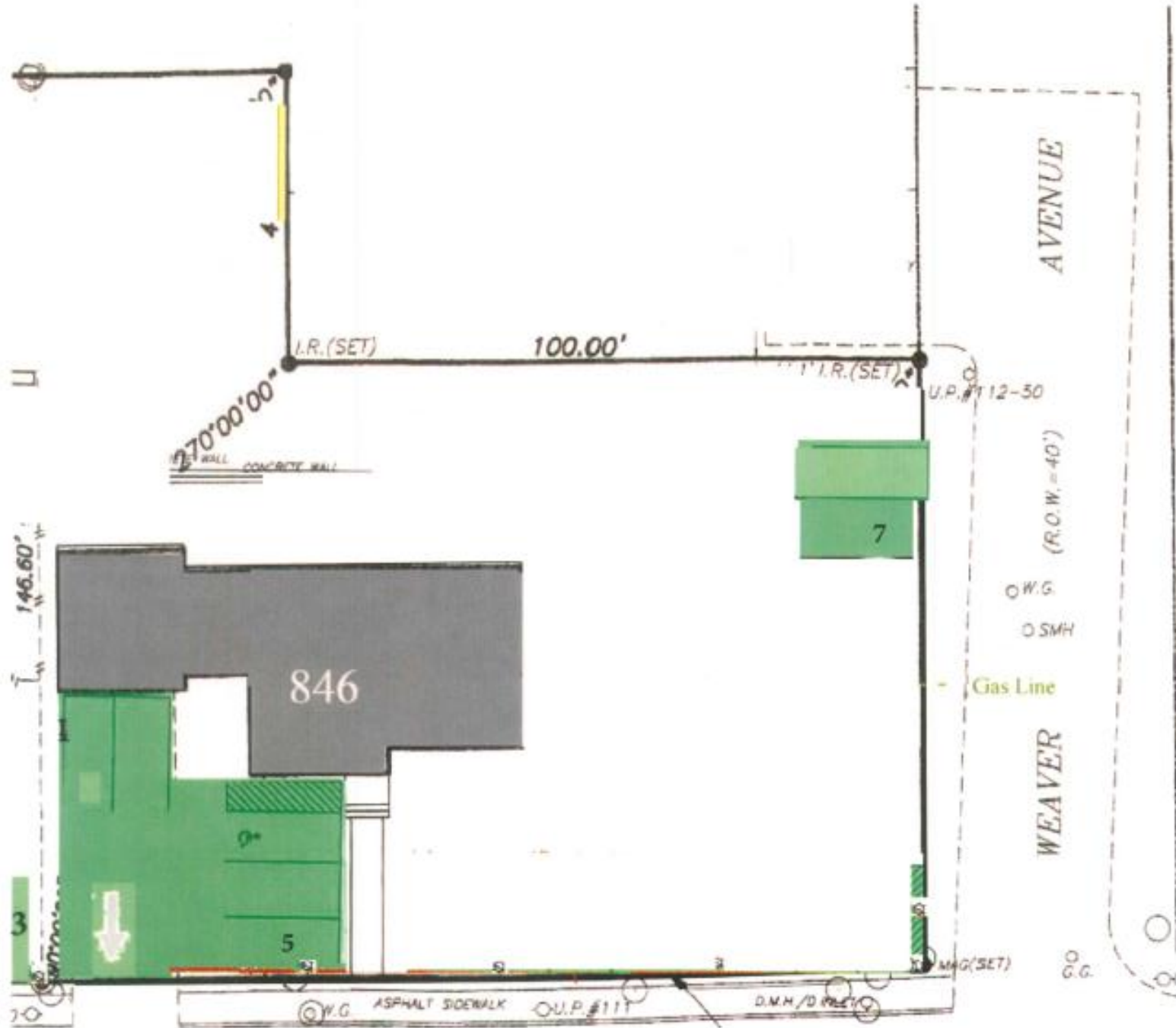


► **Ward 6**

► **DOMAIN REALTY, LLC (OWN/APP)** has applied to the Board to construct a new free-standing sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at **846 Oaklawn Avenue**, A.P. 15, lot 361; area 15,490 s.f. zoned C3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility; 17.72.010- Signs; 17.84, et seq- Development Plan Review.

► Application filed 7/06/2023. Joseph P. Carnevale, Esq.





Parking needed: Mercantile 1 per 300 = 5 (1,320 sq ft Mercantile)





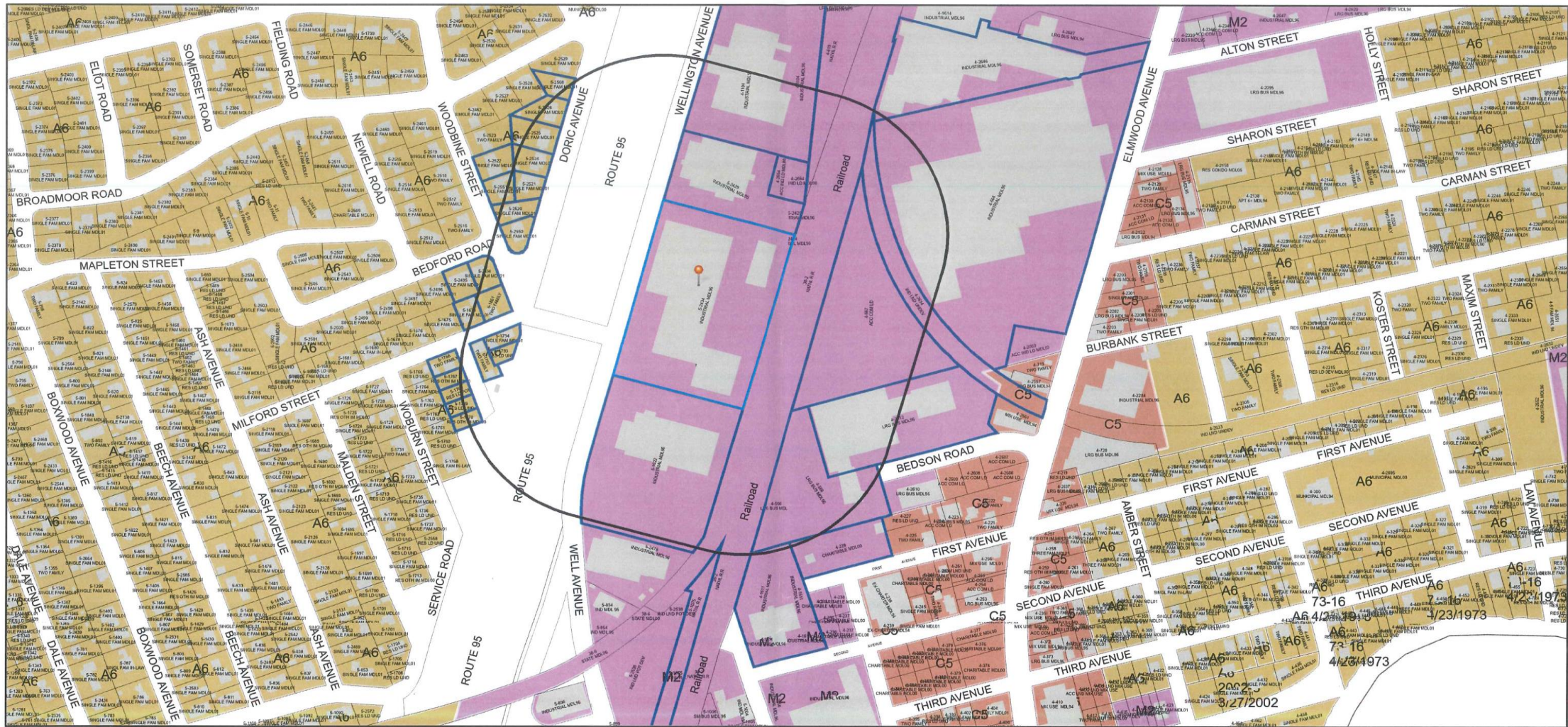
► **Ward 1**

► **HAMLI BRIGGS PROPERTIES(OWN) and MANDEVILLE SIGN CO (APP)** have applied to the Board to request permission to install a new free-standing sign greater than which is allowed by regulations at **800 Wellington Avenue, A.P.5**, lot 2434, area 173,440 zoned M-2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs.

► Application filed 11/1/2023. Brenda F. Ryan, Esq.



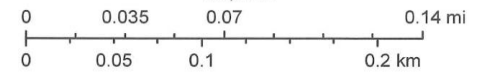
800 Wellington Ave 400' Radius Plat 5 Lot 2434



10/12/2023, 9:02:59 AM

1:3,075

- | | | | | | |
|----------------------------|---|---------------------------|-----|----|-------|
| Selected Parcels in Buffer | □ | Parcels | A80 | B2 | M1 |
| Selected Parcels | ■ | Buildings | A20 | C1 | M2 |
| Parcels In Buffer | □ | Zoning Dimensions | A12 | C2 | EI |
| Parcel ID Labels | + | Historic Overlay District | A8 | C3 | MPD |
| Streets Names | — | Zoning | A6 | C4 | S1 |
| Cranston Boundary | — | none | B1 | C5 | Other |



City of Cranston



4/2
619

Land N/F
National Railroad Passenger Corporation
New York, New Hampshire & Hartford
Railroad Valuation Maps

800 WELLINGTON AVENUE Assessors Plat 5 Block 2 Lot 2434			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	60,000 sf	176,853 sf	same
LOT FRONTAGE	200'	500'	same
LOT COVERAGE	NTE 60%	39.30%	same
SECTION 17.72.010(7)			
MAXIMUM HEIGHT	25'	21'-8"	N/A
MAXIMUM AREA	50sf	192sf	142sf
SETBACK	5' RQD	16' +/-	N/A

CIVIL CADD SERVICES INC.
ERIC J. WISHART, P.E.
HIGGONSON AVENUE
LINCOLN, RI
(401) 418-0791
(401) 723-6886
(e) ecivilcadd@cox.net

ERIC J. WISHART
No. 1700-6193
REGISTERED
PROFESSIONAL ENGINEER
9/21

PROJECT:
PRIMARY
FLOW
SIGNAL

800 WELLINGTON AVENUE
CRANSTON
RHODE ISLAND

ACCESSORY
BUILDING

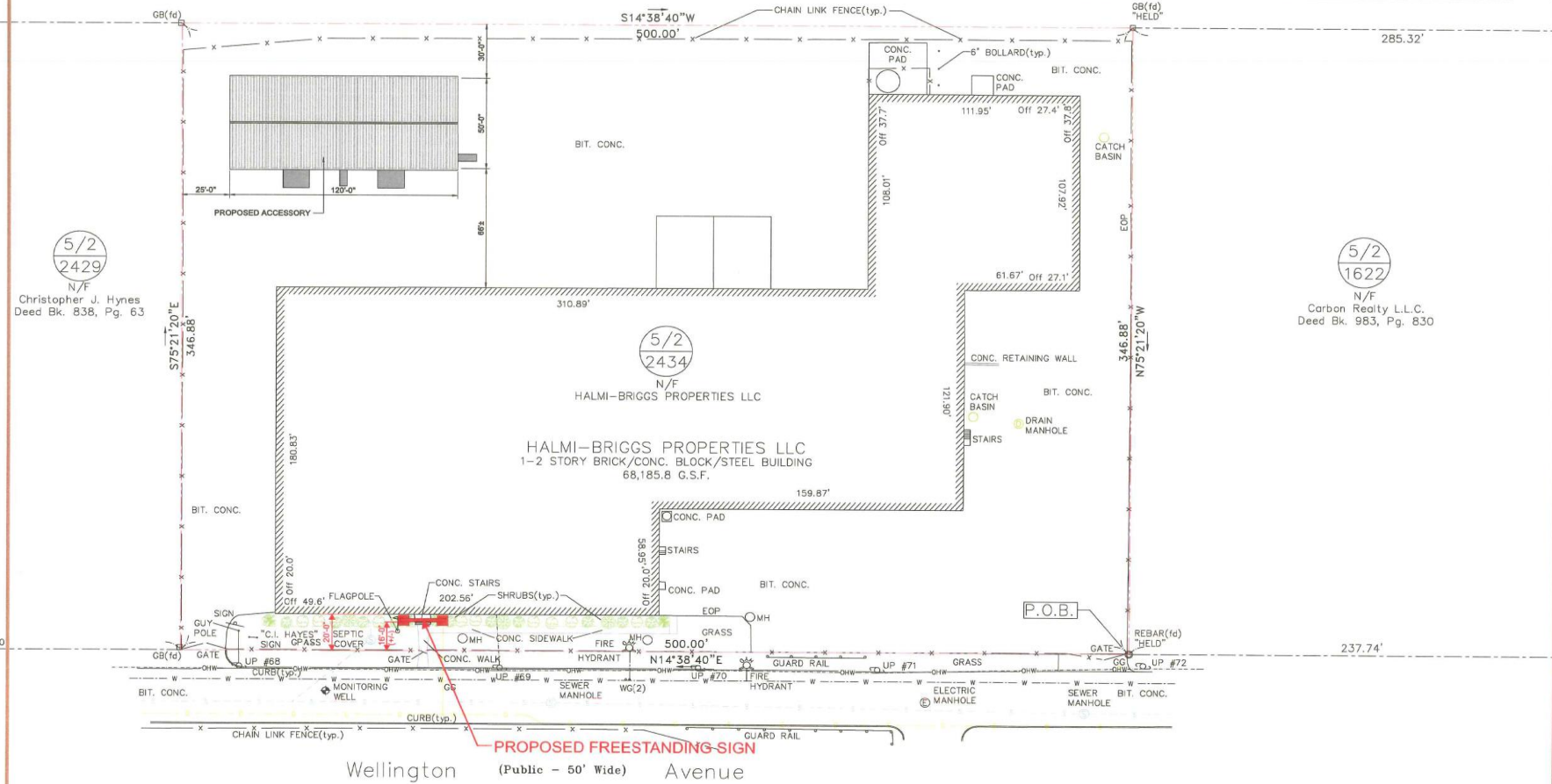
ISSUE DATE:
JUNE 2021
SITE PLAN

Drawing Scale
1/64" = 1'-0"
Project Number
619
DATE ISSUED
06/21

SCALE: 1/64"=1'-0"

5/2
2429
N/F
Christopher J. Hynes
Deed Bk. 838, Pg. 63

5/2
1622
N/F
Carbon Realty L.L.C.
Deed Bk. 983, Pg. 830



Wellington Avenue
(Public - 50' Wide)

SITE PLAN

SINCE 1917



MANDEVILLE SIGN
making your mark.

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255
401-334-9100 401-334-7799
PHONE FAX
WEB www.mandevillesign.com

APPROVALS
Signature Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			

PRIMARY FLOW SIGNAL INC.

CLIENT

800 WELLINGTON AVE.
CRANSTON, RI 02910

LOCATION

PROJECT MANAGER **TOM MANDEVILLE**

CHECKED BY **DTM** ARTIST **2/16/23**
DATE

.4

DRAWING NAME

SITE MAP



ARTWORK EXCLUSIVE PROPERTY OF
SINCE 1917



MANDEVILLE SIGN
making your mark.

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

PHONE 401-334-9100 FAX 401-334-7799

WEB www.mandvillesign.com

APPROVALS
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VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			

PRIMARY FLOW SIGNAL INC.

CLIENT

800 WELLINGTON AVE.
CRANSTON, RI 02910

LOCATION

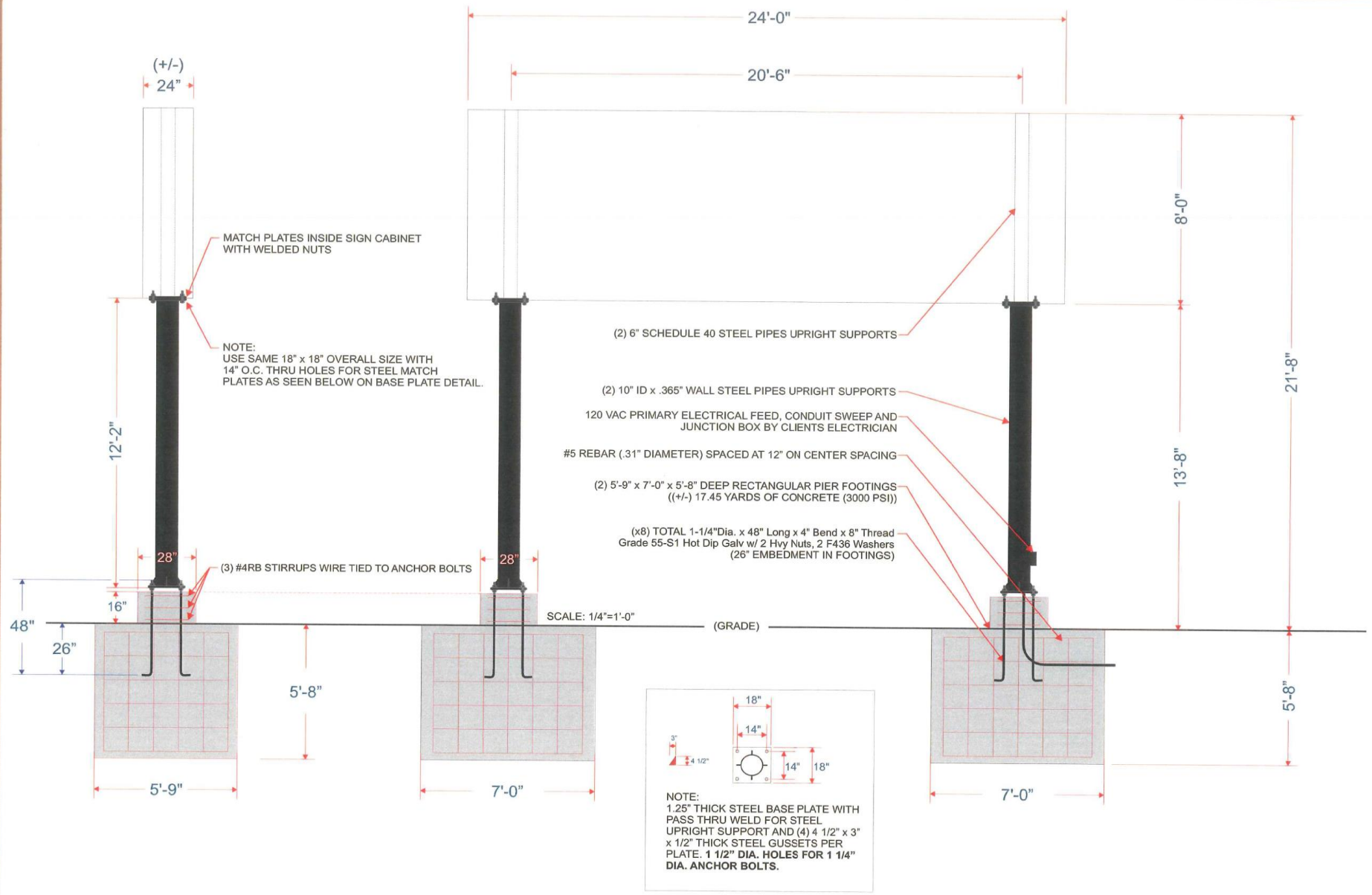
PROJECT MANAGER **TOM MANDEVILLE**

CHECKED BY **DTM** ARTIST **DTM** DATE **2/16/23**

.3

DRAWING NAME





ARTWORK EXCLUSIVE PROPERTY OF
SINCE 1917



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REVISIONS

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			

PRIMARY FLOW SIGNAL INC.

CLIENT

800 WELLINGTON AVE.
CRANSTON, RI 02910

LOCATION

PROJECT MANAGER TOM MANDEVILLE

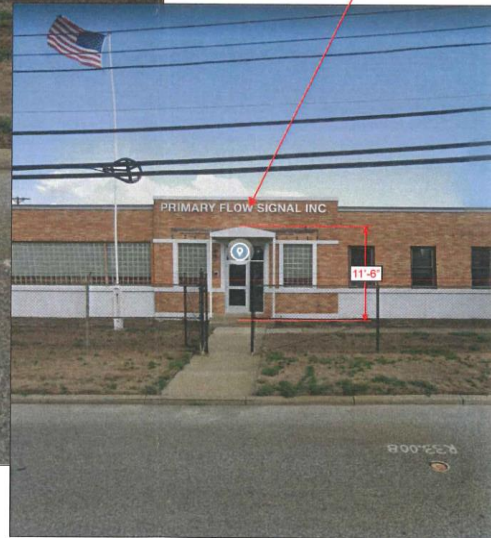
CHECKED BY DTM 2/16/23
ARTIST DATE



PROPOSED SIGNAGE



APPROXIMATE SCALE: 1/8"=1'-0"



EXISTING CONDITION

- FREESTANDING SIGN DETAILS:
- SINGLE FACED, INTERNALLY ILLUMINATED SIGN CABINET (FLEX FACE SIGN CABINET, 1 1/2" WIDE PERIMETER RETAINER AS SEEN ABOVE)
 - WHITE TRANSLUCENT FLEX FACE WITH VINYL GRAPHICS (VECTOR ART FILE REQUIRED FOR PFS LOGO)
 - ENGINEERED STAMPED DRAWING SET REQUIRED

MSI TO REMOVE AND DISPOSE OF EXISTING CHANNEL LETTER SET AND INSTALL NEW FREESTANDING SIGN AS SHOWN. SEAL ALL HOLES WITH CLEAR SILICONE ADHESIVE, FURTHER REPAIR OF FASCIA BY OTHERS.

NOTE:
DISTANCE FROM TOP OF STAIRS TO TOP OF CANOPY CONFIRMED AT 11'-6"

SINCE 1917



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making your mark.

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APPROVALS

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PRIMARY FLOW SIGNAL INC.

CLIENT

800 WELLINGTON AVE.
CRANSTON, RI 02910

LOCATION

PROJECT MANAGER **TOM MANDEVILLE**

CHECKED BY **DTM** 2/16/23
ARTIST DATE

.1

DRAWING NAME