

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Denise

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

## PERMIT

Permit Number: 081492

# EXPIRED

This is to certify that 415 CONGRESS STREET PROPERTIES

has permission to Change of Use, No Construction

AT 415 CONGRESS ST City of Portland 027 B007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is used-in. 2 HOURLY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1492	Issue Date:	CBL: 027 B007001
-----------------------	-------------	---------------------

Location of Construction: 415 CONGRESS ST	Owner Name: 415 CONGRESS STREET PROPE	Owner Address: 134 MAIN ST STE 2A	Phone: 207-874-2107
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial Financial Services	Proposed Use: Commercial Performing Arts Studio - Change of Use, No Construction	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Change of Use, No Construction		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date: 11/26/08	

Permit Taken By: lmd	Date Applied For: 11/25/2008	<b>Zoning Approval</b>		
-------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/26/08</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>11/26/08</i>	Date: <i>11/26/08</i>	Date: <i>11/26/08</i>

*Any exterior work requires A Separate Review & Approval*

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# Review Summary

140  
151  
153  
443

411 Congress St.

1. USE Group - E.

2. OCC. load - 49 shown - (E)

$$20 \text{ NET} - 741 + 136 + 149 + 70 = 1096 \text{ 1}^{\text{st}}$$

~~1096~~ 2<sup>nd</sup>

$$2192 \div 20 = 110 \text{ max occ. ld. } \frac{1539}{2192}$$

3. Travel 1<sup>st</sup> - 55 + 19 + 8 = 82

2<sup>nd</sup> 33 + 15 + 6 + 23 + 8 = 85

\* OCC. load for E use group exceeds - 77

\* Path of travel exceeds 75

2 Exits are required. sect. 1019

## Fire Safety Plan 411 Congress Street- A Company of Girls

December 15, 2008

### Staff:

- Will continue to be certified in first aid and CPR
- Will receive training on proper usage of fire extinguishers
- Will receive basic Fire safety training
- Will act as Fire wardens in the space
- Will know the fire safety evacuation plan for the space
- Will be trained on multiple scenarios for evacuation and the safest manner to do so
- Will be in attendance with girls at all times in all areas of the space to insure their safety
- Will educate all girls on the fire safety plan and conduct regular fire drills as required by the Portland Fire Department
- Will be a ratio of one adult for every six girls in the space-most days there are a minimum of three adults in attendance
- Will have a cell phone in their possession no matter where they are in the space for communication should an emergency arrive and they are unable to access land line

### Girls

- Will receive basic Fire safety training
- Will participate in regular fire drills as required by the Portland Fire Department
- Will be aware of all points of egress
- Will not have access to the basement storage area

### Space:

- See architectural drawings for specific use of each room
- Will be equipped with fire extinguishers where deemed prudent by the Portland Fire Department
- Signage indicating evacuation plan/routes and points of egress will be posted in appropriate areas

## Fire Safety Plan 411 Congress Street- A Company of Girls

December 15, 2008

### Staff:

- Will continue to be certified in first aid and CPR
- Will receive training on proper usage of fire extinguishers
- Will receive basic Fire safety training
- Will act as Fire wardens in the space
- Will know the fire safety evacuation plan for the space
- Will be trained on multiple scenarios for evacuation and the safest manner to do so
- Will be in attendance with girls at all times in all areas of the space to insure their safety
- Will educate all girls on the fire safety plan and conduct regular fire drills as required by the Portland Fire Department
- Will be a ratio of one adult for every six girls in the space-most days there are a minimum of three adults in attendance
- Will have a cell phone in their possession no matter where they are in the space for communication should an emergency arrive and they are unable to access land line

### Girls

- Will receive basic Fire safety training
- Will participate in regular fire drills as required by the Portland Fire Department
- Will be aware of all points of egress
- Will not have access to the basement storage area

### Space:

- See architectural drawings for specific use of each room
- Will be equipped with fire extinguishers where deemed prudent by the Portland Fire Department
- Signage indicating evacuation plan/routes and points of egress will be posted in appropriate areas



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>415 Congress Street, Suite III</u>		
Total Square Footage of Proposed Structure/Area <u>approximately 2,200 sq. ft.</u>	Square Footage of Lot <u>49,494 +/- SF</u>	Number of Stories <u>6</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>A Company of Girls</u> Address <u>PO Box 7527</u> City, State & Zip <u>Portland ME 04112</u>	Telephone: <u>(207) 874-2107</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>415 Congress Street Properties, LP</u> Address <u>134 Maine Street</u> City, State & Zip <u>Winthrop, ME 04364</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u><del>single family</del> business</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>financial services (we are told)</u> Proposed Specific use: <u>performing arts studios (for afterschool art and theater program for girls)</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description:		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Odelle Bowman</u> Telephone: <u>874-2107</u> Mailing address: <u>PO Box 7527, Portland ME 04112</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

*See attached 1st and signature pages of lease signed by 415 Congress Street Properties, LP*

Signature: \_\_\_\_\_

Date: Nov. 25, 2008

This is not a permit; you may not commence ANY work until the permit is issue

## LEASE AGREEMENT

Lease Agreement, made as of the 20th day of November, 2008 (the "Effective Date"), by and between 415 Congress Street Properties, LP, a Maine Limited Partnership (hereinafter referred to as "Landlord"), and A Company of Girls, (hereinafter referred to as "Tenant").

Witnesseth:

1. Leased Premises. In consideration of the rent to be paid by Tenant and subject to the terms and conditions set forth herein, Landlord leases to Tenant, the following described premises (the "Leased Premises"):
  - (a) Suite 111 at the building located at 415 Congress Street, Portland, Maine, which includes approximately 2,200 combined square feet of ground floor space and 2<sup>nd</sup> floor mezzanine space and the basement space below.
2. Commencement and Term.
  - (a) Commencement Date. This Lease shall be in full force and effect from December 1, 2008
  - (b) Term. The term of the Lease shall commence on the Commencement Date and shall continue, unless earlier terminated as otherwise provided in this Lease, for a period ending November 30, 2010 (the "Term").
3. Rent. Tenant covenants and agrees to pay to Landlord during the Term Base Rent and Additional Rent (Base Rent and Additional Rent being sometime collectively referred to as "Rent") as follows:
  - (a) Base Rent. Tenant covenants and agrees to pay to Landlord during the Term, Annual Base Rent of \$19,800, which shall be paid on the first of each month in equal monthly installments of \$1,650.
  - (b) Additional Rent. All other fees, charges, expenses, or costs for which Tenant may be or become liable under this Lease shall be owed as Additional Rent under this Lease and shall become due and payable in full thirty (30) days after Landlord's written demand therefor.
  - (c) Interest. Rent due under this Lease, if not timely paid on the due date thereof, shall incur, and Tenant shall be responsible for, interest on such sums at the rate of 12% per annum from the due date thereof until paid.
  - (d) Late Charges. Tenant agrees to pay as Additional Rent a late charge equal to four percent (4.00%) of the amount not paid, for any payment of Base Rent or Additional Rent (as hereinafter defined) not received by Landlord within ten (10) days after the date when due hereunder.
  - (e) No Offset. The obligation of Tenant to pay Base Rent and Additional Rent under this Lease is absolute and independent of all other obligations of the parties to this Lease and Tenant shall not be entitled to offset Base Rent or Additional Rent due by any claim Tenant may have against Landlord.
4. Holdover. If the Tenant continues to occupy the Leased Premises at the completion of the Lease Term, such continued occupancy shall be deemed a tenancy at will under the terms and conditions stated herein and shall be subject to a base rental per month, or any part thereof,

the Leased Premises.

- (j) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and together shall constitute one and the same instrument. Each counterpart may consist of a number of copies hereof each signed by less than all, but together signed by all, of the parties hereto.
- (k) **Obligations of Landlord Parties.** The term "Landlord," as used herein, shall mean only the owner of the Building or of a lease of the Building, at the time in question, so that in the event of any transfer or transfers of title to the Building and the Land, or of Landlord's interest in a lease of the Building, the transferor shall be and hereby is relieved and freed of all obligations of Landlord under this Lease for which payment or performance is due on or after the effective date of such transfer. No such transfer of title to the Building shall be effective to relieve and free Landlord of and from any obligations of Landlord under this Lease for which payment or performance is due on or after the effective date of such transfer until both of the following events occur: (i) Landlord provides Tenant with prior written notice of such transfer or assignment and (ii) the transferee provides Tenant with an express written assumption, reasonably satisfactory to Tenant, of all obligations of Landlord thereafter to become due under the Lease.
- (l) **JURY TRIAL WAIVER.** LANDLORD AND TENANT HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER AGAINST THE OTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE LEASED PREMISES, INCLUDING ANY CLAIM OF INJURY OR DAMAGE, OR ANY EMERGENCY OR OTHER STATUTORY REMEDY WITH RESPECT THERETO. TENANT FURTHER WAIVES TO THE MAXIMUM EXTENT PERMITTED BY LAW ALL RIGHT TO A TRIAL DE NOVO IN SUPERIOR COURT OR REMOVAL THERETO IN THE EVENT LANDLORD COMMENCES ON AN ACTION OR SUMMARY PROCEEDING AGAINST TENANT OR WITH RESPECT TO THE LEASED PREMISES IN DISTRICT COURT.

In Witness Whereof, the parties have caused this Lease to be executed as of the day and year first above recited.

Candid Greenwald  
Witness

**415 Congress Street Properties, LP**  
By: Ross D. Lawson

**A Company of Girls**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Its: \_\_\_\_\_





TO: Building Inspections Division

RE: Change of Use for 415 Congress Street, Suite 111

DATE: November 25, 2008

This information is intended to supplement the request of a Company of Girls to change the permitted use of the premises it intends to lease at 415 Congress Street, specifically Suite 111, consisting of approximately 2,200 square feet combined on first and mezzanine floors. Our intended use would fit within Sec. 14-217 (b)(1)a. xvi, as a performing arts studio-type use that would allow for public, pedestrian observation from the adjacent sidewalk on Congress Street.

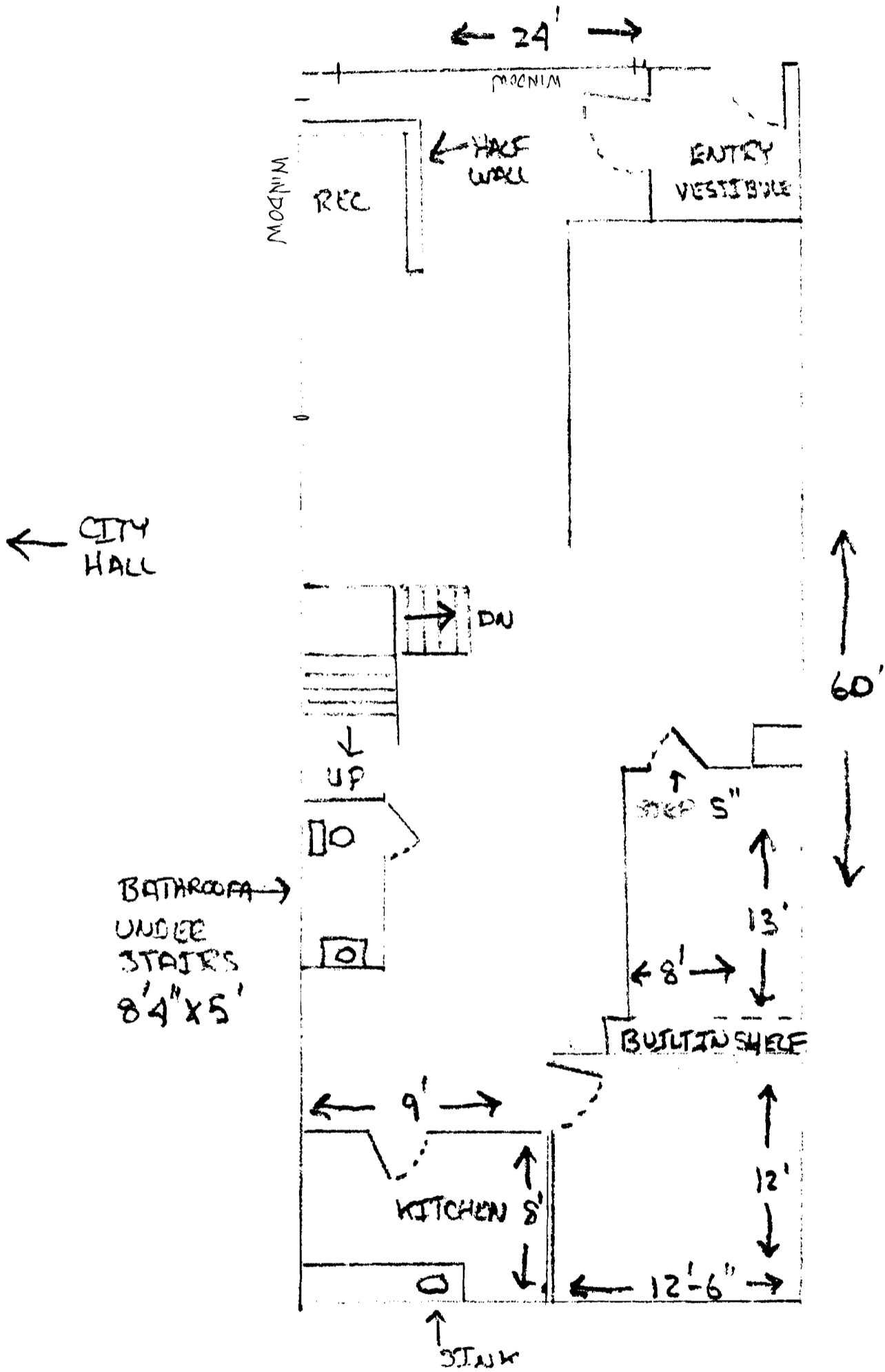
A Company of Girls is a nationally recognized, award-winning nonprofit afterschool program for girls ages 8-18. Our program involves a variety of visual and theater arts creation and performance. At any given time, the girls might be engaged in painting, print-making, dance exercises or theater rehearsals and games. These activities would take place principally, if not exclusively, in the large open space on the ground floor visible through the large windows on both the Congress Street and Chestnut Street sides. One of our primary objectives in leasing this space is to obtain maximum visibility for our programs, and we intend to keep the large windows undraped and unobstructed as much as possible. We will not be putting any of our desks or other large pieces of furniture in the 20 feet or so of space nearest the front windows. Likewise, we intend to place our offices in very back of the space in areas not visible from the adjacent sidewalks, and most of our storage will be in those back offices or the basement. (Areas we contemplate using for office or storage use are marked on the accompanying floorplan).

We appreciate the City's consideration of our request and look forward to being able to add to this area of Congress Street, a ground-floor use that will generate pedestrian interest in and enthusiasm for the high quality art produced and performed by A Company of Girls.

  
Jane Makela, Board President  
A Company of Girls

— —

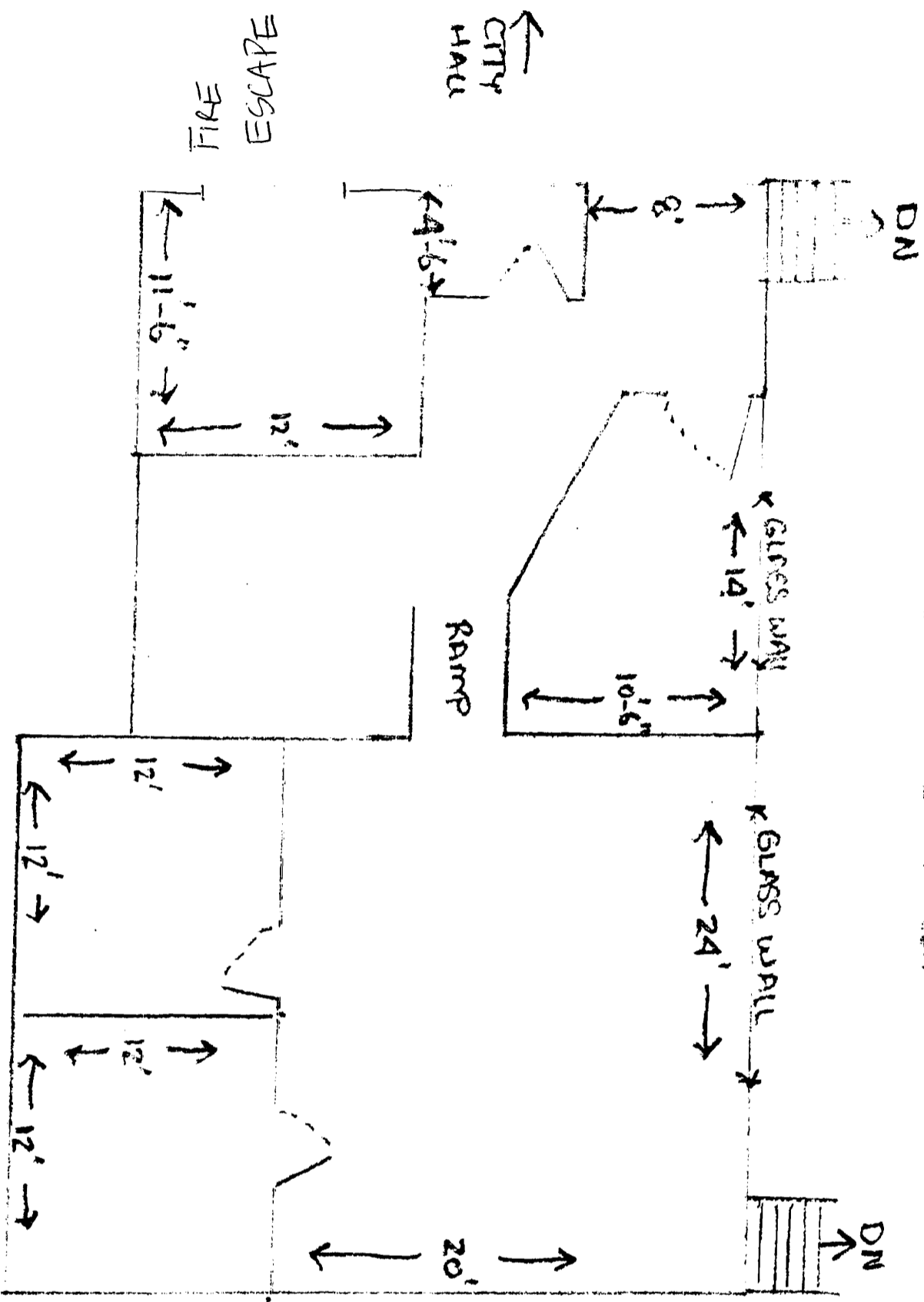
CONGRESS STREET



PLAN OF  
415 CONGRESS  
SCALE 1/8" = 1'

1ST FLOOR

CONGRESS STREET

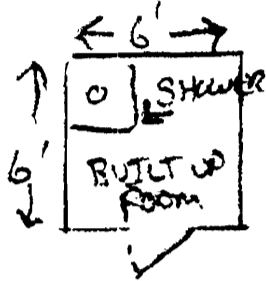


2<sup>ND</sup> FLOOR MEZZANINE

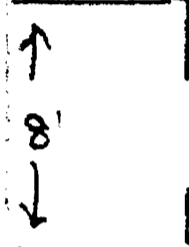
PLAN OF  
415 CONGRESS  
SCALE 1/8" = 1'

CONGRESS STREET

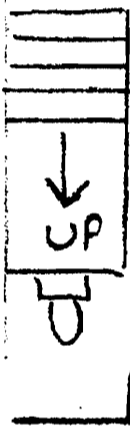
← 24' →



← 5'-6" →

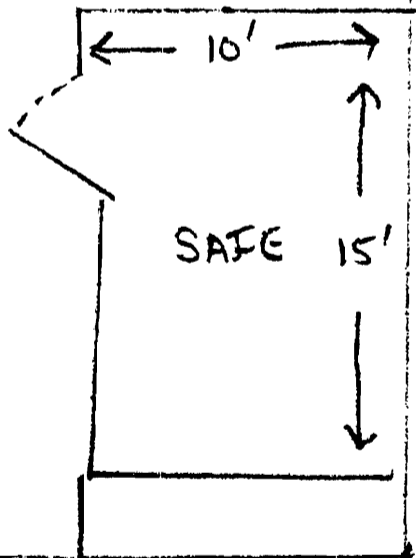


CITY HALL ←



↑ 60' ↓

PLAN OF  
415 CONGRESS  
SCALE 1/8" = 1'



BASEMENT

CODE REVIEW:  
IBC, 2003:

USE & OCCUPANCY CLASSIFICATION: EXISTING = B, PROPOSED = B (OTHER CLASSIFICATIONS DO NOT FIT WITH A COMPANY OF GIRLS USE).

NUMBER OF EXITS PER FLOOR: EXISTING: 2, SECOND MEANS IS THROUGH AN EGRESS WINDOW (CLEAR OPENING= 6.0 S.F.) AT THE STAIR LANDING ON THE SECOND FLOOR; PROPOSED: 2, SECOND MEANS IS THROUGH AN EGRESS WINDOW (CLEAR OPENING= 6.0 S.F.) AT THE STAIR LANDING ON THE SECOND FLOOR.

FIRE SEPARATIONS: 1 HOUR BETWEEN BASEMENT AND FIRST FLOOR, 2 HOURS BETWEEN THIS OCCUPANCY AND THE ADJACENT OCCUPANCY IN 415 CONGRESS.

OCCUPANT LOAD: EXISTING B = 100 S.F. PER PERSON = 18 TOTAL FOR BOTH FLOORS; PROPOSED OCCUPANT LOAD FOR A COMPANY OF GIRLS= 49 TOTAL FOR BOTH FLOORS. SEE INDIVIDUAL ROOMS ON PLANS FOR A DESCRIPTION OF ACTIVITIES AND THE PROPOSED OCCUPANT LOAD IN EACH ROOM.

NOTE:  
SEE FIRE SAFETY PLAN DATED 12/15/08

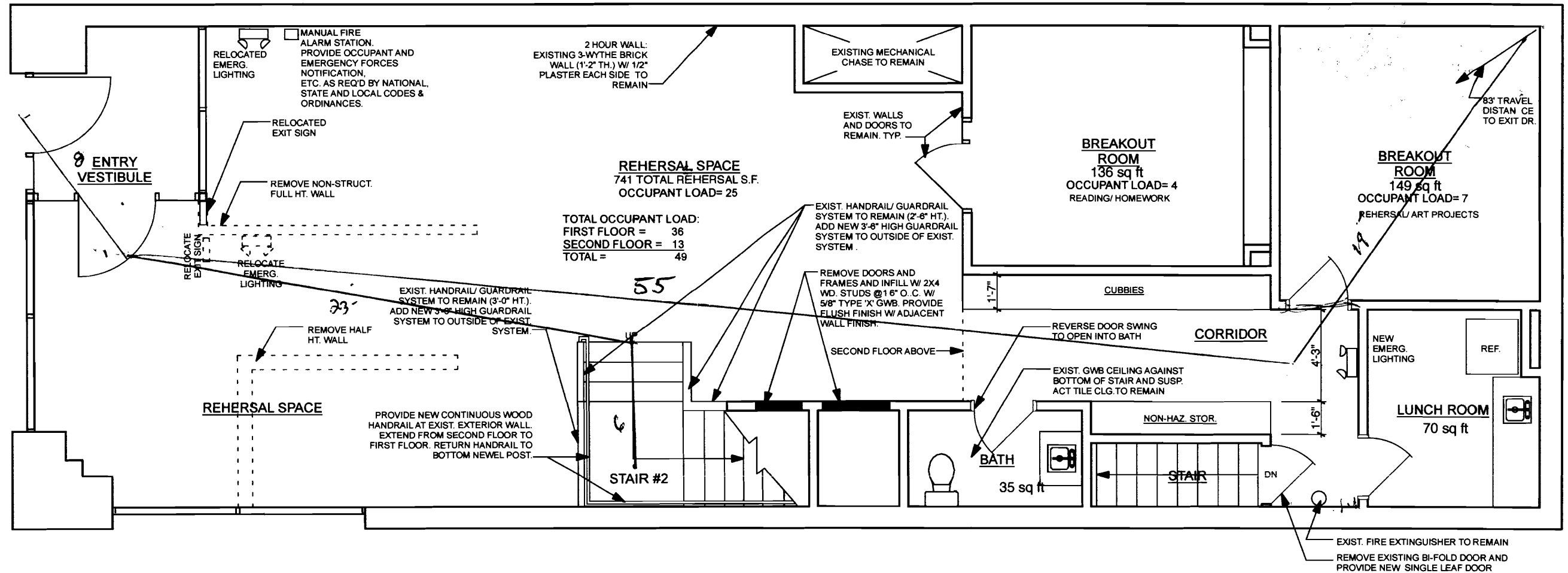
CODE REVIEW:  
NFPA 101, 2006:

USE & OCCUPANCY CLASSIFICATION: EXISTING = B, PROPOSED = B (INSTRUCTIONAL BUILDING, CLASSROOMS UNDER 50 PEOPLE)

NUMBER OF EXITS PER FLOOR: EXISTING: 2, SECOND MEANS IS THROUGH AN EGRESS WINDOW (CLEAR OPENING= 6.0 S.F.) AT THE STAIR LANDING ON THE SECOND FLOOR; PROPOSED: 2, SECOND MEANS IS THROUGH AN EGRESS WINDOW (CLEAR OPENING= 6.0 S.F.) AT THE STAIR LANDING ON THE SECOND FLOOR.

FIRE SEPARATIONS: 1 HOUR BETWEEN BASEMENT AND FIRST FLOOR, 2 HOURS BETWEEN THIS OCCUPANCY AND THE ADJACENT OCCUPANCY IN 415 CONGRESS.

OCCUPANT LOAD: EXISTING B = 100 S.F. PER PERSON = 18 TOTAL FOR BOTH FLOORS; PROPOSED OCCUPANT LOAD = 49 TOTAL FOR BOTH FLOORS. SEE INDIVIDUAL ROOMS ON PLANS FOR A DESCRIPTION OF ACTIVITIES AND THE PROPOSED OCCUPANT LOAD IN EACH ROOM.



1

**Proposed First Floor**

**3/16" = 1'-0"**

SPOT Architecture  
138 Pleasant Ave.  
Portland, Maine 04103  
207-221-2656  
michael@spotarchitecture.com

**Project:**  
**Renovations to 411 Congress Street**  
A Company of Girls  
411 Congress Street  
Portland, ME

**Drawing:** Proposed First Floor

**Scale:**

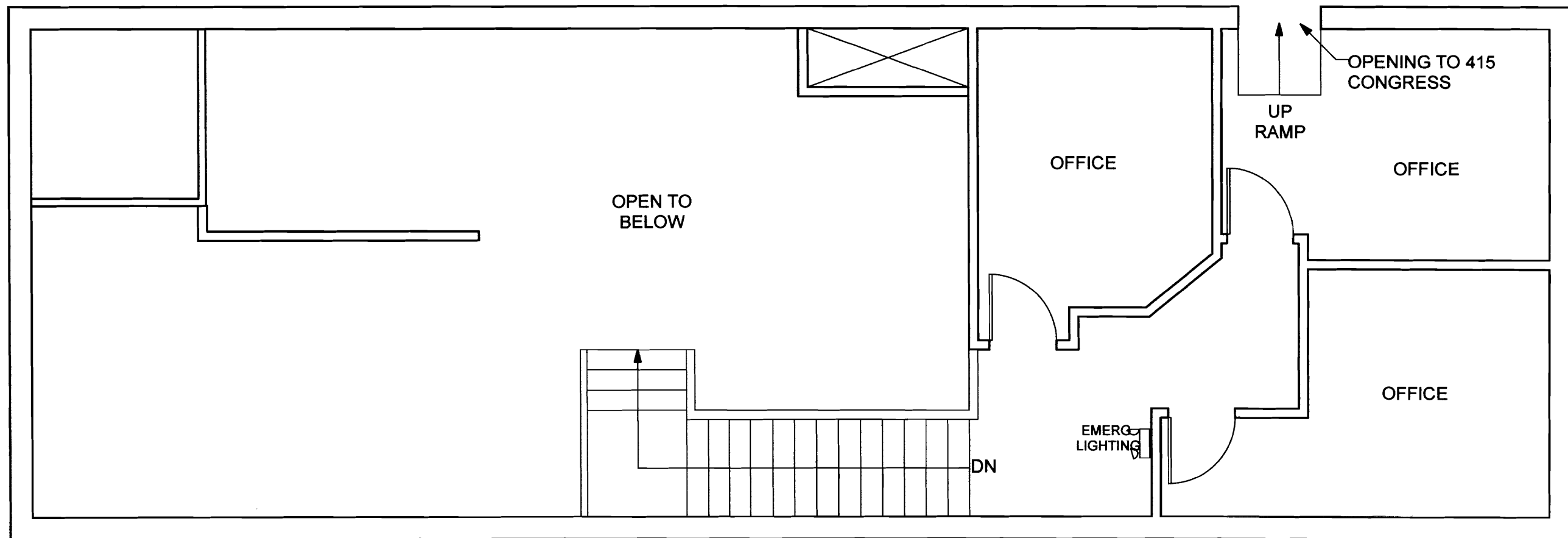
**Drawn by:** MJC

**Date:**

December 10, 2008

**Revised:**

**A-1.3**



1

**Existing Second Floor**

3/16" = 1'-0"

SPOT Architecture  
 138 Pleasant Ave.  
 Portland, Maine 04103  
 207-221-2656  
 michael@spotarchitecture.com

**Project:**  
**Renovations to 411 Congress Street**  
 A Company of Girls  
 411 Congress Street  
 Portland, ME

**Drawing:** Existing Second Floor

**Scale:**

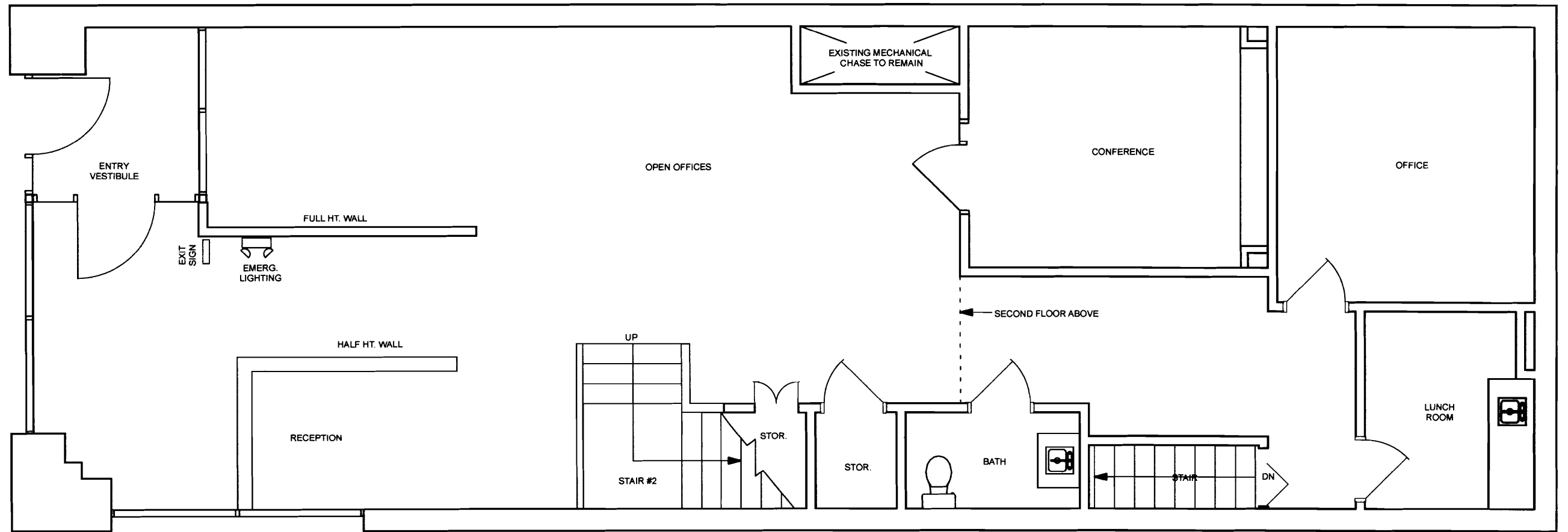
**Drawn by:** MJC

**Date:**

December 10, 2008

**Revised:**

**A-1.2**



1

# Existing First Floor

SCALE: 3/16" = 1'-0"



SPOT Architecture  
 138 Pleasant Ave.  
 Portland, Maine 04103  
 207-221-2656  
 michael@spotarchitecture.com

**Project:**  
**Renovations to 411 Congress Street**  
 A Company of Girls  
 411 Congress Street  
 Portland, ME

**Drawing:** Existing First Floor

**Scale:**

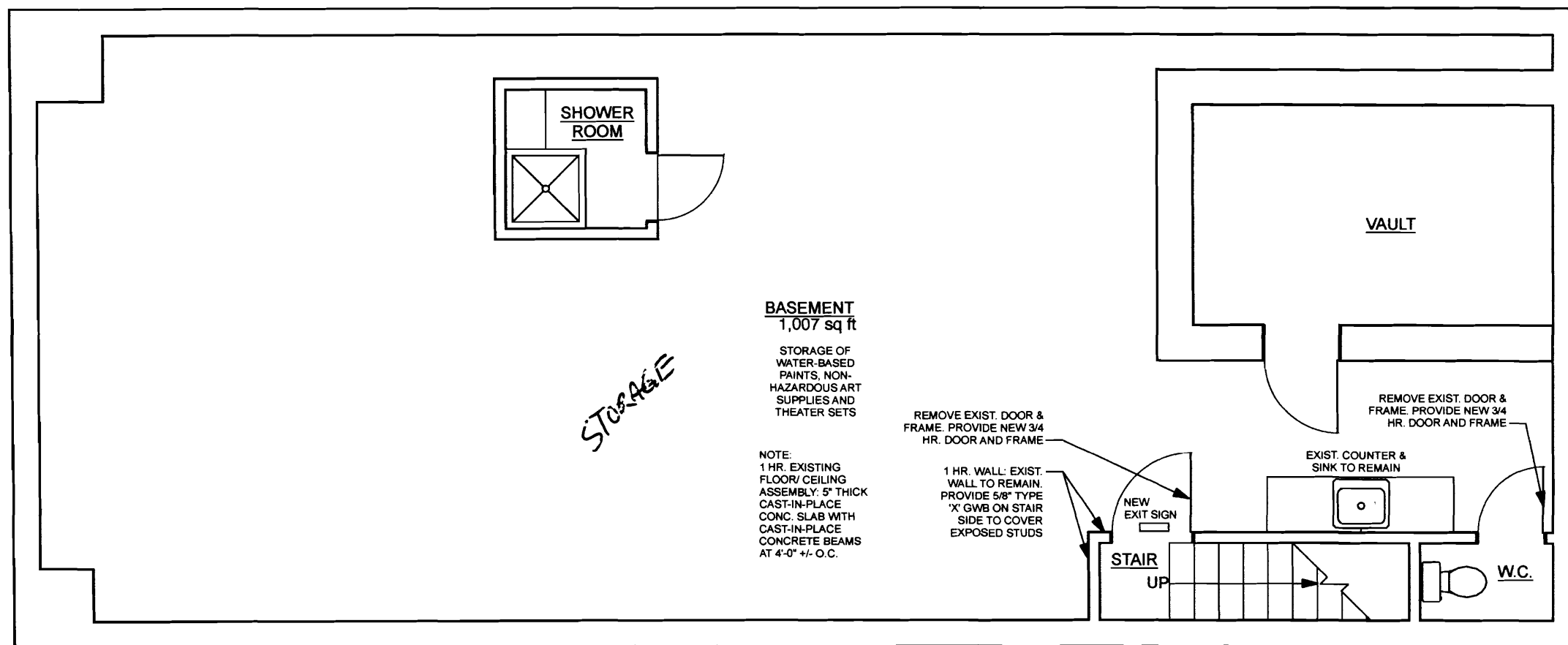
**Drawn by:** MJC

**Date:** December 10, 2008

**Revised:**

**A-1.1**





1

## Existing & Proposed Basement

SCALE: 3/16" = 1'-0"



SPOT Architecture  
138 Pleasant Ave.  
Portland, Maine 04103  
207-221-2656  
michael@spotarchitecture.com

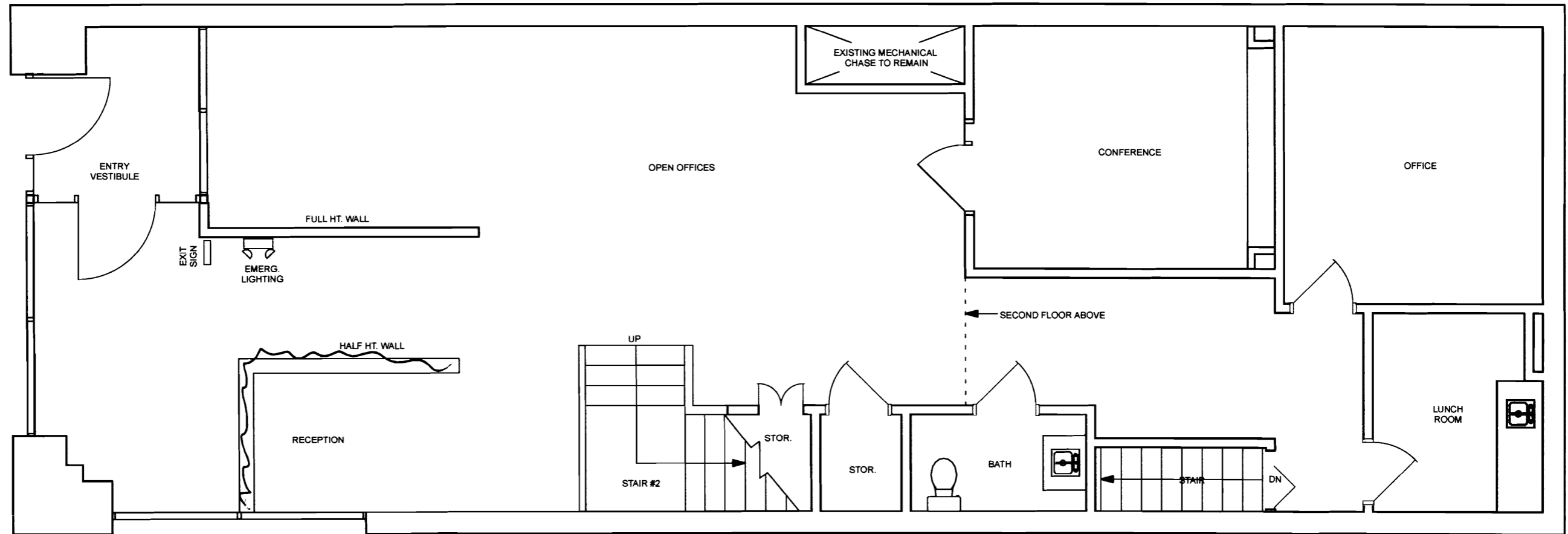
**Project:**  
**Renovations to 411 Congress Street**  
A Company of Girls  
411 Congress Street  
Portland, ME

**Drawing:** Existing & Proposed Basement

**Scale:** **Drawn by:** MJC

**Date:** December 10, 2008 **Revised:**

**A-1.0**



1

# Existing First Floor

SCALE: 3/16" = 1'-0"



SPOT Architecture  
 138 Pleasant Ave.  
 Portland, Maine 04103  
 207-221-2656  
 michael@spotarchitecture.com

**Project:**  
**Renovations to 411 Congress Street**  
 A Company of Girls  
 411 Congress Street  
 Portland, ME

**Drawing:** Existing First Floor

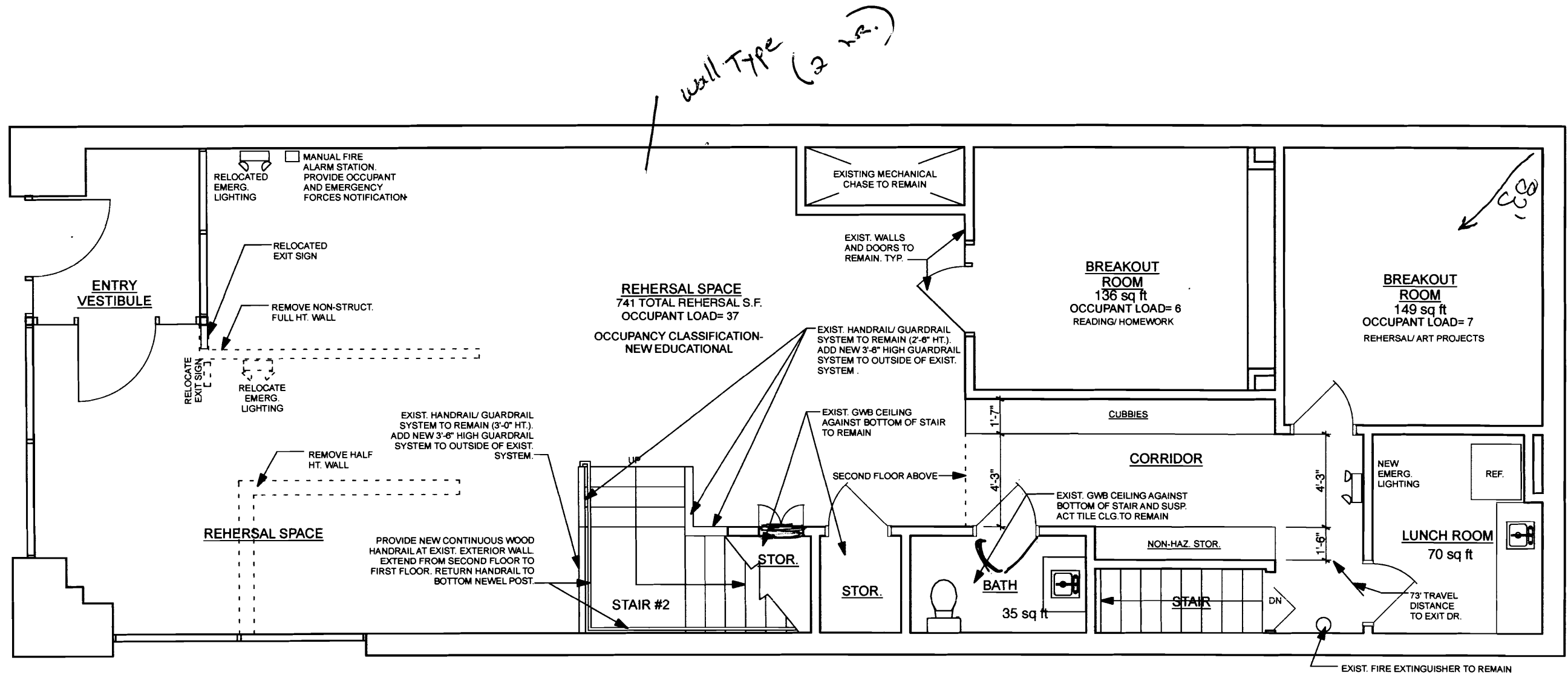
**Scale:**

**Drawn by:** MJC

**Date:** December 10, 2008

**Revised:**

**A-1.1**



1

Proposed First Floor

3/16" = 1'-0"

SPOT Architecture  
 138 Pleasant Ave.  
 Portland, Maine 04103  
 207-221-2656  
 michael@spotarchitecture.com

Project:  
**Renovations to 411 Congress Street**  
 A Company of Girls  
 411 Congress Street  
 Portland, ME

Drawing: Proposed First Floor

Scale:

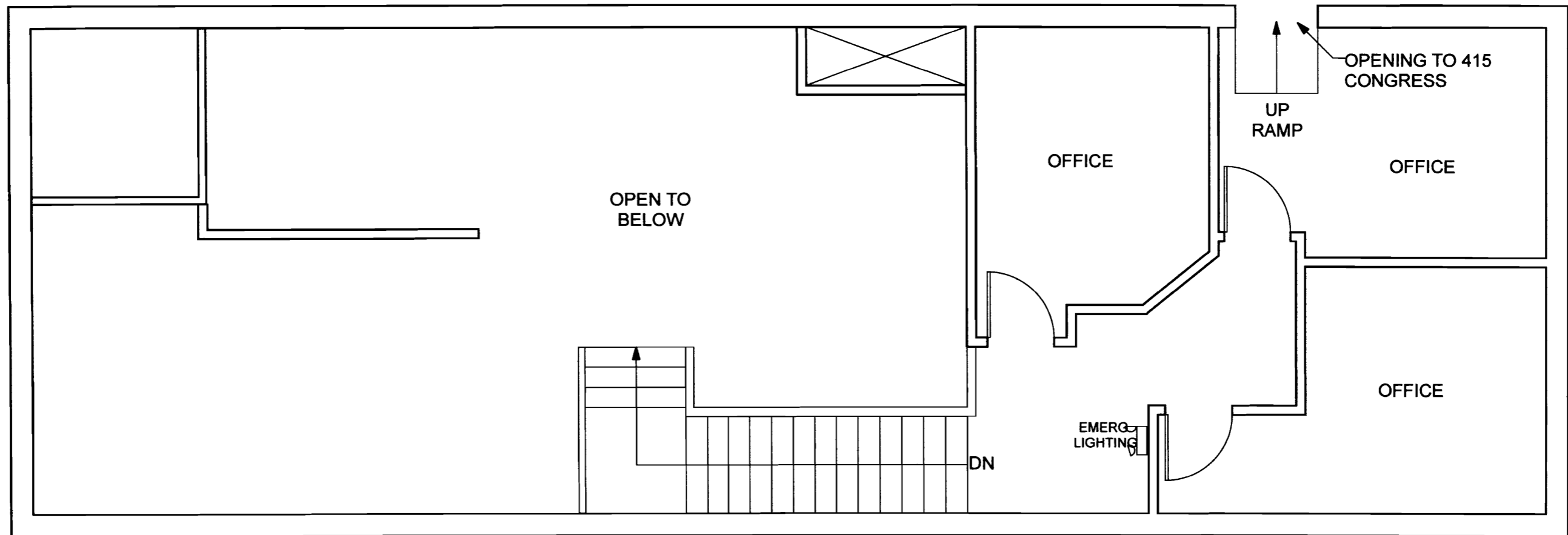
Drawn by: MJC

Date:

December 10, 2008

Revised:

A-1.3



1

**Existing Second Floor**

3/16" = 1'-0"

SPOT Architecture  
 138 Pleasant Ave.  
 Portland, Maine 04103  
 207-221-2656  
 michael@spotarchitecture.com

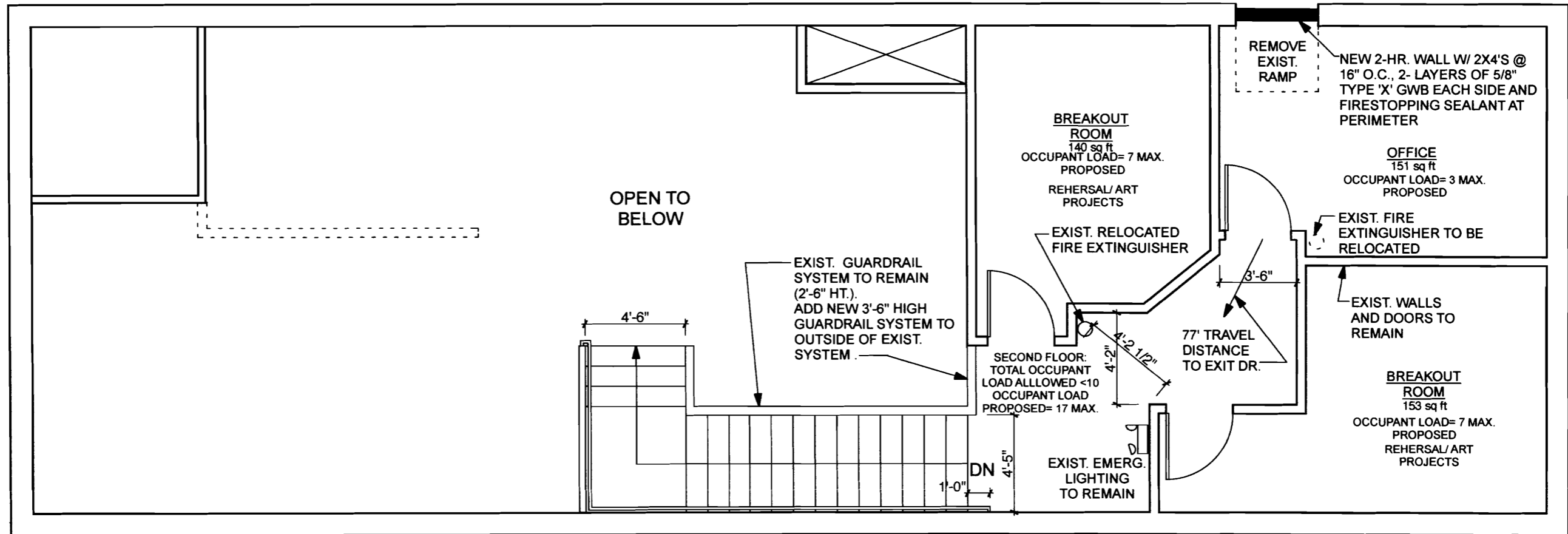
**Project:**  
**Renovations to 411 Congress Street**  
 A Company of Girls  
 411 Congress Street  
 Portland, ME

**Drawing:** Existing Second Floor

**Scale:** **Drawn by:** MJC

**Date:** December 10, 2008 **Revised:**

**A-1.2**



1

**Proposed Second Floor**

3/16" = 1'-0"

SPOT Architecture  
 138 Pleasant Ave.  
 Portland, Maine 04103  
 207-221-2656  
 michael@spotarchitecture.com

**Project:**  
**Renovations to 411 Congress Street**  
 A Company of Girls  
 411 Congress Street  
 Portland, ME

**Drawing:** Proposed Second Floor

**Scale:**

**Drawn by:** MJC

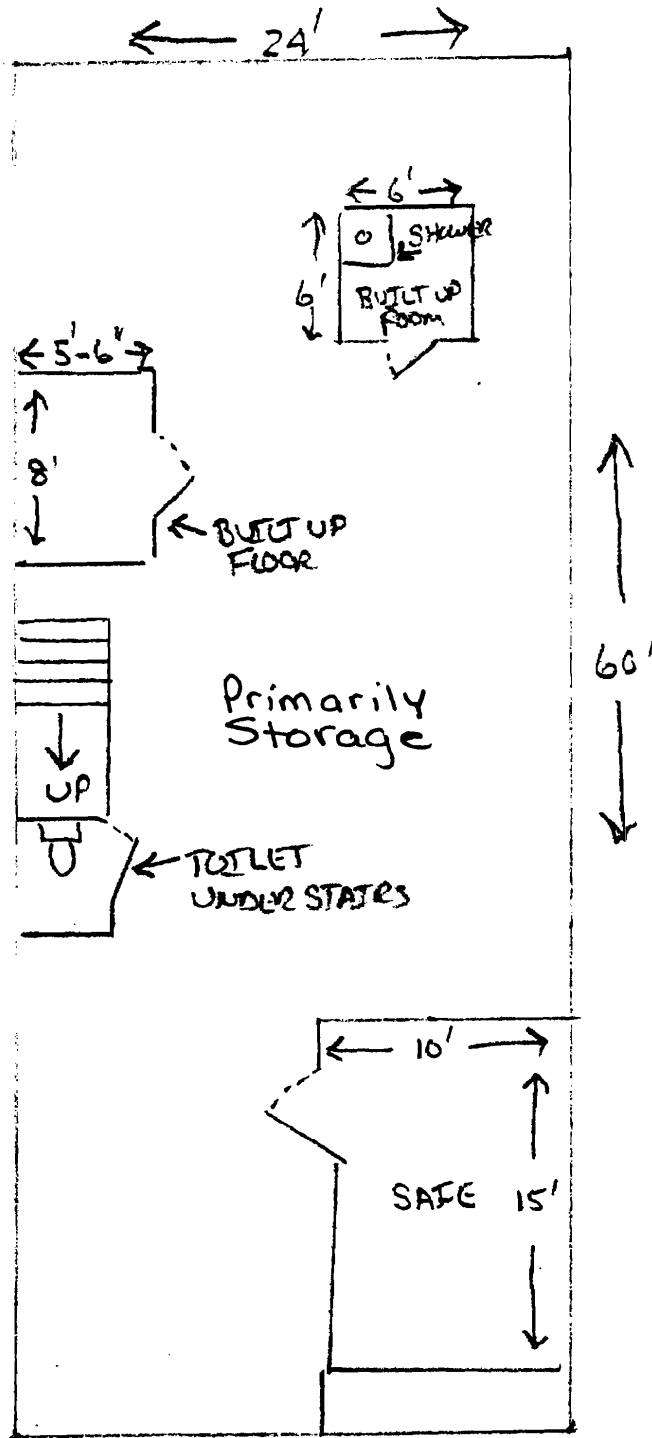
**Date:** December 10, 2008

**Revised:**

**A-1.4**

CONGRESS STREET

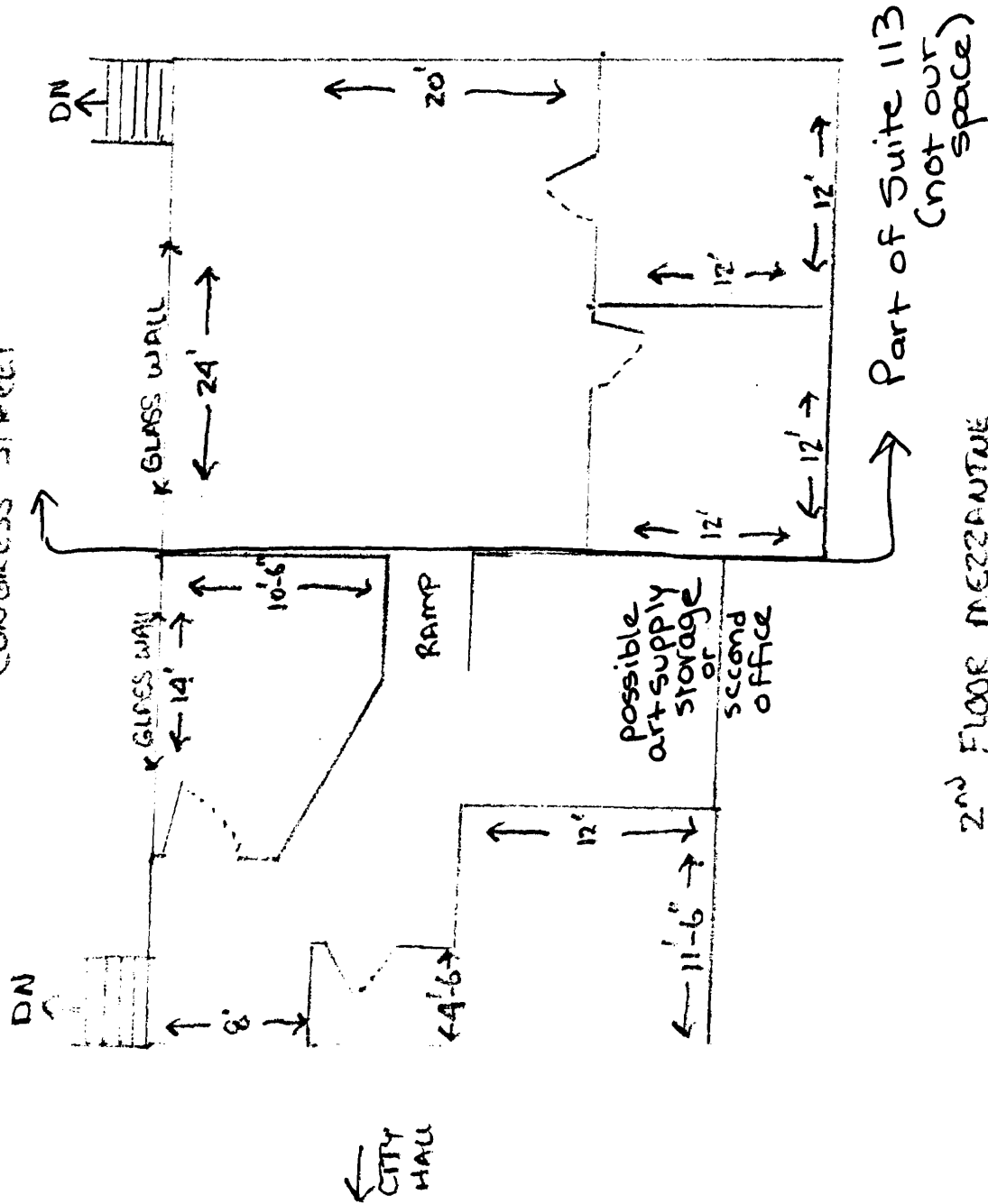
CITY HALL ←



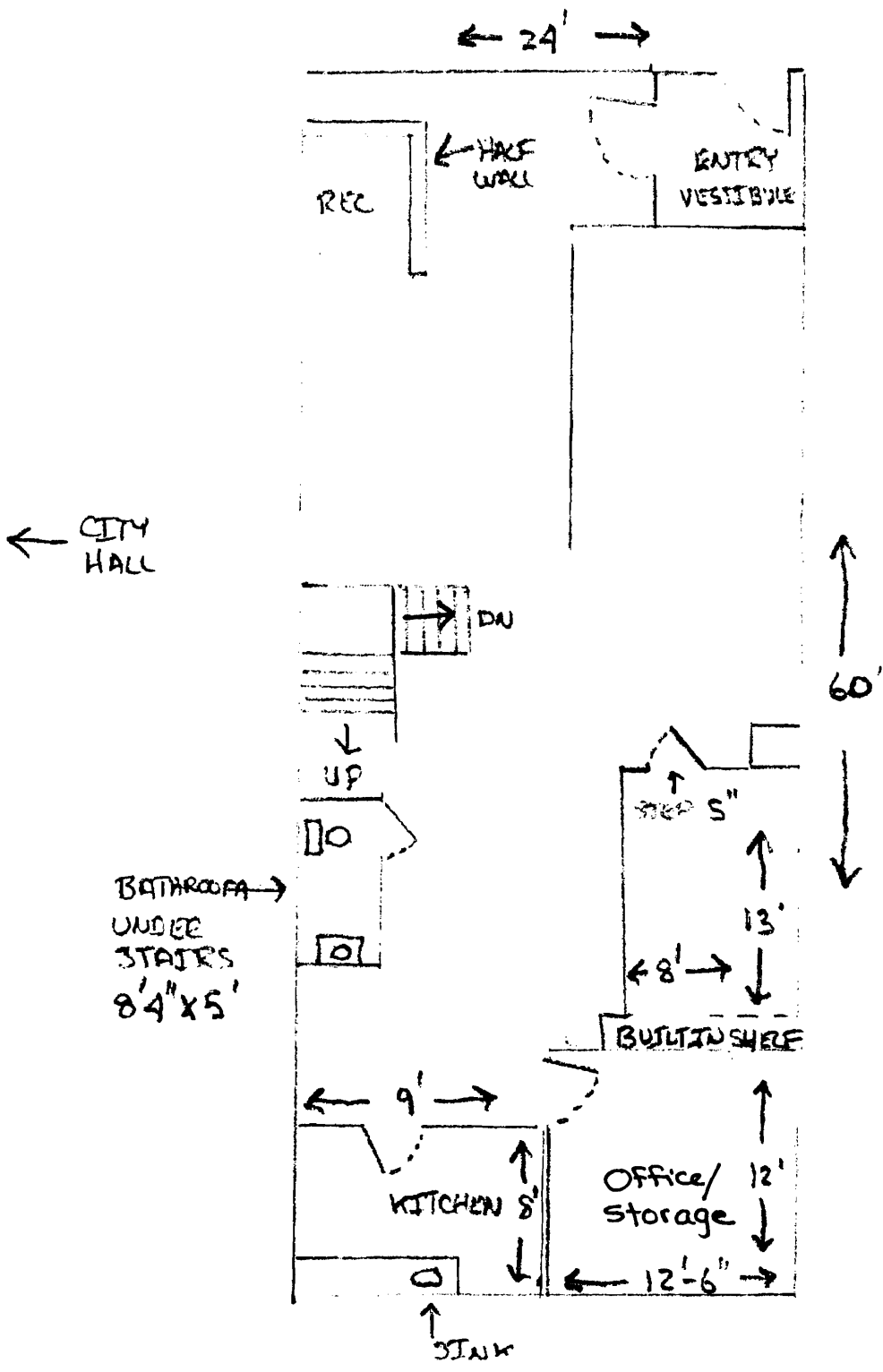
PLAN OF  
415 CONGRESS  
SCALE 1/8" = 1'

BASEMENT

PLAN OF  
415 CONGRESS  
SCALE 1/8" = 1'



CONGRESS STREET



PLAN OF  
415 CONGRESS  
SCALE 1/8" = 1'

1ST FLOOR