

SITE DATA	
ADDRESS	4120 SE RIVER ROAD
TAX LOT	151E23B0 01.00
ZONING	EG2 GENERAL EMPLOYMENT
SITE AREA	120,000 SF (2.89 AC)
BUILDING FOOTPRINT	10,080 SF
FLOOR AREA (2 FLOORS)	20,160 SF
PARKING REQUIRED	1,190 SP + 30 MIN. 34 MAX
PARKING PROVIDED	61 (3 ACCESSIBLE, 3 VAN)
BIKE PARKING	6 (SHORT TERM, 4 LONG TERM)
SCOPE	NO SITE WORK EXCEPT RESTRIPING

LEGEND	
	PROPERTY LINE
	SETBACK
	ACCESSIBLE ROUTE (1:20 MAX, 1:40 CROSS SLOPE)
	FIRE LANE, NO PARKING
	AREA OF WORK - LEVEL 1 TENANT IMPROVEMENT
	EXISTING TREE TO REMAIN, PROTECT
	SPOT ELEVATION (NAVD 88)

- SITE KEYNOTES**
- EXISTING STOREFRONT ENTRY AND CANOPY TO REMAIN. NEW POWER-ASSIST OPERATOR, SEE A-101 KEYNOTE 1.
 - RESTRIPE ACCESSIBLE STALLS AND AISLES; NEW SIGNAGE PER DRS 447.233 (VAN ACCESSIBLE) AND 840 (Bike PLACES).
 - EXISTING DRIVEWAY APPROACH TO REMAIN.
 - EXISTING TRASH ENCLOSURE; ADD MEDICAL WASTE CONTAINER BY OWNER'S HAULER.
 - EXISTING FIRE LANE. REPAINT CURBS RED WITH NO PARKING FIRE LANE; STENCIL AT 25' O.C.

- SITE NOTES**
- SITE INFORMATION FROM ALTA SURVEY BY RIVERSIDE CIVIL, INC., DATED 06/20/2026. VERIFY ALL CONDITIONS IN FIELD.
 - NO WORK IN THE PUBLIC RIGHT OF WAY. PROTECT EXISTING SIDEWALK, STREET TREES AND UTILITIES DURING CONSTRUCTION.
 - CONTRACTOR STAGING IN THE REAR STAFF LOT ONLY. MAINTAIN THE FIRE LANE AND ACCESSIBLE ROUTE AT ALL TIMES.
 - PROTECT EXISTING TREES WITH 6' CHAIN LINK FENCING AT THE DRIVE LANE (DTLE 11).
 - ACCESSIBLE ROUTE FROM THE PUBLIC WAY AND THE ACCESSIBLE STALLS TO THE ENTRY. VERIFY SLOPES, REPAIR ANY LIP OVER 3/4".



STUDIO MERIDIAN

ARCHITECTS

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Oregon Reg. No. 7421

CONSULTANTS

STRUCTURAL Cascade Structural Engineers, PC
MECH / PLUMB Willamette Mechanical Group
ELECTRICAL Northwest Electrical Design, LLC
CIVIL Riverside 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. 3436.01
PERMIT NO. 26-138462-000-00-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

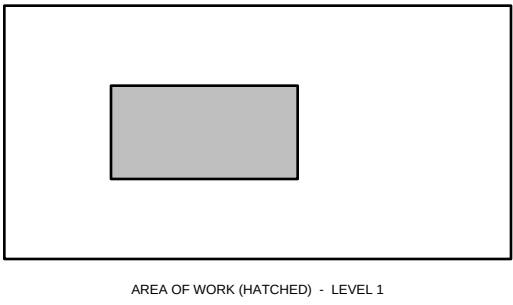
NOT FOR CONSTRUCTION
PROGRESS SET 10/02/2026

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/22/26	PERMIT SET

ISSUE

DATE 10/02/2026
DRAWN TK
CHECKED JRA
APPROVED JRA
SCALE 1" = 20'-0"

KEY PLAN



AREA OF WORK (HATCHED) - LEVEL 1

SHEET TITLE

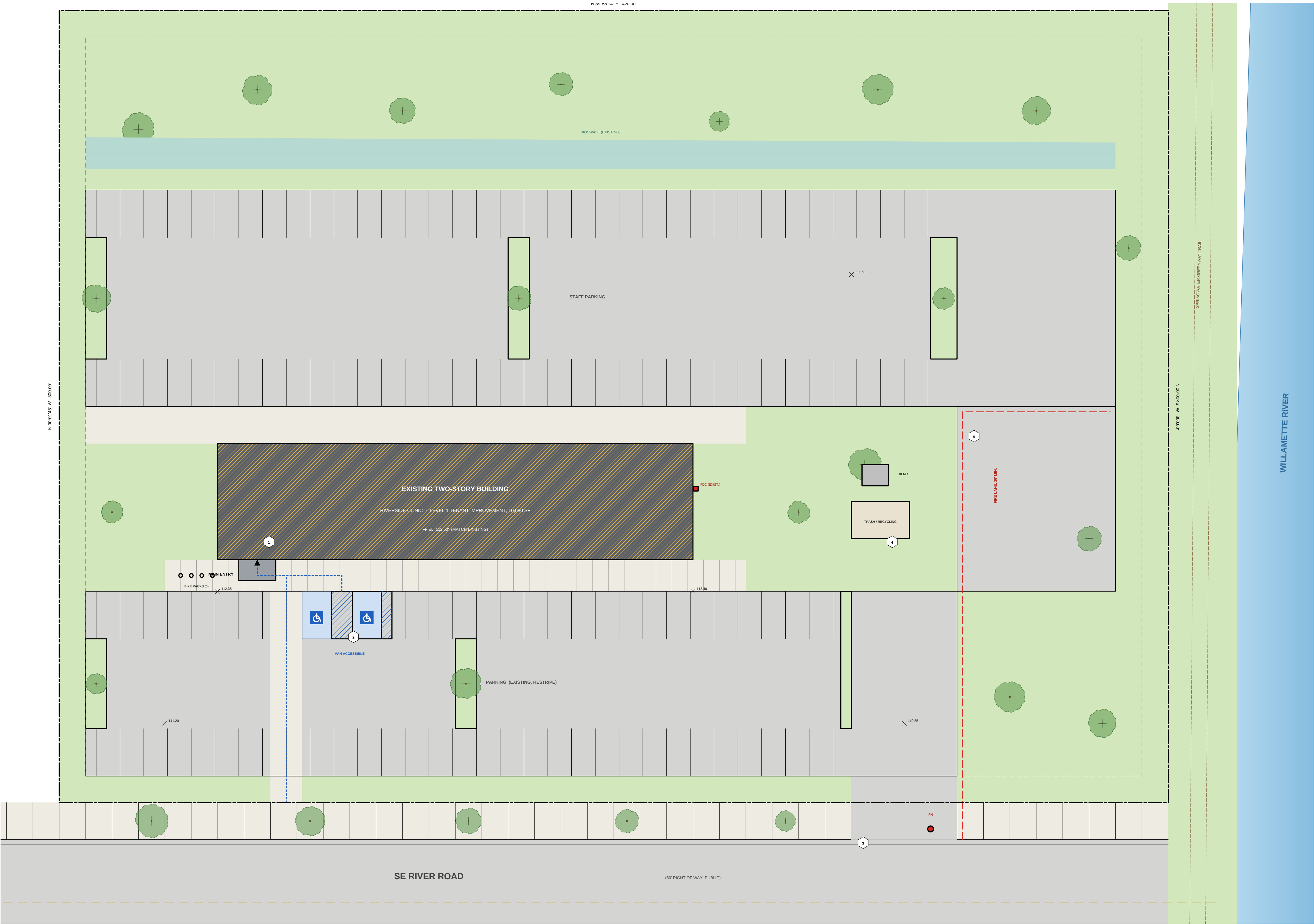
SITE PLAN
ARCHITECTURAL

SHEET NUMBER

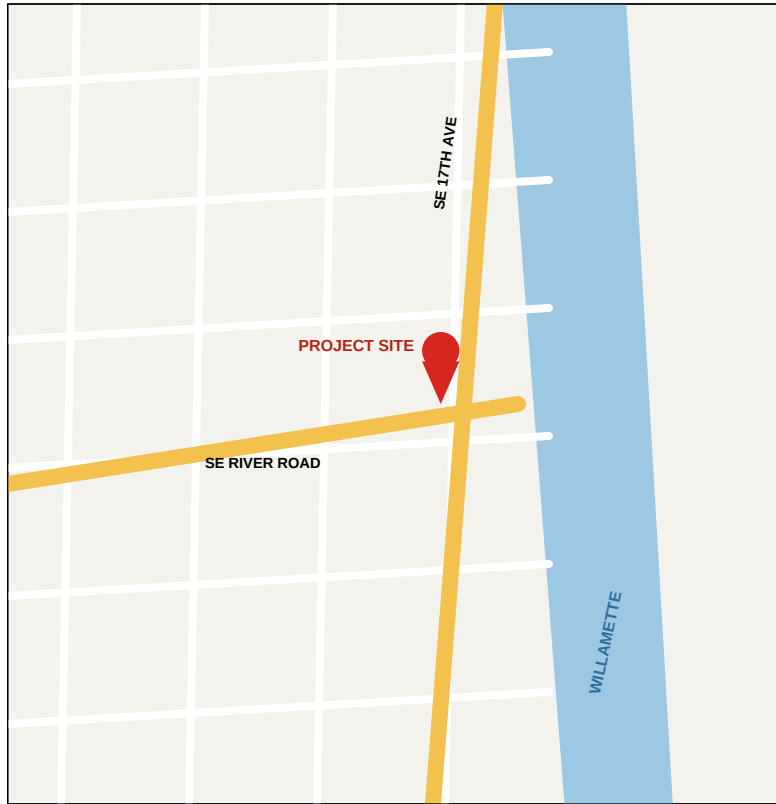
A-100

SHEET 5 OF 38

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1
A-100
SITE PLAN
SCALE: 1" = 20'-0"



2
A-100
VICINITY MAP
NOT TO SCALE

