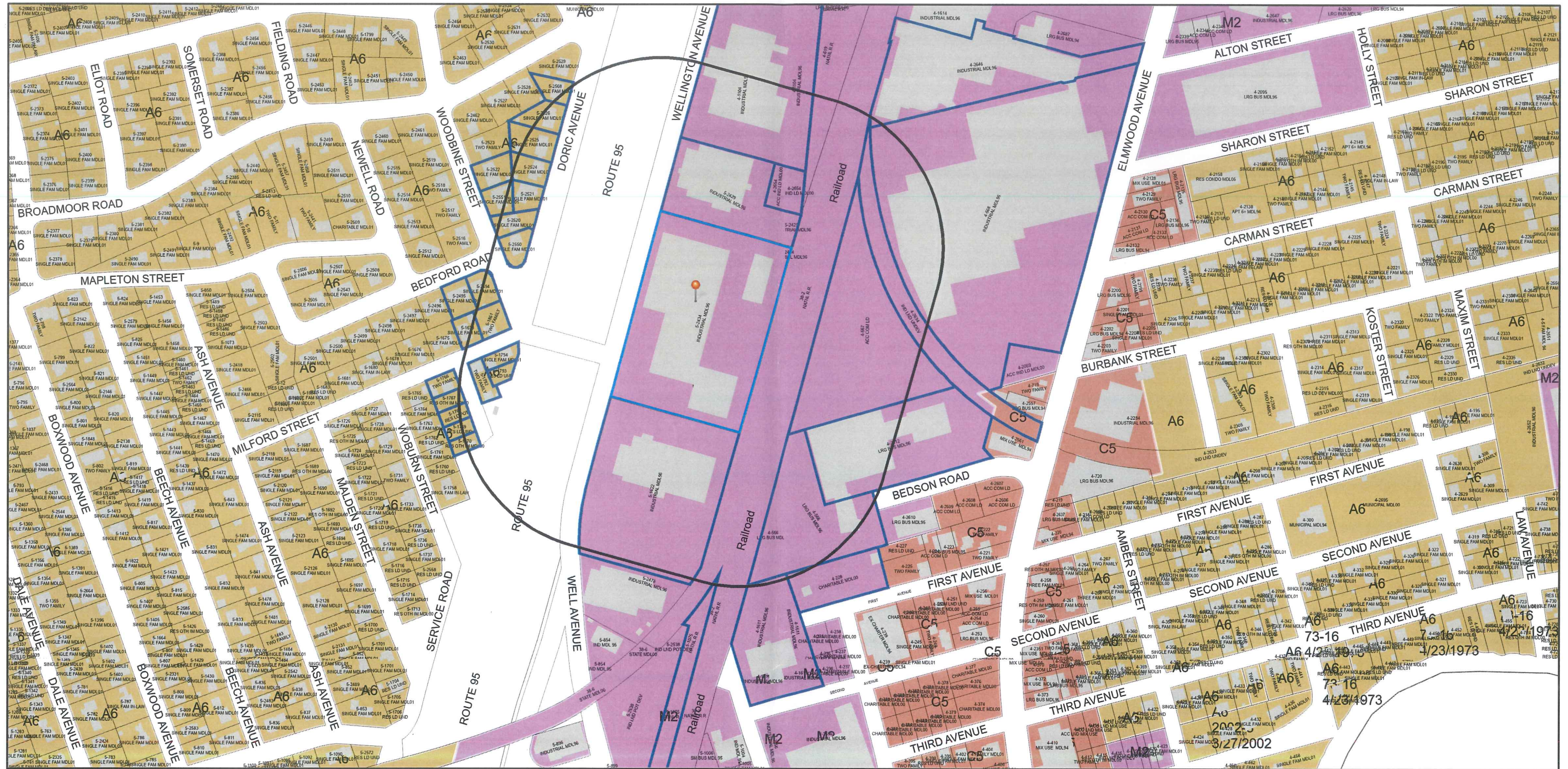


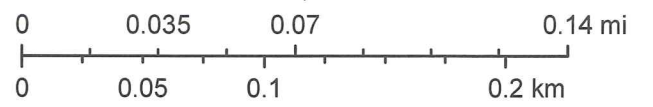
800 Wellington Ave 400' Radius Plat 5 Lot 2434



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

PRIMARY FLOW SIGNAL

800 WELLINGTON ROAD

Plat 5 Block 2 Lot 2434

Request for Sign Variance

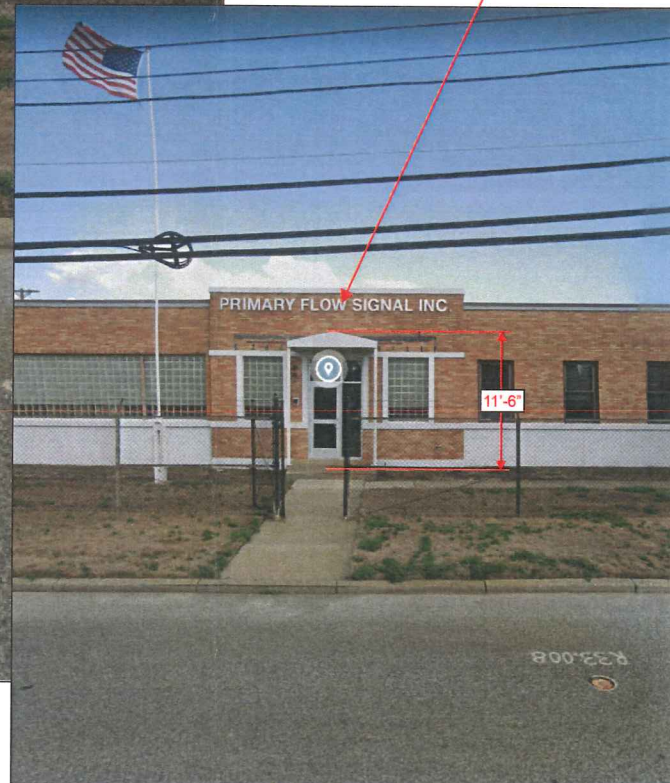
Prepared by:
Mandeville Sign Co
676 George Washington Highway
Lincoln, RI 02865

Owner:
Hamli Briggs Properties
PO Box 8479
Cranston, RI 02920

PROPOSED SIGNAGE



- 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



EXISTING CONDITION

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

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

ARTWORK EXCLUSIVE PROPERTY OF
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
Signatures 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

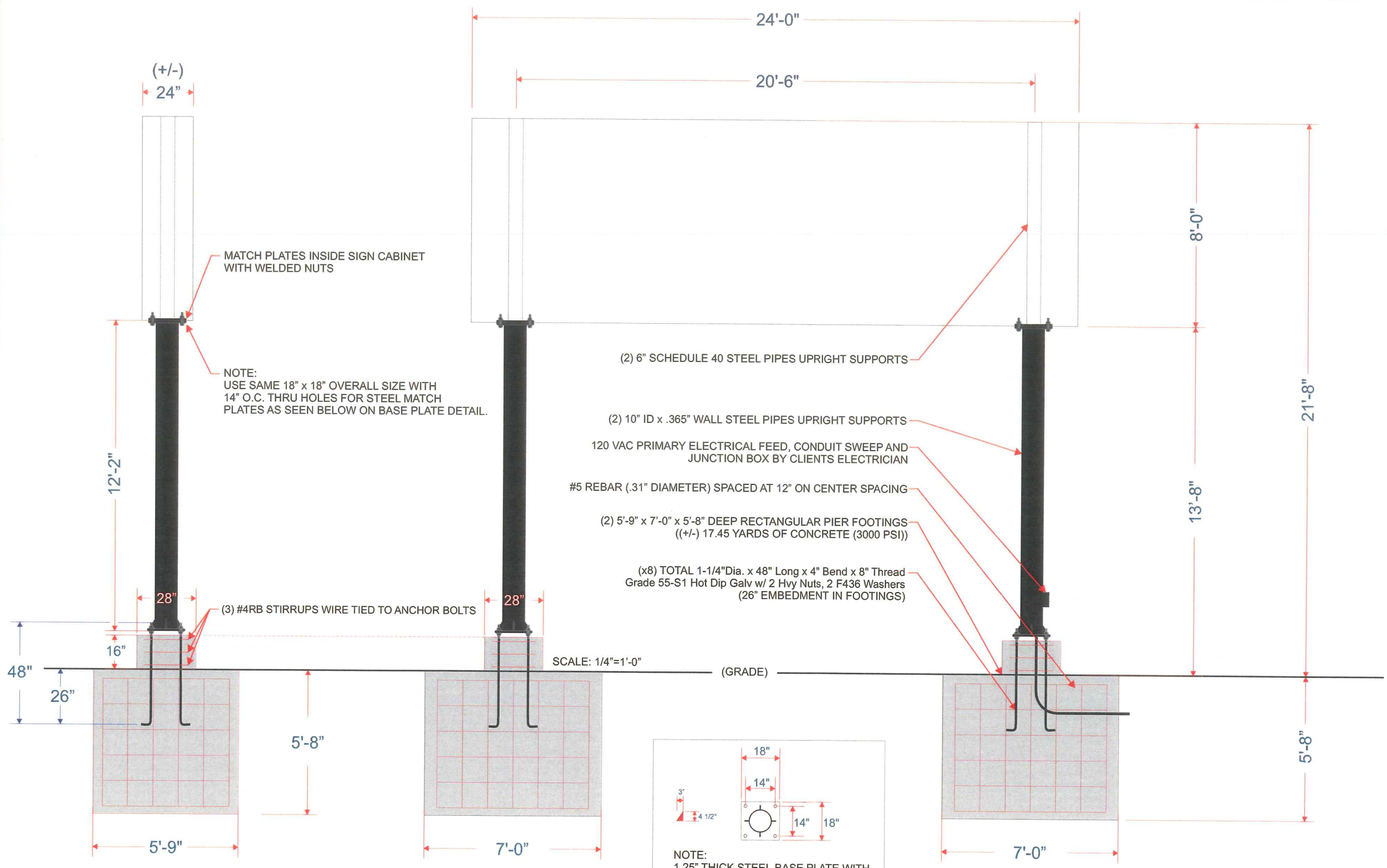
800 WELLINGTON AVE.
CRANSTON, RI 02910

LOCATION

PROJECT MANAGER TOM MANDEVILLE

CHECKED BY DTM ARTIST 2/16/23 DATE

DRAWING NAME .1



MATCH PLATES INSIDE SIGN CABINET WITH WELDED NUTS

NOTE:
USE SAME 18" x 18" OVERALL SIZE WITH 14" O.C. THRU HOLES FOR STEEL MATCH PLATES AS SEEN BELOW ON BASE PLATE DETAIL.

(2) 6" SCHEDULE 40 STEEL PIPES UPRIGHT SUPPORTS

(2) 10" ID x .365" WALL STEEL PIPES UPRIGHT SUPPORTS

120 VAC PRIMARY ELECTRICAL FEED, CONDUIT SWEEP AND JUNCTION BOX BY CLIENTS ELECTRICIAN

#5 REBAR (.31" DIAMETER) SPACED AT 12" ON CENTER SPACING

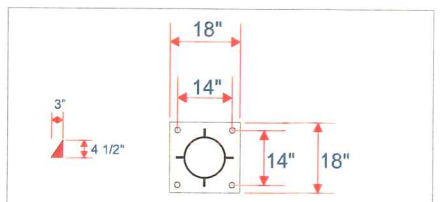
(2) 5'-9" x 7'-0" x 5'-8" DEEP RECTANGULAR PIER FOOTINGS ((+/-) 17.45 YARDS OF CONCRETE (3000 PSI))

(x8) TOTAL 1-1/4"Dia. x 48" Long x 4" Bend x 8" Thread Grade 55-S1 Hot Dip Galv w/ 2 Hvy Nuts, 2 F436 Washers (26" EMBEDMENT IN FOOTINGS)

(3) #4RB STIRRUPS WIRE TIED TO ANCHOR BOLTS

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

(GRADE)



NOTE:
1.25" THICK STEEL BASE PLATE WITH PASS THRU WELD FOR STEEL UPRIGHT SUPPORT AND (4) 4 1/2" x 3" x 1/2" THICK STEEL GUSSETS PER PLATE. 1 1/2" DIA. HOLES FOR 1 1/4" DIA. ANCHOR BOLTS.

ARTWORK EXCLUSIVE PROPERTY OF
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
Signatures 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 2/16/23
ARTIST DATE

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.mandevillesign.com

APPROVALS
Signatures 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			

CLIENT

PRIMARY FLOW SIGNAL INC.

800 WELLINGTON AVE.
CRANSTON, RI 02910

LOCATION

PROJECT MANAGER TOM MANDEVILLE

CHECKED BY DTM ARTIST DATE 2/16/23

DRAWING NAME **.3**



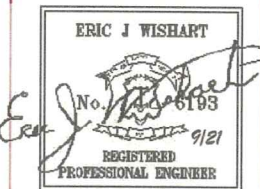


4/2
619

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.
HIGGINSON AVENUE
LINCOLN, RI
(p) 401.419.9791
(f) 401.723.6866
(e) civicadd@cox.net



ARTWORK EXCLUSIVE PROPERTY OF
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
Signatures Required Before Release to Production

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

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			

PROJECT:
PRIMARY
FLOW
SIGNAL

800 WELLINGTON AVENUE
CRANSTON
RHODE ISLAND

Number Date Description
Revisions

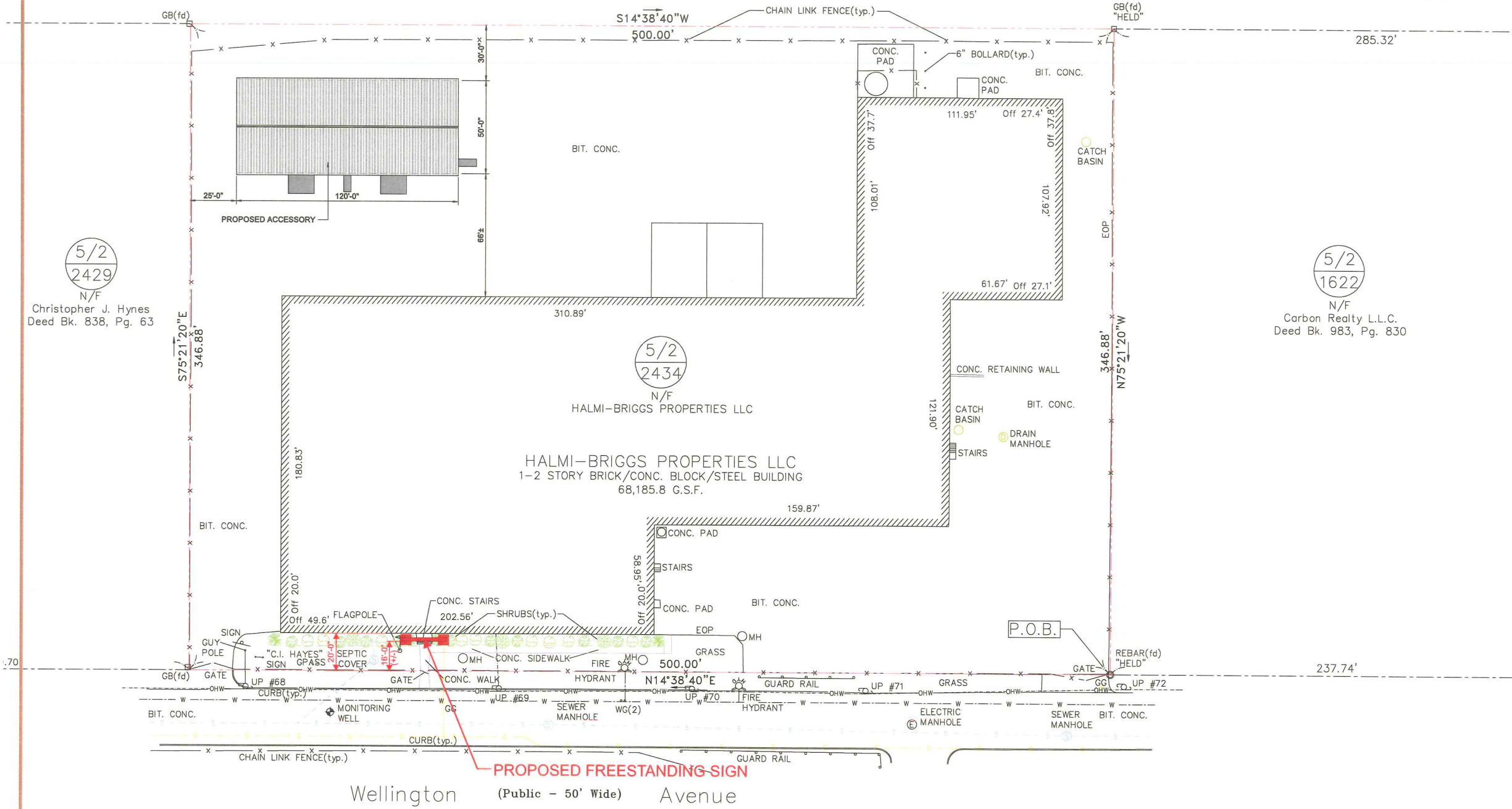
ACCESSORY
BUILDING

ISSUE DATE:
JUNE 2021

SITE PLAN

Drawing Scale
1/64"=1'-0"
Project Number
N/A
DATE ISSUED
06.21

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



5/2
2429

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

5/2
2434

N/F
HALMI-BRIGGS PROPERTIES LLC

HALMI-BRIGGS PROPERTIES LLC
1-2 STORY BRICK/CONC. BLOCK/STEEL BUILDING
68,185.8 C.S.F.

5/2
1622

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

Wellington (Public - 50' Wide) Avenue

SITE PLAN

PRIMARY FLOW SIGNAL INC.

CLIENT

800 WELLINGTON AVE.
CRANSTON, RI 02910

LOCATION

PROJECT MANAGER
TOM MANDEVILLE

CHECKED BY
DTM 2/16/23
ARTIST DATE

.4

DRAWING NAME