

For Use by Permitting Coordinator:

Date Received: \_\_\_\_\_

Determination of Completeness: \_\_\_\_\_

Additional Information Received: \_\_\_\_\_

Application Withdrawn: \_\_\_\_\_

**TOWN OF STURBRIDGE**  
**APPLICATION FOR PERMANENT SIGN**  
REVISED 2/07/11

**RECEIVED**

FEB 27 2013

DESIGN REVIEW  
COMMITTEE

Site: 234 & 236 Haynes Street (Route 15) Sturbridge, MA  
Location (Street Number and Street Name)

**Section 1. Applicant/Owner/Agent Information:**

A. Applicant:

Business Name: Petrogas Group New England, Inc.

Applicant Name: Trevor Moore

Address: 168 North Main Street  
Andover, MA 01810

Phone: 1-347-909-0738 Fax: \_\_\_\_\_

Email: trevor.moore@applegreen.ie

B. Property Owner: 234 Haynes Street

Name: 10 Mashapaug Road Sturbridge, LLC

Address: 645 Hamilton Street  
Allentown, PA 18101

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_



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Andover, MA 01810

Phone: 1-347-909-0738 Fax: \_\_\_\_\_

Email: trevor.moore@applegreen.ie

**B. Property Owner: 236 Haynes Street**

Name: Perry Holdings, LLC

Address: 803 Charlton Street  
Southbridge, MA 01550

Phone: 1-484-273-0425 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**C. Agent Information:**

Business Name: Upland Architects, Inc.  
Agent: Robert C. Medeiros  
Address: 250 East Main Street - Suite 13  
Norton, MA 02766  
Phone: 774-430-3390 Fax: 774-430-3393  
Email: bobm@55upland.com

**Section 2. Basic Site and Project Information:**

A. Assessor's Parcel Identification Numbers: \_\_\_\_\_  
552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010

**B. Proposed Sign Information:**

Please provide a general description of the sign and location of the sign (attach additional sheets if necessary):

\_\_\_\_\_  
18' tall free standing sign on a stone base. Sign to be wood clad and  
have a stucco accent wall. Sign to be externally illuminated and shall  
bear the trade names of all operators contained within the proposed  
building.

C. Note any current zoning or general bylaw non conformance associated with the property or the application:

In 1987, the planning board approved a definitive site plan for construction of the then Roy Rogers building.

In 1992, the planning board approved a definitive site plan for an addition to the Roy Rogers building.



D. Note any special permit or variances granted or denied or in process at this time:

In 1987, the ZBA granted a variance from signage requirements for a free standing sign.

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In 1994, the ZBA denied a variance for the erection of a 70 foot tall flag pole.

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**Section 3. Required Application Submittals:** The applicant shall submit one original set and six copies of the application and final drawings and one set of materials at the time the application is submitted to the Town Planner. The following information must be submitted with the application for a sign permit for new signs and changes to existing signs: (At its discretion, the DRC may substitute some requirements with a site visit).

- A Site Plan showing property lines, setback areas, access points, traffic flow and a scaled site plan showing property lines, appropriate front, side, and rear yard setbacks as identified in the Zoning bylaw, pedestrian and vehicular access and existing buildings and significant site objects and features, and the existing and proposed sign locations shall also be shown.
- A drawing of the proposed structure or sign, including color and type of surface materials, showing front elevations, rear elevations, and side elevations, where there are not adjoining buildings. The drawing should accurately convey the design of the sign including lettering styles, size, and composition. The location, font, and contrasting color of the street number shall be easily read by emergency personnel and patrons/visitors.
- A description of the materials, colors, and lighting, (if the sign is to be lit), to be used in the modification of an existing sign or construction of a new sign. The presentation of photographs showing the existing signs to be modified would be helpful. Samples of the colors of the proposed sign and materials to be used for the construction of the signs and supports shall also be submitted.
- Scale drawings of the proposed sign, (whether the modifications of an existing sign, or the provision of a new sign) shall be submitted, including a plan view and an architectural elevation of each side. One architectural elevation will suffice if all sides are identical. All drawings shall include dimensions indicating the length, width, and height of the proposed signage as appropriate to the information conveyed by plan or elevation. Applicants shall review the Town of Sturbridge Zoning Bylaw for detailed information on zoning limitations and requirements relative to their signage situation prior to designing any new proposed signs. The Bylaw may be accessed on line at the following link:  
[http://www.town.sturbridge.ma.us/Public\\_Documents/SturbridgeMA\\_PlanningDocuments/Zoning%20Bylaw%202010?FCItemID=S02B54AC5](http://www.town.sturbridge.ma.us/Public_Documents/SturbridgeMA_PlanningDocuments/Zoning%20Bylaw%202010?FCItemID=S02B54AC5)

- Planting plan, with descriptions of materials. Planting plan identifying the proposed plant material and quantity of each by location on plan; an overall plant list, which at a minimum identifies total quantities of each plant used; botanical and common name for each plant, and size of the plant material at time of installation.
- Photographs of existing signage on the site and the building will aid the DRC in making its decision and are required as a submittal.

**Section 4. Required Signatures:**

**A. Applicant:**

  
 \_\_\_\_\_  
 Applicant or Authorized Signatory

02-23-2018  
 \_\_\_\_\_  
 Date

**B. Property Owner:** I hereby grant permission for the applicant to apply for and erect the signs as proposed on the above referenced property.

\_\_\_\_\_  
 Owner or Authorized Signatory

\_\_\_\_\_  
 Date

**C. Agent:** If someone is representing the applicant or the owner, the applicant must designate such representative below:

Name of Representative:  
 \_\_\_\_\_

Address of Representative:  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Relationship of representative to owner or applicant: \_\_\_\_\_

**Finance Director/Tax Collector: I certify that the taxes are current for the above property (applicant must obtain this signature prior to submission of this application)**

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Date

Design Review Committee Decision

**A. APPLICANT**

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Telephone No. \_\_\_\_\_

**B. SIGN DIMENSIONS AND LAYOUT**

Overall \_\_\_\_\_ Area \_\_\_\_\_  
Dimensions

Colors \_\_\_\_\_

Lettering \_\_\_\_\_

Materials \_\_\_\_\_

Other \_\_\_\_\_

\_\_\_\_\_

**C. CONFORMANCE WITH DESIGN STANDARDS**

**YES NO**

**Signs** with associated architectural details, materials, colors and textures are compatible with the predominant architectural character of the neighborhood, while preserving and enhancing the surrounding area.

**Advertising features**, including size, location, design, color, texture, lighting and materials, shall not detract from the use and enjoyment of the proposed building and structures and the surrounding properties.

**Preservation** of historic, traditional or significant uses, structures or architectural elements have been preserved to the greatest extent possible.

**D. Summary of Recommendations:**

The Design Review Committee has reviewed the above referenced sign application at its meeting held on \_\_\_\_\_ and the sign(s) as proposed have been:

Approved as proposed

Approved with the following comments or modifications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Denied due to the following: \_\_\_\_\_

\_\_\_\_\_

Additional Comments of the Design Review Committee: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Date



Zoning Enforcement Officer/Building Inspector Decision:

Approved as proposed

Approved with the following comments or modifications: \_\_\_\_\_

Denied due to the following: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Date

*Attach Additional Sheets as Necessary*

**AUTHORIZATION**

I, Audrey Martinez, as Co-Manager for Perry Holdings, LLC (the "Owner"), the owner of property located at 236 Haynes Street (Route 15), Sturbridge, Massachusetts (the "Property"), hereby authorize Dunne Manning Realty LP, its officers, directors, partners, managers, engineers, attorneys, consultants, representatives and agents, to execute and sign on behalf of the Owner as owner of the Property, all applications, petitions, forms, documents and papers that may be required by the town of Sturbridge or any boards, commissions or authorities thereof, in order to facilitate the submission of applications, petitions, notices of intent, certificates (including tax collection compliance certificates) and forms for any and all permits, approvals or orders, including, but not limited to, special permits, variances, site plan review approval, orders of conditions, licenses, waivers and other related government approvals, in connection with the development and permitting of the Property.

PERRY HOLDINGS, LLC

By:  ✓  
Name: Audrey Martinez  
Title: Co-Manager

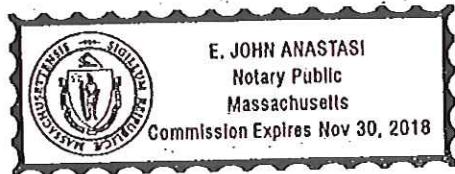
STATE OF MASSACHUSETTS )  
 )  
COUNTY OF WORCESTER )

SS: WORCESTER

On this 21st day of February, 2018, personally appeared before me, AUDREY MARTINEZ, who proved to me through satisfactory evidence of identification, to wit, MASSACHUSETTS DRIVER'S LICENSE, to be the signer of the foregoing document, and who swore or affirmed to me that the contents of said document are truthful and accurate to the best of affiant's knowledge and belief.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public  
My Commission Expires: 11/30/2018





# TOWN OF STURBRIDGE

## *Zoning Board of Appeals*

*Special Permit Application (2010)*

### **REQUIREMENTS NECESSARY FOR PROPER FILING AN APPLICATION FOR A SPECIAL PERMIT AND/OR FINDING:**

1. An application for Special Permit and/or Finding must be completed and returned to the office of the Zoning Board of Appeals (Planning Department) along with an original plan and fifteen (15) copies. The application and plan shall be submitted to the Planning Department during regular business hours with an additional copy filed forthwith with the Town Clerk by the applicant. The effective date of the submittal shall be the date the plan and application are submitted to the Town Clerk. At least one copy of the plan shall be produced in size 11" X 17". Additionally, all application submittals shall be provided as a PDF on CD Rom.
2. The appropriate filing fee must also be provided at the time of submission. Please contact the Planning Department at 508-347-2508 to determine the appropriate fee for your application type.
3. In all cases, it is necessary to provide a site plan drawn at a scale of 1" = 40', unless another scale is previously requested by the applicant and found suitable by the Planning Department. All plans shall be prepared, signed and sealed by a Massachusetts licensed engineer and/or surveyor.
4. The plan for Special Permit shall be stamped by the registered land surveyor who performed the instrument boundary survey and who shall certify the accuracy of the locations of the building(s), setbacks, and all other required dimensions, elevations and measurements and shall be signed under the penalty of perjury. At the discretion of the Planning Department a plot plan may be accepted for a Finding.
5. The plan shall contain sufficient detail to show that the application and plan as presented meets the criteria for your specific project as outlined in the appropriate section of the Zoning Bylaw. All applicants are encouraged to meet with the Town Planner to review the application process and submittal requirements prior to filing.
6. The applicant must notify all abutters within three hundred (300) feet of the property as the names appear on the most recent tax list. The applicant must obtain a certified list of abutters from the Assessor's Office. All notices must be sent via certificate of mailing, at the applicant's expense and the certificates must be provided to the Planning Department prior to the hearing, or they may be hand delivered the evening of the public hearing. The notice

to abutters should be sent to coincide with the first publication date of the legal notice; in no case shall an abutter receive a notice less than fourteen days prior to the hearing.

7. The applicant is responsible for placing and paying for the legal advertisement in the Southbridge Evening News. The wording will be supplied by the Planning/Zoning department and must appear verbatim as provided. The advertisement must be published for two consecutive weeks with the first publication occurring no less than fourteen days before the day of the public hearing. The applicant will be responsible for providing proof of publication prior to the public hearing in which their application is heard.



**For Official Use:**

Date of Receipt: \_\_\_\_\_ Received By: \_\_\_\_\_  
File Number: \_\_\_\_\_ Date of Approval: \_\_\_\_\_  
Completed: \_\_\_\_\_ Not Completed: \_\_\_\_\_

**Part A. General Information**

1. NAME OF REGISTERED OWNER 10 Mashapaug Road Sturbridge LLC  
Perry Holdings, LLC  
Address 234-236 Route 15 (Haynes Street)  
City Sturbridge State MA Zip Code 01566  
Telephone No. \_\_\_\_\_  
Email Address \_\_\_\_\_
2. NAME OF APPLICANT/ AGENT Petrogas Group New England Inc.  
Address c/o Bowditch & Dewey, LLP, Attn: Joshua Lee Smith, 311 Main Street  
City Worcester State MA Zip Code 01608  
Telephone No. 508-926-3464  
Email Address jsmith@bowditch.com
3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRESSED TO (check one or more):  
 Owner  Applicant/Agent
4. PROOF OF OWNERSHIP ACCOMPANYING APPLICATION: (check one):  
 Copy of front page of deed  Parcel Registry

**Part B. Details of Application**

5. Location of Subject Property

Municipal Address: 234-236 Route 15 (Haynes Street)

Lot(s): 234 and 236 Plan: \_\_\_\_\_

Assessment Lot Number(s): Tax Map 41, Lots 234 and 236

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes

No

7. Existing use of Property: Retail gasoline service station and convenient store; former restaurant

8. Date of construction of all existing and proposed buildings and structures on the subject property:

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Public water supply well	Public water supply well
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Public water supply well	Public water supply well
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Catch basins to existing culvert	Catch basins to existing culvert

9. Nature of Relief Requested:

Special Permit pursuant to Article/Sections 20.05 and 24.09 of the Zoning

Ordinance/Bylaw which authorizes the Zoning Board of Appeals

to permit expansion, change, or alteration of pre-existing nonconforming structures and uses

Detailed explanation of request:

See Statement in Support attached hereto.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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10. Evidence to support grant of special permit:

Because of the reasons set forth below, the special permit request will be in harmony with the intent and purpose of the Zoning Ordinance/Bylaw:

See Statement in Support attached hereto.

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Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/Bylaw as follows:

See Statement in Support attached hereto.

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*An application will not be considered complete and will not be accepted by the Zoning Board of Appeals for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.*

**Incomplete applications will be automatically rejected and returned to the applicant.**

Applications should be submitted to:

Town of Sturbridge Planning Department  
Center Office Building  
301 Main Street  
Sturbridge, MA, 01566  
508-347-2508

Applicants are *strongly* encouraged to schedule a submitted meeting with the Town Planner.

## Application for Permit to Access State Highway

*This Access Permit Application, including the attached Access Permit Submittal Checklist, must be completed in full by the Applicant. Instructions for this page are located on page 2. Descriptions of the two types of access permits and related categories are located on page 6. MassDOT will make the final determination regarding Access Permit Application type and category.*

1. Town/City: Sturbridge
  2. State Highway route number and/or name: Route 15
  3. Locus/Property Address: 234 & 236 Haynes Street (Route 15)
  4. Description of property and/or facility for which access is sought (attach additional sheets if necessary):  
See attached sheet.
  5. Description of work to be performed within State Highway Layout (attach additional sheets if necessary):  
See attached sheet.
- Telecommunications (wireless or wireline) or Renewable Energy (Solar, Wind, etc) – Agreement Process and OREAD\* coordination required. [\*see pg 2 Instruction]

6. Dig Safe number: To be obtained at time of construction.
7. Applicant Information <sup>1</sup> (See footnote below.)
 

Name <u>Petrogas Group New England, Inc.</u>
Mailing Address <u>168 North Main Street, Suite B</u> <u>Andover, Massachusetts 01810</u>
Telephone _____
Fax _____
E-Mail <u>Trevor.Moore@applegreen.ie</u>
Signature _____
Print Name <u>Trevor Moore</u>
Date _____

8. Property Owner
 

Name <u>See attached sheet.</u>
Mailing address _____
Telephone _____
Fax _____
E-Mail _____
Signature _____
Print Name _____
Date _____

*Return completed application, including Submittal Checklist, to the District Highway Director for your town/city. Refer to reverse side for appropriate address.*

**For office use only. Do not write below this line.**

- |  |  |
|--|--|
| 1. Application number: _____           | 6. Section 61 Finding date: _____                    |
| 2. Date received: _____                | 7. Mass. Historic Action (yes or no): _____          |
| 3. Fee amount (non-refundable) : _____ | 8. Plans returned to DHD: _____                      |
| 4. Completeness Pre-Review date: _____ | 9. Permit Type/Category: _____                       |
| 5. MEPA required (yes or no): _____    | 10. Application complete date: _____                 |
| ENF-EOEEA Cert. # _____                | 11. Permit written date: _____                       |
| EIR-EOEEA Cert. # _____                | 12. Permit issued date: _____                        |
| Other-EOEEA Cert. # _____              | 13. Permit denied: _____                             |
|  | 14. Permit Recording date at Registry of Deeds _____ |

<sup>1</sup> If an agent is representing an Applicant, the application must include a notarized letter from the Applicant outlining the specified duties and responsibilities of the agent. Where work is proposed on a utility, the utility department must sign the application as the Applicant(s).

**4. Description of property and/or facility for which access is sought (attach additional sheets if necessary):**

The site currently contains a retail motor fuel outlet with 4 Multi-Product Dispensers (MPDs) having 8 vehicle fueling positions (vfps) and 1 Diesel Truck Fuel Dispensers (DTFD) having 2 vfps at 236 Route 15 and what used to be two fast-food restaurants; a Roy Rogers and Sbarro, located at 234 Route 15. The proposed redevelopment consists of re-occupying the existing fast-food restaurants within the same footprint, and razing the existing canopies to provide 6 MPDs having 12 vfps and 4 DTFD having 3 vfps.

**5. Description of work to be performed within State Highway Layout (attach additional sheets if necessary):**

Hayes Street (Route 15) at the location of the site driveway is under Town of Sturbridge jurisdiction. MassDOT, however, does have jurisdiction at the I-84 Ramps and has a "No Access" Layout 7201 and Layout 5879 which runs through the center of Route 15 and cuts through a portion of the northerly of the two access/egress driveways, respectively. Access and egress to the site is currently provided via two full access/egress driveways on Route 15 and one full access/egress wide-open curb-cut on Mashapaug Road. As part of the redevelopment, access and egress is being sought via one full access/egress driveway on Route 15 at the current location of the northern site driveway on Route 15 and an access only driveway on Mashapaug Road. The existing southern driveway along Route 15 will be closed.

The driveway will be constructed as shown on the Site Plan prepared by MHF Design Consultants, Inc. dated November 16, 2017.

**8. Property Owner:**

Property Owner (234 Hayes Road [Route 15])

Name: 10 Mashapaug Road Sturbridge LLC, a subsidiary of Dunne Manning Realty LP

Mailing Address: 645 Hamilton Street, Suite 500, Allentown, PA 18101

Telephone: 610-625-8100

Fax: \_\_\_\_\_

E-Mail: equisenberry@dunne Manning.com

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Property Owner (236 Hayes Road [Route 15])


Name: Perry Holdings, LLC

Mailing Address: 803 Charlton St. Southbridge, Ma 01550

Telephone: 863-409-8253

Fax: N/A

E-Mail: N/A

Signature: 

Print Name: Audrey Martinez Co-Manager

Date: 2-21-18



# Instructions for Completing Application for Permit to Access State Highway

## General Instructions

MassDOT's Highway Division is granted authority to issue State Highway Access Permits by M.G.L. Chapter 81, Sec. 21. MassDOT adopted 720 CMR 13.00 under the authority of M.G.L. c. 81, § 21 and M.G.L. c.85 §2. 720 CMR 13.00 supersedes the Standard Operating Procedures for Review of State Highway Access Permits dated November 30, 1971, and board vote of September 17, 1991.

*ACCESS is generally defined, but not limited to:*  
Any physical work performed within the State Highway Layout.

This Application governs issuance of the two types of access permit Applications, Non-Vehicular and Vehicular, which are issued under three categories:

- Category I Minor Vehicle Access Permits
- Category II Major Vehicular Access Permits
- Category III Complex Vehicular Access Permits

Please refer to the MassDOT Highway Access Permit Submittal Checklist for details regarding permit types and submittals required.

**FEES:**

A Check payable to MassDOT for the appropriate permit application fee must accompany the permit application. Fees are non-refundable.

*Fee schedule for access and Utility Payments:*

<b>Residential Access Permits</b>	
5 Units or less .....	\$25.00
From 6 to 49 Units .....	\$100.00
Greater than 49 Units .....	\$2000.00
<b>Non-Residential Access Permits</b>	
Less than 25,000 square feet .....	\$500.00
From 25,000 to 300,000 square feet .....	\$1000.00
From 300,000 to 750,000 square feet .....	\$2000.00
Greater than 750,000 square feet .....	\$3000.00
<b>Non-Municipal Utility Permits not in conjunction With Access Permits:</b>	
Annual blanket utility permit .....	\$500.00
Capital improvements to a utility .....	\$500.00

## Specific Instructions (print or type)

- Line 1:**  
List name of municipality in which access is sought.
- Line 2:**  
List name or number of State Highway Route(s) to which access is sought.
- Line 3:**  
List Locus/Property address.
- Line 4:**  
Describe property and/or facility. If access is sought under Category II above, briefly describe facility for which access is sought,

*Example 1:* Private single family residence at 100 State Road. Approximate size of proposed building 2,500 s.f. Approximate lot size 0.75 acres.

*Example 2:* 500,000 s.f. enclosed shopping mall adjacent to State Route 1-290 and Route 20. Approx. lot size 67 acres.

- Line 5:**  
Briefly describe the proposed work to be performed within the State Highway Layout.

\*Office of Real Estate and Development (OREAD)

*Example 1:* Remove 50 feet of existing granite curb on south side of highway in order to construct driveway access and modify the roadway geometry to accommodate left-hand turn.

*Example 2:* Excavate 10 foot x 10 foot section of roadway at Station 100+00 in westbound lane in order to install water service to residence at 100 State Street.

- Line 6:**  
A Dig Safe number must be provided if the work will commence within 30 days of the filing of the permit. NOTE: A Dig Safe number must be obtained by calling 1-888-DIG-SAFE (1-888-344-7233). If construction within the State Highway Layout does not commence within the period allowed by Dig Safe, a new number must be obtained prior to beginning construction. ([www.digsafe.com](http://www.digsafe.com))

- Line 7:**  
Individual or business making application must complete the required information, including application date and signature.
- Line 8:**  
Complete this section only if the individual or business making application is other than the property owner of the land for which the permit applies.

Return completed application, submittal checklist and fee to appropriate District Office listed below. Please contact the Permit Engineer at this address if additional information is required.

**District One**  
270 Main Street  
Lenox, MA 01240  
Tel. (413) 637-5700  
Fax. (413) 637-0309

**District Four**  
519 Appleton Street  
Arlington, MA 02174  
Tel. (781) 641-8300  
Fax. (781) 646-5115

**District Two**  
811 North King Street  
Northampton, MA 01060  
Tel. (413) 582-0599  
Fax. (413) 582-0596

**District Five**  
1000 County Street  
Taunton, MA 02780  
Tel. (508) 824-6633  
Fax. (508) 880-6102

**District Three**  
403 Belmont Street  
Worcester, MA 01604  
Tel. (508) 929-3800  
Fax. (508) 799-9763

**District Six**  
185 Kneeland Street  
Boston, MA 02111  
Tel. (857) 368-6100  
Fax. (857) 368-0106

**Highway Division Website:**  
[www.massdot.state.ma.us/highway](http://www.massdot.state.ma.us/highway)



**DISCLAIMER**

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.


REVISIONS:

NUMBER	REMARKS	DATE
1		

**RECEIVED**  
FEB 27 2018  
DESIGN REVIEW COMMITTEE

ISSUED FOR:	DATE ISSUED:
CLIENT USE:	2-21-18

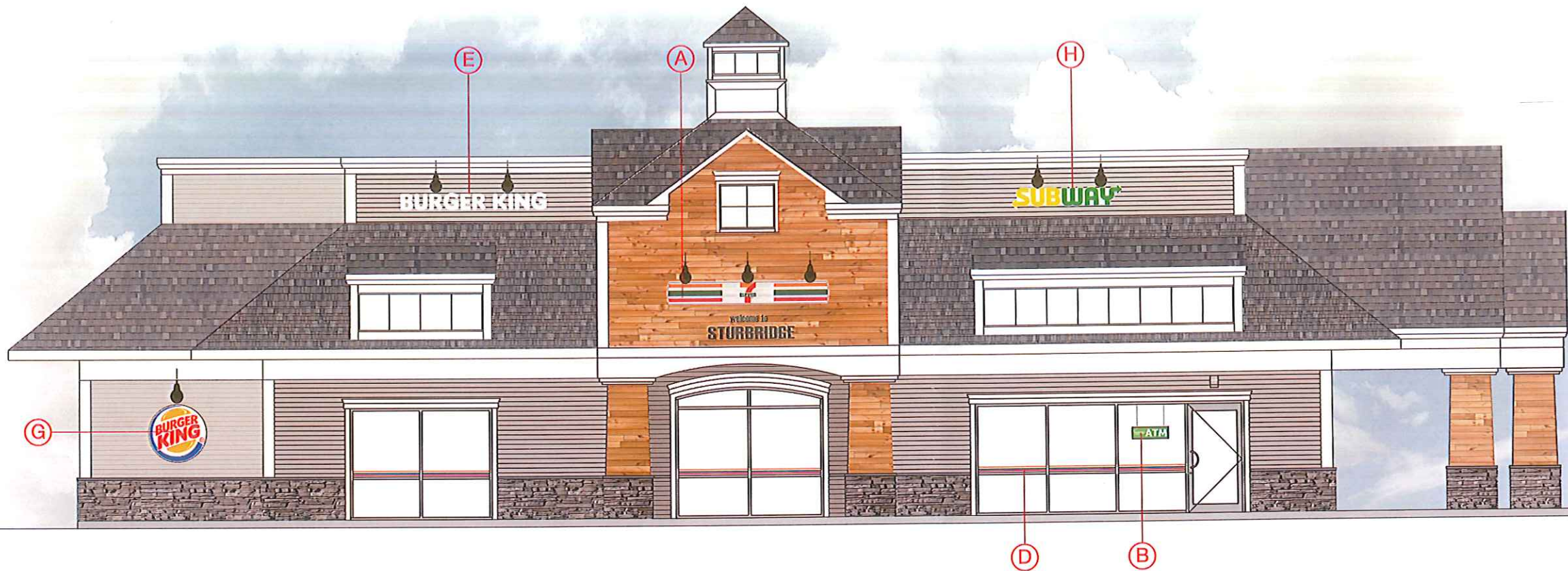
PROJECT TITLE:



**applegreen**  
Sturbridge, MA

Mashapaug Road  
Sturbridge, MA 01568

DRAWING TITLE: <b>RENDERED EXTERIOR ELEVATIONS</b>	
PERMIT DWG DATE: XX-XX-XX	PROJECT NUMBER: 17-14-005
DRAWN BY: JAS	CHECKED BY: ECM
DRAWING NUMBER: <b>SK100</b>	



PROPOSED EXTERIOR ELEVATION (A) 1/4" = 1'-0" 1



PROPOSED EXTERIOR ELEVATION (B) 1/4" = 1'-0" 2



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**REVISIONS**

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2-21-18

PROJECT TITLE:



**applegreen**  
Sturbridge, MA

Mashapaug Road  
Sturbridge, MA 01566

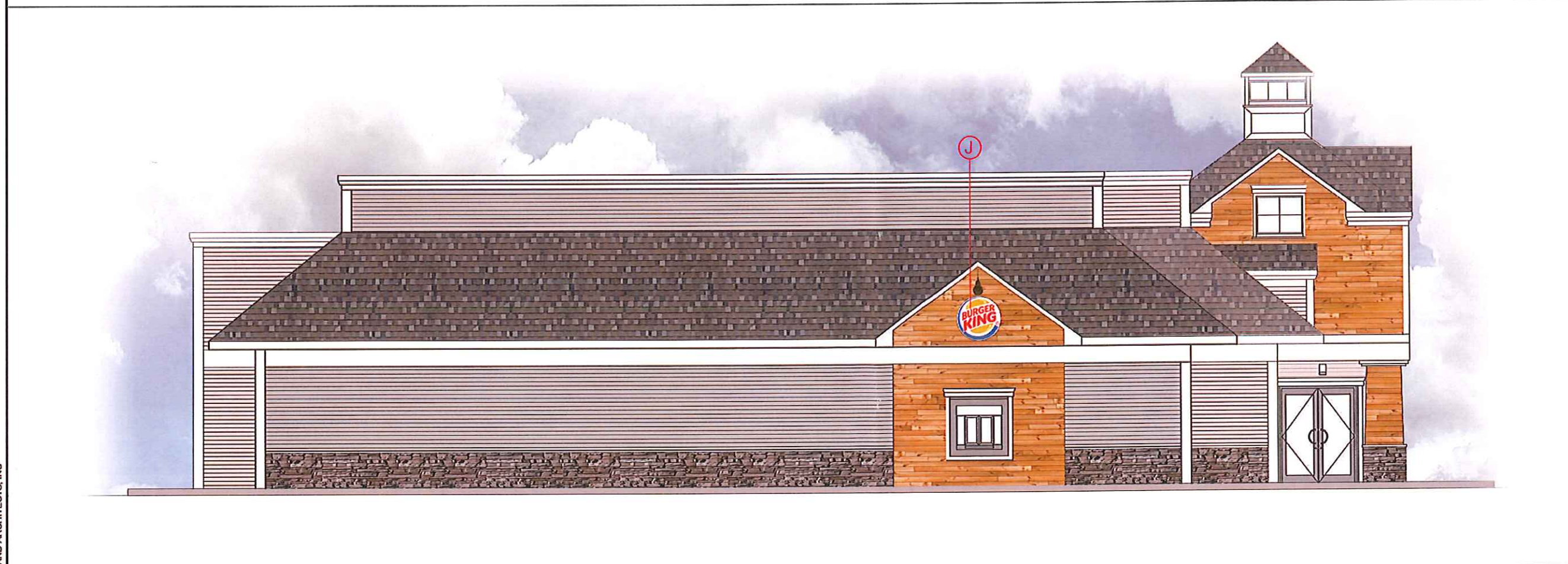
DRAWING TITLE:  
**PROPOSED EXTERIOR ELEVATIONS**

PERMIT DWG DATE: XX-XX-XX	PROJECT NUMBER: 17-14-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:  
**SK101**



PROPOSED EXTERIOR ELEVATION (C) 1/4" = 1'-0" 1

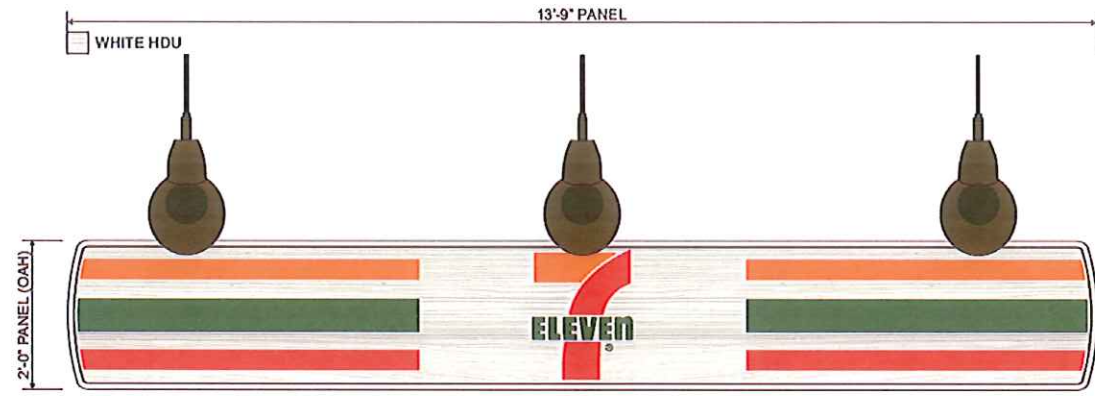


PROPOSED EXTERIOR ELEVATION (D) 1/4" = 1'-0" 2



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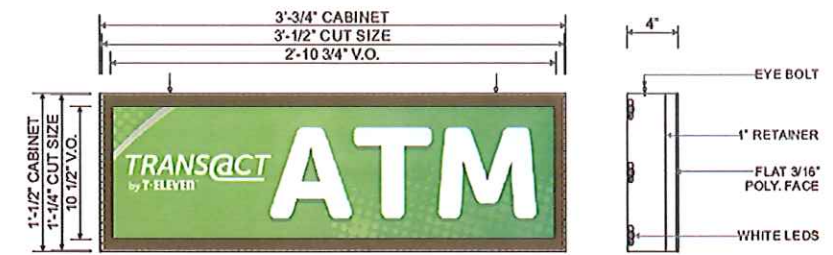


ONE (1) CUSTOM S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED WHITE HORIZONTAL WOOD GRAIN HDU PANELS (1/2" LOGO BORDER EMBOSSEMENT & 1 1/4" BACKGROUND), PAINTED ACCORDING TO PMS COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA.  
7-ELEVEN PAINT SPECS: PMS 411 C ORANGE, PMS 411 C RED, PMS 319 C GREEN, PMS WHITE (BORDER & BACKGROUND)

Front View & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 27.5 sqft

(A)



ONE (1) INTERIOR ATM INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED 313E DURANODIC BRONZE. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

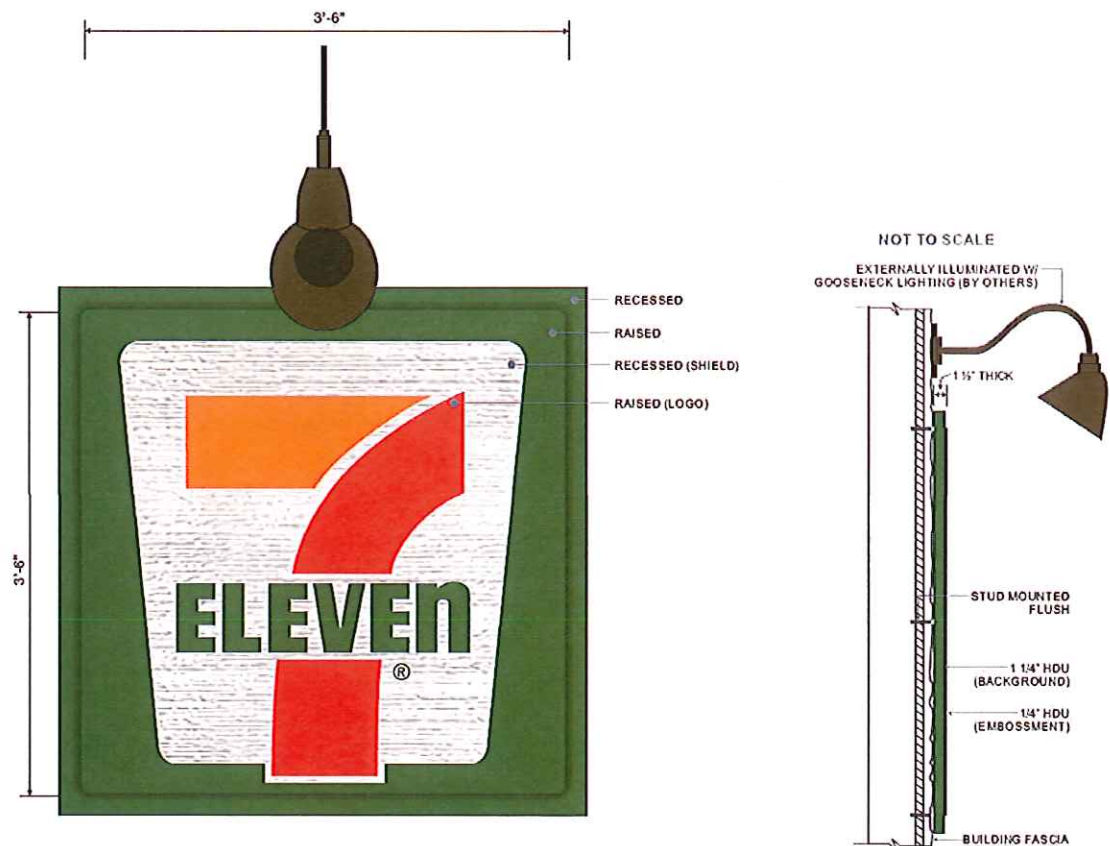
VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL  
PAINT SPECS: 313E DURANODIC BRONZE

**NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS**

Front Elevation & Side Mounting Detail - ATM S/F Window Sign

Display Square Footage (Cabinet): 3.2

(B)

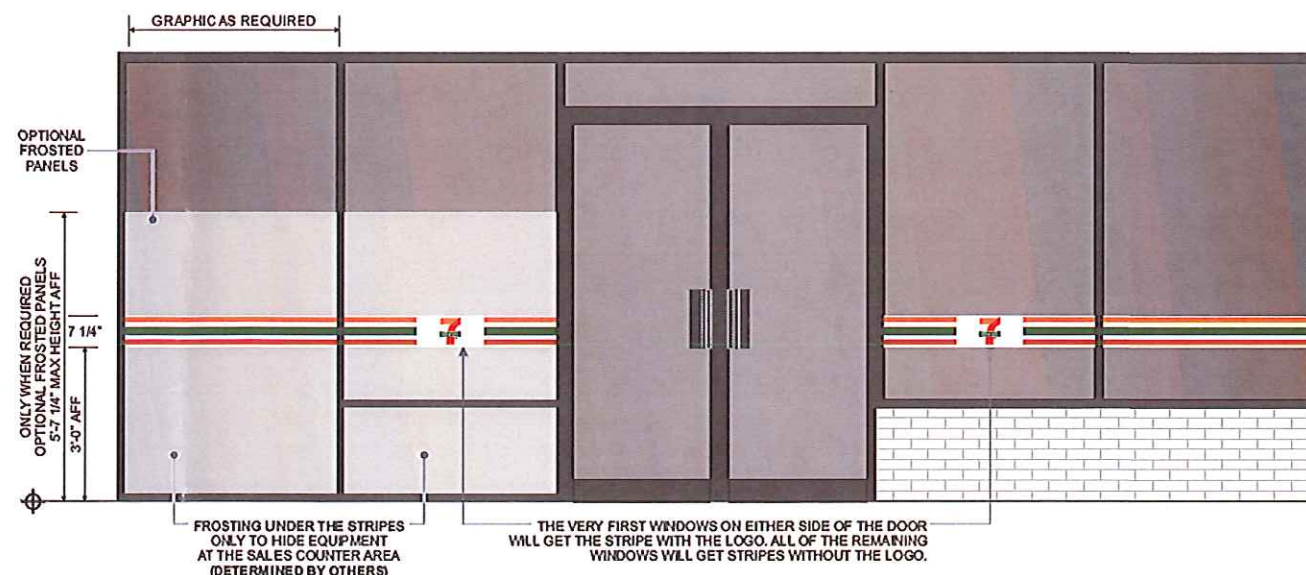


MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSSEMENT & 1 1/4" RECESSED), PAINTED ACCORDING TO PMS COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).  
7-ELEVEN PAINT SPECS: PMS 021 C ORANGE, PMS 485 C RED, PMS 349 C GREEN

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 12.25 SQ. FT. †

(C)



WINDOW VINYL GRAPHICS.  
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.  
**NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.**  
**NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.**

Front Elevation - Typical Window Vinyl Graphics

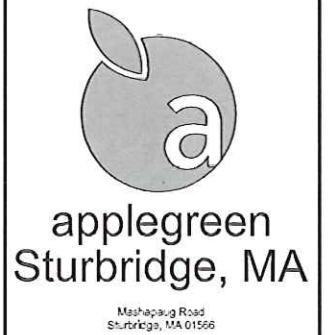
(D)

REVISIONS: **X**

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2-21-18

PROJECT TITLE:



DRAWING TITLE:  
**TENANT #1 SIGN PACKAGE  
7-ELEVEN INC.**

PERMIT DWG DATE:	PROJECT NUMBER:
XXXXXXXX	17-11-005
DRAWN BY:	CHECKED BY:
JAS	BCM

DRAWING NUMBER:

**SK102**



**DISCLAIMER**

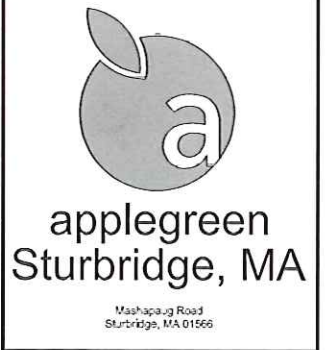
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**REVISIONS**

NUMBER	REVISIONS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2-21-18

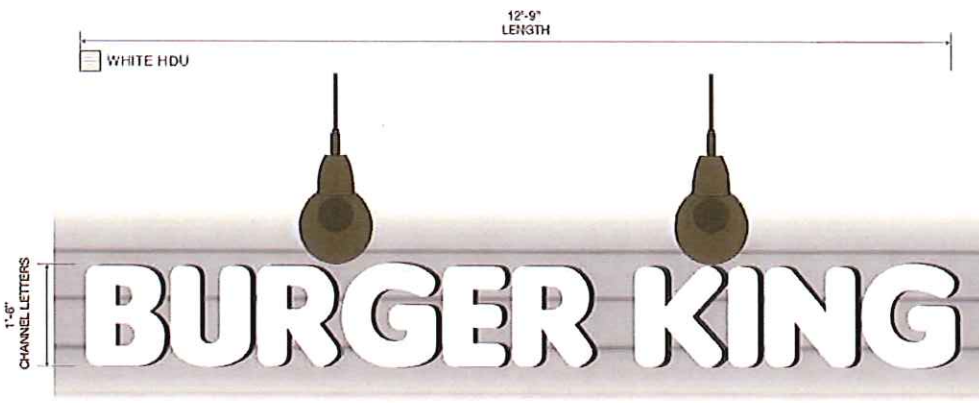
PROJECT TITLE:



DRAWING TITLE:  
**TENANT #2 SIGN PACKAGE  
BURGER KING**

PERM'D DATE:	PROJECT NUMBER:
XXXXXXXX	17-14-005
DRAWN BY:	CHECKED BY:
JAS	BCM

DRAWING NUMBER:  
**SK103**

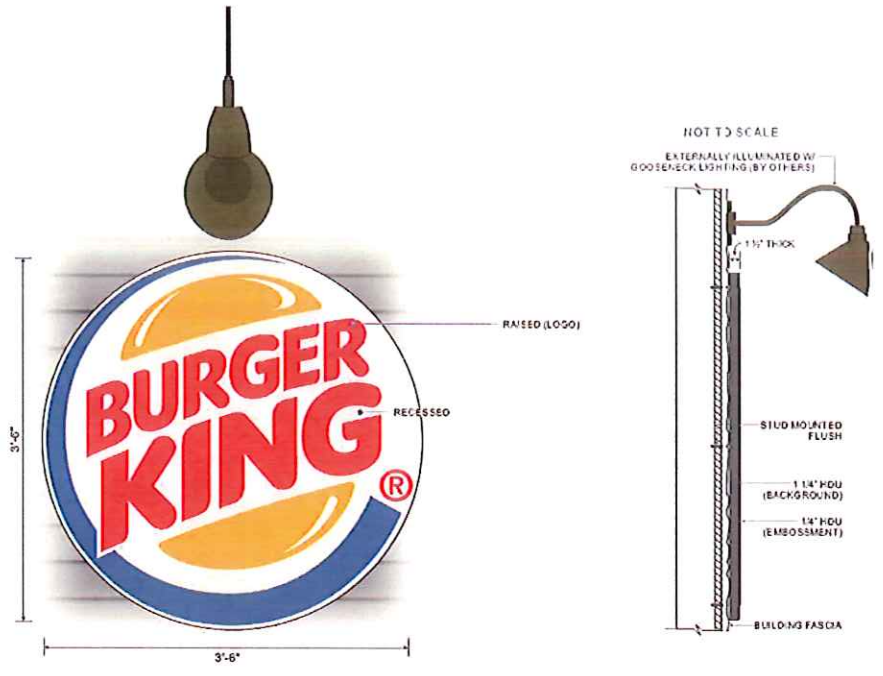


ONE (1) CUSTOM S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED WHITE HORIZONTAL WOOD GRAIN HDU LETTERS PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA.

Front View & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign Letters

Display Square Footage (Wall Sign): 10.125 SQ. FT.

(E)

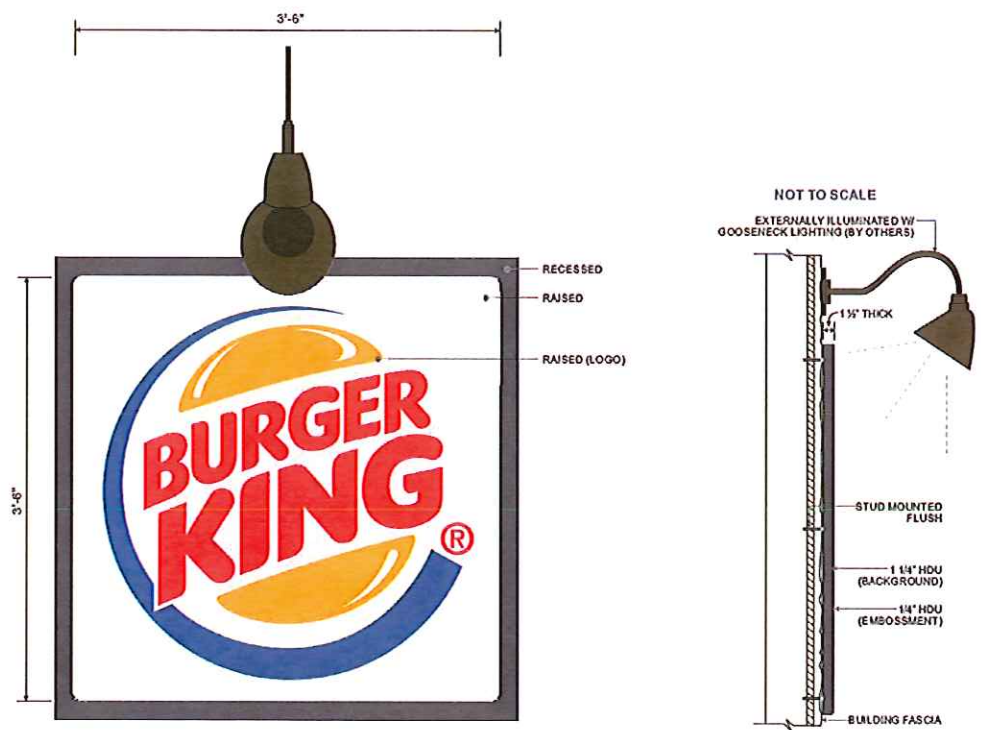


MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSMENT & 1 1/4" RECESSED), PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 12.25 SQ. FT.

(J)

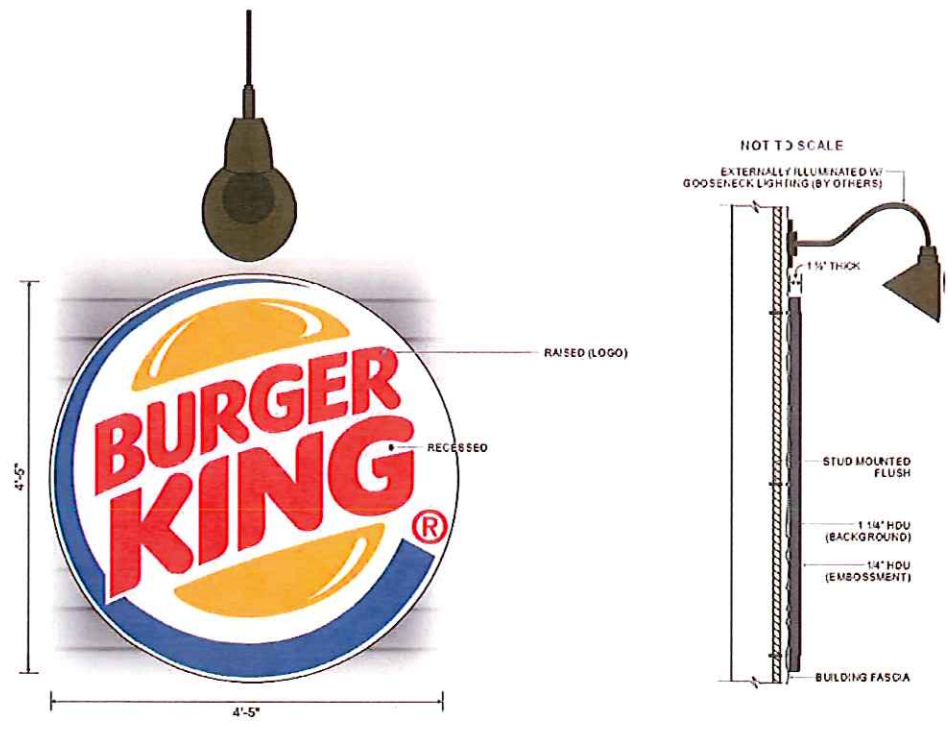


MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSMENT & 1 1/4" RECESSED), PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 12.25 SQ. FT.

(F)



MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSMENT & 1 1/4" RECESSED), PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

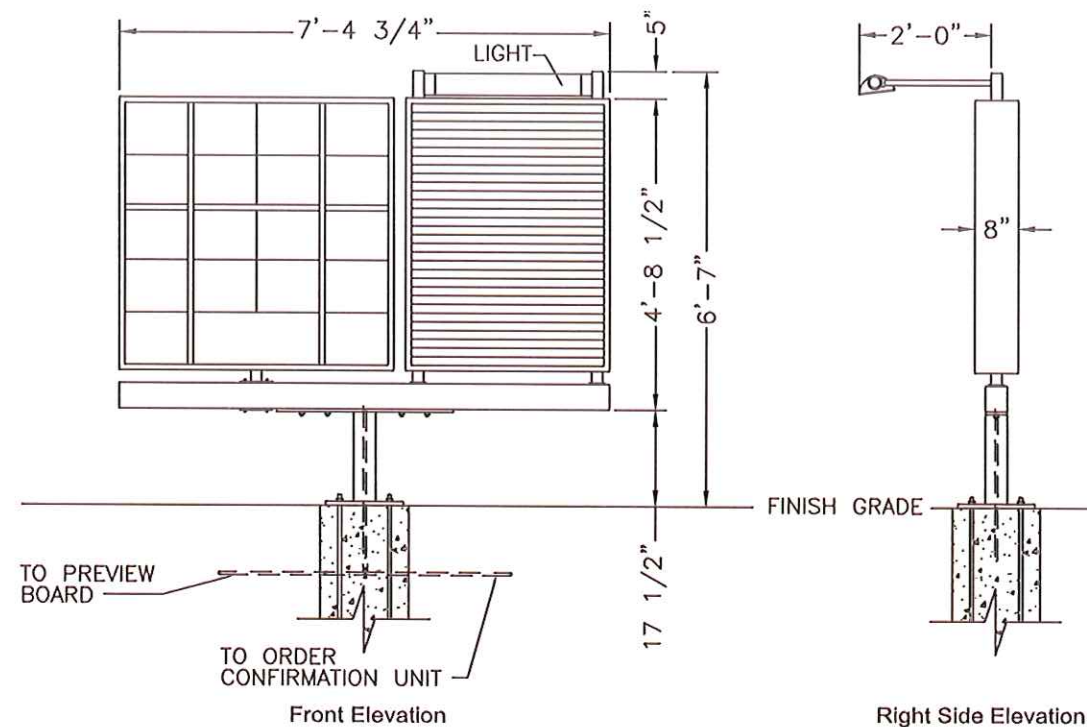
Display Square Footage (Wall Sign): 15.327 SQ. FT.

(G)

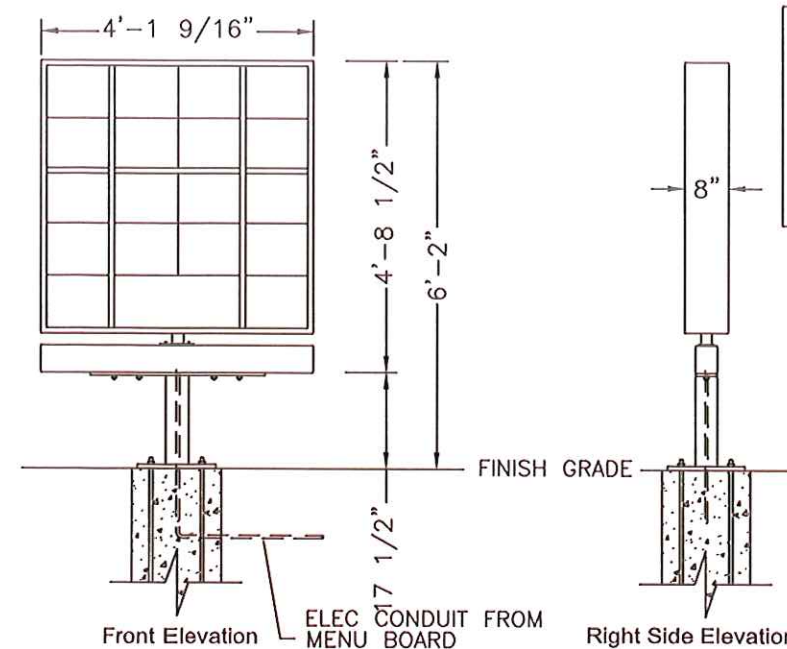


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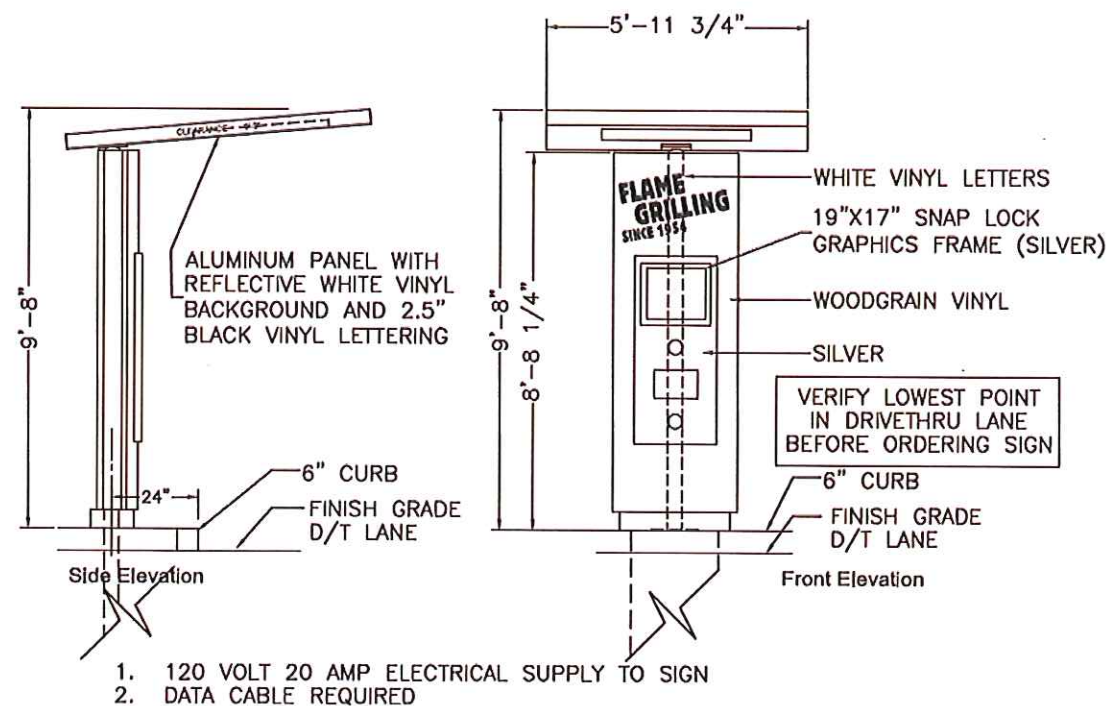
**(E)** MENUBOARD ELEVATIONS



SIGN STRUCTURAL FOUNDATION BASE AS REQ'D BY SITE CONDITIONS. DESIGN IS THE RESPONSIBILITY OF THE SUBCONTRACTOR. (MIN. 16" DIAMETER, 5'-0" DEEP)

**(J)** PREVIEW BOARD ELEVATIONS

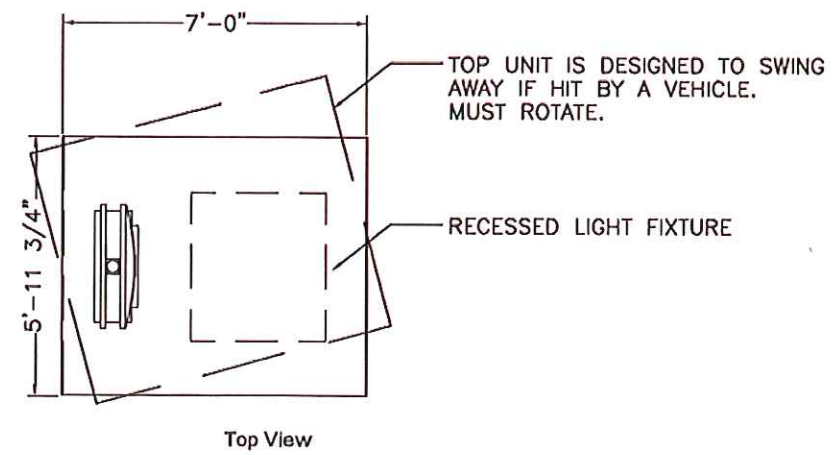
REVISIONS		
NUMBER	REMARKS	DATE



- 120 VOLT 20 AMP ELECTRICAL SUPPLY TO SIGN
- DATA CABLE REQUIRED

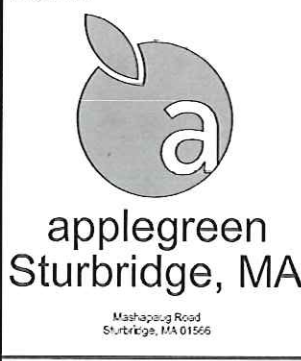
**NOTE:**  
SIGN STRUCTURAL FOUNDATION AS REQUIRED BY SITE CONDITIONS. DESIGN IS THE RESPONSIBILITY OF THE SUBCONTRACTOR.

**(F)** ORDER CONFIRMATION UNIT



ISSUED FOR:	DATE ISSUED:
CLIENT USE:	2-21-18

PROJECT TITLE:

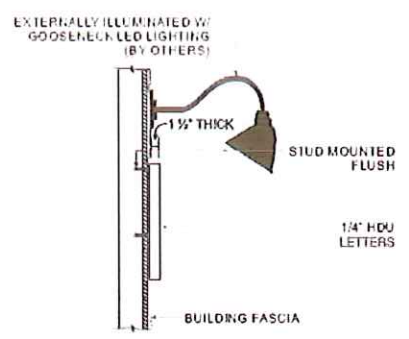
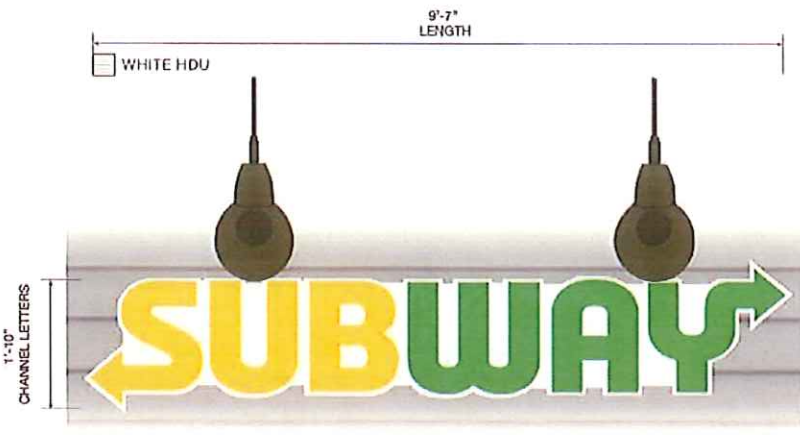


DRAWING TITLE:  
**TENANT #2 SIGN PACKAGE  
BURGER KING**

PERMIT DWG DATE: XXXXXXXX	PROJECT NUMBER: 1714005
DRAWN BY: JAS	CHECKED BY: ECM

DRAWING NUMBER:

**SK104**



ONE (1) CUSTOM S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED WHITE HORIZONTAL WOOD GRAIN HDU LETTERS PAINTED ACCORDING TO SW COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA.

Front View & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign Letters  
Display Square Footage (Wall Sign): 17.569 SQ. FT.



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REVISIONS:

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2-21-18

PROJECT TITLE:

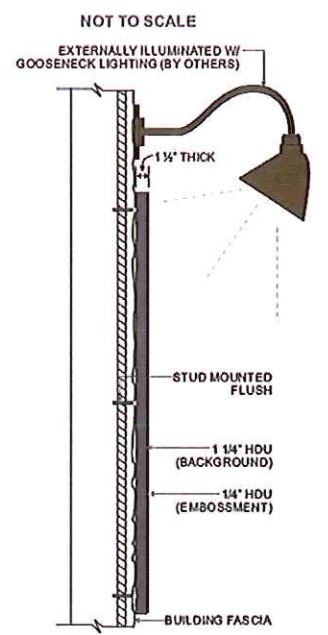
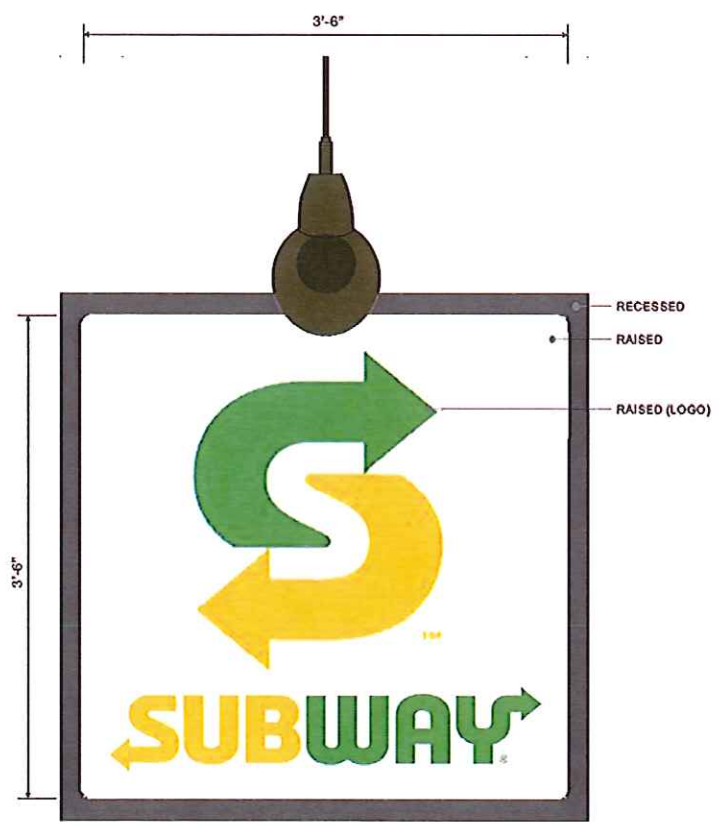
**applegreen**  
Sturbridge, MA

Mashapaug Road  
Sturbridge, MA 01566

DRAWING TITLE:  
**TENANT #3 SIGN PACKAGE  
SUBWAY**

PERMIT DRAW DATE: XXXXXX	PROJECT NUMBER: 17-11-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:  
**SK105**

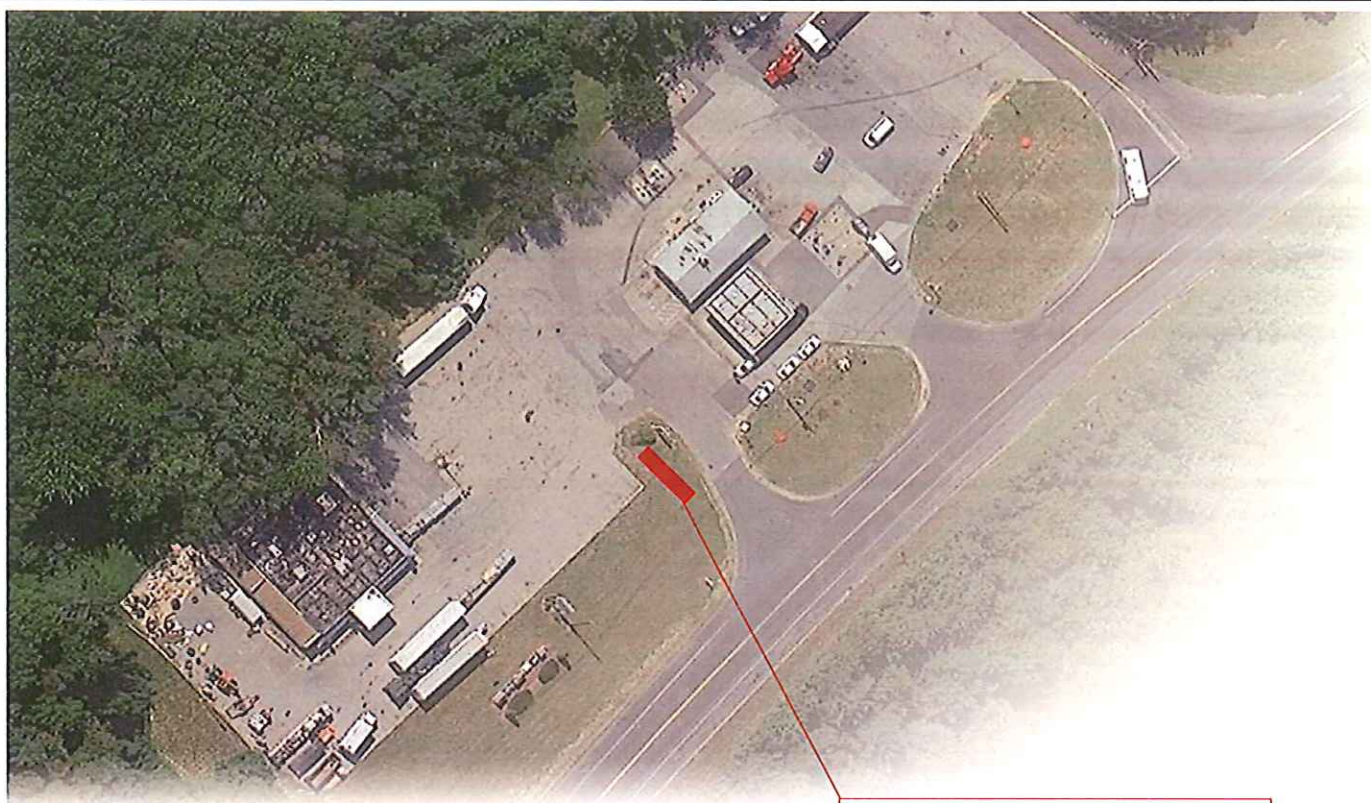


MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSMENT & 1 1/4" RECESSED), PAINTED ACCORDING TO SW COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign  
Display Square Footage (Wall Sign): 12.25 SQ. FT.





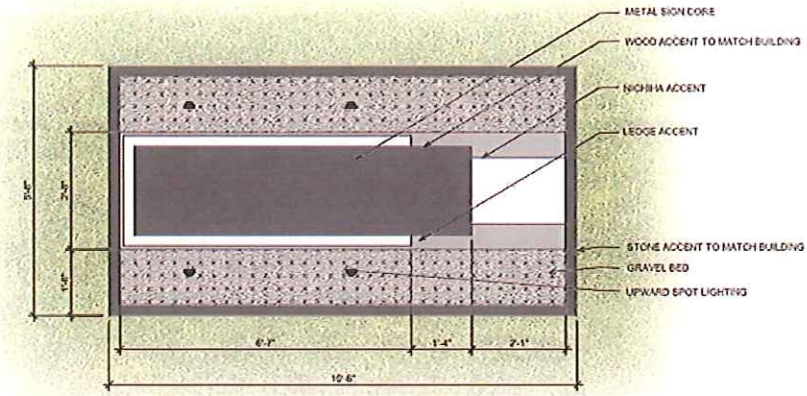


PROPOSED FREESTANDING SIGN LOCATION

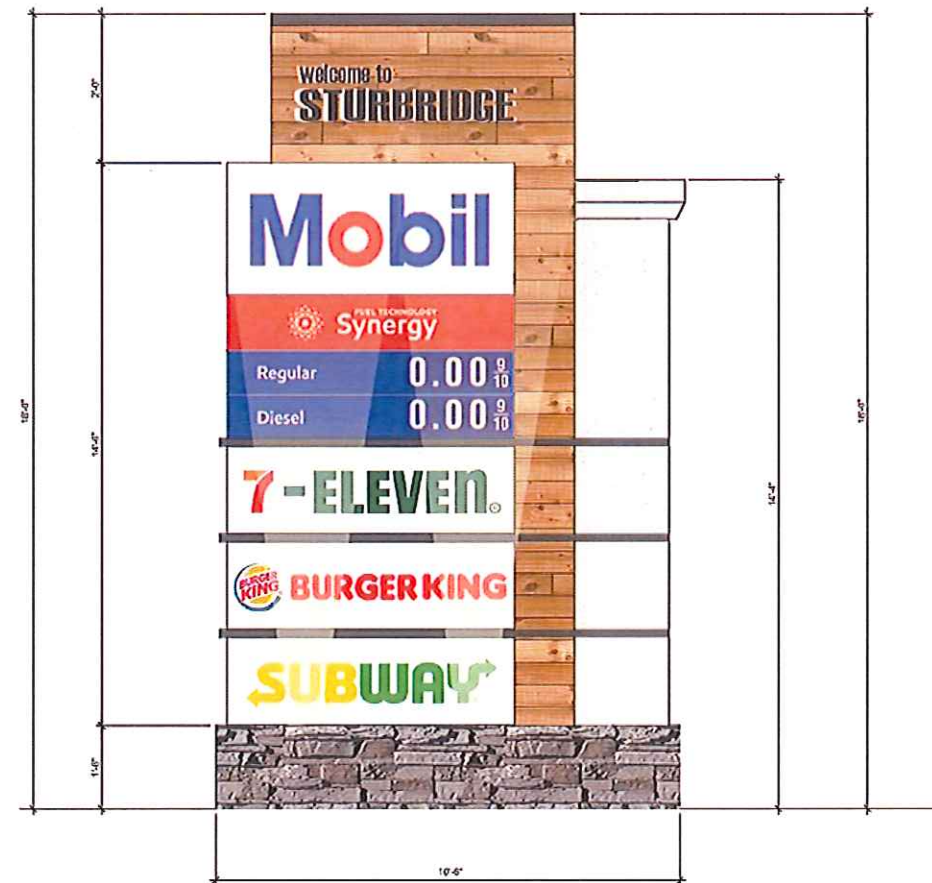
**PROPOSED FREESTANDING SIGN**

SIGN SQUARE FOOTAGE		Z-ELEVEN	
MOBIL	19.50 FT.	13.50 FT	
SYNERGY FUEL	8.25 FT.	BURGER KING	13.50 FT
FUEL PRICES	6.50 FT. (1/2)	SUBWAY	13.50 FT
		TOTAL	79.25 FT.

INTERNAL ILLUMINATION NONE  
FUEL PRICES NON ILLUMINATED STATIC



PROPOSED FREESTANDING SIGN PLAN 1/2" = 1'-0" 2



PROPOSED FREESTANDING SIGN ELEVATION 1/2" = 1'-0" 1

**UPLAND ARCHITECTS**  
UPLANDARCHITECTS.COM

250 E. MAIN STREET  
SUITE 13  
NORTON, MASSACHUSETTS  
02766

T 774-430-3390

WWW.UPLANDARCHITECTS.COM

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**REVISIONS**

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2/26/18

PROJECT TITLE:



**applegreen**  
Sturbridge, MA

Mashapaug Road  
Sturbridge, MA 01566

DRAWING TITLE:  
**PROPOSED FREESTANDING SIGN**

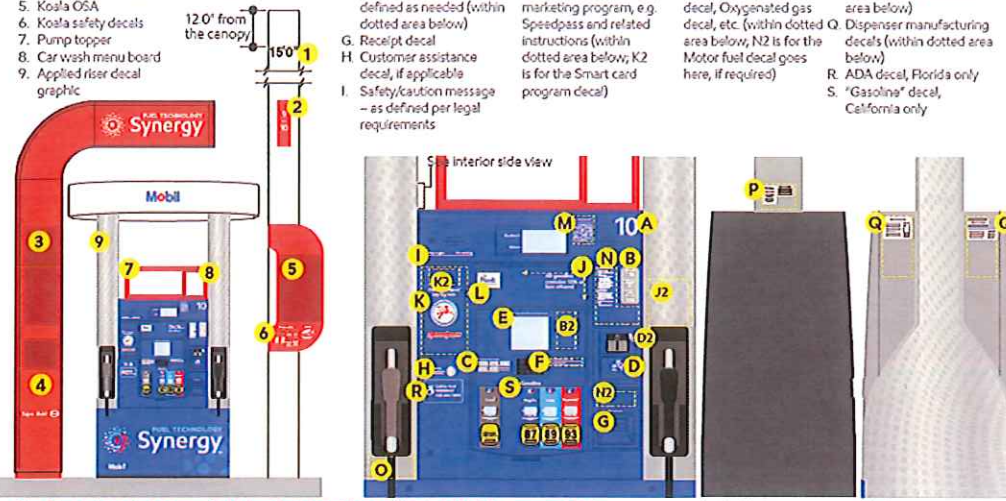
PERMIT DWG DATE: XX-XX-XX	PROJECT NUMBER: 17-14-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:  
**SK106**

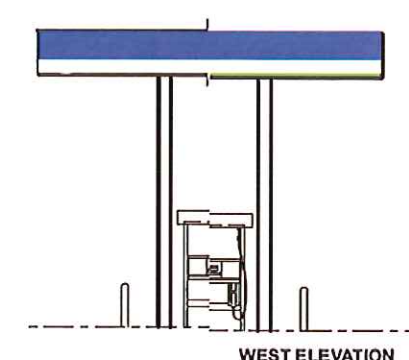
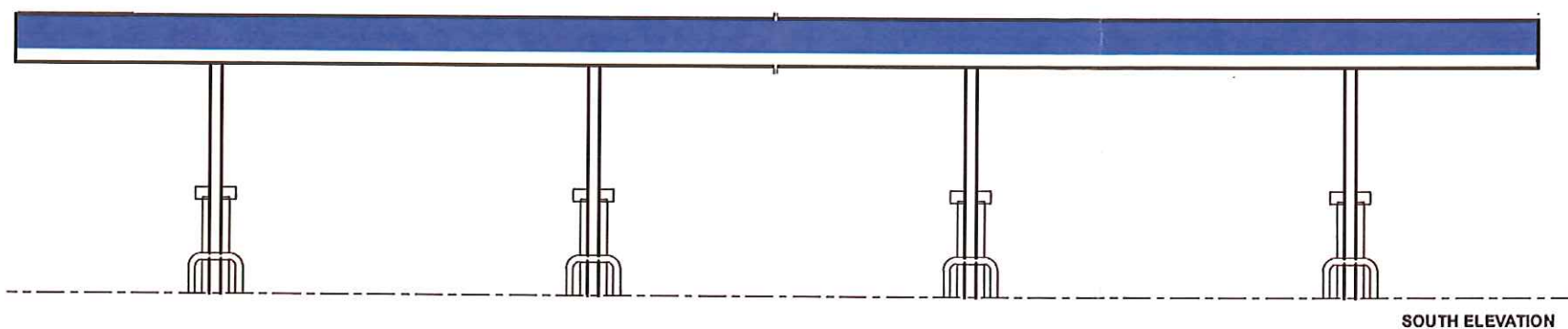
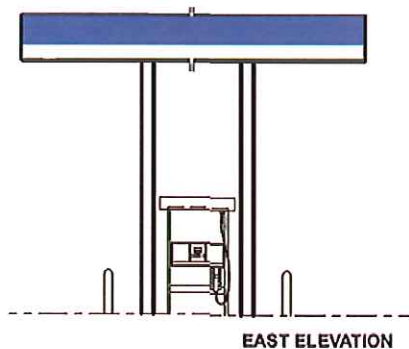
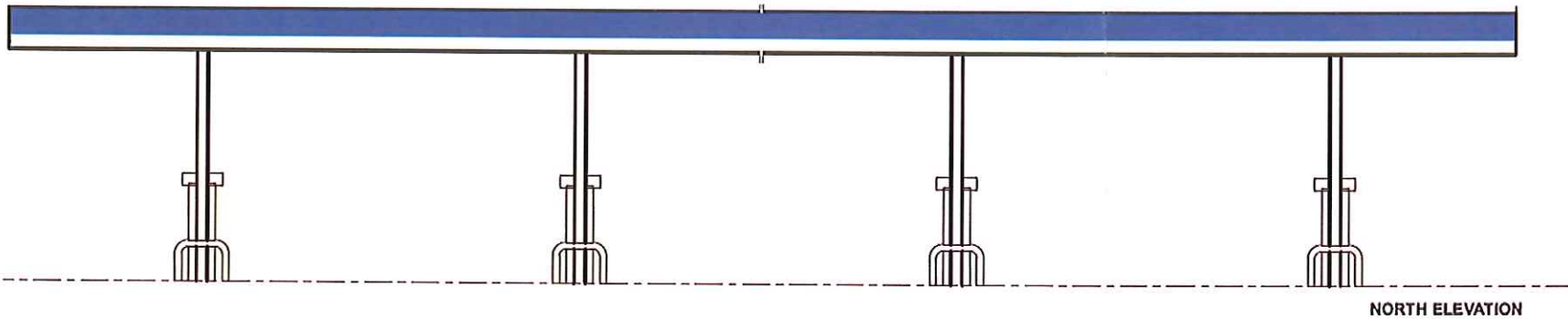


Dresser Wayne Ovation

- 1. Clearance decal
- 2. Number wedge
- 3. Wave OSA
- 4. Wave safety decals (alternate location if Koala is not present)
- 5. Koala OSA
- 6. Koala safety decals
- 7. Pump topper
- 8. Car wash menu board
- 9. Applied riser decal graphic
- A. Pump number
- B. Nozzle instruction (B2 is alternate location, space permitting)
- C. Pay at the pump instruction
- D. Card reader graphic (D2 is alternate option)
- E. Pump operation message - defined as needed
- F. Optional miscellaneous payment message - defined as needed (within dotted area below)
- G. Receipt decal
- H. Customer assistance decal, if applicable
- I. Safety/caution message - as defined per legal requirements
- J. Product content - ethanol %, bio %, sulphur ppm, if applicable (J2 is alternate placement for tall ethanol decals)
- K. ExxonMobil-related only marketing program, e.g. Speedpass and related instructions (within dotted area below; K2 is for the Smart card program decal)
- L. Marketing/loyalty stickers, e.g. Flexi (within dotted area below)
- M. Speedpass QR code
- N. Clean air nozzle decal, Temperature notice decal, Oxygenated gas decal, etc. (within dotted area below; N2 is for the Motor fuel decal goes here, if required)
- O. Cetane decal where required (within dotted area below)
- P. Local regulatory decals, e.g. Weights and Measures (within preferred dotted area below)
- Q. Dispenser manufacturing decals (within dotted area below)
- R. ADA decal, Florida only
- S. "Gasoline" decal, California only



Note: Please make sure the dispenser surface is cleaned prior to applying any of the adhesive backed or sponge tape decals. Dispenser illustrations are for demonstration only. Use actual final art files for reproduction.



**GENERAL NOTE:**  
REFER TO SITE DRAWINGS FOR FUEL CANOPY SPECIFICATIONS.

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REVISIONS:

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2/15/18

PROJECT TITLE:

**applegreen**  
Sturbridge, MA

Mashapaug Road  
Sturbridge, MA 01566

**FUEL CANOPY SIGN PACKAGE**

PERMIT DWG DATE:	PROJECT NUMBER:
XXXXXX	17-14-005
DRAWN BY:	CHECKED BY:
JAS	BCM

DRAWING NUMBER:  
**SK107**