



**Property Address:**

819 Memorial Dr  
Racine, WI

**Dear Citizens, Neighbors and Friends,**

The Dollar Tree segment offers merchandise at the fixed price of \$ 1.25. It provides consumable merchandise, which includes everyday consumables, such as household paper and chemicals, food, candy, health, personal care products, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise.

Our store will be open 7 days a week Monday thru Sunday – 9am to 9pm.

We hire 18-22+ employees from the surrounding community. Our positions range from Area Manager, Store Managers, Assistant SMs, Full Time Employees & Part Time Employees.

At Dollar Tree, primary goal is to build a diverse and inclusive workforce where our individual differences are respected and appreciated.

We get truck deliveries Once to Twice a week and our snack vendors can vary.  
Our plan is to have our Grand Opening early Q4 2024.

**Company:**

Dollar Tree, Inc. operates discount variety retail stores. The company operates in two segments, Dollar Tree and Family Dollar. Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 150 company and operates 17,800+ stores throughout the 48 contiguous U.S. States, and Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.

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If anyone has any questions – please feel free to reach out to us.

STORE SUPPORT CENTER  
500 Volvo Parkway | Chesapeake, Virginia 23320 | [www.dollartree.com](http://www.dollartree.com)

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DESIGNS PREPARED FOR:

***DOLLAR TREE***®

**SITE ADDRESS:**

819 NORTH MEMORIAL DR  
RACINE, WI 53404

**JOB NUMBER:**

309837

**SALES REPRESENTATIVE:**

M. BJORKLUND

**PROJECT MANAGER:**

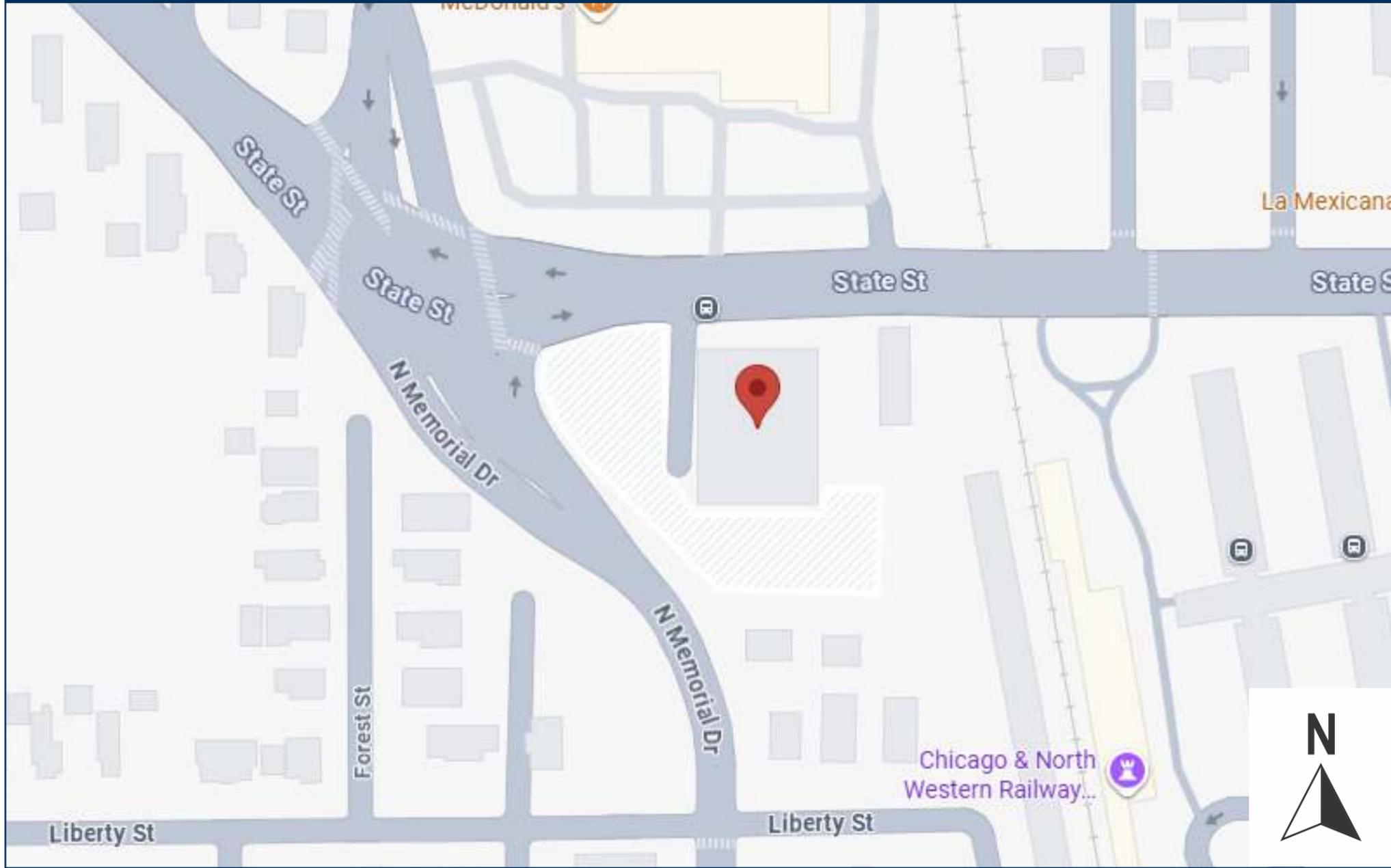
J. LAVINSKY

**DESIGN REVISIONS:**

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT	REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	12.18.25	LAH	ADD GREEN BAND TO ELEVATION / CL.1 LOCATION			●	16						
2	01.06.26	LAH	UPDATED TO 42", ADDED CL.3 TO REAR ELEVATION			●	17						
3	01.09.26	LAH	CL.1: UPDATED TO 36", CL.2: UPDATED TO 36", CL.3: UPDATED TO 30"			●	18						
4	01.13.26	LAH	UPDATED CODE BOX		●		19						
5	01.28.26	LAH	REDUCED CL.3 TO 24", CL.2 TO 30"		●		20						
6	02.02.26	LAH	UPDATED ALL CL TO 30"		●		21						
7							22						
8							23						
9							24						
10							25						
11							26						
12							27						
13							28						
14							29						
15							30						

 <b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: <b>309837_R5</b> DATE: 12.15.2025 DESIGNER: L. HOLTON SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	REQUIRED:	LANDLORD APPROVAL _____ DATE _____		DOLLAR TREE 819 NORTH MEMORIAL DR RACINE, WI 53404	SHEET NUMBER <h1 style="margin: 0;">1.0</h1>
		<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	CLIENT APPROVAL _____ DATE _____			

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VICINITY MAP	SIGN CODE REVIEW
	<p>2 SQ FT PER LINEAR FOOT OF FRONTAGE PERMIT TURN-AROUND TIME 20-30 DAYS</p> <p>TOTAL AGGREGATE ALLOWED IS 280SF INCLUDING PYLON PANELS CALCULATION FOR SF MUST BE BOXED VARIANCE: MUST PROVE HARDSHIP. APPROVAL NOT LIKELY</p>

SCALE: NTS

	JOB #: <b>309837_R5</b> DATE: 12.15.2025 DESIGNER: L. HOLTON SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		DOLLAR TREE 819 NORTH MEMORIAL DR RACINE, WI 53404	SHEET NUMBER <h2 style="margin: 0;">2.0</h2>
	<b>OTHER:</b>					



SCALE: NTS

### SCOPE OF WORK

EXTERIOR SIGNS		QTY
CL.1	30" FACE LIT CHANNEL LETTERS - LINEAR	1
CL.2	30" FACE LIT CHANNEL LETTERS - LINEAR	1
CL.3	30" FACE LIT CHANNEL LETTERS - LINEAR	1
TP.1	TENANT PANEL FACE REPLACEMENTS	4
INTERIOR SIGNS		QTY

**JONES SIGN**  
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JOB #: **309837\_R5**  
DATE: 12.15.2025  
DESIGNER: L. HOLTON  
SALES REP: M. BJORKLUND  
PROJ MGR: J. LAVINSKY

**REQUIRED:**

FIELD SURVEY     PAINT COLOR     FONTS  
 VECTOR ARTWORK     CLIENT PMS COLOR     ENGINEERING

**OTHER:**

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

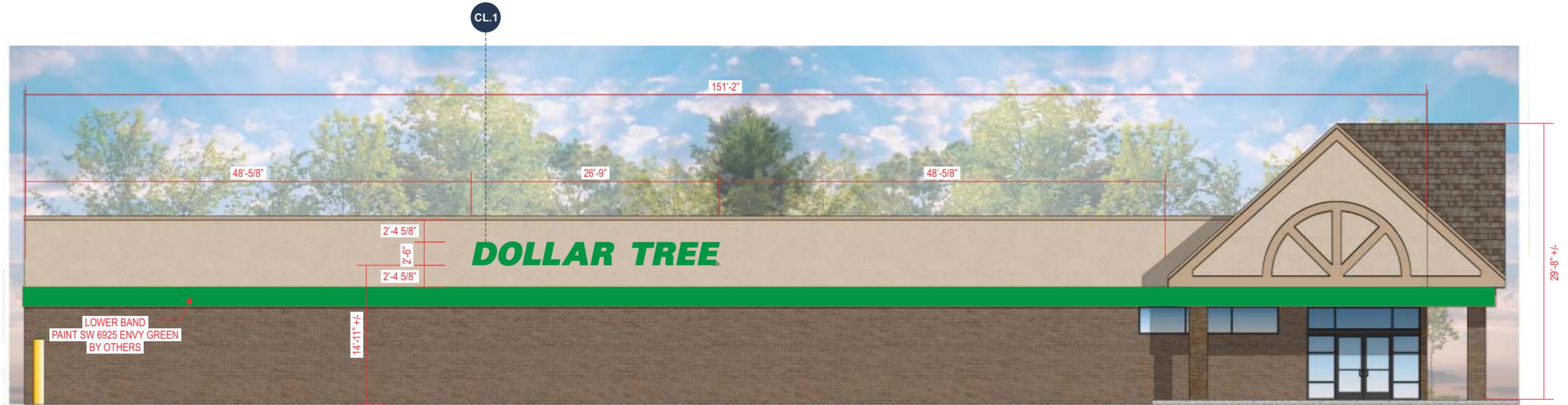
**DOLLAR TREE**

DOLLAR TREE  
819 NORTH MEMORIAL DR  
RACINE, WI 53404

SHEET NUMBER  
**3.0**

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# FRONT ELEVATION



FRONT ELEVATION - PROPOSED  
SCALE: 3/32" = 1'-0"

PROPOSED REPRESENTATION IS NOT TO EXACT SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE
<b>Allowed:</b> 280 <b>Used:</b> 66.88 SF Sign Type: Face-Lit Channel Letters TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS CALCULATION FOR SF MUST BE BOXED VARIANCE: MUST PROVE HARDSHIP. APPROVAL NOT LIKELY
PERMITTING:
<b>Time:</b> 20-30 day turnaround <b>Action:</b> <b>Expiration:</b>



EXISTING CONDITIONS  
SCALE: NTS



JOB #: 309837\_R5  
 DATE: 12.15.2025  
 DESIGNER: L. HOLTON  
 SALES REP: M. BJORKLUND  
 PROJ MGR: J. LAVINSKY

**REQUIRED:**

FIELD SURVEY     PAINT COLOR     FONTS  
 VECTOR ARTWORK     CLIENT PMS COLOR     ENGINEERING

**OTHER:**

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**DOLLAR TREE**

DOLLAR TREE  
 819 NORTH MEMORIAL DR  
 RACINE, WI 53404

SHEET NUMBER  
**4.0**

# RIGHT ELEVATION



RIGHT ELEVATION - PROPOSED  
SCALE: 3/32" = 1'-0"

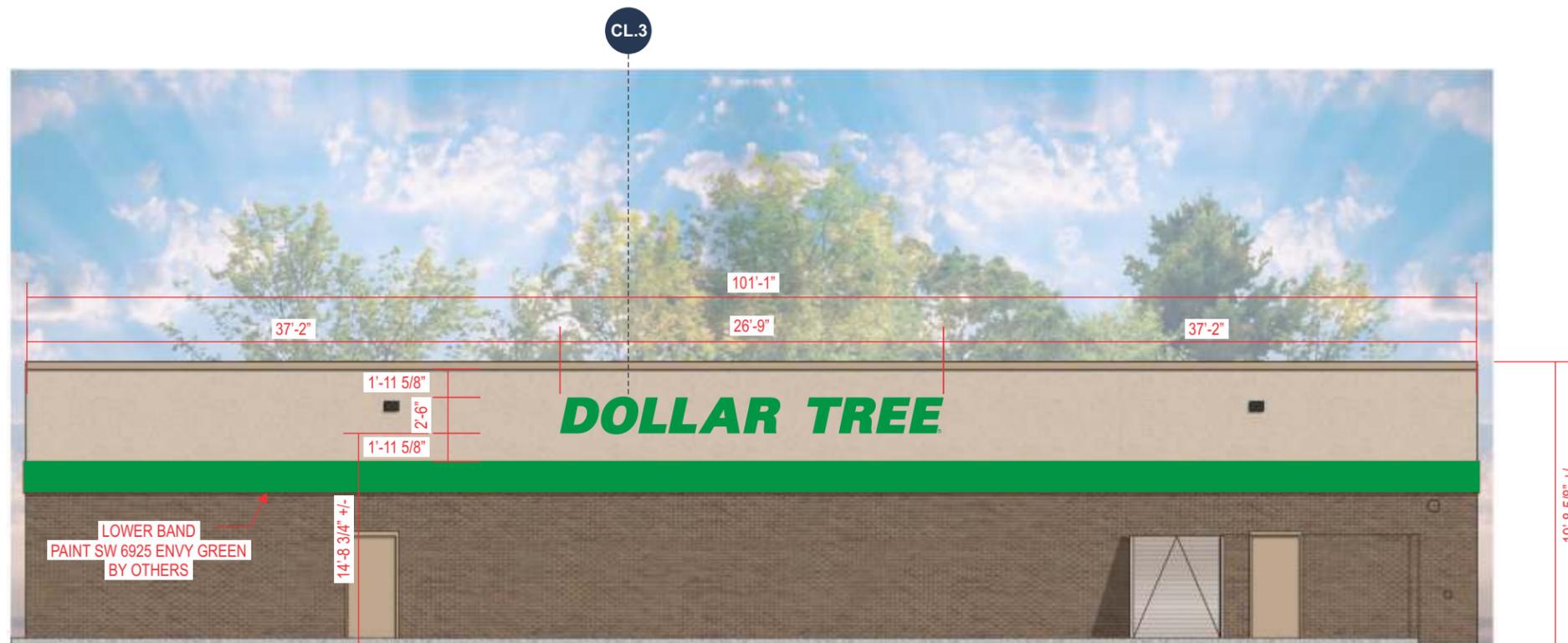
PROPOSED REPRESENTATION IS NOT TO EXACT SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE
<b>Allowed:</b> 280 <b>Used:</b> 66.88 SF <b>Sign Type:</b> Face-Lit Channel Letters <b>TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS</b> <b>CALCULATION FOR SF MUST BE BOXED</b> <b>VARIANCE: MUST PROVE HARDSHIP.</b> <b>APPROVAL NOT LIKELY</b>
PERMITTING:
<b>Time:</b> 20-30 day turnaround
<b>Action:</b>
<b>Expiration:</b>

	<b>JOB #:</b> 309837_R5 <b>DATE:</b> 12.15.2025 <b>DESIGNER:</b> L. HOLTON <b>SALES REP:</b> M. BJORKLUND <b>PROJ MGR:</b> J. LAVINSKY	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b>	LANDLORD APPROVAL _____ DATE _____		DOLLAR TREE 819 NORTH MEMORIAL DR RACINE, WI 53404	SHEET NUMBER <b>5.0</b>
			CLIENT APPROVAL _____ DATE _____			

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# REAR ELEVATION



REAR ELEVATION - PROPOSED  
SCALE: 3/32" = 1'-0"

PROPOSED REPRESENTATION IS NOT TO EXACT SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

### SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE

**Allowed:** 280  
**Used:** 66.88 SF  
 Sign Type: Face-Lit Channel Letters  
**TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS**  
**CALCULATION FOR SF MUST BE BOXED**  
**VARIANCE: MUST PROVE HARDSHIP.**  
**APPROVAL NOT LIKELY**

### PERMITTING:

**Time:** 20-30 day turnaround

**Action:**

**Expiration:**

**JONES SIGN**  
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A MORTENSEN COMPANY

JOB #: **309837\_R5**  
 DATE: 12.15.2025  
 DESIGNER: L. HOLTON  
 SALES REP: M. BJORKLUND  
 PROJ MGR: J. LAVINSKY

### REQUIRED:

- FIELD SURVEY     PAINT COLOR     FONTS  
 VECTOR ARTWORK     CLIENT PMS COLOR     ENGINEERING

### OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE

**DOLLAR TREE**

DOLLAR TREE  
 819 NORTH MEMORIAL DR  
 RACINE, WI 53404

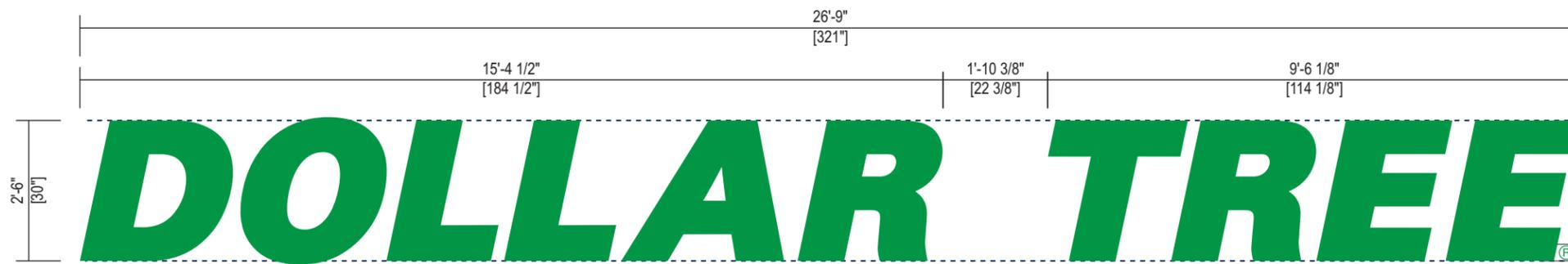
SHEET NUMBER

**6.0**

# CL.1, CL.2 & CL.3 30" FACE LIT CHANNEL LETTERS - LINEAR - EXTERIOR (Qty 3)

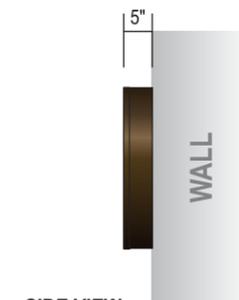
TOTAL SQUARE FOOTAGE: 66.88

ALLOWED: RIGHT: 206.66 SF

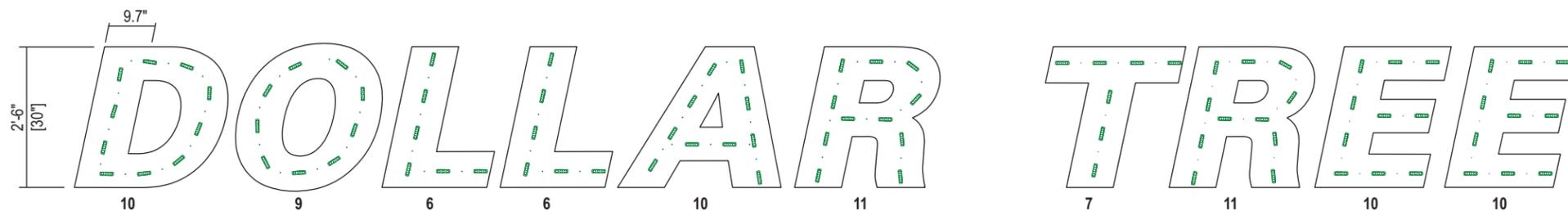


FRONT VIEW  
SCALE: 3/8" = 1'-0"

**NOTE: POWER OUT OF BOTTOM OF LETTERS**



SIDE VIEW  
SCALE: 3/8" = 1'-0"



LED LAYOUT  
SCALE: 3/8" = 1'-0"

SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE	
CL.1, CL.2 & CL.3 <b>Allowed:</b> 280 <b>Used:</b> 66.88 SF Sign Type: Face-Lit Channel Letters	<b>TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS</b> <b>CALCULATION FOR SF MUST BE BOXED</b> <b>VARIANCE: MUST PROVE HARDSHIP.</b> <b>APPROVAL NOT LIKELY</b>
PERMITTING:	
<b>Time:</b> 20-30 day turnaround	
<b>Action:</b>	
<b>Expiration:</b>	

## SPECIFICATIONS:

- EXISTING FACADE
- .040" PRE-FINISHED BRONZE ALUMINUM LETTER RETURNS
- 1" PRE-FINISHED BRONZE JEWELITE CHEMICALLY BONDED TO FACES AND #8 PAN HEAD SCREWS TO RETURNS
- 3MM SIGNABOND LITE COMPOSITE BACKS FASTENED TO RETURNS w/ 1/2" 18 GAUGE STAPLES / SEAL w/ VOC COMPLIANT 360 WHITE LATEX CAULK TO PREVENT MOISTURE PENETRATION / INTERIOR OF SIGN CAN PAINTED P-6 FOR MAXIMUM ILLUMINATION
- GREEN LEDs
- .150" CLEAR LEXAN FACES w/ SECOND SURFACE APPLIED VINYL V-3, V-4
- DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE w/ NEOPRENE BOOT PER NEC 600-6
- PRIMARY ELECTRICAL FEED IN UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
- POWER SUPPLIES WITHIN UL ENCLOSURE w/ REMOVABLE COVER / 1/4" x 1" MIN. SCREWS
- MOUNTING HARDWARE TO FIT FIELD CONDITIONS

### ELECTRICAL NOTES:

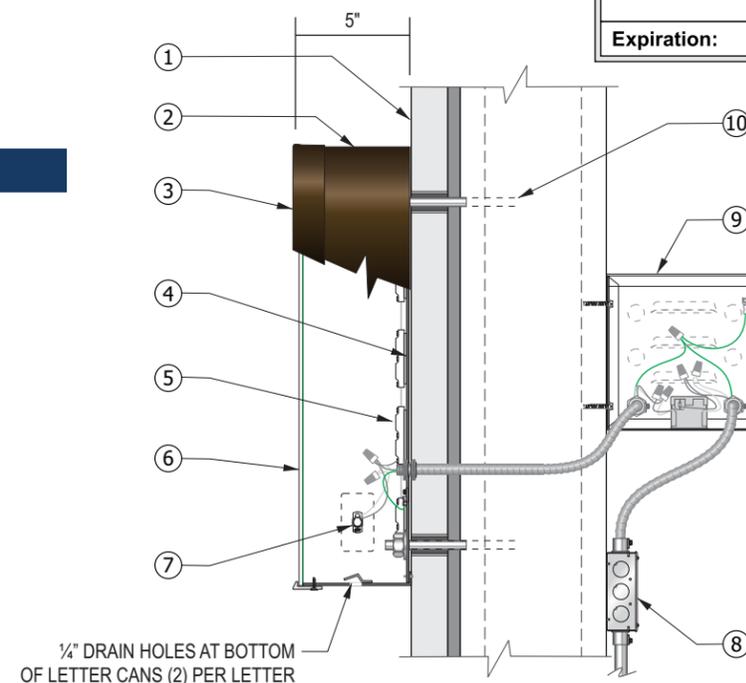
- 60W POWER SUPPLY @ 1.2 AMPS EACH / TOTAL AMPS: 4.8
- 20 AMP 120V CIRCUIT REQ.

### NOTES:

THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE  
 - GROUNDED AND BONDED PER NEC 600.7/NEC 250  
 - EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS  
 - SIGN IS TO BE UL LISTED PER NEC 600.3  
 - UL DISCONNECT SWITCH PER NEC 600.6 - REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER\*  
 \*FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION

## COLORS / FINISHES:

- P-6 MP WHITE
- V-3 3M 3630-156 VIVID GREEN TRANSLUCENT VINYL
- V-4 3M 3635-70 DIFFUSER FILM



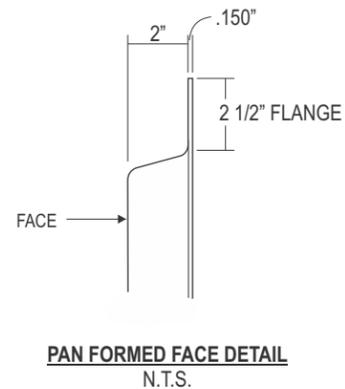
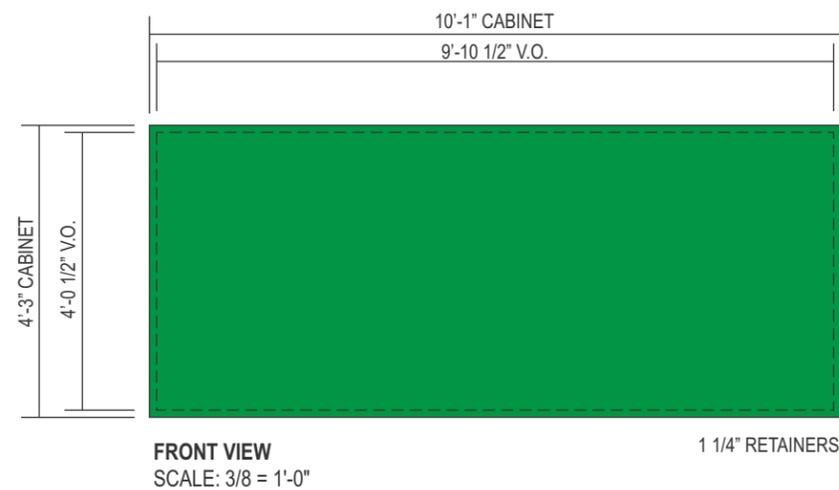
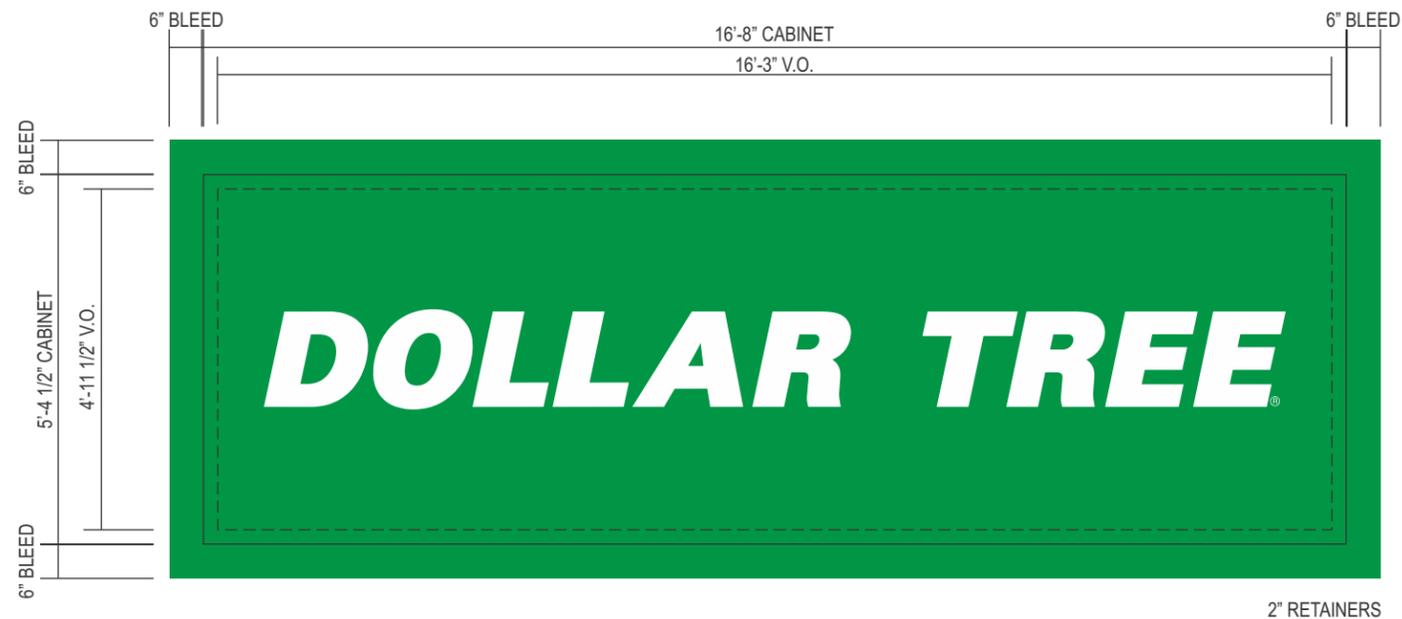
CROSS SECTION VIEW - REMOTE  
SCALE: 1 1/2" = 1'-0"

<b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: <b>309837_R5</b>	<b>REQUIRED:</b>	LANDLORD APPROVAL _____ DATE _____		SHEET NUMBER  <b>7.0</b>
	DATE: 12.15.2025	<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	CLIENT APPROVAL _____ DATE _____		
DESIGNER: L. HOLTON	SALES REP: M. BJORKLUND	OTHER: _____			
PROJ MGR: J. LAVINSKY					

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# TP.1 REFACE EXISTING D/F PYLON/MONUMENT SIGN WITH NEW POLYCARBONATE SIGN FACES - EXTERIOR (QTY 4 FACES)

SQUARE FOOTAGE: 89.58 + 42.85



**PROPOSED SIGNAGE**  
SCALE: NTS



**EXISTING CONDITIONS**  
SCALE: NTS

## SPECIFICATIONS:

- TOP CABINET:**
1. WHITE FLEXIBLE FACES
  2. FIRST SURFACE APPLIED VINYL GRAPHICS **V-3**
- BOTTOM CABINET:**
1. .150" PAN FORMED POLYCARBONATE FACES,
  2. FIRST SURFACE APPLIED VINYL GRAPHICS **V-3**
- PAINT EXISTING CABINET & RETAINERS **P-1**
- PAINT EXISTING POLE **P-4**

## COLORS / FINISHES:

- V-3** 3M 3630-156 VIVID GREEN TRANSLUCENT VINYL
- P-1** SW 6925 ENVY
- P-4** SW 7037 BALANCED BEIGE

**JONES SIGN**  
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JOB #: **309837\_R5**  
DATE: 12.15.2025  
DESIGNER: L. HOLTON  
SALES REP: M. BJORKLUND  
PROJ MGR: J. LAVINSKY

### REQUIRED:

- FIELD SURVEY     PAINT COLOR     FONTS  
 VECTOR ARTWORK     CLIENT PMS COLOR     ENGINEERING

### OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

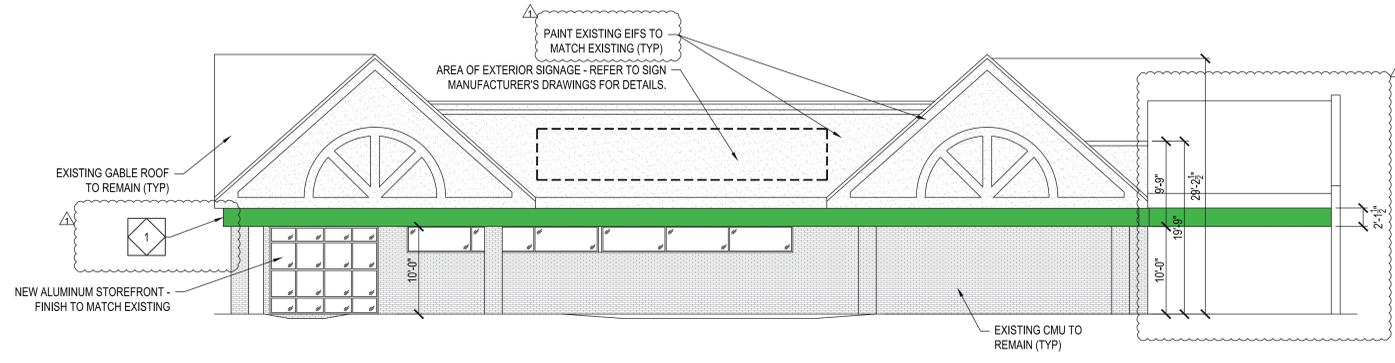
DATE

**DOLLAR TREE**

DOLLAR TREE  
819 NORTH MEMORIAL DR  
RACINE, WI 53404

SHEET NUMBER

**8.0**



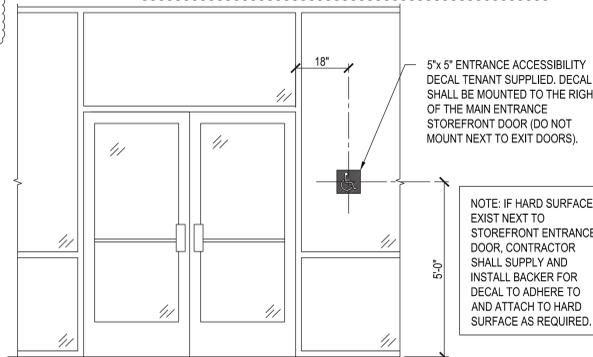
**EXTERIOR ELEVATION**  
SCALE: 1/8"=1'-0"

1  
A3.1

PAINT FACADE PER COLORS NOTED. VERIFY FINAL PAINT AND SIGN RENDERING WITH CONSTRUCTION PM. PRIOR TO PAINTING.

1 PAINT:  
SHERWIN WILLIAMS  
"ENVY" LRV 18%  
#2032.10 - SATIN FINISH

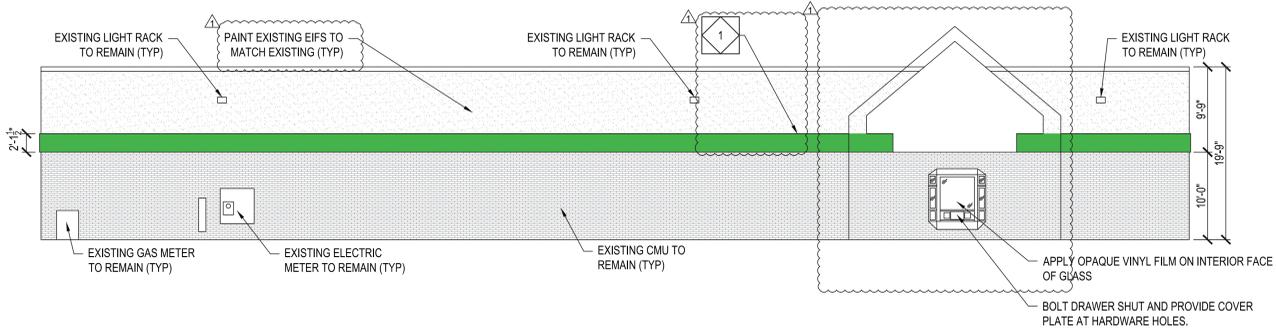
- EXTERIOR SCOPE NOTES:**
1. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
  2. GENERAL CONTRACTOR VERIFY FINAL PAINT AND SIGN RENDERING WITH CONSTRUCTION PROJECT MANAGER PRIOR TO COMPLETING THE BID PROCESS.
  3. REFER TO EXTERIOR SITWORK NOTES ON SHEET CS1 FOR ADDITIONAL EXTERIOR SCOPE.
  4. ALL PAINT REPAIR TO BE JOINT-TO-JOINT FOR CONSISTENT FINISH.



**ACCESSIBILITY DECAL AT STOREFRONT ENTRANCE**

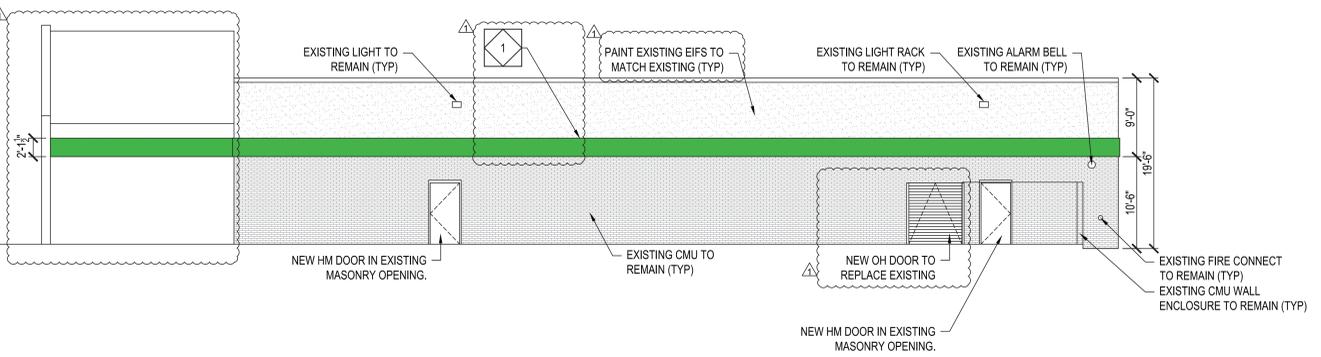
SCALE: 1/2"=1'-0"

5  
A3.1



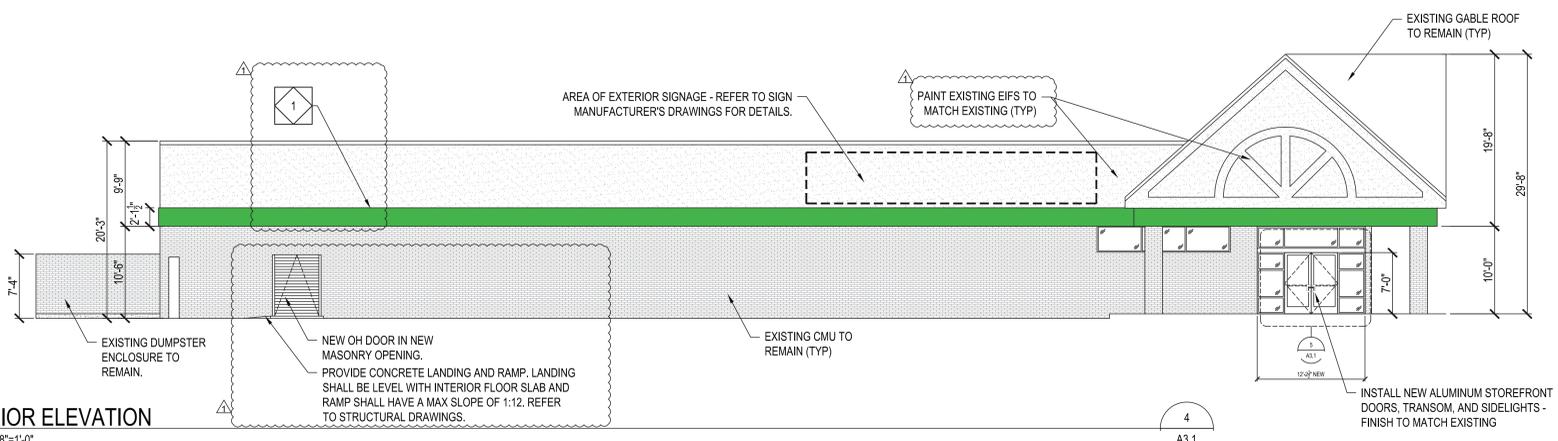
**EXTERIOR ELEVATION**  
SCALE: 1/8"=1'-0"

2  
A3.1



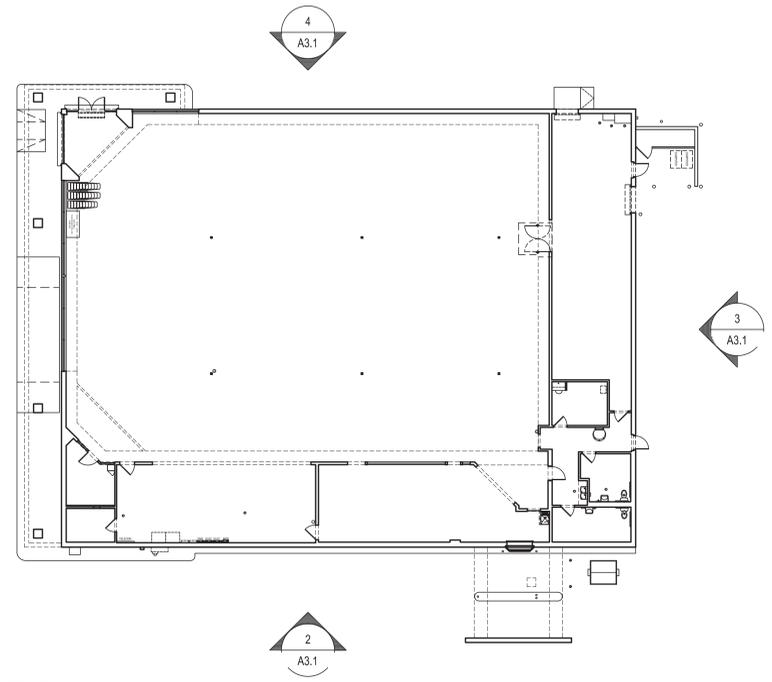
**EXTERIOR ELEVATION**  
SCALE: 1/8"=1'-0"

3  
A3.1



**EXTERIOR ELEVATION**  
SCALE: 1/8"=1'-0"

4  
A3.1



**KEY PLAN**  
SCALE: N.T.S.

PROJECT NORTH

OWNER REVIEW DESCRIPTION	DATE	PROJECT	DRAWN	CHECKED	BE	BE
	12.17.2025	DT 25.001				
B/E BY	DATE	REVISIONS				
	01.07.2026					

**M ARCHITECTS**  
114 E MAIN ST, 3RD FLOOR  
NORTHVILLE, MI  
866.933.3010

**BRIAN JAMES EADY**  
A-15489-5  
ARCHITECT

**DOLLAR TREE**  
FORMER WALGREENS  
816 NORTH MEMORIAL DR. ROCHESTER, WI 53404  
EXTERIOR ELEVATIONS AND DETAILS

PROJECT DRAWING SHEET

**A3.1**