

RIVERSIDE CLINIC

TENANT IMPROVEMENT

4120 SE RIVER ROAD · PORTLAND, OREGON 97202

PROJECT NO. 2426.01 PERMIT NO. 26-118442-000-00-CO PROGRESS SET 10/02/2026



VIEW FROM SE RIVER ROAD, LOOKING NORTHEAST (ILLUSTRATIVE ONLY. THE EXTERIOR IS EXISTING EXCEPT THE ENTRY OPERATOR AND SIGNAGE)

PROJECT DATA	
OWNER	RIVERSIDE HEALTH PARTNERS, LLC
ADDRESS	4120 SE RIVER ROAD, PORTLAND OR 97202
TAX LOT	151E2380 01400
ZONING	E02 GENERAL EMPLOYMENT
OCCUPANCY	B (OUTPATIENT CLINIC)
CONSTRUCTION TYPE	I-B, SPRINKLERED (NFPA 13)
STORIES	2 (EXISTING); WORK ON LEVEL 1 ONLY
AREA OF WORK	10,080 SF
OCCUPANT LOAD	105
CODES	2022 OSBC / 2021 IRC, ICC A117.1-2017

SCOPE OF WORK

- INTERIOR ALTERATION OF THE ENTIRE FIRST FLOOR OF AN EXISTING TWO-STORY OFFICE BUILDING FOR AN OUTPATIENT CLINIC: SEVEN EXAM ROOMS, A PROCEDURE ROOM, IMAGING, LAB, NURSE STATION, WAITING AND RECEPTION, STAFF AND SUPPORT SPACES.
- NEW PARTITIONS, CEILINGS, FINISHES, CASEWORK AND DOORS; NEW LIGHTING AND POWER, MECHANICAL ZONING AND RTU-2 REPLACEMENT; NEW PLUMBING FIXTURES AND MEDICAL GAS.
- NEW LOW-ENERGY POWER OPERATORS AT THE EXISTING STOREFRONT ENTRY AND NEW TENANT SIGNAGE (SEPARATE PERMIT).
- NO CHANGE TO THE STRUCTURE, THE BUILDING ENVELOPE (EXCEPT AS NOTED) OR LEVEL 2.

PROJECT TEAM

OWNER: RIVERSIDE HEALTH PARTNERS, LLC (DANA KRONWITZ 503.555.0181)
ARCHITECT: STUDIO MERIDIAN ARCHITECTS (JULIA R. ALVAREZ, AA 503.555.0142)
STRUCTURAL: CASCADE STRUCTURAL ENGINEERS, PC 503.555.0117
MECH / PLUMB: WILLAMETTE MECHANICAL GROUP 503.555.0184
ELECTRICAL: NORTHWEST ELECTRICAL DESIGN, LLC 503.555.0129
CIVIL: RIVERBEND CIVIL, INC. 503.555.0151
LANDSCAPE: TERRA FIRMA STUDIO 503.555.0170

DRAWING INDEX

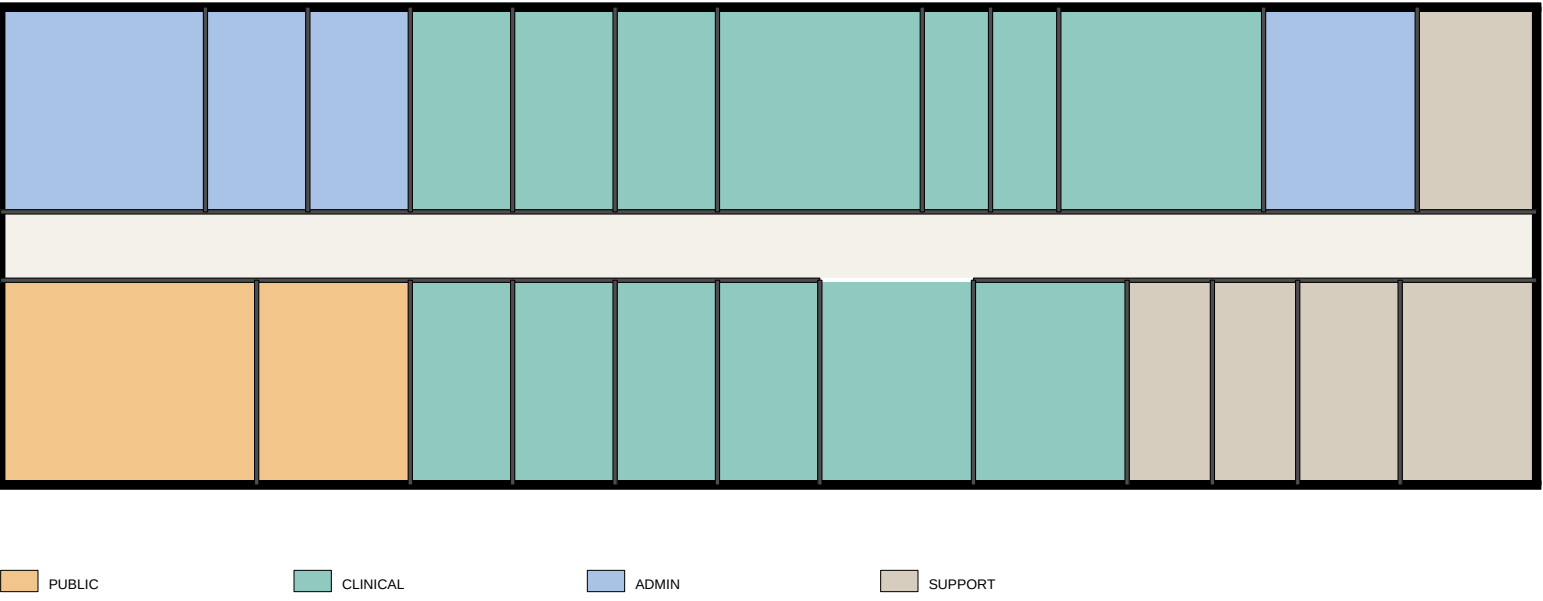
SHEET	SHEET TITLE	PERMIT 08/22/26	CORR. 09/18/26	ASI 02 09/26/26	ASI 04 10/02/26	REV
A-000	COVER SHEET AND DRAWING INDEX	●	▲	▲	▲	4
A-001	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS	●				0
A-002	CODE SUMMARY AND LIFE SAFETY PLAN	●	▲			2
A-003	ACCESSIBILITY STANDARDS	●				0
A-100	SITE PLAN	●				0
AD-101	FIRST FLOOR DEMOLITION PLAN	●				0
A-101	FIRST FLOOR PLAN	●	▲	▲	▲	4
A-121	REFLECTED CEILING PLAN	●	▲			2
A-201	EXTERIOR ELEVATIONS	●				0
A-301	BUILDING SECTIONS	●				0
A-401	ENLARGED PLANS AND INTERIOR ELEVATIONS	●		▲		3
A-501	DETAILS	●	▲	▲		3
A-502	CASEWORK DETAILS	●		▲		3
A-601	FINISH PLAN AND FINISH SCHEDULE	●	▲			2
A-602	DOOR AND WINDOW SCHEDULES	●			▲	4
S-001	STRUCTURAL GENERAL NOTES	●				0
S-101	FRAMING PLAN AND DETAILS	●	▲			2
M-001	MECHANICAL LEGEND AND SCHEDULES	●				0
M-101	MECHANICAL DEMOLITION PLAN	●				0
M-201	MECHANICAL PLAN	●	▲			2
M-501	MECHANICAL DETAILS	●				0
P-001	PLUMBING LEGEND AND SCHEDULES	●				0
P-101	PLUMBING DEMOLITION PLAN	●				0
P-201	PLUMBING PLAN	●	▲			2
P-301	PLUMBING RISE DIAGRAMS	●				0
P-501	PLUMBING DETAILS	●				0
MS-201	MEDICAL GAS PLAN	●				0
E-001	ELECTRICAL LEGEND AND SCHEDULES	●				0
E-101	ELECTRICAL DEMOLITION PLAN	●				0
E-201	LIGHTING PLAN	●	▲			2
E-301	POWER AND SIGNAL PLAN	●			▲	4
E-401	ELECTRICAL ROOM ENLARGED PLAN	●				0
E-501	PANEL SCHEDULES	●	▲			2
E-601	ONE-LINE DIAGRAM	●				0
FA-101	FIRE ALARM PLAN (DEFERRED)		▲			2
FP-101	FIRE SPRINKLER PLAN (DEFERRED)		▲			2
T-101	TECHNOLOGY PLAN	●				0
EQ-101	MEDICAL EQUIPMENT PLAN	●		▲		3

● ISSUED ▲ REVISED. SEE REVISION NUMBER 38 SHEETS TOTAL. ARCHITECTURAL SHEETS ISSUED IN THIS SET: 12.

APPLICABLE CODES AND STANDARDS

2022 OREGON STRUCTURAL SPECIALTY CODE (BASED ON THE 2021 IRC)
2022 OREGON FIRE CODE (BASED ON THE 2021 IFIC)
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (ASHRAE 90.1-2019)
2023 OREGON PLUMBING SPECIALTY CODE
2023 OREGON ELECTRICAL SPECIALTY CODE (NEC 2020)
ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS
NFPA 13 (2019), NFPA 72 (2019), NFPA 99 (2021) HEALTH CARE FACILITIES
CITY OF PORTLAND TITLE 33 (ZONING) AND TITLE 24 (BUILDING)

LEVEL 1 - DEPARTMENTS



STUDIO MERIDIAN

ARCHITECTS

1212 NW Hoyt Street, Suite 400
Portland, Oregon 97209 503.555.0142

studiomerdian.example

Oregon Reg. No. 7421

CONSULTANTS

STRUCTURAL: Cascade Structural Engineers, PC
MECH / PLUMB: Willamette Mechanical Group
ELECTRICAL: Northwest Electrical Design, LLC
CIVIL: Riverbend 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.: 2426.01

PERMIT NO.: 26-118442-000-00-CO

BLDG TYPE: I-B, OCC. B (AMB. CARE)

AREA OF WORK: 10,080 SF

SPRINKLERED: YES (EXISTING, NFPA 13)

PROFESSIONAL SEAL

REGISTERED
ARCHITECT

JULIA R. ALVAREZ
OREGON No. 7421

NOT FOR CONSTRUCTION
PROGRESS SET 10/02/2026

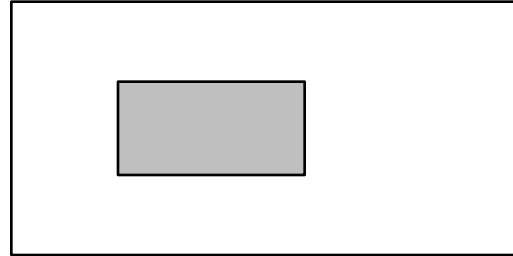
REVISIONS

NO.	DATE	DESCRIPTION
1	08/22/26	PERMIT SET
2	09/18/26	PERMIT CORRECTIONS
3	09/26/26	ASI 02 CASEWORK
4	10/02/26	ASI 04 EXAM DOORS

ISSUE

DATE: 10/02/2026
DRAWN: TK
CHECKED: JRA
APPROVED: JRA
SCALE: NONE

KEY PLAN



AREA OF WORK (HATCHED) - LEVEL 1

SHEET TITLE

COVER SHEET AND DRAWING INDEX

ARCHITECTURAL

SHEET NUMBER

A-000

SHEET 1 OF 38

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PROGRESS SET

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INCORPORATES PERMIT CORRECTIONS (09/18/26), ASI 02 CASEWORK (09/26/26) AND ASI 04 EXAM DOORS (10/02/26)