SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
(PUBLIC HEARING – TAX RELIEF INCENTIVE APPLICATION)

September 28, 2021 at 6:00 PM
Aldermanic Chambers, City Hall (3rd Floor)

Mayor and All Aldermen

AGENDA

The Mayor calls the meeting to order.

The Clerk calls the roll.

1. Mayor Craig advises that the purpose of the special meeting is to hear those wishing to speak on a Community Revitalization Tax Relief Incentive Application pursuant to RSA 79-E for property located at 1211-1217 Elm Street (Map 41, Lots 7 & 8) in the city of Manchester; that anyone wishing to speak must first step to the nearest microphone when recognized and give his/her name and address in a clear, loud voice for the record; that each person will be given only one opportunity to speak; and any questions must be directed to the Chair.
(Note: Revised application sent 9/22/21 attached.)

The Mayor requests Robert Gagne, Assessor, make a presentation.

The Mayor calls for those wishing to speak.

The Mayor advises that this being a special meeting of the Board, no further business can be presented and a motion is in order to adjourn.

CITY OF MANCHESTER
Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@manchesternh.gov
Web: www.ManchesterNH.Gov

Robert J. Gagne, Chairman
W. Michael Hurley

Lisa Turner
Assistant to Assessors

To: Board of Mayor and Aldermen

From: Board of Assessors

Date: August 31, 2021

Re: Request for Public Hearing
RSA 79-E Community Revitalization Tax Relief Incentive Application
Raxx Lemay Buildings / 1211 Elm St & 1217 Elm St

Dear Mayor Craig and Members of the Board:

The City of Manchester has received a request for tax relief under NH RSA 79-E, the Community Revitalization Tax Relief Incentive statute. Because the Manchester Economic Development Office is currently unstaffed, I have been asked to review the application to determine whether the proposed project is eligible for relief under the state statute and under Ordinance 36.40 of the City of Manchester Code of Ordinances.

The statute requires that upon receipt of a 79-E application, the governing body shall hold a duly noticed public hearing to take place no later than 60 days from receipt of the application to determine whether the proposed project is eligible for relief (RSA 79-E II). Further, the governing body is required to render a decision granting or denying the requested relief within 45 days after the public hearing (RSA 79-E III).

The developer's application is attached and a summary of findings is provided herein.

Building and Project Description

The proposed project consists of two existing tax parcels located along the east side of Elm Street just north of its intersection with Bridge Street. 1211 Elm St, Map 41 Lot 8, is a three story commercial building on full basement having a 10,000 SF footprint (100' by 100'). It is the former home to "Raxx Billiards". 1217 Elm St, Map 41 Lot 7, is a two story commercial building on full basement having a 5,345 SF footprint (50' by 100' less two small first floor jogs). It is the former home to Lemay Brothers Jewelers. Both buildings had previously been used as retail first floor space and office upper floor space. Both buildings are reported to currently be vacant.

The applicant represents that the buildings will undergo extensive renovation with an estimated project cost of approximately $6.9M per the application. The proposed floorplans submitted with the application package indicate the Elm St facing front section of the first floor will be commercial retail, office and fitness club use. The rear / east facing remainder of the first floor will be converted to residential apartment use (7 units). The upper two floors will be converted to residential use with 16 second floor apartment units and 10 third floor apartment units. The project will contain a total of 33 residential apartment units. The basement will be partially finished for use as a “Speakeasy” with bar and food service. The remainder of the basement will consist of storage locker space.

The plans appear to depict retention of the unique front facade, which consist of brick exterior walls and glass block windows. The plans also depict a roof deck on the 1217 Elm St “Lemay Brothers” section of the building, accessed from the third floor of the 1211 Elm St section of the building.

<u>Statutory Criteria</u>

To receive property tax relief under the statute, an applicant must demonstrate compliance with several requirements:

<u>Must Provide a Public Benefit</u> In order to qualify for tax relief, the proposed substantial rehabilitation must provide at least one of the following public benefits (RSA 79-E:7):

I. *It enhances the economic vitality of the downtown;*
The proposed substantial rehabilitation would enhance the economic vitality of its neighborhood and area by converting two currently vacant and underutilized buildings to productive use, adding approximately 9,000 SF of renovated first floor retail space and the economic activity of 33 new downtown residential units

II. *It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;*
The applicant has not indicated any cultural or historic significance to this building or project but the plans do depict the unique style of the front façade will be retained.

II-a. *It promotes the preservation and reuse of existing building stock throughout a municipality by the rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation;*
N/A – The applicant has not indicated whether this project will meet any specific energy efficiency guidelines

III. *It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B;*
N/A – The applicant has not indicated whether this project promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B *or*

IV. *It increases residential housing in urban or town centers.*
The applicant proposes to add 33 residential apartment units within the City’s urban center

The proposed project meets the requirement of providing a public benefit as it provides three of the public benefits listed above.

Must Be a Qualifying Structure Per City Ordinance 36.40 (A) pursuant to RSA 79-E:2 II, Qualifying Structure means a building located within the CBSD Central Business Service District or the RDV Redevelopment District. The proposed project meets this requirement as the structures are located within the CBSD Central Business Service District.

Rehabilitation must be substantial As defined by City Ordinance 36.40 (B) pursuant to RSA 79-E:2 IV, Substantial Rehabilitation is rehabilitation that costs at least 15% of the pre-rehabilitation assessed valuation or at least $75,000 whichever is greater. The combined pre-rehabilitation 2021 assessed valuation for the two project parcels is $2,058,300. The 15% threshold is $308,745. The applicant represents that the total estimated project rehabilitation cost is $6,905,000. The proposed project cost meets the Substantial Rehabilitation requirement.

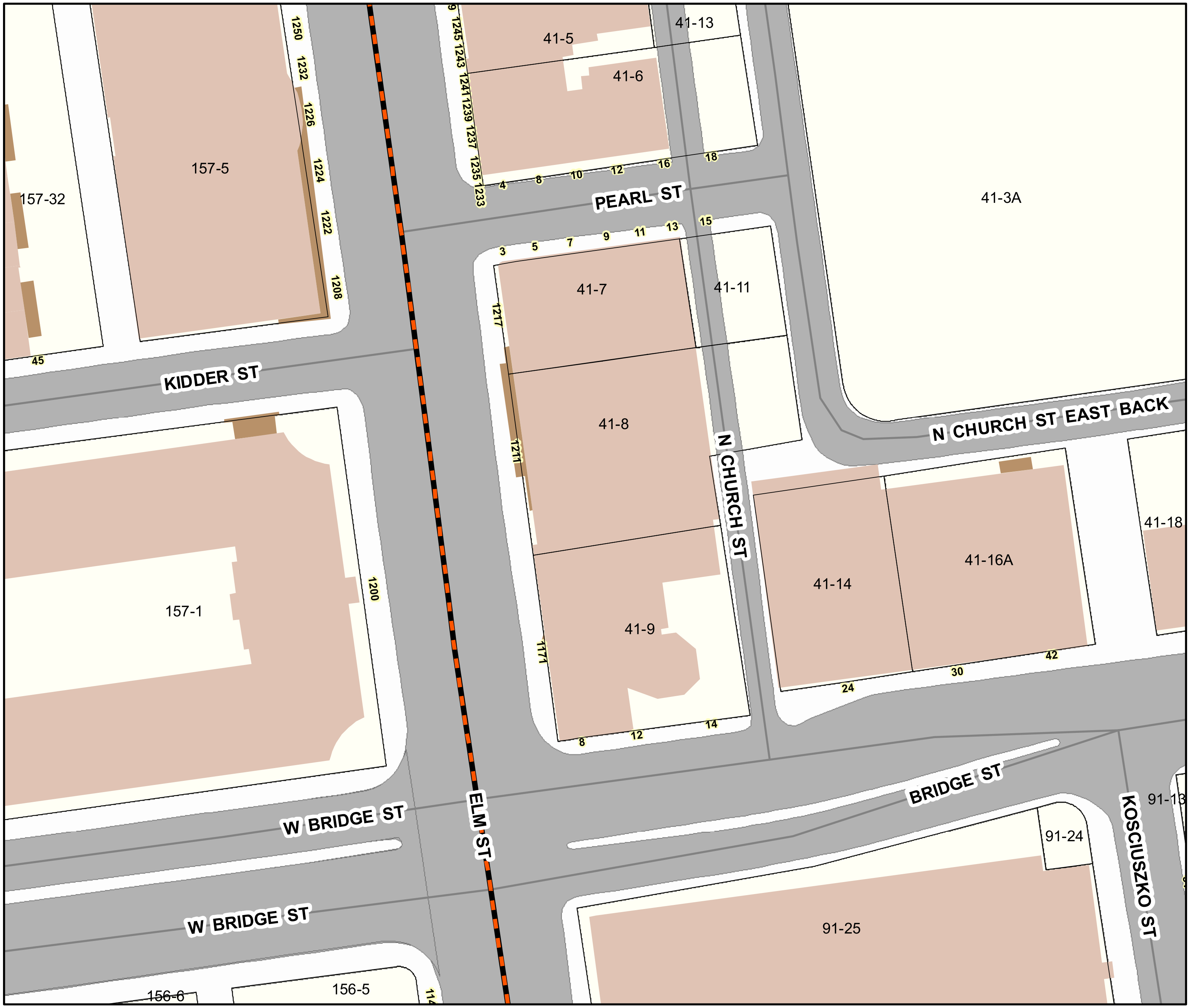
Term of Covenant The applicant has requested a tax relief period of 7 years. Per City Ordinance 36.40 (C) pursuant to RSA 79-E:5 the Board of Mayor and Aldermen shall grant a tax relief period of up to, but not exceeding, five years. The applicants request for a 7-year relief period must be denied. In the alternative, the applicant could revise the request to 5 years, which the BMA could grant.

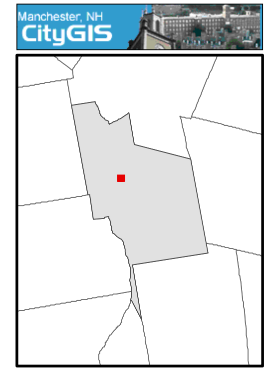
I remain available to answer any questions that you may have regarding this matter.

Robert J. Gagne

Robert J. Gagne, Chairman

Encl: GIS map and Property Record Cards





Area Map Showing Extent Of Map At Left

City of Manchester, New Hampshire - CityGIS Map Print

0 25 50 100 Feet

DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

CURRENT OWNER

RAXX LEMAY LLC

955 GOFFS FALLS RD #5282

REAL_OWNERS NH 03108

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	1 Urban
1 Suitable		5 Curb & Gutter	
		6 Sidewalk	

SUPPLEMENTAL DATA

Alt Prcl ID		RAD OR C	RAD = 120
Land Adjus	NO	Callback Lt	
Voided	NO	Sketch Not	
Total SF	13006	Land Class	C
Zone		Parcel Zip	03101-1307
Frontage/D	CBSD		
GIS ID	41-8	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3260	1,311,200	1,311,200
COM LAND	3260	140,700	140,700
COMMERC.	3260	3,000	3,000
	Total	1,454,900	1,454,900

2017

MANCHESTER, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RAXX LEMAY LLC	9094	2478	07-27-2018	U	I	1,240,000	24
1211 ELM STREET LLC	6397	1285	04-18-2001	Q	I	640,000	04
NEW ENGLAND BEAUTY SUPPLY CORP	0	0				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	3260	1,140,200	2020	3260	1,140,200	2019	3260	1,140,200
	3260	122,300		3260	122,300		3260	122,300
	3260	2,800		3260	2,800		3260	2,800
	Total	1,265,300		Total	1,265,300		Total	1,265,300

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,175,200
Appraised Xf (B) Value (Bldg)	136,000
Appraised Ob (B) Value (Bldg)	3,000
Appraised Land Value (Bldg)	140,700
Special Land Value	0
Total Appraised Parcel Value	1,454,900
Valuation Method	C
Total Appraised Parcel Value	1,454,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
604			C	

NOTES

IG

DBA : RAXX BILLIARDS

SOME RENO IN RAXX

EL=1948 4 STOPS(NON-FUNC)

FUNC=ELEVATORS NOT WORKING

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-3907	08-31-2018	CM	Commercial	80,000		0		Selective interior demo and 8'
04-5152	09-08-2004	CM	Commercial	0				CNG TO "RAXX BILLIARDS"

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-16-2016	PM			98	Field Review
08-04-2006	SW			41	Hearing Change
12-05-2005	DP			00	Meas & Int Insp.
05-31-2001	ET			20	Sale Inspection
04-13-2000	CM			00	Meas & Int Insp.
08-05-1991				00	Meas & Int Insp.

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	3260	REST/CLUBS M			13,006	SF	7.21	1.00000	E	1.00	604	1.500		0	10.82	140,700
				Total Card Land Units	0	AC	Parcel Total Land Area: 0								Total Land Value	140,700

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	33	Nightclub/Bar
Model	94	Commercial
Grade	03	Average
Stories:	3	
Occupancy	1.00	
Exterior Wall 1	20	Brick/Masonry
Exterior Wall 2		
Roof Structure	01	Flat
Roof Cover	02	Rolled Compos
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2	03	Plastered
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2	14	Carpet
Heating Fuel	02	Oil
Heating Type	05	Hot Water
AC Type	01	None
Bldg Use	3260	REST/CLUBS MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Heat/AC	00	NONE
Frame Type	05	STEEL
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	04	CEIL & MIN WL
Rooms/Prtns	02	AVERAGE
Wall Height	13.00	
% Comn Wall	31.00	
1st Floor Use:	3260	

CONSTRUCTION DETAIL (CONTINUED)

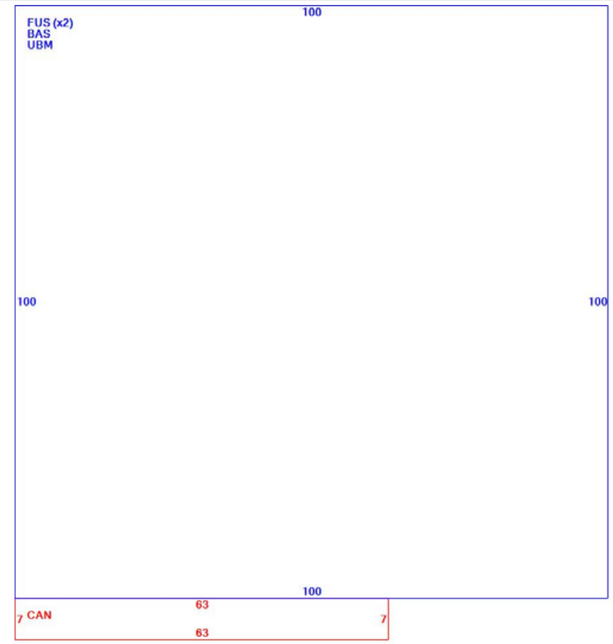
Element	Cd	Description

MIXED USE

Code	Description	Percentage
3260	REST/CLUBS MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	2,136,795
Year Built	1948
Effective Year Built	1981
Depreciation Code	FR
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	5
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	55
RCNLD	1,175,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	2,400	2.50	2016		50		0.00	3,000
SPR1	SPRINKLERS-	B	40,000	3.00	1976		55		0.00	66,000
EL1	ELEVATOR-PA	B	4	35000.00	1976		50		0.00	70,000
PK1	PARKING SPA	L	12	0.00	2016		75		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,000	10,000	10,000	65.57	655,700
CAN	Canopy	0	441	88	13.08	5,770
FUS	Upper Story, Finished	20,000	20,000	20,000	65.57	1,311,400
UBM	Basement, Unfinished	0	10,000	2,500	16.39	163,925
	Ttl Gross Liv / Lease Area	30,000	40,441	32,588		2,136,795

CURRENT OWNER

RAXX LEMAY LLC

113 WEST G ST #805

REAL_OWNERS CA 92101

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	1 Urban
1 Suitable		5 Curb & Gutter	9 Corner
		6 Sidewalk	

SUPPLEMENTAL DATA

Alt Prcl ID		RAD OR C	RAD = 120
Land Adjus	NO	Callback Lt	
Voided	NO	Sketch Not	
Total SF	5575	Land Class	C
Zone		Parcel Zip	03101-1326
Frontage/D	CBSD		
GIS ID	41-7	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3220	616,100	616,100
COM LAND	3220	124,900	124,900
COMMERC.	3220	3,100	3,100
	Total	744,100	744,100

2017

MANCHESTER, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RAXX LEMAY LLC	9094	2486	07-06-2018	U	I	695,000	81
GAGNON, VIRGINIA L	9037	1485	12-18-2017	U	I	22,500	27
GAGNON, VIRGINIA L	9035	0490	11-15-2017	U	I	0	48
GAGNON, VIRGINIA F	8925	2246	11-15-2016	U	I	0	38
GAGNON, VIRGINIA F	8914	0535	10-18-2016	U	I	0	38

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	3220	521,200	2020	3220	521,200	2019	3220	521,200
	3220	108,600		3220	108,600		3220	108,600
	3220	2,900		3220	2,900		3220	2,900
	Total	632,700		Total	632,700		Total	632,700

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	613,800
Appraised Xf (B) Value (Bldg)	2,300
Appraised Ob (B) Value (Bldg)	3,100
Appraised Land Value (Bldg)	124,900
Special Land Value	0
Total Appraised Parcel Value	744,100
Valuation Method	C
Total Appraised Parcel Value	744,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
604			C	

NOTES

DBA 1) LEMAY BROTHERS

2) HELEN'S TAILORING

3) SIMPLY THE BEST (PIZZA SHOP)

SEATS 25, 2008 INSIDE HASN'T CHANGED

IG

11/16 LOT 41-11 VOIDED AND MERGED

WITH THIS LOT

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-3906	08-31-2018	CM	Commercial	45,000		0		Selective interior demo and 8'
13-2115	05-29-2013	FT	FITUP	0		100		Change of name and ownershi
12-1613	05-11-2012	FT	FITUP	0		100		Occupy 308.14 sq ft of space f
11-2147	06-03-2011	FT	FITUP	0		100		EXTEND PERMIT #07-5258 F
07-5258	11-14-2007	CM	Commercial	0	09-29-2008	100		Change of business name only
04-7573	12-29-2004	OF	Office Space	0	09-29-2008	100		OCCUPY 1000 SQ FT OF SP

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-29-2021	CK			05	Measur/ BP Or UC
08-18-2016	SW			41	Hearing Change
05-16-2016	PM			98	Field Review
09-29-2008	LT			05	Measur/ BP Or UC
12-05-2005	DP			00	Meas & Int Insp.
04-13-2000	RD			00	Meas & Int Insp.
08-05-1991				00	Meas & Int Insp.

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	3220	STORE/SHOP			5,575	SF	14.93	1.00000	E	1.00	604	1.500		0	22.4	124,900
				Total Card Land Units	0	AC	Parcel Total Land Area: 0								Total Land Value	124,900

Page 7 of 8

Property Location 1217 ELM ST | Map ID 0041/ / 0007/ / | Bldg Name | State Use 3220
Vision ID 1165 | Account # 2530881 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 9/1/2021 10:03:03 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	82	Store/Office
Model	94	Commercial
Grade	05	Average +10
Stories:	2	
Occupancy	3.00	
Exterior Wall 1	20	Brick/Masonry
Exterior Wall 2		
Roof Structure	01	Flat
Roof Cover	04	Tar & Gravel
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	11	Ceram Clay Til
Heating Fuel	02	Oil
Heating Type	05	Hot Water
AC Type	01	None
Bldg Use	3220	STORE/SHOP
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	13.00	
% Comn Wall	32.00	
1st Floor Use:	3220	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
3220	STORE/SHOP	100
		0
		0

COST / MARKET VALUATION

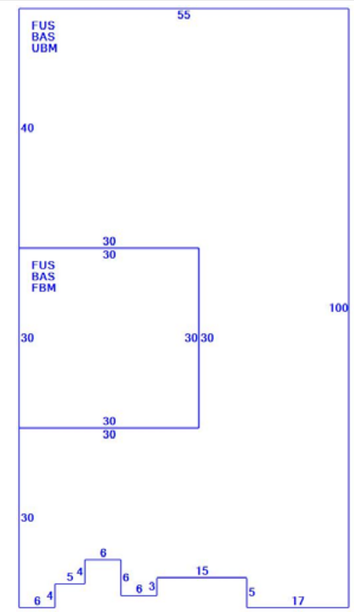
RCN	930,017
Year Built	1946
Effective Year Built	1987
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	613,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
A/C	AIR CONDITIO	B	1,375	2.50	1982		66		0.00	2,300
PAV1	PAVING-ASPH	L	2,500	2.50	2016		50		0.00	3,100
PK1	PARKING SPA	L	12	0.00	2016		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,345	5,345	5,345	74.81	399,882
FBM	Basement, Finished	0	900	630	52.37	47,133
FUS	Upper Story, Finished	5,345	5,345	5,345	74.81	399,882
UBM	Basement, Unfinished	0	4,445	1,111	18.70	83,119
	Ttl Gross Liv / Lease Area	10,690	16,035	12,431		930,016



Received in City Clerk's Office on 9/22/2021.

September 22, 2021

Honorable Joyce Craig, Mayor
Board of Alderman
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: Raxx Lemay Building Community Revitalization Tax Relief Incentive Application

Dear Mayor Craig and Members of the Board:

Please let this letter serve as notice that we request to revise our Application for the Community Revitalization Tax Relief Incentive dated August 9, 2021.

We are respectfully requesting five years of tax relief as opposed to seven in our previous application. Please feel free to contact me with any questions regarding this project

We appreciate your consideration in this application.

Sincerely,
Jason Garland
Jason Garland
North & South Construction Services
19 Nimble Hill Road
Suite 2
Newington, NH 03801

19 Nimble Hill Road, Suite 2, Newington, NH 03801
603.610.1784 Tel 603-766-0726 Fax

North & South
CONSTRUCTION SERVICES

City Clerk's Office
AUG 10 2021
RECEIVED

August 9, 2021

Honorable Joyce Craig, Mayor
Board of Alderman
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: Raxx Lemay Building Community Revitalization Tax Relief Incentive Application

Dear Mayor Craig and Members of the Board:

Please see the enclosed Application for the Community Revitalization Tax Relief Incentive along with a check payable to the City of Manchester for the $50.00 application fee.

We are respectfully requesting seven years of tax relief which is vital to making this project financially viable. Please feel free to contact me with any questions regarding this project

We appreciate your consideration in this application.

Sincerely,
Jason Garland
Jason Garland
North & South Construction Services
19 Nimble Hill Road
Suite 2
Newington, NH 03801

19 Nimble Hill Road, Suite 2, Newington, NH 03801
603.610.1784 Tel 603-766-0726 Fax

CITY OF MANCHESTER
Economic Development Office

Community Revitalization Tax Relief Incentive Application

Building Name (if any) Raxx Lemay Building Building Address 1211-1217 Elm Street Manchester, NH 03101	Owner Name(s) Raxx Lemay, LLC Applicant Name(s) (if different from owner) Signature On Elm, LLC
Owner Address (es) 113 West G St. #805 San Diego, CA 92101 Phone # 760-803-2801 Email address robynn@infiniteequitiesgroup.com	Applicant Address (if different from owner) 955 Goffs Falls Road, #5282 Manchester, NH 03108 Phone # 603-231-1193 Email address jason@northsouthnh.com
Map# 41 41 Lot# 08 07	Book# 9094 9094 Page # 2478 2486
Year Built 1948/1946 Square Footage of Building 40,441sf and 16,035sf	Is the building eligible or listed on the State or National Register of Historic Places or located in a Local, State, or Federal Historic District? Yes____ No_X__ (provide historic district name if applicable)
Existing Uses (describe number of units by type and size) Currently 56,000 sf vacant retail and upper floor space Proposed Uses (describe number of units by type and size) 33 Residential units, 4 first floor retail/office spaces, Basement storage and Speakeasy	Is there a change of use associated with this project? _X_ Yes ___ No___________ If so, please describe:
Will the project include new residential units? _X_ Yes ___ No If yes, please describe:	Will the project include new affordable residential units? _X_ Yes ___ No If yes, please describe:

Note: Application must be accompanied by a $50 Application Fee made payable to "City of Manchester"
Revised 1.6.15

Will any state or federal grants or funds be used in this project? If so, describe and detail any terms of repayment (if applicable) No

Describe the work to be done and estimated cost: please attach additional sheets if necessary and any written construction estimates

Structural:	$ $2,963,000
Electrical:	$ 689,000
Plumbing/Heating:	$ $1,007,000
Mechanical:	$ $380,000
Other:	$ $1,866,000
Total: Note: To qualify for this tax relief incentive, the costs of the project must be at least 15 percent of the pre-rehabilitation assessed valuation or at least $75,000 whichever is greater.	$ $6,905,000

Please attach any plot plans, building plans, sketches, renderings or photographs that would help explain this application.

APPROVAL BY A MAJORITY OF MAYOR AND ALDERMEN REQUIRED

I have read and understand the Community Revitalization Tax Relief Incentive RSA Ordinance (see following pages) and am aware that this will be a public process including a public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the City and pay any reasonable expenses associated with the drafting of the covenant.

Jason A Garland JASON GARLAND 8/9/2021

Applicant: (signed) (name printed) Date

Expected project start: OCT 2021 Expected project completion: APRIL 2023

CHAPTER 79-E
COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

Section 79-E:1

79-E:1 Declaration of Public Benefit. –

I. It is declared to be a public benefit to enhance downtowns and town centers with respect to economic activity, cultural and historic character, sense of community, and in-town residential uses that contribute to economic and social vitality.

II. II. It is further declared to be a public benefit to encourage the rehabilitation of the many underutilized structures in urban and town centers as a means of encouraging growth of economic, residential, and municipal uses in a more compact pattern, in accordance with RSA 9-B.

II-a. In instances where a qualifying structure is determined to possess no significant historical, cultural, or architectural value and for which the governing body makes a specific finding that rehabilitation would not achieve one or more of the public benefits established in RSA 79-E:7 to the same degree as the replacement of the underutilized structure with a new structure, the tax relief incentives provided under this chapter may be extended to the replacement of an underutilized structure in accordance with the provisions of this chapter.

II-b. It is further declared to be a public benefit to encourage the rehabilitation of historic structures in a municipality by increasing energy efficiency in the preservation and reuse of existing building stock.

III. Short-term property assessment tax relief and a related covenant to protect public benefit as provided under this chapter are considered to provide a demonstrated public benefit if they encourage substantial rehabilitation and use of qualifying structures, or in certain cases, the replacement of a qualifying structure, as defined in this chapter.

Source. 2006, 167:1. 2009, 200:3, 4, eff. July 15, 2009. 2013, 78:1, eff. April 1, 2013.

Section 79-E:2

79-E:2 Definitions. – In this chapter:

I. "Historic structure" means a building that is listed on or determined eligible for listing on the National Register of Historic Places or the state register of historic places.

II. "Qualifying structure" means a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also mean historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock. Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals. Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town.

III. "Replacement" means the demolition or removal of a qualifying structure and the construction of a new structure on the same lot.

IV. "Substantial rehabilitation" means rehabilitation of a qualifying structure which costs at least 15 percent of the pre-rehabilitation assessed valuation or at least $75,000, whichever is less. In addition, in the case of historic structures, substantial rehabilitation means devoting a portion of the total cost, in the amount of at least 10 percent of the pre-rehabilitation assessed valuation or at least $5,000, whichever is less, to energy efficiency in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation. Cities or towns may further limit "substantial rehabilitation" according to the procedure in RSA 79-E:3 as meaning rehabilitation which costs a percentage greater than 15 percent of pre-rehabilitation assessed valuation or an amount greater than $75,000 based on local economic conditions, community character, and local planning and development goals.

V. "Tax increment finance district" means any district established in accordance with the provisions of RSA 162-K.

VI. "Tax relief" means:

(a) For a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a qualifying structure shall not increase as a result of the substantial rehabilitation thereof.

(b) For the replacement of a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a replacement structure shall not exceed the property tax on the replaced qualifying structure as a result of the replacement thereof.

(c) For a qualifying structure which is a building destroyed by fire or act of nature, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on such qualifying structure shall not exceed the tax on the assessed value of the structure that would have existed had the structure not been destroyed.

VII. "Tax relief period" means the finite period of time during which the tax relief will be effective, as determined by a local governing body pursuant to RSA 79-E:5.

Source. 2006, 167:1. 2009, 200:5-7. 2010, 329:1, 2. 2011, 237:1, 2, eff. July 5, 2011. 2013, 78:2, eff. April 1, 2013.

Section 79-E:3

79-E:3 Adoption of Community Revitalization Tax Relief Incentive Program –

I. Any city or town may adopt or modify the provisions of this chapter by voting whether to accept for consideration or modify requirements for requests for community revitalization tax relief incentives. Any city or town may do so by following the procedures in this section.

II. In a town, other than a town that has adopted a charter pursuant to RSA 49-D, the question shall be placed on the warrant of a special or annual town meeting, by the governing body or by petition under RSA 39:3.

III. In a city or town that has adopted a charter under RSA 49-C or RSA 49-D, the legislative body may consider and act upon the question in accordance with its normal procedures for passage of resolutions, ordinances, and other legislation. In the alternative, the legislative body of such municipality may vote to place the question on the official ballot for any regular municipal election.

IV. If a majority of those voting on the question vote "yes," applications for community revitalization tax relief incentives may be accepted and considered by the local governing body at any time thereafter, subject to the provisions of paragraph VI of this section.

V. If the question is not approved, the question may later be voted on according to the provisions of paragraph II or III of this section, whichever applies.

VI. The local governing body of any town or city that has adopted this program may consider rescinding its action in the manner described in paragraph II or III of this section, whichever applies. A vote terminating the acceptance and consideration of such applications shall have no effect on incentives previously granted by the city or town, nor shall it terminate consideration of applications submitted prior to the date of such vote.

Source. 2006, 167:1. 2010, 329:3, eff. July 20, 2010.

Section 79-E:4

79-E:4 Community Revitalization Tax Relief Incentive. –

I. An owner of a qualifying structure who intends to substantially rehabilitate or replace such structure may apply to the governing body of the municipality in which the property is located for tax relief. The applicant shall include the address of the property, a description of the intended rehabilitation or replacement, any changes in use of the property resulting from the rehabilitation or replacement, and an application fee.

II. I-a. In order to assist the governing body with the review and evaluation of an application for replacement of a qualifying structure, an owner shall submit to the governing body as part of the application, a New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian and a letter issued by the local heritage commission and if the qualifying structure is located within a designated historic district established in accordance with RSA 674:46, a letter from the historic district commission or, if such local commissions are not established, a letter issued by the New

Hampshire division of historical resources that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located. The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, II until the inventory form and the letter, as well as all other required information, have been submitted.

III. Upon receipt of an application, the governing body shall hold a duly noticed public hearing to take place no later than 60 days from receipt of the application, to determine whether the structure at issue is a qualifying structure; whether any proposed rehabilitation qualifies as substantial rehabilitation; and whether there is a public benefit to granting the requested tax relief and, if so, for what duration.

IV. No later than 45 days after the public hearing, the governing body shall render a decision granting or denying the requested tax relief and, if so granting, establishing the tax relief period.

V. (a) The governing body may grant the tax relief, provided:

(1) The governing body finds a public benefit under RSA 79-E:7; and

(2) The specific public benefit is preserved through a covenant under RSA 79-E:8; and

(3) The governing body finds that the proposed use is consistent with the municipality's master plan or development regulations; and

(4) In the case of a replacement, the governing body specifically finds that the local heritage commission or historic district commission or, if such local commissions are not established, the New Hampshire division of historical resources has determined that the replaced qualifying structure does not possess significant historical, cultural, or architectural value, the replacement of the qualifying structure will achieve one or more of the public benefits identified in RSA 79-E:7 to a greater degree than the renovation of the underutilized structure, and the historical, cultural, or architectural resources in the community will not be adversely affected by the replacement. In connection with these findings, the governing body may request that the division of historical resources conduct a technical evaluation in order to satisfy the governing body that historical resources will not be adversely affected.

(b) If the governing body grants the tax relief, the governing body shall identify the specific public benefit achieved under RSA 79-E:7, and shall determine the precise terms and duration of the covenant to preserve the public benefit under RSA 79-E:8.

VI. If the governing body, in its discretion, denies the application for tax relief, such denial shall be accompanied by a written explanation. The governing body's decision may be appealed either to the board of tax and land appeals or the superior court in the same manner as provided for appeals of current use classification pursuant to RSA 79-A:9 or 79-A:11 provided, however, that such denial shall be deemed discretionary and shall not be set aside by the board of tax and land appeals or the superior court except for bad faith or discrimination.

VII. Municipalities shall have no obligation to grant an application for tax relief for properties located within tax increment finance districts when the governing body determines, in its sole discretion, that the granting of tax relief will impede, reduce, or negatively affect:

(a) The development program or financing plans for such tax increment finance districts; or

(b) The ability to satisfy or expedite repayment of debt service obligations incurred for a tax increment financing district; or

(c) The ability to satisfy program administration, operating, or maintenance expenses within a tax increment financing district.

Source. 2006, 167:1. 2009, 200:8-11, eff. July 15, 2009.

Section 79-E:5

79-E:5 Duration of Tax Relief Period. –

I. The governing body may grant such tax assessment relief for a period of up to 5 years, beginning with the completion of the substantial rehabilitation.

I-a. For the approval of a replacement of a qualifying structure, the governing body may grant such tax assessment relief for a period of up to 5 years, beginning only upon the completion of construction of the replacement structure. The governing body may, in its discretion, extend such additional years of tax relief as provided for under this section, provided that no such additional years of tax relief may be provided prior to the completion of construction of the replacement structure. The municipal tax assessment of the replacement structure and the property on which it is located shall not increase or decrease in the period between the approval by the governing body of tax relief for the replacement structure and the time the owner completes construction of the replacement structure and grants to the municipality the covenant to protect the public benefit as required by this chapter. The governing body may not grant any tax assessment relief under this chapter with respect to property and structures for which an election has been made for property appraisal under RSA 75:1-a

II. The governing body may, in its discretion, add up to an additional 2 years of tax relief for a project that results in new residential units and up to 4 years for a project that includes affordable housing.

III. The governing body may, in its discretion, add up to an additional 4 years of tax relief for the substantial rehabilitation of a qualifying structure that is listed on or determined eligible for listing on the National Register of Historic Places, state register of historic places, or is located within and important to a locally designated historic district, provided that the substantial rehabilitation is conducted in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation.

IV. The governing body may adopt local guidelines to assist it in determining the appropriate duration of the tax assessment relief period.

Source. 2006, 167:1. 2009, 200:12. 2010, 329:4, eff. July 20, 2010.

Section 79-E:6

79-E:6 Resumption of Full Tax Liability. – Upon expiration of the tax relief period, the property shall be taxed at its market value in accordance with RSA 75:1.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:7

79-E:7 Public Benefit. – In order to qualify for tax relief under this chapter, the proposed substantial rehabilitation must provide at least one of the public benefits, and the proposed replacement must provide one or more of the public benefits to a greater degree than would a substantial rehabilitation of the same qualifying structure, as follows:

I. It enhances the economic vitality of the downtown;

II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;

II-a. It promotes the preservation and reuse of existing building stock throughout a municipality by the rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation.

III. It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B; or

IV. It increases residential housing in urban or town centers.

Source. 2006, 167:1. 2009, 200:13, eff. July 15, 2009. 2013, 78:3, eff. April 1, 2013.

Section 79-E:7-a

79-E:7-a Public Benefit Determinations. – Cities or towns may adopt according to the procedure in RSA 79-E:3 provisions that further define the public benefits enumerated in RSA 79-E:7 to assist the governing body in evaluating applications made under this chapter based on local economic conditions, community character, and local planning and development goals.

Source. 2010, 329:5, eff. July 20, 2010.

Section 79-E:8

79-E:8 Covenant to Protect Public Benefit. –

I. Tax relief for the substantial rehabilitation or replacement of a qualifying structure shall be effective only after a property owner grants to the municipality a covenant ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and as otherwise provided in this chapter.

II. The covenant shall be coextensive with the tax relief period. The covenant may, if required by the governing body, be effective for a period of time up to twice the duration of the tax relief period.

III. The covenant shall include provisions requiring the property owner to obtain casualty insurance, and flood insurance if appropriate. The covenant may include, at the governing body's sole discretion, a lien against proceeds from casualty and flood insurance claims for the purpose of ensuring proper restoration or demolition or damaged structures and property. If the property owner has not begun the process of restoration, rebuilding, or demolition of such structure within one year following damage or destruction, the property owner shall be subject to the termination of provisions set forth in RSA 79-E:9, I.

IV. The local governing body shall provide for the recording of the covenant to protect public benefit with the registry of deeds. It shall be a burden upon the property and shall bind all transferees and assignees of such property.

V. The applicant shall pay any reasonable expenses incurred by the municipality in the drafting, review, and/or execution of the covenant. The applicant also shall be responsible for the cost of recording the covenant.

Source. 2006, 167:1. 2009, 200:14, eff. July 15, 2009.

Section 79-E:9

79-E:9 Termination of Covenant; Reduction of Tax Relief; Penalty. –

I. If the owner fails to maintain or utilize the building according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction as provided in RSA 79-E:8, III, the governing body shall, after a duly noticed public hearing, determine whether and to what extent the public benefit of the rehabilitation or replacement has been diminished and shall determine whether to terminate or reduce the tax relief period in accordance with such determination. If the covenant is terminated, the governing body shall assess all taxes to the owner as though no tax relief was granted, with interest in accordance with paragraph II.

II. Any tax payment required under paragraph I shall be payable according to the following procedure:

(a) The commissioner of the department of revenue administration shall prescribe and issue forms to the local assessing officials for the payment due, which shall provide a description of the property, the market value assessment according to RSA 75:1, and the amount payable.

(b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the payment along with a special tax warrant authorizing the collector to collect the payment under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.

(c) Upon receipt of the special tax warrant and prescribed forms, the tax collector shall mail the duplicate copy of the tax bill to the owner responsible for the tax as the notice of payment.

(d) Payment shall be due not later than 30 days after the mailing of the bill. Interest at the rate of 18 percent per annum shall be due thereafter on any amount not paid within the 30-day period. Interest at 12 percent per annum shall be charged upon all taxes that would have been due and payable on or before December 1 of each tax year as if no tax relief had been granted.

Source. 2006, 167:1. 2009, 200:15, eff. July 15, 2009.

Section 79-E:10

79-E:10 Lien for Unpaid Taxes. – The real estate of every person shall be held for the taxes levied pursuant to RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:11

79-E:11 Enforcement. – All taxes levied pursuant to RSA 79-E:9 which are not paid when due shall be collected in the same manner as provided in RSA 80.

Source. 2006, 167:1. 2007, 42:3, eff. July 20, 2007.

Section 79-E:12

79-E:12 Rulemaking. – The commissioner of the department of revenue administration shall adopt rules, pursuant to RSA 541-A, relative to the payment and collection procedures under RSA 79-E:9.
Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:13

79-E:13 Extent of Tax Relief. –

I. (a) Tax relief granted under this chapter shall pertain only to assessment increases attributable to the substantial rehabilitation performed under the conditions approved by the governing body and not to those increases attributable to other factors including but not limited to market forces; or

(b) Tax relief granted under this chapter shall be calculated on the value in excess of the original assessed value. Original assessed value shall mean the value of the qualifying structure assessed at the time the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect public benefit as required in this chapter, provided that for a qualifying structure which is a building destroyed by fire or act of nature, original assessed value shall mean the value as of the date of approval of the application for tax relief of the qualifying structure that would have existed had the structure not been destroyed.

II. The tax relief granted under this chapter shall only apply to substantial rehabilitation or replacement that commences after the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect the public benefit as required in this chapter, provided that in the case of a qualifying structure which is a building destroyed by fire or act of nature, and which

occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town, the tax relief may apply to such qualifying structure for which replacement has begun, but which has not been completed, on the date the application for relief under this chapter is approved.
Source. 2006, 167:1. 2010, 329:6. 2011, 237:3, eff. July 5, 2011.
Section 79-E:14

79-E:14 Other Programs. – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

Source. 2006, 167:1, eff. April 1, 2006.

RENOVATIONS & ADDITIONS

for:

SIGNATURE ON ELM

MANCHESTER, NEW HAMPSHIRE

LOOSE LINTEL SCHEDULE AT MASONRY

(BY MISC. METAL)

MASONRY OPENING	LINTEL SIZE		MIN. BEARING AT EACH END
UP TO 3'-0"	L3-1/2 x 3-1/2 x 5/16		8"
3'-1" TO 4'-6"	L4 x 3-1/2 x 5/16	(4" LEG VERT.)	8"
4'-7" TO 6'-0"	L5 x 3-1/2 x 3/8	(5" LEG VERT.)	8"
6'-1" TO 8'-8"	L6 x 3-1/2 x 3/8	(6" LEG VERT.)	8"

NOTES:

1. PROVIDE LINTELS OVER ALL OPENINGS (INCLUDING M.E.P. OPENINGS) EXCEPT WHERE LINTEL BLOCKS ARE PROVIDED.
2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS. FOR 8" WALLS, PROVIDE A TEE OR BUILT-UP SECTION WITH PROPERITES EQUAL TO OR GREATER THAN 1.5 TIMES THE ANGLE PROPERTIES FOR A 4" WALL THICKNESS.
3. ALL EXTERIOR LINTELS SHALL BE GALVANIZED BY THE HOT DIP PROCESS.

WALL LEGEND

Mark	Detail	Description	STC	Fire Rating	U.L. No.
A		5/8" FIBEROCK G.W.B. BY: USG 6" MTL. STUDS @ 16" O.C. 6" FIBERGLASS SOUND ATENUATION BATTS 5/8" FIBEROCK G.W.B. BY: USG			
B		5/8" FIBEROCK G.W.B. BY: USG 3-5/8" MTL. STUDS @ 16" O.C.			
C		6" CONCRETE MASONRY UNIT			
D		8" CONCRETE MASONRY UNIT			

DRAWING INDEX:

Architectural

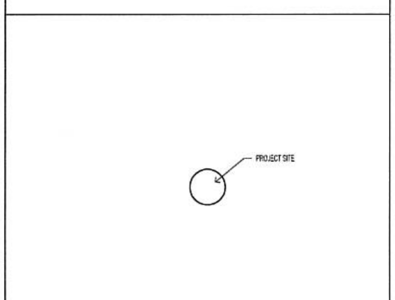
CMK Architects, P.A.
603 Beech Street
Manchester, NH 03104
(603) 627-6878

ABBREVIATIONS

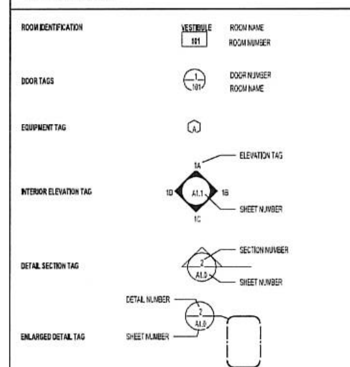
The following table of abbreviations is provided for the convenience of the contractor. It is not intended to serve as a complete list of all abbreviations to be found in the contract documents. Should the contractor require any clarification or interpretation hereof, he shall promptly so notify the architect.

A.C.	-ACOUSTICAL CEILING	F.E.C.	-FIRE EXTINGUISHER CABINET	P.T.	-PRESSURE TREATED
A.F.F.	-ABOVE FINISH FLOOR	FLR.	-FLOOR	PTD.	-PAINTED
BITUM.	-BITUMINOUS	F.D.	-FLOOR DRAIN	R.	-RADIUS, RISER
BLDG.	-BUILDING	GEN.	-GENERAL	R.D.	-ROOF DRAIN
C.J.	-CONTROL JOINT	GL.	-GLASS	R.L.	-RAIN LEADER
CLG.	-CEILINGS	GWB.	-GYPSUM WALLBOARD	RM.	-ROOM
CLR.	-CLEAR	H.C.	-HANDICAPPED	R.S.	-ROLLER SHADE
CMU	-CONCRETE MASONRY UNIT	HT.,HGT.	-HEIGHT	S.A.T.	-SUSPENDED ACOUSTICAL TILE
CONC.	-CONCRETE	H.M.	-HOLLOW METAL	SCHED.	-SCHEDULE
CONT.	-CONTINUOUS	HORIZ.	-HORIZONTAL	SHT.	-SHEET
CPT.	-CARPET	H.P.L.	-HIGH PRESSURE LAMINATE	SIM.	-SIMILAR
C.T.	-CERAMIC TILE	MACH.	-MACHINE	SPEC.	-SPECIFICATION
DTL.	-DETAIL	MAX.	-MAXIMUM	SQ.	-SQUARE
DIA.	-DIAMETER	M.B.	-MARKER BOARD	S.S.	-STAINLESS STEEL
D.W.	-DISHWASHER	MDO	-MEDIUM DENSITY OVERLAY	ST.	-STAIR
DISP.	-DISPOSAL	MIN.	-MINIMUM	STD.	-STANDARD
DN.	-DOWN	MFR.	-MANUFACTURER	STL.	-STEEL
D.F.	-DRINKING FOUNTAIN	M.O.	-MASONARY OPENING	STO. RM.	-STORAGE ROOM
DWG.	-DRAWING	MTL.	-METAL	SUSP.	-SUSPENDED
EA.	-EACH	MT.(D)	-MOUNT(ED)	T.	-TREAD
E.J.	-EXPANSION JOINT	N.I.C.	-NOT IN GENERAL CONTRACT	T.B.	-TACK BOARD
E.W.C.	-ELECTRIC WATER COOLER	N.T.S.	-NOT TO SCALE	TYP.	-TYPICAL
ELEV.	-ELEVATOR, ELEVATION	O.C.	-ON CENTER (CENTER TO CENTER)	U.O.N.	-UNLESS OTHERWISE NOTED
EL.	-ELEVATION	OPP.	-OPPISITE	V.B.	-VAPOR BARRIER
EQ.	-EQUAL	O.H.D.	-OVERHEAD DOOR	VERT.	-VERTICAL
EQUIP.	-EQUIPMENT	PCS.	-PEICES	V.T.	-VINYL COMPOSITION TILE
EXP.	-EXPANSION	PL.	-PLATE	w/	-WITH
EXT.	-EXTERIOR	PLYWD.	-PLYWOOD	WD.	-WOOD
EXIST.	-EXISTING	P.S.	-PROJECTOR SCREEN		

LOCATION MAP



NOTATION SYMBOLS



REVISIONS

PROGRESS PRINT

TITLE: COVER SHEET

PROJECT: SIGNATURE ON ELM for: RAXX-LEMAY LLC SAN DIEGO, CA

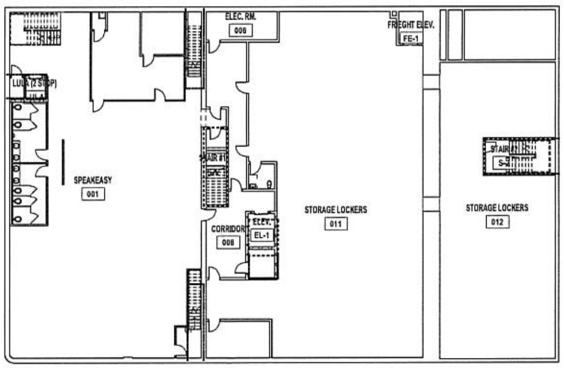
DATE 04/12/2019

SCALE As indicated

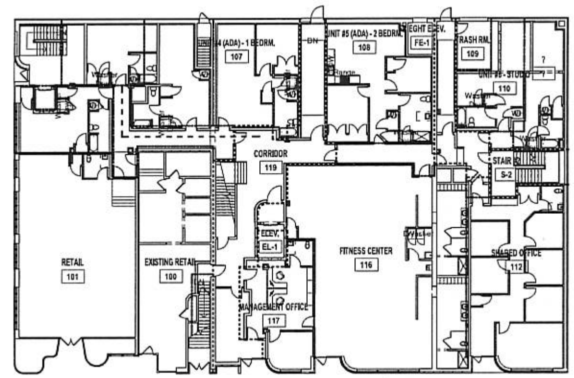
PROJECT NO. 18.03

G1.0

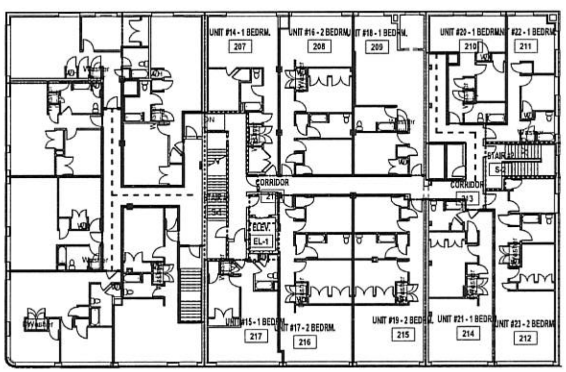
DRAWING NO.



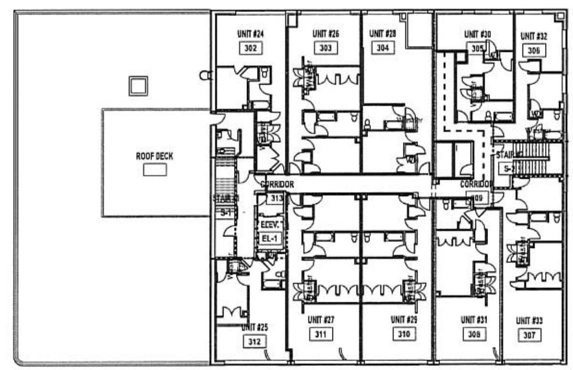
1 A0.1 SPACE PLAN - BASEMENT
1/16" = 1'-0"



2 A0.1 SPACE PLAN - MAIN FLOOR
1/16" = 1'-0"



3 A0.1 SPACE PLAN - SECOND FLOOR
1/16" = 1'-0"



4 A0.1 SPACE PLAN - THIRD FLOOR
1/16" = 1'-0"

PLAN KEY

- PARTY WALLS (1 HOUR)
- EXIT PARTY WALLS (2 HOUR)
- PATH OF EGRESS

REVISIONS

PROGRESS PRINT

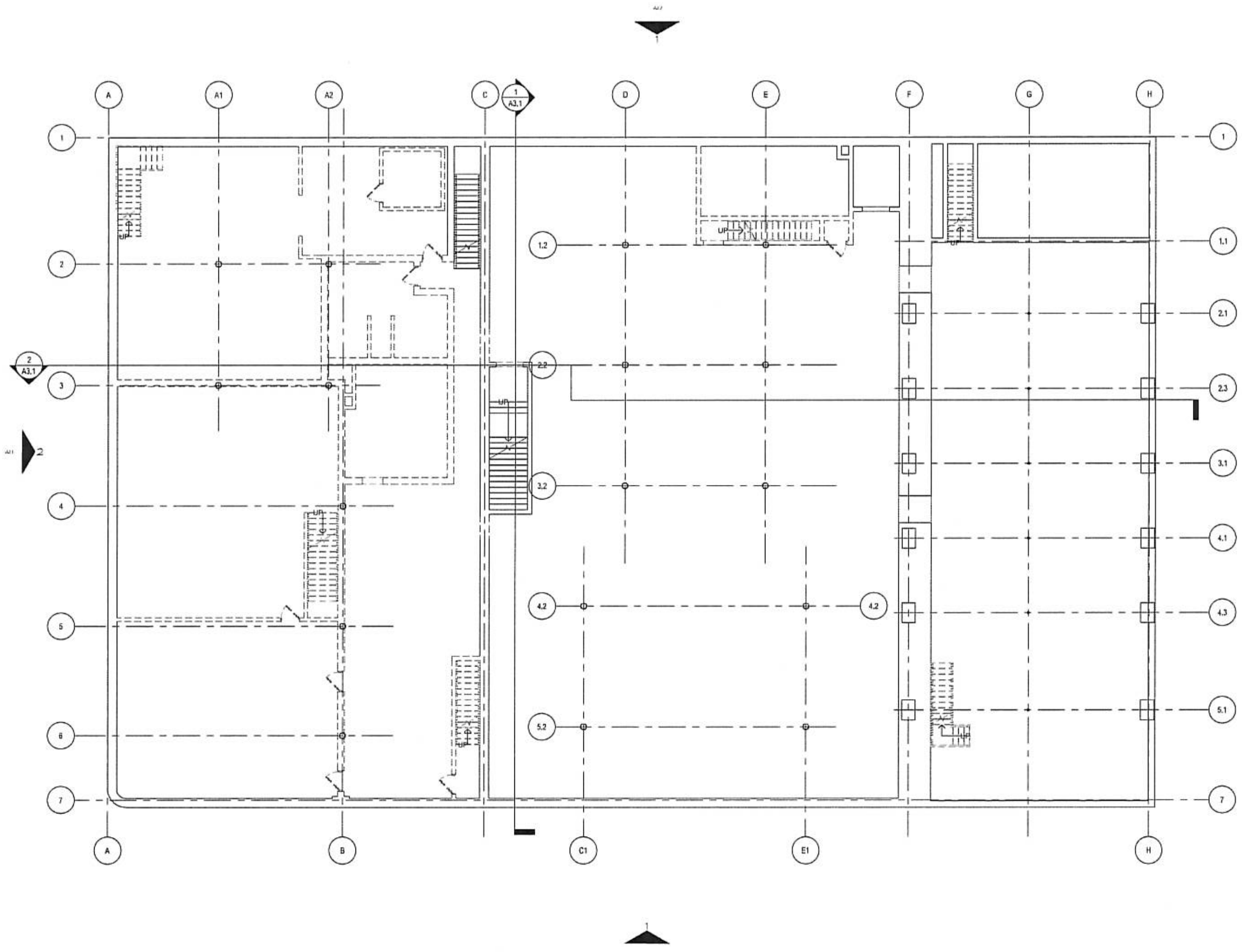
TITLE: CODE ASSESSMENT

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019
SCALE 1/16" = 1'-0"
PROJECT NO. 18.03

A0.1
DRAWING NO.

DEMO NOTES



1 D1.1 **DEMOLITION PLAN - BASEMENT**
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: DEMOLITION PLAN - BASEMENT

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

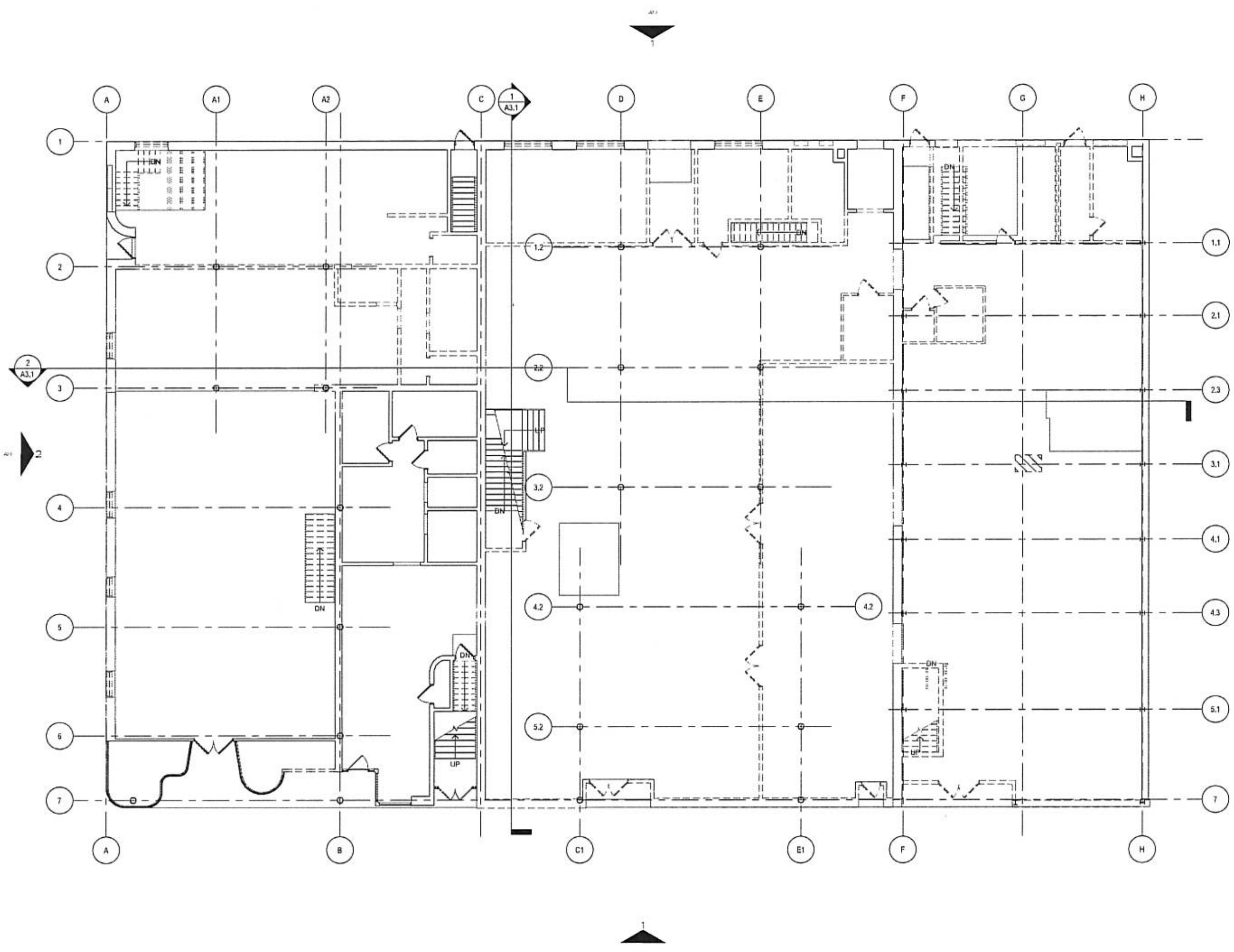
DATE 04/12/2019

SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

D1.1

DRAWING NO.



1 D1.2 **DEMOLITION PLAN - MAIN FLOOR**
1/8" = 1'-0"

DEMO NOTES

REVISIONS

PROGRESS PRINT

TITLE: DEMOLITION PLAN - MAIN FLOOR

PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019

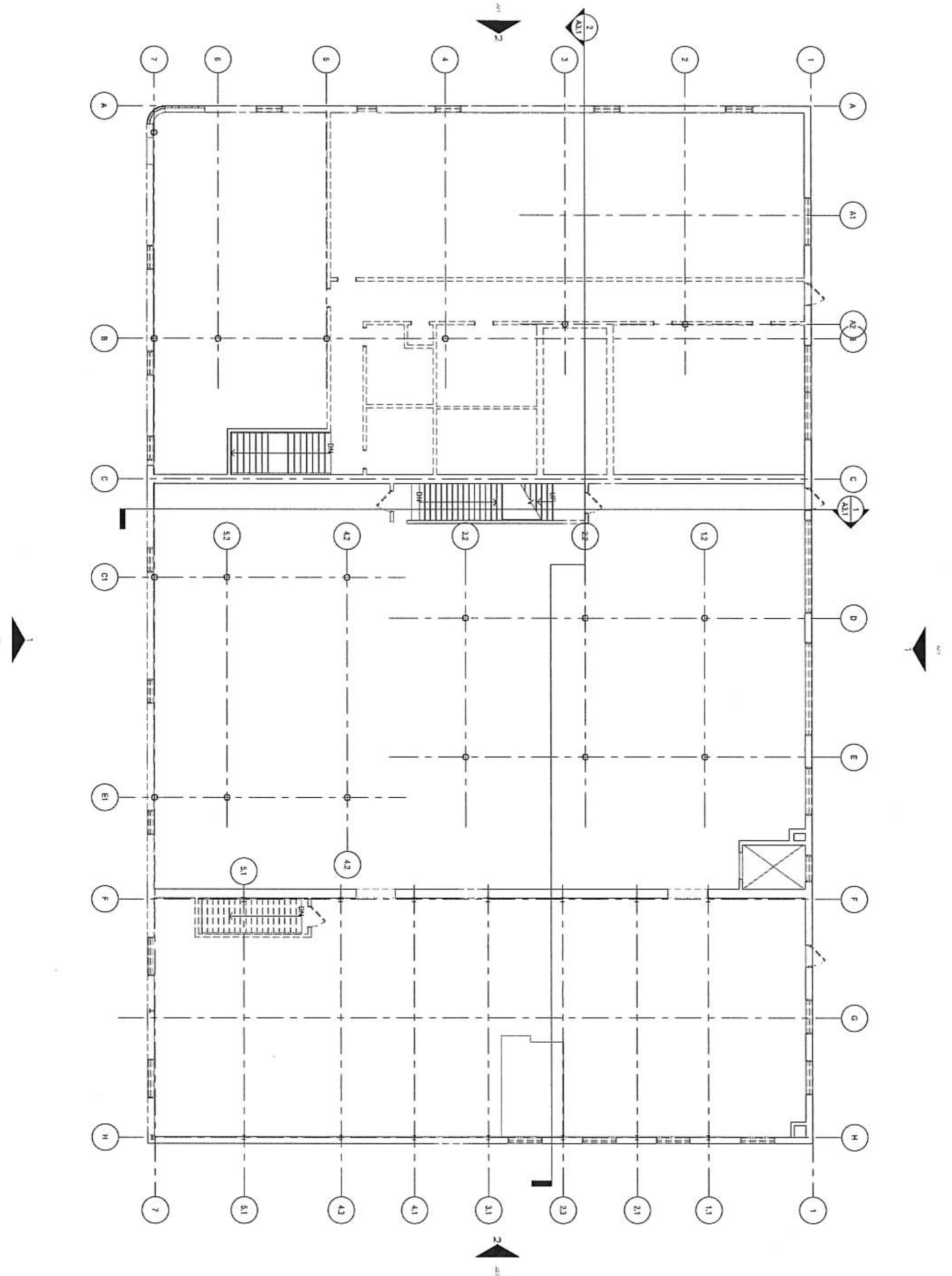
SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

D1.2

DRAWING NO.

1
D1.3 DEMOLITION PLAN - SECOND FLOOR
1/8" = 1'-0"



DEMO NOTES

REVISIONS

DATE	04/12/2019
SCALE	1/8" = 1'-0"
PROJECT NO.	18.03

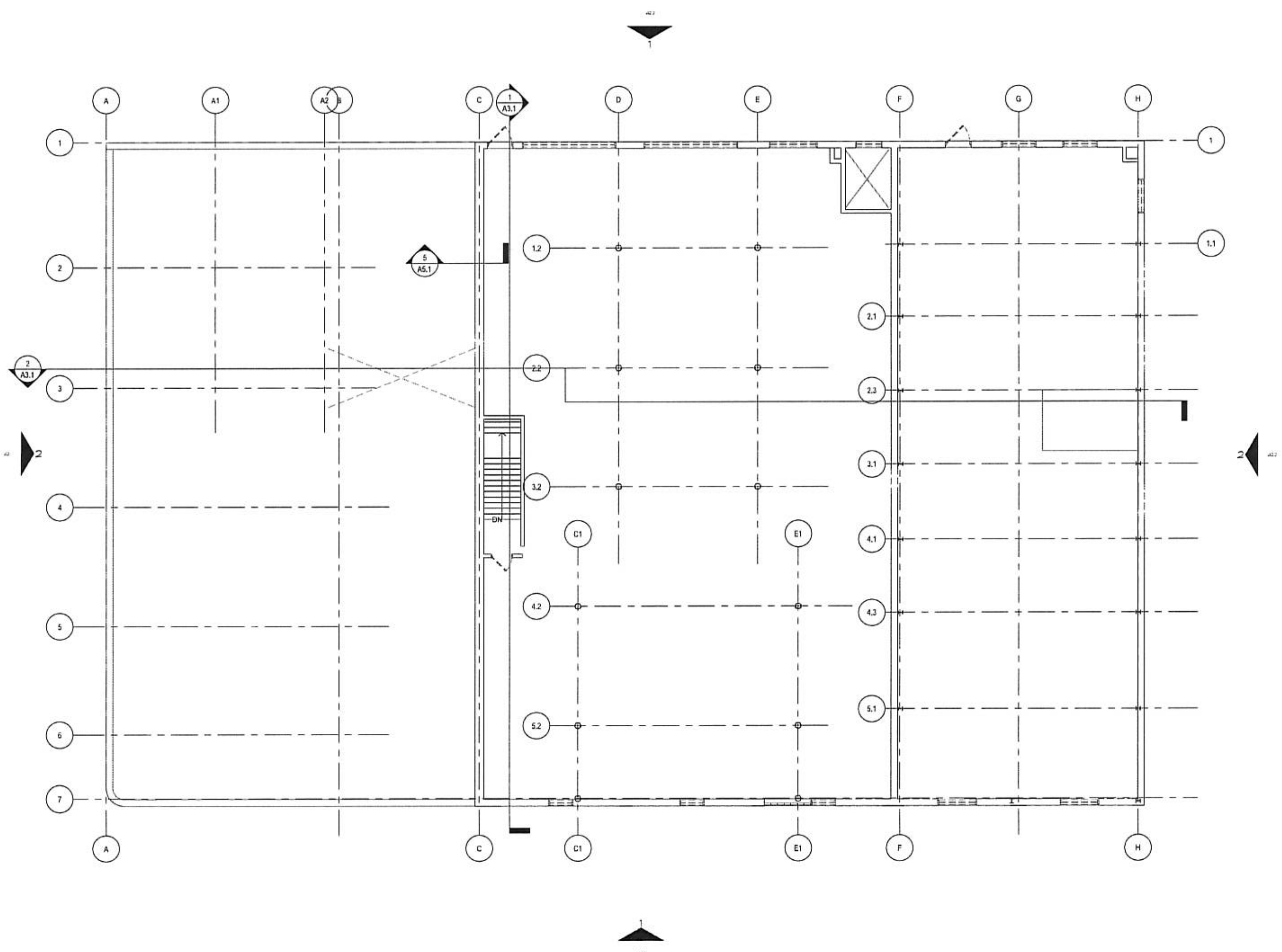
TITLE: DEMOLITION PLAN - SECOND FLOOR

PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

PROGRESS PRINT

D1.3
DRAWING NO.

DEMO NOTES



1 D1.4 **DEMOLITION PLAN - THIRD FLOOR**
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE:
DEMOLITION PLAN - THIRD FLOOR

PROJECT:
SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

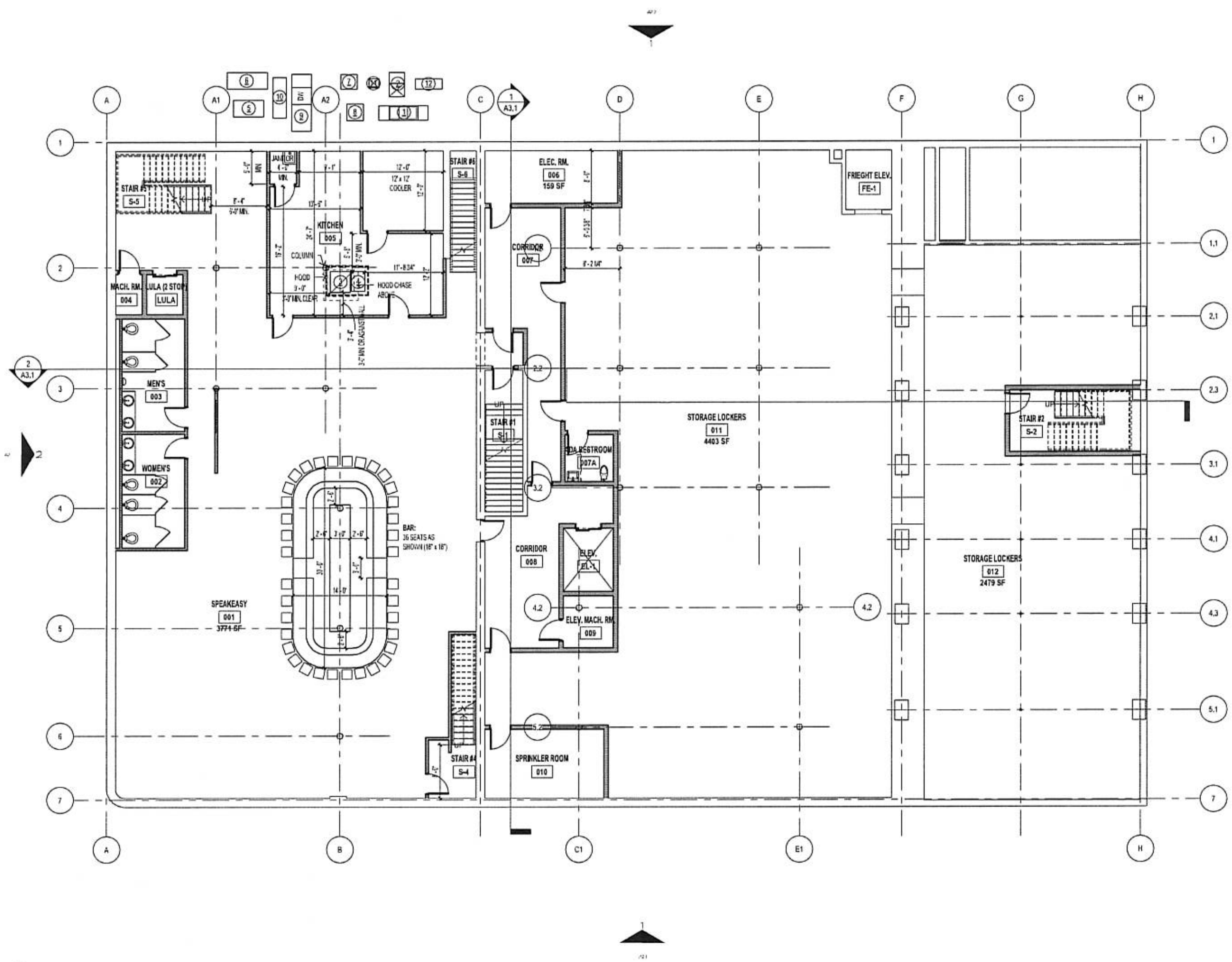
DATE	04/12/2019
SCALE	1/8" = 1'-0"
PROJECT NO.	18.03

D1.4

DRAWING NO.

KITCHEN EQUIPMENT LEGEND

		W D H
1.	3 - BOWL SINK (HOT SINK)	68" x 26" x 36"
2.	PREP SINK w/ DRAIN BOARD	44" x 28" x 36"
3.	RANGE, BROILER, OVEN	36" x 38" x 60"
4.	FRYER	24" x 36" x 36"
5.	TALL REFRIGERATOR	54" x 30" x 84"
6.	UNDER COUNTER FRIDGE/FREEZER	72" x 30" x 36"
7.	REACH-IN FREEZER	29" x 26" x 83"
8.	ICE MACHINE	30" x 30" x 60"
9.	DISHWASHER w/ SOIL SINK	102" x 35" x 72"
10.	PREP TABLE	72" x 24" x 34"
11.	HAND SINK	18" x 18" x 36"
12.	SHELVING	48" x 18" x 84"



1 A1.1 **BASEMENT**
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: BASEMENT PLAN

PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

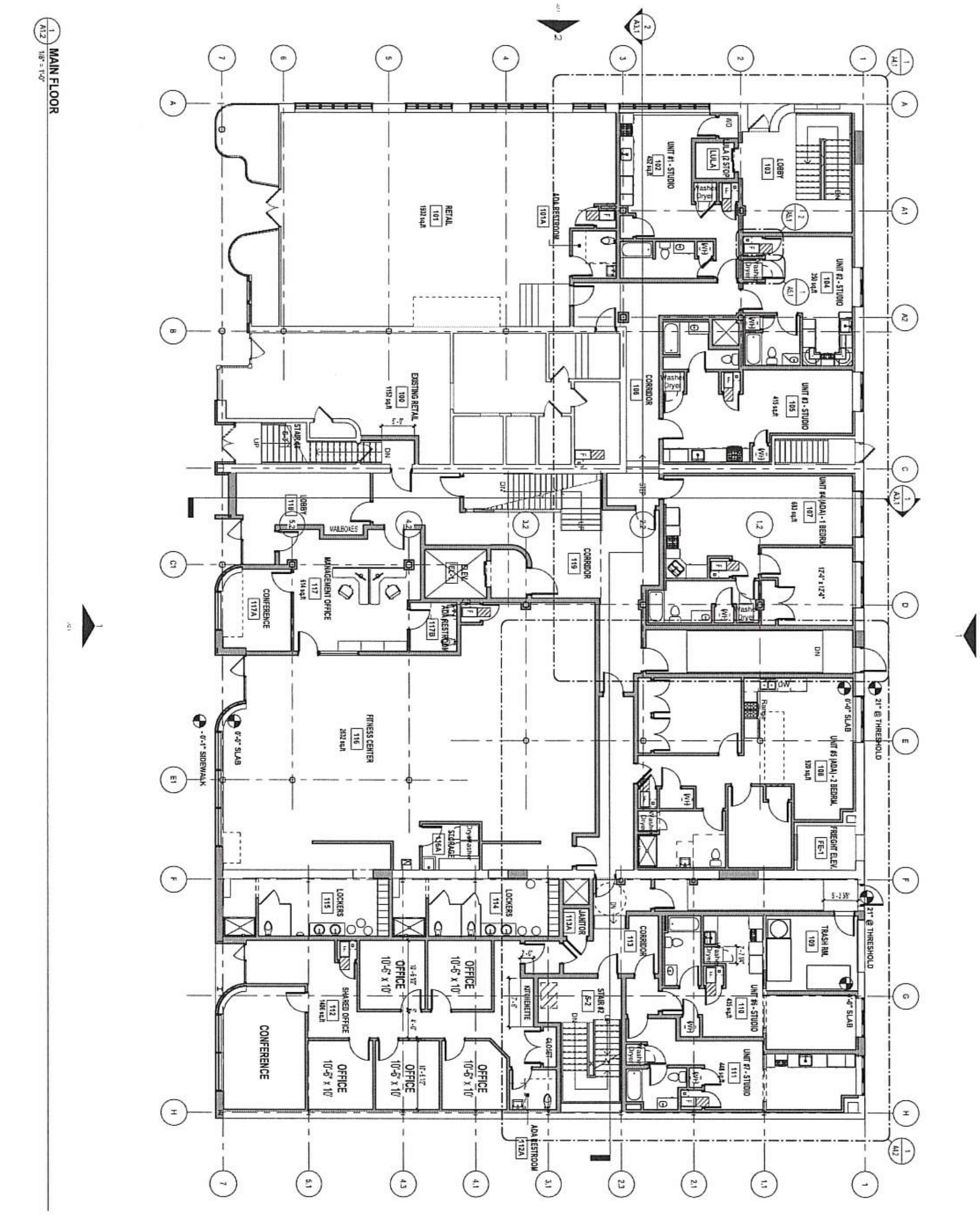
DATE 04/12/2019

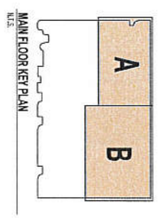
SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

A1.1

DRAWING NO.





TITLE: MAIN FLOOR

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019

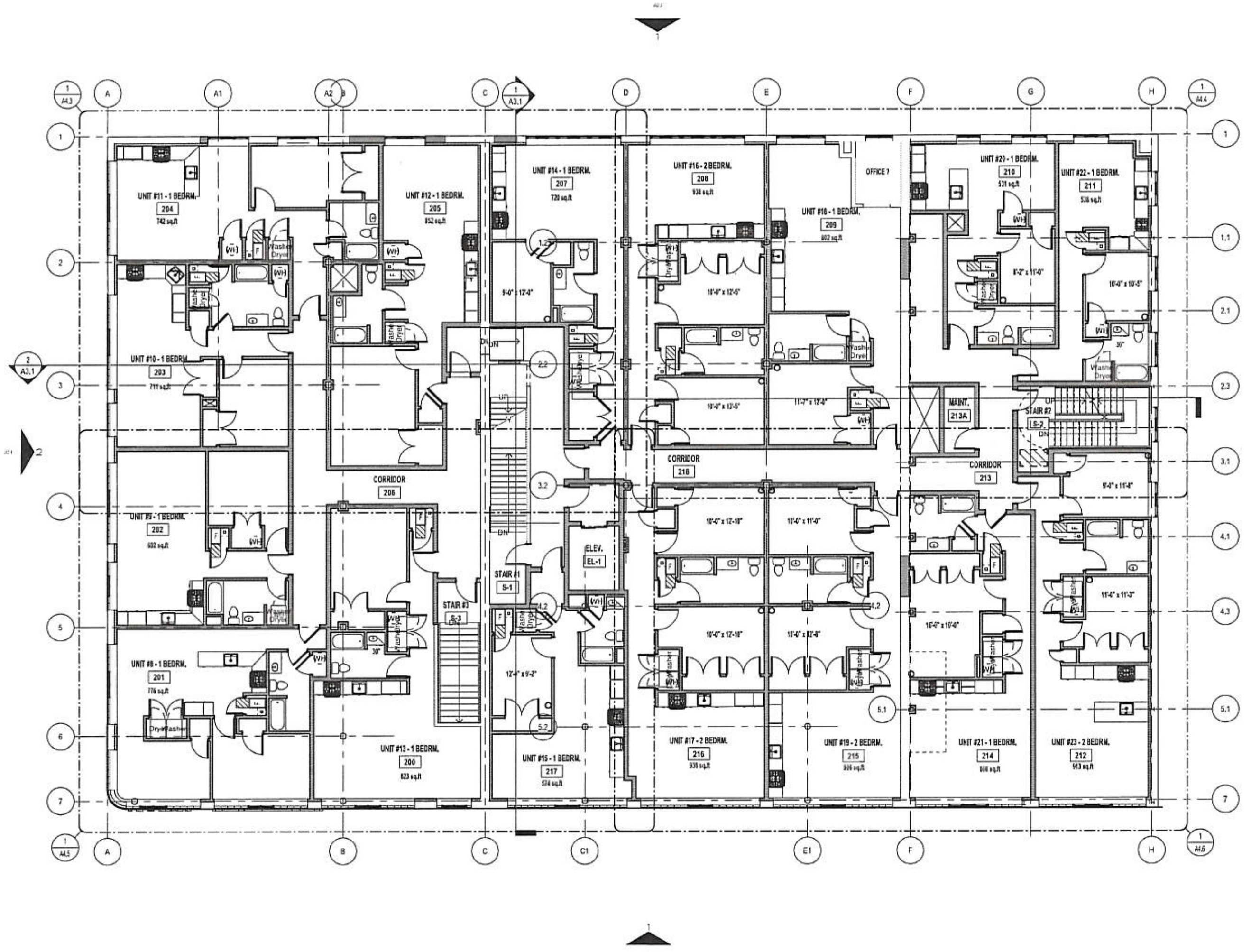
SCALE As indicated

PROJECT NO. 18.03

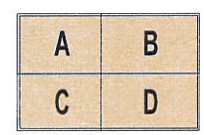
DRAWING NO. A1.2

PROGRESS PRINT

REVISIONS



1 SECOND FLOOR
A1.3 1/8" = 1'-0"



SECOND FLOOR KEY PLAN
N.T.S.

REVISIONS

PROGRESS PRINT

TITLE: SECOND FLOOR

PROJECT: SIGNATURE ON ELM for RAXX-LEMAY LLC SAN DIEGO, CA

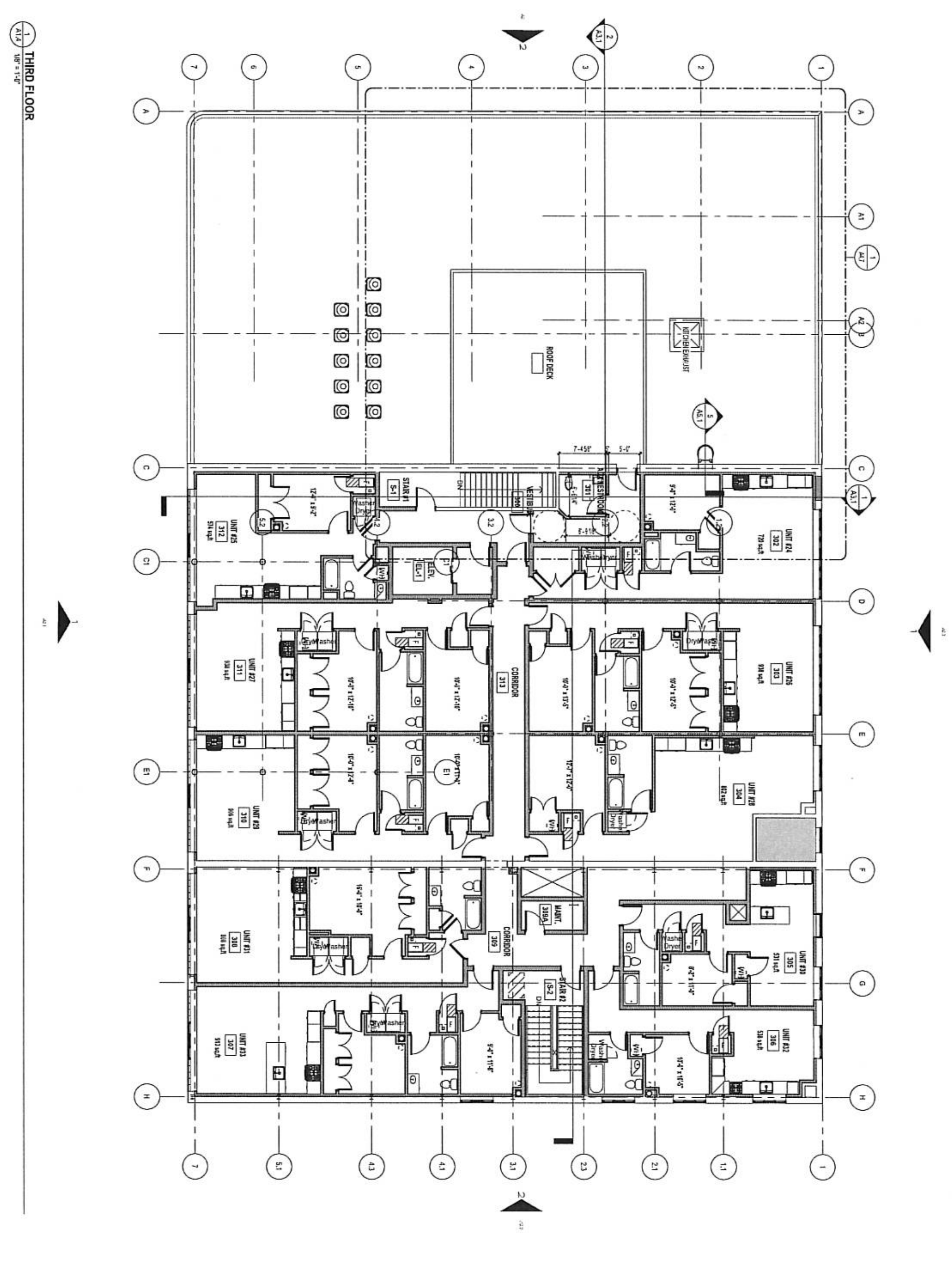
DATE 04/12/2019

SCALE As indicated

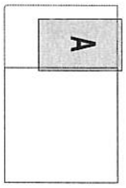
PROJECT NO. 18.03

A1.3

DRAWING NO.



THIRD FLOOR
1/8" = 1'-0"

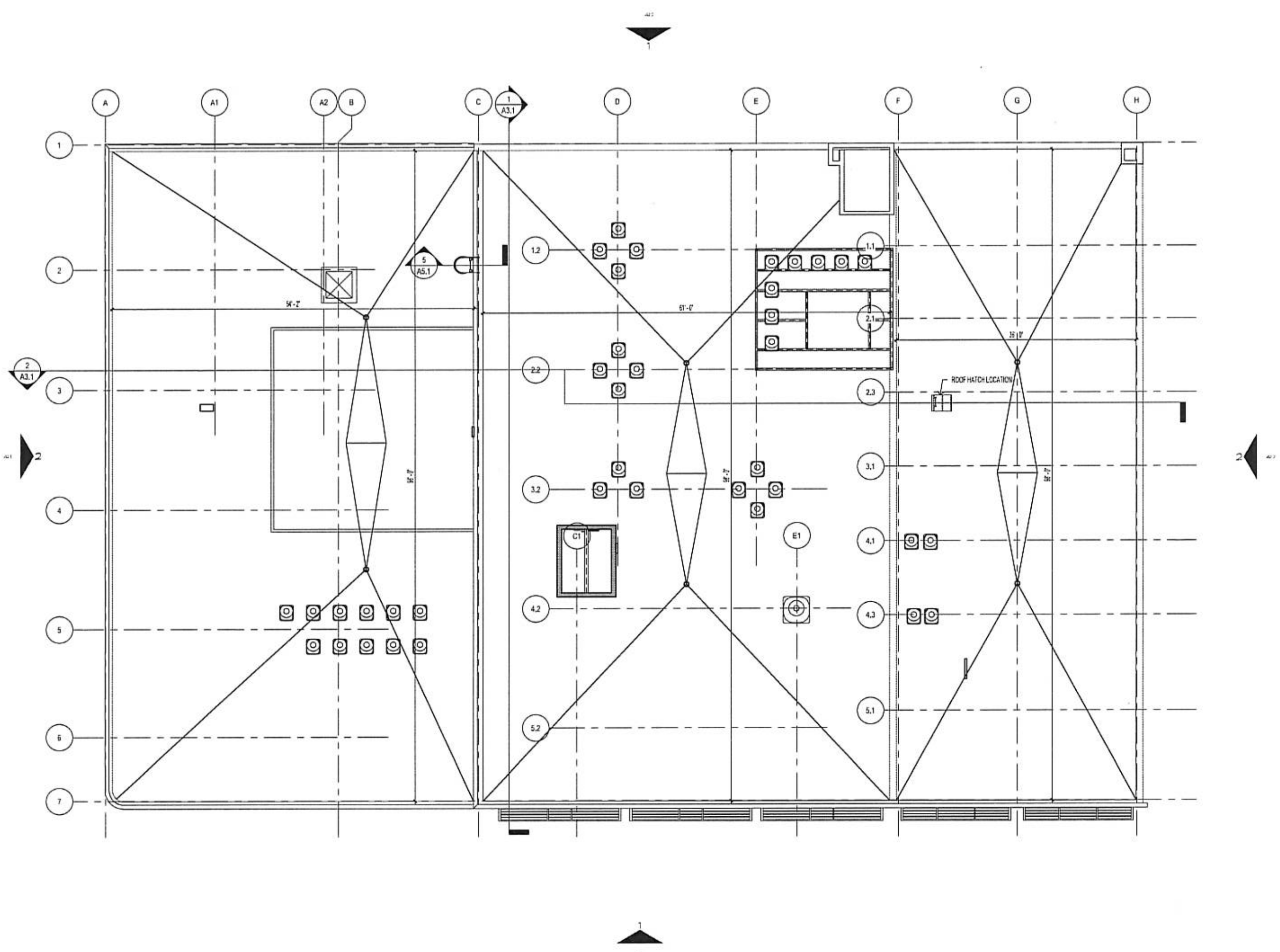


THIRD FLOOR KEY PLAN
N.T.S.

TITLE:	THIRD FLOOR
PROJECT:	SIGNATURE ON ELM for: RAXX-LEMAY LLC SAN DIEGO, CA
DATE	04/12/2019
SCALE	As indicated
PROJECT NO.	18.03
DRAWING NO.	A1.4

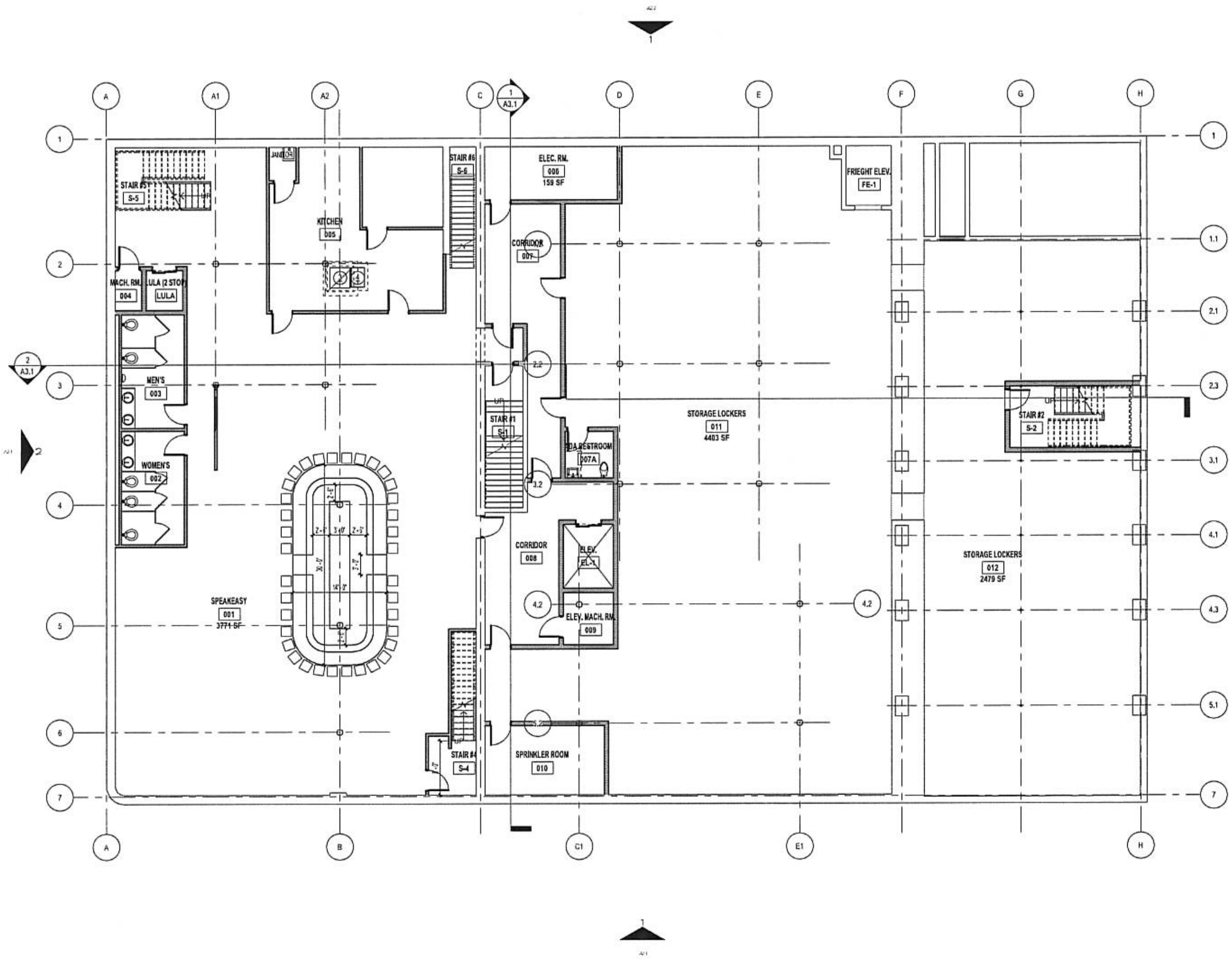
PROGRESS PRINT

REVISIONS



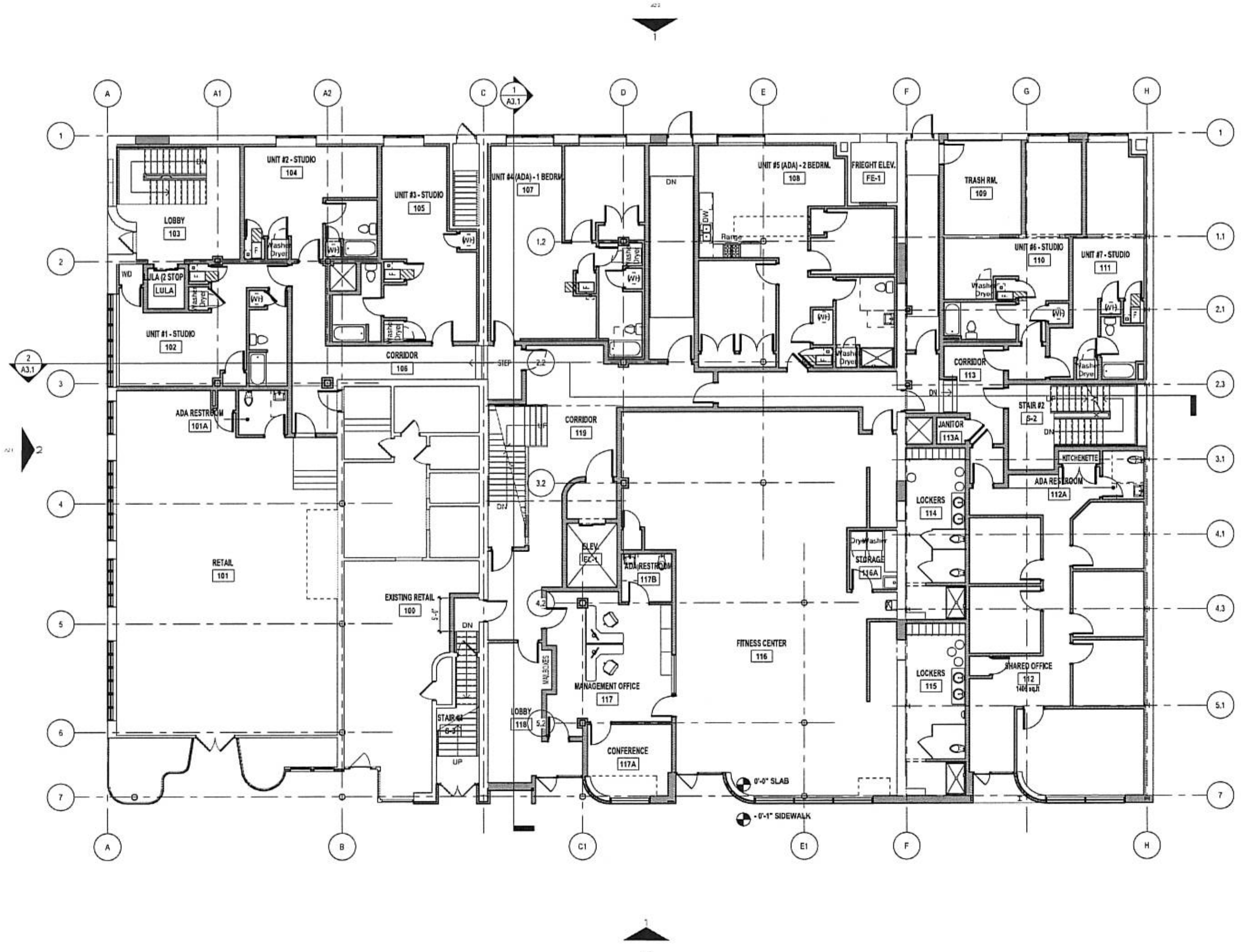
1 THIRD FLOOR ROOF
1/8" = 1'-0"

REVISIONS	
PROGRESS PRINT	
TITLE:	ROOF PLAN
PROJECT:	SIGNATURE ON ELM for: RAXX-LEMAY LLC SAN DIEGO, CA
DATE	04/12/2019
SCALE	1/8" = 1'-0"
PROJECT NO.	18.03
DRAWING NO.	A1.5



1 A1.1 **FINISH PLAN - BASEMENT**
1/8" = 1'-0"

REVISIONS	
PROGRESS PRINT	
TITLE:	FINISH PLAN
PROJECT:	SIGNATURE ON ELM for RAXX-LEMAY LLC SAN DIEGO, CA
DATE	04/12/2019
SCALE	1/8" = 1'-0"
PROJECT NO.	18.03
DRAWING NO.	**A1.6**



FINISH PLAN - MAIN FLOOR
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: FINISH PLAN

PROJECT: SIGNATURE ON ELM for: RAXX-LEMAY LLC SAN DIEGO, CA

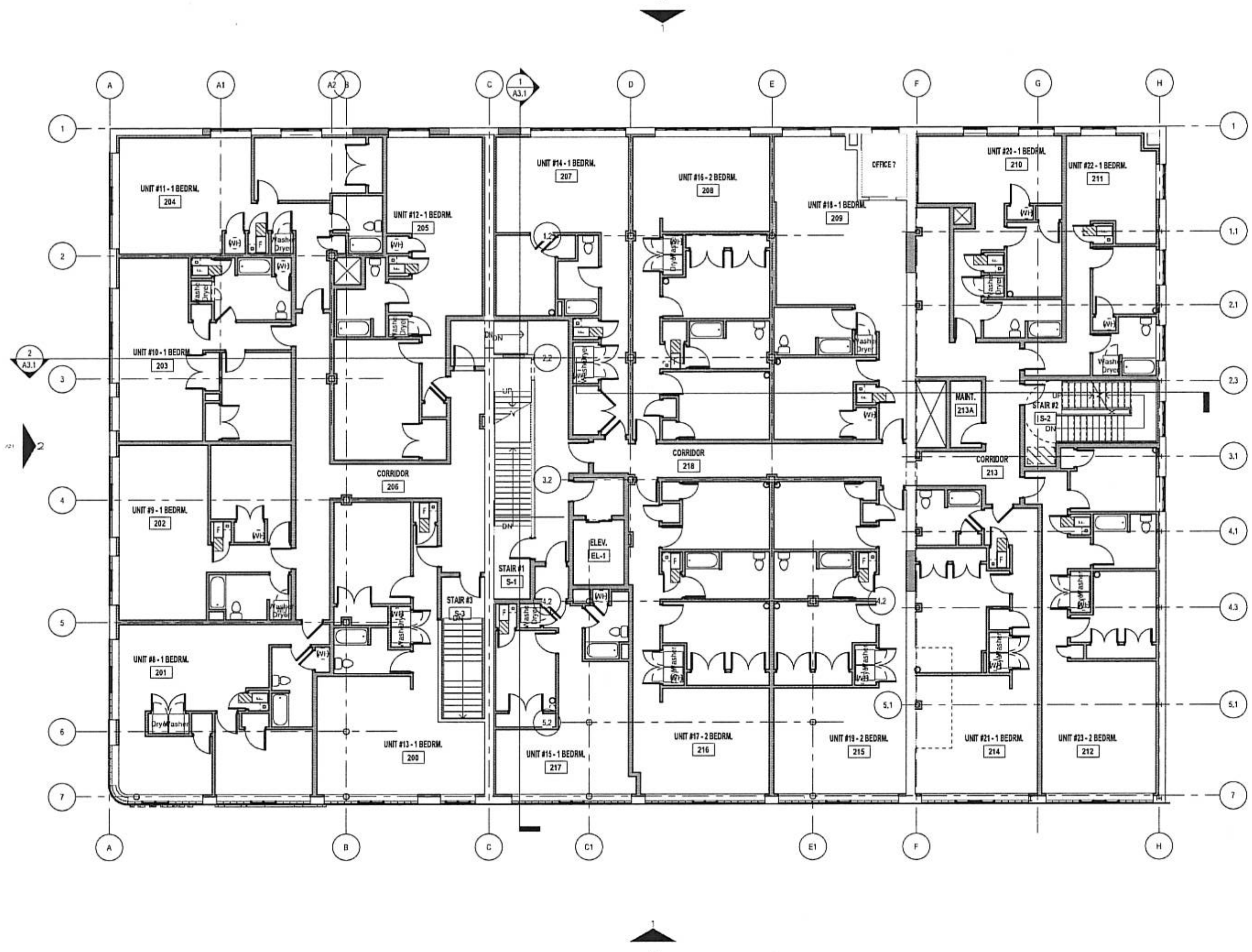
DATE 04/12/2019

SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

A1.7

DRAWING NO.



1 / A1.3 FINISH PLAN - SECOND FLOOR
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: FINISH PLAN

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

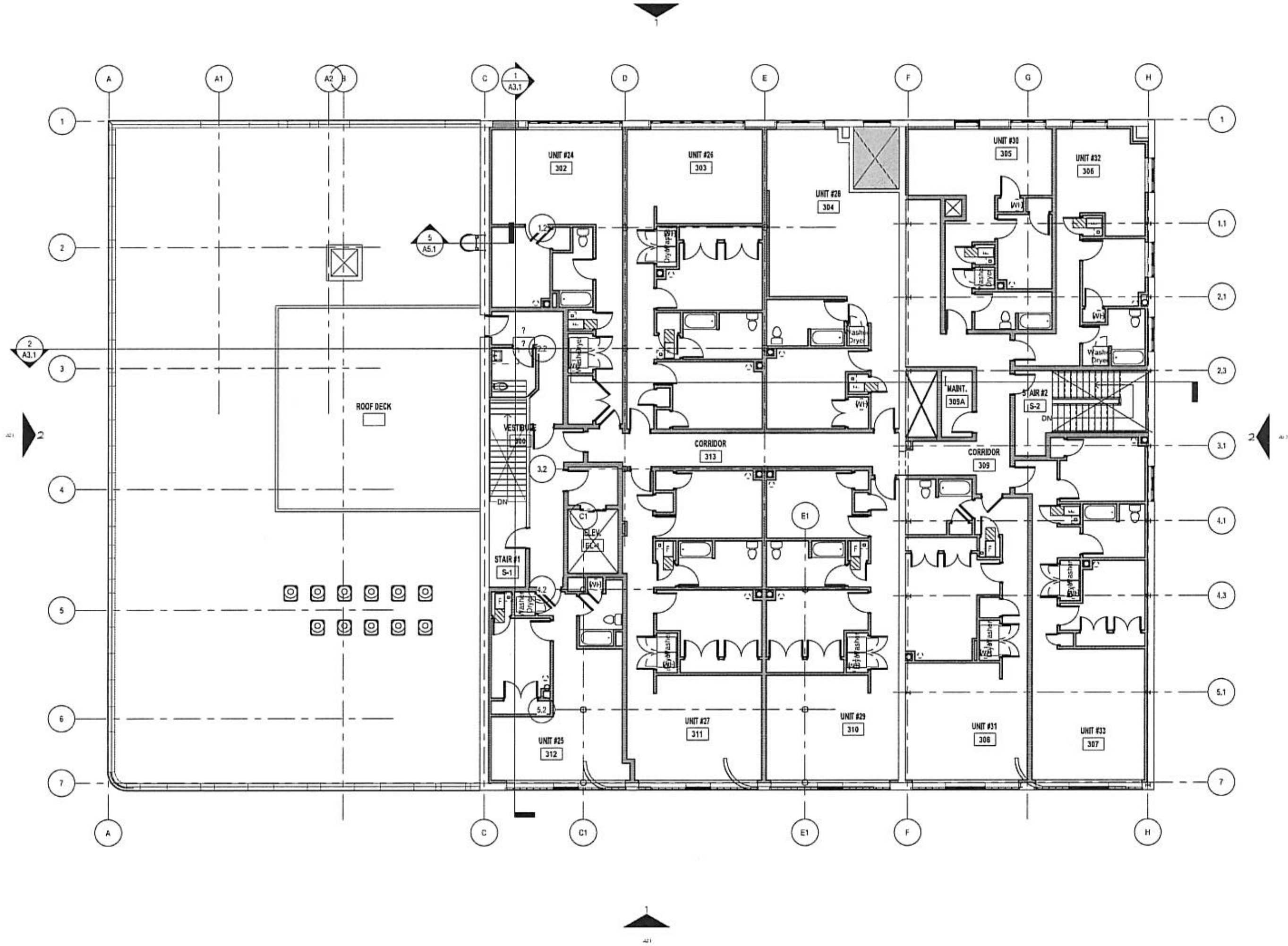
DATE 04/12/2019

SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

A1.8

DRAWING NO.



FINISH PLAN - THIRD FLOOR
1/8" = 1'-0"

REVISIONS

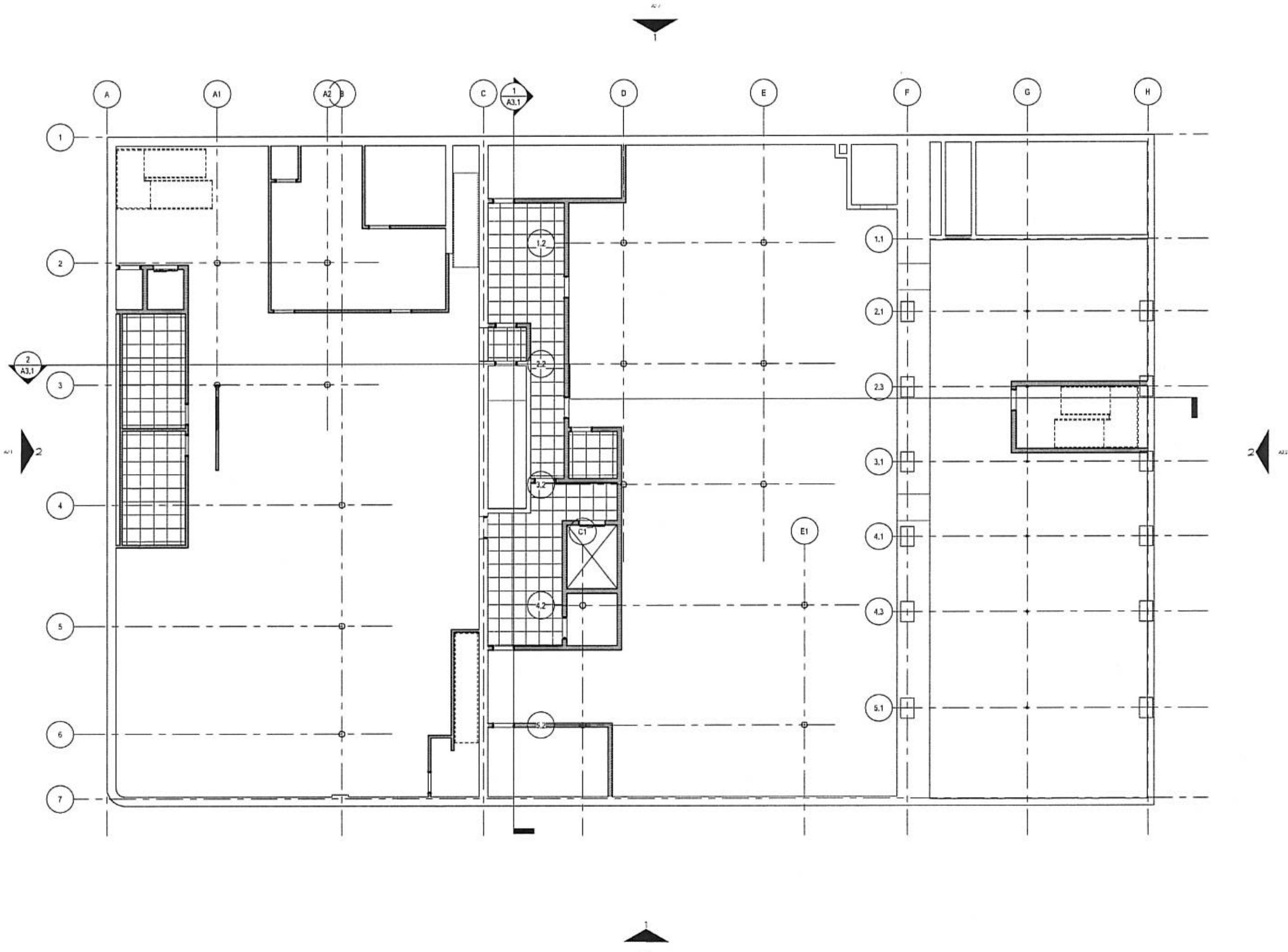
PROGRESS PRINT

TITLE:
FINISH PLAN

PROJECT:
SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019
SCALE 1/8" = 1'-0"
PROJECT NO. 18.03

A1.9
DRAWING NO.



1 CEILING PLAN - BASEMENT
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

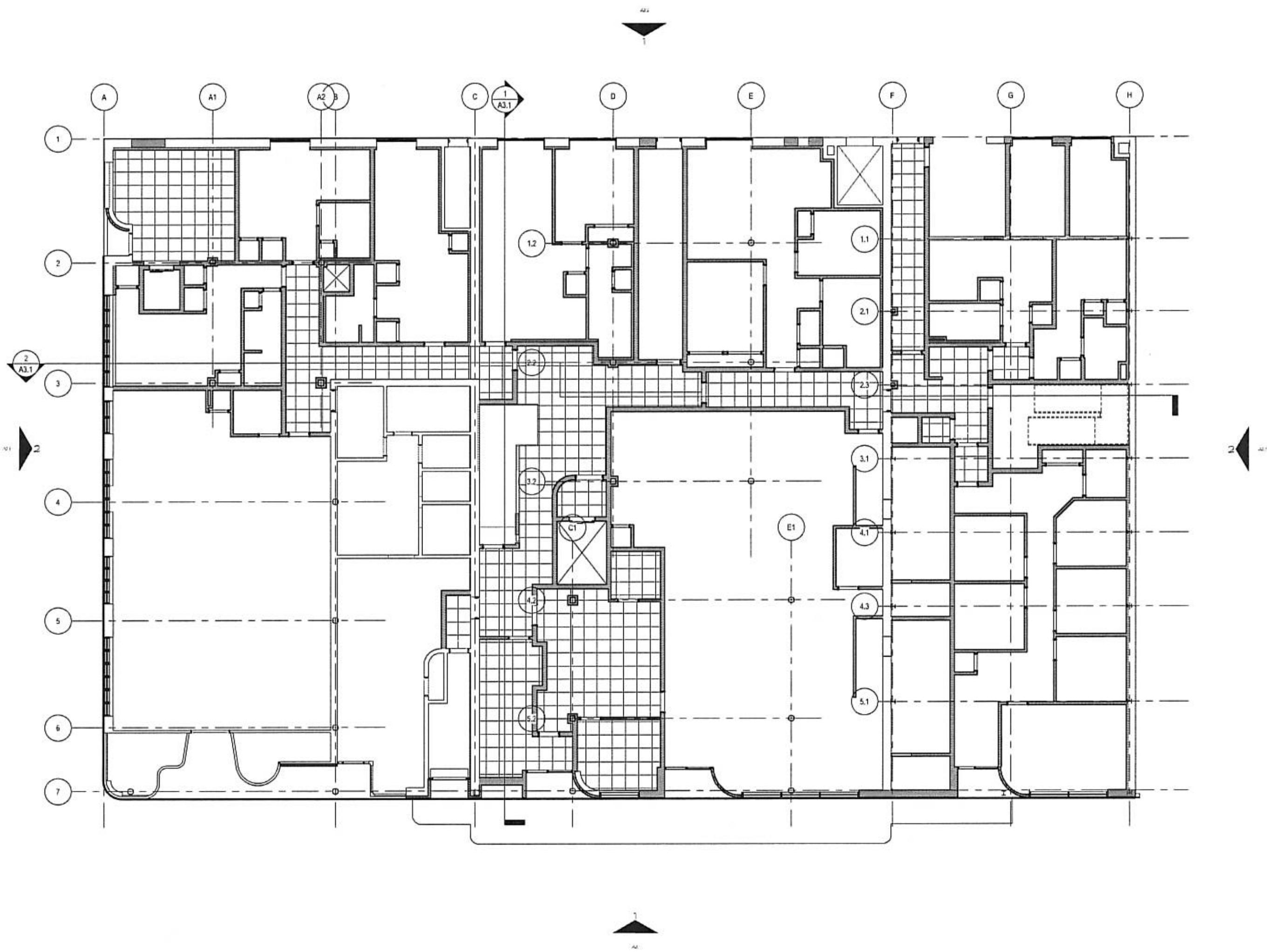
TITLE: CEILING PLAN

PROJECT: SIGNATURE ON ELM for RAXX-LEMAY LLC SAN DIEGO, CA

DATE	04/12/2019
SCALE	1/8" = 1'-0"
PROJECT NO.	18.03

A1.10

DRAWING NO.



CEILING PLAN - MAIN FLOOR
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: CEILING PLAN

PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

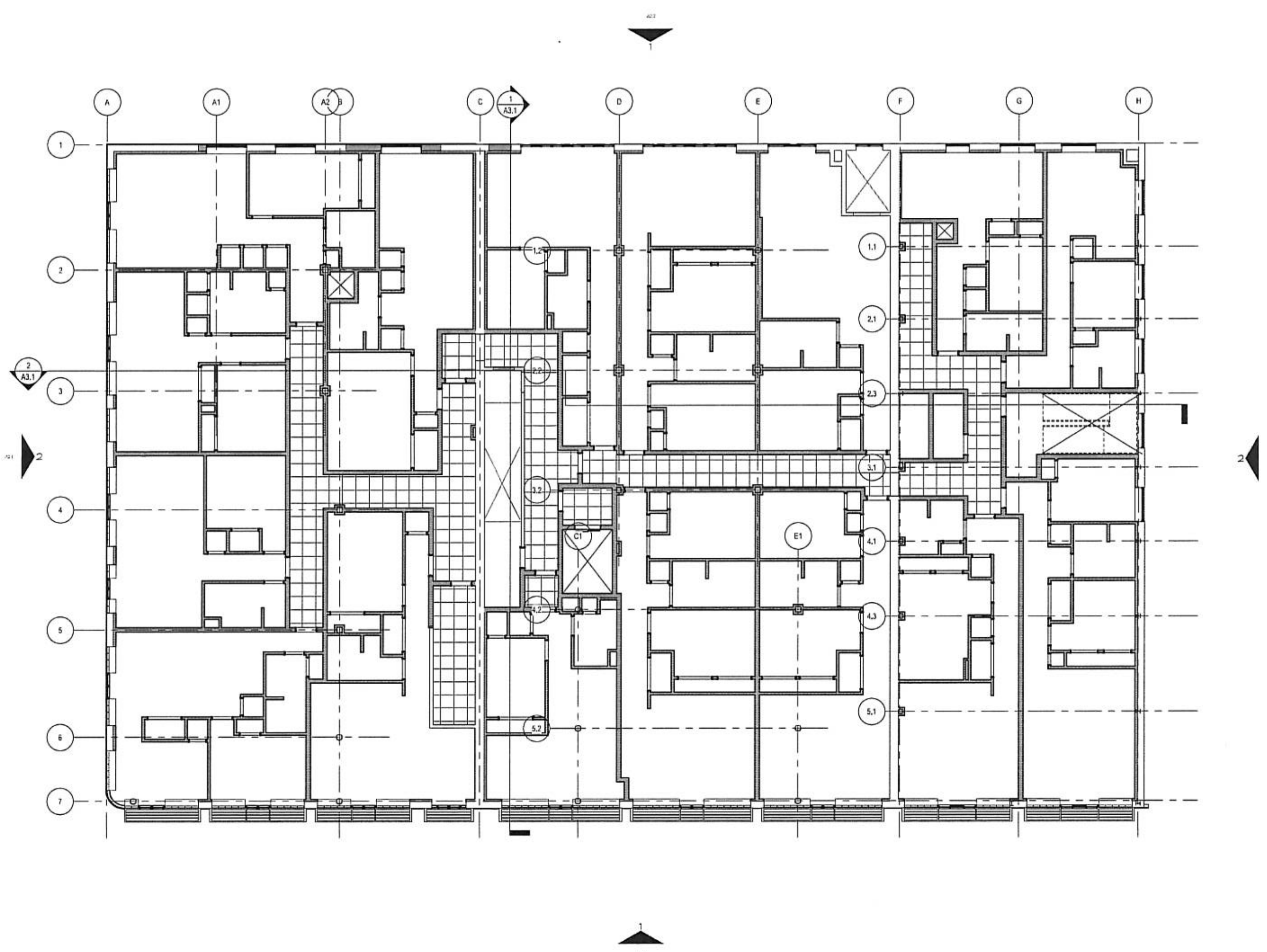
DATE 04/12/2019

SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

A1.11

DRAWING NO.



1 CEILING PLAN - SECOND FLOOR
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: CEILING PLAN

PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

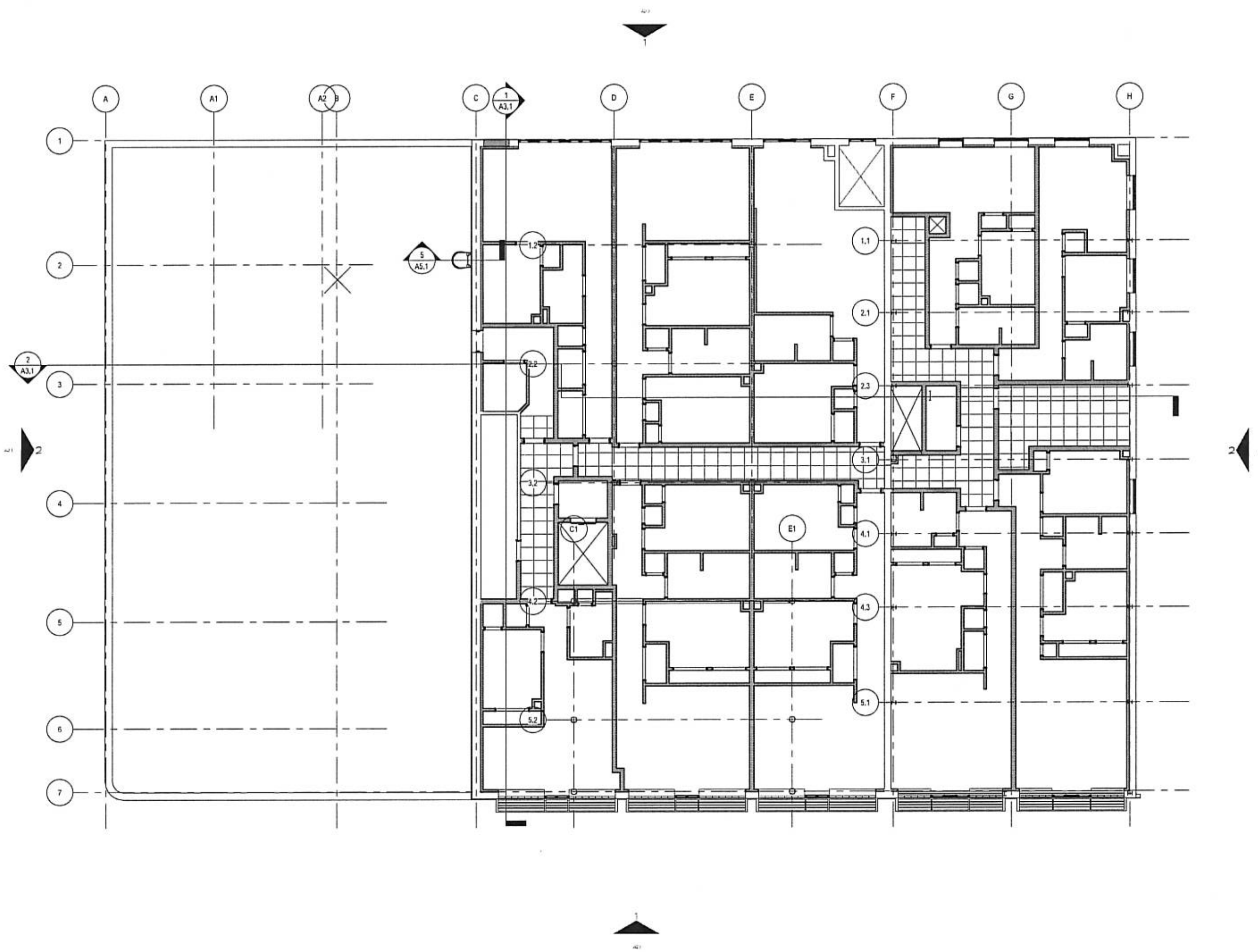
DATE 04/12/2019

SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

A1.12

DRAWING NO.



1 CEILING PLAN - THIRD FLOOR
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: CEILING PLAN

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

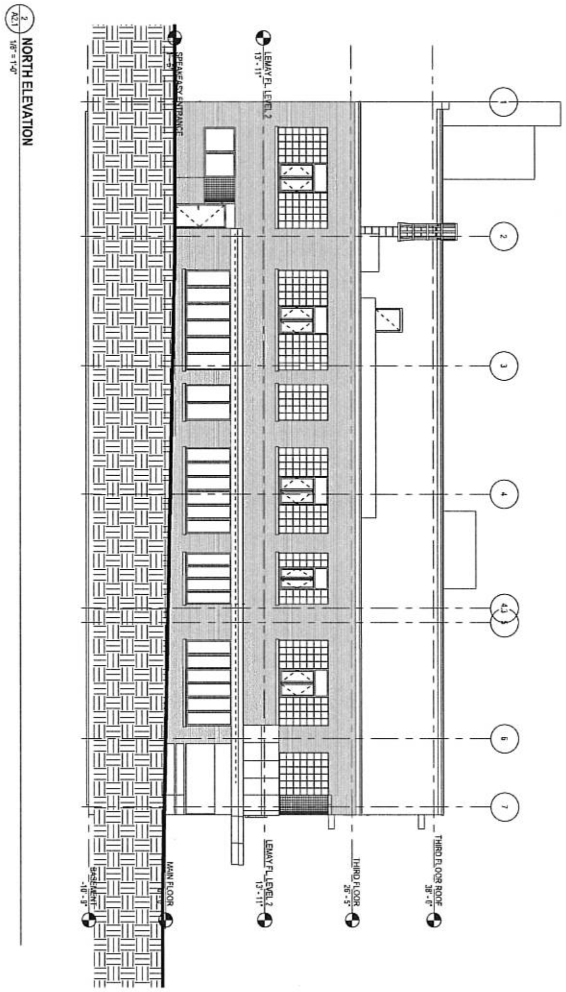
DATE 04/12/2019

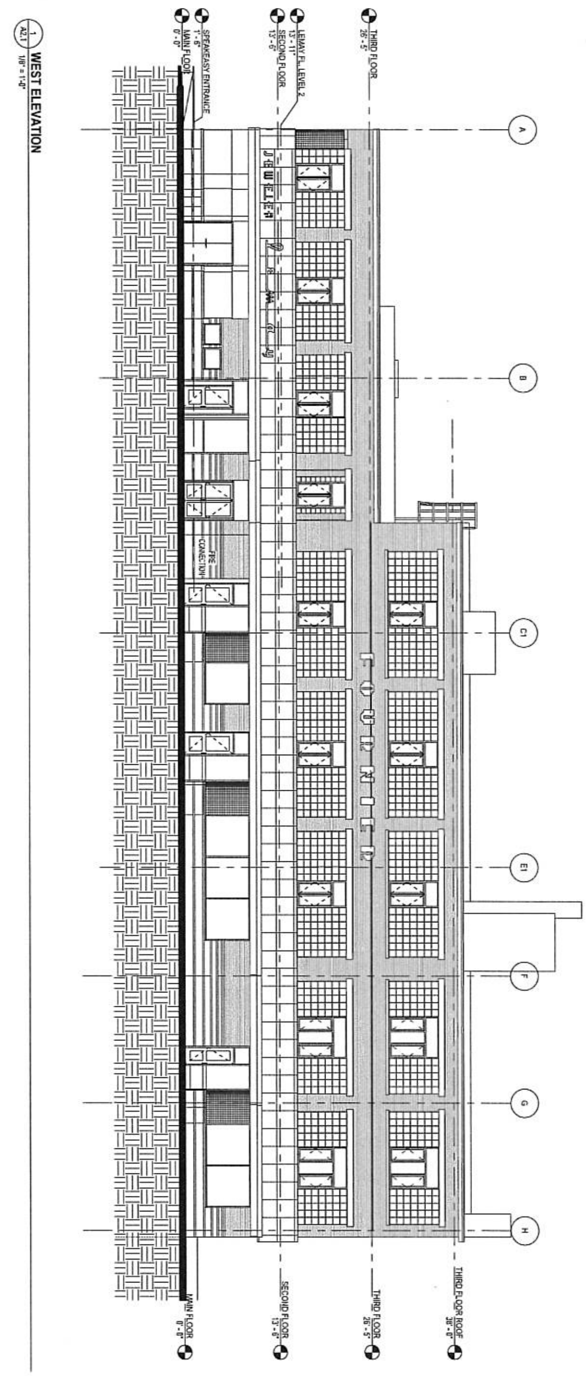
SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

A1.13

DRAWING NO.





TITLE: EXTERIOR ELEVATIONS

PROJECT: SIGNATURE ON ELM for: RAXX-LEMAY LLC SAN DIEGO, CA

DATE 04/12/2019

SCALE 1/8" = 1'-0"

PROJECT NO. 18.03

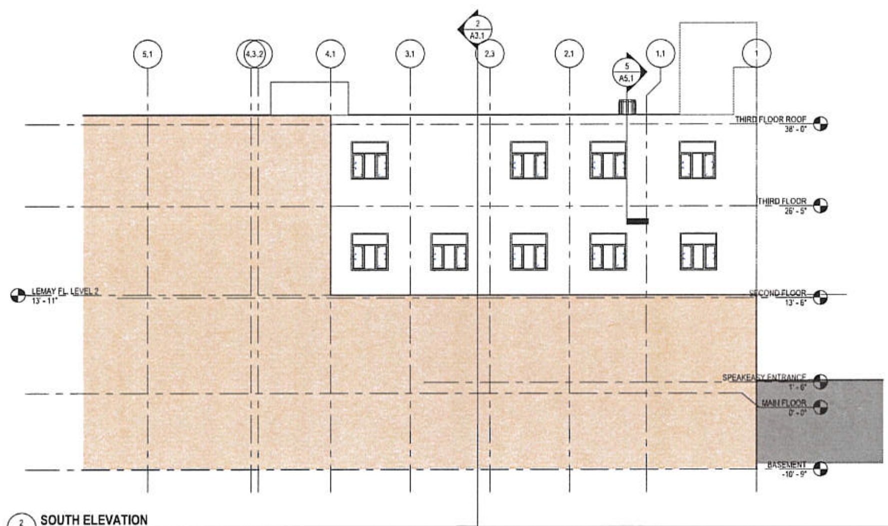
A2.1

DRAWING NO.

PROGRESS PRINT

REVISIONS

1 A2.2 **EAST ELEVATION**
1/8" = 1'-0"



2 A1.0 **SOUTH ELEVATION**
1/8" = 1'-0"

REVISIONS

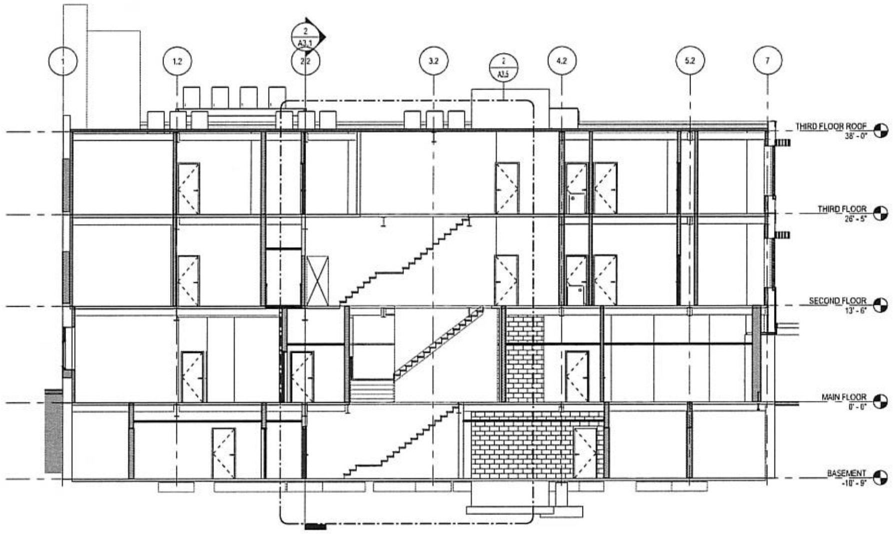
PROGRESS PRINT

TITLE: EXTERIOR ELEVATIONS

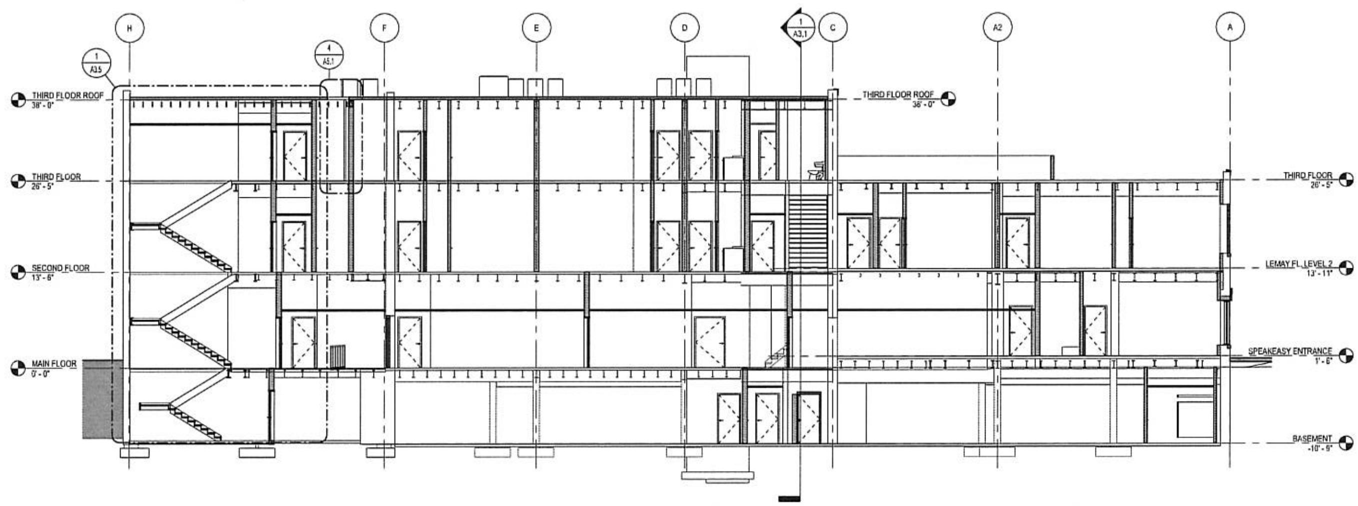
PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE	04/12/2019
SCALE	1/8" = 1'-0"
PROJECT NO.	18.03

A2.2
DRAWING NO.



1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: BUILDING SECTIONS

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

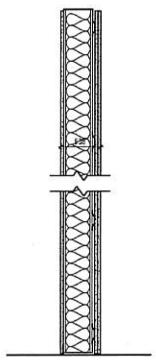
DATE 04/12/2019

SCALE 1/8" = 1'-0"

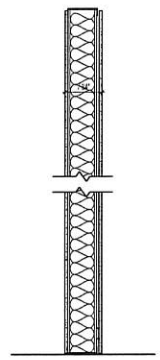
PROJECT NO. 18.03

A3.1

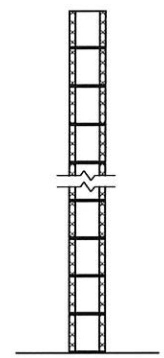
DRAWING NO.



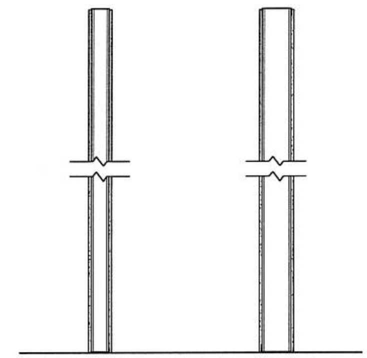
1 / A3.3 **WALL TYPE 'A'**
1" = 1'-0"



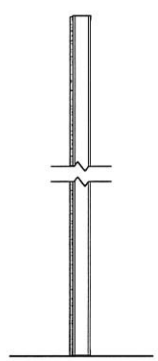
2 / A3.3 **WALL TYPE 'B'**
1" = 1'-0"



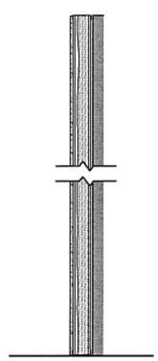
3 / A3.3 **WALL TYPE 'C'**
1" = 1'-0"



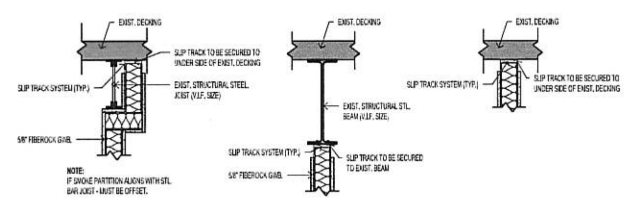
4 / A3.3 **WALL TYPE 'D' & 'D1'**
1" = 1'-0"



5 / A3.3 **WALL TYPE 'E'**
1" = 1'-0"



6 **WALL TYPE 'F'**
1" = 1'-0"



8 **SLIP TRACK DETAILS**
1" = 1'-0"

REVISIONS

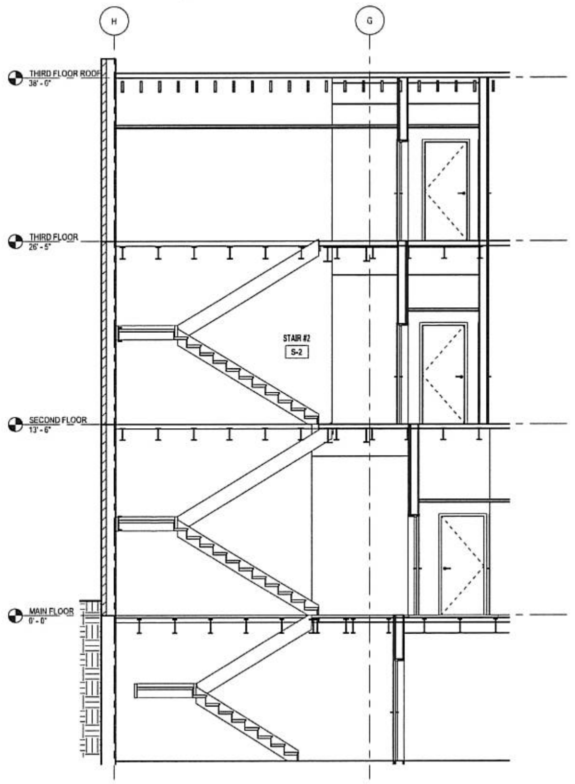
PROGRESS PRINT

TITLE: SECTIONS - WALL TYPES

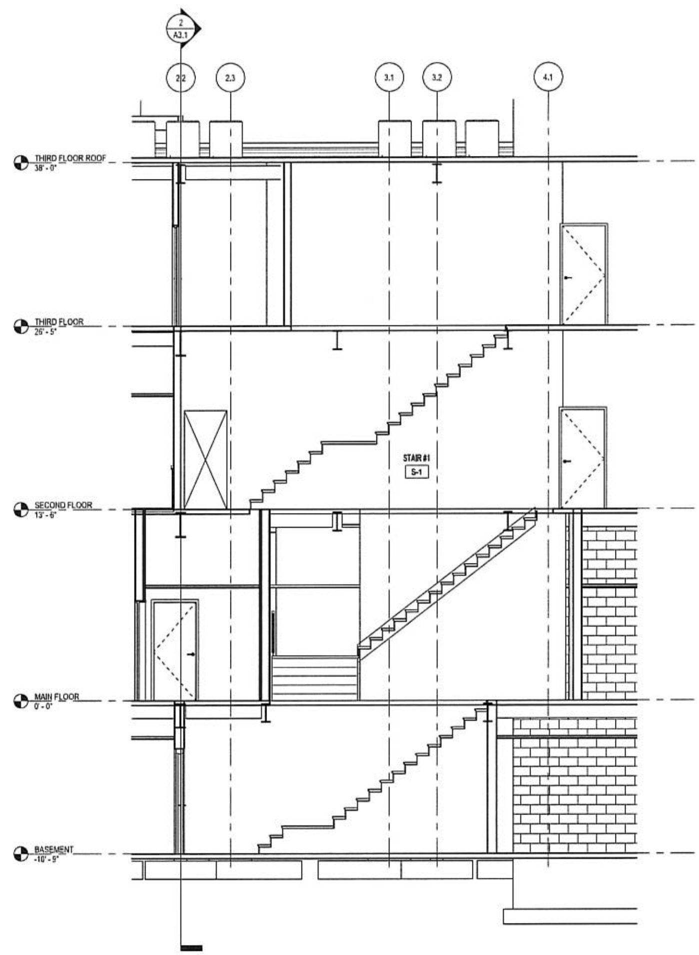
PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019
SCALE 1" = 1'-0"
PROJECT NO. 18.03

A3.3
DRAWING NO.



1 STAIR #2 - SECTION
1/4" = 1'-0"



2 STAIR #1 - SECTION
1/4" = 1'-0"

REVISIONS

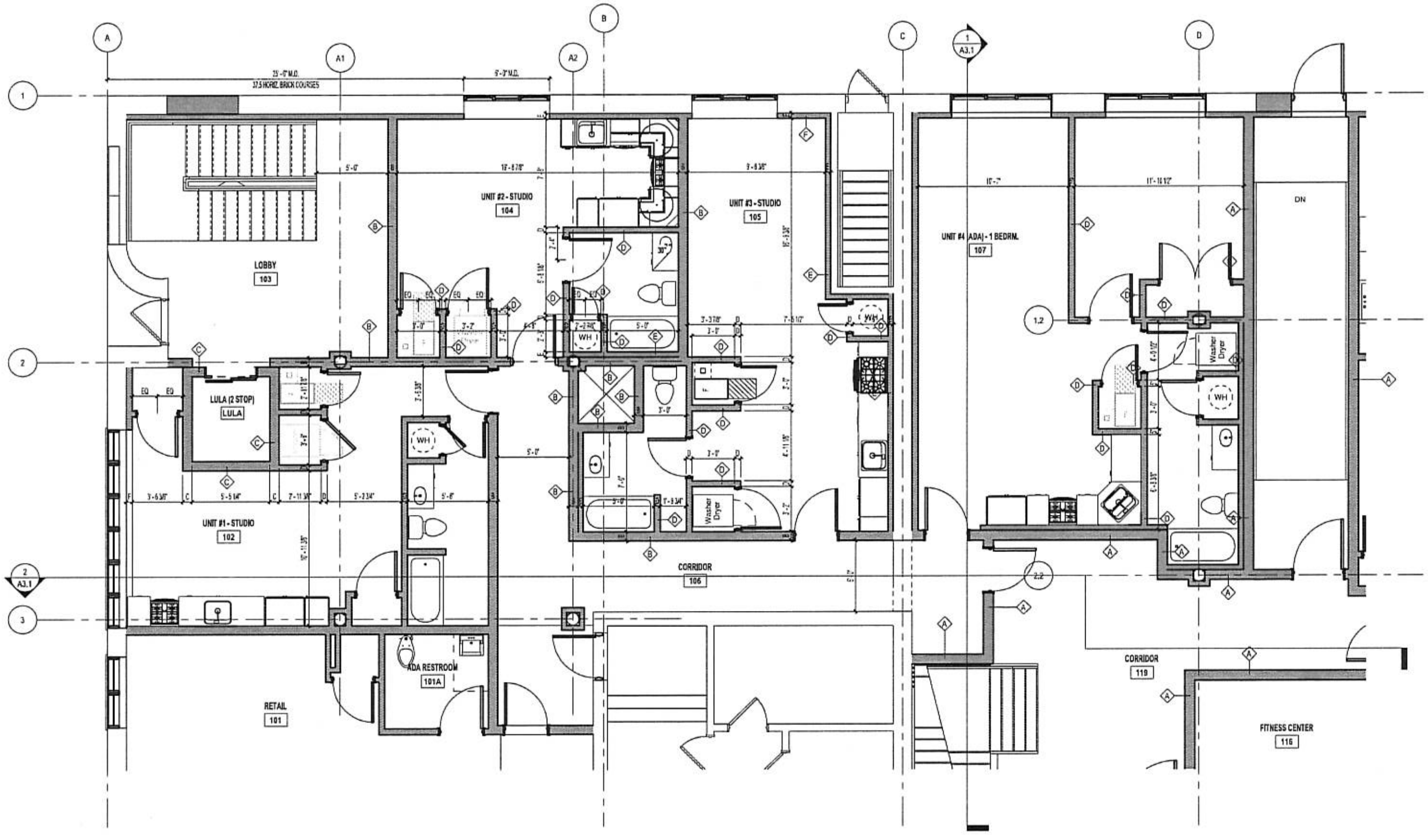
PROGRESS PRINT

TITLE:
SECTIONS - STAIRS

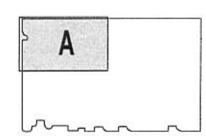
PROJECT:
SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019
SCALE 1/4" = 1'-0"
PROJECT NO. 18.03

A3.5
DRAWING NO.



1 A1.2 MAIN FLOOR - SECTION A
1/4" = 1'-0"



MAIN FLOOR KEY PLAN
N.T.S.

REVISIONS

PROGRESS PRINT

TITLE: MAIN FLOOR - ENLARGED PLANS

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

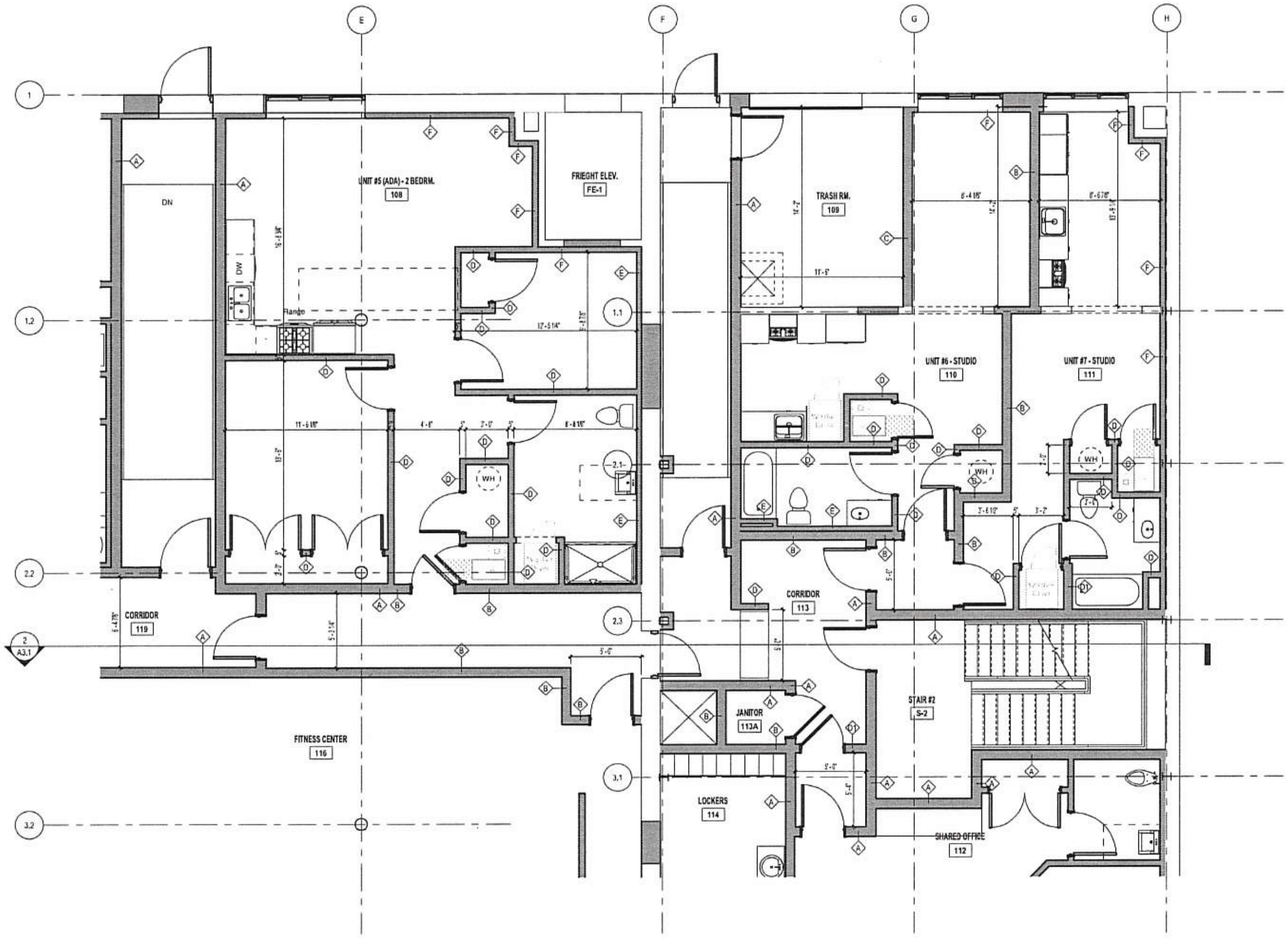
DATE 04/12/2019

SCALE As indicated

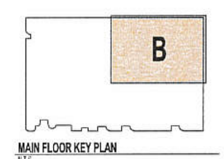
PROJECT NO. 18.03

A4.1

DRAWING NO.



MAIN FLOOR - SECTION B
1/4" = 1'-0"



MAIN FLOOR KEY PLAN
N.T.S.

REVISIONS

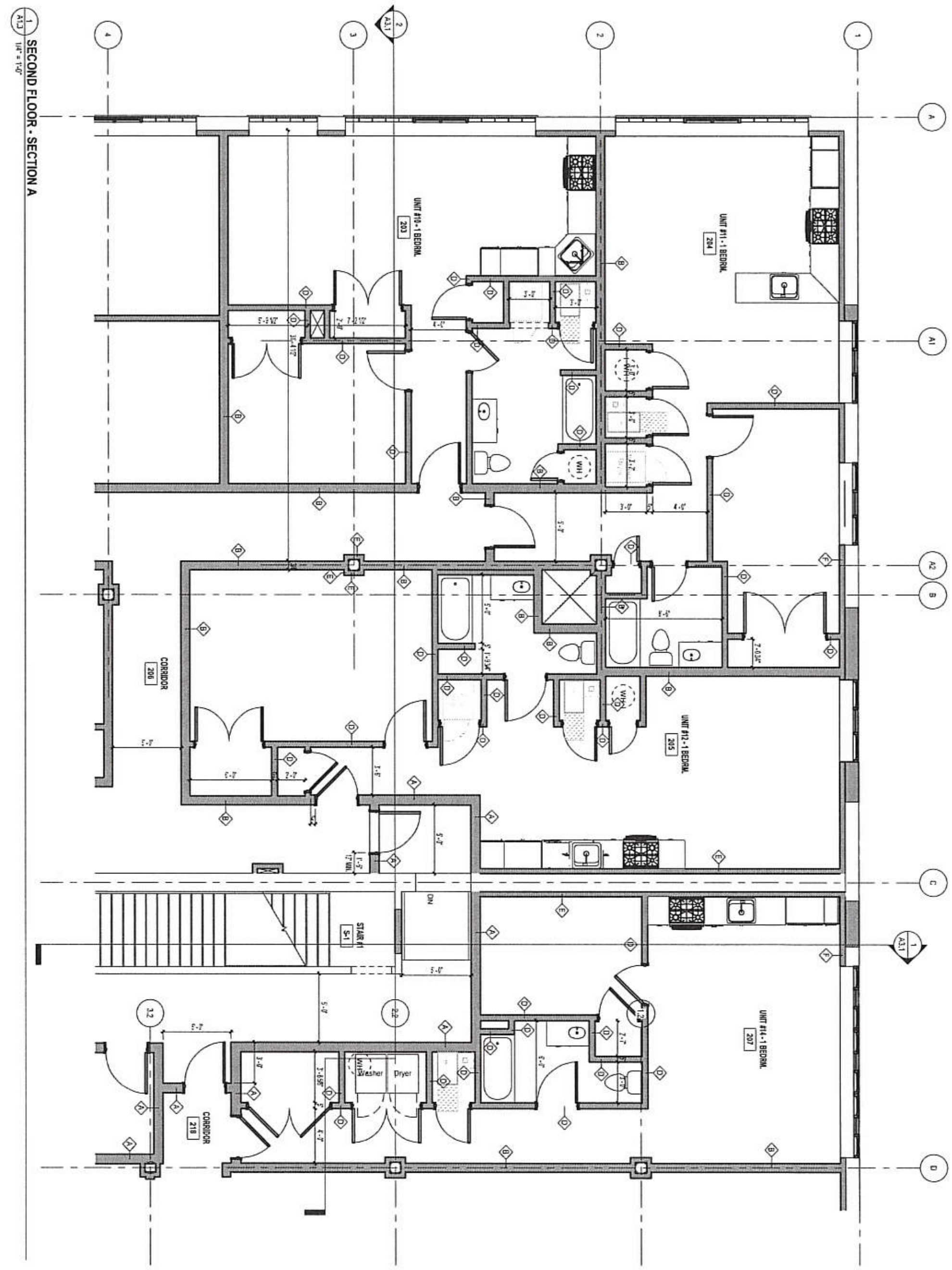
PROGRESS PRINT

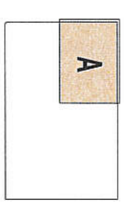
TITLE: MAIN FLOOR - ENLARGED PLANS

PROJECT: SIGNATURE ON ELM for RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019
SCALE As indicated
PROJECT NO. 18.03

A4.2
DRAWING NO.





SECOND FLOOR KEY PLAN
N.T.S.

TITLE: SECOND FLOOR - ENLARGED PLANS

PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019

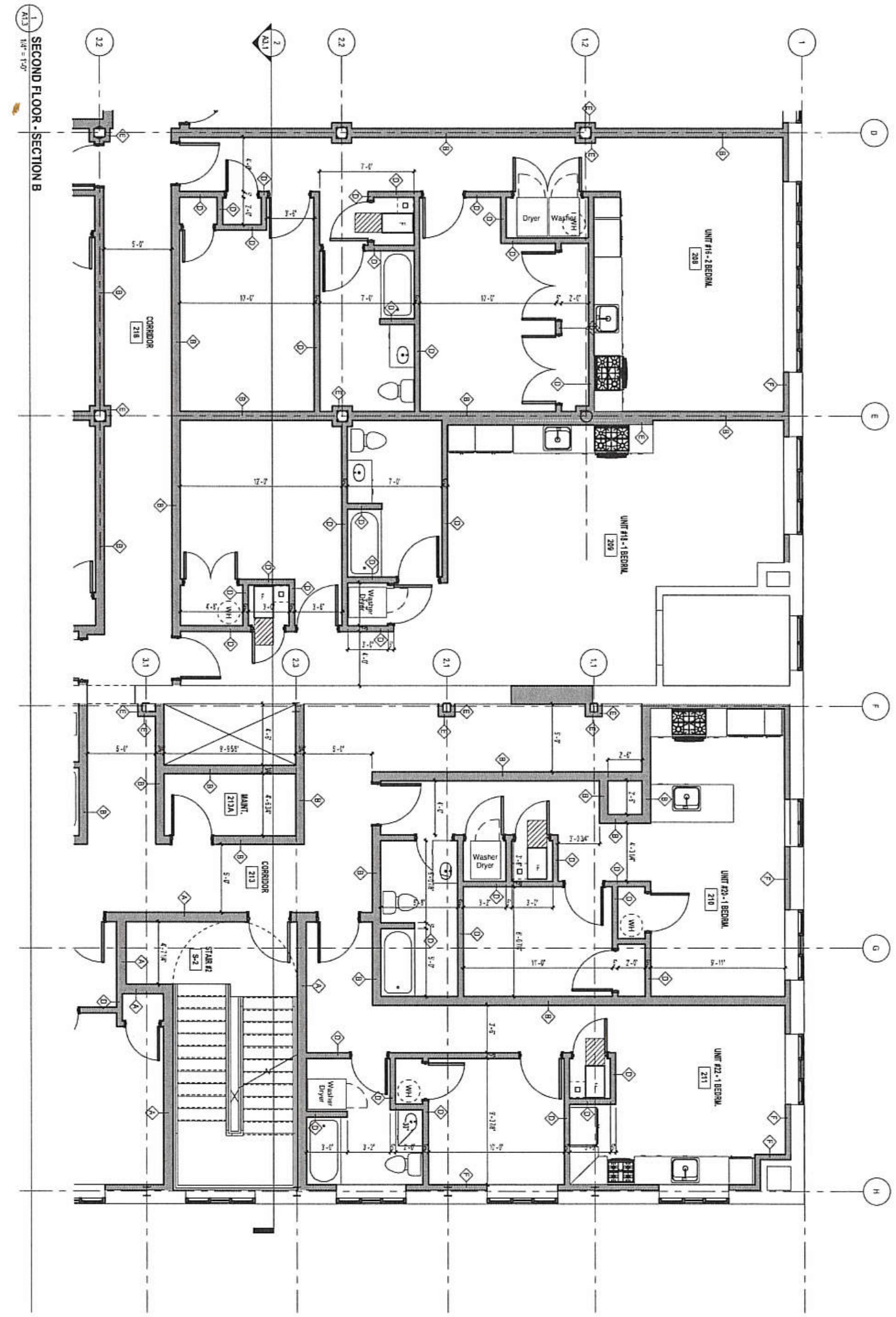
SCALE As indicated

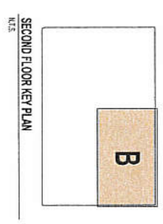
PROJECT NO. 18.03

DRAWING NO. A4.5

PROGRESS PRINT

REVISIONS





TITLE: SECOND FLOOR - ENLARGED PLANS

PROJECT: SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

PROGRESS PRINT

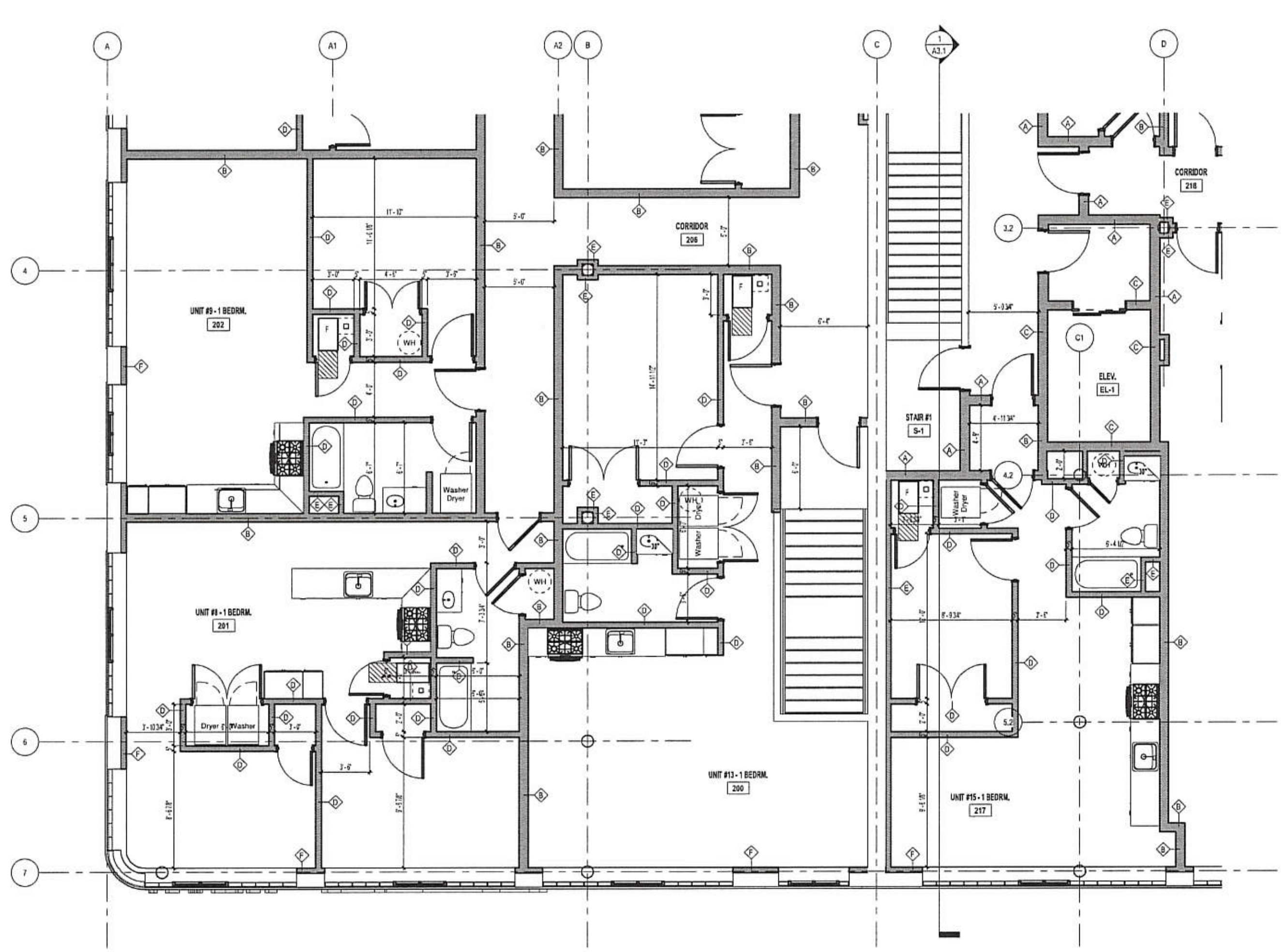
REVISIONS

DATE: 04/12/2019

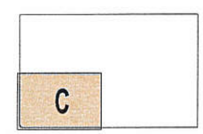
SCALE: As indicated

PROJECT NO.: 18.03

DRAWING NO.: A4.4



1 A1.3 SECOND FLOOR - SECTION C
1/4" = 1'-0"



SECOND FLOOR KEY PLAN
N.T.S.

REVISIONS

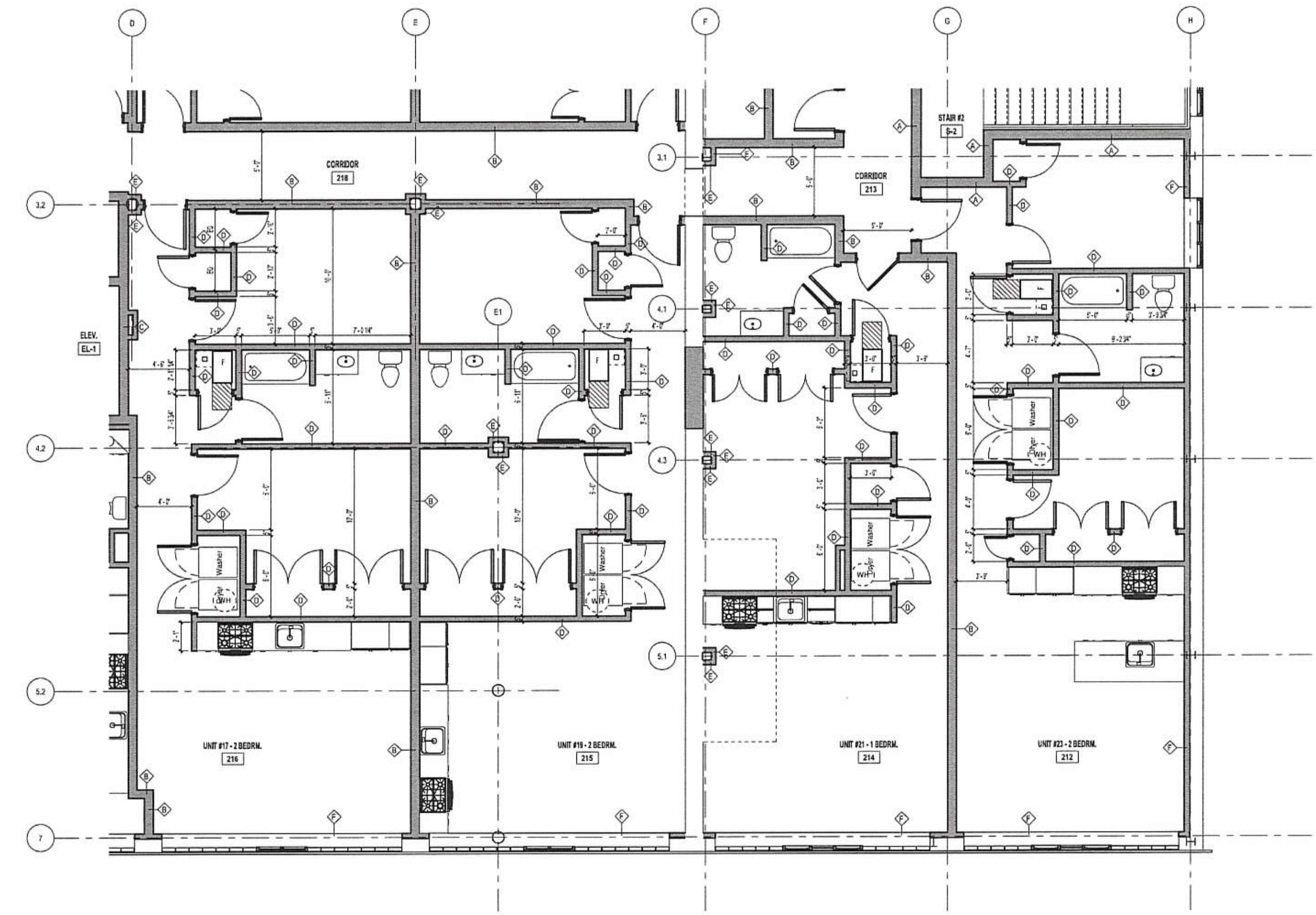
PROGRESS PRINT

TITLE: SECOND FLOOR - ENLARGED PLANS

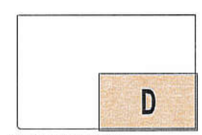
PROJECT: SIGNATURE ON ELM
for:
RAXX-LEMAY LLC
SAN DIEGO, CA

DATE 04/12/2019
SCALE As indicated
PROJECT NO. 18.03

A4.5
DRAWING NO.



1 A1.3 SECOND FLOOR - SECTION D
1/4" = 1'-0"



SECOND FLOOR KEY PLAN
N.T.S.

REVISIONS

PROGRESS PRINT

TITLE: SECOND FLOOR - ENLARGED PLANS

PROJECT: SIGNATURE ON ELM for RAXX-LEMAY LLC SAN DIEGO, CA

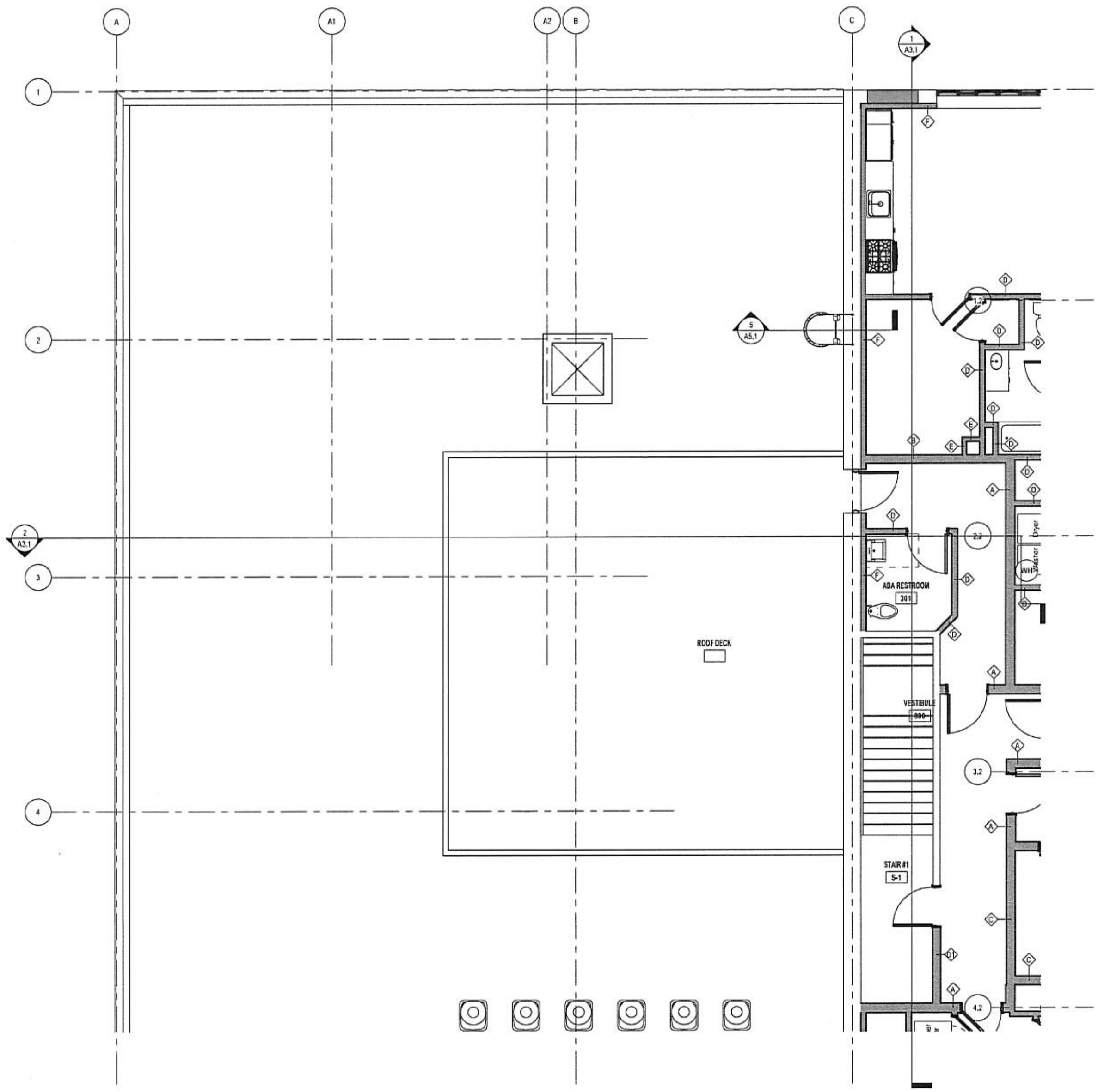
DATE 04/12/2019

SCALE As indicated

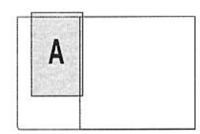
PROJECT NO. 18.03

A4.6

DRAWING NO.



THIRD FLOOR - SECTION A
1/4" = 1'-0"



THIRD FLOOR KEY PLAN
N.T.S.

REVISIONS

PROGRESS PRINT

TITLE: THIRD FLOOR - ENLARGED PLANS

PROJECT: SIGNATURE ON ELM for RAXX-LEMAY LLC SAN DIEGO, CA

DATE 04/12/2019

SCALE As indicated

PROJECT NO. 18.03

A4.7

DRAWING NO.

DRAWING NO.
A4.8

PROJECT NO. 18.03

SCALE

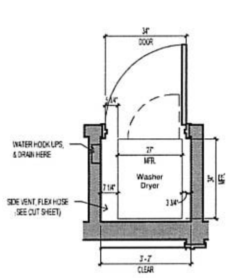
DATE 04/12/2019

TITLE: INTERIOR ELEVATIONS

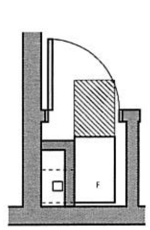
PROJECT:
SIGNATURE ON ELM
for
RAXX-LEMAY LLC
SAN DIEGO, CA

PROGRESS PRINT

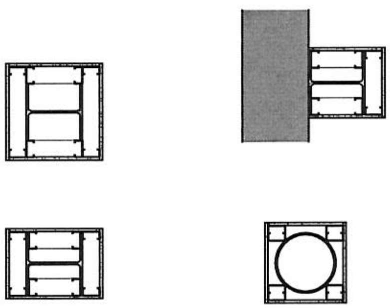
REVISIONS



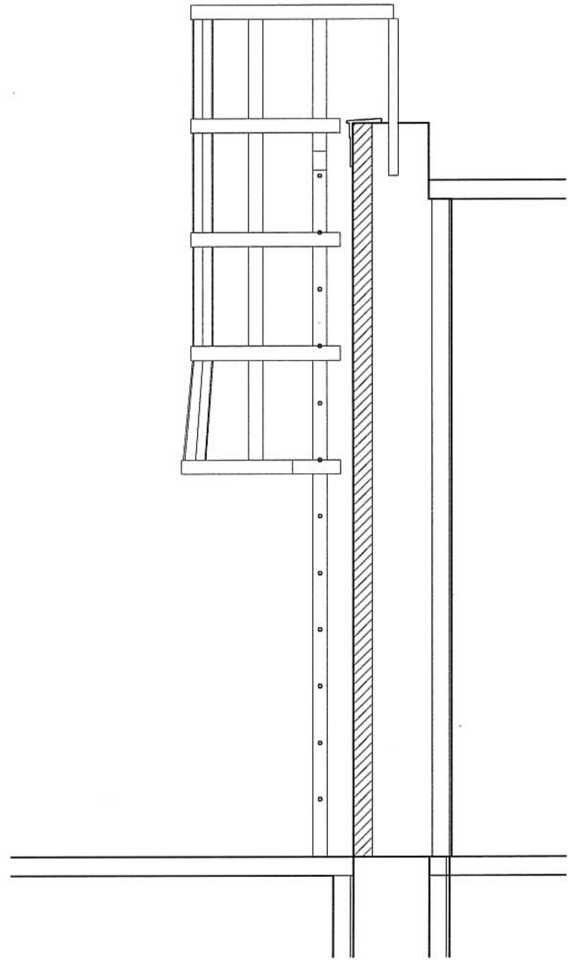
1 A5.1 STACKABLE W/D DETAIL
1/2" = 1'-0"



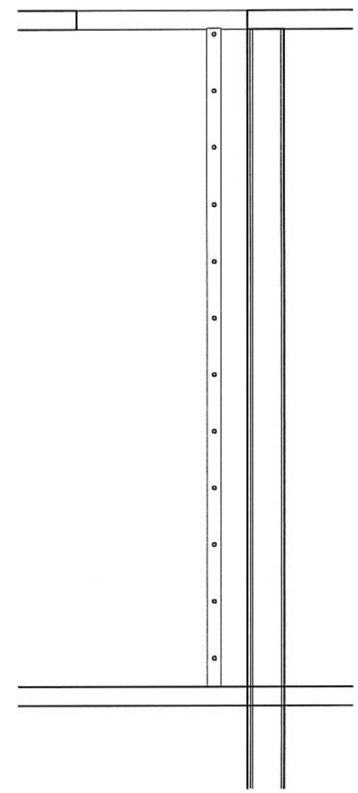
2 A5.1 FURNACE CLOSET PLAN
1/2" = 1'-0"



3 COLUMN WRAP DETAILS
1" = 1'-0"



5 ROOF DECK LADDER DETAIL
1" = 1'-0"



4 ROOF STEEL LADDER DETAIL
1" = 1'-0"

REVISIONS

PROGRESS PRINT

TITLE: DETAILS

PROJECT: SIGNATURE ON ELM for RAXX-LEMAY LLC SAN DIEGO, CA

DATE 04/12/2019

SCALE As indicated

PROJECT NO. 18.03

A5.1

DRAWING NO.