

OCCUPANT LOAD (OSSC TABLE 1004.5)

FUNCTION OF SPACE	AREA (SF)	FACTOR	BASIS	OCC.
WAITING 101 (A-3 ACCESSORY)	693	15	NET	47
CONFERENCE 112 (A-3 ACCESSORY)	552	15	NET	37
OUTPATIENT CLINICAL (B)	4168	150	GROSS	47
BUSINESS (B)	1392	150	GROSS	30
STORAGE SERVICES	951	300	GROSS	5
TOTAL OCCUPANT LOAD				146

EGRESS (OSSC 1005, 1006, 1017, 1020)

EXIT	REQ'D WIDTH	PROVIDED	CAPACITY	STATUS
EXIT 1 ENTRY 101A	0.2 x 105	72"	360	OK
EXIT 2 EAST DOOR	0.2 x 105	36"	180	OK
EXITS REQUIRED	2 (CL. + 49)	2		OK
TRAVEL DISTANCE	250' MAX	170' MAX		OK
COMMON PATH	100' MAX	62' MAX		OK
DEAD-END CORRIDOR	50' MAX	0'		OK

PLUMBING FIXTURES

FIXTURE (OSSC 302.1, 302.2)	RATIO	REQ'D M	REQ'D W	PROVIDED	STATUS
WATER CLOSETS	1:25/50	2	2	4	OK
LAVATORIES	1:40/80	1	1	2	OK
DRINKING FOUNTAINS	1:100	1		1 (B-4-LD)	OK
SERVICE SINK	1	1		1 (SOILED UTIL)	OK
ACCESSIBLE TOILET ROOMS	ALL	1	1	2	OK

BUILDING DATA (OSSC TABLE 504.3, 506.2)

ITEM	ALLOWED	ACTUAL
CONSTRUCTION TYPE	II-B	II-B (EXISTING)
SPRINKLERS	NFPA 13	YES, EXISTING
BUILDING HEIGHT	75'-0" / 14 STORIES	31'-0" / 7.2 STORIES
AREA PER FLOOR (B)	92,000 SF (3M)	10,080 SF
FIRE ALARM	NFPA 72.2	EXISTING, LISTED
SEPARATED / NON-SEP.	-	NON-SEPARATED (506.3)

CODE SUMMARY

- APPLICABLE CODES: 2021 OREGON STRUCTURAL SPECIALTY CODE (OSC 903), 2021 OREGON FIRE CODE (OFC 2021), 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OESC 2021), 2021 OREGON PLUMBING SPECIALTY CODE (OPSC 2021), 2021 OREGON ELECTRICAL SPECIALTY CODE (OEC 2021).
- SCOPE: INTERIOR ALTERATION OF THE ENTIRE FIRST FLOOR (10,080 SF) OF AN EXISTING TWO-STORY TYPE II-B BUILDING FOR AN OUTPATIENT CLINIC. NO CHANGE TO THE BUILDING ENVELOPE EXCEPT THE ENTRY OPERATOR.
- OCCUPANCY: GROUP B (OUTPATIENT CLINIC, OSSC 904.1). NOT AMBULATORY CARE (9-2.1). FEWER THAN FOUR PATIENTS REDUCED RECAPABLE OF SELF-PRESERVATION AT ANY TIME. ACCESSORY A-3 SPACES PER 908.2.
- FIRE PROTECTION: EXISTING NFPA 13 SPRINKLER SYSTEM THROUGHOUT. RELOCATE HEADS PER A-1.21. DEFERRED SUBMITTAL. EXISTING FIRE ALARM. EXTEND NOTIFICATION TO NEW ROOMS (DEFERRED SUBMITTAL).
- INTERIOR FINISHES (TABLE 903.1.3, SPRINKLERED B): EXIT ENCLOSURES CLASS B; CORRIDORS CLASS C; ROOMS CLASS C. FLOORING CLASS I MIN. IN EXIT ACCESS CORRIDOR.
- CORRIDOR RATING: 0-HR (TABLE 2009.2, B SPRINKLERED). EXIT STAIR 101 AND ELEC / MECH 111 EXISTING 1-HR ENCLOSURES TO REMAIN. REPAIR ALL PENETRATIONS.
- ACCESSIBILITY: ALL ROOMS ON AN ACCESSIBLE ROUTE. ALTERATION PRIMARY FUNCTION AREA. 20% DISPROPORTIONALITY APPLIED TO THE ENTRY AND RESTROOMS (OSSC 1103, OPS 447.243).



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ARCHITECTS

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CONSULTANTS

STRUCTURAL: Cascade Structural Engineers, PC
MECH / PLUMB: Wilamette Mechanical Group
ELECTRICAL: Northwest Electrical Design, LLC
CIVIL: Riverland Civil, Inc.
LANDSCAPE: Terra Firma Studio

PROJECT

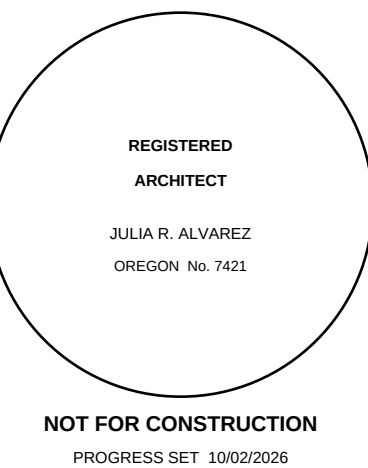
RIVERSIDE CLINIC
TENANT IMPROVEMENT

4120 SE River Road

Portland, Oregon 97202

OWNER: Riverside Health Partners, LLC
PROJECT NO.: 2436.01
PERMIT NO.: 26-138462-000-00-CO
BLDG TYPE: II-B OCC. B (AMB. CARE)
AREA OF WORK: 10,080 SF
SPRINKLERED: YES (EXISTING, NFPA 13)

PROFESSIONAL SEAL



NOT FOR CONSTRUCTION
PROGRESS SET 10/02/2026

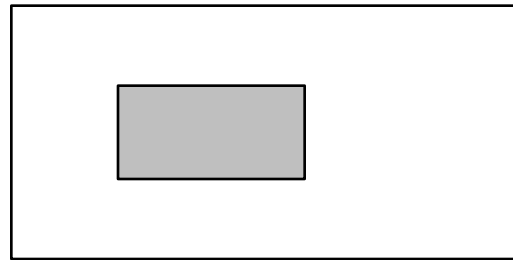
REVISIONS

NO.	DATE	DESCRIPTION
1	08/22/26	PERMIT SET
2	09/18/26	PERMIT CORRECTIONS

ISSUE

DATE: 10/02/2026
DRAWN: TK
CHECKED: JRA
APPROVED: JRA
SCALE: 1/8" = 1'-0"

KEY PLAN



AREA OF WORK (HATCHED) - LEVEL 1

SHEET TITLE

CODE SUMMARY
AND LIFE
SAFETY PLAN

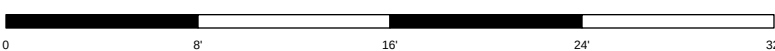
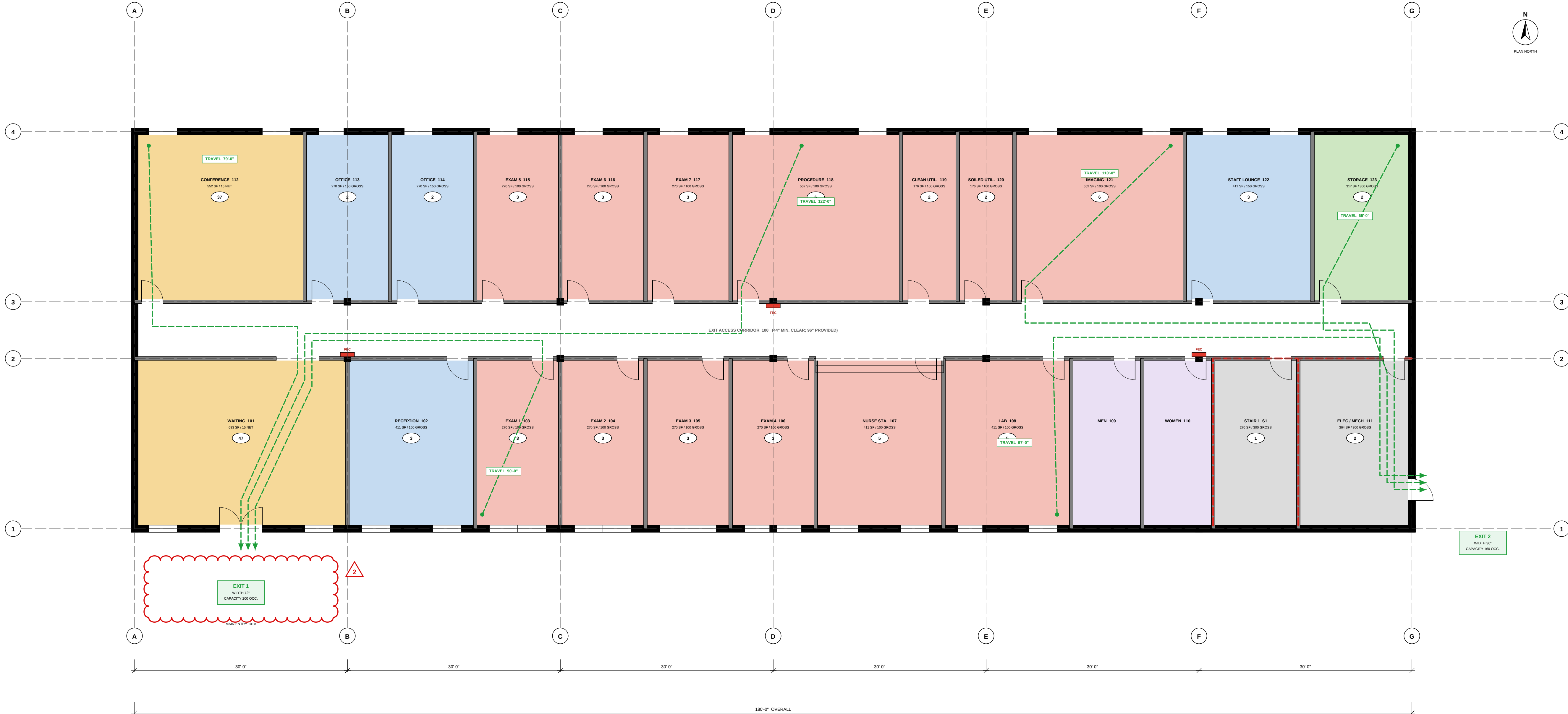
ARCHITECTURAL

SHEET NUMBER

A-002

SHEET 3 OF 38

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1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

LIFE SAFETY LEGEND

- B OUTPATIENT CLINICAL (EXAM, PROCEDURE, IMAGING, LAB)
- A-3 ACCESSORY (WAITING, CONFERENCE) < 750 SF EACH
- BUILDING SERVICES / EXIT STAIR (1-HR ENCLOSURE)
- EXIT ACCESS CORRIDOR
- 1-HOUR FIRE BARRIER (OSSC 707), UL 1483
- OCCUPANT LOAD
- B BUSINESS (OFFICES, RECEPTION, STAFF)
- A-3 ACCESSORY STORAGE
- B TOILET ROOMS (NOT OCCUPIED)
- EGRESS PATH AND TRAVEL DISTANCE (MAX 200'-0", SPRINKLERED)
- FIRE EXTINGUISHER CABINET, 2A:10B:C, 15'-0" MAX TRAVEL