

Exhibit A1

TOWN OF WATERBURY ZONING PERMIT APPLICATION

Date: 03-23-2022 Application #: 021-22
 Fees Paid: 3600 + \$15 recording fee = 3615.-
 Parcel ID #: 100-2933
 Tax Map #: 09-316.000

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT

Name: Ivy Ventures, Inc.
 Mailing Address: 2933 Waterbury-Stowe Rd
Waterbury Center, VT 05677
 Home Phone : 802-244-7880
 Work/Cell Phone: _____
 Email: George@IvyComputer.com

PROPERTY OWNER (if different from Applicant)

Name: _____
 Mailing Address: _____
 Home Phone : _____
 Work/Cell Phone: _____
 Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 2933 Waterbury-Stowe Rd
Waterbury Center, VT 05677
 Lot size: 8.1 Acres Zoning District: Rt100
 Existing Use: Commercial Proposed Use: Commercial
 Brief description of project: Remove the house/office, and Theater(tent)
and replace with an 11,000 sqft footprint 23,000sqft usable office
building

Cost of project: \$ 4,000,000 Estimated start date: summer 2022
 Water system: Municipal Waste water system: _____

EXISTING

Square footage: 7,000 Height: 18'
 Number of bedrooms/baths: 0/7
 # of parking spaces: _____
 Setbacks: front: 283'
 sides: 136/ 228' rear: 15'

PROPOSED

Square footage: 11,000 Height: 35'
 Number of bedrooms/bath: 0/11
 # of parking spaces: +83
 Setbacks: front: 200'
 sides: 101 / 335' rear: 107'

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

[Additional State Permits may also be required]

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other _____

USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

OTHER

- Subdivision (# of Lots: _____)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other _____

SKETCH PLAN

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf, file format) in addition to a paper copy.

Exhibit A2

SIGNATURES

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

George Pierce 3/20/2022
Applicant Signature date

George Pierce 2/20/2022
Property Owner Signature date

CONTACT

Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay: RTE 100
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): March 30, 2022
DRB Mtg Date: April 20, 2022 Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): _____
Remarks & Conditions: _____
Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:

- Conditional Use Waiver
- Site Plan
- Variance
- Subdivision:
 - Subdv. BLA PUD
- Overlay:
 - DDR SFHA RHS CMP
- Sign
- Other _____
- n/a

Exhibit A3

Date:	3.23.2022	Application #:	021-22
Fees Paid:	3,600	(\$15 recording fee already paid)	
Parcel ID #:	100-2933		
Tax Map #:	09-316.000		

TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Remove the house/office, and Theater(tent) and replace with an 11,000 sqft footprint 23,000sqft usable office building

See attached narrative for details

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

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TOWN OF WATERBURY CONDITIONAL USE INFORMATION

Exhibit A4

Date: 3.23.2022 Application #: 021-22
Fees Paid: 3,600 (\$15 recording fee already paid)
Parcel ID #: 100-2938
Tax Map #: 09-316.000

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

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CONDITIONAL USE CRITERIA

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

1. Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services):
2. Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located:
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
5. For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?

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Exhibit A5

Ivy Ventures 3/22/22 Building Permit Narrative

- Address
 - 2933 Waterbury-Stowe Rd, Waterbury Center, VT
- General Overview
 - Ivy Ventures, wishes remove the 2 building generally referred to as the house (used as an office) and the theater.
 - We wish to replace these with a new office building, 11,000 sq ft foot print, 2 stories with a 1000 sq ft mezzanine on the 2nd floor, and a basement of 4000 sq ft
 - Planned occupancy is for the single tenant of Ivy Computer, Inc.
 - The 3 building on the south side of the property shall remain, generally know as the
 - Sisler shop (5000sq ft)
 - Ivy Computer, former Hooker's Furniture (5000 sq ft foot print)
 - Ivy Computer Store room (2,250 q ft)
- Zoning Consideration
 - The current property measures 8.1 acres and is made up most recently of 2 lots
 - 2933 – 6.1 acres containing the shop, house, and theater
 - The new building shall be totally in this area
 - 2931 (formerly) – 2 acres containing Sisler, and Ivy Computer
 - The 2 lots were combined for tax purposes
 - We request that for purposes of coverage, ZR.504.a that the 5% limitation be applied to the 6.1 acre original parcel, allowing for 13,286 sq ft footprint, made up of the 2,250 sq ft shop, and the 11,000 sq ft proposed building for a total of 13,250 sq ft.
- Conditional Use
 - 1) capacity of community facilities
 - Water – The property has an on site water system designed to spread it's demand over a 24 hour period, thus not overburdening the existing water line
 - The water allocation has been approved. February 14, 2022 Invoice 21422-5858
 - Sewer - shall be on site
 - The State waste water permit has been issued WW-5-3352-2
 - Fire - The newer building shall be built at a much superior fire rating than the two building being removed, thus arguably lessening the fire burden, the nature of the building will require it to have an integrated alarm system.
 - Roads and highways - though with the removal of the two buildings, there will still be a net increase in the traffic from the property, it will better utilize the 2 curb cuts, and as office will still provide less activity than the former Hooker's furniture, or Agway, that once occupied the property.
 - Schools, the added employment net gain of ~120 over 5-10 years will likely increase both the school population and tax base.
 - 2) character and Municipal plan
 - Regarding the broad goals of the municipal plan.
 - Providing a home for Ivy Computer, Inc, in Waterbury supports the economic development of clean, high tech, stem oriented industry,

Exhibit A7

attracting high paid, particularly younger people into both the state and the Waterbury community.

- By repurposing land that is currently developed for this purpose, we provide rehabilitation as well as new construction
- When completed this project will boast only one building using any fossil fuel, the rest will utilize mostly geothermal, and some air based heat pumps. Also it will generate power through a combined 270 KW solar array.
- Though not able to utilize pedestrian and bicycle transportation to the degree we desire, we will provide 20 level 2 charging stations available free top our employees, and guests. Our location also provides very reasonable access to the Waterbury Center residential community by bicycle, that may not be inclined to ride into the state complex or pilgrim park, and with the planned bike path development will make us more accessible to the northern side of the village.
- Though tourism is certainly a dominant economic factor in Waterbury and Vermont, having year round demand for services like Sunflower, Woodstock, Jimmz, CARS, Sunoco, the annex, and the Cider Mill help to stabilize these businesses
 - It is the general intent to obscure the building to the greatest reasonable degree from RT-100. As a destination location there is no need to promote excessive attention. Sufficient existing signage make it sufficient for those seeking this location to find it. Screening vegetation, and building orientation will promote this. Even the main entrance is at the back of the property facing the woods.
- 3) bylaws and ordinances
 - As an extension of the current use of the property, it is not expected to violate any bylaws or ordinances, as the use of the property is expected to continue as it has.
- 4) fumes, and noise, etc.
 - As a computer software company it is not subject to any such issues
- 5) earth removal
 - NA
- The property use remains essentially the same with the removal of the theater usage.
- Site Info
 - The property has 2 curb cuts to Rt-100, and will utilize both of them
 - Parking shall be pushed back as a far onto the property as practical, with at least half of it behind the building
 - The 14 30' foot high white pines shall be relocated in such a way per the site plan so as to minimize visibility from the road.
 - The sloped roof give the building a less industrial look, but makes it difficult to put planting near the actual build. There will be planting around the building though of shrubs and grasses in the 4-5 foot range to break up the facade.
 - Building Color: Although the exact colors have not been chosen yet, they will be muted earth tones

Exhibit A8

- The design meets the requirements of the Route 100 Zoning district
- It should be noted that the Southern roof face shall contain a ~160KW solar array, working in conjunction with the existing 110KW ground based array,
- Also the new building will join the existing Ivy Computer office in utilizing 100% geothermal heating and air conditioning.
- Lighting consideration. It is our intent to control exterior lighting in such a way they will only be on after dark when the buildings are occupied, and in the event that a vehicle enters the property for a reasonable duration.
- Building Exterior
 - The objective is to create a building that blends into it's surrounding.
 - Colors
 - Though no specific colors have been selected, the colors will be muted earth tones



- Textures
 - Like the colors the exterior surfaces have not been selected yet. The exterior surface will likely be a smooth paneled steel surface. The distance from Rt-100 is so great that any surface texture will not be evident.

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Exhibit B1





2933 Waterbury-Stowe Rd

Exhibit B2

Waterbury, VT

1 inch = 150 Feet

May 26, 2018



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



2933 Waterbury-Stowe Rd

Waterbury, VT



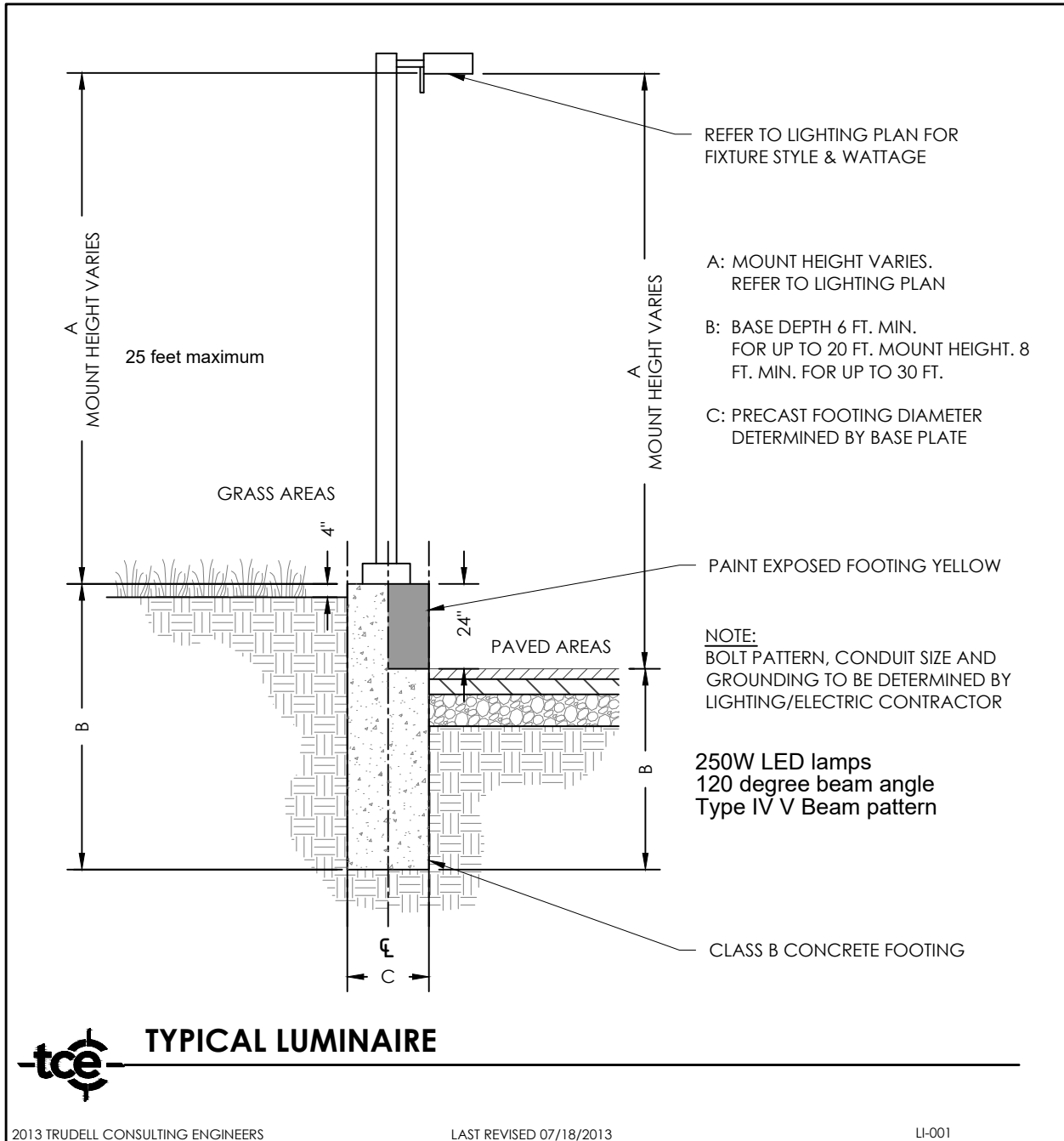
May 22, 2017

1 inch = 125 Feet



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Exhibit C





Revisions	No.	Description	Date	By

Exhibit D1

PURPOSE OF PROJECT:

THE PURPOSE OF THIS PLAN IS TO AMEND EXISTING PERMIT WW-5-3352, & -1 TO REMOVE BUILDINGS #1 & #3, PROPOSE A NEW OFFICE BUILDING #3 WITH 150 EMPLOYEES AND REDUCE BUILDING #4 FROM 60 EMPLOYEES TO 48 EMPLOYEES. LOT 2 HAS BEEN COMBINED WITH LOT 1 MAKING LOT 1 - 8.1 ACRES. THE EXISTING WASTEWATER DISPOSAL SYSTEM FOR BUILDING #1 WILL BE ABANDONED IN PLACE. THE EXISTING SHARED IN-GROUND WASTEWATER DISPOSAL SYSTEM FOR BUILDINGS #3, #4 & #5 WILL BE RECONSTRUCTED TO BE A PRESSURIZED IN-GROUND WASTEWATER DISPOSAL SYSTEM. THE EXISTING MUNICIPAL WATER SUPPLY FOR BUILDING #3 WILL BE CHANGED TO A 2" SERVICE LINE AND WILL HAVE ADDITIONAL STORAGE ADDED TO HANDLE THE INCREASE IN FLOW. NO CHANGES ARE PROPOSED FOR THE WATER SUPPLIES FOR BUILDINGS #2, #4 & #5. THERE ARE NO PROPOSED CHANGES FOR THE EXISTING WASTEWATER DISPOSAL SYSTEM FOR BUILDING #2.

- BUILDING #1 (OFFICE)
 - BUILDING TO BE REMOVED
- BUILDING #2 (GARAGE)
 - NO CHANGE TO THE WATER OR SEWER SERVICES
- BUILDING #3 (PLAYHOUSE TO BE REPLACED WITH AN OFFICE BUILDING)
 - NEW 2" CONNECTION TO EXISTING ON-SITE MUNICIPAL WATER SERVICE
 - INCREASE EXISTING WASTEWATER DISPOSAL FOR INCREASED FLOWS
- BUILDING #4 (FURNITURE STORE)
 - NO CHANGE TO THE EXISTING MUNICIPAL WATER SERVICE
 - NEW CONNECTION TO BUILDING #3'S WASTEWATER DISPOSAL SYSTEM WITH NEW SHARED PUMP STATION LOCATED AT BUILDING #3
- BUILDING #5 (STORAGE SHED)
 - NO CHANGE TO EXISTING MUNICIPAL WATER SERVICE
 - NEW CONNECTION TO BUILDING #3'S WASTEWATER DISPOSAL SYSTEM WITH NEW SHARED PUMP STATION LOCATED AT BUILDING #3

DESIGN FLOW SUMMARY:

BRIEF SUMMARY OF EACH BUILDINGS PERMITTING HISTORY, EXISTING AND PROPOSED DESIGN FLOW VALUES FOR WATER AND SEWER:

- BUILDING #1 (OFFICE)
 - APPROVED UNDER EC-5-2512 AND WW-5-2813
 - TO BE REMOVED
- BUILDING #2 (GARAGE)
 - APPROVED UNDER EC-5-2512, WW-5-2813 AND WW-5-3352-1
 - EXISTING WATER DESIGN FLOW = 27 GPD
 - EXISTING WASTEWATER DESIGN FLOW = 30 GPD
 - CONNECTED TO WASTEWATER DISPOSAL SYSTEM (NEAR BUILDING #1) CAPACITY = 450 GPD
- BUILDING #3 (PLAYHOUSE/BATHHOUSE)
 - APPROVED UNDER EC-5-2512, WW-5-3352 AND WW-5-3352-1
 - EXISTING WATER DESIGN FLOW = 585 GPD
 - EXISTING WASTEWATER DESIGN FLOW = 585 GPD
 - PROPOSED WATER DESIGN FLOW = 2,250 GPD
 - PROPOSED WASTEWATER DESIGN FLOW = 2,250 GPD
 - PROPOSED CONNECTION TO BUILDING #3 WASTEWATER DISPOSAL SYSTEM WITH TOTAL CAPACITY = 4,000 GPD
- BUILDING #4 (FURNITURE STORE)
 - APPROVED UNDER SW0531 AND WW-5-3352-1
 - EXISTING WATER DESIGN FLOW = 810 GPD
 - EXISTING WASTEWATER DESIGN FLOW = 900 GPD
 - PROPOSED WATER DESIGN FLOW = 720 GPD
 - PROPOSED WASTEWATER DESIGN FLOW = 720 GPD
*BASED ON OFFICE WITH 48 EMPLOYEES
- BUILDING #5 (STORAGE SHED)
 - APPROVED UNDER WW-5-3352-1
 - EXISTING WATER DESIGN FLOW = 95 GPD
 - EXISTING WASTEWATER DESIGN FLOW = 105 GPD
*BASED ON 7 EMPLOYEES

PERMITS ASSOCIATED WITH THESE LANDS:

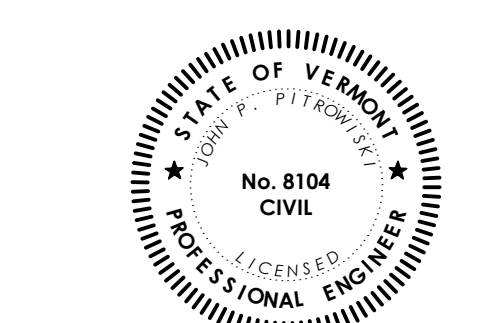
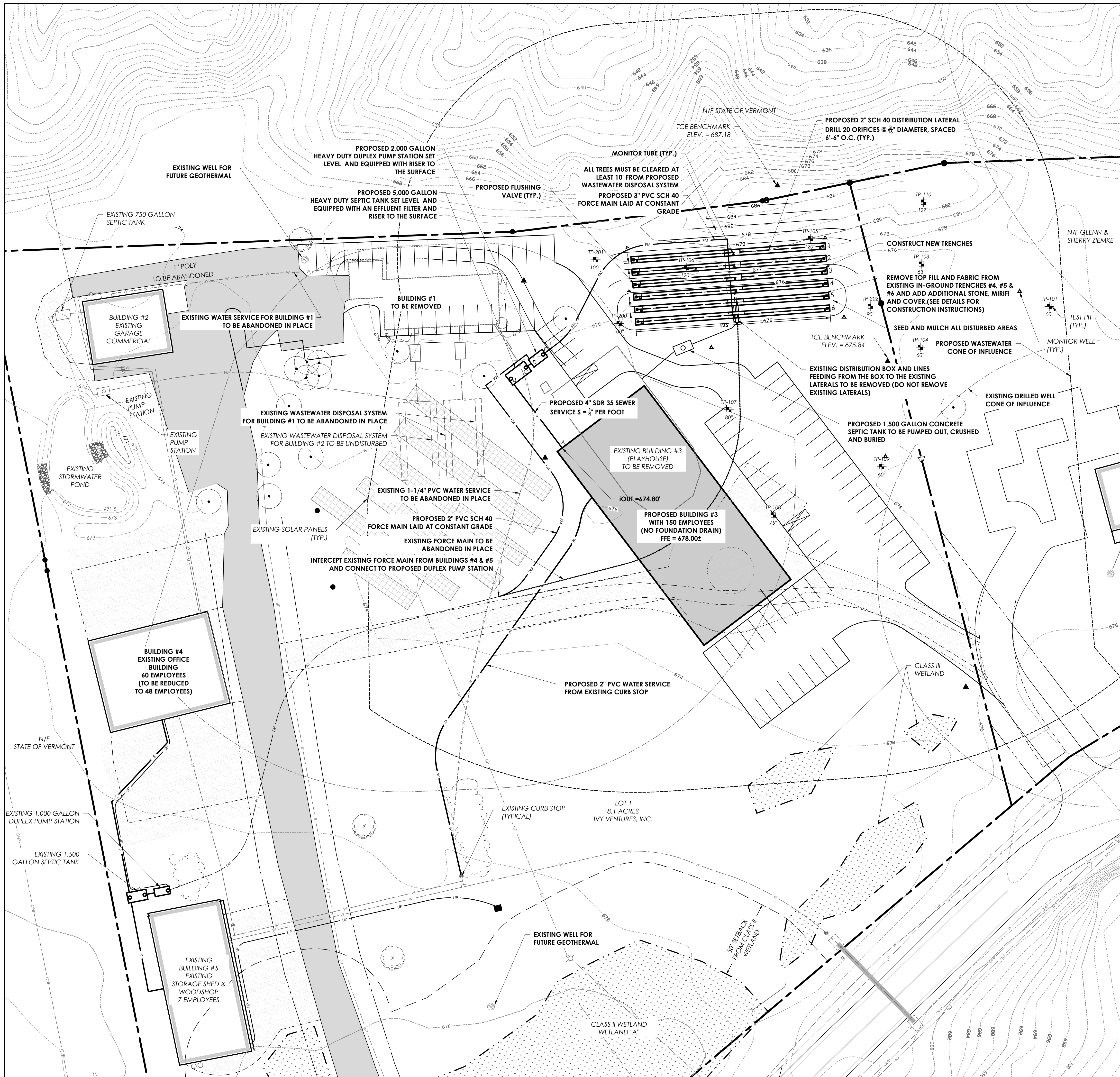
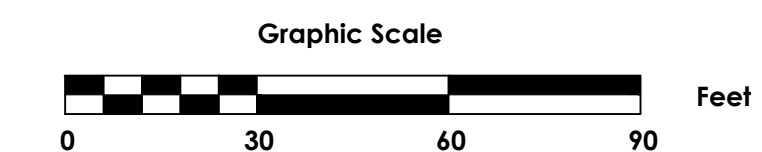
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SW0531, -1
EC-5-2512
DC-5-2900, -1
WW-5-2813
WW-5-2814
WW-5-3352, -1

PARKING SUMMARY

Building	Spaces
BUILDING 1 TO BE REMOVED	8 SPACES
BUILDING 2	60 SPACES + 18 E.V. SPACES + 4 HCP = 82 SPACES
BUILDING 3 TO BE REPLACED	36 SPACES
BUILDING 4	8 SPACES
BUILDING 5	8 SPACES

NOTE:

THE VILLAGE OF WATERBURY PUBLIC WORKS WILL OWN AND MAINTAIN A PORTION OF THE WATER SERVICE FOR THIS PROJECT LIMITED TO: THE WATER SERVICE CONNECTION TO THE 1" MAIN, THE SERVICE UNDER THE ROAD, AND THE PROPOSED CURB STOP LOCATED AT THE EDGE OF THE RIGHT-OF-WAY. THE VILLAGE OF WATERBURY PUBLIC WORKS IS NOT RESPONSIBLE FOR, AND WILL NOT OWN OR MAINTAIN WATER INFRASTRUCTURE BEYOND THE CURBSTOP AT THE RIGHT-OF-WAY. THE WATER SYSTEM BEYOND THE CURBSTOP IS THE SOLE RESPONSIBILITY OF THE LANDOWNER.



Project Title

Ivy Ventures
2933 Waterbury-Stowe Road
Waterbury Ctr., Vermont

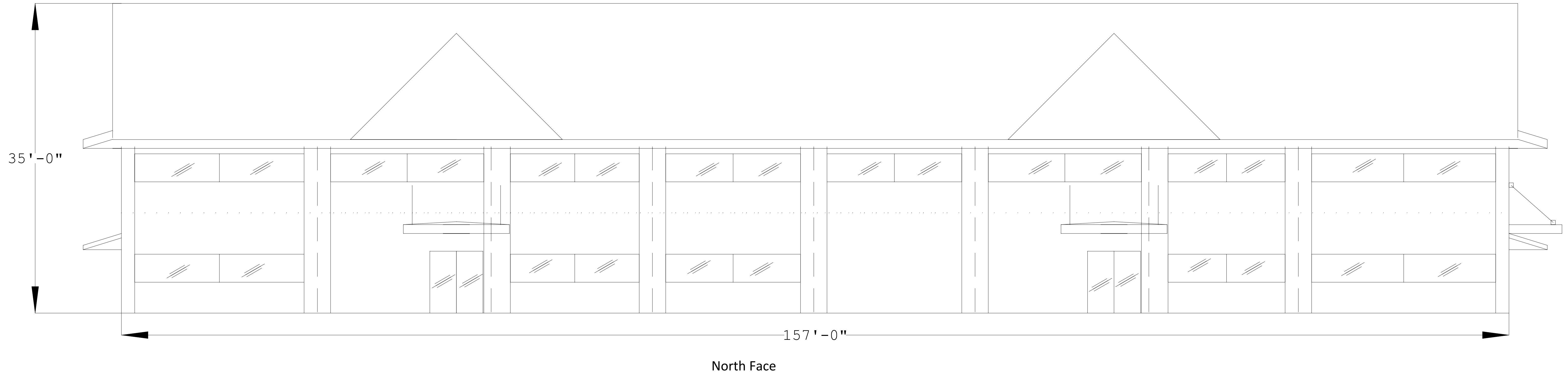
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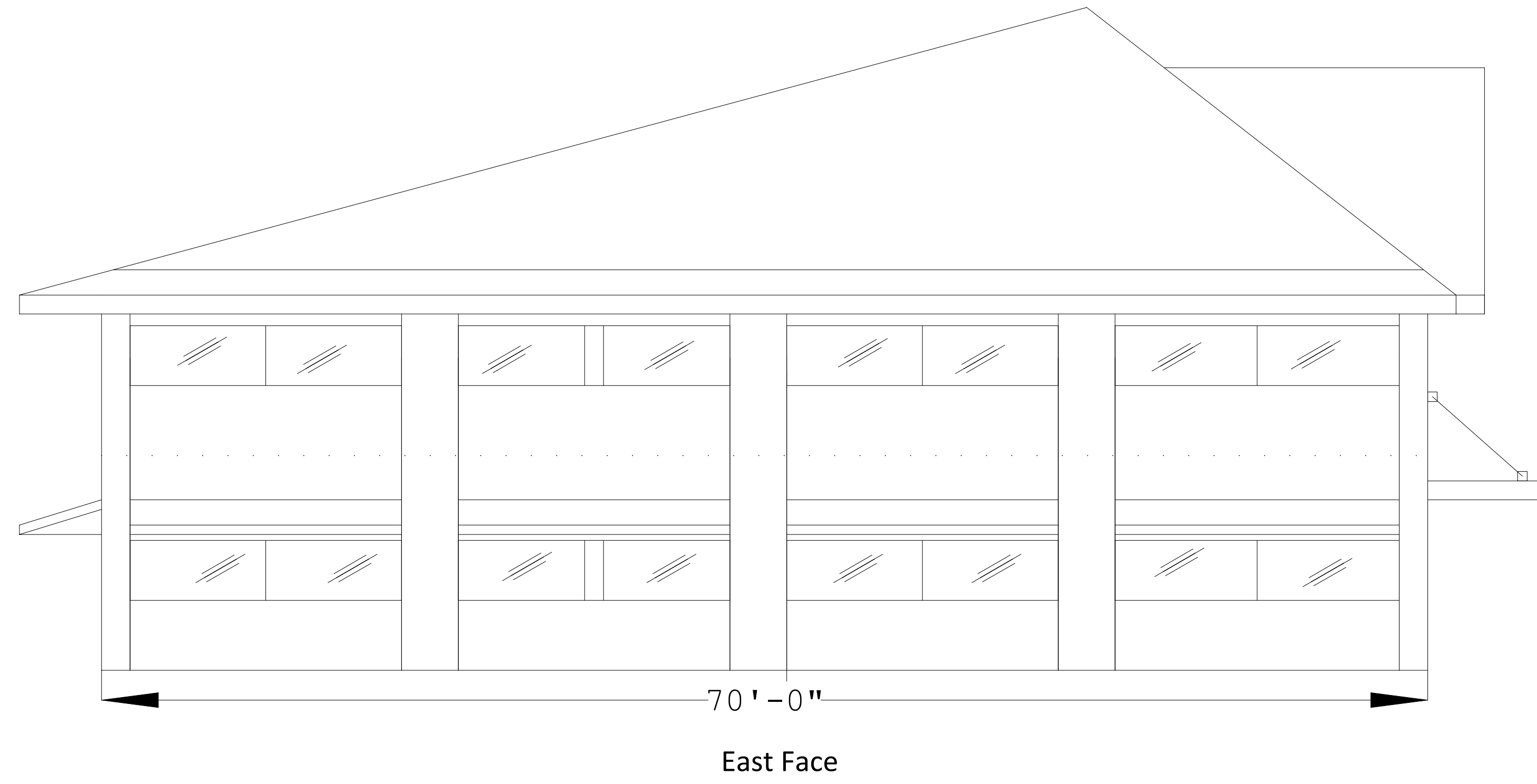
Master Plan

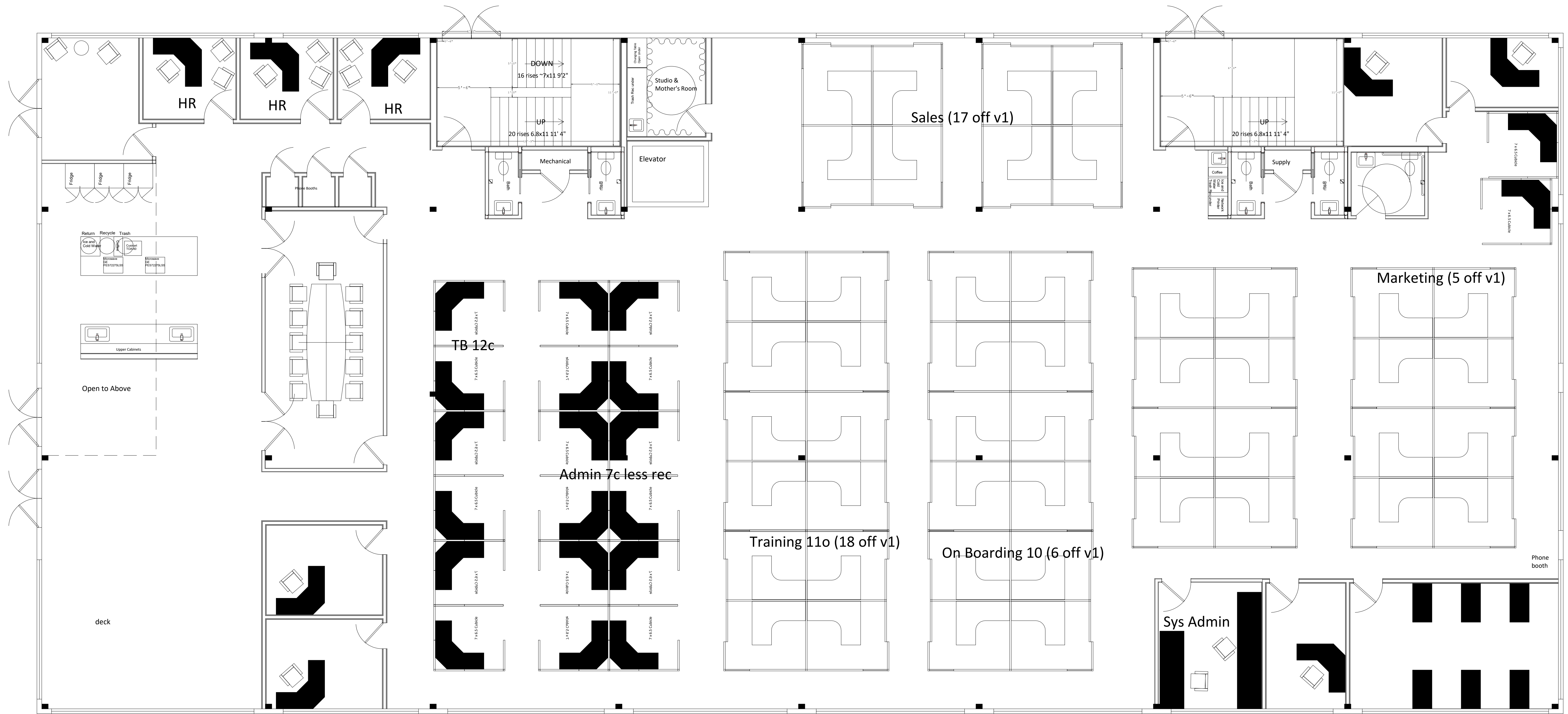
Date:	1/18/2022
Scale:	1" = 30'
Project Number:	21-289
Drawn By:	JMH
Project Engineer:	JPP
Approved By:	
Field Book:	

C2-01

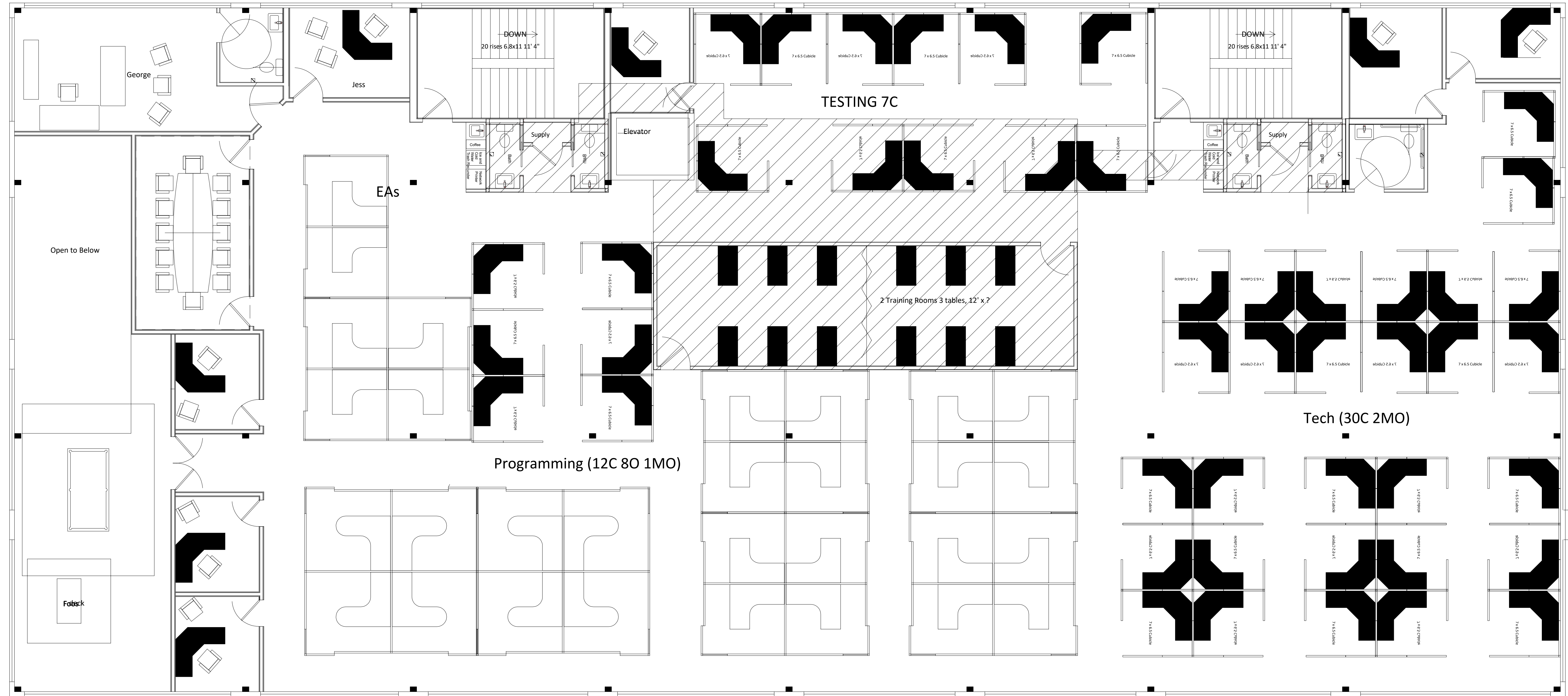


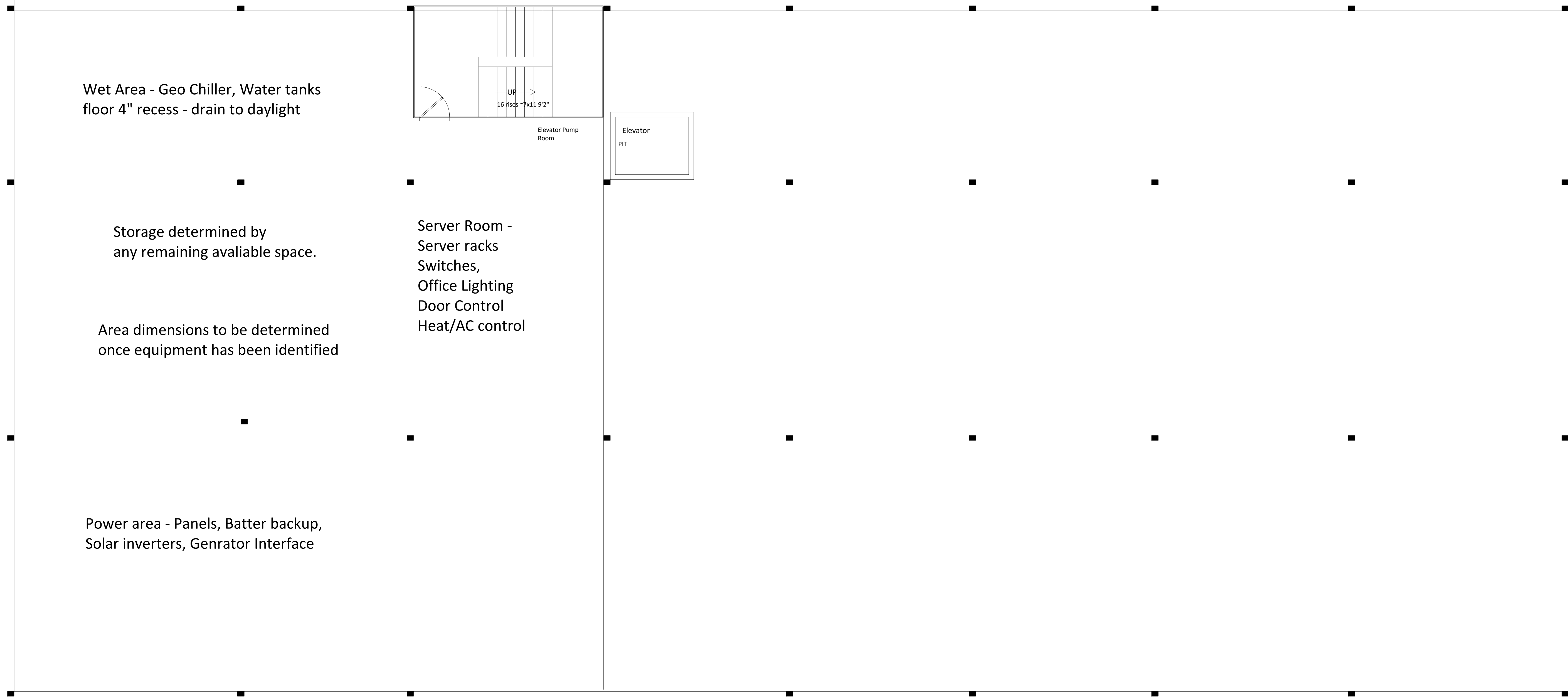






First Floor





Basement