



PLAN DETAILED REPORT PL-ADR-2024-0047 FOR CITY OF CONCORD

Plan Type: PLAN - Architectural Design Review **Project:** 2024-077 80 Storrs St ADR **App Date:** 10/17/2024
Work Class: Architectural Design Review **District:** City of Concord, NH **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Alec Bass **Approval**
Description: Signage review for "Five Below" store going into endcap unit. **Expire Date:**

Parcel: 100031	Main	Address: 80 Storrs St Concord, NH	Main	Zone: OCP(Opportunity Corridor Performance C
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Owner Brixmor Capital SC LLC	Applicant/Agent Sousa Signs, LLC Jason Gagnon 225 East Industrial Park Drive Manchester, NH 03109 Business: 6036225067
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City of Concord
37 Green St
Concord, NH 03301
www.concordnh.gov

Permit

Permit NO. **SP-0398-2024**

Permit Type: **PLNG - Sign Or Awning**

Work Classification: **Sign**

Permit Status: **Fees Paid**

Issue Date:

Expiration:

Location Address

Parcel Number

Project

80 Storrs St, Concord, NH

100031

2024-077 80 Storrs St ADR

Contacts

Kenneth Bull (000)000-0000	Sign Owner	Brixmor Capital SC LLC	Owner
Sousa Signs, LLC 225 East Industrial Park Drive, Manchester, NH 03109 (603)622-5067 jason@sousasigns.com	Applicant	Sousa Signs, LLC 225 East Industrial Park Drive, Manchester, NH 03109 (603)622-5067	Sign Installer jason@sousasigns.com

Description: Install (1) 133.9 sq.ft wall sign, internally illuminated channel letter set over storefront entrance.

Valuation: \$0.00
Total Sq Feet: 0.00

Inspection Requests:

603-225-8580

Fees	Amount
CD - Application for Sign	\$30.00
CD - Sign application PB review	\$30.00
CD - Sign Permit Fee SF Cost	\$331.20
Total:	\$391.20

Payments	Amt Paid
Total Fees	\$391.20
Credit Card	\$391.20
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
Zoning Code Enforcement	0
CD - Final Sign	180

Applicant certifies that all the information given is correct and true and that all work performed will comply with applicable City of Concord and State of New Hampshire, Building and Fire Codes, Ordinances, Laws and Regulations.

Additional Information

Sign Dimensions: 28' 3.25" X 5' 7". 0875"

Total Square Feet: 160

Is this Sign:: New

Is this sign illuminated?: Yes

If Yes, pick one: Internal

Sign Projects over Public Right-of-Way: No

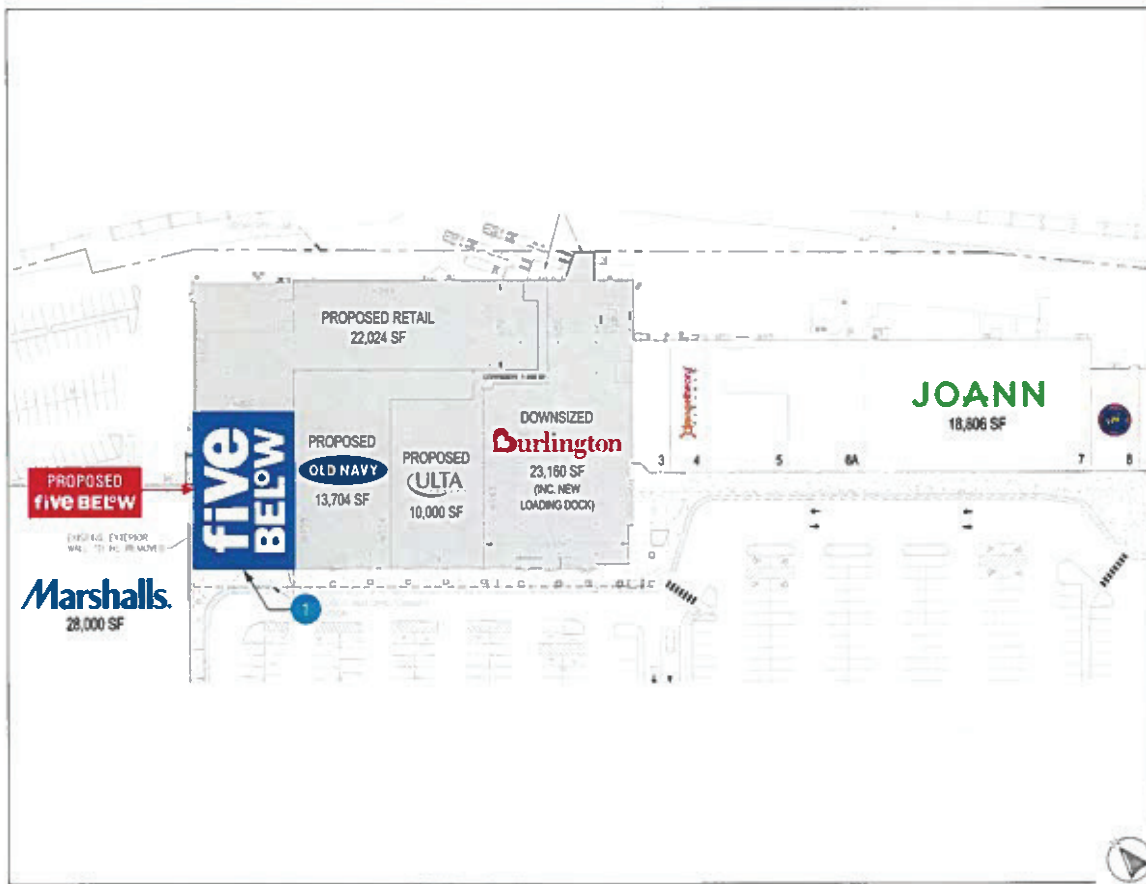
How many feet over public right-of-way: 0

SignPermitAddtlInfo: CONDITIONS OF PERMIT • If a sign projects over a sidewalk or public way, it is mandatory for the owner to furnish a Certificate of Insurance in an amount not less than \$1,000,000, indemnifying the City of Concord against any form of liability. The policy shall provide for advance notification to the Code Administrator in the event of cancellation. If the policy should lapse or be canceled, the owner shall remove the sign immediately. • The Code Administrator or his authorized agent may revoke this permit at any time. • No portable signs shall be placed in the public right of way. • All signs shall conform to all requirements of the Zoning Ordinance for the district in which it is located. • All signs must be constructed of materials and methods conforming to the minimum standards of the City of Concord Building Code. • All signs which are illuminated or supplied with electric power must be UL listed and installed in accordance with the City of Concord Electrical Code and shall require separate electrical permits. • Sign permits are not transferrable in case of change of ownership, relocation, or alteration of size or structure.

Zoning District: OCP

Issued By: Brian Tremblay

Date



five BELOW

Concord, NH - Capitol Shopping Center
80 Storra St., Concord, NH 03301

WORKSCOPE

sign #	description	Sq Ft	quantity	weight	electrical	notes
1	48" Channel Letters w/ 14.5" Tagline On Blue Background	325.0 FT	1	330 lbs	7.7" @ 120"	NTE 80.33 SF - To Be Reviewed By Architectural Review Board
2&3	Temp Banners	N/A	1 of each	N/A	N/A	
4	Post & Panel Temp Sign	N/A	1	165 lbs	N/A	



code

This drawing is based on the following code information.

Front Elevation Code Calculation:

Blue Background Included in SF Yes

1 sq. ft. per LF of building frontage. NTE 150 sq. ft.

Calculation:

80'-4" x 80.33 SF

document approval

reviewed by
date

approved approved as noted not approved

note

This drawing is based on the provided resources

Architect

Project

Date:

The general contractor, client, architect, etc. are responsible for supplying updates to Cima as they occur. If there are drawing inaccuracies or questions concerning clarification on signage or signage requirements such as electrical & blocking please contact:

Lindsey Lupino - Sr. Project Manager

lpupino@cimanetwork.com

icon key

	Remove		Primary Power J.B Location		Survey Verified Dimension		Field Verification Required
	Remain As-Is		Primary Power Whip Location		Code Compliance		Engineer Stamp Required
	Relocate		Power Supply Location		ADA Compliant Verified		Additional Info Required
	Call 811 before you dig						

revisions

rev #	date	by	description
1	6.24.24	xG	Update LL notes
2	6.26.24	xG	Remove UC sign
3	10.23.24	xG	Update banner sizes
4			
5			
6			
7			
8			

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Client: Five Below Project Manager: L. Lupino Address: 80 Storra St., Concord, NH 03301

cima 20759 R3 10.23.24 1

partial elevation

Photo Renderings Are Estimated & May Not Be Accurate. All Proportions, Dimensions And Mounting Details Must Be Verified Via Technical Survey And/Or Architectural Drawings.



1 Front Elevation - Proposed Rendering
2 Not To Scale

LANDLORD NOTES

Facade:

- LL to engineer and build up parapet, height to match adjacent tenant, Old Navy.
- LL to engineer new storefront glass, height to match opening, 4'-0" min panel width, no upper mullions.
- LL to locate 8' tall storefront doors per tenant's final plans.
- LL to install walkway lighting, 6'-0" min O.C., with additional door light.
- LL to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- LL to procure and install standing seam awnings, paint to match Pantone 285, 4'-0" proj.
- LL to provide curb cut within 30' of storefront entry.
- LL to provide unobstructed permanent access to sign mountable/electrical connection area.
- LL to provide electrical to center of all applicable sign mountable areas.

Signage:

- Primary Sign: 48" internally illuminated channel letters w/ 14.5" tagline
- Rear Facade Signage: In the event LL is able to permit rear facade signage, tenant will have the right to take an available space
- Temp Post and Panel: Construction sign placed near entrance
- Graphics: 1st surface-applied, branded, vinyl graphics to storefront windows.

Finishes by LL:

- Facade: 3" Dryvit 101 Super White
- Signage EIFS: 3" Dryvit to match SW 7524 Dhurie Beige
- Cornice EIFS: 1" Dryvit FIBE-101021S (to match PMS 285 C)
- Pilasters: 1" wide Dryvit 152 Anthracite Coal
- Pilasters: Brick to match shopping center standard

full elevation

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1 Front Elevation - Proposed Rendering
3 Not To Scale

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Client: Five Below Project Manager: L. Lupino Address: 80 Storra St., Concord, NH 03301

sign 1



specifications

Exterior Fabricated Face Lit LED Channel Letters w/ Trimcap Mounted To EFIS Wall System

EST WEIGHT: 330 lbs
EST ELECT LOAD: (7.7) Amps @120 Volt
ELECT REQUIREMENTS: (7) 20 Amp/120 Volt Circuits

ULTIMATE WIND SPEED: 125 MPH
NOMINAL WIND SPEED: 112 MPH
RISK CATEGORY: II (3 Sec Peak Gust MPH)
WIND IMPORTANCE FACTOR: I = 1
WIND EXPOSURE: C

COLORS & FINISHES
 Interior Of All Letters To Be Finished White
 PF1. **FACE:** #7328 White
 PF2. **RETURNS:** Pre-finished Silver Metallic
 PF3. **TRIM CAP:** To Match Returns
 PF4. **BACKS:** Pre-finished White

SIGN CONSTRUCTION
 1. **FACES:** 1.77" Thick Acrylic
 2. **RETURNS:** 040° Aluminum Returns Stapled To Backs
 3. **TRIM CAP:** 1" Wide w/#8 x 1/2" Lg Pan Head Screws Painted To Match. Trim Cap Chem Bonded To Faces.
 4. **BACKS:** 3MM Routed ACM Stapled To Returns. Seal w/ VOC Compliant White Latex Caulk
 5. **DRAIN HOLES:** 1/4"Ø With Light Cover. (2) Per Letter.

ELECTRICAL (SIGN TO BE UL LISTED)
 6. **LEDS:** Principal True White Qwik Mod 2 Modules
 7. **WIRE:** Secondary Low Voltage Led Wire
 8. **PASS THRU:** Paige Wallbuster Or Approved Equal.
 9. **POWER SUPPLY:** Principal 60 Watt 12VDC Class 2 Power Supply Inside Enclosure.
 10. **ENCLOSURE:** Paige Box Or Approved Equal
 11. **PRIMARY:** 1/2" Conduit To Disconnect Switch Secure To Wall w/Straps By Others
 12. **SERVICE SWITCH:** Located On Side Of Enclosure

INSTALLATION HARDWARE
 Threaded Rod Will Be Provided Standard (1ft Per Mounting Point). Pipe Spacers Provided Standard. All Other Hardware Is to Be Provided By Installer As Required.
 13. **RIV-NUTS:** 1/4"-20. Minimum (3) Per Individual Letter
 14. **HARDWARE:** Minimum 1/4"Ø Non-corrosive Hardware. Minimum (3) Per Individual Letter. Anti-Crush Spacers As Req'd. Cut To Length In Field

BUILDING & FASCIA CONDITIONS
 15. **WALL SURFACE:** Efs Over Plywood On Metal Studs.

CHANNEL LETTER INSTALLATION NOTES:
 1. Sufficient Primary Dedicated Circuit Within 5' Of Center Of Sign By Others.
 2. Final Primary Hook-up By Sign Installer Where Allowed By Local Codes.
 3. All Visible Wiring & Conduit To Be Run In Straight Lines & 90° Bends.
 4. 15' WHIPS To Be Used For Sign Wiring.
 5. Seal All Building Penetrations.
 6. Mounting Hardware By Sign Installer Unless Otherwise Noted.

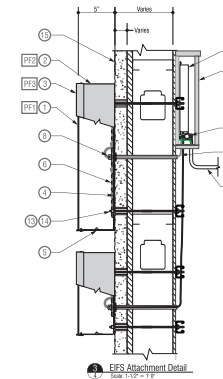
Sign Installer Notes:
 • To Supply & Utilize appropriate installation hardware to meet actual wall conditions; determined @ survey or time of instal.
 • Complete Final Hookup to Signage, if local code allows & supply is provided @ time of Installation.
 • All Visible Wiring & Conduit to be Run in Straight Lines & 90° Sweeps.

General Contractor Note:
 • G.C. to provide ER.T. blocking or Sheet metal strapping at signage location as specified by Cima.
 • G.C. to provide Primary Power Junction Box @ remote location. Verify final location of Junction Box meet the requirements of permanently accessible for service, & within 5'-0" from signage location.
 • G.C. to provide access hatch for sign wiring.

Night Rendering



Sign Area Calculation



LANDLORD NOTES	
<p>Facade:</p> <ul style="list-style-type: none"> - LL to engineer and build up parapet, height to match adjacent tenant, Old Navy. - LL to engineer new storefront glass, height to match opening, 4'-0" min panel width, no upper mullions. - LL to locate 8' tall storefront doors per tenant's final plans. - LL to install walkway lighting, 6'-0" min O.C., with additional door light. - LL to install HLTI eyeballs in facade for temporary banners, see A40 for loc. - LL to procure and install standing seam awnings, paint to match Pantone 285, 4'-0" proj. - LL to provide curb cut within 30' of storefront entry. - LL to provide unobstructed permanent access to sign mountable/electrical connection area. - LL to provide electrical to center of all applicable sign mountable areas. 	<p>Signage:</p> <ul style="list-style-type: none"> - Primary Sign: 48" internally illuminated channel letters w/ 14.5" tagline - Rear Facade Signage: In the event LL is able to permit rear facade signage, tenant will have the right to take an available space - Temp Post and Panel: Construction sign placed near entrance - Graphics: 1st surface-applied, branded, vinyl graphics to storefront windows. <p>Finishes by LL:</p> <ul style="list-style-type: none"> - Facade: 3" Dryvit 101 Super White - Signage: 3" Dryvit to match SW 7524 Dhurrie Beige - Signage EFS: 1" Dryvit RBE-101021S (to match PMS 285 C) - Cornice EFS: 1" wide Dryvit 152 Anthracite Coal - Pilasters: Brick to match shopping center standard

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signs 2 & 3



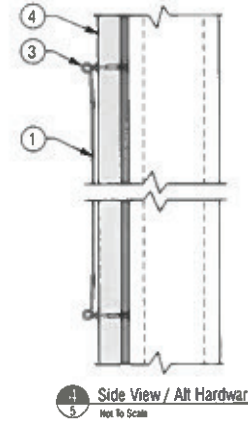
4 1 5 Coming Soon Banner
Scale: 3/8" = 1'-0"
(1 Required)



5.a 2 5 Grand Opening Banner - Side A
Scale: 3/8" = 1'-0"
(1 Required)



5.b 3 5 Now Open - Side B of Grand Opening Banner
Scale: 3/8" = 1'-0"
(1 Required)



reface specifications

COLORS & FINISHES

PF1 BANNER: Matte White
P1 PRINT: To Match PMS 285 C

BANNER CONSTRUCTION

- BANNER: 15oz Bnteline Hemmed & Grommeted
- FONT: "Season Year" & "Month, Day, Year" Franklin Gothic Heavy

INSTALLATION HARDWARE PROVIDED BY G.C.

- TYPICAL HARDWARE: HILTI Eyebolts, Provided By G.C.
- ALTERNATIVE HARDWARE: Cord, Provided By Installer, From Grommets To Fasteners, Provided By G.C.

BUILDING & FASCIA CONDITIONS

- WALL SURFACE: Vanes / TBO

BANNER INSTALLATION NOTES:

- Attach Banner to HILTI Eyebolts, Provided By G.C. Maximum 2'-0" On Center
- When Required, Cord, Provided By Installer, From Grommets To Fasteners, Provided By G.C., On Fascia Or Rig With Sandbags Or Poo, Etc., Provided By Installer.
- LL To Provide Special Duration, Size Or Restrictions At Time Of Sign Package Review - Per LL Notes.
- "Coming Soon" Banner To Be Installed Approximately One Month Prior To Installation Of Wall Signs. Replace w/ "Grand Opening" Side Of Double Sided Banner Upon Installation Of Wall Signs. Banner Will Be Flipped Over Day Before The Opening To Read "Now Open" And Will Remain Up An Additional 30 Days.
- Patch And Repair Fascia Upon Removal Of Banners
- Seal All Penetrations. (For Ets, Use Ets compatible sealant, Dow Corning 790, 791 or 795 At All Penetrations)



5 Storefront Elevation - Grand Opening Banner
Not To Scale

<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> CUSTOM	<input checked="" type="checkbox"/> INFO REQUIRED
	Banner Size	CS Date
<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> CUSTOM	<input checked="" type="checkbox"/> INFO REQUIRED
	Banner Size	GO Date

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