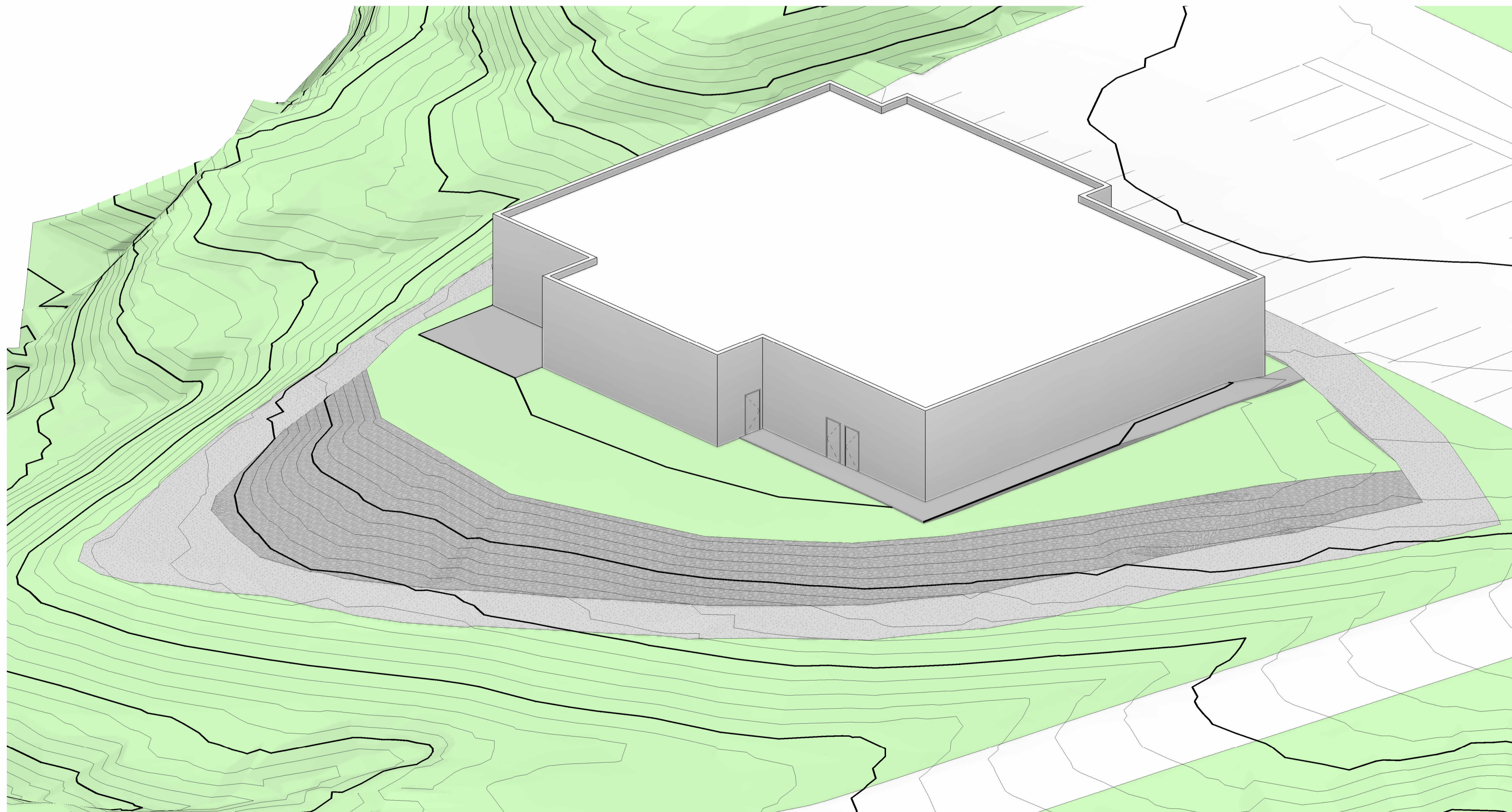
1 ENLARGED SITE PLAN W/ FLOOR PLAN
102 3/32" = 1'-0"



SITE EXHIBIT - FLOOR PLAN



1
103 LATERAL SITE SECTION
1/8" = 1'-0"



2
103 ISOMETRIC - BUILDING MASS

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