

PROJECT
CONTRACTOR: US METAL WORKS
CONTACT: LYLE DRUCKER
PHONE: (503) 668-8036
ARCHITECT: AHHA ARCHITECT, INC.
PHONE: (503) 734-8210
SCOPE OF WORK
NEW STEEL BUILDING

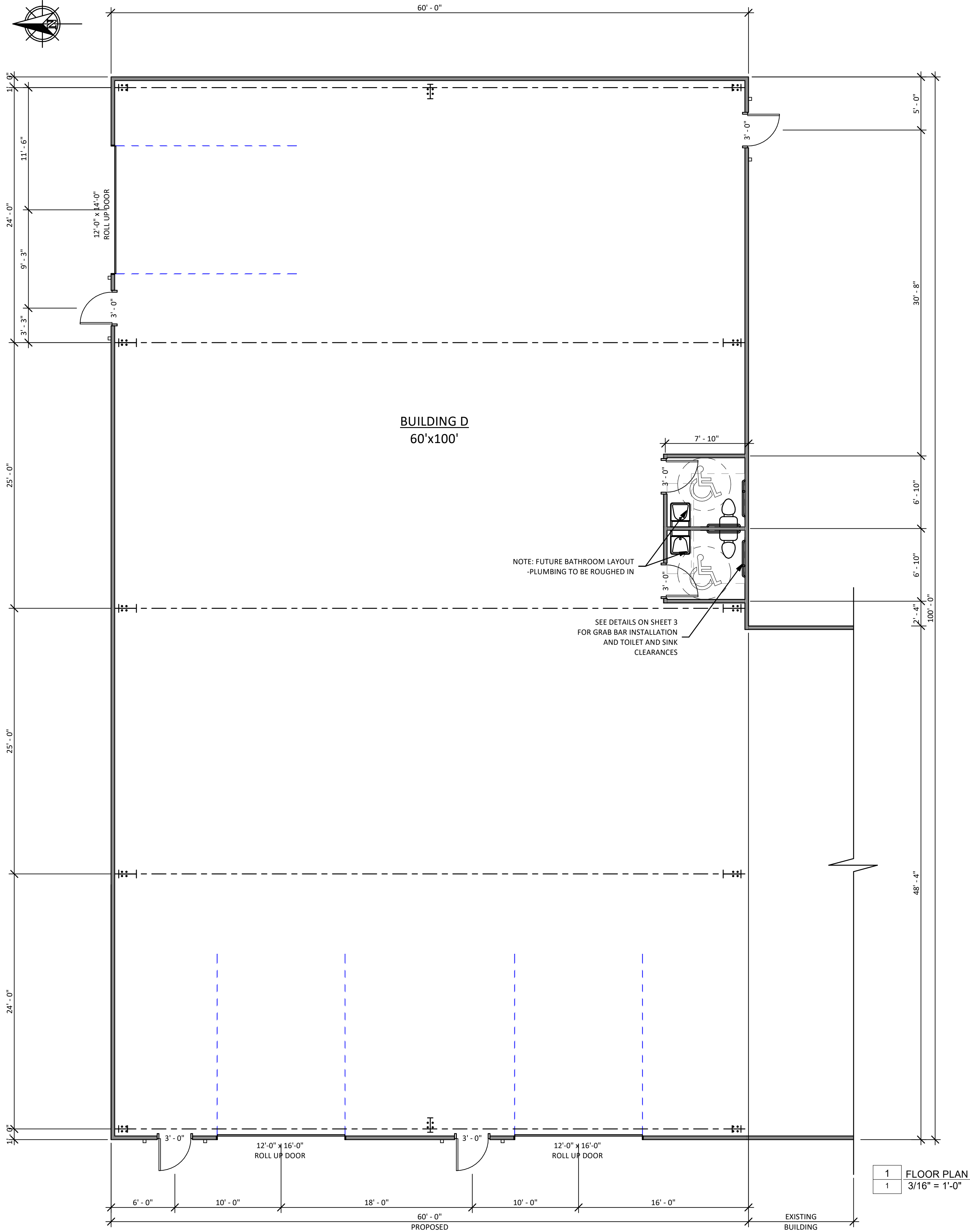
GENERAL CONDITIONS
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS
- SEPARATE PLUMBING, ELECTRICAL & MECHANICAL PERMITS AREA REQUIRED

SEPARATE PERMITS TO BE OBTAINED BY CONTRACTOR
- HVAC
- PLUMBING
- ELECTRICAL

CODE SUMMARY:
- BUILDING CODE - 2024 OSSC
- FIRE CODE - 2024 OFC
- MECHANICAL SPECIALTY CODE - 2024 OMSC
- ELECTRICAL CODE - 2024 OESC
- PLUMBING CODE - 2024 OPSC
- CONSTRUCTION TYPE: TYPE V-B
- PER TABLE 503 - TYPE V-B MAXIMUM ALLOWABLE SQ. FT. 9,000 PER STORY, WITH 2 STORIES MAXIMUM.
OCCUPANCY CLASSIFICATION: GROUP S-1
- BUILDING AREA IS 6000 S.F.
- OCCUPANT LOAD PER TABLE 1004.1.2 - 100 OCCUPANTS PER SF
- TOTAL OCCUPANTS - 6,000 / 300 = 20 OCCUPANTS
- PER TABLE 1021.2(2), 2 EXITS REQUIRED, 4 PROVIDED.

FLOOR LEVEL CHANGES SHALL NOT EXCEED 1/2".
ALL DOOR HARDWARE TO BE ADA APPROVED - 1008.1.9.1 OSSC

PLUMBING REQUIREMENTS
- PLUMBING SHALL NOT CONFLICT WITH REBAR
- SEE SHEET TO FOR ALL ADA REQUIREMENTS



15 NE 3RD ST. GRESHAM, OR 97030
(503) 252-1453 - buildersdesignpb.com
BUILDERSDESIGN@GMAIL.COM

APPROVAL STAMP

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of Builders Design Inc. and are the property of Builders Design Inc. No part of this work product is limited to a specified project for the persons named herein, and for the construction of one building. Any use, reuse or disclosure of said plans, reproductions or project, ideas, designs and/or arrangements, other than by Builders Design, Inc., is strictly prohibited without the written permission of Builders Design, Inc. Written dimensions on these drawings have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. Supervision is not included unless specified in work contract.

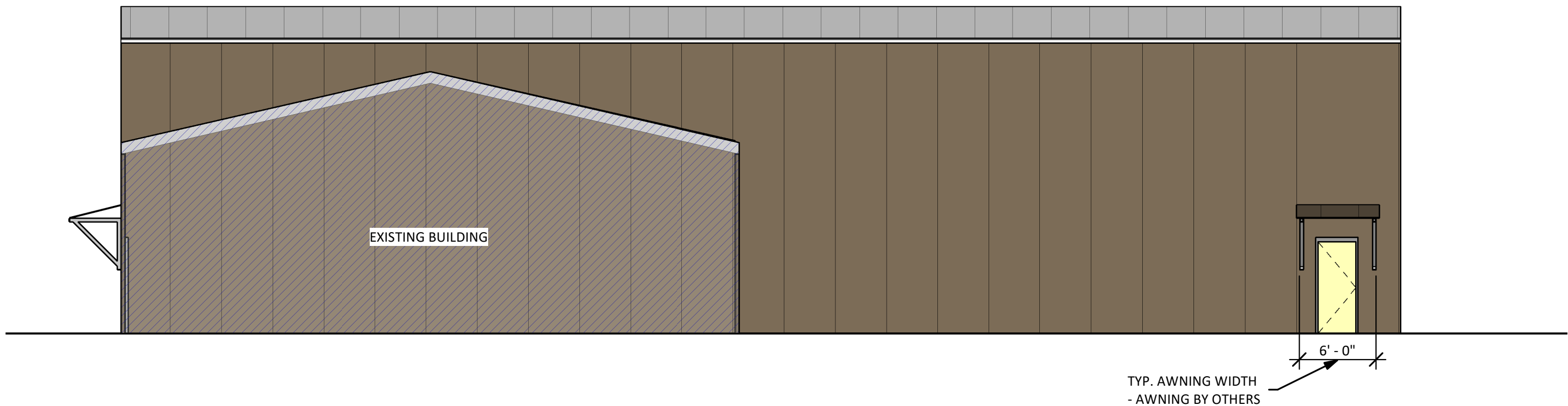
U.S. METAL WORKS - BUILDING D

36370 Industrial Way Sandy OR. 97055

FLOOR PLAN

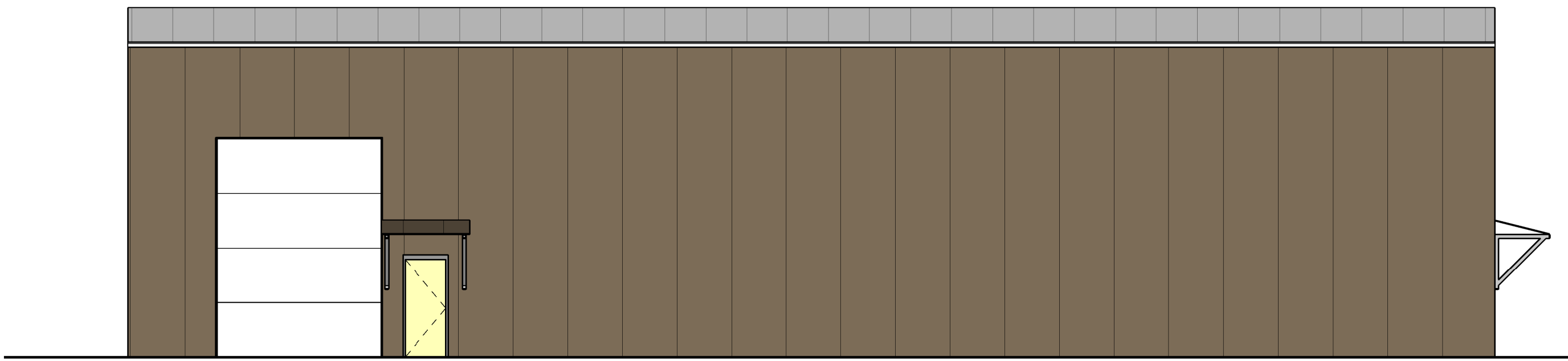
No.	Date	Issued by
-----	------	-----------

Project number: 13750
Date: 6/12/2025 10:21:28 AM
Drawn by: BSY
Area: RAG
Scale: 3/16" = 1'-0"

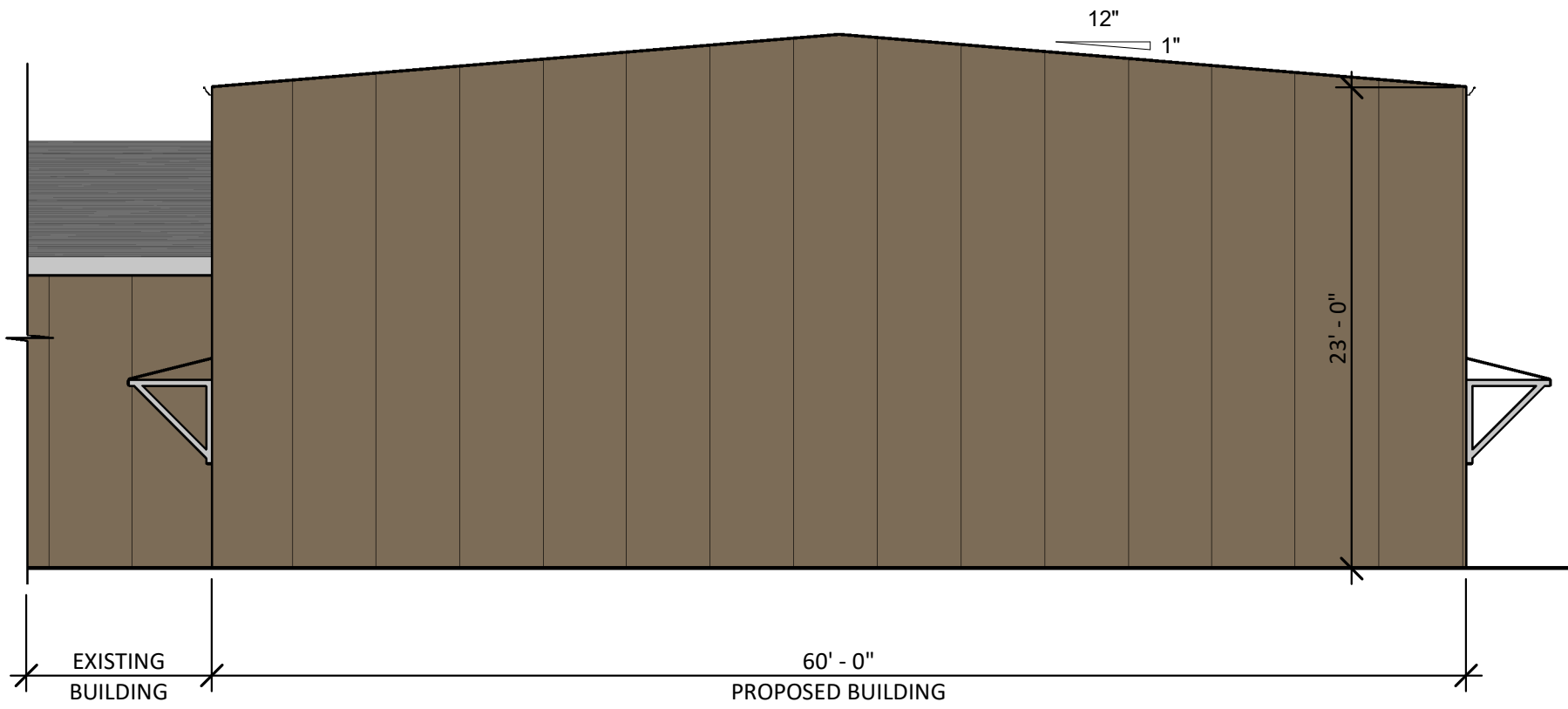


ROOF - COOL COTTON WHITE STANDING SEAM
SIDING COLOR - COOL DARK BRONZE

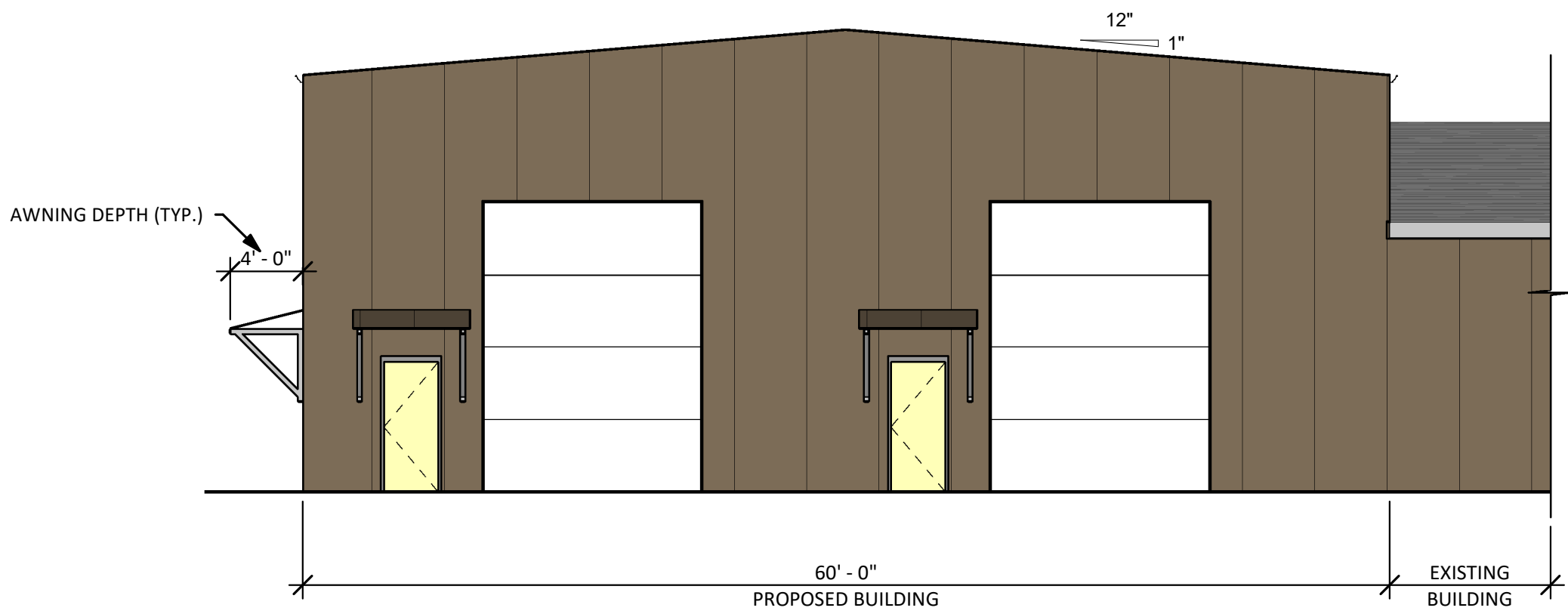
4	SOUTH ELEVATION
2	1/8" = 1'-0"



2	NORTH ELEVATION
2	1/8" = 1'-0"

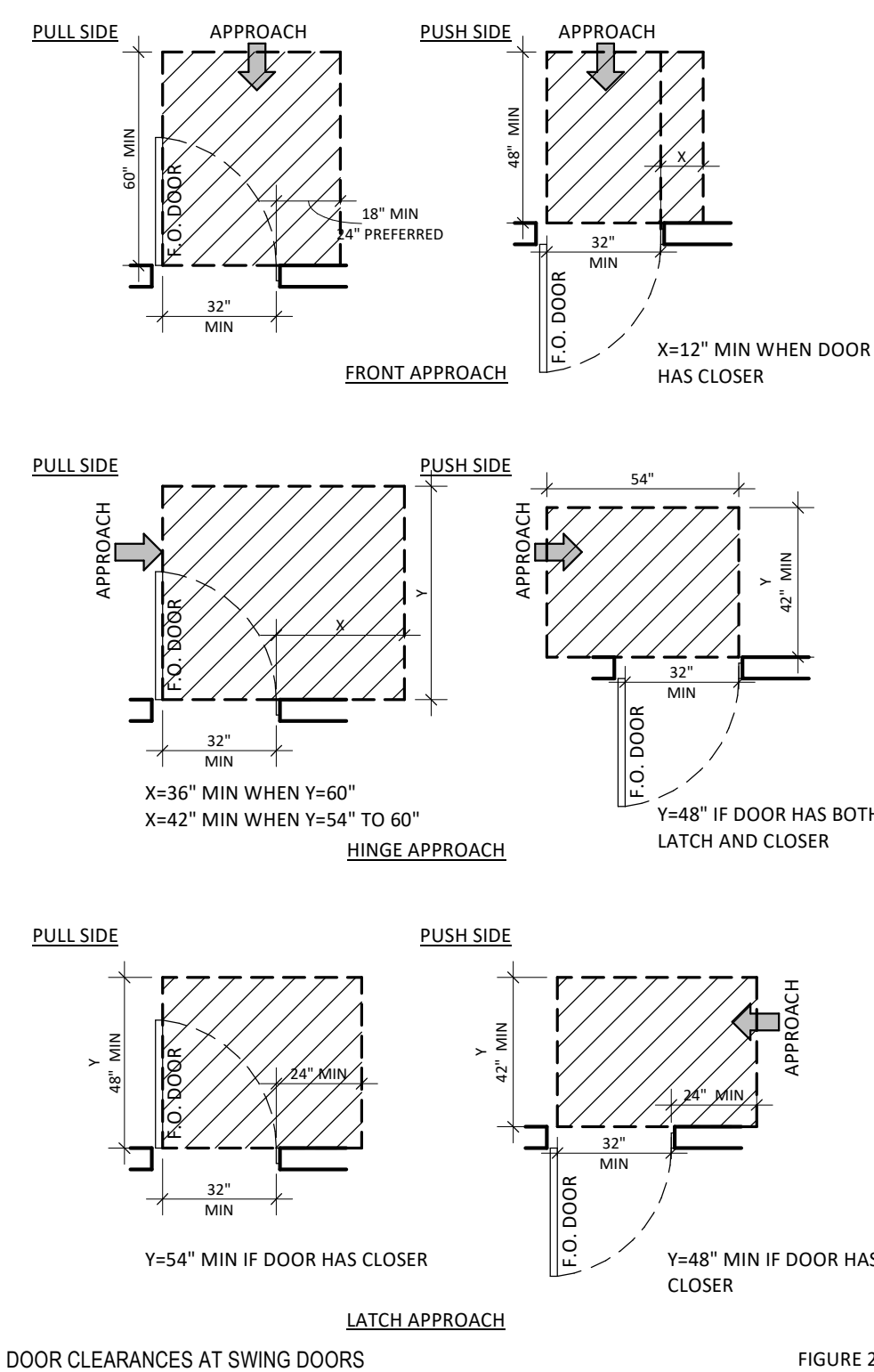


3	EAST ELEVATION
2	1/8" = 1'-0"



1	WEST ELEVATION
2	1/8" = 1'-0"

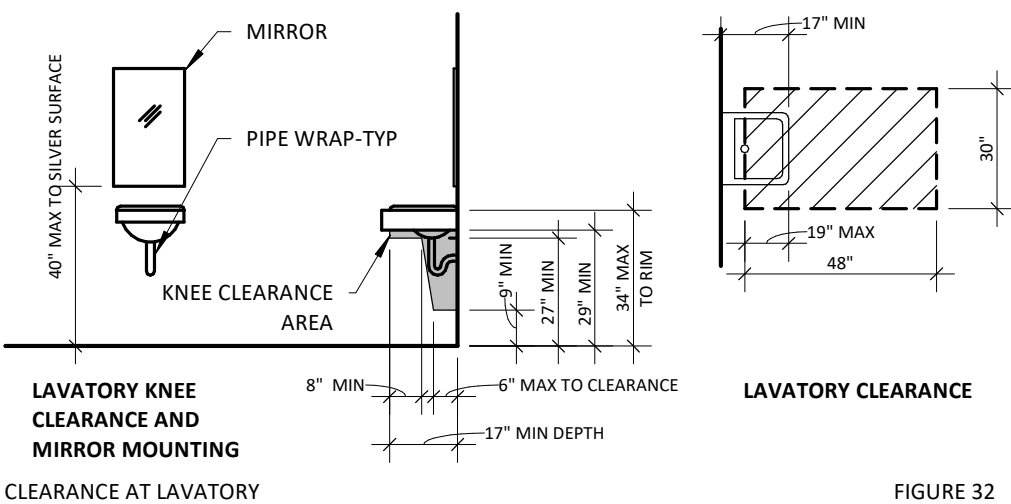
DOORS



NOTES

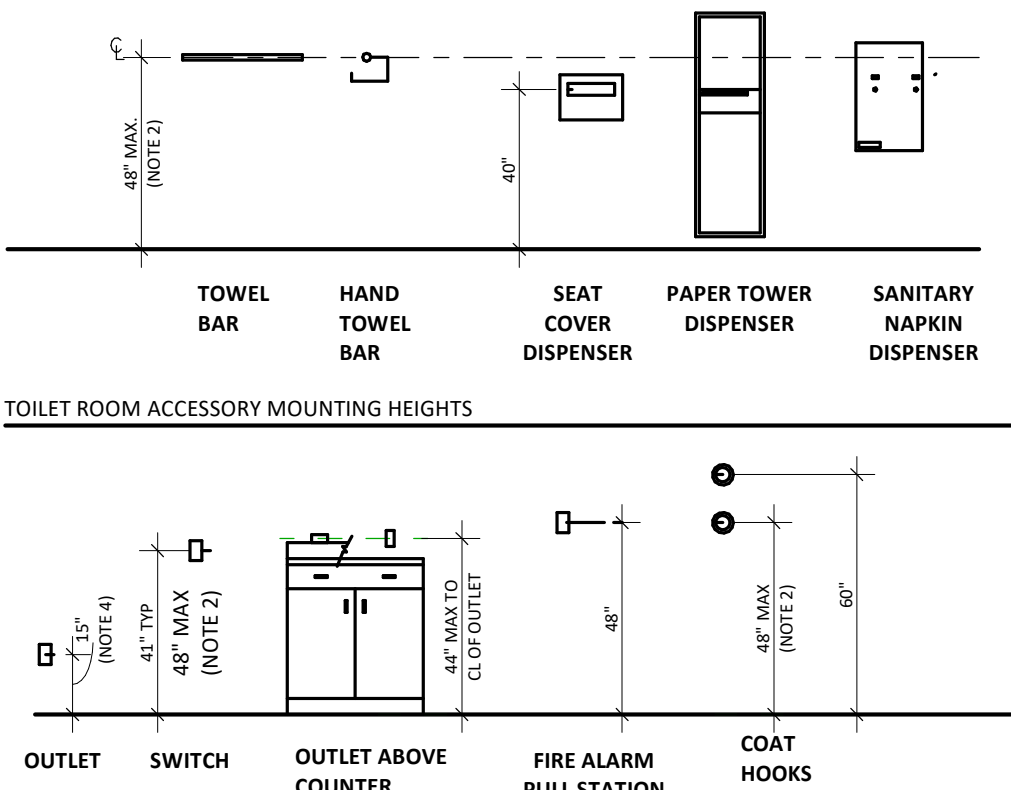
1. THESE DIAGRAMS ARE BASED OF THE INFORMATION CONTAINED IN THE ADAAG MANUAL AND CHAPTER 11 OF THE BUILDING CODE. THEY ARE REPRESENTATIVE OF THE GENERAL REQUIREMENTS THAT APPLY TO THIS PROJECT. THEY ARE NOT REPRODUCTIONS OF THE INFORMATION CONTAINED IN THE ADAAG. REFER TO THE ADAAG FOR ADDITIONAL INFORMATION.

PLUMBING FIXTURES

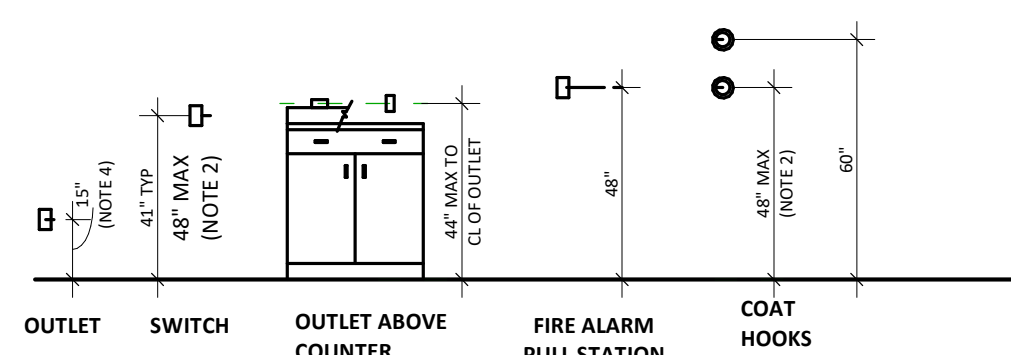


MOUNTING HEIGHTS

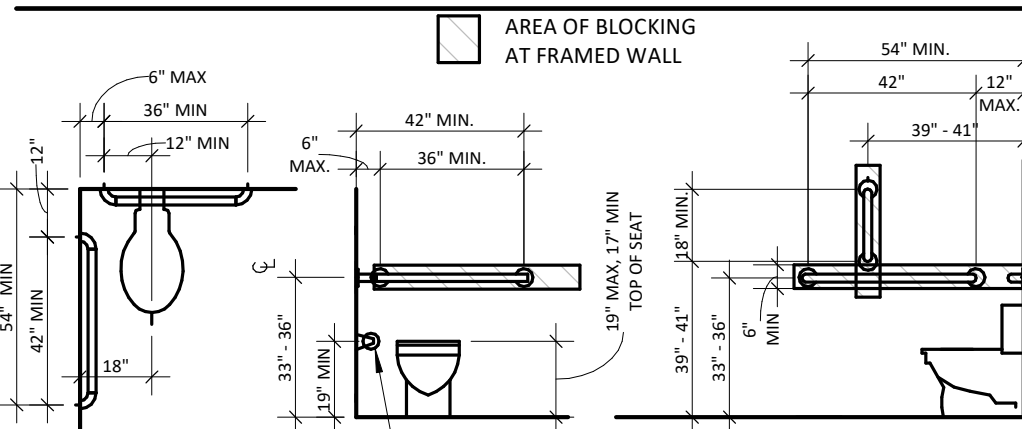
- NOTE:
1. WALL MOUNTED DEVICES SHALL NOT EXTEND MORE THAN 4" BEYOND WALL SURFACE WHEN LOCATED BELOW 6'-8"
 2. MAXIMUM HEIGHT TO TOP OF ALL OPERABLE PARTS
 3. LOCATE OUTLET SO THAT CENTERLINE OF BOTTOM OUTLET IS ABOVE 15" MINIMUM SIDE REACH HEIGHT.



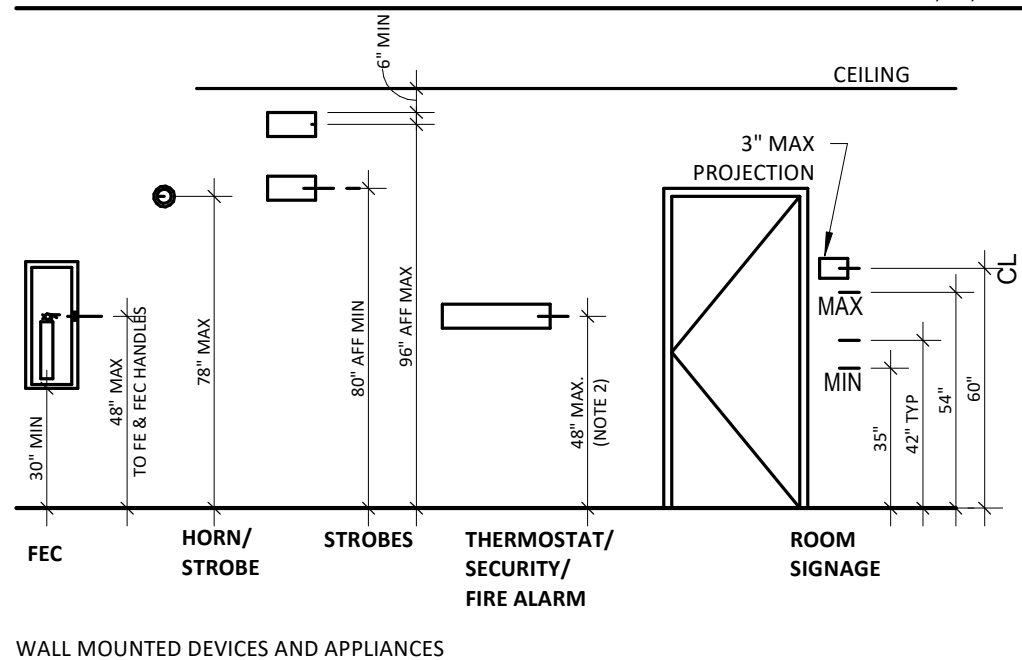
TOILET ROOM ACCESSORY MOUNTING HEIGHTS



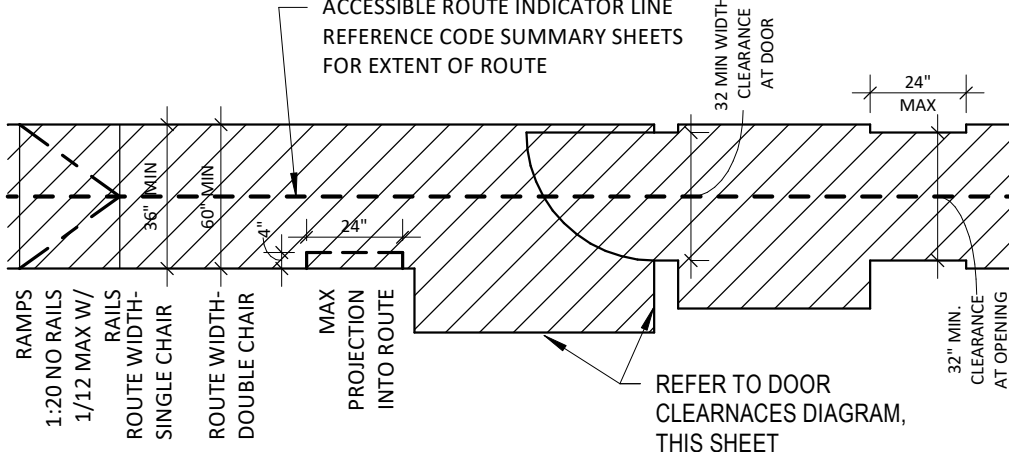
CLEARANCE AT WATER CLOSETS



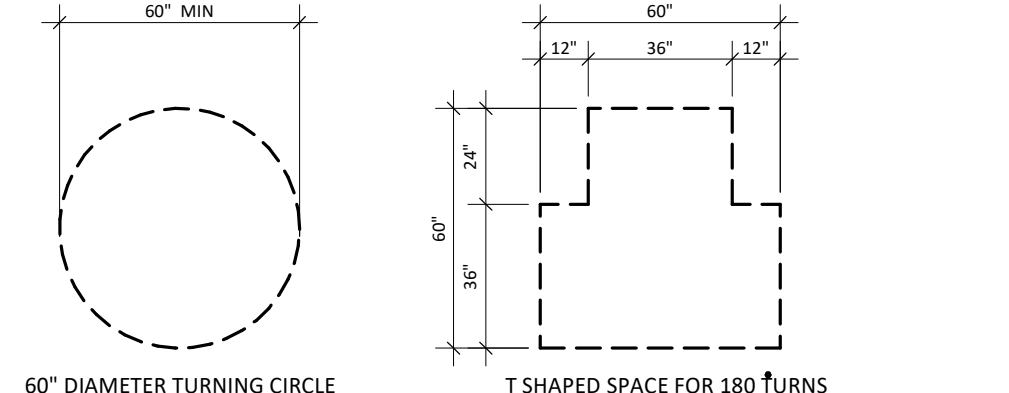
GRAB BARS AT WATER CLOSETS



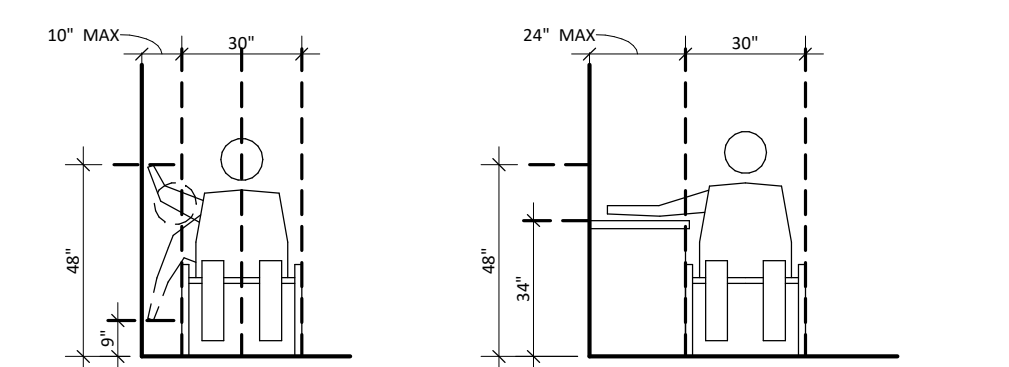
CLEARANCES



TYPICAL ACCESSIBLE ROUTE OF TRAVEL WIDTH



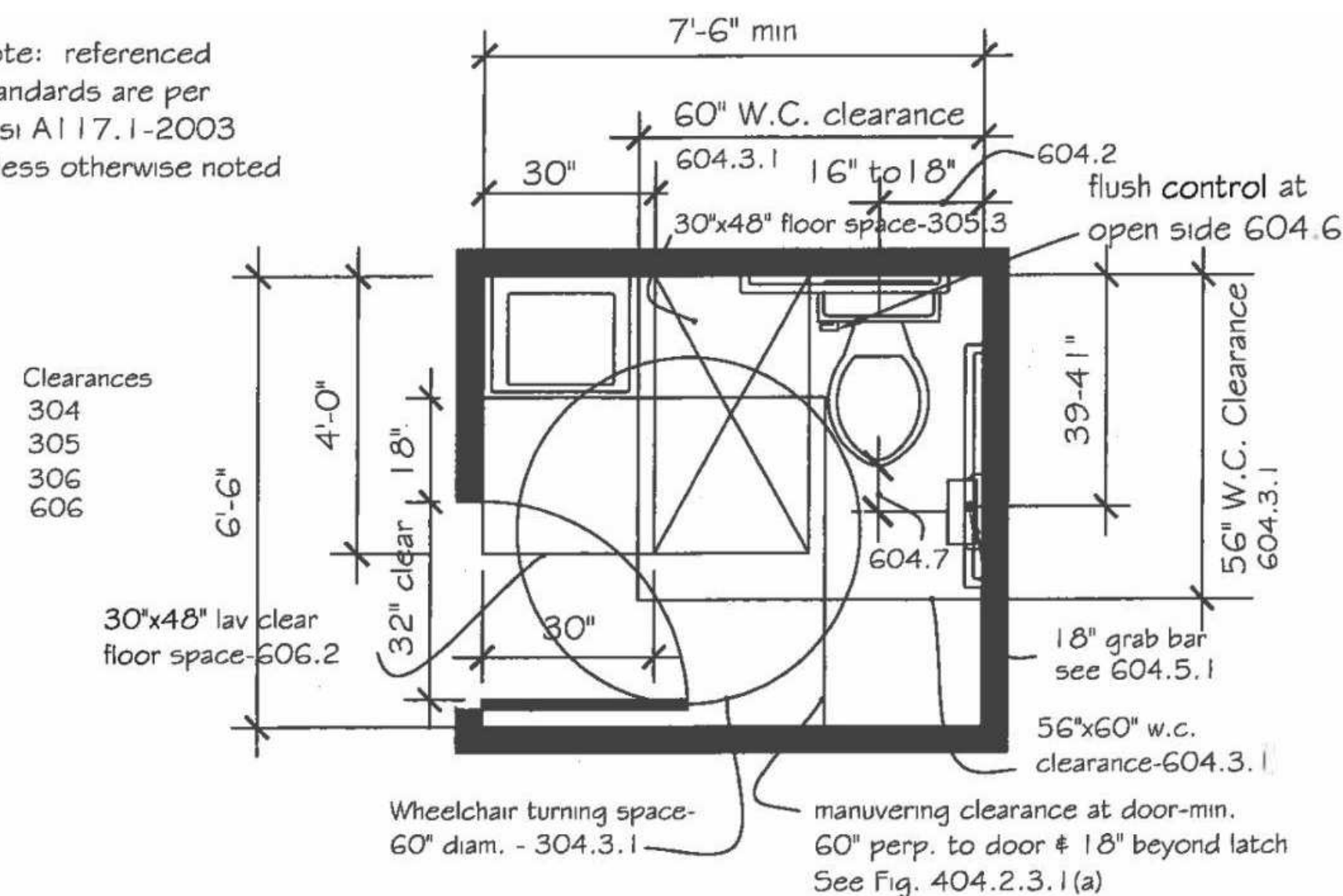
WHEEL CHAIR TURNING SPACE



SIDE REACH LIMITS

1	DISABLED ACCESS
3	INFORMATION AND SUMMARY
	1/4" = 1'-0"

Note: referenced standards are per ANSI A117.1-2003 unless otherwise noted



MINIMUM BATHROOM CLEARANCES - (TYP) - SEE FLOOR PLANS FOR EXACT BATHROOM DIMENSIONS

Clearances:

1. Clear floor space shall be 30"x48" - 305.3. Clear floor space, clearances at fixtures and turning space shall be permitted to overlap. 603.2.2 (exception: In an individual use room 30" x48" clear floor space is provided within the room beyond the arc of the door swing)- 603.2.3.
2. Clearance around the water closet shall be 60" min. measured perpendicular from side wall, and 56" measured perpendicular from rear wall - 604.3.1. No other fixtures or obstructions are permitted- 604.3.2.
3. 60" diam. turning diam. shall comply with knee and toe clearance requirements. See section 306 for reduced clearances.

Lavatories:

1. Front of lavatory shall be 34" max above floor. See ANSI 606.3.
 2. Knee clearance shall be permitted to extend 25" max under lav at 9" above floor. Where knee clearance is part of required ground space, the knee clearance shall be 11" deep min. at 9" above floor and 8" deep, min. at 27" above floor. 306.3.2 and 306.3.3. See 306.3.4 for reduced clearances.
 3. Verify that lav chosen will meet W.C. clearance and knee and toe space requirements.
- ### Water Closet:
1. Clearances per 604.3. Height per 604.4- see Figure 604.4.
 2. Grab bars per 604.5 - Figure 604.5.1 and Figure 604.5.2.
 3. Flush control- hand-operated or automatic- 604.6. If hand-operated, it shall be operable with one hand and shall not require tight grasping. Max. 5 pound operating force to activate. See 309.4.
 4. Toilet paper dispensers per 604.7 & 309.4. 7" min. and 9" max. in front of water closet. Outlet of dispenser-min. 15" and max 48" above floor.

Water Closet:

1. Clearances per 604.3. Height per 604.4- see Figure 604.4.
2. Grab bars per 604.5 - Figure 604.5.1 and Figure 604.5.2.
3. Flush control- hand-operated or automatic- 604.6. If hand-operated, it shall be operable with one hand and shall not require tight grasping. Max. 5 pound operating force to activate. See 309.4.
4. Toilet paper dispensers per 604.7 & 309.4. 7" min. and 9" max. in front of water closet. Outlet of dispenser-min. 15" and max 48" above floor.

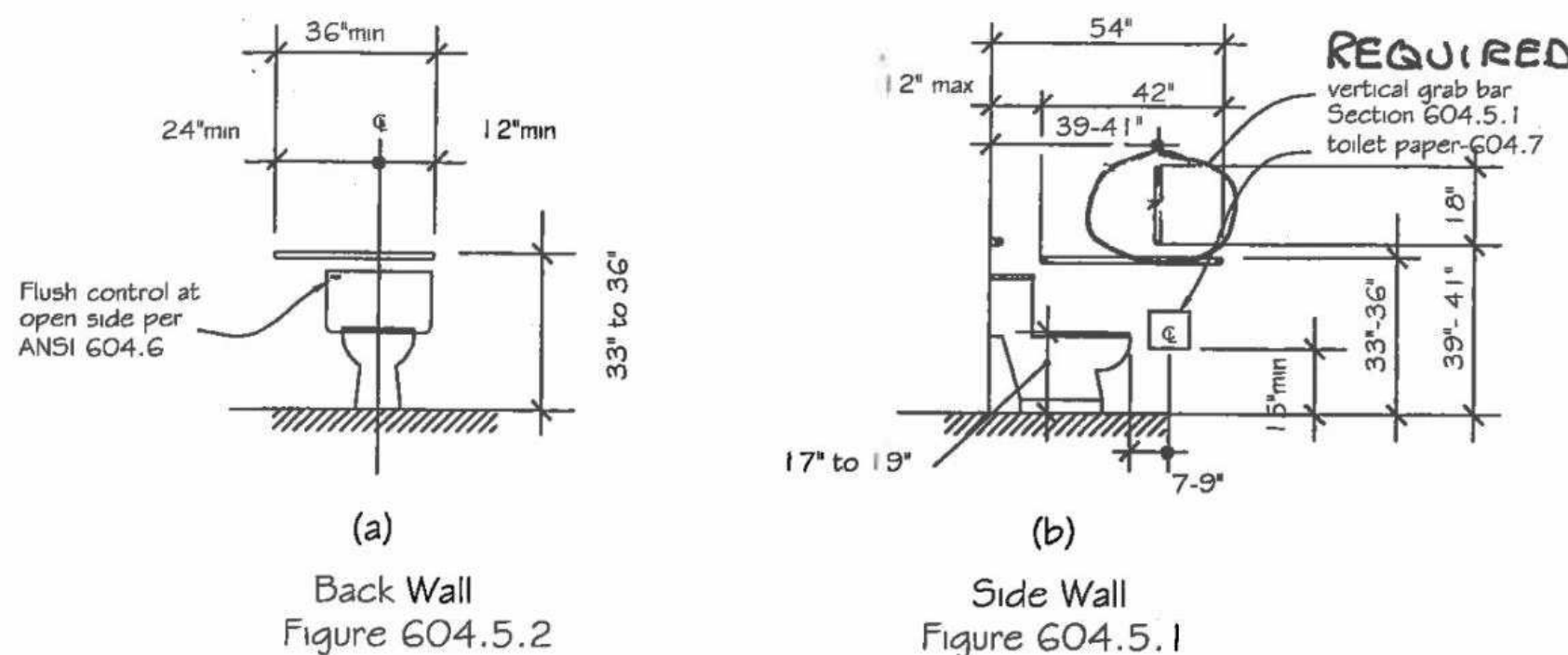


Figure 2 Grab Bars at Water Closets
ANSI 604.5

(a) Back wall elevation. A 36" minimum length grab bar is required behind the water closet mounted at a height between 33" and 36"-Fig. 604.5.2. The grab bar must extend a minimum of 12" beyond the center of the water closet toward the side wall and a minimum of 24" toward the open side for either a left or right side approach. See Section 604.5.2.

(b) Side Wall. A 42" minimum length grab bar is required to the side of the water closet spaced 12" maximum from the back wall and extending a minimum of 54" from the back wall at a height between 33" to 36" - Figure 604.5.1. The toilet paper dispenser outlet mounted at 15" minimum and 48" maximum above the floor. See Section 604.7.

(c) Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.