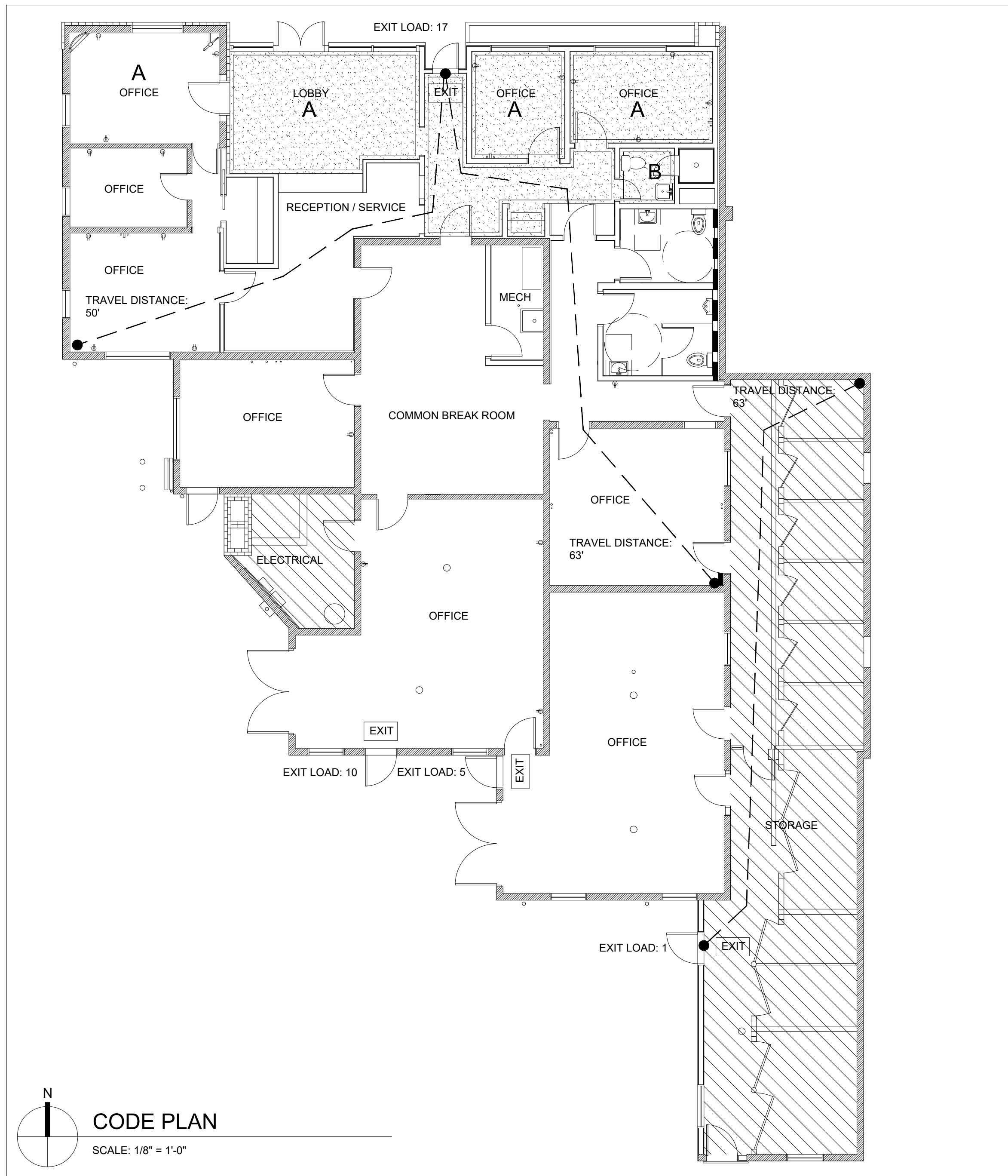
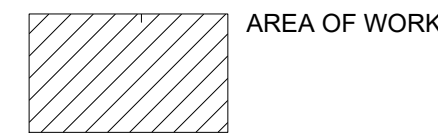


**AREA OF WORK**  
SCALE: NTS

**LEGEND**



**CODE PLAN**  
SCALE: 1/8" = 1'-0"

**PROJECT INFORMATION:**

ADDRESS: 1102 E. MAIN  
PUYALLUP, WASHINGTON, 98372  
ZONING: CG - GENERAL COMMERCIAL  
PLAT NUMBER: 784500080

**LIST OF DRAWINGS:**

- ARCHITECTURAL  
A.0 COVER SHEET  
A.1 AS-BUILT FLOOR PLAN  
A.1.1 AS-BUILT ELEVATIONS  
A.2 PROPOSED FLOOR PLAN  
A.2.1 PROPOSED ELEVATIONS  
A.3 ROOF PLAN

**CODE REVIEW**

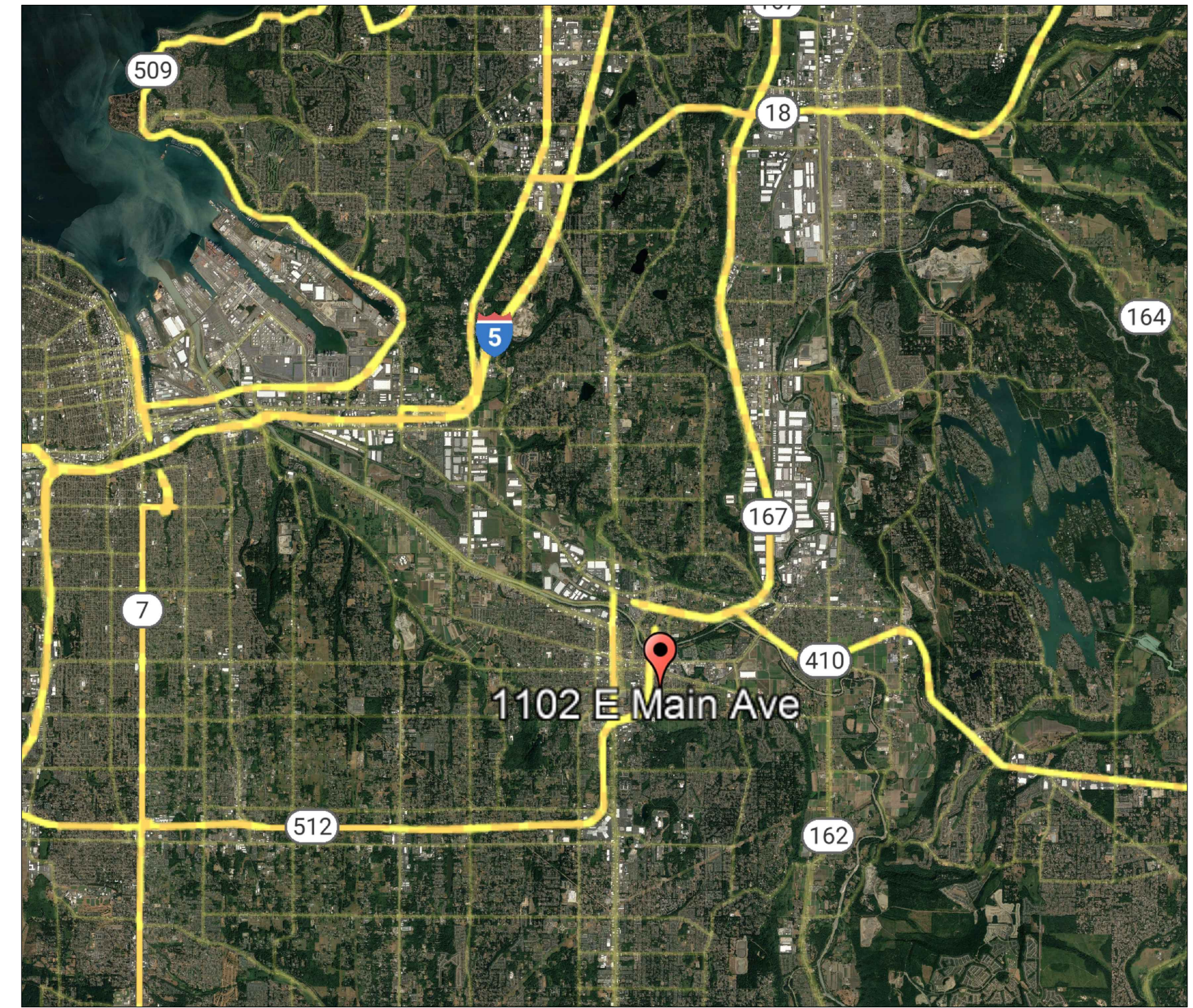
ARCHITECTURAL CODE: 2018 IBC, 2018 IEBC  
ENERGY CODE: 2018 WSEC  
CONSTRUCTION: V-B  
OCCUPANCY: B  
ALLOWABLE AREA TABLE 506.2: 9,000 SF  
ACTUAL AREA (GROSS): 5,246 SF  
AREA BY OCCUPANCY: 4,963 SF (GROSS)  
OCCUPANCY LOAD TABLE 1004.5: 150  
MAX. OCCUPANCY TABLE 1004.5: 33  
EXITS REQUIRED: 2  
EXITS PROVIDED: 6  
ALLOWABLE MAX TRAVEL DISTANCE TABLE 1006.2.1: 75 FEET  
MAX TRAVEL DISTANCE: 63 FEET  
WC REQUIRED TABLE 2902.1: 2 (1M / 1F)  
WC PROVIDED: 4 TOTAL - 1F, 1M + URINAL, 1 UNISEX

**CODE SYNOPSIS**

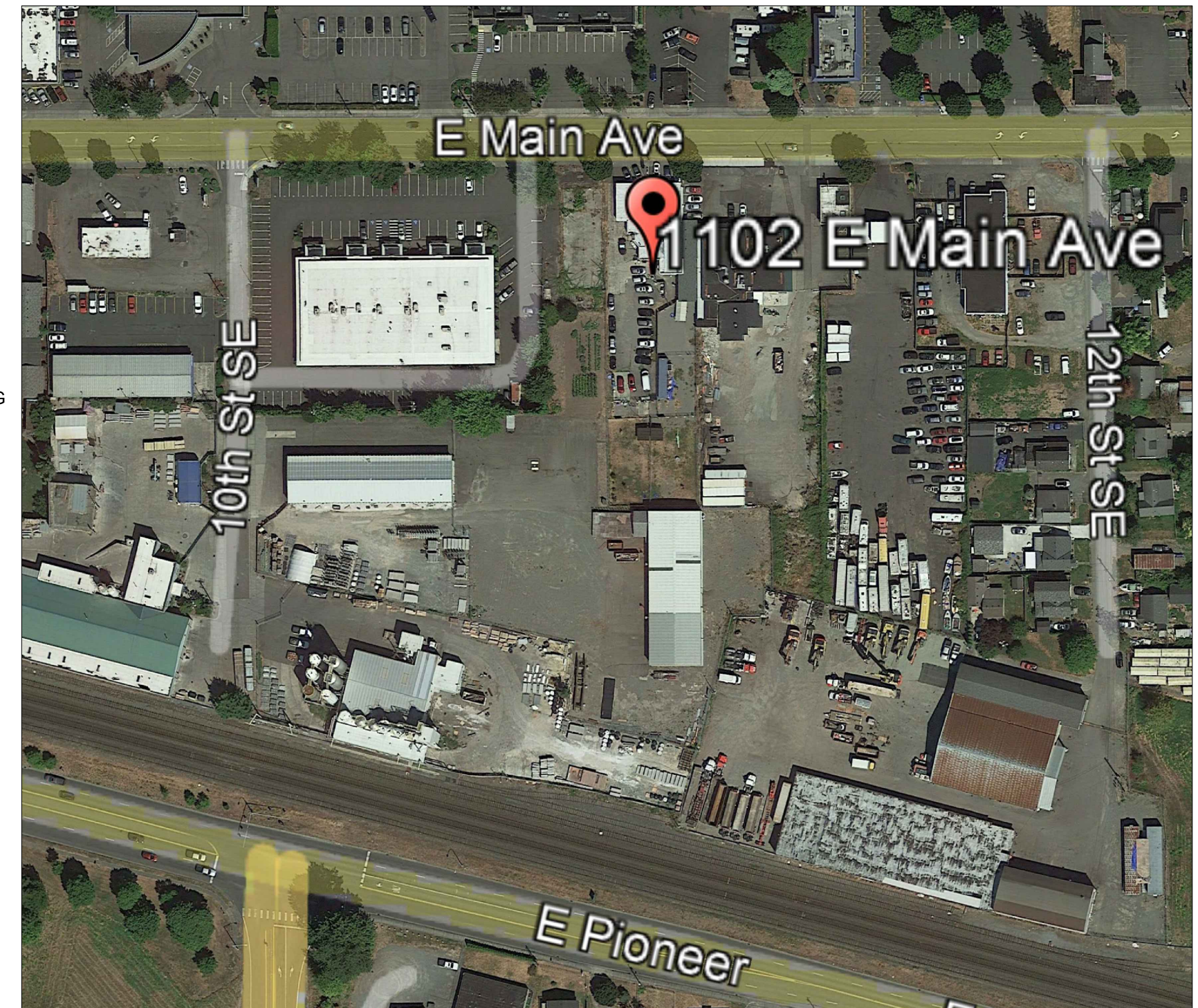
- THE IEBC GOVERNS REPAIRS TO EXISTING BUILDINGS PER IBC 101.4.7.
- IEBC 302.1 STIPULATES THAT THE PROVISIONS OF 302 APPLY TO ALL ALTERATIONS, REPAIRS, ADDITIONS, RELOCATIONS OF STRUCTURE AND CHANGES OF OCCUPANCY REGARDLESS OF COMPLIANCE METHOD.
- IEBC 302.1 STIPULATES THAT THE PROVISIONS OF 302 APPLY TO ALL ALTERATIONS, REPAIRS, ADDITIONS, RELOCATIONS OF STRUCTURE AND CHANGES OF OCCUPANCY REGARDLESS OF COMPLIANCE METHOD.
- IEBC 302.5 STATES EXCEPT AS OTHERWISE PERMITTED OR REQUIRED BY THIS CODE, MATERIALS FOR NEW CONSTRUCTION SHALL BE USED. LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS OR ALTERATIONS, PROVIDED THAT UNSAFE CONDITIONS ARE NOT CREATED.
- IEBC 401.2 STATES THE WORK SHALL NOT MAKE THE BUILDING LESS COMPLYING THAN IT WAS BEFORE THE REPAIR WAS UNDERTAKEN.
- WSEC DEFINES "REPAIR" AS BEING THE RECONSTRUCTION OR RENEWAL OF ANY PART OF AN EXISTING BUILDING.
- WSEC SECTION C501.5 STATES LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS PROVIDED NO HAZARD TO LIFE, HEALTH OR PROPERTY IS CREATED.
- WSEC SECTION C501.3 STATES DEVICES AND SYSTEMS WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED.

**PROPOSED INSULATION PLAN**

1. --- NEW FURRED WALL WITH BATT INSULATION:  
5/8" GWB OVER 2X6 STUDS @ 24" O.C. WITH 1" AIR GAP BETWEEN STUD AND WALL
2. NO FREEZE AREA:  
INSTALL HEATER(S) WITH TEMPERATURE SENSOR AND LIMITER TO 55 DEGREES
3. INSTALL NEW SINGLE PLY ROOFING OVER 1/2" PROTECTION BOARD OVER (2) LAYERS OF 4" RIGID INSULATION OVER EXISTING ROOF SHEATHING.
4. WINDOWS TO REMAIN
5. REPLACE NEW EXTERIOR DOORS WITH INSULATED DOORS MEETING CURRENT WSEC U VALUES INCLUDING DOORS TO STORAGE AREA, ELECTRICAL ROOM, HISTORIC OFFICE, AND EXISTING TOILET ROOM
6. UPGRADE ELECTRICAL WITH LED FIXTURES WITH DIMMERS AND OCCUPANCY SENSORS
7. NO CHANGE TO EXISTING MECHANICAL HEATING / COOLING SYSTEM



**VICINITY MAP**  
SCALE: NTS



**LOCATION MAP**  
SCALE: NTS

DATE: 4.21.2022  
DRAWN BY: GB  
PROJECT NO.: 22-001

CHECK SET -  
NOT FOR  
CONSTRUCTION

BENTON ARCHITECTS  
1201 GARFIELD ST S., TACOMA, WA  
253.232.5973

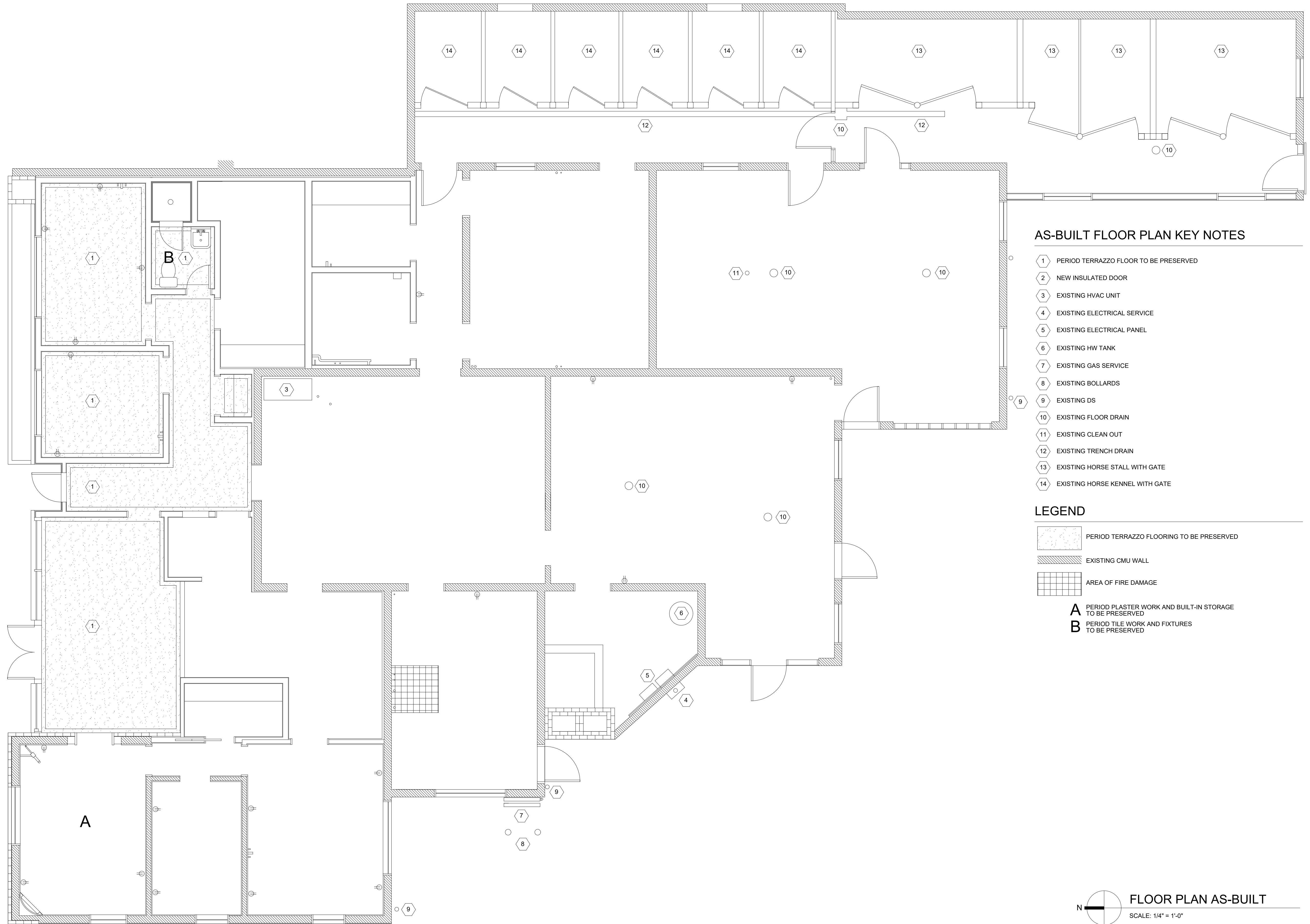
FIRE DAMAGE REPAIR FOR  
MR. JOHN HOPKINS  
1102 E. MAIN  
PUYALLUP, WA

PROJECT:

TITLE:  
COVER SHEET

A.0





**AS-BUILT FLOOR PLAN KEY NOTES**

- 1 PERIOD TERRAZZO FLOOR TO BE PRESERVED
- 2 NEW INSULATED DOOR
- 3 EXISTING HVAC UNIT
- 4 EXISTING ELECTRICAL SERVICE
- 5 EXISTING ELECTRICAL PANEL
- 6 EXISTING HW TANK
- 7 EXISTING GAS SERVICE
- 8 EXISTING BOLLARDS
- 9 EXISTING DS
- 10 EXISTING FLOOR DRAIN
- 11 EXISTING CLEAN OUT
- 12 EXISTING TRENCH DRAIN
- 13 EXISTING HORSE STALL WITH GATE
- 14 EXISTING HORSE KENNEL WITH GATE

**LEGEND**

- PERIOD TERRAZZO FLOORING TO BE PRESERVED
- EXISTING CMU WALL
- AREA OF FIRE DAMAGE
- A** PERIOD PLASTER WORK AND BUILT-IN STORAGE TO BE PRESERVED
- B** PERIOD TILE WORK AND FIXTURES TO BE PRESERVED

N  
**FLOOR PLAN AS-BUILT**  
 SCALE: 1/4" = 1'-0"

DATE: 4.21.2022  
 DRAWN BY: GB  
 PROJECT NO.: 22-001

**CHECK SET -  
 NOT FOR  
 CONSTRUCTION**

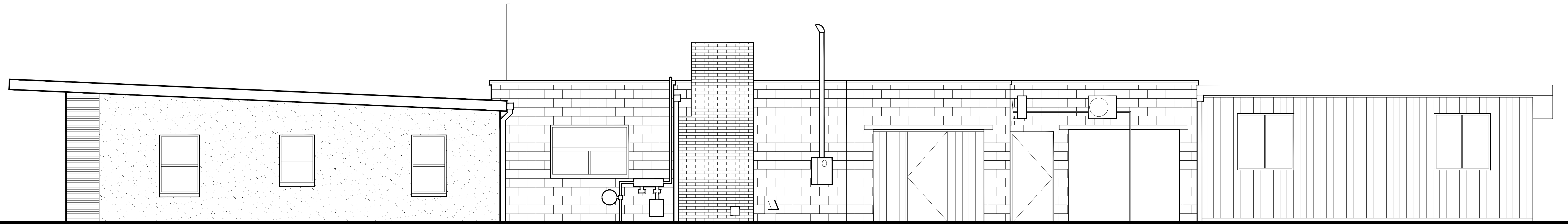
**BENTON ARCHITECTS**  
 1201 GARFIELD ST S., TACOMA, WA  
 253.232.5973

**FIRE DAMAGE REPAIR  
 MR. JOHN HOPKINS**  
 1102 E. MAIN  
 PUYALLUP, WASHINGTON

PROJECT:

TITLE:  
**AS-BUILT FLOOR PLAN**

**A.1**



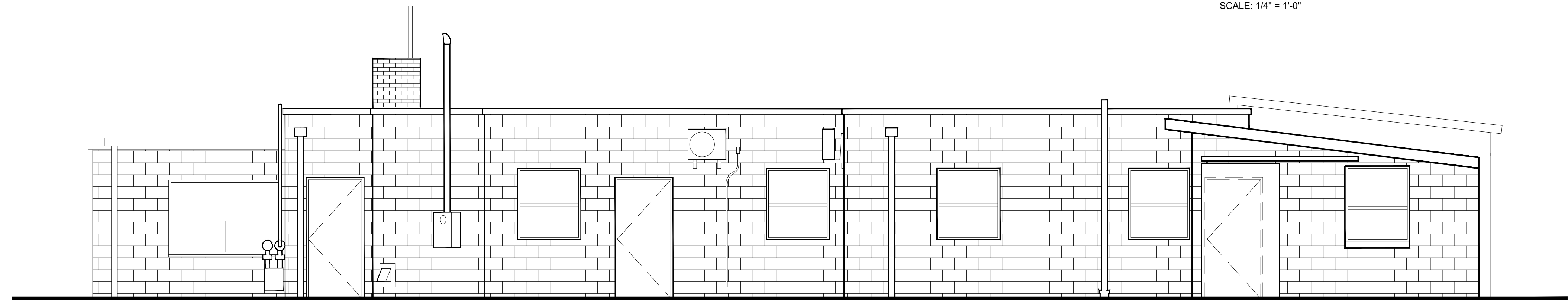
WEST ELEVATION AS-BUILT

SCALE: 1/4" = 1'-0"



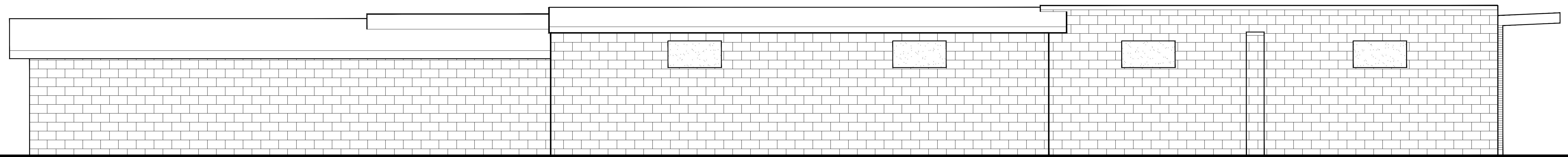
NORTH ELEVATION AS-BUILT

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION AS-BUILT

SCALE: 1/4" = 1'-0"



EAST ELEVATION AS-BUILT

SCALE: 1/4" = 1'-0"

DATE: 4.21.2022  
DRAWN BY: GB  
PROJECT NO.: 22-001

CHECK SET -  
NOT FOR  
CONSTRUCTION

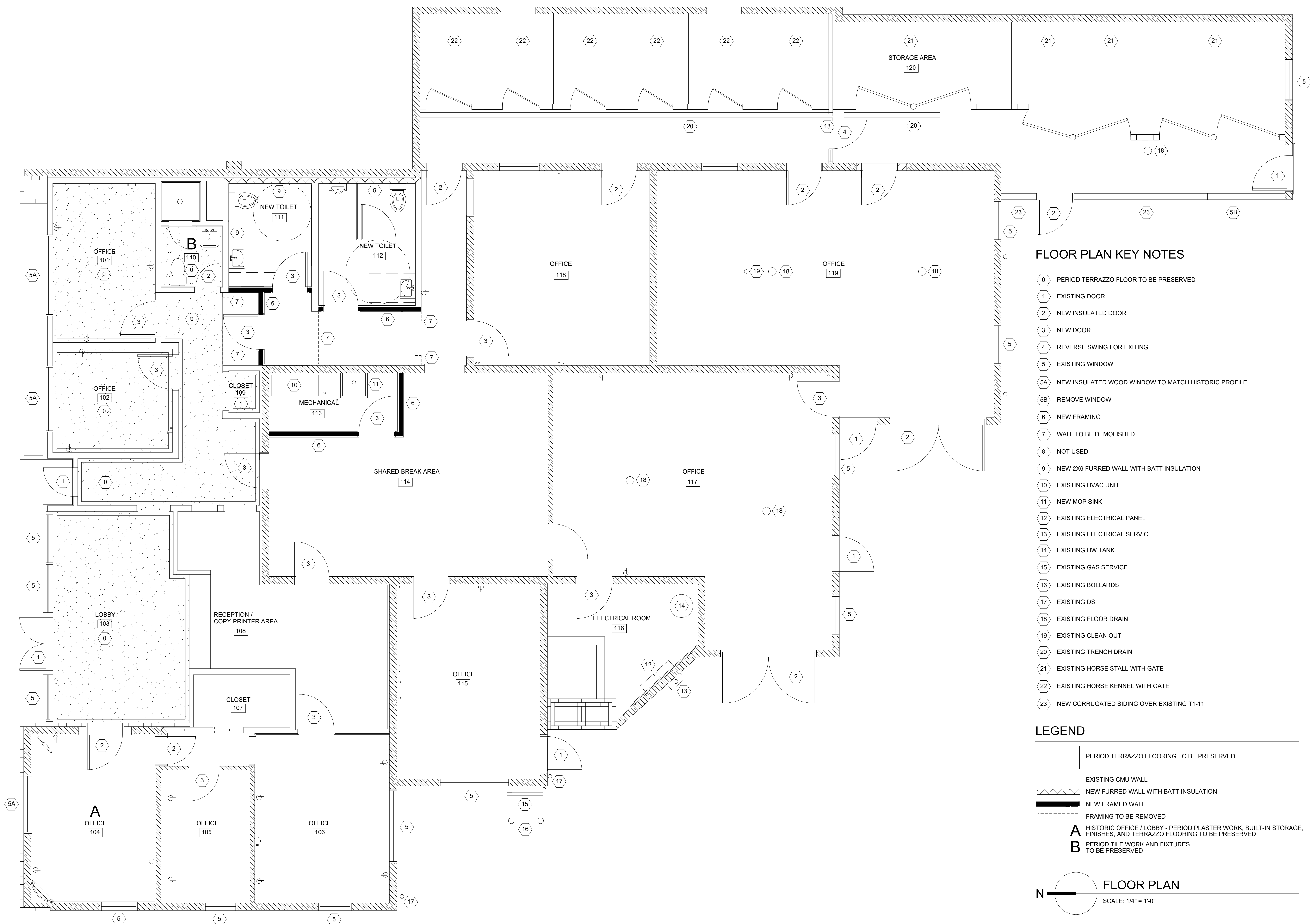
BENTON ARCHITECTS  
1201 GARFIELD ST S., TACOMA, WA  
253.232.5973

PROJECT: FIRE DAMAGE REPAIR FOR  
MR. JOHM HOPKINS  
1102 E. MAIN  
PUYALLUP, WASHINGTON

TITLE:

AS-BUILT  
ELEVATIONS

A1.1

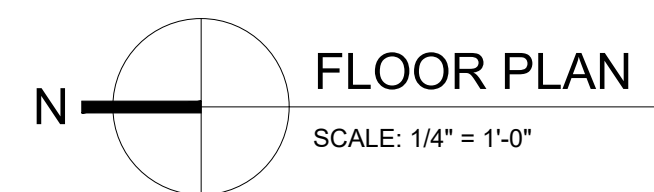


**FLOOR PLAN KEY NOTES**

- 0 PERIOD TERRAZZO FLOOR TO BE PRESERVED
- 1 EXISTING DOOR
- 2 NEW INSULATED DOOR
- 3 NEW DOOR
- 4 REVERSE SWING FOR EXITING
- 5 EXISTING WINDOW
- 5A NEW INSULATED WOOD WINDOW TO MATCH HISTORIC PROFILE
- 5B REMOVE WINDOW
- 6 NEW FRAMING
- 7 WALL TO BE DEMOLISHED
- 8 NOT USED
- 9 NEW 2X6 FURRED WALL WITH BATT INSULATION
- 10 EXISTING HVAC UNIT
- 11 NEW MOP SINK
- 12 EXISTING ELECTRICAL PANEL
- 13 EXISTING ELECTRICAL SERVICE
- 14 EXISTING HW TANK
- 15 EXISTING GAS SERVICE
- 16 EXISTING BOLLARDS
- 17 EXISTING DS
- 18 EXISTING FLOOR DRAIN
- 19 EXISTING CLEAN OUT
- 20 EXISTING TRENCH DRAIN
- 21 EXISTING HORSE STALL WITH GATE
- 22 EXISTING HORSE KENNEL WITH GATE
- 23 NEW CORRUGATED SIDING OVER EXISTING T1-11

**LEGEND**

- PERIOD TERRAZZO FLOORING TO BE PRESERVED
- EXISTING CMU WALL
- NEW FURRED WALL WITH BATT INSULATION
- NEW FRAMED WALL
- FRAMING TO BE REMOVED
- A** HISTORIC OFFICE / LOBBY - PERIOD PLASTER WORK, BUILT-IN STORAGE, FINISHES, AND TERRAZZO FLOORING TO BE PRESERVED
- B** PERIOD TILE WORK AND FIXTURES TO BE PRESERVED



DATE: 4.21.2022  
 DRAWN BY: GB  
 PROJECT NO.: 22-001

**CHECK SET -  
 NOT FOR  
 CONSTRUCTION**

**BENTON ARCHITECTS**  
 1201 GARFIELD ST S., TACOMA, WA  
 253.232.5973

**FIRE DAMAGE REPAIR FOR  
 MR. JOHN HOPKINS**  
 1102 E. MAIN  
 PUYALLUP, WASHINGTON

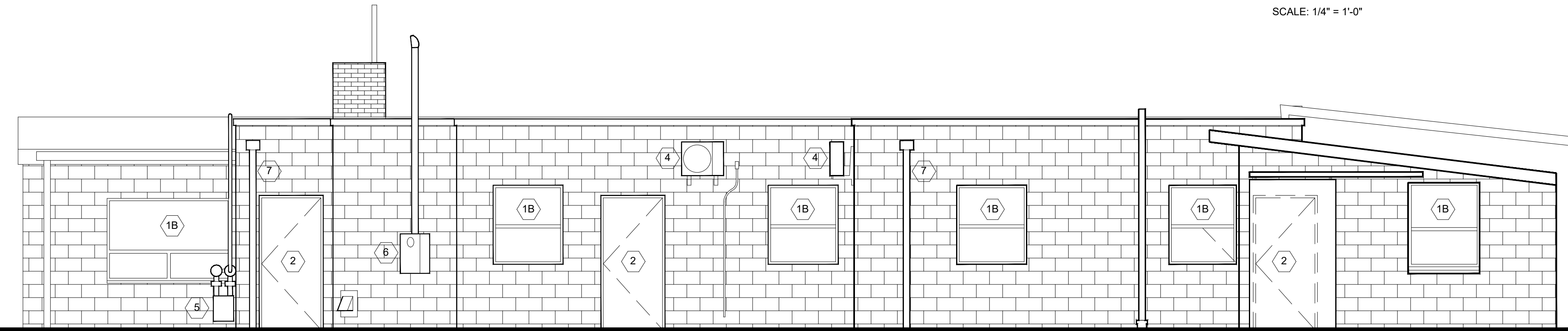
PROJECT:  
 TITLE:  
**PROPOSED  
 FLOOR PLAN**

**A.2**



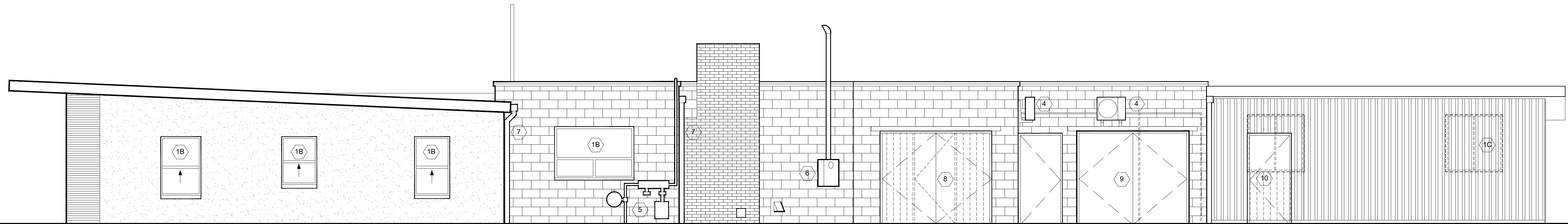
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



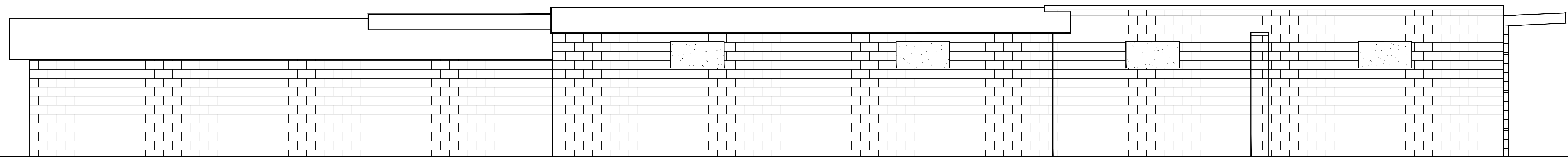
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"




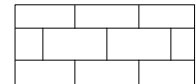
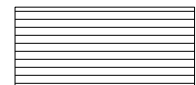
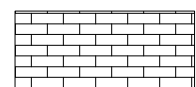

**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

**FLOOR PLAN KEY NOTES**

- 1 NEW INSULATED GLAZING UNIT TO MATCH HISTORIC PROFILE
- 1A STOREFRONT AND DOOR TO REMAIN
- 1B WINDOW TO REMAIN
- 1C WINDOW TO BE REMOVED
- 2 DOOR TO REMAIN
- 3 REMOVE FAUX SHUTTERS
- 4 EXISTING HVAC UNIT - RELOCATE PIPING AS REQUIRED
- 5 EXISTING GAS SERVICE
- 6 EXISTING ELECTRICAL SERVICE
- 7 EXISTING DS
- 8 REMOVE DOOR AND INFILL PANELS AND REPLACE WITH PR 4'-0" X 7'-0" INSULATED DOORS
- 9 REMOVE INFILL PANEL AND REPLACE WITH PR 4'-0" X 7'-0" INSULATED DOORS
- 10 REMOVE WINDOW AND REPLACE WITH NEW EXIT DOOR

**LEGEND**

-  STUCCO
-  CMU
-  ROMAN BRICK
-  STANDARD BRICK
-  NEW CORRUGATED METAL SIDING

DATE: 4.21.2022  
DRAWN BY: GB  
PROJECT NO.: 22-001

**CHECK SET -  
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CONSTRUCTION**

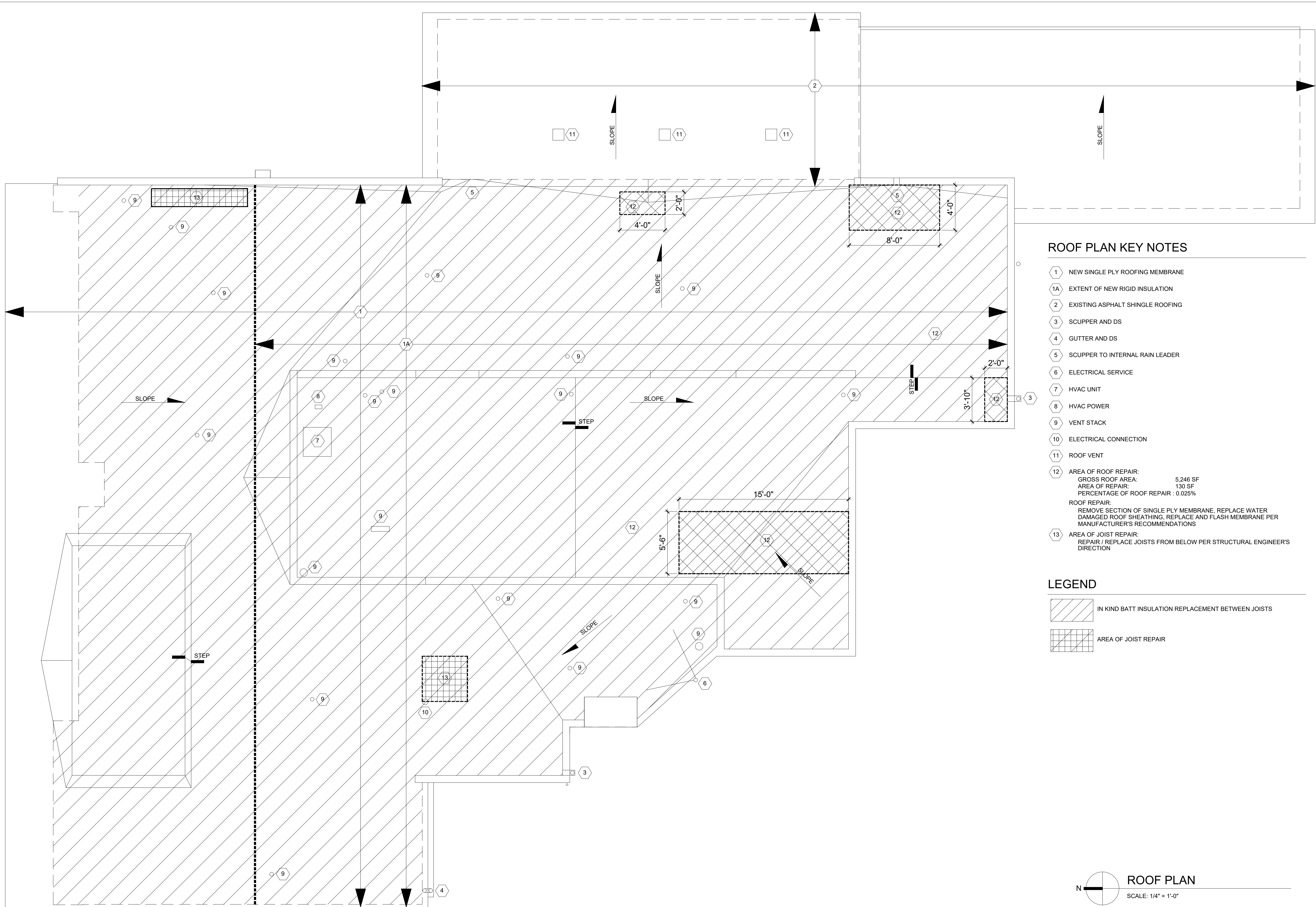
**BENTON ARCHITECTS**  
1201 GARFIELD ST S., TACOMA, WA  
253.232.5973

**FIRE DAMAGE REPAIR FOR  
MR. JOHN HOPKINS**  
1102 E. MAIN  
PUYALLUP, WASHINGTON

PROJECT:

TITLE:  
**PROPOSED  
ELEVATIONS**


**A.2.1**

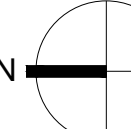


**ROOF PLAN KEY NOTES**

- 1 NEW SINGLE PLY ROOFING MEMBRANE
- 1A EXTENT OF NEW RIGID INSULATION
- 2 EXISTING ASPHALT SHINGLE ROOFING
- 3 SCUPPER AND DS
- 4 GUTTER AND DS
- 5 SCUPPER TO INTERNAL RAIN LEADER
- 6 ELECTRICAL SERVICE
- 7 HVAC UNIT
- 8 HVAC POWER
- 9 VENT STACK
- 10 ELECTRICAL CONNECTION
- 11 ROOF VENT
- 12 AREA OF ROOF REPAIR:  
GROSS ROOF AREA: 5,246 SF  
AREA OF REPAIR: 130 SF  
PERCENTAGE OF ROOF REPAIR : 0.025%
- ROOF REPAIR:  
REMOVE SECTION OF SINGLE PLY MEMBRANE, REPLACE WATER DAMAGED ROOF SHEATHING, REPLACE AND FLASH MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS
- 13 AREA OF JOIST REPAIR:  
REPAIR / REPLACE JOISTS FROM BELOW PER STRUCTURAL ENGINEER'S DIRECTION

**LEGEND**

-  IN KIND BATT INSULATION REPLACEMENT BETWEEN JOISTS
-  AREA OF JOIST REPAIR

N  
 **ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

DATE: 4.21.2022  
 DRAWN BY: GB  
 PROJECT NO.: 22-001

**CHECK SET -  
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 CONSTRUCTION**

**BENTON ARCHITECTS**  
 1201 GARFIELD ST S., TACOMA, WA  
 253.232.5973

**FIRE DAMAGE REPAIR  
 MR. JOHM HOPKINS**  
 1102 E. MAIN  
 PUYALLUP, WASHINGTON

PROJECT:

**ROOF PLAN**

TITLE:

**A.3**