

**City of Cranston
Zoning Board of Review
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: August 7, 2023

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREBINAFTER SET FORTH.

OWNER: Cranston BVT Associates LP

ADDRESS: P.O. Box 1576, Providence, RI ZIP CODE: 02901-1576

APPLICANT: Five Below

ADDRESS: 701 Market Street, Suite 300, Philadelphia, PA ZIP CODE: 19106

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 252 Garfield Avenue

2. ASSESSOR'S PLAT #: 7/3 BLOCK #: _____ ASSESSOR'S LOT #: 3649 WARD: 3

3. LOT FRONTAGE: 1400 +/- ft. LOT DEPTH: 721 +/- ft. LOT AREA: 1,196,157 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-4 12,000 sq. ft. 35 ft.
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: no change

6. LOT COVERAGE, PRESENT: 21.6% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7/31/02

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): series of five buildings connected

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? commercial retail

12. WHAT IS THE PROPOSED USE? commercial retail

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: none

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Install roof wall sign of approximately
134 sq. ft. and an under canopy sign of 5 sq. ft.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? Yes

16. WERE YOU REFUSED A PERMIT? Yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.72.010 (signage); 17.92.010 (variances) and all other applicable sections of zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Proposed signage is proportional to
building facade for new 13,284 sq. ft. store in shopping plaza. Compatible with other signage in center.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

Cranston BVT Associates LP
By: Brewery Parkade, Inc. its general partner
By: [Signature]
(OWNER SIGNATURE) David J. Burns, Secretary

860-646-6555
(PHONE NUMBER)

(OWNER SIGNATURE)
Five Below
By: [Signature]
(APPLICANT SIGNATURE)

(PHONE NUMBER)
215-867-0773
(PHONE NUMBER)

(LESSEE SIGNATURE)
[Signature]
(ATTORNEY SIGNATURE)

(PHONE NUMBER)
401-946-3800
(PHONE NUMBER)

Robert D. Murray, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: _____
(PLANNING DEPT. SIGNATURE) (DATE)











five BELOW

Cranston, RI - Cranston Parkade
310 Garfield Ave., Cranston, RI 02920



workscope

sign#	description	Sq. Ft.	quantity	weight	electrical	notes
1	48" Channel Letters w/ 14.5" Tagline	133.9 ft ²	1	330 lbs	9.9'@120'	NTE 30.0 ft ² - Variance Required
2	D/F Under Canopy Sign	5.0 ft ²	1	25 lbs	N/A	
3&4	Temp Banners	N/A	1 of each	N/A	N/A	
5	Post & Panel Temp Sign	N/A	1	165 lbs	N/A	

Sign #1

Sign #2



Signs #3 & 4

Sign #5



code

This drawing is based on the following code information:
Front Elevation Code Calculation: NTE 30 sq. ft.
Blue Background Included In SF: No

document approval

reviewed by:
date:
 approved approved as noted not approved

note

This drawing is based on the provided resources:
Architect:
Project:
Date:

The general contractor, client, architect, etc. are responsible for supplying updates to Cima as they occur. If there are drawing inaccuracies or questions concerning clarification on signage or signage requirements such as electrical & blocking, please contact:

Lindsey Lupino - Sr. Project Manager
llupino@cimanetwork.com

icon key

- Remove
- Primary Power J/B Location
- Primary Power Whip Location
- Power Supply Location
- Call 811 before you dig
- Survey Verified Dimension
- Code Compliance
- ADA Compliant Verified
- Field Verification Required
- Engineer Stamp Required
- Additional Info Required

revisions

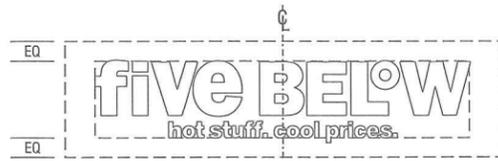
rev #	date	by:	description
1	xx.xx.xx	xx x	
2			
3			
4			
5			
6			
7			
8			

Engineer: X
License No: X
Building Code: X
Basic Wind Speed: X
Risk Category: X

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partial elevation

Photo Renderings Are Estimated & May Not Be Accurate. All Proportions, Dimensions And Mounting Details Must Be Verified Via Technical Survey And/Or Architectural Drawings.



CENTER SIGN IN AVAILABLE AREA



1 Front Elevation - Proposed Rendering
2 Not To Scale

Survey Notes:

- Verify Canopy construction and method of installation of proposed signage
- Verify Roof line location and final frame fabrication and placement.

Sign Installer Notes:

- To Supply & Utilize appropriate installation hardware to meet actual wall conditions; determined @ survey or time of install.
- Complete Final Hookup to Signage, if local code allows & supply is provided @ time of Installation.
- All Visible Wiring & Conduit to be Run in Straight Lines & 90° Sweeps.

General Contractor Note:

- G.C. to provide F.R.T. blocking or Sheet metal strapping at signage location as specified by Cima.
- G.C. to provide Primary Power Junction Box @ remote location. Verify final location of Junction Box meet the requirements of permanently accessible for service, & within 5'-0" from signage location.
- G.C. to provide access hatch for sign wiring.

Additional Information Rec'd.
info rec'd

Engineer: X
License No: X
Building Code: X
Basic Wind Speed: X
Risk Category: X

LANDLORD NOTES

Facade:

- LL to engineer and build up parapet, height to match existing parapet peak.
- LL to refurbish existing storefront to like-new condition.
- LL to locate 8' tall storefront doors per tenant's final plans.
- LL to install walkway lighting, 6'-0" min O.C., with additional door light.
- LL to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- LL to provide curb cut within 30' of storefront entry.
- LL to provide unobstructed permanent access to sign mountable/electrical connection area.
- LL to provide electrical to center of all applicable sign mountable areas.

Signage:

- Primary Sign: 48" internally illuminated channel letters w/ 14.5" tagline
- Temp Post and Panel: Construction sign placed near entrance
- Walkway sign: 5'-0" x 1'-0" UC Sign
- Pylon Panel: LL to provide tenant with a sign panel on the common pylon sign.
If a panel is not available, tenant has the right to take on open panel when available.

Finishes by LL:

- Facade: 3" Dryvit 456 Oyster Shell
- Signage EIFS: 1" Dryvit FIBE-101021S (to match PMS 285 C)
- Frame EIFS: 4" wide Dryvit 310 China White
- Cornice EIFS: 1" 310 China White

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full elevation

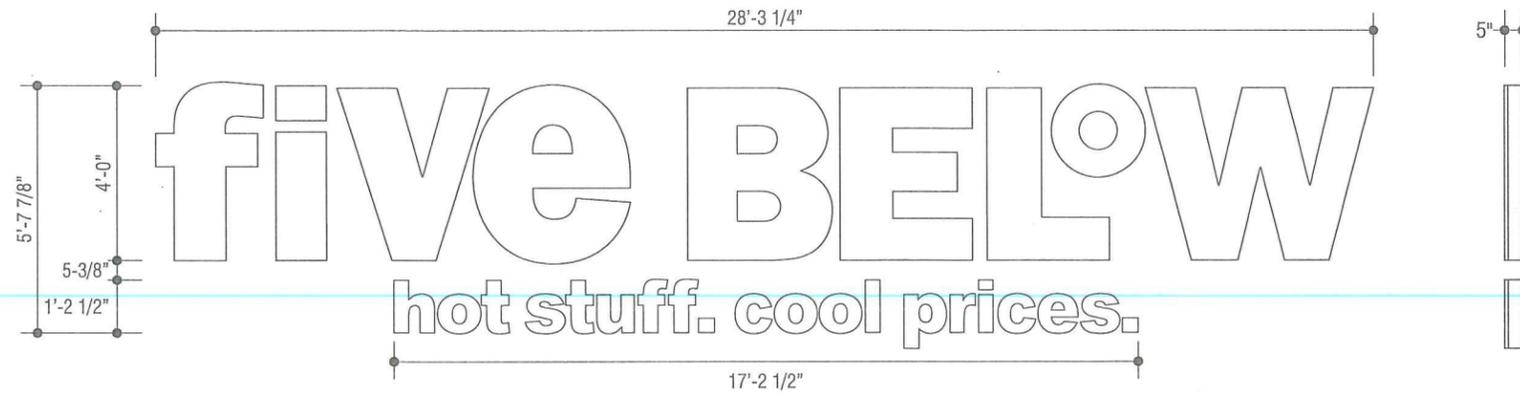
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Proposed Rendering

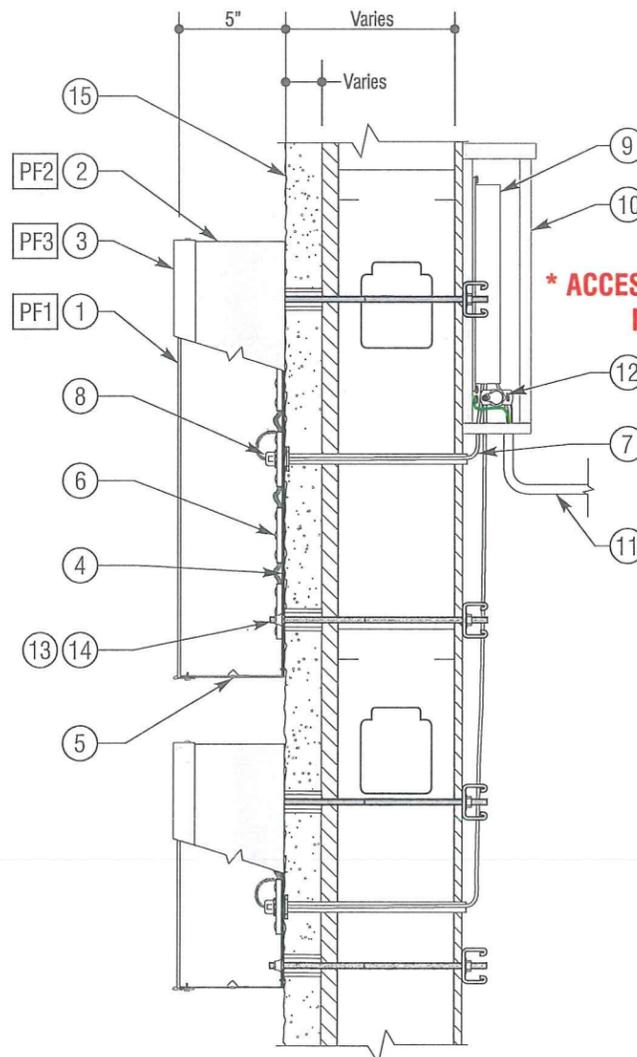
Engineer: X
License No: X
Building Code: X
Basic Wind Speed: X
Risk Category: X

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1 48" Channel Letters w/ Tagline - FB-FB48-TAG-IL-LNR-W-RM **133.9 sf**
Scale: 1/4" = 1' 0"
(1 Required)

2 Side View
Scale: 1/4" = 1' 0"



3 EIFS Attachment Detail
Scale: 1-1/2" = 1' 0"

specifications

Exterior Fabricated Face Lit LED Channel Letters w/ Trimcap Mounted To EIFS Wall System

EST WEIGHT: 330 lbs
EST ELECT LOAD: (9.9) Amps @120 Volt
ELECT REQUIREMENTS: (9) 20 Amp/120 Volt Circuits

ULTIMATE WIND SPEED: 137 MPH
NOMINAL WIND SPEED: 125 MPH
RISK CATEGORY: II (3 Sec Peak Gust MPH)
WIND IMPORTANCE FACTOR: I= 1
WIND EXPOSURE: C

WIND-BORNE DEBRIS REGION

COLORS & FINISHES

Interior Of All Letters To Be Finished White
PF1. FACE: #7328 White
PF2. RETURNS: Pre-finished Silver Metallic
PF3. TRIM CAP: To Match Returns
PF4. BACKS: Pre-finished White

SIGN CONSTRUCTION

1. FACES: .177" Thick Acrylic
2. RETURNS: 040" Aluminum Returns Stapled To Backs
3. TRIM CAP: 1" Wide w/#8 x 1/2" Lg Pan Head Screws Painted To Match. Trim Cap Chem Bonded To Faces.
4. BACKS: 3MM Routed ACM Stapled To Returns. Seal w/ VOC Compliant White Latex Caulk
5. DRAIN HOLES: 1/4"Ø With Light Cover. (2) Per Letter.

ELECTRICAL (SIGN TO BE UL LISTED)

6. LEDs: Principal True White Qwik Mod 2 Modules
7. WIRE: Secondary Low Voltage Led Wire
8. PASS THRU: Paige Wallbuster Or Approved Equal.
9. POWER SUPPLY: Principal 60 Watt 12VDC Class 2 Power Supply Inside Enclosure.
10. ENCLOSURE: Paige Box Or Approved Equal
11. PRIMARY: 1/2" Conduit To Disconnect Switch Secure To Wall w/Straps By Others
12. SERVICE SWITCH: Located On Side Of Enclosure

INSTALLATION HARDWARE

Threaded Rod Will Be Provided Standard (1ft Per Mounting Point). Pipe Spacers Provided Standard. All Other Hardware Is to Be Provided By Installer As Required.
13. RIV-NUTS: 1/4-20. Minimum (3) Per Individual Letter
14. HARDWARE: Minimum 1/4"Ø Non-corrosive Hardware. Minimum (3) Per Individual Letter. Anti-Crush Spacers As Req'd. Cut To Length In Field

BUILDING & FASCIA CONDITIONS

15. WALL SURFACE: Eifs Over Plywood On Metal Studs.

CHANNEL LETTER INSTALLATION NOTES:

1. Sufficient Primary Dedicated Circuit Within 5' Of Center Of Sign By Others.
2. Final Primary Hook-up By Sign Installer Where Allowed By Local Codes.
3. All Visible Wiring & Conduit To Be Run In Straight Lines & 90° Bends.
4. 15' WHIPS To Be Used For Sign Wiring.
5. Seal All Building Penetrations.
6. Mounting Hardware By Sign Installer Unless Otherwise Noted.

Survey Notes:

- Verify Canopy construction and method of installation of proposed signage
- Verify Roof line location and final frame fabrication and placement.

Sign Installer Notes:

- To Supply & Utilize appropriate installation hardware to meet actual wall conditions; determined @ survey or time of install.
- Complete Final Hookup to Signage, if local code allows & supply is provided @ time of Installation.
- All Visible Wiring & Conduit to be Run in Straight Lines & 90° Sweeps.

General Contractor Note:

- G.C. to provide F.R.T. blocking or Sheet metal strapping at signage location as specified by Cima.
- G.C. to provide Primary Power Junction Box @ remote location. Verify final location of Junction Box meet the requirements of permanently accessible for service, & within 5'-0" from signage location.
- G.C. to provide access hatch for sign wiring.

Additional Information Req'd.



Engineer: X
License No: X
Building Code: X
Basic Wind Speed: X
Risk Category: X

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specifications

Exterior, D/F Non-Illuminated Under Canopy Sign

EST WEIGHT: 25 lbs
EST ELECT LOAD: N/A
ELECT REQUIREMENTS: N/A

ULTIMATE WIND SPEED: 137 MPH
NOMINAL WIND SPEED: 125 MPH
RISK CATEGORY: II (3 Sec Peak Gust MPH)
WIND IMPORTANCE FACTOR: I= 1
WIND EXPOSURE: C

WIND-BORNE DEBRIS REGION

COLORS & FINISHES

P1. PANEL & MOUNTING BRACKETS: Satin White
V1. VINYL: 1st Surface 3M 3630-167 Bright Blue

SIGN CONSTRUCTION

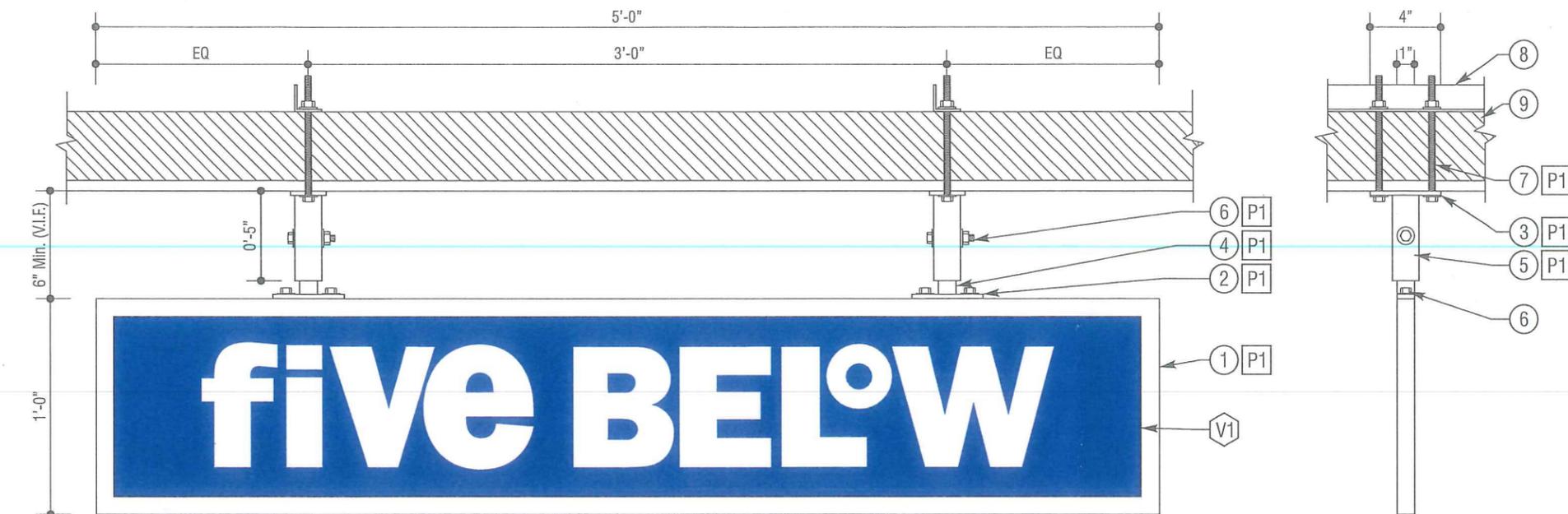
1. PANEL: Fabricated Aluminum Painted P1. Faces To Be .090" Aluminum VHB Taped To 3/4" x 3/4" x 1/2" Aluminum Tube Frame. 1/4"Ø Riv Nuts In Top Of Tube Frame For Mounting
2. PLATE: 1/4" X 1" X 4" Aluminum Flat Bar Painted P1
3. PLATE: 1/4" X 2" X 4" Aluminum Flat Bar Painted P1
- 3a. HOLES: 7/16"Ø For 3/8"Ø Hardware
4. TUBE: 1/8" x 1" x 1" x 24" Aluminum Painted P1
5. TUBE: 1/8" x 1-1/2" x 1-1/2" x 4-3/4" Long Aluminum Painted P1
6. HARDWARE: 1/4"Ø Painted P1

INSTALLATION HARDWARE

7. HARDWARE: 3/8"Ø Non-corrosive Hardware Painted P1. (2) Per Plate
8. SLEEPER: 1/8" X 1-1/2" X 1-1/2" Angle Spanning Minimum (2) Structural Members

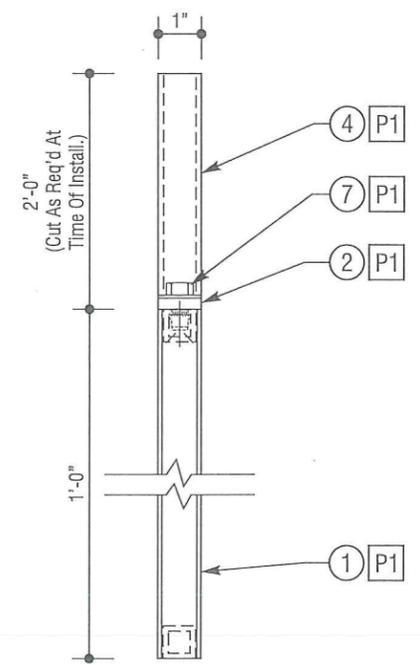
BUILDING & FASCIA CONDITIONS

9. SOFFIT: TBD

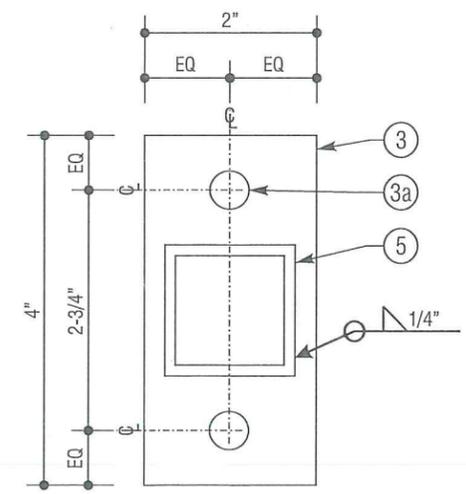


2 1 5 D/F Under Canopy Sign - FB-UC 1260 5.0 sf
Scale: 1-1/2" = 1'-0"
(1 Required)

2 5 Side View
Scale: 1-1/2" = 1'-0"



3 5 Panel Detail - Side View
Scale: 3" = 1'-0"



4 5 Mounting Plate Detail
Scale: Half

Survey Notes:
• Verify height from soffit to grade.

Sign Installer Notes:
• To Supply & Utilize appropriate installation hardware to meet actual wall conditions; determined @ survey or time of install.

General Contractor Note:
• G.C. to provide F.R.T. blocking or Sheet metal strapping at signage location as specified by Cima.

Additional Information Req'd

Engineer: X
License No: X
Building Code: X
Basic Wind Speed: X
Risk Category: X

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specifications



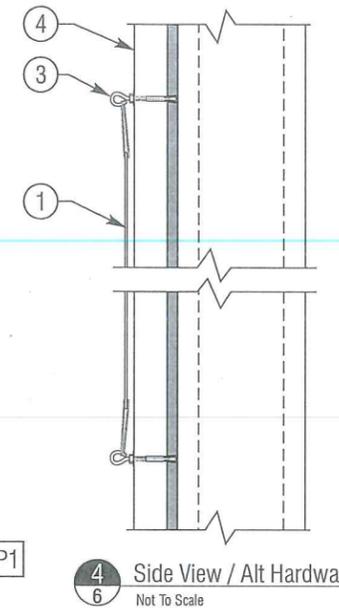
3 **1**/**6** Coming Soon Banner - FB-BNR315-CS
Scale: 3/8" = 1'-0"
(1 Required)



4.a **2**/**6** Grand Opening Banner - Side A - FB-BNR420-DF-GONO
Scale: 3/8" = 1'-0"
(1 Required)



4.b **3**/**6** Now Open - Side B of Grand Opening Banner - FB-BNR420-DF-GONO
Scale: 3/8" = 1'-0"
(1 Required)



4/**6** Side View / Alt Hardware
Not To Scale

COLORS & FINISHES

- PF1. BANNER: Matte White
- P1. PRINT: To Match PMS 285 C

BANNER CONSTRUCTION

- BANNER: 15oz Briteline Hemmed & Grommeted
- FONT: "Season Year" & "Month, Day, Year" Franklin Gothic Heavy

INSTALLATION HARDWARE PROVIDED BY LL

- TYPICAL HARDWARE: HILTI Eyebolts, Provided By LL.
- ALTERNATIVE HARDWARE: Cord, Provided By Installer, From Grommets To Fasteners, Provided By LL.

BUILDING & FASCIA CONDITIONS

- WALL SURFACE: Varies / TBD

BANNER INSTALLATION NOTES:

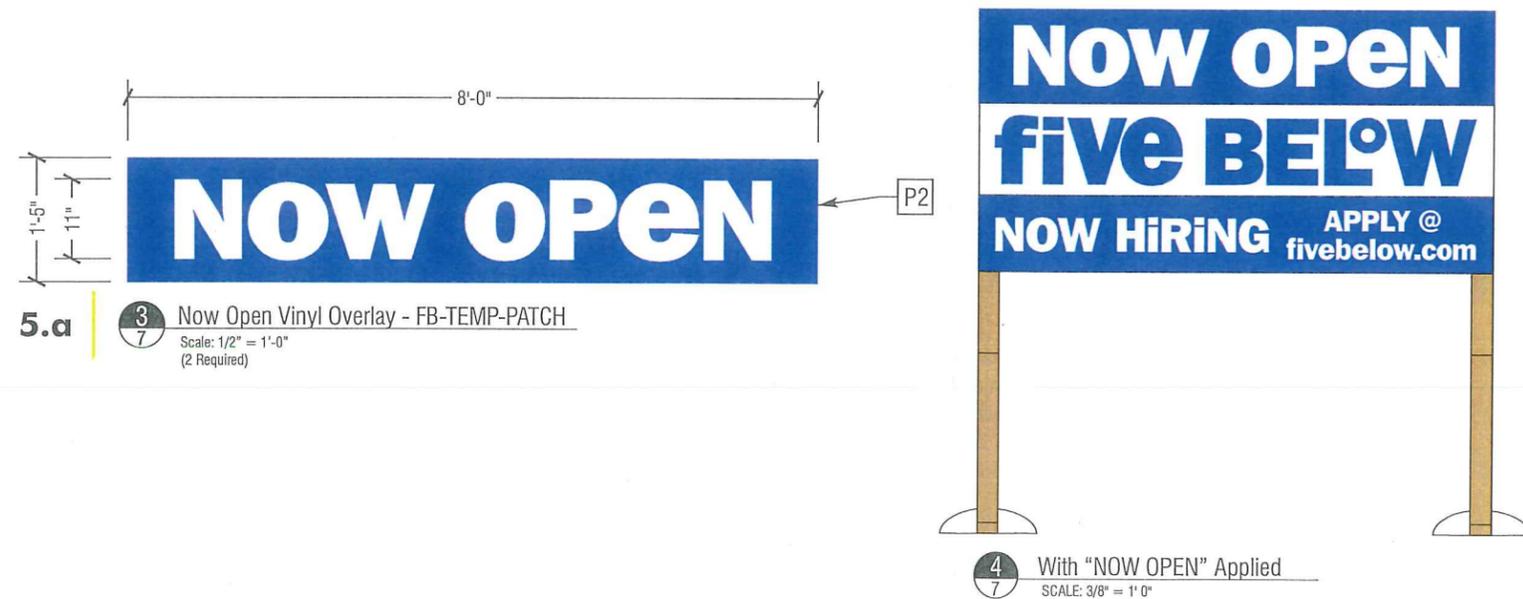
- Attach Banner to HILTI Eyebolts, Provided By LL. Maximum 2'-0" On Center
- When Required, Cord, Provided By Installer, From Grommets To Fasteners, Provided By LL, On Fascia Or Rig With Sandbags Of Roof, Etc, Provided By Installer.
- LL To Provide Special Duration, Size Or Restrictions At Time Of Sign Package Review - Per LL Notes.
- "Coming Soon" Banner To Be Installed Approximately One Month Prior To Installation Of Wall Signs. Replace w/"Grand Opening" Side Of Double Sided Banner Upon Installation Of Wall Signs. Banner Will Be Flipped Over Day Before The Opening To Read "Now Open" And Will Remain Up An Additional 30 Days.
- Patch And Repair Fascia Upon Removal Of Banners
- Seal All Penetrations. (For Eifs, Use Eifs compatible sealant, Dow Corning 790, 791, or 795 At All Penetrations)



5/**6** Storefront Elevation - Grand Opening Banner
Not To Scale

Engineer: X
License No: X
Building Code: X
Basic Wind Speed: X
Risk Category: X

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specifications

Exterior, Non-Illuminated Post And Panel Temp Sign

EST WEIGHT: 165 lbs

COLORS & FINISHES

PF1. BANNER: Matte White
 P1. PRINT: To Match PMS 285 C

SIGN CONSTRUCTION

1. PANEL: 6mm Thick Coroplast w/1st Surface Direct Print
2. POSTS: 4" X 4" Wood Unfinished
3. HORIZONTALS, KICKERS & BASE: 2" X 4" Wood Unfinish
4. HARDWARE: Bolt All Wood Components Together w/ 3/8" Lag Bolts
5. HARDWARE: Screw Coroplast To Wood Structure With Minimum #8 x 1-1/4" Long Non-Corrosive Wood Screws With Fender Washers. Max 24" On Center. Paint To Match Sign Panel
6. SANDBAGS: (4) 50lb Capacity Sandbags Per Sign Provided By CIMA

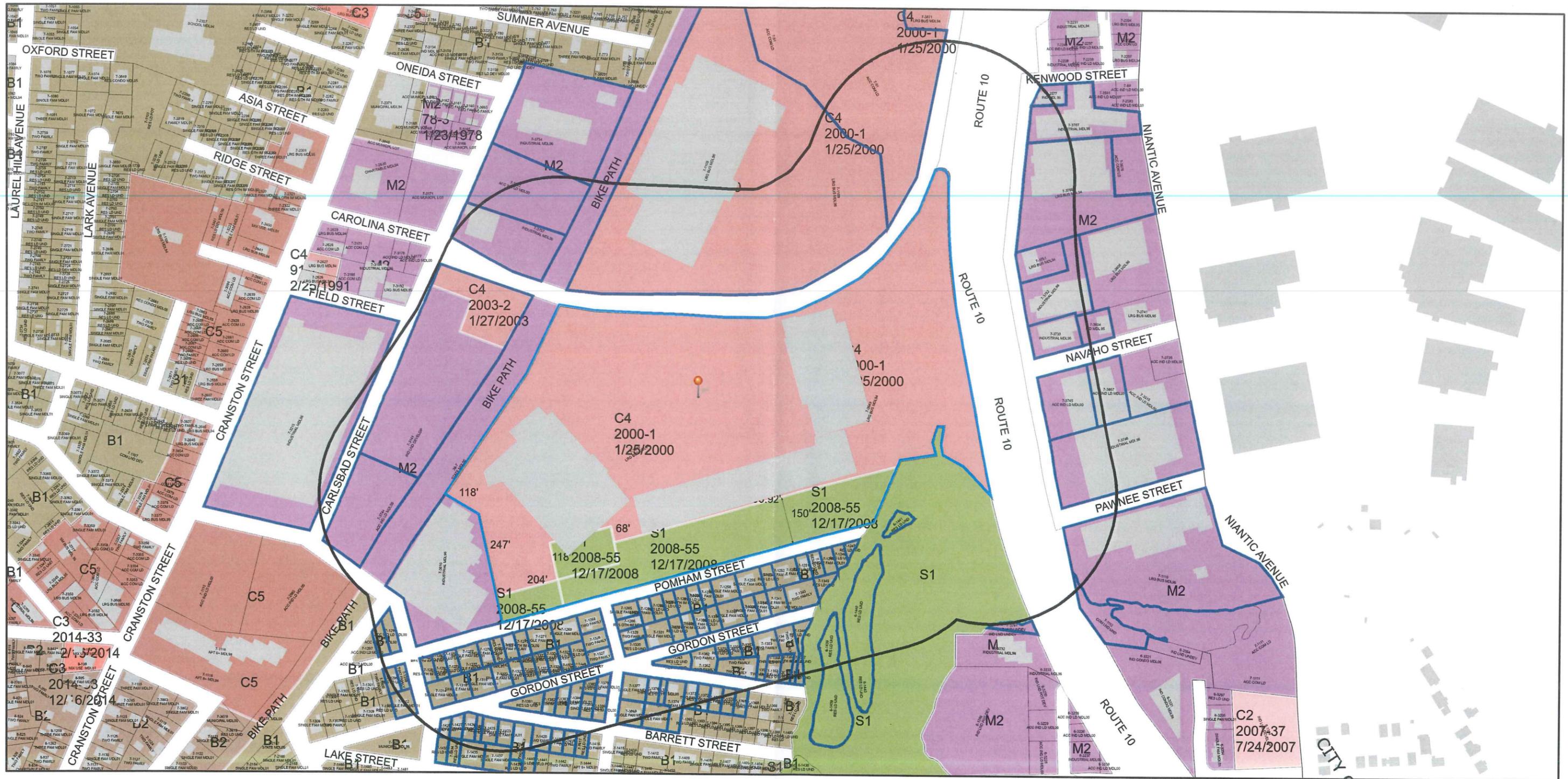
ALTERNATIVE INSTALLATION METHOD - DIRECT BURIAL

1. Option For Direct Burial Into Dirt Without Stands/Kickers. No Concrete Required.

Engineer: X
 License No: X
 Building Code: X
 Basic Wind Speed: X
 Risk Category: X

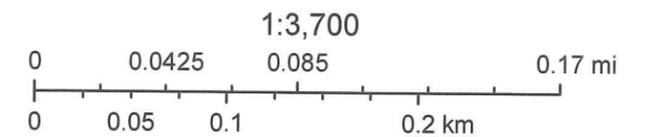
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252 Garfield Ave 400' Radius Plat 7 Lot 3649



8/7/2023, 2:28:44 PM

- | | | | | | |
|----------------------------|---|---------------------------|-----|----|-------|
| 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