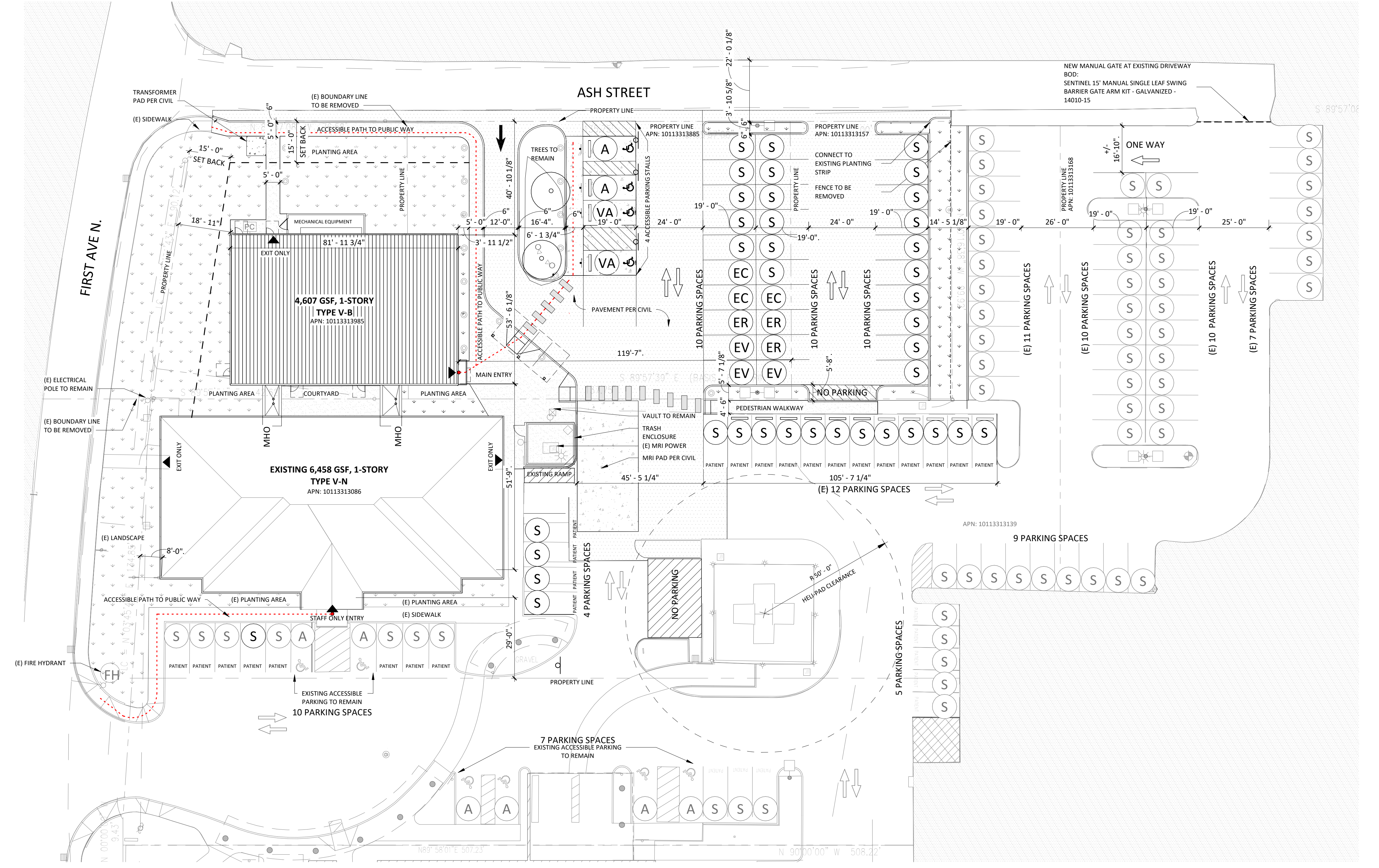
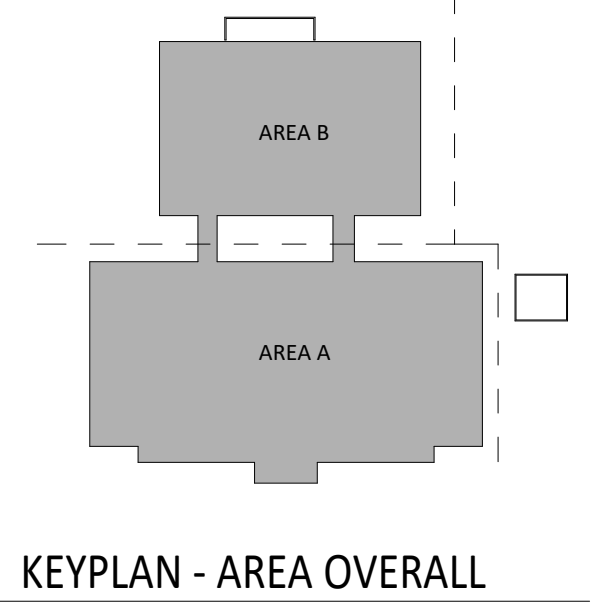




1 OVERALL SITE PLAN
A1.15 | A1.11 1" = 20'-0"

SITE LEGEND	
SYMBOL / LINE TYPE	
	ENTRY/EXIT (PROPOSED)
	SET BACK
	TO BE DEMOLISHED
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL TO R.O.W.
	FIRE HYDRANT
	ADA COMPLIANT TRUNCATED DOME
	NEW MHI CONCRETE PAD
	NEW PLANTING AREA - GROUNDCOVER PER LANDSCAPE PLANS
	NEW PAVEMENT PER CIVIL
	SITE LIGHTING ELEMENTS; REF: ELEC, CIVIL & LANDSCAPE
	NOT IN SCOPE

SITE TABULATIONS	
PARKING COUNT:	
STALLS PROVIDED*	STALLS REQUIRED (ADDITIONAL MUNICIPAL CODE: CH 15.46)
(S) STANDARD	104 9'-0" x 18'-0"
(EV) EV INSTALLED	3 10% OF ON-SITE STALLS REQUIRED TO BE EV INSTALLED
(EV) EV READY	3 10% OF ON-SITE STALLS REQUIRED TO BE EV READY
(EV) EV CAPABLE	3 10% OF ON-SITE STALLS REQUIRED TO BE EV CAPABLE
(A) ACCESSIBLE	8 TABLE 200.2 TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY: 105 TO 150 = MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES: 1
(VA) VAN ACCESSIBLE	2 FOR EVERY (8) ACCESSIBLE (OR FRACTION THEREOF) AT LEAST (1) SHALL BE MARKED VAN ACCESSIBLE - (02) VAN ACCESSIBLE
TOTAL PROVIDED	119
	108 MINIMUM REQUIRED



PROJECT DATA

BUILDING ADDRESS:	176 1ST AVENUE N. ILWACO, WA 98624	
PROJECT DESCRIPTION:	6,458 SF RENOVATION OF AN EXISTING CLINIC BUILDING, INCLUDING INTERIOR WALL MODIFICATIONS AND A REFRESH OF FINISHES. 4,607 SF ADDITION OF AN EXPRESS CARE CLINIC, INCLUDING EXAM ROOMS, OFFICES AND COMMON WAITING AREA AND RECEPTION TO SERVE BOTH THE EXISTING AND NEW CLINICS.	
OCCUPANCY:	B OCCUPANCY	
CONSTRUCTION TYPE:	NEW V-B, SPRINKLERED	EXISTING V, NON-SPRINKLERED
GROSS BUILDING AREA:	NEW 4,607 GSF	EXISTING 6,458 GSF
PROJECT AREA:	11,065 SF	
HAZARDOUS MATERIALS:	HAZARDOUS MATERIALS ARE NOT USED, STORED OR TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES SUFFICIENT TO REQUIRE PROTECTION.	
APPLICABLE CODES:	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL FIRE CODE 2021 WASHINGTON STATE ENERGY CODE 2023 NATIONAL ELECTRICAL CODE 2009 ICC A117.1 ACCESSIBILITY CODE 2021 NFPA 101 ILWACO MUNICIPAL CODE	

PARCEL INFORMATION

OWNER:	OCEAN BEACH HEALTH - PUBLIC HOSPITAL DIST #3 PACIFIC CO	
NAME:	ADDRESS: 174 1ST AVENUE N. PO BOX H ILWACO, WA 98624	
ZONING:	C-2, LOW DENSITY COMMERCIAL	
DISTRICT:	ILWACO COMMISSIONER DISTRICT 3	
APN :	10113313985, 10113313086, 10113313885, 10113313157, & 10113313168	
LEGAL DESCRIPTION:	NE QTR, SECTION 33 TOWNSHIP 10N, RANGE 11W W.M.	

PARKING REQUIREMENTS

PER IMC 15.46:	
MEDICAL AND DENTAL OFFICES	
EXISTING CLINIC	6,458 GSF/200 = 32
STALLS	
HOSPITAL	
1 STALL PER 3 BEDS	24 BEDS = 8 STALLS
1 STALL PER DOCTOR	10 DOCS = 10 STALLS
1 STALL PER 3 EMPLOYEES	100 STAFF = 34 STALLS
TOTAL REQUIRED	84 STALLS
TOTAL EXISTING STALLS	= 85 STALLS
NEW CONSTRUCTION:	
MEDICAL AND DENTAL OFFICES	
EXPRESS CARE	4,607 GSF/200 = 23 STALLS
EXISTING STALLS ON SITE	+ 85 STALLS
TOTAL REQUIRED	= 107 STALLS
TOTAL PROVIDED:	= 119 STALLS

2 NICKERSON STREET, SUITE 200
SEATTLE, WASHINGTON 98109
206.957.6400

PROJECT P246864.00

OBH EXPRESS
CARE CLINIC AND
ILWACO CLINIC
RENOVATION

176 1ST AVENUE N.
ILWACO, WA 98624

BID SET

DATE 12 MAR 2026

REVISIONS

DESCRIPTION	DATE
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SHEET TITLE

ARCHITECTURAL SITE
PLAN - OVERALL

SHEET NUMBER

A1.11