

2018 INTERNATIONAL BUILDING CODE

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

309.1 MERCANTILE GROUP M INCLUDES GREENHOUSE FOR DISPLAY AND SALE OF PLANTS THAT PROVIDE PUBLIC ACCESS

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

FOR ALLOWABLE HEIGHT, STORIES, AND BLDG AREA, OCCUPANCY: M CONSTRUCTION TYPE: VB

NON-SPRINKLERED TABLE 504.3 ALLOWABLE BUILDING HEIGHT AND AREA HEIGHT = 40' -> PROVIDE 23'-10"

TABLE 504.4 ALLOWABLE # OF STORIES # OF STORIES = 1 -> PROVIDE 1 STORY

TABLE 506 ALLOWABLE BUILDING AREA FACTOR (A₁) NS: 5,500 SQFT

506.2.1 SINGLE-OCCUPANCY, ONE-STORY BUILDINGS A₁ = A_r + (NS^{1/2})

A_r = 5,500 SQFT NS = 5,500 SQFT I_p = 0.61

I_p = [F/P - 0.25] * (W/30) F = 349.75 FT P = 407.75 FT

W = 30 * (349.75 / 407.75) = 30 I_p = [(349.75 / 407.75) - 0.25] * (30 / 30) = 0.61

A₁ = 5,500 + (5,500 * 0.61) = 8,850 SQFT -> PROVIDE 8640 SQFT FOR BOTH EXST-NEW GREENHOUSE

CHAPTER 6 TYPES OF CONSTRUCTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR TYPE V-B STRUCTURAL FRAME: 0 HOUR

BEARING WALLS (ALL): EXTERIOR 0 HOUR INTERIOR 0 HOUR

NONBEARING WALLS: EXTERIOR: 0 HOUR (>30' SEPARATION DI PER TABLE 602) 1 HOUR (5<= X < 10)

INTERIOR: 0 HOUR FLOOR CONSTRUCTION: 0 HOUR ROOF CONSTRUCTION: 0 HOUR

602.5 TYPE V, TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

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

903.2.7 GROUP M NONE OF THE (4) CONDITIONS EXISTS, THIS 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 IS LOCATED ON THE MAIN FLOOR

3. THE COMBINED AREA OF ALL GROUP M FIRE AREAS ARE LESS THAN 24,000 SQFT

3. GROUP M OCCUPANCY IS NOT USED FOR UPHOLSTERED FURNITURE NOR MATTRESS

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT MERCANTILE 60 GROSS/OCC

THUS, 8640 SF / (60 SF/OCC) = 144 OCC FOR BOTH GREENHOUSE SINCE TWO GREENHOUSES ARE IDENTICAL, 72 OCC PER EACH GREENHOUSE

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 EXISTS...ARE REQUIRED...THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN 1/2 OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIM

1008.2 ILLUMINATION REQUIRED 1013.1 EXIT SIGNS REQUIRES

CHAPTER 29 PLUMBING SYSTEMS

TABLE 2902.1 MIN # OF REQ'D PLUMBING FIXTURES MERCANTILE 1 WC 1 LAVATORY

SINCE 72 OCC PER GREENHOUSE, AND 144 FOR TOTAL OCC LOAD, THIS REQUIRES 1 WC & 1 LAVATORY, PROVIDED IN COMMON'S BUILDING. SEE "PLUMBING NOTE" BELOW AND A1.1

2902.3.3 LOCATION OF TOILET THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE PROVIDED...ON THE SAME PROPERTY, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500 FT PROVIDED TRAVEL DISTANCE: ~235'

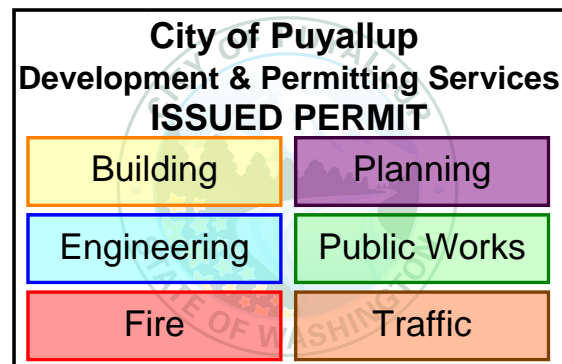
2902.5 DRINKING FOUNTAIN LOCATION DRINKING FOUNTAINS SHALL BE LOCATED WITHIN A DISTANCE OF TRAVEL OF 500 FEET...EXCEPTIONS - DRINKING FOUNTAIN NEED NOT BE PROVIDED IN A DRINKING OR DINING ESTABLISHMENT WITHIN 141' TRAVEL DISTANCE, DRINKING FACILITY IS PROVIDED.

PLUMBING NOTE: COMMON'S BUILDING HAS A-2 OCCUPANCY AND TOTAL OCCUPANTS OF 860 (RESULT IN 430 MALE AND 430 FEMALE). SEE BELOW TABLE FOR WHAT IS REQUIRED AND PROVIDED AS AN EXISTING CONDITION. (REFERS TO SUPPLEMENTARY DOCUMENT 'SBS GH-Rev01_Supp Drawing-Commons Code Sheet.pdf')

Table with 3 columns: WATER CLOSET, REQUIRED, PROVIDED. Rows for MALE/FEMALE LAVATORIES and MALE/FEMALE.

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THUS, COMMONS DOES HAVE CAPACITY TO SERVE 1 WC AND 1 LAV FOR GREENHOUSES.



GENERAL NOTES

- 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 ARCHITECT AS SOON AS THEY ARE DISCOVERED
3. SCALING DRAWINGS DO NOT SCALE THE DRAWINGS. CONTACT ARCHITECT WITH ANY CONFLICTS
4. DIMENSIONS DIMENSIONS ARE TO FACE OF STUD AND FACE OF CONG. 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
6. EXISTING CONDITIONS THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNCERTAINTIES OR DISCREPANCIES WITHIN THESE 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
8. HEALTH AND SAFETY CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PRECAUTIONS AND THE MEANS AND METHODS TO PERFORM THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS
9. 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

G1.1: IF ACCESSIBLE TO PUBLIC, PROVIDE EXIT SIGNS AND EGRESS LIGHTING.

SYMBOLS LEGEND

Table mapping symbols to terms: ROOM IDENTIFICATION (XXX, ###), DOOR NUMBER (###), WINDOW NUMBER (XX), EQUIPMENT NUMBER (#), WALL TYPE (X#), CENTERLINE (C), NORTH ARROW (N), HOSE BIB (H), DATUM (D), REVISION (R), COLUMN GRID/LINE (#), ENLARGED DETAIL MARK (#, A#.#), BUILDING SECTION MARK (X, AX.X), DETAIL MARK (X#.#), EXTERIOR ELEVATIONS SYMBOL (X, AX.X), INTERIOR ELEVATIONS SYMBOL (W, AX.X, E, S).

LIST OF DRAWINGS

- GENERAL G1.1 PROJECT INFORMATION
ARCHITECTURAL A1.1 SITE PLAN

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, 504.432.4651, songji.cho@hotmail.com

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

CONTACT: PROJECT MANAGER JEREMY PATNOI, 253.284.0416, jeremy@mountainconst.com

CIVIL ENGINEERING: BARHAUSEN CONSULTING ENGINEERS, 18215 12ND AVE S, KENT, WA 98332

CONTACT: ZAYIN WALLI, 425.251.6222, zwalli@barhausen.com

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

CONTACT: RYAN HEGLAND, 253.261.4046, ryanenuntrain.com

ABBREVIATIONS

Table mapping abbreviations to full names: AND, ANGLE, AT, DEGREE, DIAMETER, BETWEEN, BLOCK, CENTERLINE (LY), CLEAR (ANCE), CLEAR OPENING, COLUMN, CONCRETE, CONTROL JOINT, DEMOLISH (ION), DOWN, DIMENSION, D/W, DISH WASHER, ELECTRIC (AL), EQUAL, EXPANSION JOINT, EXT., F.O.F., F.F., FT, FTG, FND, GNB, HDR, INT., MNF, NTS, O.C., RC, FPA, REF, SCHD, SHTG, S.D., TEM, T.O.BM, T.O.P., T.O.S., TYP., U.N.O., VIF, WIN, W.T., W/V, W/O, WD, FOUNDATION, GYPSUM WALL BOARD, HEADER, INTERIOR, MANUFACTURE, NOT TO SCALE, ON CENTER, RAIN CHAIN, FLY MOOD, REFRIGERATOR, SCHEDULE, 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.

PROJECT SCOPE & INFORMATION

PROJECT NAME: SBS - GREENHOUSE
PROJECT ADDRESS: 3308 8TH STREET SE, PUYALLUP, WA 98372
PARCEL NUMBER: 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 08°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 08°29'27" 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°29'27" EAST, 872.71 FEET ALONG SAID NORTH LINE TO THE SAID EAST LINE OF THE WEST ONE-THIRD; THENCE SOUTH 00°44'55" WEST, 1,316.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

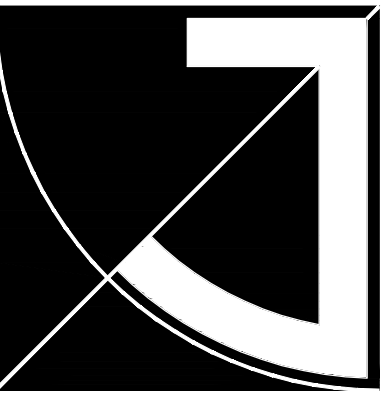
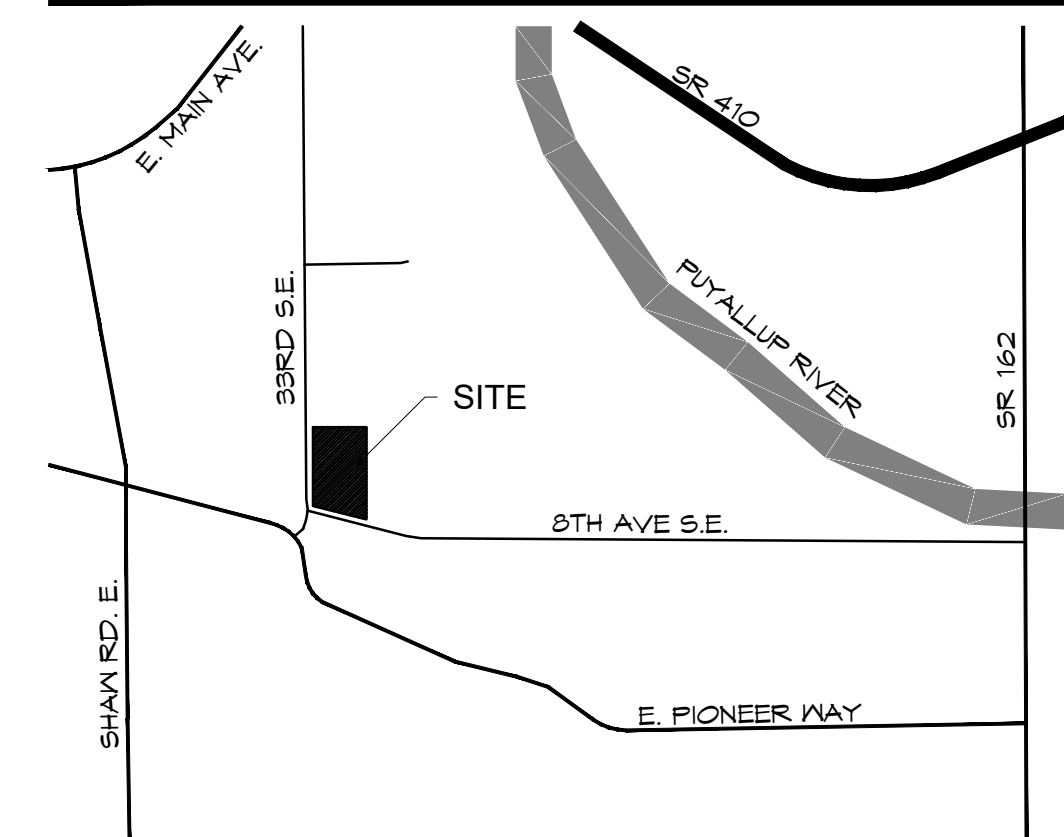
LOT 2: THAT PORTION OF THE WEST ONE-THIRD OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST ONE-THIRD OF THE SOUTH HALF AND THE NORTH MARGIN OF 80TH STREET EAST; THENCE NORTH 08°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 08°29'27" 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 30', REAR 30', SIDE 25'
STREET 25'
MAXIMUM HEIGHT: 40', PROPOSED HEIGHT: 28'-10"
PROPOSED BUILDING SQFT: 8640, CONDITIONED SPACE: 4,320 SQFT (FOR NEW BLDG)

OCCUPANCY GROUP: M GREENHOUSE MERCHANTILE
BUILDING TYPE: VB
FIRE SPRINKLER SYSTEM: NOT REQUIRED
G1.1: CLARIFY USE IN OCCUPANCY GROUP

VICINITY MAP

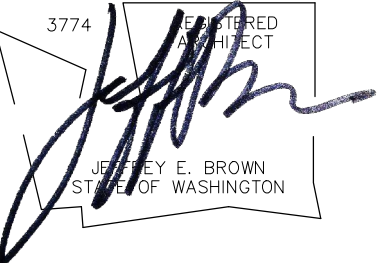


JEFF BROWN ARCHITECTURE

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

PROJECT LEAD

JEFFREY E. BROWN, 253.606.8324, jeff@jeffbrownarchitecture.com



PROJECT NAME/ADDRESS

STEP BY STEP GREENHOUSE, 3308 8TH AVE SE, PUYALLUP, WA 98372

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PROJECT NUMBER

22002

DRAWING TYPE

PERMIT DOCUMENTS

ISSUE DATE, ISSUE DESCRIPT., NO.

03.07.22 PERMIT

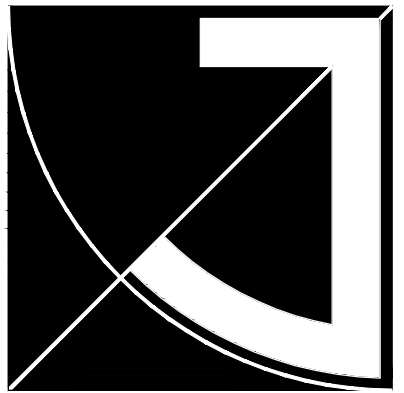
11.09.22 REV-CITY

SHEET TITLE

PROJECT INFORMATION

SHEET #

G1.1

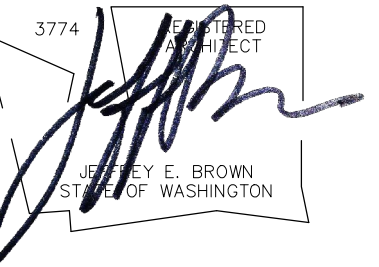


JEFF BROWN ARCHITECTURE

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PROJECT NAME/ADDRESS

STEP BY STEP GREENHOUSE

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PUYALLUP, WA 98372

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PROJECT NUMBER

22002

DRAWING TYPE

PERMIT DOCUMENTS

ISSUE DATE ISSUE DESCRIP. NO.

03.07.22 PERMIT

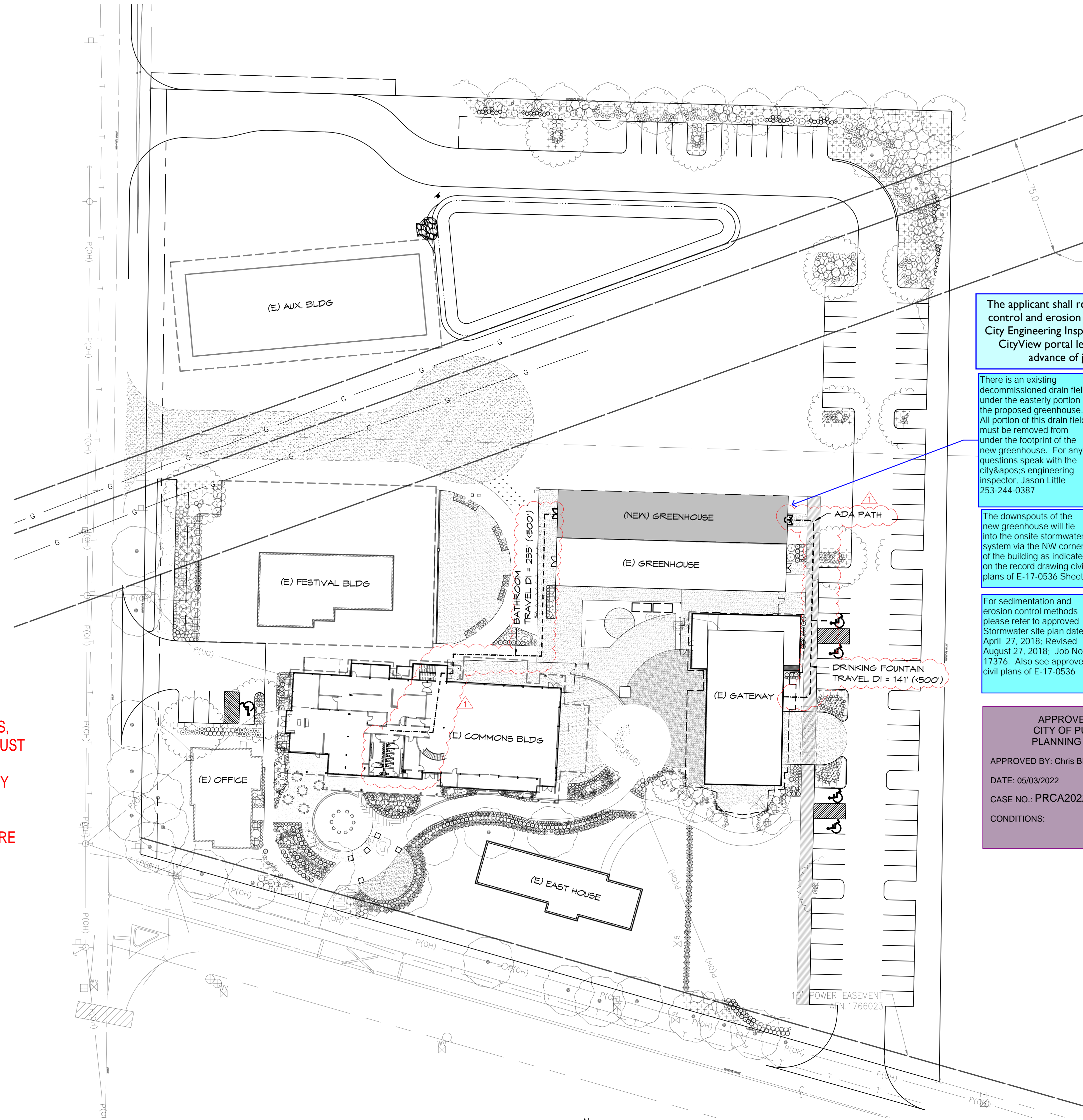
11.09.22 REV-CITY

SHEET TITLE

GATEWAY SITE PLAN

SHEET #

GA1.1



The applicant shall request a sediment control and erosion inspection with a City Engineering Inspector through the CityView portal least 48 hours in advance of job start.

There is an existing decommissioned drain field under the easterly portion of the proposed greenhouse. All portion of this drain field must be removed from under the footprint of the new greenhouse. For any questions speak with the city's engineering inspector, Jason Little 253-244-0387

The downspouts of the new greenhouse will tie into the onsite stormwater system via the NW corner of the building as indicated on the record drawing civil plans of E-17-0536 Sheet

For sedimentation and erosion control methods please refer to approved Stormwater site plan dated April 27, 2018; Revised August 27, 2018; Job No. 17376. Also see approved civil plans of E-17-0536

City of Puyallup Development Engineering APPROVED

See permit for additional requirements.

Linda Lian
04/19/2022
10:48:03 AM



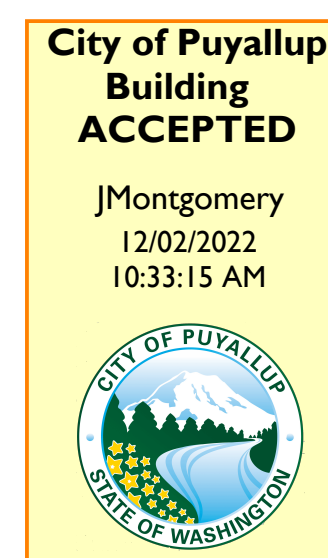
APPROVED PLAN
CITY OF PUYALLUP
PLANNING DIVISION
APPROVED BY: Chris BEALE
DATE: 05/03/2022
CASE NO.: PRCA20220482
CONDITIONS:

PRCA20220482

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

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



GREENHOUSE ADDITION

(11x17) SCALE: 1" = 80'
(22x34) SCALE: 1" = 40'

