



MORGANTOWN BOARD OF ZONING APPEALS

August 17, 2016
6:30 PM
City Council Chambers

Board Members:

- Bill Burton,
Chair
- George Papandreas,
Vice Chair
- Linda Herbst
- Jim Shaffer
- Colin Wattleworth

STAFF REPORT

CASE NO: V16-24 / Sheetz, Inc. / 21 Asturias Lane

REQUEST and LOCATION:

Request by Robert Franks on behalf of Sheetz Inc. for variance relief from Article 1369 concerning signage at 21 Asturias Lane.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 6, Parcel 4.6; B-5, Shopping Center District

SURROUNDING ZONING:

B-5, Shopping Center District and unincorporated areas of Monongalia County

BACKGROUND and ANALYSIS:

The petitioner has erected three (3) suspended signs, six (6) wall signs, two (2) post and panel signs, two (2) menu boards, and four (4) directional signs at the Sheetz location at 21 Asturias Lane. Addendum A of this report illustrates the location of the subject site.

Suspended Signs

Article 1369.07(G)(1) provides a maximum suspended sign area standard of six (6) square feet. The image to the right illustrates one (1) of the three (3) signs suspended below the accessory fuel center structure. Each of the three (3) suspended signs has an area of 25.9 square feet, which exceeds the maximum area standard by 19.9 square feet for each suspended sign.



In addition to exceeding the maximum suspended sign area standard, variance relief is required from the following standards pertaining to suspended signs:

- Variance relief to permit illumination [Article 1369.07(G)(2)].
- Variance relief to permit more than one (1) suspended sign [Article 1369.07(G)(4)].

Wall Signs

Article 1369.07(I)(1) provides a maximum wall sign area standard of six tenths (0.6) square foot for every one (1) foot of tenant building frontage in the B-5 Zoning District. The width of the principal building's frontage is 105 linear feet +/-, which establishes a maximum wall sign area standard of 63 square feet for the subject development.

The following table illustrates and summarizes the proposed wall signs, areas, and requisite variance relief.

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Wall Signs	Area	Wall Signs	Area
	19.5 sf		59.5 sf
	6.5 sf		25.9 sf x3
Total Proposed Wall Sign Area		163.2 sf	
Maximum Area Permitted		63 sf	
Requisite Variance Relief		100.2 sf	

Post and Panel Signs

Article 1369.07(F)(1)(a) provides a maximum height standard for post and panel signs of six (6) feet. Article 1369.07(F)(1)(b) provides for a maximum post and panel sign area of 32 square feet. The following table illustrates and summarizes the proposed post and panels signs, heights, areas, and requisite variance relief.

Post and Panel Signs	Height	Requisite Variance	Area	Requisite Variance
	22.3 ft	16.3 ft	118.5 sf	86.5 sf
	15.1 ft	9.1 ft	38.7 sf	6.7 sf

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Menu Board Signs

Article 1369.07(D)(1) provides a maximum sign area standard of 32 square feet for menu board signs and a maximum height of six (6) feet. The following table illustrates and summarizes the proposed menu board signs, areas, and requisite variance relief.

Menu Board Signs	Area		Area
	25 sf		6.2 sf
	5.4 sf X2		4.6 sf X2
Total Proposed Menu Board Area		51.2 sq. ft.	
Maximum Area Permitted		32 sf	
Requisite Variance Relief		19.2 sf	

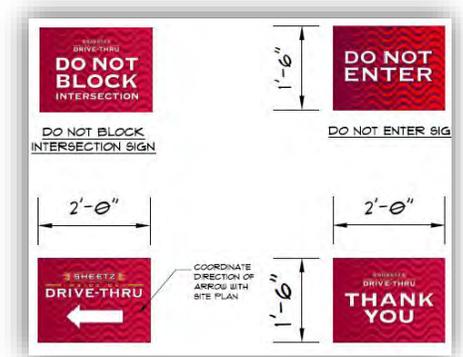
Concerning sign height, the menu board sign that is thirteen (13) feet in height (touch order screens) requires variance relief of seven (7) feet from the maximum height standard while the static advertising menu board sign that is 6 feet 2 and 5/16 inches in height requires variance relief of 2 and 5/16 inches.

In addition to exceeding the maximum area and maximum height standards, variance relief is required to permit more than one (1) menu board sign [Article 1369.07(D)(3)].

Directional Signs

Article 1369.07(K) provides design standards for the directional signs illustrated in the graphic to the right. Variance relief is required for the following related design standards:

- Copy – directional signs may contain only instructions guiding traffic and may not include logos and commercial copy.
- Materials – directional signs must be made of wood or masonry with painted or vinyl applied letters.
- Illumination – directional signs may not be internally illuminated.



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Summary of Requisite Variance Relief

The following tables attempt to succinctly identify matters for which variance relief is required for the petitioner's signs as erected.

Suspended Signs

Article	Proposed	Allowed	Requisite Variance
1369.07(G)(1)	77.7 sf (area)	6 sf (area)	71.7 sf (area)
1369.07(G)(2)	Internally illuminated	Non-illuminated	Illumination
1369.07(G)(4)	3 suspended signs	1 suspended sign	2 additional suspended signs

Wall Signs

Article	Proposed	Allowed	Requisite Variance
1369.07(I)(1)	163.2 sf (area)	63 sf (area)	100.2 sf (area)

Post and Panel Signs

Article	Proposed	Allowed	Requisite Variance
1369.07(F)(1)(a)	22.3 ft (height)	6 ft (height)	16.3 ft (height)
	15.1 ft (height)	6 ft (height)	9.1 ft (height)
1369.07(F)(1)(b)	118.5 sf (area)	32 sf (area)	86.5 sf (area)
	38.7 sf (area)	32 sf (area)	6.7 sf (area)

Menu Board Sign Variances

Article	Proposed	Allowed	Requisite Variance
1369.07(D)(1)	51.2 sf (area)	32 sf (area)	19.2 sf (area)
1369.07(D)(1)	13 ft (height)	6 ft (height)	7 ft (height)
	6 ft – 2 5/16 in (height)	6 ft (height)	2 and 5/16 in (height)
1369.07(D)(3)	2 (number)	1 (number)	1 additional menu board sign

Directional Sign Variances

Article	Proposed	Allowed	Requisite Variance
1369.07(K)(1)	Instructional messaging with corporate logos	Instructional messaging only	Corporate logos
1369.07(K)(2)	Metal and Plastic	Wood or Masonry	Metal and Plastic
1369.07(K)(3)	Illuminated directional signs	Non-illuminated directional signs	Illuminated directional signs

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STAFF RECOMMENDATION:

It is the duty of the Board of Zoning Appeals to determine whether the proposed request meets the standard criteria for a variance by reaching a positive determination for *each* of the "Findings of Fact" submitted by the petitioner. If the Board disagrees with the petitioner's "Findings of Fact" and determines the proposed request does not meet the standard criteria for a variance, then the Board must state findings of fact and conclusions of law on which it bases its decision to deny the subject variance petition. [See WV State Code 8A-8-11(e) and 8A-7-11(b)].

Addendum B of this report provides the Findings of Fact responses submitted by the petitioner.

As is customary with sign variance petitions, no recommendation is submitted by Staff concerning whether or not variance relief should be granted.

Development Services

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Director

John Whitmore, AICP
Planner III

Planning Division

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STAFF REPORT ADDENDUM A
V16-24 / Sheetz, Inc. / 21 Asturias Lane



STAFF REPORT ADDENDUM B
V16-24 / Sheetz, Inc. / 21 Asturias Lane

The following restates the Findings of Fact submitted by the petitioner.

Finding of Fact No. 1 – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

The property is located in a rural commercial area with minimal existing development. There is business along the same road, closer to the City with signage of similar size. The signage is designed to provide the public the ability to recognize services offered while still traveling safely on a high traffic road that provides minimal reaction time for making a decision. A large portion of the signage is designed to be seen and provide the public direction while within the boundaries of the property and difficult to be seen outside the boundaries of the property. This provides no negative impact on the surrounding properties. The design of the signage is consistent with the architectural design of the facility which is consistent with planning and zoning codes.

A gas price sign provides the public adequate notice that gasoline is sold on the Property, and notice of the price, in order for drivers to get into the proper lane and make a safe turn onto the Property. The lack of any sign advertising price may result in unsafe turning movements or reductions in speed while customers attempt to determine the gas price before turning onto the Property. It may also result in congestion of interior drives while customers drive up to the pump to determine gas prices. The sign also provides useful information on the services provided that are either new to Sheetz and or important to the customer base in this area. The sign is elevated above the road and does not create a line of site issue. The public also has ample time to recognize and react while driving along a high traffic roadway.

The design of this building is a new one of kind design and the wall signs on the building have been designed as an architectural element marking the locations of the entrance doors and provide brand recognition. The drive thru sign on the wall provides the public information on a new service offered and not typically found at a Sheetz. The wall signs on the canopy, which is a one of kind design for Sheetz, are required to reinforce to the public that the petroleum products being offered are Sheetz products.

All the signage associated with the drive thru (directional, clearance and menu) all are required to help the public recognize a new service typically not found at most Sheetz stores. The design is also to help the traveling public maneuver through the lot with little indecision leading to safer travel for everyone on the property. Use of the logo's helps to reinforce the brand message. Internal illumination is a preference, external illumination of directional signage can be a maintenance item, lights being knocked over during mowing, cars that may drive over the curb etc. once these lights are in disrepair and the directional signs are not illuminated can lead to the potential traffic confusion within the property. The order point operates similar to the order points found inside a Sheetz. Again since a drive thru is a relatively new concept and the means to order is unconventional to a typical drive thru at other non-Sheetz locations, the need to educate the customers on where to place their order exist. The menu sign is designed to help educate the public and was created with minimal wording.

Finding of Fact No. 2 – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

The property was originally not located within the City limits and was not subject to the City's planning and zoning codes. Due to a right of way which fell under the Morgantown corporate limits, the property was ultimately incorporated into the City. The property sites on a high volume traffic road which has challenging topography.

Finding of Fact No. 3 – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The granting of this variance will not be harmful to public welfare or harm property in the vicinity. To the contrary, it serves the public welfare by encouraging safe turning movements in and on the Property. The use of signage has been tactfully designed and incorporated with little nuisance to neighboring properties.

Finding of Fact No. 4 – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The variance will not alter the land use characteristics of the vicinity or diminish the market value of adjacent properties or increase traffic congestion. The design of the signage is in conjunction with the architectural design of the building and services offered on the property. The design has also been tactfully completed without the use of loud and flashing/moving parts. The signage will help minimize conflicting traffic movements. The requested variance will not have any impact on the adjoining properties or the surrounding area.



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V16-24
RECEIVED:	6/29/16

PAID JUN 29 2016

OK 3116

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT:		Name:	Sheetz Inc - Robert Franks		
Mailing Address:	Street	5700 G th Avenue		Phone:	814-239-6018
	City	State	Zip	Mobile:	814-935-4798
				Email:	bfranks@sheetz.com
II. PROPERTY		Street Address:	21 Asturias Avenue LANE ^{Comp. 20 JUL 16}		
Owner:	Sheetz Inc			Zoning:	13-5
Mailing Address:	Street	5700 G th Avenue		Tax Map No:	6
	City	State	Zip	Parcel No:	4.6
				Phone:	814-946-3611
III. NARRATIVE		Please describe the nature and extent of your variance request(s).			
<p>Requesting a variance to the properties master signage plan. The pylon sign is elevated above road levels with high traffic and visibility issues due to the topography of the roadways. The building signage is used as a Brand identifier as well as a "marker" for entrance doors to the facility. The various signs associated with the drive-thru help to educate customers of a service not typically offered at our facilities as well as help customers maneuver the property in a safe and orderly fashion</p>					
V. ATTEST					
<p>I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Development Services Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.</p>					
Robert J. Franks Jr.		[Signature]		6/27/16	
Type/Print Name of Applicant/Agent		Signature of Applicant/Agent		Date	

You or a representative **MUST** be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V16-24
RECEIVED:	

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. Staff will check the appropriate boxes below that must be addressed.

[X] Land Use Characteristics (complete only those that apply)

- Residential Single-Family Dwelling Townhouse Dwelling
- Two-Family Dwelling Multi-Family Dwelling
- Non-Residential or Mixed (please explain)

[X] Structure Characteristics (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building: 6996

Estimated number of employees: 40 No. of dwelling units: 1 No. of bedrooms: N/A

Additional structure-related details: 26' x 150' gas canopy

Additional Information (as required by Staff):

[X] Site Plan. A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls, and other screen required

Sheetz Inc.—Sign Variance Application

VII. FINDINGS OF FACT

1. The property is located in a rural commercial area with minimal existing development. There is business along the same road, closer to the City with signage of similar size. The signage is designed to provide the public the ability to recognize services offered while still traveling safely on a high traffic road that provides minimal reaction time for making a decision. A large portion of the signage is designed to be seen and provide the public direction while within the boundaries of the property and difficult to be seen outside the boundaries of the property. This provides no negative impact on the surrounding properties. The design of the signage is consistent with the architectural design of the facility which is consistent with planning and zoning codes.

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educate the customers on where to place their order exist. The menu sign is designed to help educate the public and was created with minimal wording.

2. The property was originally not located within the City limits and was not subject to the City's planning and zoning codes. Due to a right of way which fell under the Morgantown corporate limits, the property was ultimately incorporated into the City. The property sites on a high volume traffic road which has challenging topography.

3. The granting of this variance will not be harmful to public welfare or harm property in the vicinity. To the contrary, it serves the public welfare by encouraging safe turning movements in and on the Property. The use of signage has been tactfully designed and incorporated with little nuisance to neighboring properties.

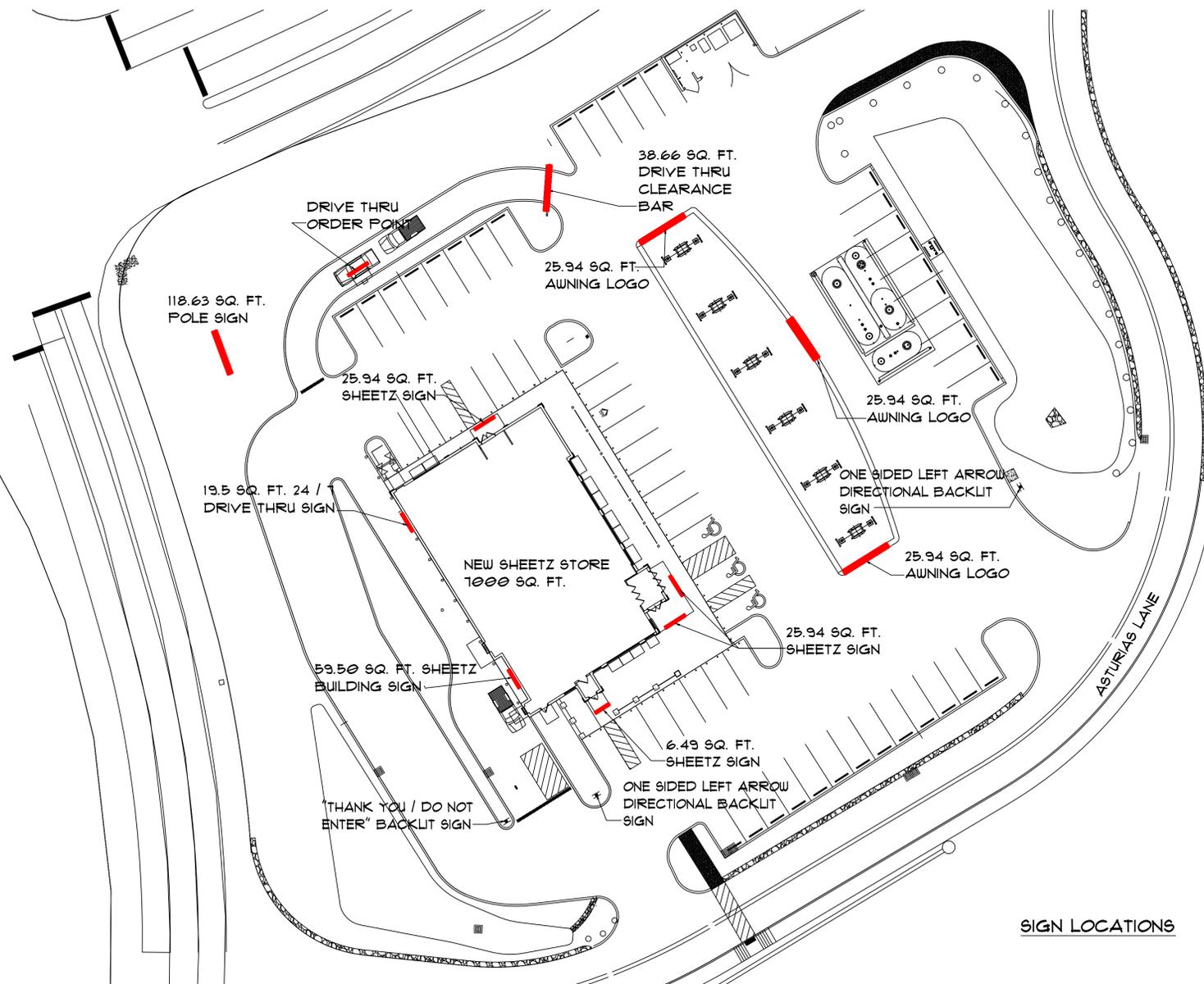
4. The variance will not alter the land use characteristics of the vicinity or diminish the market value of adjacent properties or increase traffic congestion. The design of the signage is in conjunction with the architectural design of the building and services offered on the property. The design has also been tactfully completed without the use of loud and flashing/moving parts. The signage will help minimize conflicting traffic movements. The requested variance will not have any impact on the adjoining properties or the surrounding area.



SHEETZ, INCORPORATED
 5100 SIXTH AVENUE
 ALTOONA, PA 16602
 (814) 946-3611

NEW SHEETZ STORE "#604 MORGANTOWN"

21 ASTURIAS LANE
 MORGANTOWN, WY 26508



PROPOSED SIGNAGE SQUARE FOOTAGE BREAKDOWN

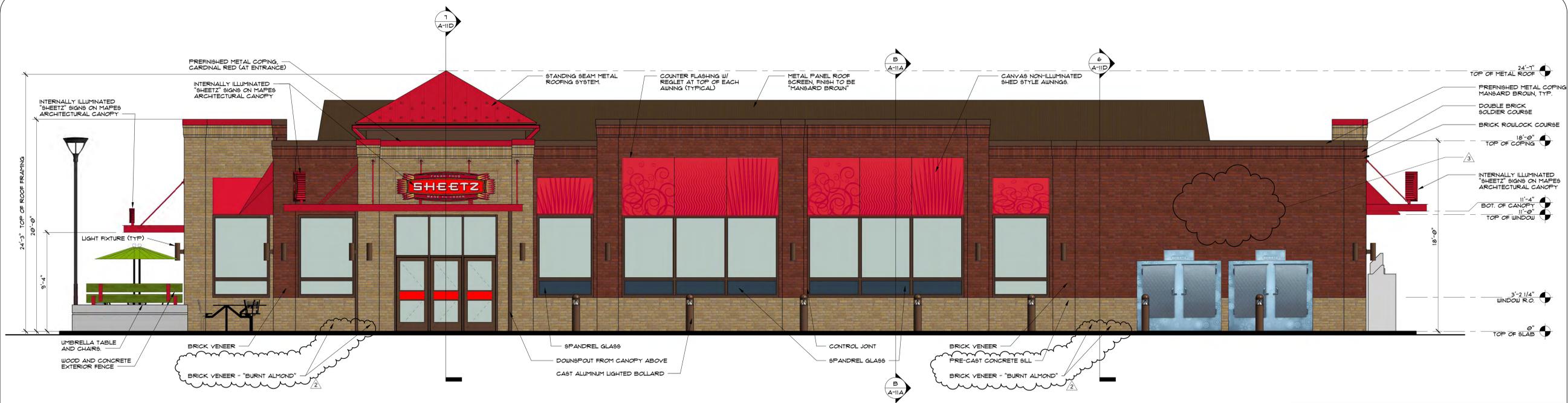
BUILDING ELEVATIONS				
SHEETZ LOGO	=	25.94 SQ. FT. X 3	=	77.82 SQ. FT.
SMALL SHEETZ LOGO	=	6.49 SQ. FT. X 1	=	6.49 SQ. FT.
SHEETZ LOGO (BUILDING)	=	59.50 SQ. FT. X 1	=	59.50 SQ. FT.
24 / 7 DRIVE THRU	=	19.5 SQ. FT. X 1	=	19.50 SQ. FT.
		TOTAL	=	163.31 SQ. FT.

GAS PRICE SIGN 1				
SHEETZ LOGO	=	51.25 SQ. FT. X 1	=	51.25 SQ. FT.
ALWAYS OPEN	=	12.13 SQ. FT. X 1	=	12.13 SQ. FT.
FREE WIFI	=	12.13 SQ. FT. X 1	=	12.13 SQ. FT.
DRIVE THRU	=	12.13 SQ. FT. X 1	=	12.13 SQ. FT.
GAS PRICE	=	30.99 SQ. FT. X 1	=	30.99 SQ. FT.
		TOTAL	=	118.63 SQ. FT.

GAS CANOPY AWNING				
SHEETZ LOGO	=	25.94 SQ. FT. X 3	=	77.82 SQ. FT.
AUTO DIESEL PRICER	=	10.64 SQ. FT. X 2	=	21.28 SQ. FT.
AUTO DIESEL FLAG	=	5.08 SQ. FT. X 2	=	10.16 SQ. FT.
		TOTAL	=	109.26 SQ. FT.

TOTAL SIGNAGE SQ. FT. FOR SITE = 391.20 SQ. FT.

SIGN LOCATIONS



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL VIEW

LIGHTED BOLLARD SPECIFICATIONS

MODEL XBVRD-ID-LED-24-400-CW-UE-BRZ

- WEATHER TIGHT ALUMINUM CONSTRUCTION
- IMPACT RESISTANT ACRYLIC DIFFUSER
- 120 VOLT
- FINISH DARK BRONZE

MANUFACTURER:

LSI INDUSTRIES
10000 ALLIANCE ROAD
CINCINNATI, OH 45242
913-753-3300
WWW.LSI-INDUSTRIES.COM

(SUPPLIED BY OWNER)

CANVAS AWNING SPECIFICATION:

CANVAS NON-ILLUMINATED SHED STYLE AWNINGS
FABRIC: LEATHERTYPE AS MANUFACTURED BY COOLEY - COLOR: DARK RED
PAINT FRAME: BRONZE

ALL FABRIC AWNINGS ARE FURNISHED AND INSTALLED BY THE OWNER

ARCHITECTURAL CANOPY SPECIFICATION:

THE ARCHITECTURAL CANOPY IS MANUFACTURED BY MAPES, INC. THE CANOPY IS FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING FLASHING AND COUNTER FLASHING WHERE THE CANOPY ATTACHES TO THE BUILDING MASONRY. (CANOPY COLOR TO MATCH PANTONE 201C)

METAL COPING SPECIFICATION:

MANUFACTURER: PETERSON ALUMINUM CORP. (PAC-CLAD)

COPING - TITE-LOC 650 ALUMINUM SIMILAR TO PAC PART NO. 1275 WITH A CUSTOM DIMENSION (A) OF 6"

CORNERS TO BE QUICK-LOCKED

COLOR: CARDINAL RED (PANTONE 201C) ABOVE ENTRANCES
MANSARD BROWN (PANTONE 451C), TYPICAL

EXTERIOR SEALANTS SPECIFICATION:

MANUFACTURER: DOW CORNING # 790 SILICONE BUILDING SEALANT

BUILDING CONTROL JOINTS - COLOR: RUSTIC BRICK
H.M. FRAMES - BRONZE

ARCHITECTURAL METAL SPECIFICATION:

ALL ARCHITECTURAL METALS ARE MANUFACTURED BY CITADEL ARCHITECTURAL PRODUCTS 1-800-448-8828.

ALL ARCHITECTURAL METALS ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

ALL EXPOSED FASTENERS SHALL MATCH THE COLOR OF THE METAL.

MANSARD BROWN - #32 WITH PREMIUM SMOOTH KYNAR 500 FINISH
GUTTERS AND DOWNSPOUTS (COLOR TO MATCH PANTONE 451C)

REGAL RED - #932 WITH PREMIUM SMOOTH KYNAR 500 FINISH
COPINGS (IF CUSTOM FABRICATED)
AWNINGS (TRIM & FLASHING) (COLOR TO MATCH PANTONE 201C)

MASONRY SPECIFICATION:

BRICK:
ENGINEER BRICK AS MANUFACTURED BY GLEN GERY CORPORATION GRADE 800 DIMENSIONS: 3 5/8" X 2 3/4" X 1 5/8"
BRICK TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
COLOR:
TYPICAL FIELD (GENERIC-RED) "ST. WINDSOR"
TYPICAL ACCENT (GENERIC-TAN) "BURNT ALMOND"

MORTAR:
BULK PORTLAND CEMENT / LIME / EASY SPREAD TYPE S MEETING ASTM C210 STANDARD SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY, 1,800 PSI MINIMUM.
FIELD COLOR - GREAT
ACCENT COLOR - TAN

RAW MATERIALS:
LIME: HYDRATED LIME, ASTM C210, TYPE S FREE FROM CALCIUM SULFATE.
SAND: ASTM C144, WASHED, NATURAL.
WATER: CLEAN & POTABLE, FREE FROM HARMFUL AMOUNTS OF ACIDS, ALKALINE, ORGANIC MATERIALS, AND SALTS.

JOINTS:
3/8" JOINTS: TOOLED WITH GRAPEVINE STYLE JOINT.

03/08/16	DMK	BUILDING SIGN REVISIONS	DESCRIPTION
03/07/16	DMK	EXTERIOR ELEVATION MATERIALS	REVISIONS
		KITCHEN EQUIPMENT REVISIONS	
		DATE	BY

Convenience Architecture and Design P.C. (814)239-6013

351 Sheetz Way, Claysburg, PA 16625

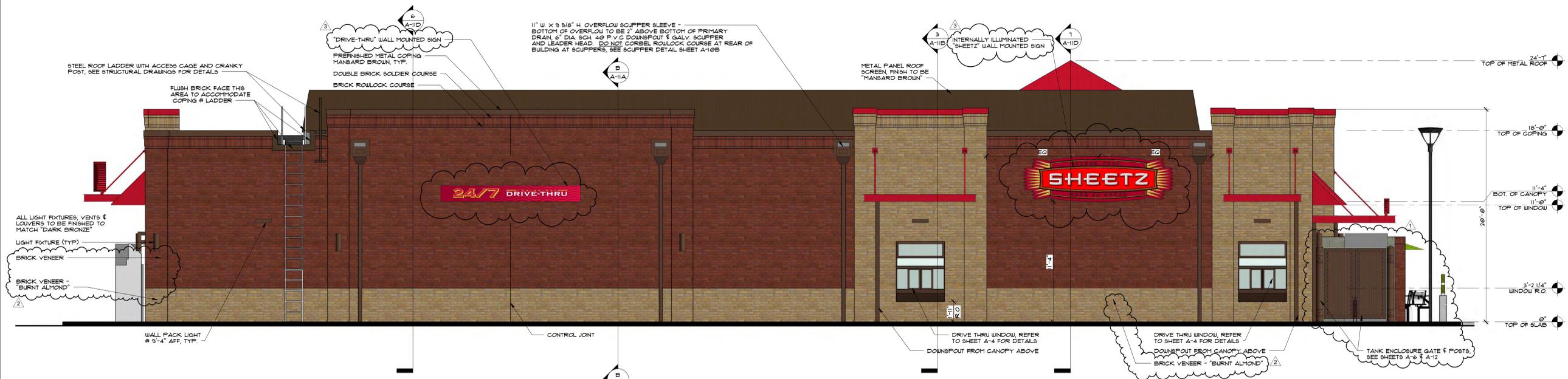
EXTERIOR ELEVATIONS

NEW SHEETZ STORE "MORGANTOWN"
INT. OF 4H CAMP ROAD AND U.S. 119
MORGANTOWN, WEST VIRGINIA

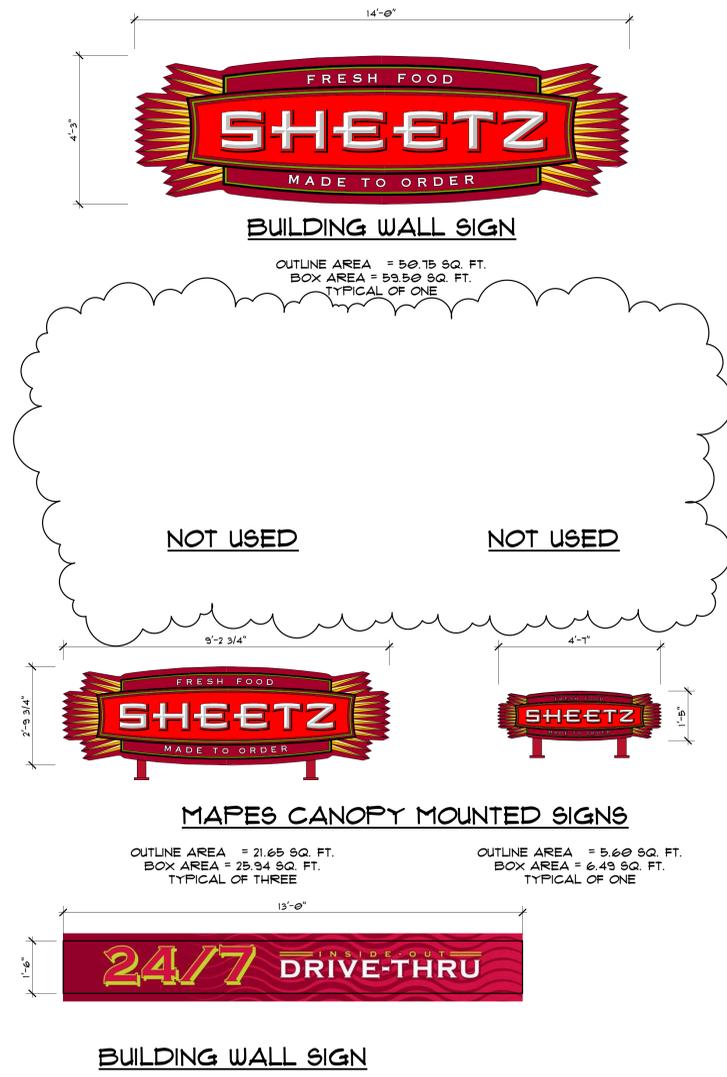
SCALE: AS INDICATED
DATE: 07/25/16
DRAWN BY: DMK
FILENAME: A-9A

A-9A





REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION
03/08/16	DMK		BUILDING SIGN REVISIONS
03/07/16	DMK		EXTERIOR ELEVATION MATERIALS
			KITCHEN EQUIPMENT REVISIONS

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
(814) 239-6013

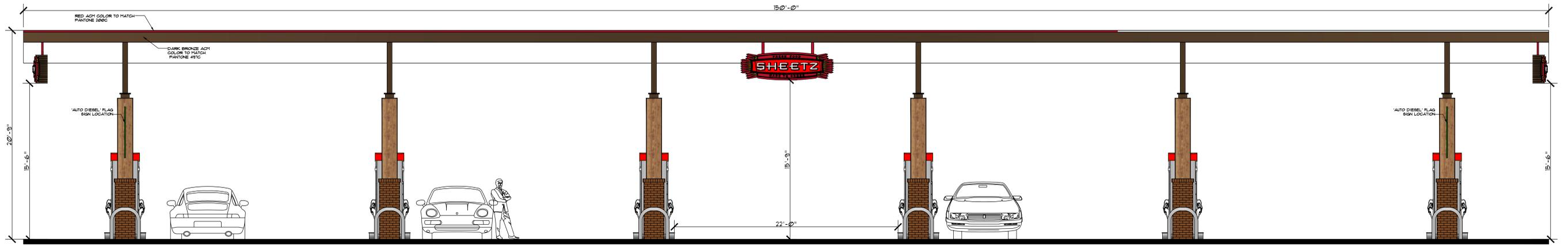
EXTERIOR
ELEVATIONS

NEW SHEETZ STORE
"MORGANTOWN"
INT. OF 4th CAMP ROAD
AND U.S. 119
MORGANTOWN, WEST VIRGINIA

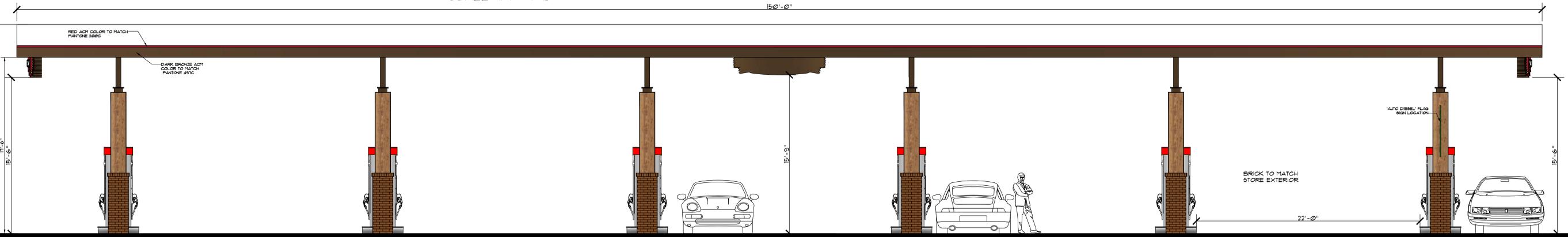
SCALE:	AS INDICATED
DATE:	07/22/16
DRAWN BY:	DMK
FILENAME:	A-9B

CDI L.R. Kimball
Corporate Headquarters
615 West Highland Avenue
Ebensburg, PA 15531
phone 814.472.7700
fax 814.472.7712
www.cdi-kimball.com
www.lrkimball.com
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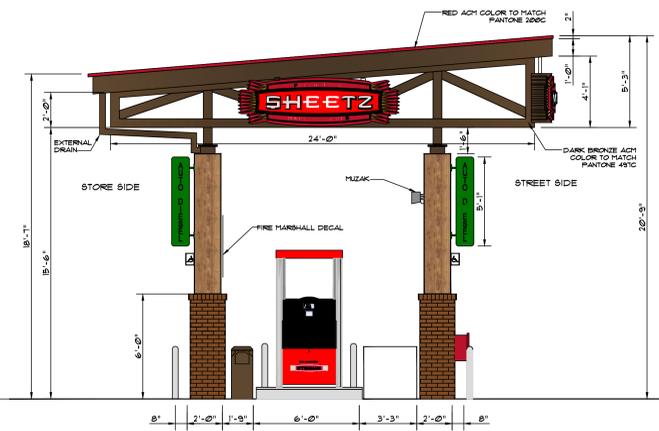
A-9B



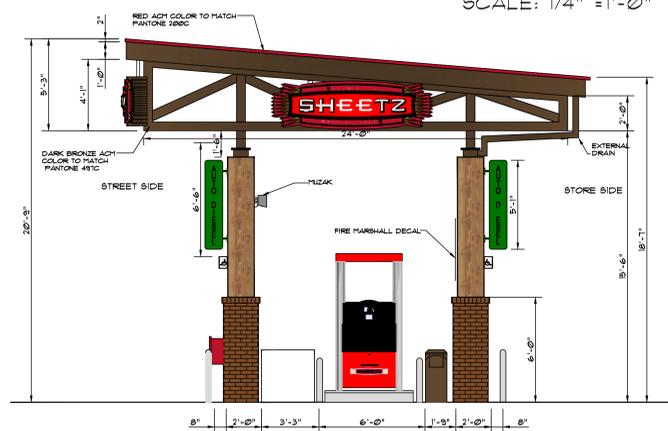
STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"



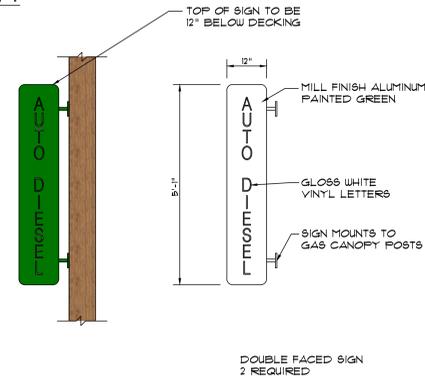
STORE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



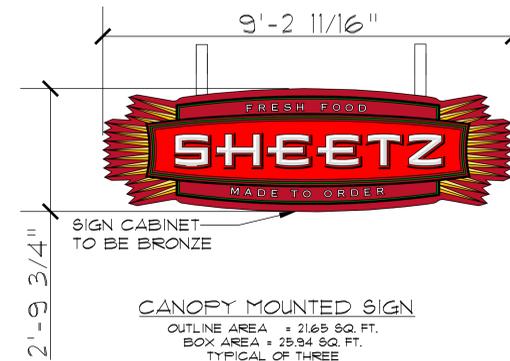
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



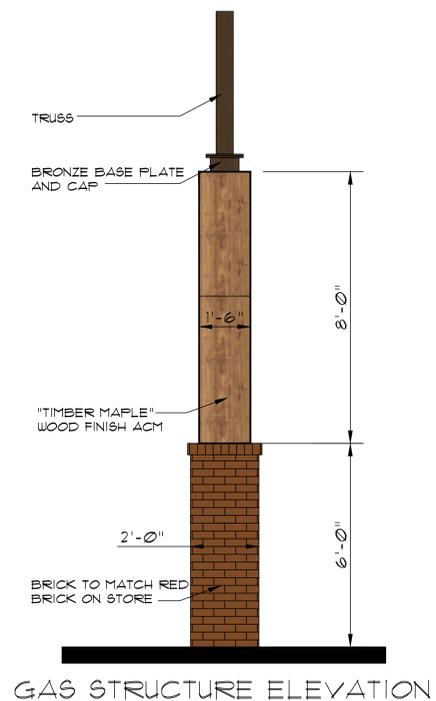
AUTO DIESEL FLAG SIGN ELEVATION
SCALE = NO SCALE

AUTO DIESEL FLAG SIGN DETAIL
SCALE = NO SCALE

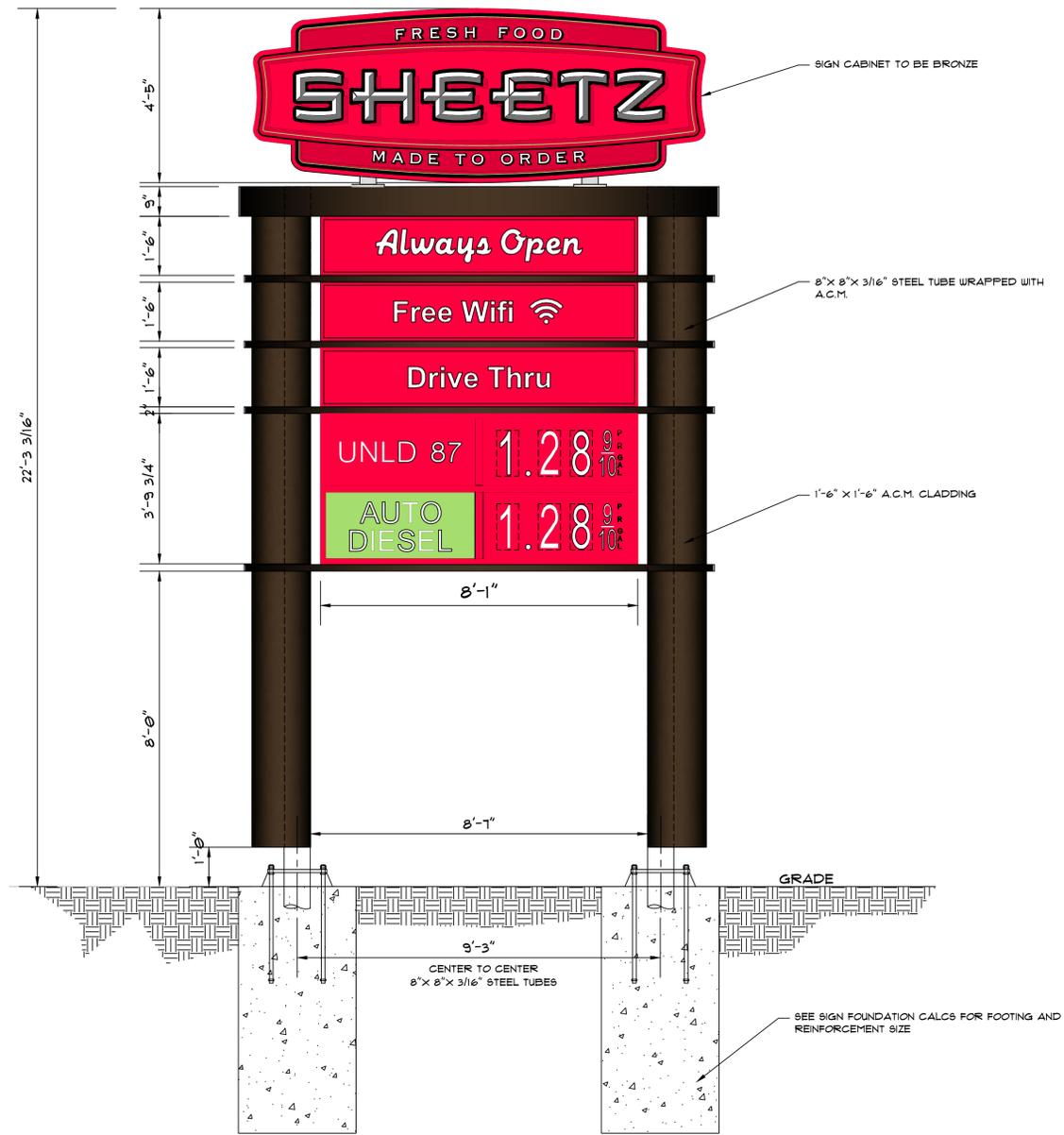
AUTO DIESEL FLAG SIGN AREA = 5.08 SQ. FT.



CANOPY MOUNTED SIGN
OUTLINE AREA = 21.65 SQ. FT.
BOX AREA = 29.94 SQ. FT.
TYPICAL OF THREE



GAS STRUCTURE ELEVATION



DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION
 SCALE: 1/2" = 1'-0"
 AREA: 118.46 SQ. FT.



OUTLINE AREA = 43.93 SQ. FT.
 BOX AREA = 51.25 SQ. FT.



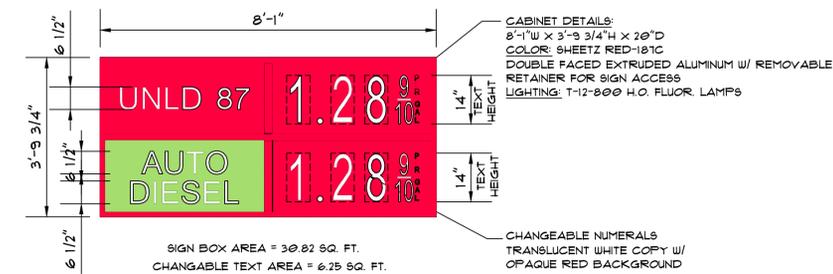
AREA: 12.13 SQ. FT.



AREA: 12.13 SQ. FT.



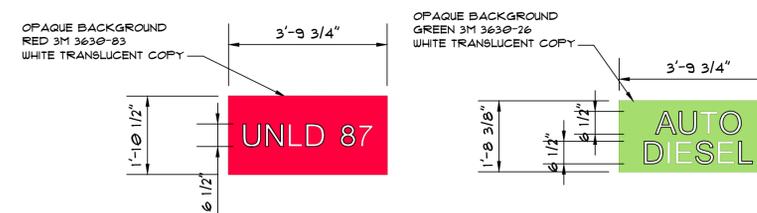
AREA: 12.13 SQ. FT.



SIGN BOX AREA = 30.82 SQ. FT.
 CHANGABLE TEXT AREA = 6.25 SQ. FT.

CABINET DETAILS:
 8'-1" W X 3'-9 3/4" H X 20" D
 COLOR: SHEETZ RED-181C
 DOUBLE FACED EXTRUDED ALUMINUM W/ REMOVABLE
 RETAINER FOR SIGN ACCESS
 LIGHTING: T-12-800 H.O. FLUOR. LAMPS

CHANGABLE NUMERALS
 TRANSLUCENT WHITE COPY W/
 OPAQUE RED BACKGROUND



SIGN CABINET DETAILS
 TOTAL SIGN AREAS: 118.46 SQ. FT.

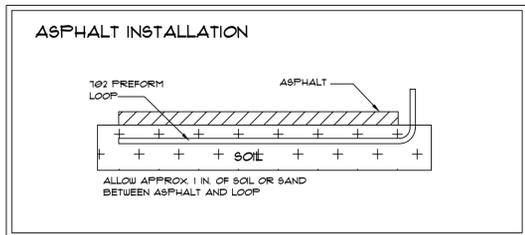
DATE	BY	DESCRIPTION

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 351 Sheetz Way, Claysburg, PA 16625
 (814) 239-6013

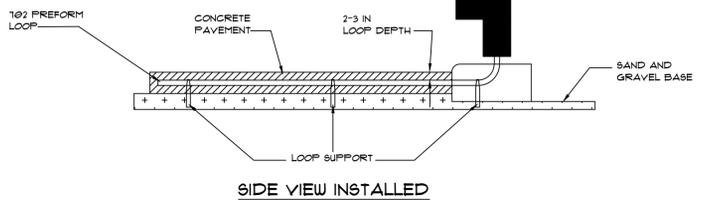
**GAS PRICE
 POLE SIGN
 DETAILS**

**NEW SHEETZ STORE
 "#604 MORGANTOWN"
 INT. OF 4H CAMP ROAD
 AND U.S. 119
 MORGANTOWN, WEST VIRGINIA**

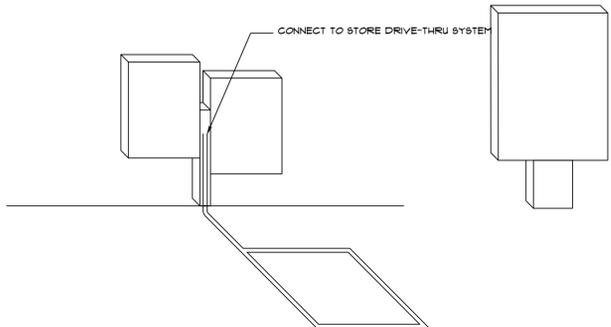
SCALE: 1/2" = 1'-0"
 DATE: 03-11-2016
 DRAWN BY: ALS
 FILENAME: 130-CAMPROAD4H-PYLO



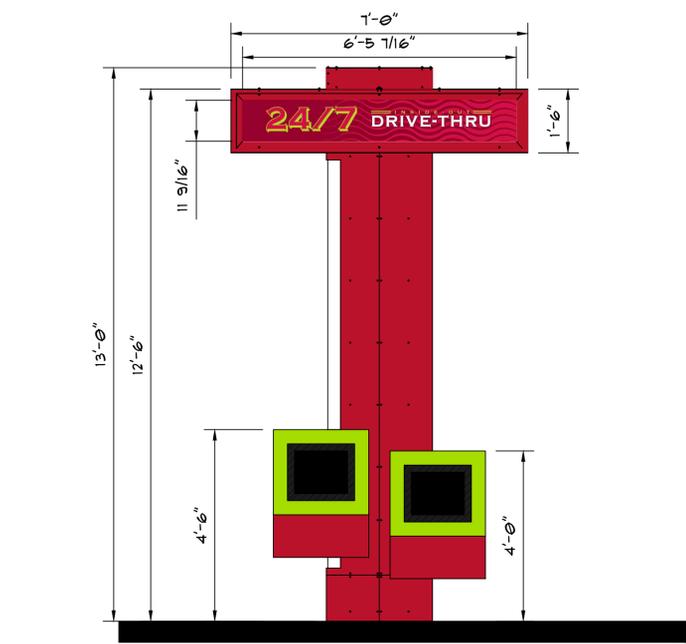
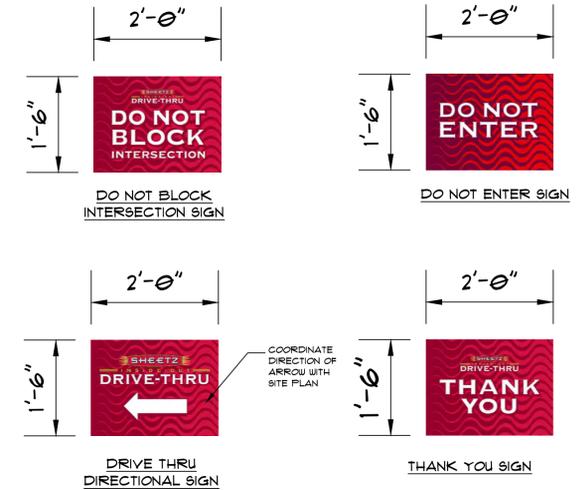
- INSTRUCTIONS**
1. POSITION PREFERFORM LOOP APPROXIMATELY 1'-3" FROM CURB, CENTERED IN FRONT OF THE MENUBOARD OR SPEAKER POST.
 2. LOOP SHOULD BE INSTALLED 2" - 3" BELOW THE SURFACE OF THE PAVEMENT. (5' MAX. DEPTH)
 3. IF INSTALLED IN ASPHALT, COVER LOOP WITH 1" MIN. SOL OR SAND TO PROTECT FROM HOT ASPHALT.
 4. CONNECT LOOP TO 1/2" CONDUIT STUBBING UP IN MENUBOARD/SPEAKER POST.
 5. WIRE MESH OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY IN MIN. OF 6" FROM PERIMETER OF LOOP.
 6. ALL CONNECTIONS AND SPICES TO LOOP WIRES MUST BE SOLDERED.



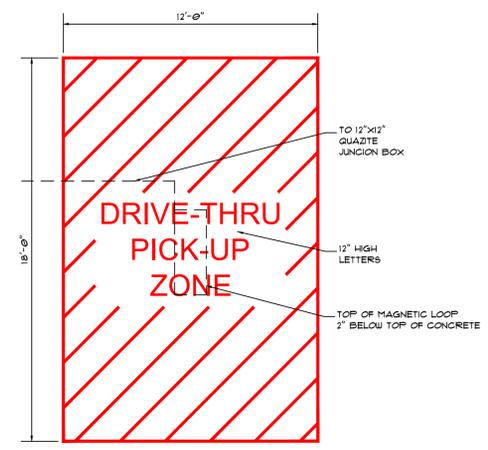
CONCRETE INSTALLATION
NO SCALE



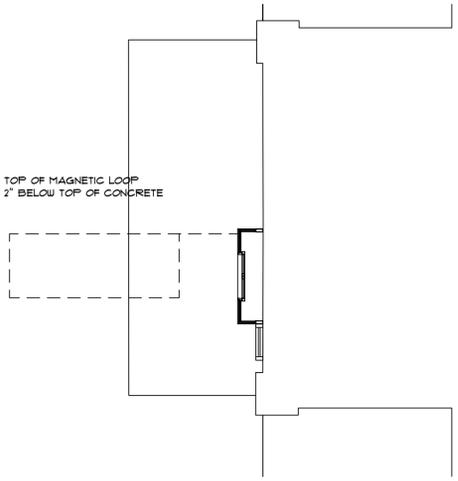
MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



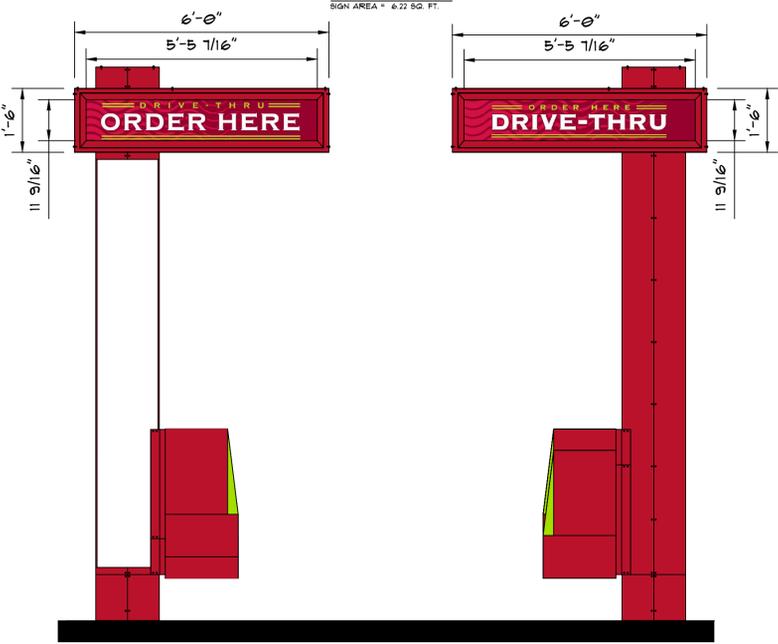
FRONT ELEVATION
SIGN AREA = 6.22 SQ. FT.



PARKING SPACE PAINTING DIAGRAM



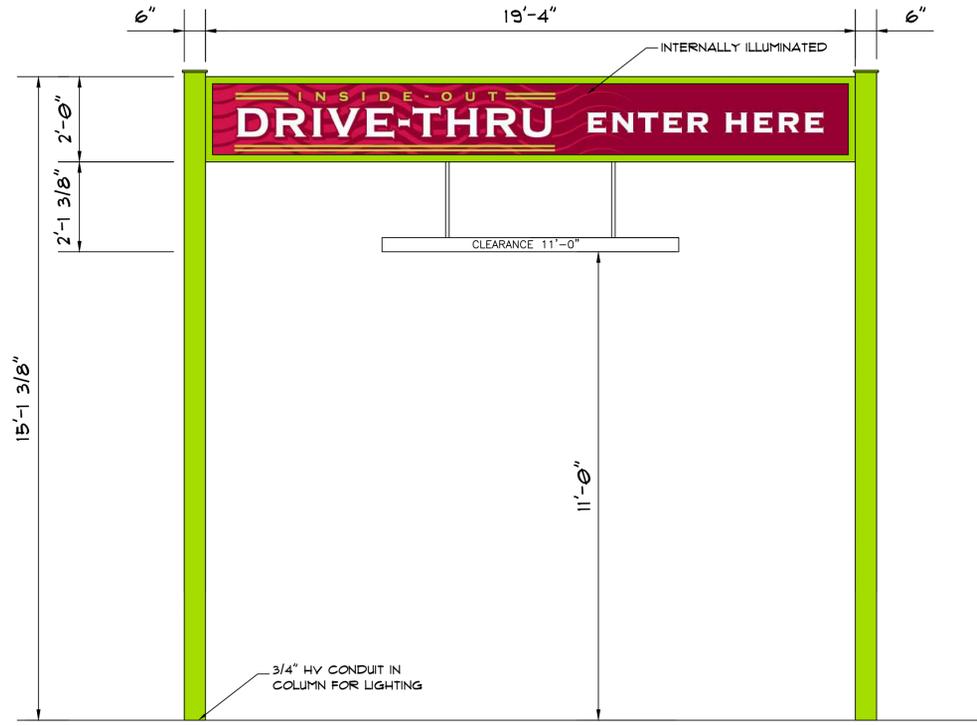
DRIVE THRU WINDOW DETAIL
SCALE: 1/2" = 1'-0"



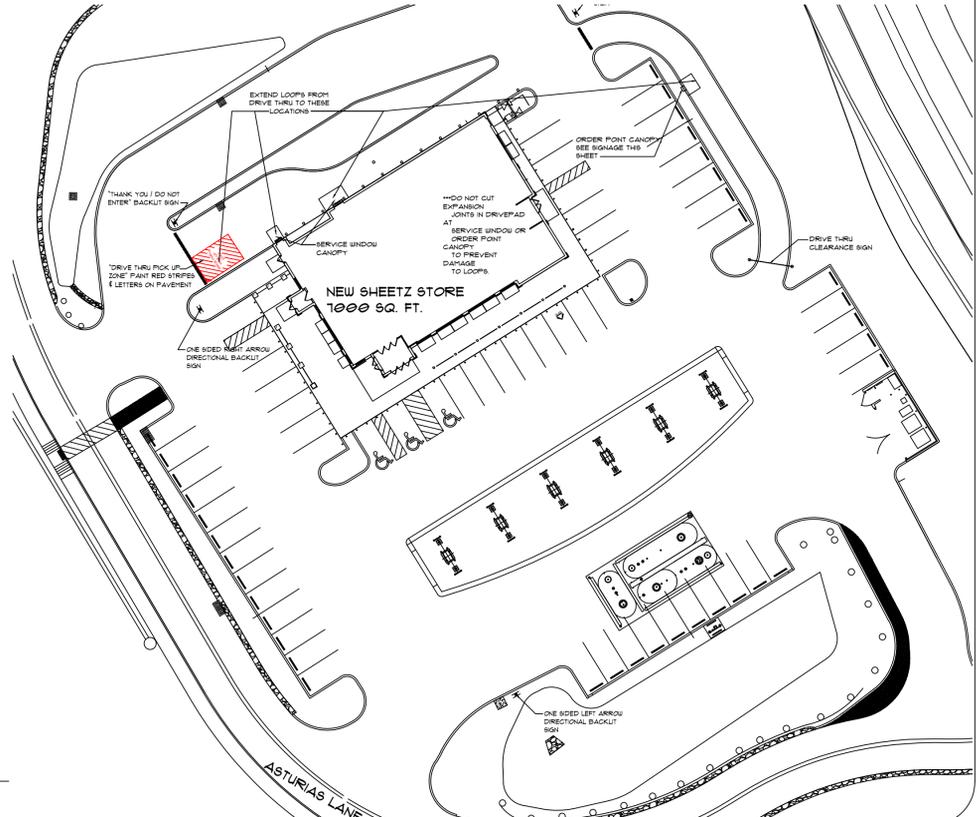
LEFT ELEVATION
SIGN AREA = 5.25 SQ. FT.

ORDER POINT ELEVATIONS
SCALE: 3/8" = 1' 0"

RIGHT ELEVATION
SIGN AREA = 5.25 SQ. FT.



DRIVE THRU CLEARANCE SIGN ELEVATION
SCALE: 1/2" = 1'-0"
SIGN AREA: 38.66 SQ. FT.



NO.	DATE	BY	DESCRIPTION

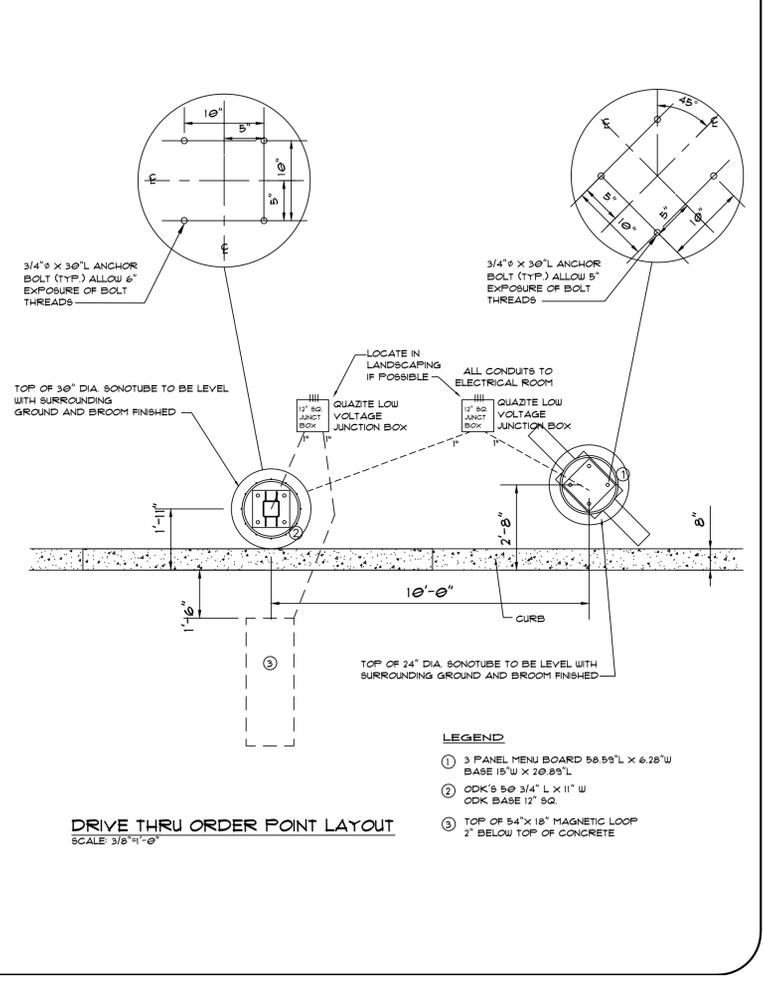
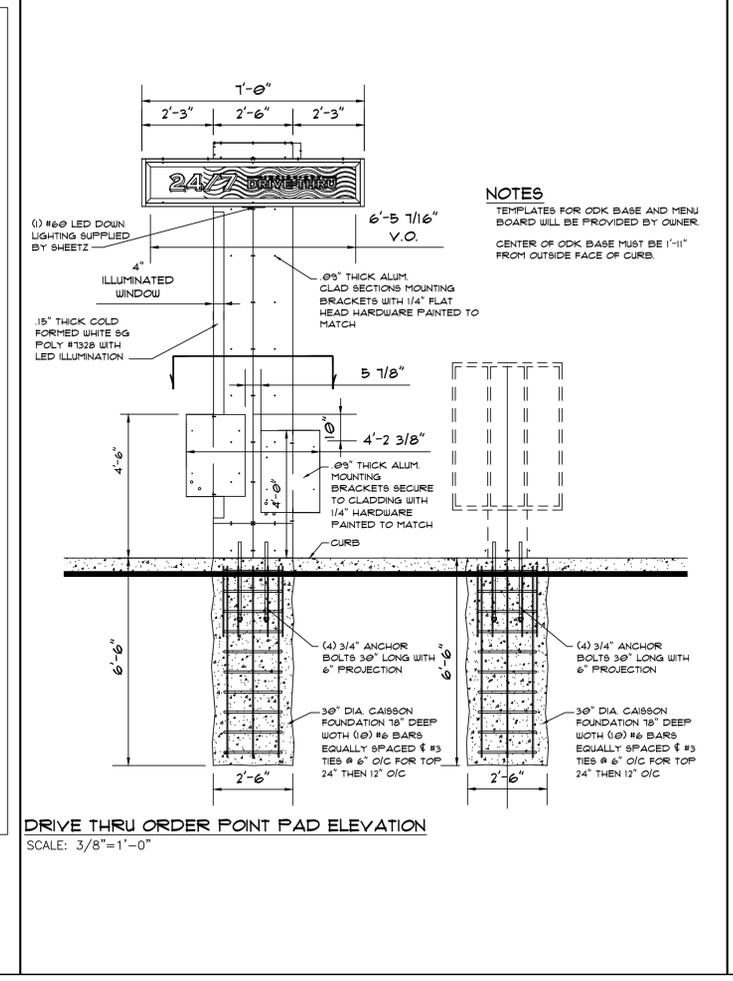
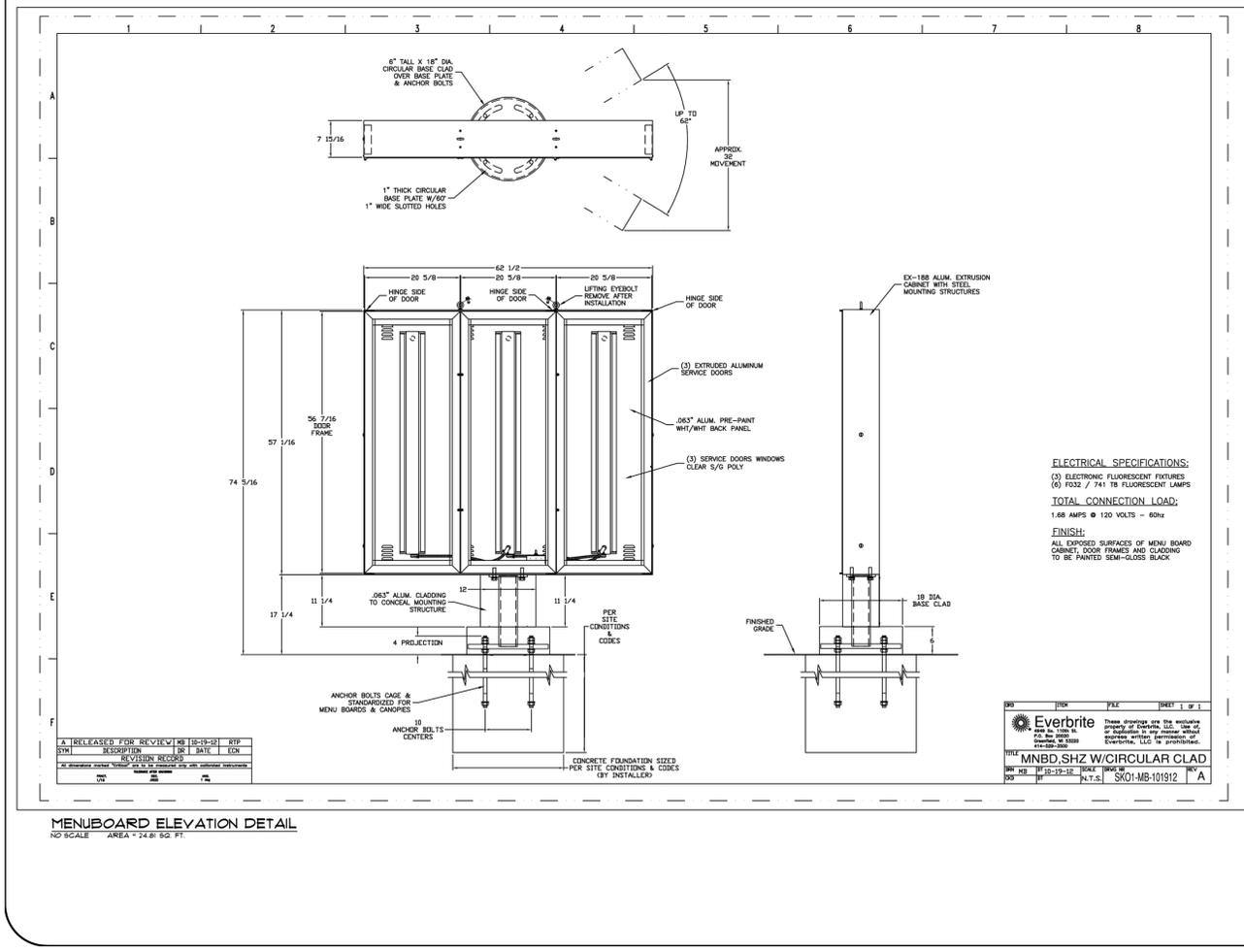
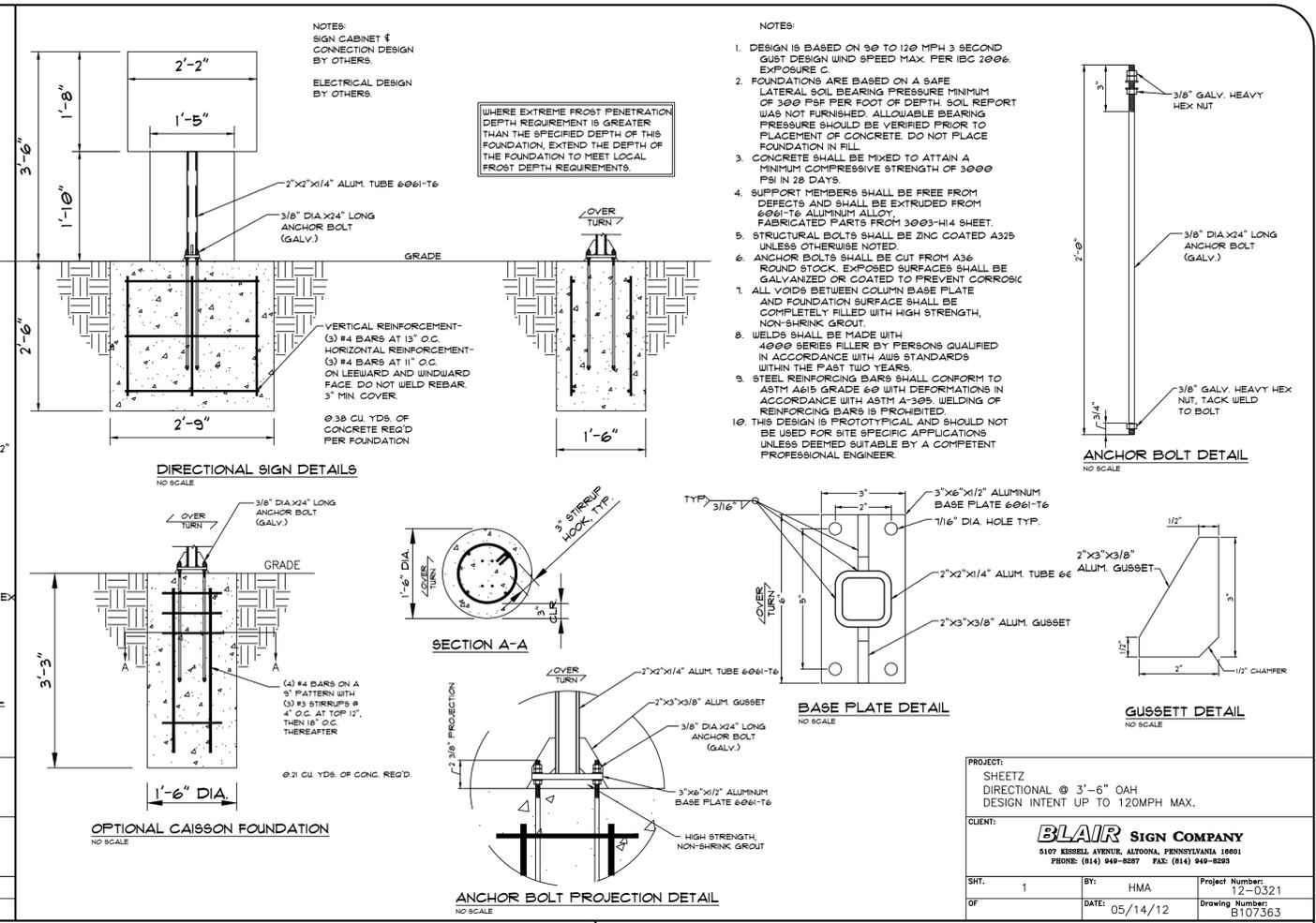
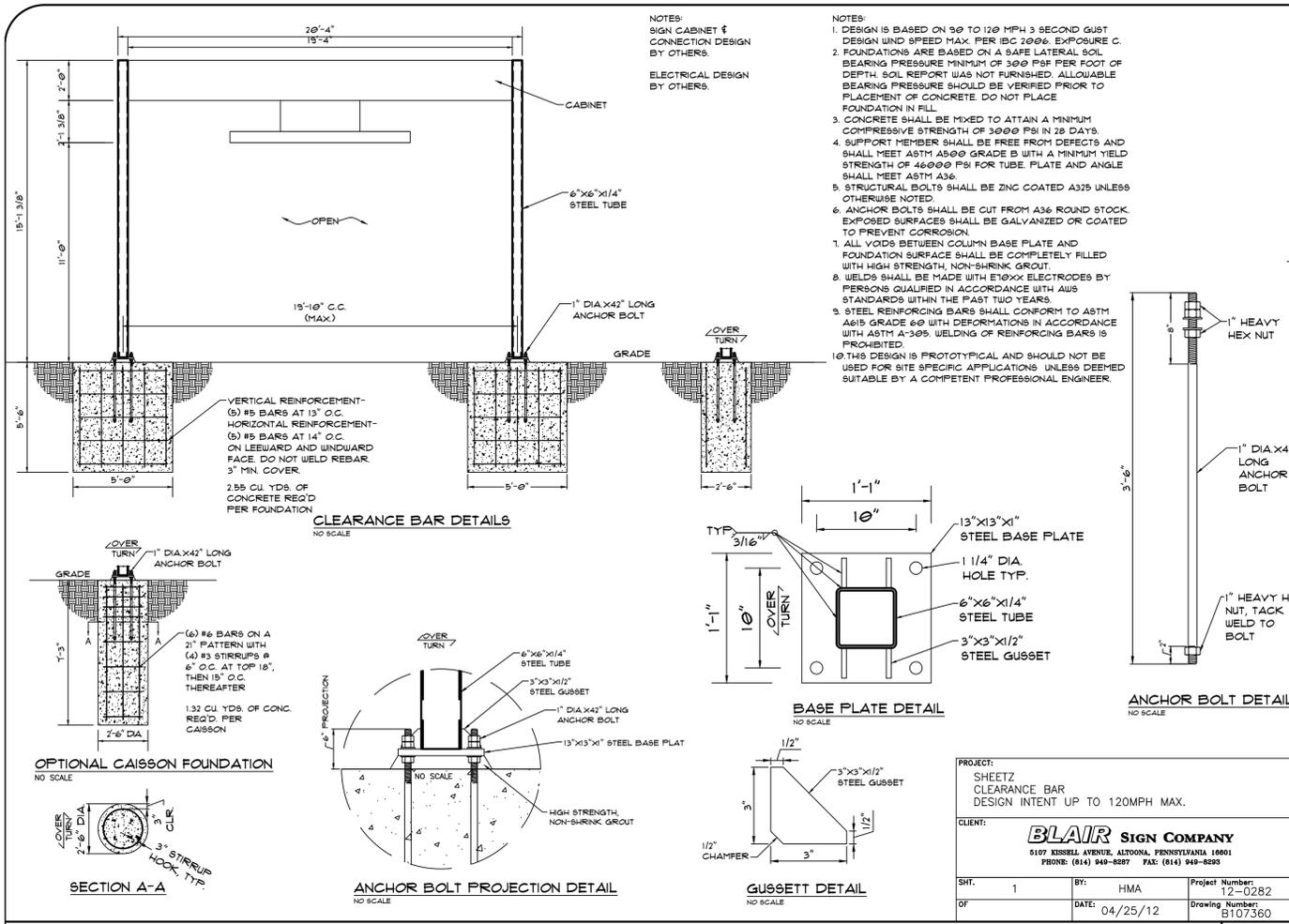
Convenience Architecture and Design P.C.
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DRIVE THRU SIGNAGE DETAILS

NEW SHEETZ STORE
"604 MORGANTOWN"
21 ASTURIAS LANE
MORGANTOWN, WEST VIRGINIA

SCALE: AS NOTED
DATE: 01-19-2016
DRAWN BY: ALS
FILENAME: DRIVE-THRU-SIGNAGE

DT-1



REVISIONS

DATE BY DESCRIPTION

351 Sheetz Way, Claysburg, PA 16625 (814) 239-6013

Convenience Architecture and Design P.C.

DETAILS

NEW SHEETZ STORE
 "#604 MORGANTOWN"
 21 ASTRUIAS LANE
 MORGANTOWN, WEST VIRGINIA
 ELKINS, WEST VIRGINIA

SCALE: AS NOTED
 DATE: 01-19-2016
 DRAWN BY: NP, ALS
 FILENAME: D-T SIGNAGE

DT-2