The occupancy classification of U occupancy for use as a greenhouse is allowable. The A-3 occupancy is limited to banquet operations in conjunction with the Annual Operational Permit provisions of the International Fire Code (IFC). The assembly events may not be held in the greenhouse without the issuance and inspection approval of the IFC annual operational permit(s).

Response from Jeff Brown Architecture dated March 06,2023

This is a greenhouse for cultivating and selling plants for most of the year. But also, during

the summer season, this will have no more than 300 people occupied to use as A-3

occupancy under "Operational Permit" with Central Pierce Fire District.

A revised code study and exit lighting are added. Also, Mountain Construction is procuring a fire-alarm system for seasonal occupancies.

Per our conversation with building official, permit B-17-0271 will be finalized in conjunction with the current greenhouse addition permit PRCA20220482.

## City of Puyallup Building ACCEPTED

JMontgomery 04/05/2023 10:47:15 AM



THE APPROVED CONSTRUCTION PLANS, DOCUMENTS AND ALL ENGINEERING MUST BE POSTED ON THE JOB AT ALL INSPECTIONS IN A VISIBLE AND READILY ACCESSIBLE LOCATION.

FULL SIZED LEDGIBLE COLOR PLANS ARE **REQUIRED TO BE PROVIDED BY THE** PERMITEE ON SITE FOR INSPECTION

Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

2018 INTERNATIONAL BUILDING CODE CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION OCCUPANCY AS U AND A-3 UNDER SPECIAL PERMIT (SEE NOTE "OCCUPANCY GROU<mark>P" UN</mark>DER PROJECT SCOPE & INFORMATION ON G1.1 CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS FOR ALLOWABLE HEIGHT, STORIES, AND BLDG AREA OCCUPANCY: A-3 see above occupancy classification CONSTRUCTION TYPE: II-B NON-SPRINKLER TABLE 504.3 ALLOWABLE BUILDING HEIGHT AND AREA HEIGHT = 55' --> PROVIDE 28'-10" TABLE 504.4 ALLOWABLE # OF STORIES # OF STORIES = 2 --> PROVIDE 1 STORY TABLE 506 ALLOWABLE BUILDING AREA FACTOR  $(A_{T})$ NS: 9,500 SQFT 506.2.1 SINGLE-OCCUPANCY, ONE-STORY BUILDINGS  $A_{A} = A_{T} + (NS^*|_{F})$ AT = 9,500 SQFT | NS = 9,500 SQFT l<sub>⊨</sub> = 0.61  $I_{F} = [F/P - 0.25]^{*}(W/30)$ F = 349.75 FT | P = 407.75 FT W = 30\*(349.75)/349.75 = 30 I<sub>F</sub> = [(349.75/407.75)-0.25]\*(30/30) = 0.61 A<sub>4</sub> = 9,500 + (9,500\*0.61) = 15,295 SQFT --> PROVIDE 8640 SQFT FOR BOTH EXST+NEW GREENHOUSE CHAPTER 6 TYPES OF CONSTRUCTION TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR TYPE II-B STRUCTURAL FRAME: 0 HOUR BEARING WALLS (ALL): EXTERIOR 0 HOUR INTERIOR 0 HOUR NONBEARING WALLS: O HOUR (>30' SEPARATION DI PER TABLE 602) EXTERIOR: INTERIOR: 0 HOUR FLOOR CONSTRUCTION: O HOUR ROOF CONSTRUCTION: 0 HOUR 602.2 TYPES | AND || TYPES...II CONSTRUCTION ARE ... NONCOMBUSTIBLE MATERIALS CHAPTER 7 FIRE AND SMOKE PROTECTION 105.3 BUILDINGS ON THE SAME LOT "EXCEPTIONS" 1: TWO ... BUILDINGS ON THE SAME LOT SHALL BE...CONSIDERED AS PORTIONS OF ONE BUILDING IF THE AGGREGATE AREA OF SUCH BUILDINGS IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS 906.2.1.3 GROUP A-3 NONE OF THE (3) CONDITIONS EXISTS, THUS FIRE-SPRINKLER IS NOT REQUIRED. BELOW IS THE CONDITION OF THE BUILDING 1. THE FIRE AREA DOES NOT EXCEEDS 12,000 SQFT 2. THE FIRE AREA HAS LESS THAN 300 OCCUPANT LOAD 3. THE FIRE AREA IS LOCATED ON A LEVEL OF EXIST DISCHARGE FLOOR 906.3 SIZE & DISTRIBUTION: LIGHT HAZARD OCCUPANCY | 2-A:10-B DISTANCE OF TRAVEL TO EXTINGUISHER: 50' (2-A FOR 75', 10-B FOR 50') CHAPTER 10 MEANS OF EGRESS TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT TABLE 1004.5 STATES THAT THE NET OCCUPANT LOAD FACTOR FOR UNCONCENTRATED AREA IS 1 OCC PER 15 NET SQFT. \* HOWEVER, THE OWNER HAS AGREED TO POST 299 AS MAX OCCUPANT LOAD FOR THE NEW STRUCTURE TO USE AS A-3 UNDER OPERATIONAL PERMIT WITH CENTRAL PIERCE FIRE DISTRICT. THE EXISTING GREENHOUSE WILL REMAIN AS U OCCUPANCY 1006.2.1 EGRESS TWO EXITS FROM ANY SPACE IS PROVIDED MAX EGRESS TRAVEL DI W/O SPRINKLER SYS. = 100 FT SINCE TRAVEL DISTANCE IS > 100 FT, PROVIDE (2) EXITS 1007.1.1 TWO EXISTS WHERE TWO EXITS ... ARE REQUIRED ... THEY SHALL BE PLACED A C

DISTANCE APAR	T EQUAL TO NO	DT LESS THAN 1/2 OF	THE LENGTH OF			
THE MAX OVERA					XXX	
1008.2 ILLUMINATIC	ON REQUIRED			ROOM IDENTIFICATION	###	
1010.1.10 PANIC AN	ID EXIT HARDW	ARE				
SWINGING DOOF	RS SERVING WIT	TH AN OCCUPANT LOA	D MORE THAN 50	DOOR NUMBER	(###)	
IN GROUP A SHA	LL PROVIDE P	ANIC HARDWARE			~	
1013.1 EXIT SIGNS F	REQUIRES			WINDOW NUMBER	XX	
CHAPTER 29 PLI	UMBING SYST	EMS		EQUIPMENT NUMBER	##	
TABLE 2902.1 MIN	# OF REQ'D PLI	UMBING FIXTURES				
A-3	NC	LAVAT <i>O</i> R	۲Y	WALL TYPE	X#>	
MALE	1 PER 125	1 PER 200	0			
FEMALE	1 PER 65	1 PER 200	0	CENTERLINE	<i>c</i>	
SINCE 299 MAX (	OCC FOR GREE	ENHOUSES, THIS <u>REQU</u>	IRES 1 WC FOR	CENTERLINE	Ŷ	
MALE, AND 2 WC	5 FOR FEMAILE	# 1 LAVATORY EACH	. THIS IS		$\square$	
PROVIDED IN CO	OMMON'S BUILD	NG. SEE "PLUMBING	NOTE" BELOW AND	NORTH ARROW	$\bigcirc$	
<u>A1.1</u>						
2902.3.3 LOCATION	N OF TOILET			HOSE BIB		
		PLOYEE TOILET FACIL			4	
		PERTY, AND THE PAT		DATUM		
		CEED A DISTANCE OF	= 500 FT		Т	
PROVIDED TRAY				REVISION		
2902.5 DRINKING F						
		E LOCATED WITHIN A I			$\frown$	
		10NS - DRINKING FOL		COLUMN GRID/LINE	(#)	
		OR DINING ESTABLISH				
WITHIN 141' TRAV	/EL DISTANCE, 1	DRINKING FACILITY IS	PROVIDED.		$\frown$	
				ENLARGED DETAIL MARK	(#	
PLUMBING NOTE:					A#.#	)
		CUPANCY AND TOTAL			·	
-		430 FEMALE). SEE E				
		DED AS AN EXISTING		BUILDING SECTION MARK	AX.X	
		DOCUMENT "SBS GH-F	revo1_supp		(A.A.	VIA.A
Drawing-Commor					$\frown$	$\sim$ $\sim$
WATER CLOSET		PROVIDED	EXTRA		( <b>#</b> ) (X#.#)	
MALE	6 MC	3 MC, 7 URINALS	1 MC, 3 URINAL	DETAIL MARK	A#.#	A#.#
FEMALE	6 MC	8 MC	2 MC			
LAVATORIES	<b>0</b>   1) (		<b>0</b> + 1) (		X	
MALE	3 LAV	5 LAV	2 LAV	EXTERIOR ELEVATIONS SYMBOL	AX.X	
FEMALE	3 LAV					
	•	D 150 FEMALE REQUIR			N	
		), AND (2) WATER CLC		INTERIOR ELEVATION SYMBOL	W AX.X E	
(1 PER 65). ALSO	2, (1) LAV FOR	MALE (1 PER 200), A	ND (1) LAV FOR			

(1 PER 65). ALSO, (1) LAV FOR MALE (1 PER 200), AND (1) LAV FOR FEMALE.

THUS, COMMONS DOES HAVE CAPACITY TO SERVE 1 WC FOR MALE, 2 WC FOR FEMALE, AND 1 LAV EA. FOR GREENHOUSES.

1.	CODE CONFLICTS
	ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH MOST CURRENT APPLICABLE CODE AND ORDINANCES OF CITY
	OF PUYALLUP
2.	DISCREPANCY
	IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT
	DISCREPANCIES FOUND WITHIN THESE DOCUMENTS TO THE
2	ARCHITECT AS SOON AS THEY ARE DISCOVERED
5.	DO NOT SCALE THE DRAWINGS. CONTACT ARCHITECT WITH ANY
	CONFLICTS
4.	DIMENSIONS
	DIMENSIONS ARE TO FACE OF STUD AND FACE OF CONC. U.N.O.
	CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EXISTING
	CONDITIONS, AND MEMBER SIZES PERTAINING TO THE WORK
	PRIOR TO PROCEEDING. ALL DIMENSIONS OF EXISTING
	CONDITIONS SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE ARCHITECT MUST
	BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE
	DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS.
5.	DOORS AND WINDOWS
	ALL WINDOW AND DOOR SIZES SHALL BE VERIFIED AND FIELD
	MEASURED PRIOR TO FABRICATION
0.	EXISTING CONDITIONS
	THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY
	UNCERTAINTIES OR DISCREPANCIES WITHIN THESES DOCUMENTS
	CONTRACTOR SHALL PROTECT THE EXISTING SITE WORK.
	LANDSCAPING, AND AREAS OF THE SITE NOT IN THE SCOPE OF
	WORK
7.	DEMOLITION
	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE
	COMMENCING ANY DEMOLITION. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING
	STRUCTURE.
	PROTECT EXISTING STRUCTURE TO REMAIN
B.	HEALTH AND SAFETY
	CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY
	PRECAUTIONS AND THE MEANS AND METHODS TO PERFORM THE
	CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL
	CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH
	THE PLANS
7.	QUALITY STANDARDS
	ALL CONSTRUCTION SHALL MEET OR EXCEED INDUSTRY
	STANDARDS. DETAILS ARE PROVIDED FOR MINIMUM QUALITY
	AND TO GIVE STANDARDS OF CONSTRUCTION. IF CONDITION IS
	NOT SPECIFICALLY DETAILED, SUBMIT A DETAIL FOR GUIDANCE
	AND REVIEW FOR ACCEPTANCE. CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR
	ALL CASEWORK, FIXTURE, AND SPECIALTY ITEMS
	Glass and Glazing to comply with the IBC provisions of
	chapter 24.

#### LIST OF DRAWINGS

GENERAL PROJECT INFORMATION G1.1

ARCHITECTURAL

SITE PLAN FLOOR PLAN A2.1

### CONTACTS

OWNER STEP BY STEP PO. BOX 488

MILTON, WA 98354

CONTACT: OWNER REPRESENTATIVE JASON CORNELL 253.241.1293 jasoncornell@stepbystepfamily.org

ARCHITECT JEFF BROWN ARCHITECTURE 12181 C STREET SOUTH TACOMA, WA 98444

> CONTACT: SONG CHO 509.432.4651 songui.cho@hotmail.com

GENERAL CONTRACTOR MOUNTAIN CONSTRUCTION, INC. 7457 S MADISON ST TACOMA, WA 98409

> CONTACT: PROJECT MANAGER JEREMY PATNOL 253.284.0416 jeremy@mountainconst.com

CIVIL ENGINEERING BARGHAUSEN CONSULTING ENGINEERS 18215 72ND AVE S KENT, WA 98032

> CONTACT: ZAYIN WALLI 425.251.6222 zwall@barhausen.com

MECHANICAL CONSULTANT NORTHWEST MOUNTAIN AIR 2316 INTER AVE #1 PUYALLUP, WA 98372

> CONTACT: RYAN HEGLAND 253.261.4046 ryan@nwmtnair.com

Final Letter Requirements Architect of Record Engineer of Record

**Deferred Submittal** Separate Mechanical permit Separate Fire Alarm permit Separate Plumbing permit

#### ABBREVIATIONS

¢ Ø Ø Ø BLC A P. C.O. C.O. D D D D D L E. Z. F. F. FT FT G	AND ANGLE AT DEGREE DIAMETER BETWEEN BLOCKING CENTERLINE APPROXIMATE(LY) CLEAR(ANCE) CLEAR(ANCE) CLEAR(OPENING COLUMN CONCRETE CONTROL JOINT DEMOLISH (ION) DOWN DIMENSION DISH WASHER ELECTRIC (AL) EQUAL EXPANSION JOINT EXTERIOR FACE OF FINISH FINISH FLOOR FOOT (FEET) FOOTING	FND GNB HDR INT. MNF NTS O.C. RW RECHD S.D. TEM T.O.P. T.O.P. T.YP. U.N.O. VIF WIN W.T. W/ WD	FOUNDATION GYPSUM WALL BOARD HEADER INTERIOR MANUFACTURE NOT TO SCALE ON CENTER RAIN CHAIN PLY WOOD REFRIGERATOR SCHDULE SHEATHING SMOKE DETECTOR TEMPER/SAFETY GLASS TOP OF BEAM TOP OF PLATE TOP OF STEEL TYPICAL UNLESS NOTICED OTHERWISE VERIFY IN FIELD WINDOW WEATHER THRESHOLD WITH WITHOUT WOOD
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City of Puyallup Development & Permitting Services ISSUED PERMIT				
Building	Planning			
Engineering	Public Works			
Fire OF W	Traffic			

## SYMBOLS LEGEND

Annual operational permit prescribed the International Fire Code will be required each year prior to the greenhouse transition to the banquet events

## PRCA20220482

## PROJECT SCOPE & INFORMATION

#### PROJECT NAME PROJECT ADDRESS

PARCEL NUMBER

SBS - GREENHOUSE 3308 8TH STREET SE PUYALLUP, WA 98372 0420253070, 0420253071

## LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF PIERCE, CITY OF PUYALLUP, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOT 1: THAT PORTION OF THE WEST ONE-THIRD OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST

ONE-THIRD OF THE SOUTH HALF AND THE NORTH MARGIN OF 80TH STREET EAST THENCE NORTH 88°40'46" WEST, 49.23 FEET ALONG SAID NORTH

MARGIN TO AN ANGLE POINT THENCE NORTH 74°06'46" WEST, 333.37 FEET ALONG SAID NORTH MARGIN

THENCE NORTH 00°44'18" EAST, 607.11 FEET; THENCE NORTH 88°23'27" WEST, 501.42 FEET TO THE EAST MARGIN OF 134TH AVENUE EAST

THENCE NORTH 00°44'18" EAST, 627.35 FEET ALONG SAID EAST MARGIN TO THE NORTH LINE OF SAID SOUTH HALF

THENCE SOUTH 88°23'27" EAST, 872.71 FEET ALONG SAID NORTH LINE TO THE SAID EAST LINE OF THE WEST ONE-THIRD; THENCE SOUTH OO°44'55" WEST, 1,316.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LOT 2: THAT PORTION OF THE WEST ONE-THIRD OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST ONE-THIRD OF THE SOUTH HALF AND THE NORTH MARGIN OF BOTH STREET EAST:

THENCE NORTH 88°40'46" WEST, 49.23 FEET ALONG SAID NORTH MARGIN TO AN ANGLE POINT; THENCE NORTH 74°06'46" WEST, 333.37 FEET ALONG SAID NORTH

MARGIN TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°44'18" EAST, 607.11 FEET

THENCE NORTH 88°23'27" WEST, 501.42 FEET TO THE EAST MARGIN OF 134TH AVENUE EAST;

THENCE SOUTH 00°44'18" WEST, 478.99 FEET ALONG SAID EAST MARGIN TO SAID NORTH MARGIN;

THENCE SOUTH 74°06'46" EAST, 519.41 FEET ALONG SAID NORTH MARGIN TO THE TRUE POINT OF BEGINNING

## GOVERNING CODE

2018 WASHINGTON STATE BUILDING CODE 2018 WASHINGTON STATE MECHANICAL CODE 2018 WASHINGTON STATE PLUMBING CODE 2018 WASHINGTON STATE ENERGY CODE CITY OF PUYALLUP ZONING CODE

#### ZONING

ARO-AGRICULTURE, RECREATION, AND OPEN SPACE MAXIMUM LOT COVERAGE

45% / 50%

PROPERTY SET BACKS

FRONT REAR 30' SIDE 25' STREET 25'

MAXIMUM HEIGHT PROPOSED HEIGHT 40' 28'-10'

PROPOSED BUILDING SQFT

CONDITIONED SPACE: 4,320 SQFT (FOR NEW BLDG)

OCCUPANCY GROUP OCCUPANCY AS U (GREENHOUSE) WITH A-3 OCCUPANCY UNDER "OPERATIONAL PERMIT" WITH CENTRAL PIERCE FIRE DISTRICT. ANNUAL RENEWAL OF OPERATIONAL PERMIT IS REQUIRED

BUILDING TYPE II-B

FIRE SPRINKLER SYSTEM

#### NOT REQUIRED

FIRE-ALARM SYSTEM

\*INSTALL FIRE-ALARM SYSTEM FOR SEASONAL OCCUPANCY USE FOR BOTH EXISTING AND NEW GREENHOUSES ALONG WITH

## <sup>3</sup> "OPERATIONAL PERMIT" WITH CENTRAL PIERCE FIRE DISTRICT

FINAL LETTER REQUIREMENTS ARCHITECT & ENGINEER OF RECORD (STRUCTURE OBSERVATION) DEFERRED SUBMITTAL

MECH

FIRE ALARM PLUMBING

The exiting building and the new building are considered one space; related to

fire alarm system installation VICINITY MAP

SITE

8TH AVE S.E.

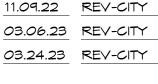
PIONEER WAY

## SHEET TITLE

## PROJECT INFORMATION

**G1.1** 















PROJECT NAME/ADDRESS

# STEP BY STEP GREENHOUSE

JEFF BROWN

ARCHITECTURE

JEFF BROWN ARCHITECTURE

jeff@jeffbrownarchitecture.com

12181 C STREET SOUTH

TACOMA, WA 98444

**PROJECT LEAD** 

JEFFREY E. BROWN

253.606.8324

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## approval and participation of the Architect

22002

DRAWING TYPE

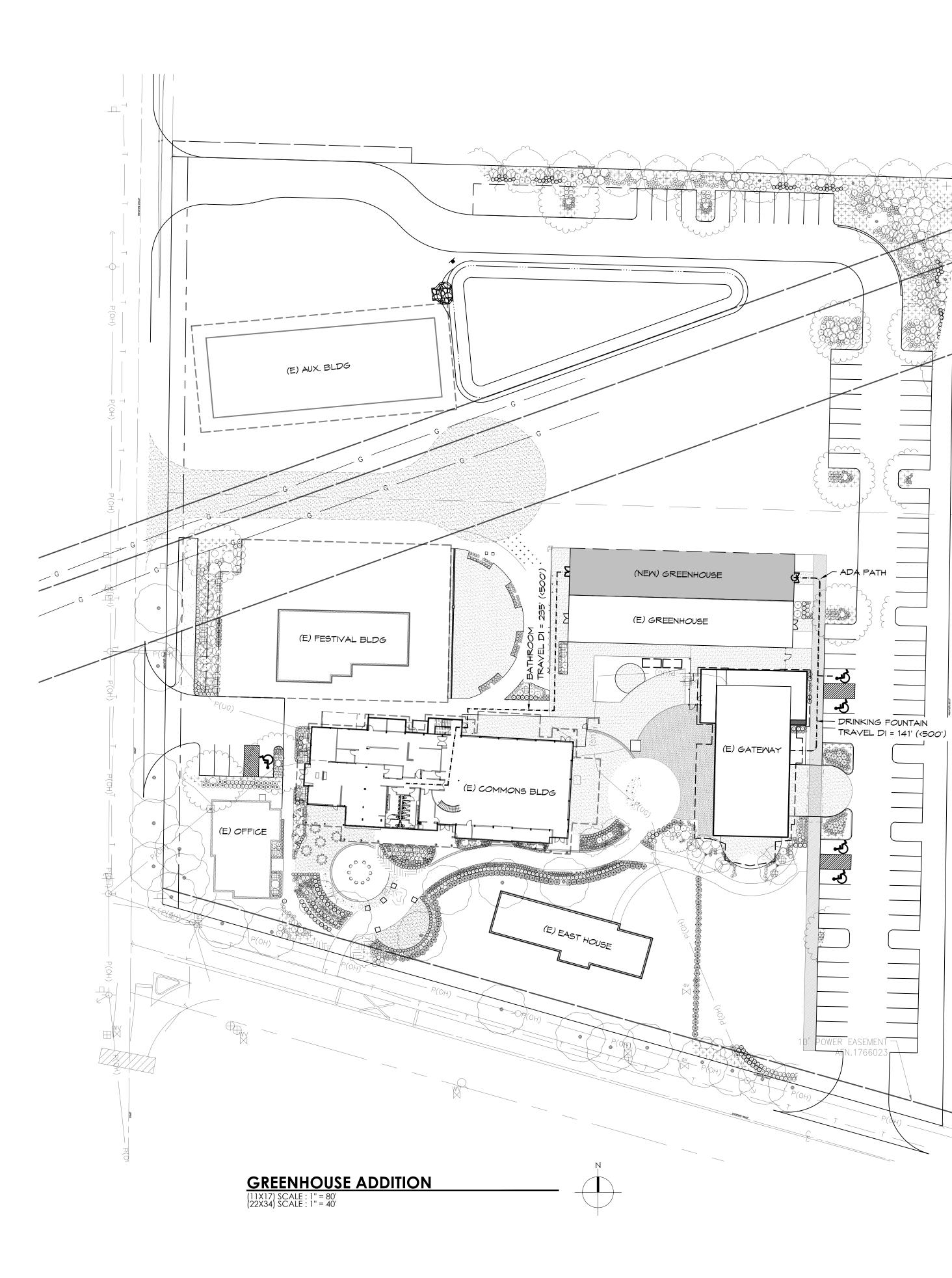
PERMIT

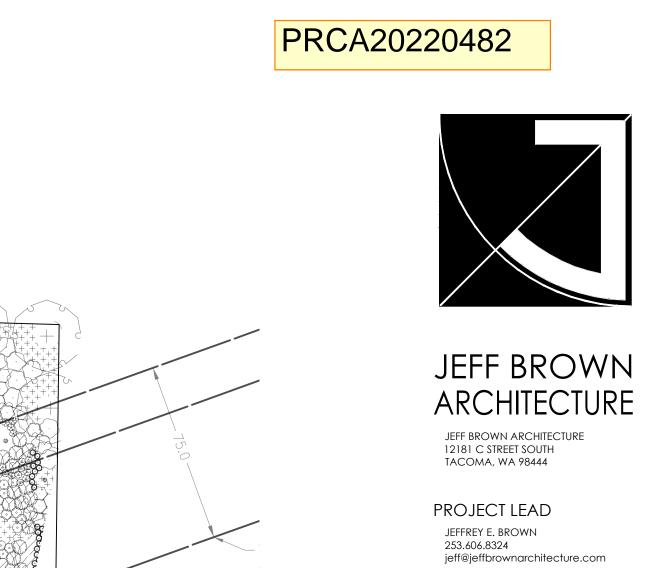
PROJECT NUMBER

DOCUMENTS

03.07.22 PERMIT

City of Puyallup Development & Permitting Services ISSUED PERMIT					
Building	Planning				
Engineering	Public Works				
Fire OF W	Traffic				







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3303 8TH AVE SE JYALLUP, WA 9837

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ISSUE DATE ISSUE DESCRIP. NO.

03.07.22 PERMIT

11.09.22 REV-CITY

03.06.23 REV-CITY 03.24.23 REV-CITY

PROJECT NUMBER

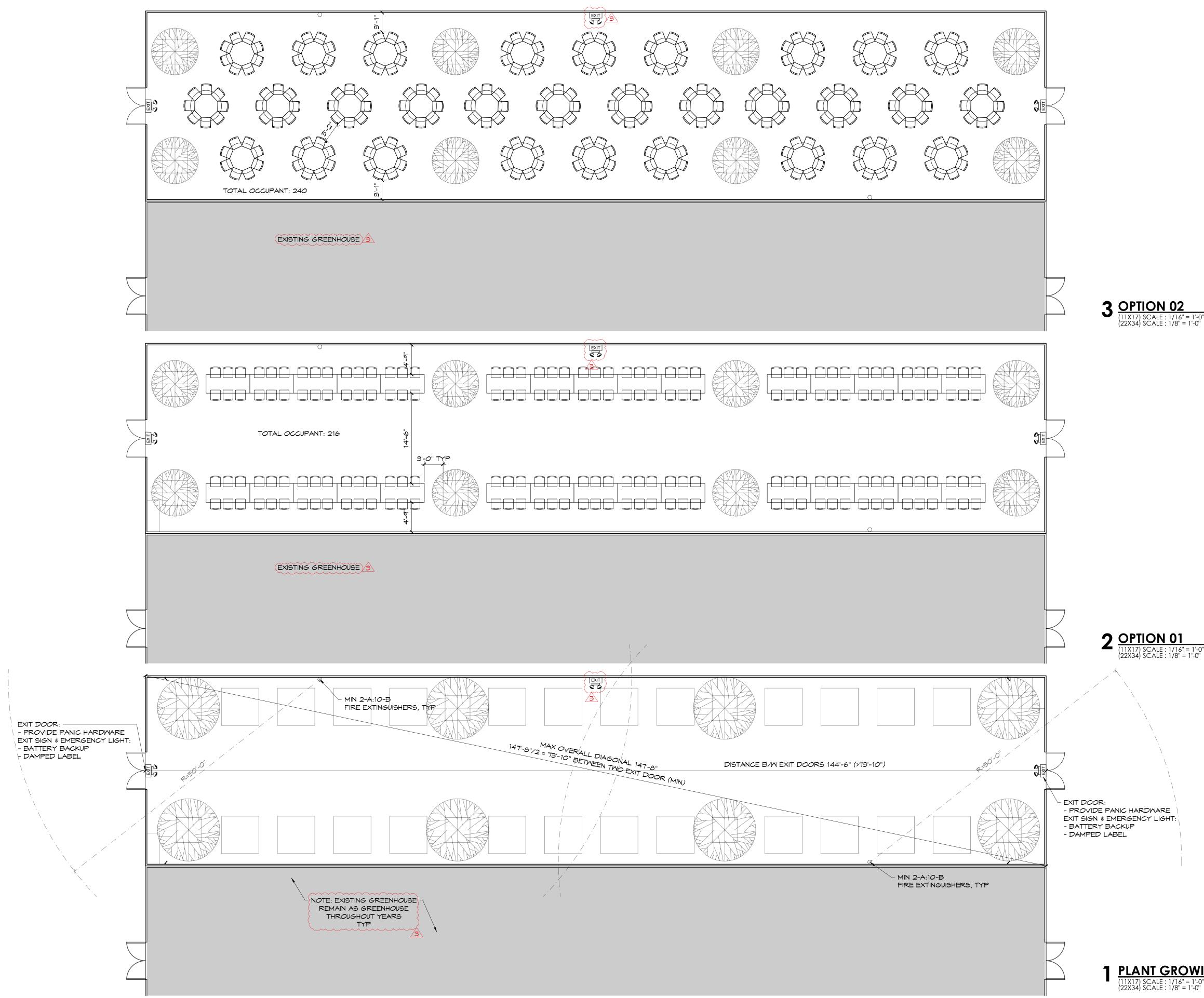
22002

DRAWING TYPE PERMIT DOCUMENTS



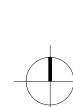
SITE PLAN





# PLANT GROWING SEASON LAYOUT (11X17) SCALE : 1/16" = 1'-0" (22X34) SCALE : 1/8" = 1'-0"





( | )

SHEET # A2.1

LAYOUT OPTIONS FLOOR PLAN

SHEET TITLE

03.07.22 PERMIT 11.09.22 REV-CITY 03.06.23 REV-CITY 03.24.23 REV-CITY



NO.



ISSUE DATE ISSUE DESCRIP.

DRAWING TYPE

22002

PROJECT NUMBER

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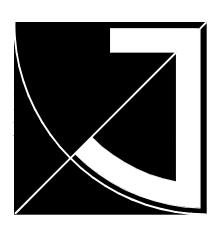
PROJECT NAME/ADDRESS



jeff@jeffbrownarchitecture.com

(11X17) SCALE : 1/16" = 1'-0" (22X34) SCALE : 1/8" = 1'-0"

**City of Puyallup** Development & Permitting Services **ISSUED PERMIT** Planning Building Engineering **Public Works** Fire Traffic



JEFF BROWN

ARCHITECTURE

JEFF BROWN ARCHITECTURE 12181 C STREET SOUTH TACOMA, WA 98444

PROJECT LEAD

JEFFREY E. BROWN 253.606.8324

# PRCA20220482