



PLAN DETAILED REPORT PL-ADR-2025-0137
FOR CITY OF CONCORD

Plan Type:	PLAN - Architectural Design Review	Project:	2025-129 80 Storrs St ADR	App Date:	11/04/2025
Work Class:	Architectural Design Review	District:	City of Concord, NH	Exp Date:	NOT AVAILABLE
Status:	Submitted - Online	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Timothy Thompson	Approval	
Description:	Install (1) new, internally illuminated channel letter set on the rear elevation. Sign is 40 sq.ft				
				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-0665-2025**

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

Work Classification: **Sign**

Permit Status: **Issued**

Issue Date: **11/06/2025**

Expiration: **05/05/2026**

Location Address

80 Storrs St, Concord, NH

Parcel Number

100031

Project

2025-129 80 Storrs St ADR

Contacts

Ultra Beauty (000)000-0000	Sign Owner	Briemor Capital SC LLC	Property Owner/Lease
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 jason@sousasigns.com	Sign Installer

Description: Install new, internally illuminated wall sign over storefront entrance. Sign is 133.4 sq.ft - SO1 (Original Permit Expired)

Valuation: \$0.00

Total Sq Feet: 0.00

Inspection Requests:

603-225-8580

Fees	Amount
CD - Application for Sign	\$30.00
CD - Sign Permit Fee SF Cost	\$300.15
Total:	\$330.15

Payments	Amt Paid
Total Fees	\$330.15
Credit Card	\$330.15
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: 8'-6" x 15'-8 3/8"

Total Square Feet: 133.4

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

Conditions of ADR Approval (if applicable): On 02/19/2025, The Planning Board approved the application as submitted.

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

November 06, 2025

Issued By: Brian Tremblay

Date

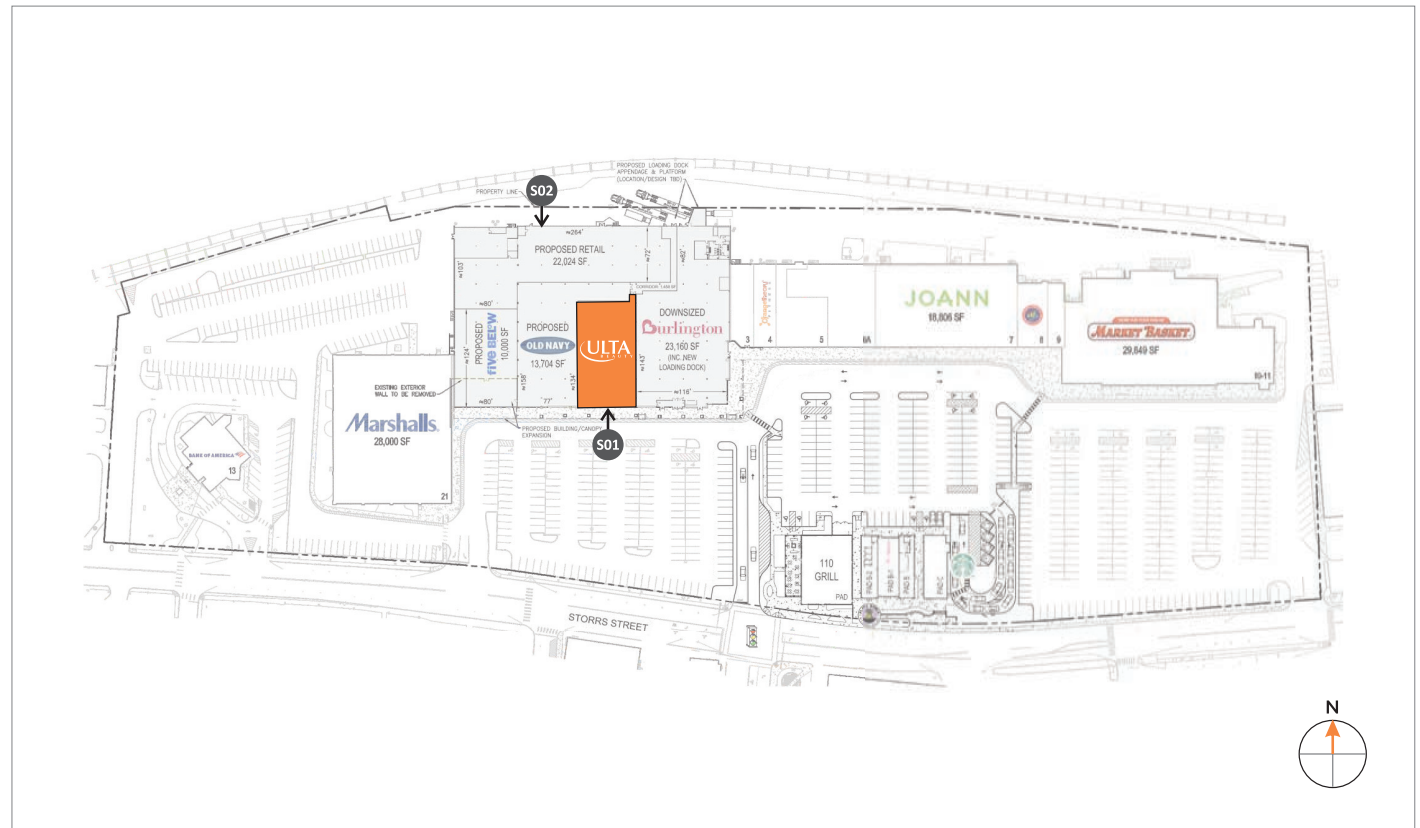


Store #1874 - Concord, NH
50 Storrs Street
Concord, NH 03301-4837

SO #181743 | Created: 10.03.2023 | Last Revised: 03.19.2025

SIGN SCOPE INDEX

- S01 (1) Illuminated Oval w/ Channel Letters
- S02 (1) Illuminated Letterset



LL Signature: _____
Printed Name: _____
Company: _____
Date: _____

STOREFRONT ELEVATION

Build-Out Plan



Paint Note:
Paint store fascia's Sherwin Williams SW 7005 Pure White.
Storefront to be EFIS like "Five Below"

Scale: 1/8" = 1'-0"

PROPOSED NEW WALL SIGN ON EXISTING STOREFRONT ELEVATION

For purposes of signage only. No elevation approval contained herein.

S01 (1) Illuminated Oval w/ Channel Letters



EXISTING STOREFRONT ELEVATION

Note:

Elevation shown is preliminary, field survey required prior to fabrication of letters & awnings.

Note:

The awning dimensions shown must be field verified by the awning manufacturer prior to fabrication. No Awning shall protrude past curb line into the vehicle lane. The dimensions shown are prototypical and will not be functional for very application and are not shown as an approval for construction.



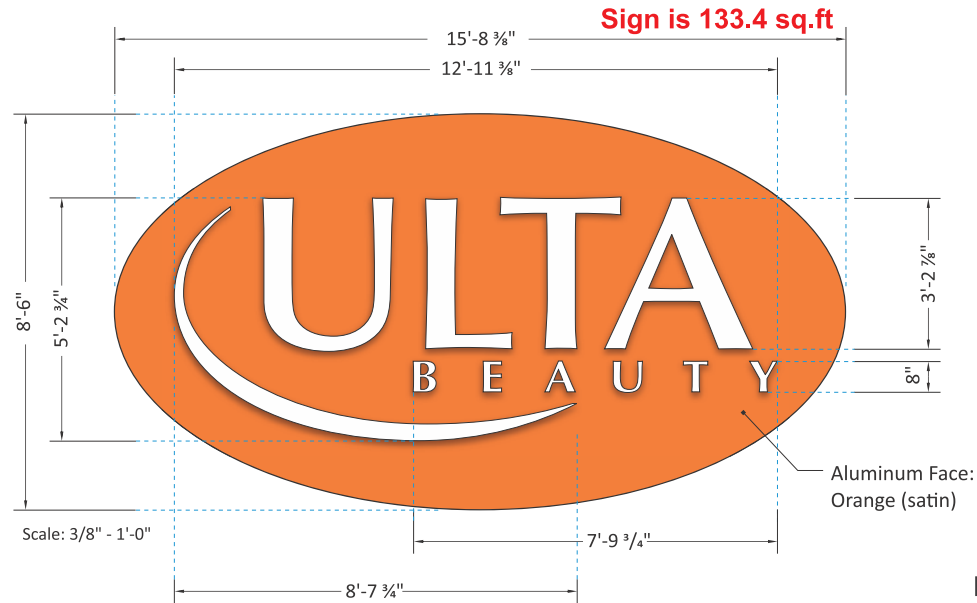
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:
PP 11.13.2023 Changed to Letterset
...
...
...
...

LL Signature: _____
Printed Name: _____
Company: _____
Date: _____

Store # 1874

PM: JE	Address: 50 Storrs Street
Drawn By: JEA	City State: Concord, NH 03301-4837
Date: 08.14.2024	Drawing Number: 181743-ELEV Page: 2



SCOPE

- Manufacture & install (1) new channel-letter on background 2 1/8" background panel sign.

GENERAL DESCRIPTION

- Illuminated channel letters (4" depth)
- Letter returns are of aluminum, painted "Slate Gray"
- Faces of (7328) white acrylic
- Faces secured with aluminum retainers, painted "Slate Gray"
- Letters are internally illuminated by white LED modules
- Power supplies are installed remotely (inside letter "A")
- Letters installed onto 2 1/8" deep .100" alum. BG panel, painted Orange
- Sign installed onto fascia with angle clips & non-corrosive fasteners

SQUARE FOOTAGE

- 8'-6" x 15'-8 3/8" = 133.43 Square Feet

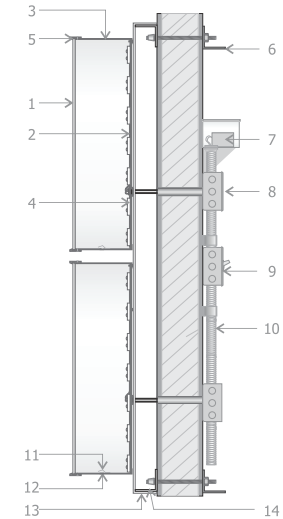
Night Rendering



COLOR SCHEDULE

- ALL FACES: .177" 7328 White acrylic
- LTR RETURNS & ALUM. RETAINERS: Painted PMS 431C Gray
- PANEL FACE & RETURNS: PMS 158 Orange (Semi-gloss)

Remote Wired with Controlled Background Panel



1	acrylic face
2	3mm ACM aluminum back
3	4" returns to be .040 aluminum
4	illumination to be provided by LED.
5	aluminum retainers painted "Slate Gray"
6	mounting varies upon location and wall material
7	power supply remote
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole
13	2 1/8" deep flanged .100" aluminum panel
14	aluminum mounting angle (all four sides)

ELECTRICAL NOTES

- All materials and fasteners meet 3004.4
- All electrical components are UL listed, labeled and approved.
- Sign grounded according to NEC 6007.7
- Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- All branch circuits per NEC 600.5(B).1 or (B).2.
- All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
- One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



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Revisions:
PP 11.13.2023 Changed to Oval BG w/ Letterset
...
...
...

LL Signature: _____
Printed Name: _____
Company: _____
Date: _____

Store # 1874

PM: JE
Drawn By: JEA
Date: 08.14.2024
Address: 50 Storrs Street
City State: Concord, NH 03301-4837
Drawing Number: 181743-S01
Page: 4



City of Concord
37 Green St
Concord, NH 03301
www.concordnh.gov

Permit

Permit NO. **SP-0666-2025**

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

Work Classification: **Sign**

Permit Status: **Fees Paid**

Issue Date:

Expiration:

Location Address

80 Storrs St, Concord, NH

Parcel Number

100031

Project

2025-129 80 Storrs St ADR

Contacts

Ultra Beauty (000)000-0000	Sign Owner	Briemor Capital SC LLC	Property Owner/Lease
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 jason@sousasigns.com	Sign Installer

Description: Rear Ultra Beauty-Install (1) new, internally illuminated rear wall sign. Sign is 40 sq.ft - SO2

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	\$90.00
Total:	\$150.00

Payments	Amt Paid
Total Fees	\$150.00
Credit Card	\$150.00
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: 4' x 10'

Total Square Feet: 40

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

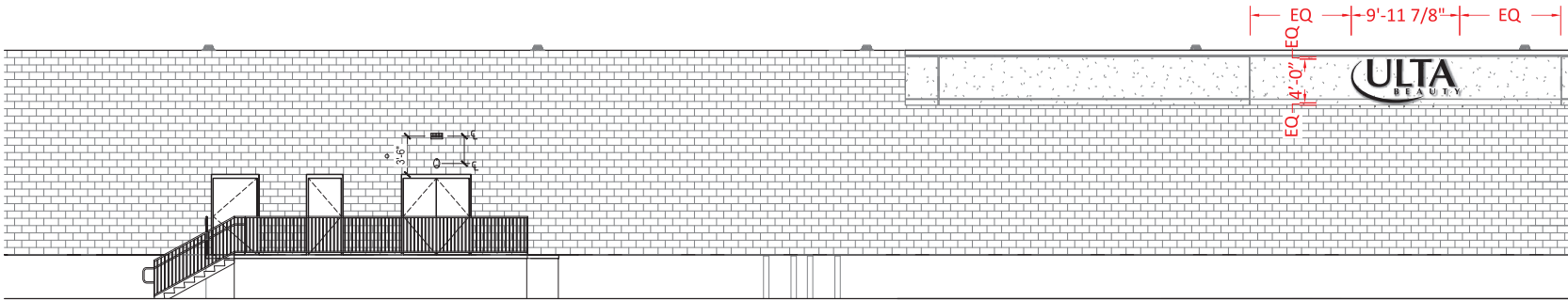
REAR ELEVATION

Build-Out Plan

S02

EL = 15'-4"
T/ EXISTING
PARAPET - V.I.F.

EL = 0'-0"
FIN. FLOOR



NTS

PROPOSED ELEVATION

Note:
Elevation shown is preliminary, field survey required prior to fabrication of letters & awnings.

The storefront elevation (including the awnings) shown in this exhibit is only for design intent purposes. The final storefront elevation shall be as set forth in Landlord's final plans and specifications mutually approved by Landlord and Tenant.

S02 (1) Illuminated Letterset

No control joints or reveals around the sign area.
All joint location to be on all shell approved plans for review and approval.



EXISTING STOREFRONT ELEVATION



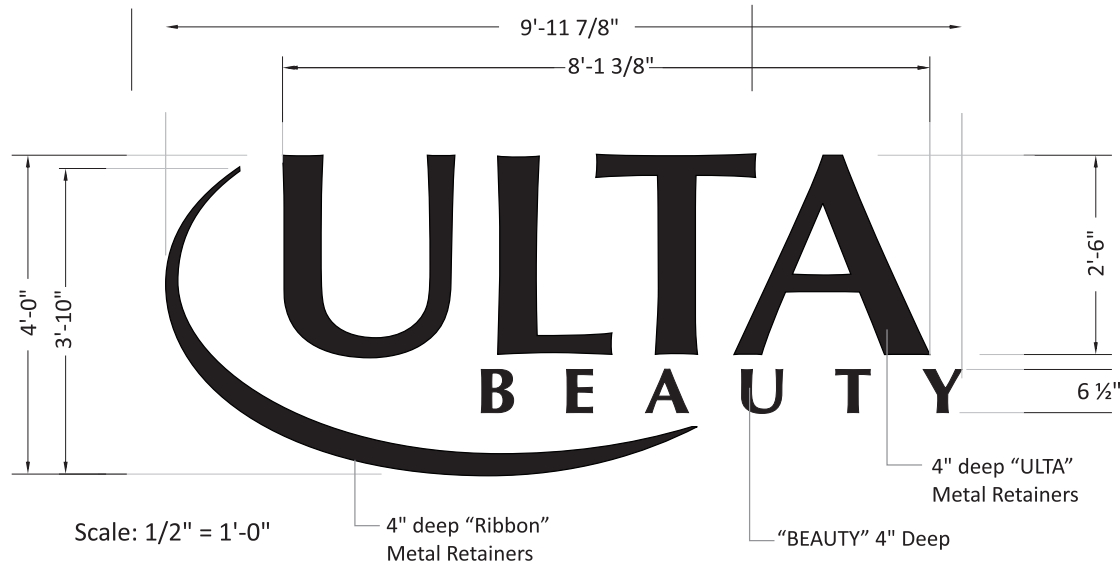
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Revisions:
PP 11.13.2023 Changed to Letterset
PP 02.13.2025 New elevation added.
PP 02.25.2025 Unwanted dimensions removed
NR 03.19.2025 Updated to Letterset w/o Backer
NR 10.02.2025 Added Note

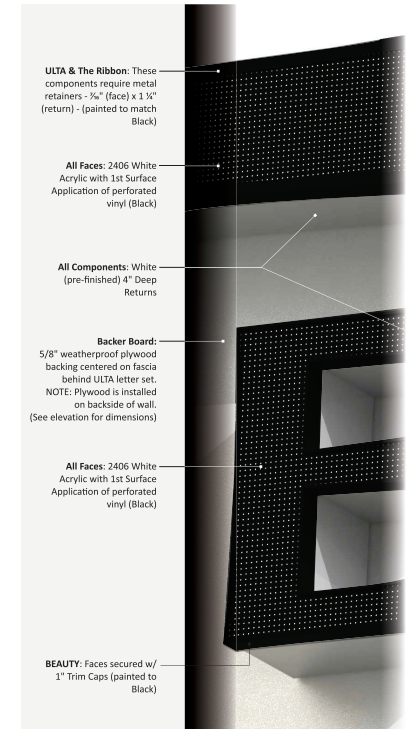
LL Signature: _____
Printed Name: _____
Company: _____
Date: _____

Store # 1874

PM: JE	Address: 50 Storrs Street
Drawn By: JEA	City State: Concord, NH 03301-4837
Date: 02.25.2025	Drawing Number: 181743-ELEV Page: 3



All Components: White returns with gray trim (either trim caps or metal retainers)



SCOPE

- Manufacture & install (1) new primary channel-letter sign.

GENERAL DESCRIPTION

- Channels letters constructed of aluminum (.040 returns, .063 backs, 4" depth)
- Returns are of pre-finished white aluminum
- Faces of white (2406) acrylic with full, 1st-surface coverage of perforated gray vinyl (Black)
- Faces secured with either 1" trim caps or 7/16" metal retainers (see Detail A for more detail)
- Letters are internally illuminated by white, 24V LED modules
- Power supplies are installed remotely (behind fascia)
- Letters installed onto exterior fascia with non-corrosive fasteners

SQUARE FOOTAGE

- 4'-0" x 9'-11 7/8"

Sign is 40 sq.ft

COLOR SCHEDULE



ALL FACES: 2406 White acrylic w/ 1st surface perforated vinyl application - Black



ALL RETURNS: Pre-finished white (gloss)



TRIM CAPS and METAL RETAINERS: Painted to match Black



Nighttime Viewing



Daytime Viewing



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Revisions:

PP 11.08.2023 Changed to Push-Thru on Backer panel
PP 11.13.2023 Changed to Push-Thru on Oval Backer panel
NR 03.19.2025 Updated to Letterset w/o Backer
NR 10.02.2025 Added Note
...

LL Signature: _____

Printed Name: _____

Company: _____

Date: _____

Store # 1874

PM: JE

Drawn By: JEA

Date: 02.25.2025

Address: 50 Storrs Street

City State: Concord, NH 03301-4837

Drawing Number: 181743-S02

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