

## 3020 Lafayette Narrative

August 26, 2022

**Submitted by:** Robert Currao | Cabinet Outlet | Lucia Investments LLC

**RE:** Narrative 3020 Lafayette Road

**Subject Address:** 3020 Lafayette Road Portsmouth NH

### To Whom It May Concern:

Lucia Investments LLC purchased the property with address 3020 Lafayette located at corner of Lafayette & Ocean. Cabinet Outlet LLC will be the occupant of the property. Cabinet Outlet owns all showrooms real estate & warehouse.

The owner with 100% shares of each company is the same person and is Robert Currao. Robert Currao has attached a letter to provide permission to himself and his entities to submit this application and provided permission to alter, improve, and occupy the property.

Cabinet Outlet has warehousing in a separate location and multiple showrooms that does not and will not store, inventory, manufacturer at any showroom. The showrooms are higher end retail space to showcase non functioning displays so consumers can make choice of cabinetry door styles.

#### 1. The Subject Property at 3020 Lafayette Road Portsmouth, NH

- A. Currently the Property has been a Grocery Store and used Hood, Fire Stove, over 30 feet of refrigeration, and had many risks associated to the property. Property does NOT have lined parking lot
- B. The Proposed Property Use is a retail with low count walk ins. At most 3 employees with up to 3 to 4 walk ins which mostly is never at the same time.

#### 2. SPECIAL EXCEPTIONS ADDRESSED DIRECTLY

- A. 10.232.20 Special exceptions shall meet all of the following standards:

**Cabinet Outlet will meet Portsmouth NH's standards and will not create major impact or use additional resources. Cabinet Outlet will have LESS impact than the previous use of space. Cabinet Outlet will NOT have use of refrigeration, appliances, fire or stoves, hood & ventilation, higher traffic count with visits to buy small dollar items, etc.**

- B. 10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

**Cabinet Outlet meets the criteria set forth by Portsmouth Zoning to obtain special exception & change use and;**

# LUCIA INVESTMENTS LLC

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- C. 10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

**Cabinet Outlet's use of space does not require fire, stoves, etc. The Grocery Store and Food Preparation use will not continue and will be discontinued with Cabinet Outlet as the new occupant as a retail showroom.**

**Seller, Grocery Store owner will remove the hood, gas stove, and refrigeration will be removed. Cabinet Outlet will remove all aforementioned items left behind, if any, and build out a beautiful showroom which will have non-functioning kitchen displays.**

**The showroom's displays will have no water, gas, electric, and displays are non-functioning as it relates to water & stoves not being functioning. The bathroom and small kitchenette will have plumbing for a sink for minor use.**

**Cabinet Outlet does NOT use any gases, will not have any stove on the 1<sup>st</sup> floor for cooking for customers, and is simply a retail showroom that displays non-functioning displays.**

**No inventory will be stored, no manufacturing, no assembly, and no toxic material will ever be stored or in use. Outdoor grill will not be in use or stored by Cabinet Outlet.**

- D. 10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;

**Cabinet Outlet will not build an addition. The Roof will change to Black to be consistent with the new buildings built behind the property. The siding is in need of repair and will be repaired with siding painted It will build a dormer over the 2<sup>nd</sup> Floor entrance and replace the roof. It will complete trim repair and paint the building. Cabinet Outlet and use of space will improve curb appeal, will not have the traffic or number of visitors that has been at the current use of space. Improvements will be made to the landscaping, exterior paint, parking lot will be repaired and seal coated, parking lot will have parking spots painted.**

**Cabinet Outlet will make use of the parking lot that is currently in place but will improve it and improve the landscaping around it. There will not be any storage of equipment, vehicles or other materials.**

**Cabinet Outlet does not deal with material, gases, smoke, etc. as it has non-functioning displays that are beautiful but are displays inside. There will not be any storage outdoor of equipment or vehicles and Cabinet Outlet will not have any unsightly outdoor storage of aforementioned items. Traffic count will be very low and business will not be conducted outside so noise will be low and;**

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- E. 10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

**Cabinet Outlet's hours will be Monday thru Saturday, 9 am to 5 pm. Wednesdays to 7 pm with only 1 or 2 employees to 7 pm. Closed on Sundays, closed on holidays, and closed during snow storms. Cabinet Outlet is lower traffic count then previous use of space. Low impact on town and will not increase traffic and;**

**Cabinet Outlet will not create a traffic hazard, will not create traffic congestion, and Cabinet Outlet will require or need minimal parking. 3 to 5 employees assigned to the showroom with only 2 to 3 to work at one given time. There are 15 parking spots (unmarked currently) and Cabinet Outlet will use 30 to 40% of those parking spots.**

**Most of sales are remote with electronic orders made for cabinetry. From time to time, homeowners and contractors come into showroom to look at door styles in person. There will be less traffic, less cars, and no congestion created by Cabinet Outlet use of space and;**

- F. 10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

**Cabinet Outlet will have minimal impact on municipal services and will have a lot less or small percentage (%) of the impact the Grocery, Food Preparer had as the previous use. Cabinet Outlet will not have impact on the town and will add to the value of neighboring roads and surrounding area after the building is beautified and;**

- G. 10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.

**Cabinet Outlet will not have increase of stormwater runoff onto adjacent property or streets. Property will not have additions and the parking lot will remain as is.**

### 3. ADDITIONAL INFORMATION FOR THE BOARD

- A. The property is not being altered as it relates to space.
- B. Newer White Vinyl Fence already exists at the lot at backside of property, parking lot and;
- C. Landscaping is currently overgrown and pitch or landscaping will not be altered other than manicured, mulch added, and crushed rock and;
- D. No additions are being built and exterior will be beautified with trim repair, paint, new roof, and;
- E. Occupants will be a low number as it relates to employees and low traffic count and;

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## 4. STATEMENT FROM CABINET OUTLET TO PORTSMOUTH NH BOARD

My name is Robert Currao, founder and owner of Cabinet Outlet. Both showrooms in Salem NH & Amherst NH are owned by myself. Both showrooms real estate has been beautified and has brought greater value, curb appeal to the neighborhoods or areas surrounding the showrooms.

Warehousing, inventory, and deliveries are never completed from the showrooms. The showrooms are well designed with a space that is inviting, showcases the door displays, and will have a very nice curb appeal in Portsmouth NH as well.

I am asking that you approve my request to open up a showroom in Portsmouth NH at the location of 3020 Lafayette which is more desirable than the prior use of space. Prior use made use of fire, smoke was created from cooking, refrigerators took up 75% of the back space, and there was more municipal services used.

Cabinet Outlet is a retail space without the high traffic count. Customers stay usually for an hour, at most, and leave with material and business cards. Y

You are appreciated and thank you in advance.

### Current Property

5. Use has been a Grocery Store or Convenience Store | Food prior to its current state of being vacate.
6. Description is that it has not been maintained and curb appeal is not appealing
7. Building is in need of repair, trim repair, upkeep, treatment, etc
8. Mechanically property has systems in need of replacement
9. Exterior requires refacing or replacement of staircase to 2<sup>nd</sup> floor unit
10. Exterior requires refacing or replacement of staircase on side of building with handrail (No handrail)
11. Exterior requires lighting for emergency and to luminate walk way properly
12. Exterior requires other improvements to bring to code

### New Use of Space & New Use of Land

13. New Owner is listed as Lucia Investments LLC
14. Same Member or Owner, Owns Cabinet Outlet LLC
15. Cabinet Outlet LLC is a retailer with multiple successful showrooms, currently, in Salem, NH and Amherst NH



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16. Cabinet Outlet's showrooms are only retail stores with sales reps and designers without or with NO storage, manufacturing at the showrooms. The showrooms have non-functioning displays only for viewing.
17. Cabinet Outlet, LLC to open or establish the Portsmouth NH showroom in what has been a goal of the owners for over 5 years as the demographics are in line with its customer base currently
18. Cabinet Outlet LLC offers higher end constructed cabinetry and higher quality painted cabinets as a re-seller and not the manufacturer.
19. Cabinet Outlet LLC buys directly from manufacturers and re-sells cabinetry, counters, etc.
20. Cabinet Outlet has warehousing in New Hampshire and does NOT stock, store, or handling any of its warehousing in the showrooms
21. Cabinet Outlet is going to upfit the unit for its showroom with 19 displays, small displays with a few larger ones, and showcase with ample room to walk around and through the showroom
22. Cabinet Outlet business will have 3 Employees only working at any given times

## USE OF SPACE & ORDINANCE ADDRESSED

23. Cabinet Outlets Hours of Operations will be Monday thru Saturday 8 am to 5 pm. Wednesday to 7 pm. No Sunday hours.
24. Cabinet Outlet usually will only have 2 to 4 customers in the showroom if walk ins enter the showroom at any given time but has many pockets of time where its only Sales or Designers as they work electronically with many individuals.
25. Parking Spots are 15 currently and that is more than adequate for the Scope of Work or Industry as it relates to low traffic retail.

## CURRENT LAND & PROPERTY MAP

26. 3020 Lafayette Road Lengths & Frontage (See Plot Plan Attached)
27. 3020 Lafayette Road back side of building is 173.35' at length of the new white vinyl fence
28. 3020 Lafayette Road Lafayette side of building is 34.66' along before diagonal or to corner
29. 3020 Lafayette Road corner of Lafayette and Ocean Road is 40.63'
30. 3020 Lafayette Road Ocean Road frontage is 139.94 total with easement, 131.96
31. 3020 Lafayette Road Parking Lot is 87.04' depth

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## COVER LETTER

PROPERTY OWNER:	Lucia Investments LLC	TENANT & NOMINEE:	Cabinet Outlet, LLC
ADDRESS:	3020 Lafayette Road	POINT OF CONTACT:	Robert Currao, Member
SUBJECT:	Use of Space. Improvements.		

### To Whom It May Concern:

Cabinet Outlet is a re-seller of goods and services with in-house installation teams and finish carpenters.

1. Lucia Investments is the real estate holding company that will own the property and is the same owner as Cabinet Outlet.
2. Portsmouth NH location at 3020 Lafayette is a stand alone building with unit on the 1<sup>st</sup> floor and 2<sup>nd</sup> floor unit that has been an apartment.
  - A. 1<sup>st</sup> Floor: Cabinet Outlet will occupy
  - B. 2<sup>nd</sup> Floor: Currently an apartment. To be determined who occupant will be
3. 1<sup>st</sup> Floor:
  - A. Cabinet Outlet will occupy the 1<sup>st</sup> floor unit and keep it mostly as open concept while adding 2 walls to separate displays and add 2 walls to create a bathroom
  - B. Non-Functioning Displays. No water
  - C. Display or samples only
  - D. No manufacturing, no storage, and no assembly
4. 2<sup>nd</sup> Floor
  - A. Floor plan to remain as is
  - B. Replace flooring, cabinetry, paint
  - C. Replace non-working Furnace (before weather change)
5. Exterior
  - A. Roof, repair or replace trim, paint
  - B. Replace the wood of the staircase & rid of lattice
  - C. Add Wood Element in view of the road to appear as the same exterior currently on building
  - D. Build Dormer and cover the staircase & add lighting required by code
6. Exterior Landscaping
  - A. Sprinkler system and landscaping renewed
  - B. Repair Ramp & Stamp Cement at Ramp (Add Railings and repair to meet code)
  - C. Add Stone Wall on Side of Ramp to front with stonework (Add Railings)
  - D. Remove trees along fence by parking lot, seal coat, and add markings



Rob Currao

Lucia Investments LLC

Cabinet Outlet LLC

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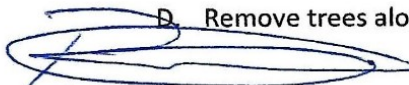
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Lucia Investments LLC  
Cabinet Outlet LLC

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PROPERTY OWNER: Lucia Investments LLC

TENANT & NOMINEE: Cabinet Outlet, LLC

ADDRESS: 3020 Lafayette Road

POINT OF CONTACT: Robert Currao, Member

SUBJECT: Use of Space. Improvements.

# NARRATIVE

## In Brief



## **LUCIA INVESTMENTS LLC**

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# **3020 Lafayette Narrative**

**August 26, 2022**

RE: Narrative 3020 Lafayette Road

Address: 3020 Lafayette Road Portsmouth NH

### **To Whom It May Concern:**

This is to address the special criteria for ZBA in Portsmouth NH so that we can establish Cabinet Outlet in Portsmouth NH at 3020 Lafayette Road Portsmouth NH.

### **Current Property**

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13. Cabinet Outlet, LLC is or purchased (closing 8/31/22) 3020 Lafayette Road to open or establish a third (3<sup>rd</sup>) showroom in what has been a goal of the owners for over 5 years as the demographics are in line with its customer base currently
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## BRIEF SUMMARY OF THE RENOVATIONS

### 3020 Lafayette Road Portsmouth NH 03801

QTY	ITEM	Needed	COMMENTS
3	Porta Potty	Porta Potty Needed	Needed for 90 days
3	30 Yard Dumpster	Dumpster Needed	Dump & Return as Needed
1	Safety Items Budget	Cones, Tape off Areas, Signs	Misc. Items needed for Jobsite
1	PREP AREA Exterior	Misc Prep of Areas for Work	Misc. Items needed for Jobsite
1	PREP AREA Interior	Misc Prep of Areas for Work	Misc. Items needed for Jobsite
1	Design Fees	Design & Budgets	Internal. Design Completed by Internal
1	Initial Fees	Towns Initial Fees	UNKNOWN
1	Misc. Fees	Miscellaneous Fees	UNKNOWN
<b>DEMO EXISTING 1st PHASE</b>			
1	DEMO Basement	Basement remains as is, unfinished.	
1	DEMO 1st Floor	Remove 26" Soffit that was above the built in cooling units	
1	DEMO 2nd Floor	Remove Kitchen&Bath Cabinets, Remove All Current Flooring	
1	DEMO 2nd Floor	Remove all interior trim around Doors, at Baseboards, at Window Trim	
1	DEMO 2nd Floor	Remove Current Walls at Bathtub to Install Subway Tile as Surround	
1	DEMO Exterior	Remove Metal Railing at front of Building	
<b>DEMO EXISTING 2ND PHASE</b>			
1	DEMO Exterior	Remove outside staircase to 2nd Floor (interior stair build out needed 1st)	
1	DEMO Exterior	Remove Metal Railing at front of Building	
1	DEMO Misc	Misc Demo that may come up	
<b>EXTERIOR BUILD OUT PRIOR TO SIDING   ROOF   PAINT   GUTTERS</b>			
1	1 New Dormer Build-Out	Install Dormer Above Current 2nd Floor Entry Way	
1	1 New 2nd Floor Door	Install New Door at 2nd Floor with Glass Side Lites	
1	Re-Build StairCase	Build New Staircase, Composite Material from Parking to 2nd Floor	
1	Weather Tight Dormer	Exterior Weather Tight All Dormer Installed Over Steps & for 2 <sup>nd</sup> Floor Entrance	
1	Shingles at New Dormer	Add New Shingles at Dormer	
<b>EXTERIOR REPAIR PRIOR TO SIDING   ROOF   PAINT   GUTTERS</b>			
1	Replace Trim & Repair	Replace all Wood where trim is rotted or needs to be repaired	
1	Add & Seal Wood Panels	Add Wood & Weather Tight at Openings & Replace any Rot	
<b>EXTERIOR DOORS PRIOR TO SIDING   ROOF   PAINT   GUTTERS</b>			
1	FRONT   Glass Door	Keep Existing Glass Door. Replace Mechanism & ADA Handle(s)	
1	SIDE   Glass Door	Keep Existing Glass Door. Replace Mechanism & ADA Handle(s)	
<b>EXTERIOR BUILD OUT SIDING   ROOF   PAINT   GUTTERS</b>			
1	Surround Stairwell	Add Wood or Siding as a Surround at Exterior Staircase with Window	
1	Surround Stairwell	Will include an opening with Sign over Opening as 2nd Floor Entry	
1	PAINT OR SIDING	Install New or Paint Siding to DARK	



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		GRAY
1	IF SIDING	IF SIDING: Budget is \$13,500 Max. If Quotes over, paint siding
1	ROOF	If NEW ROOF: Budget \$32,500 Max. If Quotes over, keep existing
1	ALL TRIM	PAINT ALL TRIM BLACK
1	Paint Window Trim	Paint Black All Window Trim
1	Paint Building Trim	Paint Black All Exterior Trim
1	Paint Door Trim	Paint Black All Door Trim
1	Paint Foundation Cement	Paint Cement with Cement Tone Paint to Renew & Make look New
1	Gutters	Gutters all around building with proper down spouts at 5 Points
<b>EXTERIOR LANDSCAPE</b>		<b>Landscaping</b>
1	Tree Removal	Remove 2 by Fence, Leaning & not healthy. 2 Small 5' Overgrowns
1	Mason Walkway at Front	Remove Railing & Add Stone Wall at Front with Railings to Code
1	Mason Steps at Side	Remove Ramp & Add Steps on Side with Railings to Code
1	Initial Landscape CleanUp	Landscape Clean Up, Prep Budget, Remove Plantings, etc
1	Landscape Outlining	Outline New Landscape, Edge for New Mulch & Plants
1	Irrigation	Run New Irrigation with Plant Sprayers (mist) at Beds and Grass
1	New Loam for Grass	New Loam (Super Loam) & Hydroseed the New Grass
1	Hydroseed	Include with New Loam and Grass
1	Landscape Design	Grading
1	Landscape Ongoing	Planting New Plants, New Mulch, Stone, Irrigation, etc
		<b>Do NOT include here</b>
		Budget Monthly Maintenance
<b>EXTERIOR PARKING LOT</b>		<b>Parking Lot</b>
1	Tree Removal	With Landscaping
1	Seal Coat Parking Lot	Seal Coat after Filling all Cracks with Crack Sealant
1	Parking Lines	Parking Lines (Line Company by Code) with 1 Handicap at End Space
<b>INTERIOR SIDE ENTRANCE   LOBBY</b>		<b>1st FLOOR IMPROVEMENTS &amp; CABINET OUTLET BUILD OUT</b>
1	Frame out for Bathroom	Frame out for Bathroom at Southwest Part of Building at Corner
1	1st Floor Bathroom	Plumbing part of Plumbing rough
1	Side Door Lobby Area	Create Small Lobby at Side. 1 Door to Cabinet Outlet. 1 to basement
1	Side Lobby to Unit 1	Small Approximate 10 x 11' Lobby with 2 Doors. Unit 1 & Basement
1	Unit 1 Lobby Entry	Entry to Unit 1 at Lobby. Glass Entry Door with Push & Pull Style
1	Basement Entry	Entry to Basement from Lobby will have a Door
1	Basement Door Build	Only at Stairwell. Paint & Add Railing to Code to Basement
1	ROUGH INSPECTION	DO NOT PROCEED WITHOUT ROUGH INSPECTION
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Hardwood Floors	Hardwood in Lobby & Entire 1st Floor at Cabinet Outlet. Stain Light
1	Electrical Fixture	Large Fixture from Ceiling at Lobby.
1	Paint Entry Lobby	Paint Entry Neutral Color. Revere Pewter or Light Grey
1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>INTERIOR 1ST FLOOR</b>		<b>1st FLOOR IMPROVEMENTS &amp; CABINET OUTLET BUILD OUT</b>



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1	Cabinet Outlet BuildOut	Showroom. Add 3 Walls, not to ceiling, bathroom, & 21 displays
1	Bathroom Added	Bathroom Added on 1st Floor at Showroom, Corner. ADA Bathroom
1	Electrician Rough	Rough All Electrical & Fixtures
1	Plumber Rough	Rough All Plumbing & Fixtures. Adding a New Bathroom at 1st Unit
1	Plumber Rough	New Bathroom. Single Vanity Sink. Single Toilet. No urnal.
1	Hardwood Floors	Accounted for Above. Entire 1st Floor Hardwood Floor
1	ROUGH INSPECTION	DO NOT PROCEED WITHOUT ROUGH INSPECTION
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Plasturer	Sheetrock & Ready or Prep for Paint
1	Sheetrock & Ready	Sheetrock & Ready or Prep for Paint
1	Cabinet Displays Install	Cabinet Displays Installed (Business Build Out. Cabinet Outlet to Pay)
1	Electrician Final	Electrician All Final Wiring
1	Countertop Installation	Countertops Installed throughout Entire Building. Cabinet Outlet to Pay
1	Plumbing	Final Plumbing Hook Ups
1	Paint by Design	Paint By Design and Paint Color chosen
1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>INTERIOR 2nd FLOOR</b>		
1	Demo Kitchen Cabinets	Create a Galley Kitchenette for Business with Storage
1	Demo Vanities	Both Bathroom will only get New Vents, Fixtures, Paint, & Flooring
1	Electrician Rough	Rough All Electrical & Fixtures
1	Plumber Rough	Rough All Plumbing & Fixtures
1	ROUGH INSPECTION	DO NOT PROCEED WITHOUT ROUGH INSPECTION
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Plasturer	Sheetrock & Ready or Prep for Paint
1	Sheetrock & Ready	Sheetrock & Ready or Prep for Paint
1	Floor Install	Vinyl Floor installed throughout 2nd Floor. Same in Bathrooms as well
1	Kitchenette Cabinets	Kitchenette Cabinets & Counters Installed
1	Bathroom Cabinets	Bathroom Vanity Cabinets & Counters Installed
1	Electrician Final	Electrician All Final Wiring
1	Plumbing	Final Plumbing Hook Ups
1	Paint by Design	Paint By Design and Paint Color chosen
1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>INTERIOR BASEMENT</b>		
1	Doorway	Noted Above
1	Staircase to Basement	Paint Only & Railings will be industrial steel or metal
1	Staircase Railings	Install Railings on Both Sides of Stairwell due to width of Stairs
1	ROUGH INSPECTION	DO NOT PROCEED WITHOUT ROUGH INSPECTION
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Paint by Design	Paint By Design and Paint Color chosen. Misc Cost from Painters

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1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>HVAC</b>		<b>HVAC FOR ENTIRE BUILDING</b>
1	HVAC NOTE	Done after Demo and Before Rough to Ensure Finish is Clean
1	2 New Furnaces	1 for Each Floor. Larger Unit for 1st Floor
1	2 New Condensors	1 for Each Floor. Larger Unit for 1st Floor
1	1st Floor Duct Work	Spiral with Venting
1	2nd Floor Duct Work	Duct is already In Walls, Flooring, Ceiling Vents. Budget for Additional
1	Lobby Vent   Duct	Separate Zone shared with 1st Floor Unit at Lobby
1	HVAC NOTE	Extra Budget in Case something comes up or needed to bring to code
<b>ELECTRICAL   OUTDOOR</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
1	Parking Lot	No Parking Lot Light Fixture Needed as Building Up Close to Lot Above Side Entrance. Sensored, barn light above door.
1	East Side of Building	At Staircase. Sensored, Industrial at bottom, middle, and top of stairs
1	East Side of Building	Against Building. Dusk to Dawn, Low Lummes by front.
1	North East Side	Above Front Entrance. Sensored, barn light above door
1	North Side of Building	Along the wall, inside and as required lighting for walkway
1	North Side of Building	No Light at Building on Lafayette Side of Building. Leave as is
1	Against Building   West	Rear of Building. Low Lummes under 48 " from ground
1	South or Rear of Building	Add Timer for All Signs... Signs will remain as is with covering only
1	Signs "As is"	Place Breaker at Panel if Needed due to Timer
1	Signs "As is"	
<b>ELECTRICAL   INSIDE FRONT</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
1	Lobby Front Entrance	Fixture. Short Chandelier. Turn on with Switch
1	Lobby Front Entrance	Fire Sign. Exit to Code
1	Lobby Front Entrance	1 Gang Plug. By top of Glass Entrance for Open Sign
<b>ELECTRICAL   INSIDE SIDE EAST</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
1	Side Entrance Inside	Fixture. Larger Chandelier. Turn on with Switch or with timer.
1	Side Entrance Inside	Fire Sign. Exit to Code. (Strobe?)
1	Side Entrance Inside	1 Gang Needed on Right Hand Wall.
<b>ELECTRICAL   STAIRS UP TO 2ND</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
2	Stairs to go upstairs	2 x Fixtures. Industrial Looking Sconce(s) against wall. Sensor turn on
1	Fire Exit	Fire Exit at Top of Stairs
<b>ELECTRICAL   BASEMENT</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
1	Basement Stairs	Light Fixture(s), Wall Sconces, Sensored, at Stairwell for Safety
1	GFI in Bathroom	Add GFI Plugs at Vanity to Add the Electric Water Heater. Individual
1	Fire Exit	Everywhere needed and required by code
<b>ELECTRICAL   1ST FLOOR</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
3	Fire Exits	As required but minimum 3 needed at Front Entrance, Interior, & Lobby
1	Fire Emergany Lights	New Bathroom. In the unit, as required by code



# LUCIA INVESTMENTS LLC

254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

1	Add Fixture in Bathroom	Vent   Light Fixture in Bathroom to be vented out to exterior Wall
1	Add Fixture in Kitchenette	Light Fixture on a Sensor in Kitchenette
<b>ELECTRICAL   MECHANICAL</b>		<b>ELECTRICAL</b>
2	New Condensers	2 New Condensers
2	New Furnace	New Furnace, If Needed
1	Misc.	Budget for any Miscellaneous Electrical that may arise during build out
2	Replace Bath Fixtures	2 x Vent   Light Fixture in Bathrooms to replace existing
<b>ELECTRICAL   PANEL</b>		<b>ELECTRICAL</b>
1	Panel to Code	Update or Bring Panel to Code with proper function. Separate 2 units
<b>PLUMBING   DISCONNECT</b>		<b>PLUMBING</b>
1	Prior to Demo	Disconnect all prior to demo
1	Disconnect	Disconnect at Basement
1	Disconnect	Disconnect all at 1st Floor
1	Disconnect	Disconnect all on 2nd Floor
1	Disconnect	Disconnect all for Outdoor
1	Disconnect	Disconnect, Shut Off, & Get Rid of all gas going to Stove(s). No Stoves
<b>SIGNAGE</b>		<b>SIGNAGE</b>
1	Sign Lighting	Signs to Remain as is. Will go over current sign lettering only
1	Sign Lighting	Upgrade at Panel, If Needed.
1	Sign Lighting	Signs to be on a Timer

## DETAILED DESCRIPTION BELOW

### LOCATION

- **County:** Rockingham

### UTILITIES

- **Sewer:** Public
- **Water:** Public

### STRUCTURAL INFORMATION

- **Exterior Const.:** Clapboard
- **Basement Entrance:** Interior
- **Basement Desc.:** Concrete, Full, Stairs - Interior, Storage Space, Unfinished, Interior Access
- **Roof:** Shingle - Asphalt
- **Square Feet:** 3,127

## LUCIA INVESTMENTS LLC

254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

Parcel Area      0.27  
(AC)

Zoning

Zoning

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MRB

---

SRB

Please let me know if you require any further information or narrative described further.

Roberto Currao Sr.

Office. 603-893-1212

Mobile. 978-886-2100

Email. RobC@MyCabinetOutlet.com

PROPERTY OWNER: Lucia Investments LLC  
TENANT & NOMINEE: Cabinet Outlet, LLC  
ADDRESS: 3020 Lafayette Road  
POINT OF CONTACT: Robert Currao, Member  
SUBJECT: Use of Space. Improvements.

# OWNER AUTHORIZATION Improvements

# LUCIA INVESTMENTS LLC

254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

## OWNER AUTHORIZATION

August 26, 2022

RE: Owner Authorization for 3020 Lafayette Road

Address: 3020 Lafayette Road Portsmouth NH

### To Whom It May Concern.

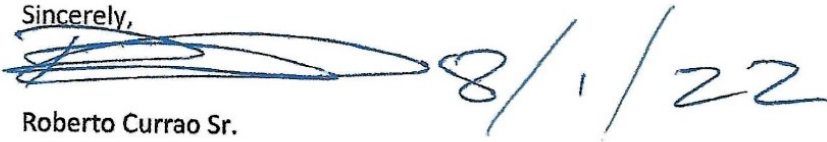
I own Lucia Investments LLC which is the owner of the property at 3020 Lafayette Road Portsmouth.

I own Cabinet Outlet who is the tenant and occupant of 3020 Lafayette Road. Cabinet Outlet will have displays and operate its business at aforementioned property.

I provide permission to Cabinet Outlet to occupy, do business, alter space, change signs, and do anything or everything required to do business and allowed by town and state law and or building code.

Thank you and you are appreciated.

Sincerely,



Roberto Currao Sr.

Office. 603-893-1212

Mobile. 978-886-2100

Email. RobC@MyCabinetOutlet.com

**PROPERTY OWNER:** Lucia Investments LLC  
**TENANT & NOMINEE:** Cabinet Outlet, LLC  
**ADDRESS:** 3020 Lafayette Road  
**POINT OF CONTACT:** Robert Currao, Member  
**SUBJECT:** Use of Space. Improvements.

# OWNER AUTHORIZATION SIGNS & DESIGN



# LUCIA INVESTMENTS LLC

254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

## OWNER AUTHORIZATION REGARDING SIGN

August 26, 2022

RE: Owner Authorization for 3020 Lafayette Road

Address: 3020 Lafayette Road Portsmouth NH

### To Whom It May Concern.

I own Lucia Investments LLC which is the owner of the property at 3020 Lafayette Road Portsmouth.

I own Cabinet Outlet who is the tenant and occupant of 3020 Lafayette Road. Cabinet Outlet will have displays and operate its business at aforementioned property.

I provide permission to Cabinet Outlet to occupy, do business, alter space, change signs, and do anything or everything required to do business and allowed by town and state law and or building code.

Thank you and you are appreciated.

Sincerely,



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Mobile. 978-886-2100

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**PROPERTY OWNER:** Lucia Investments LLC  
**TENANT & NOMINEE:** Cabinet Outlet, LLC  
**ADDRESS:** 3020 Lafayette Road  
**POINT OF CONTACT:** Robert Currao, Member  
**SUBJECT:** Use of Space. Improvements.

# CURRENT PHOTOS

# 3020 Lafayette

**SUBJECT PROPERTY PHOTOS****NORTH SIDE OF BUILDING****WEST SIDE OF BUILDING****EAST SIDE OF BUILDING****SOUTH SIDE OF BUILDING**





**ROAD SIGN**



**INTERIOR – 1<sup>ST</sup> FLOOR**

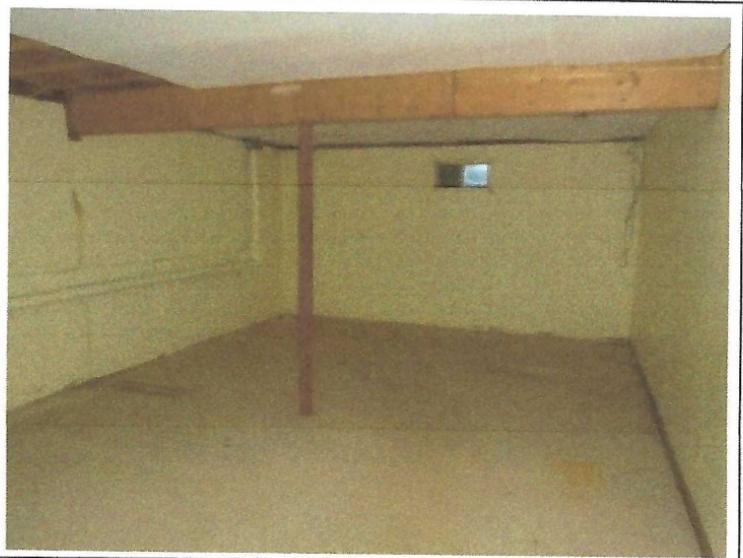


**INTERIOR – 1<sup>ST</sup> FLOOR**



**INTERIOR – 1<sup>ST</sup> FLOOR**



**BASEMENT LEVEL****BASEMENT LEVEL****2<sup>ND</sup> FLOOR KITCHEN****2<sup>ND</sup> FLOOR DINING ROOM**



**2<sup>ND</sup> FLOOR LIVING ROOM****2<sup>ND</sup> FLOOR BEDROOM****2<sup>ND</sup> FLOOR BEDROOM****LAFAYETTE ROAD FACING SOUTH**





**LAFAYETTE ROAD FACING NORTH**



**LONGMEADOW ROAD FACING EAST**



**OCEAN ROAD FACING WEST**

PROPERTY OWNER: Lucia Investments LLC  
TENANT & NOMINEE: Cabinet Outlet, LLC  
ADDRESS: 3020 Lafayette Road  
POINT OF CONTACT: Robert Currao, Member  
SUBJECT: Use of Space. Improvements.

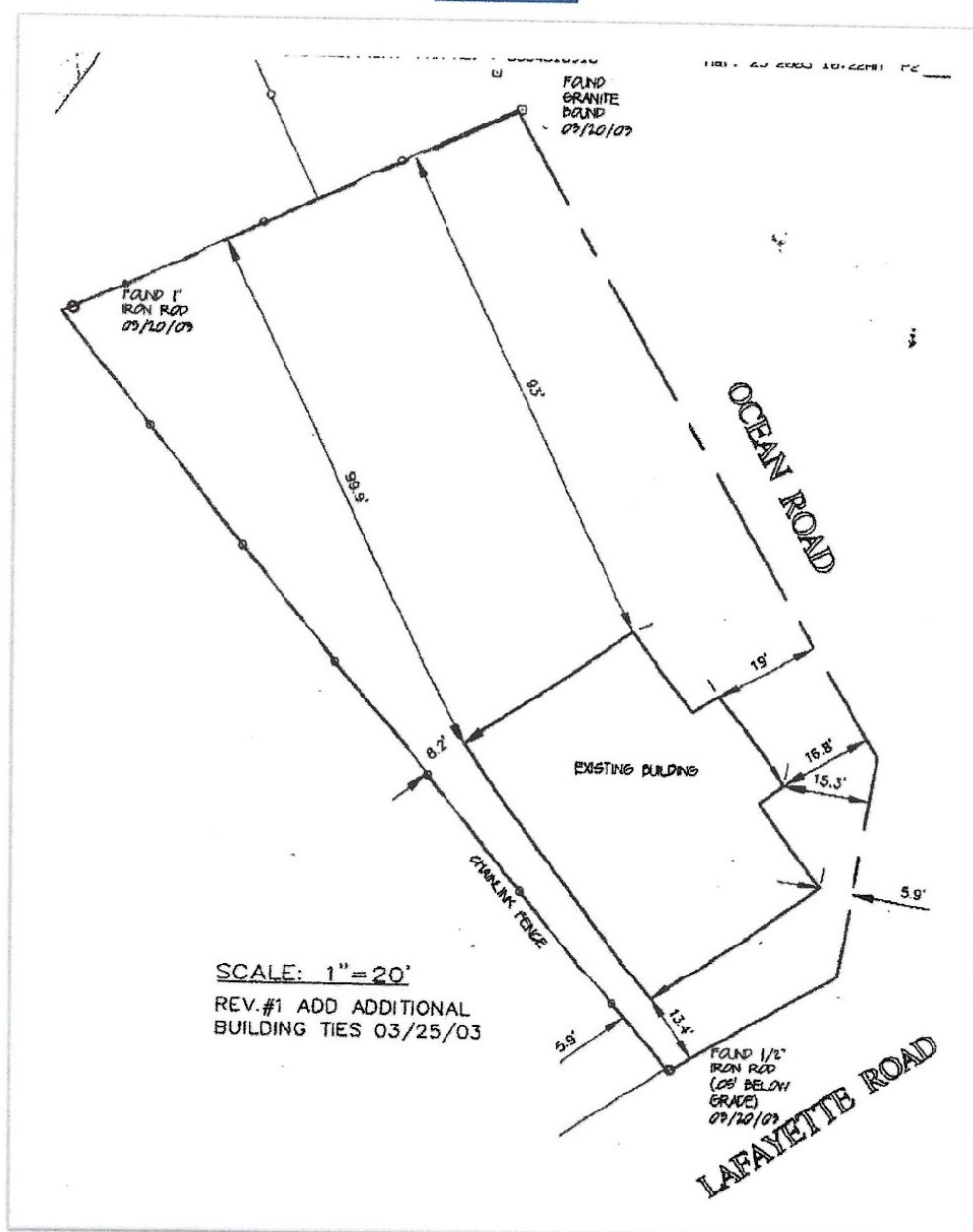
# SITE MAP

## 3020 Lafayette

**Easements:** I am not aware of any easements or adverse conditions that would negatively impact the subject property.

**Flood Zone:** According to the National Flood Insurance Program Map for Rockingham County, Community Panel No. 33015C0270F, effective 1/29/2021, the subject is in Zone X, an area of minimal flood hazard.

### SITE MAP





## LUCIA INVESTMENTS LLC

254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

PROPERTY OWNER: Lucia Investments LLC

TENANT & NOMINEE: Cabinet Outlet, LLC

ADDRESS: 3020 Lafayette Road

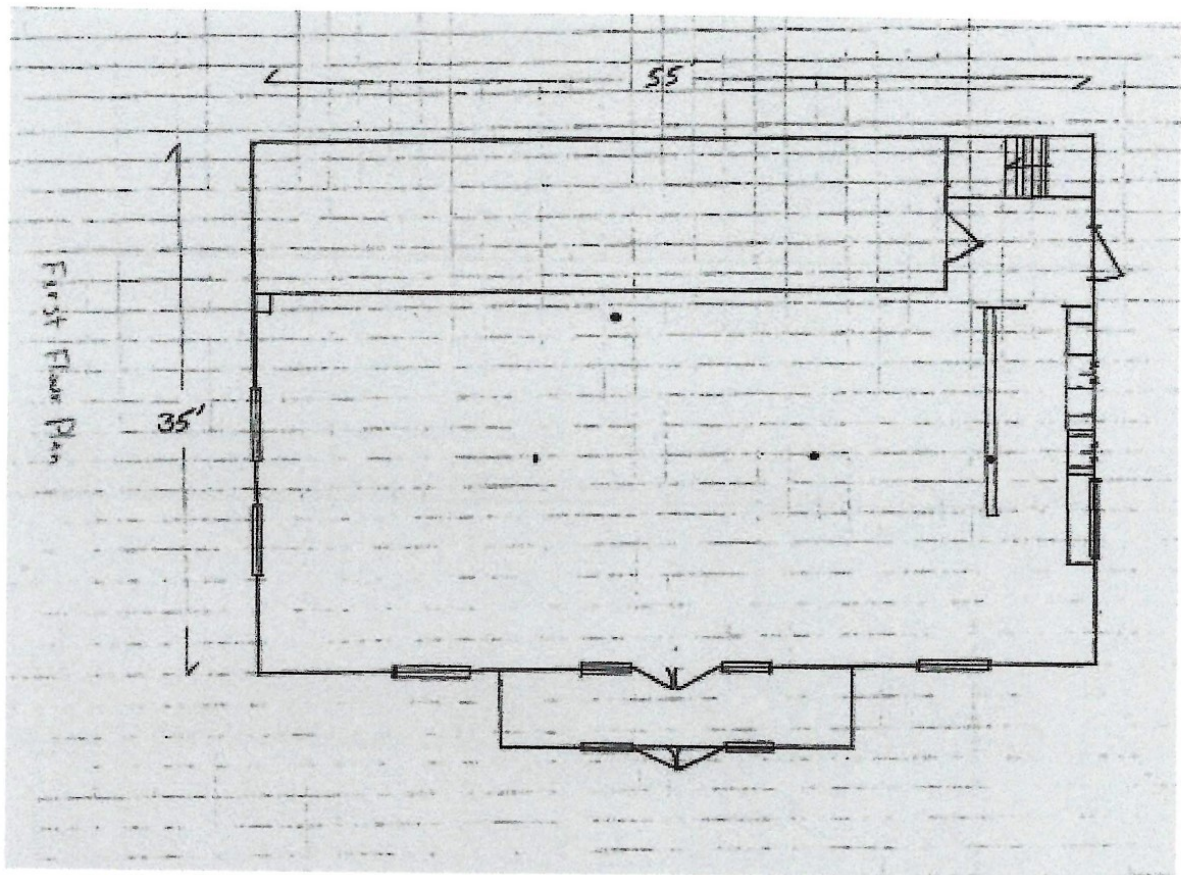
POINT OF CONTACT: Robert Currao, Member

SUBJECT: Use of Space. Improvements.

# 1<sup>st</sup> FLOOR

## CURRENT LAYOUT

# 3020 Lafayette

First-Floor Plan

## LUCIA INVESTMENTS LLC

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# 2<sup>nd</sup> FLOOR

## CURRENT LAYOUT

# 3020 Lafayette



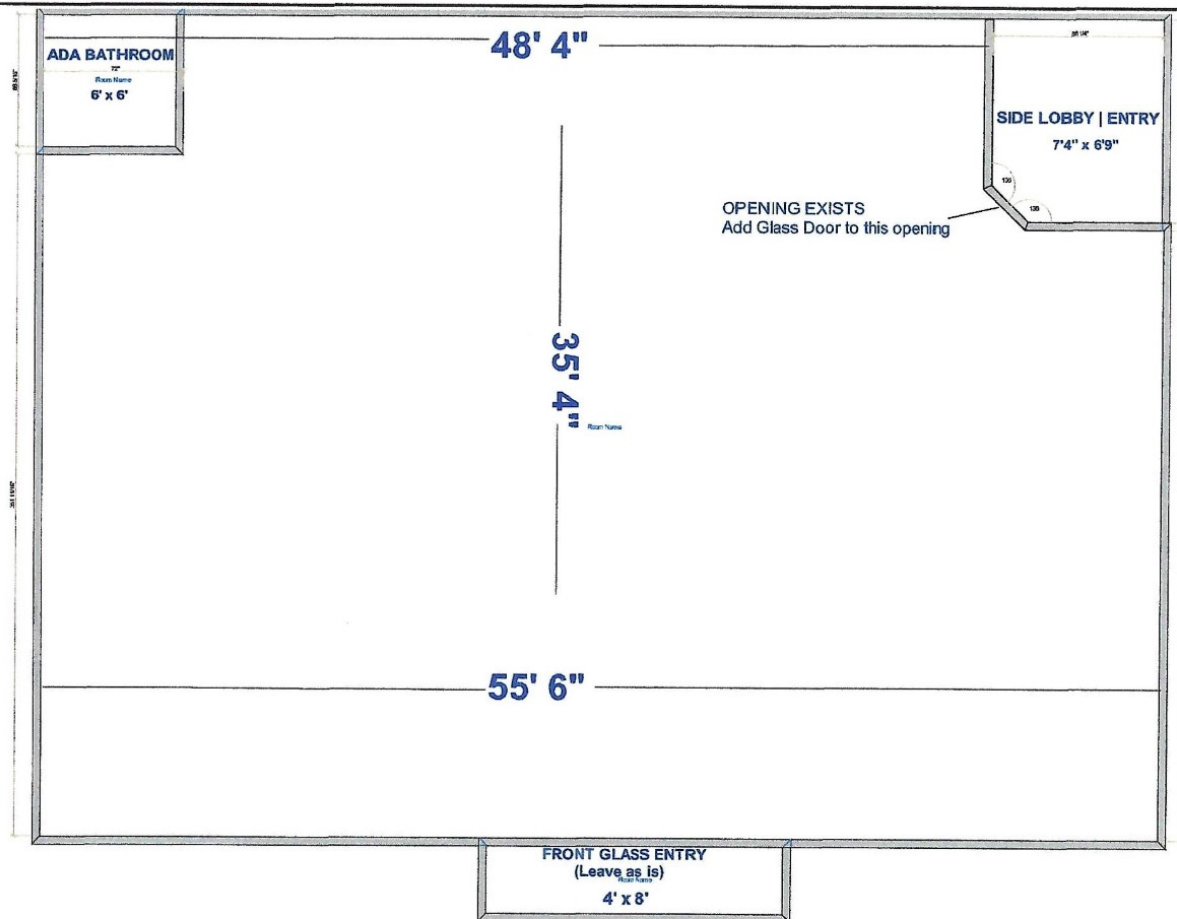


**PROPERTY OWNER:** Lucia Investments LLC  
**TENANT & NOMINEE:** Cabinet Outlet, LLC  
**ADDRESS:** 3020 Lafayette Road  
**POINT OF CONTACT:** Robert Currao, Member  
**SUBJECT:** Use of Space. Improvements.

## **PROPOSED LAYOUT**

### **1st Floor WITHOUT Walls**

1. Add 1 Bathroom on 1<sup>st</sup> Floor
  - A. No bathroom exists on 1<sup>st</sup> floor. Its in the basement
  - B. New Bathroom will be above basement bathroom
2. Add 2 New Walls to build out bathroom
  - A. 36" x 80" Door. (Farm House Style Trim)
  - B. Emergency Light & Meet Fire Code
  - C. ADA as only bathroom & 1<sup>st</sup> Floor
3. Add 2 New Walls
  - A. To Separate displays & will come off back wall
  - B. Will Not Reach Ceiling. 102" H x 124" W
4. All Cosmetic Improvements
  - A. Hardwood Floors, High End Trim, & Commercial Grade Material



All dimensions and size designations must be verified on the site to fit job conditions Client accepts these drawings as is and can use them on its own risk.



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 07.30.22  
Printed: 07.30.22



PROPERTY OWNER: Lucia Investments LLC  
TENANT & NOMINEE: Cabinet Outlet, LLC  
ADDRESS: 3020 Lafayette Road  
POINT OF CONTACT: Robert Currao, Member  
SUBJECT: Use of Space. Improvements.

## PROPOSED LAYOUT

### 1st Floor WITH Walls

1. Add 1 Bathroom on 1<sup>st</sup> Floor
  - A. No bathroom exists on 1<sup>st</sup> floor. Its in the basement
  - B. New Bathroom will be above basement bathroom
2. Add 2 New Walls to build out bathroom
  - A. 36" x 80" Door. (Farm House Style Trim)
  - B. Emergency Light & Meet Fire Code
  - C. ADA as only bathroom & 1<sup>st</sup> Floor
3. Add 2 New Walls
  - A. To Separate displays & will come off back wall
  - B. Will Not Reach Ceiling. 102" H x 124" W
4. All Cosmetic Improvements
  - A. Hardwood Floors, High End Trim, & Commercial Grade Material

## LUCIA INVESTMENTS LLC

254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

PROPERTY OWNER: Lucia Investments LLC  
TENANT & NOMINEE: Cabinet Outlet, LLC  
ADDRESS: 3020 Lafayette Road  
POINT OF CONTACT: Robert Currao, Member  
SUBJECT: Use of Space. Improvements.

# PROPOSED

# 1<sup>st</sup> & 2<sup>nd</sup> FLOOR

# SCOPE OF WORK



# SCOPE OF WORK

OWNER **Fast Break Investments LLC**

OCCUPANT **Cabinet Outlet LLC**

OCCUPANT **2ND FLOOR TBD | OFFICE**

Type: Retailer. Non-Functioning, Floating Displays

Type: OFFICE

**3020 Lafayette Road Portsmouth NH 03801**

QTY	ITEM	Needed	COMMENTS
3	Porta Potty	Porta Potty Needed	Needed for 90 days
3	30 Yard Dumpster	Dumpster Needed	Dump & Return as Needed
1	Safety Items Budget	Cones, Tape off Areas, Signs	Misc. Items needed for Jobsite
1	PREP AREA Exterior	Misc Prep of Areas for Work	Misc. Items needed for Jobsite
1	PREP AREA Interior	Misc Prep of Areas for Work	Misc. Items needed for Jobsite
1	Design Fees	Design & Budgets	Internal. Design Completed by Internal
1	Initial Fees	Towns Initial Fees	UNKNOWN
1	Misc. Fees	Miscellaneous Fees	UNKNOWN
<b>DEMO EXISTING 1st PHASE</b>			
1	DEMO Basement	Basement remains as is, unfinished.	
1	DEMO 1st Floor	above the built in cooling units	
1	DEMO 2nd Floor	Remove Kitchen&Bath Cabinets, Remove All Current Flooring	
1	DEMO 2nd Floor	Remove all interior trim around Doors, at Baseboards, at Window Trim	
1	DEMO 2nd Floor	Remove Current Walls at Bathtub to Install Subway Tile as Surround	
1	DEMO Exterior	Remove Metal Railing at front of Building	
<b>DEMO EXISTING 2ND PHASE</b>			
1	DEMO Exterior	Remove outside staircase to 2nd Floor (interior stair build out needed 1st)	
1	DEMO Exterior	Remove Metal Railing at front of Building	
1	DEMO Misc	Misc Demo that may come up	
<b>EXTERIOR BUILD OUT PRIOR TO SIDING   ROOF   PAINT   GUTTERS</b>			
1	1 New Dormer Build-Out	Install Dormer Above Current 2nd Floor Entry Way	
1	1 New 2nd Floor Door	Install New Door at 2nd Floor with Glass Side Lites	
1	Re-Build StairCase	Build New Staircase, Composite Material from Parking to 2nd Floor	
1	Weather Tight Dormers	Exterior Weather Tight All Dormers Installed	
1	Shilgles at New Dormer	Add New Shingles at Dormer	
<b>EXTERIOR REPAIR PRIOR TO SIDING   ROOF   PAINT   GUTTERS</b>			
1	Replace Trim & Repair	Replace all Wood where trim is rotted or needs to be repaired	
1	Add & Seal Wood Panels	Add Wood & Weather Tight at Openings & Replace any Rot	
<b>EXTERIOR DOORS PRIOR TO SIDING   ROOF   PAINT   GUTTERS</b>			
1	FRONT   Glass Door	Keep Existing Glass Door. Replace Mechanism & ADA Handle(s)	
1	SIDE   Glass Door	Keep Existing Glass Door. Replace Mechanism & ADA Handle(s)	
<b>EXTERIOR BUILD OUT SIDING   ROOF   PAINT   GUTTERS</b>			
1	Surround Stairwell	Add Wood or Siding as a Surround at Exterior Staircase with Window	
1	Surround Stairwell	Will include an opening with Sign over Opening as 2nd Floor Entry	
1	PAINT OR SIDING	Install New or Paint Siding to DARK GRAY	
1	IF SIDING	IF SIDING: Budget is \$13,500 Max. If Quotes over, paint siding	
1	ROOF	If NEW ROOF: Budget \$32,500 Max. If Quotes over, keep existing	
1	ALL TRIM	PAINT ALL TRIM BLACK	
1	Paint Window Trim	Paint Black All Window Trim	
1	Paint Building Trim	Paint Black All Exterior Trim	



1	Paint Door Trim	Paint Black All Door Trim
1	Paint Foundation Cement	Paint Cement with Cement Tone Paint to Renew & Make look New
1	Gutters	Gutters all around building with proper down spouts at 5 Points
<b>EXTERIOR LANDSCAPE</b>		<b>Landscaping</b>
1	Tree Removal	Remove 2 by Fence, Leaning & not healthy. 2 Small 5' Overgrowns
1	Mason Walkway at Front	Remove Railing & Add Stone Wall at Front with Railings to Code
1	Mason Steps at Side	Remove Ramp & Add Steps on Side with Railings to Code
1	Initial Landscape CleanUp	Landscape Clean Up, Prep Budget, Remove Plantings, etc
1	Landscape Outlining	Outline New Landscape, Edge for New Mulch & Plants
1	Irrigation	Run New Irrigation with Plant Sprayers (mist) at Beds and Grass
1	New Loam for Grass	New Loam (Super Loam) & Hydroseed the New Grass
1	Hydroseed	Include with New Loam and Grass Grading
1	Landscape Design	Planting New Plants, New Mulch, Stone, Irrigation, etc
1	Landscape Ongoing	Budget Monthly Maintenance <b>Do NOT include here</b>
<b>EXTERIOR PARKING LOT</b>		<b>Parking Lot</b>
1	Tree Removal	With Landscaping
1	Seal Coat Parking Lot	Seal Coat after Filling all Cracks with Crack Sealant
1	Parking Lines	Parking Lines (Line Company by Code) with 1 Handicap at End Space
<b>INTERIOR SIDE ENTRANCE   LOBBY</b>		<b>1st FLOOR IMPROVEMENTS &amp; CABINET OUTLET BUILD OUT</b>
1	Frame out for Bathroom	Frame out for Bathroom at Southwest Part of Building at Corner
1	1st Floor Bathroom	Plumbing part of Plumbing rough
1	Side Door Lobby Area	Create Small Lobby at Side. 1 Door to Cabinet Outlet. 1 to basement
1	Side Lobby to Unit 1	Small Approximate 10 x 11' Lobby with 2 Doors. Unit 1 & Basement
1	Unit 1 Lobby Entry	Entry to Unit 1 at Lobby. Glass Entry Door with Push & Pull Style
1	Basement Entry	Entry to Basement from Lobby will have a Door
1	Basement Door Build	Only at Stairwell. Paint & Add Railing to Code to Basement
1	ROUGH INSPECTION	<b>DO NOT PROCEED WITHOUT ROUGH INSPECTION</b>
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Hardwood Floors	Hardwood in Lobby & Entire 1st Floor at Cabinet Outlet. Stain Light
1	Electrical Fixture	Large Fixture from Ceiling at Lobby.
1	Paint Entry Lobby	Paint Entry Neutral Color. Revere Pewter or Light Grey
1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>INTERIOR 1ST FLOOR</b>		<b>1st FLOOR IMPROVEMENTS &amp; CABINET OUTLET BUILD OUT</b>
1	Cabinet Outlet BuildOut	Showroom. Add 3 Walls, not to ceiling, bathroom, & 21 displays
1	Bathroom Added	Bathroom Added on 1st Floor at Showroom, Corner. ADA Bathroom
1	Electrician Rough	Rough All Electrical & Fixtures
1	Plumber Rough	Rough All Plumbing & Fixtures. Adding a New Bathroom at 1st Unit
1	Plumber Rough	New Bathroom. Single Vanity Sink. Single Toilet. No urinal.
1	Hardwood Floors	Accounted for Above. Entire 1st Floor Hardwood Floor
1	ROUGH INSPECTION	<b>DO NOT PROCEED WITHOUT ROUGH INSPECTION</b>
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Plasterer	Sheetrock & Ready or Prep for Paint
1	Sheetrock & Ready	Sheetrock & Ready or Prep for Paint
1	Cabinet Displays Install	Cabinet Displays Installed (Business Build Out. Cabinet Outlet to Pay)
1	Electrician Final	Electrician All Final Wiring
1	Countertop Installation	Countertops Installed throughout Entire Building. Cabinet Outlet to Pay
1	Plumbing	Final Plumbing Hook Ups



1	Paint by Design	Paint By Design and Paint Color chosen
1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>INTERIOR 2nd FLOOR</b>		
1	Demo Kitchen Cabinets	Create a Galley Kitchenette for Business with Storage
1	Demo Vanities	Both Bathroom will only get New Vents, Fixtures, Paint, & Flooring
1	Electrician Rough	Rough All Electrical & Fixtures
1	Plumber Rough	Rough All Plumbing & Fixtures
1	ROUGH INSPECTION	DO NOT PROCEED WITHOUT ROUGH INSPECTION
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Plasterer	Sheetrock & Ready or Prep for Paint
1	Sheetrock & Ready	Sheetrock & Ready or Prep for Paint
1	Floor Install	Vinyl Floor installed throughout 2nd Floor. Same in Bathrooms as well
1	Kitchenette Cabinets	Kitchenette Cabinets & Counters Installed
1	Bathroom Cabinets	Bathroom Vanity Cabinets & Counters Installed
1	Electrician Final	Electrician All Final Wiring
1	Plumbing	Final Plumbing Hook Ups
1	Paint by Design	Paint By Design and Paint Color chosen
1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>INTERIOR BASEMENT</b>		
		Entry to Basement (Better Lighting & Safety Measures
1	Doorway	Noted Above
1	Staircase to Basement	Paint Only & Railings will be industrial steel or metal
1	Staircase Railings	Install Railings on Both Sides of Stairwell due to width of Stairs
1	ROUGH INSPECTION	DO NOT PROCEED WITHOUT ROUGH INSPECTION
1	ROUGH CONDITIONS	Any Conditions or List Completed prior to closing up with Sheetrock
1	Paint by Design	Paint By Design and Paint Color chosen. Misc Cost from Painters
1	Town Inspection	Call & Have Final Inspections Completed. Fees Unknown
<b>HVAC</b>		
		HVAC FOR ENTIRE BUILDING
1	HVAC NOTE	Done after Demo and Before Rough to Ensure Finish is Clean
1	2 New Furnaces	1 for Each Floor. Larger Unit for 1st Floor
1	2 New Condensors	1 for Each Floor. Larger Unit for 1st Floor
1	1st Floor Duct Work	Spiral with Venting
1	2nd Floor Duct Work	Duct is already In Walls, Flooring, Ceiling Vents. Budget for Additional
1	Lobby Vent   Duct	Separate Zone shared with 1st Floor Unit at Lobby
1	HVAC NOTE	Extra Budget in Case something comes up or needed to bring to code
<b>ELECTRICAL   OUTDOOR</b>		
		ELECTRICAL (Includes Labor & Fixtures Budget)
1	Parking Lot	No Parking Lot Light Fixture Needed as Building Up Close to Lot
1	East Side of Building	Above Side Entrance. Sensored, barn light above door.
1	East Side of Building	At Staircase. Sensored, Industrial at bottom, middle, and top of stairs
1	North East Side	Against Building. Dusk to Dawn, Low Lummes by front.
1	North Side of Building	Above Front Entrance. Sensored, barn light above door
1	North Side of Building	Along the wall, inside and as required lighting for walkway
1	Against Building   West	No Light at Building on Lafayette Side of Building. Leave as is
1	South or Rear of Building	Rear of Building. Low Lummes under 48 " from ground
1	Signs "As is"	Add Timer for All Signs... Signs will remain as is with covering only
1	Signs "As is"	Place Breaker at Panel if Needed due to Timer
<b>ELECTRICAL   INSIDE FRONT</b>		
		ELECTRICAL (Includes Labor & Fixtures Budget)
1	Lobby Front Entrance	Fixture. Short Chandelier. Turn on with Switch



1	Lobby Front Entrance	Fire Sign. Exit to Code
1	Lobby Front Entrance	1 Gang Plug. By top of Glass Entrance for Open Sign
<b>ELECTRICAL   INSIDE SIDE EAST</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
1	Side Entrance Inside	Fixture. Larger Chandelier. Turn on with Switch or with timer.
1	Side Entrance Inside	Fire Sign. Exit to Code. (Strobe?)
1	Side Entrance Inside	1 Gang Needed on Right Hand Wall.
<b>ELECTRICAL   STAIRS UP TO 2ND</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
2	Stairs to go upstairs	2 x Fixtures. Industrial Looking Sconce(s) against wall. Sensor turn on
1	Fire Exit	Fire Exit at Top of Stairs
<b>ELECTRICAL   BASEMENT</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
1	Basement Stairs	Light Fixture(s), Wall Sconces, Sensored, at Stairwell for Safety
1	GFI in Bathroom	Add GFI Plugs at Vanity to Add the Electric Water Heater. Individual
1	Fire Exit	Everywhere needed and required by code
<b>ELECTRICAL   1ST FLOOR</b>		<b>ELECTRICAL (Includes Labor &amp; Fixtures Budget)</b>
3	Fire Exits	As required but minimum 3 needed at Front Entrance, Interior, & Lobby
1	Fire Emergency Lights	New Bathroom. In the unit, as required by code
1	Add Fixture in Bathroom	Vent   Light Fixture in Bathroom to be vented out to exterior Wall
1	Add Fixture in Kitchenette	Light Fixture on a Sensor in Kitchenette
<b>ELECTRICAL   MECHANICAL</b>		<b>ELECTRICAL</b>
2	New Condensers	2 New Condensers
2	New Furnace	New Furnace, If Needed
1	Misc.	Budget for any Miscellaneous Electrical that may arise during build out
2	Replace Bath Fixtures	2 x Vent   Light Fixture in Bathrooms to replace existing
<b>ELECTRICAL   PANEL</b>		<b>ELECTRICAL</b>
1	Panel to Code	Update or Bring Panel to Code with proper function. Separate 2 units
<b>PLUMBING   DISCONNECT</b>		<b>PLUMBING</b>
1	Prior to Demo	Disconnect all prior to demo
1	Disconnect	Disconnect at Basement
1	Disconnect	Disconnect all at 1st Floor
1	Disconnect	Disconnect all on 2nd Floor
1	Disconnect	Disconnect all for Outdoor
1	Disconnect	Disconnect, Shut Off, & Get Rid of all gas going to Stove(s). No Stoves
<b>SIGNAGE</b>		<b>SIGNAGE</b>
1	Sign Lighting	Signs to Remain as is. Will go over current sign lettering only
1	Sign Lighting	Upgrade at Panel, If Needed.
1	Sign Lighting	Signs to be on a Timer

## LUCIA INVESTMENTS LLC

254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

PROPERTY OWNER: Lucia Investments LLC  
TENANT & NOMINEE: Cabinet Outlet, LLC  
ADDRESS: 3020 Lafayette Road  
POINT OF CONTACT: Robert Currao, Member  
SUBJECT: Use of Space. Improvements.

# CABINET OUTLET SHOWROOM PHOTOS



CABINET OUTLET CURRENT SHOWROOM PHOTOS

