

City of Cranston

Zoning Board of Review

April 14, 2021

Chairman of the Board

Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1st Alternate)

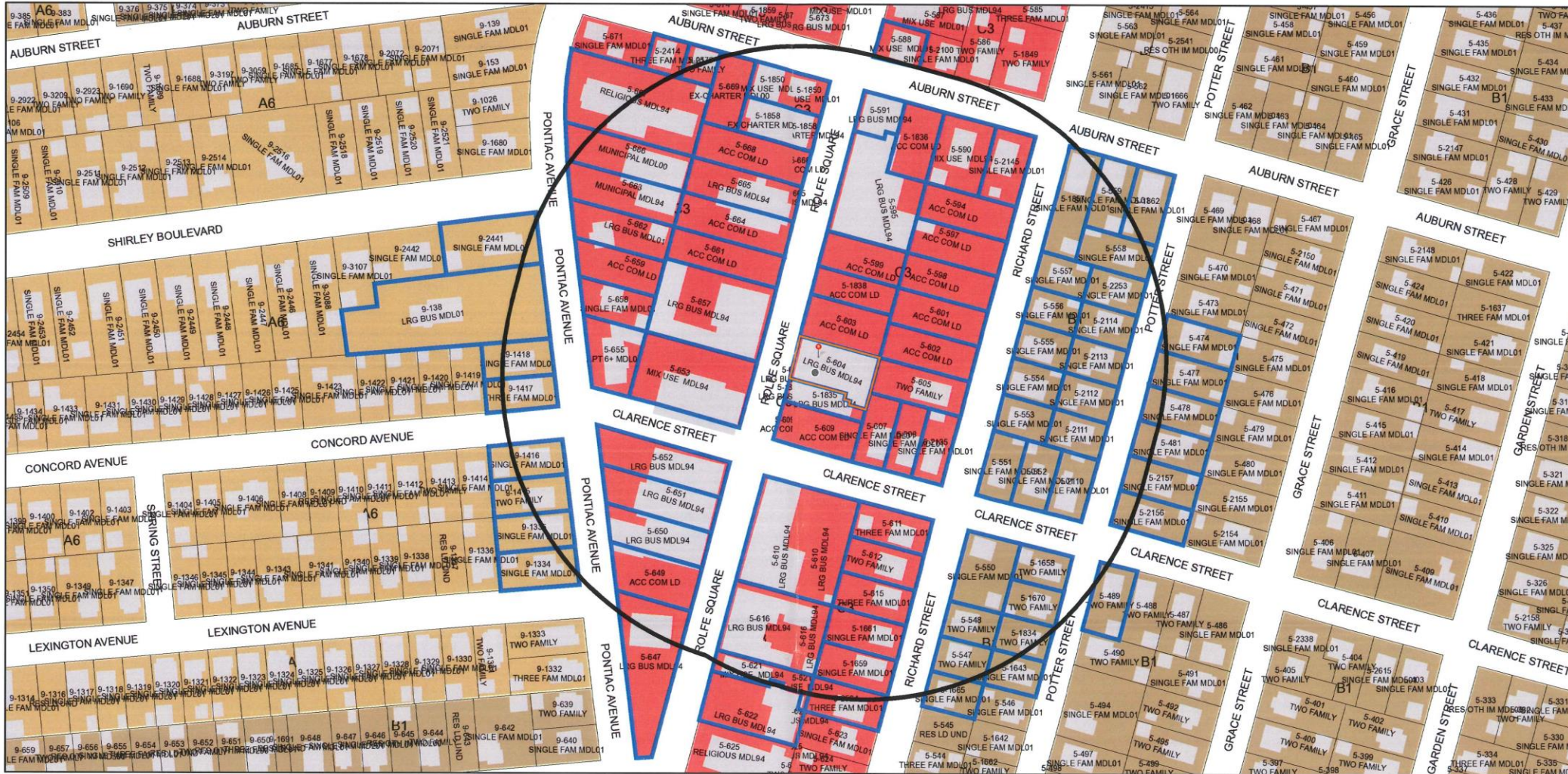
Vacant (2nd Alternate)

Thomas Jones (3rd Alternate)

Thomas Barbieri (4th Alternate)

**FORCE REALTY LLC. (OWN) and
ALANI'S BISTRO INC. (APP)** have filed
an application to install signage in excess of
that which is allowed at **74 Rolfe Square,**
A.P. 5, lot 1835 area 2,992 s.f.; zoned C3.
Applicant seeks relief per Section 17.92.010
Variance; Section 17.72.010 (6) - Signs.
Application filed 03/09/21.

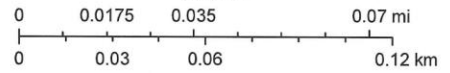
74 Rolfe Sq 400' Radius Plat 5 Lot 604



3/1/2021, 8:58:42 AM

- Parcel Outlines
- Plat Boundaries
- Parcel ID Labels
- Streets Names
- Cranston Boundary
- Parcels
- Buildings
- Zoning Dimensions
- Historic Overlay District
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M2
- EI
- MPD
- S1
- Other
- M1

1:1,641



City of Cranston
City of Providence, Department of Planning and Development

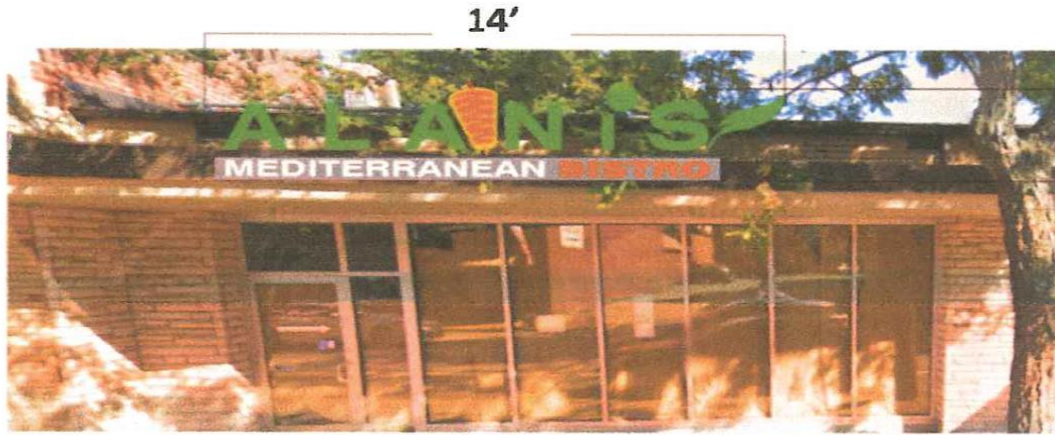


Previous/Existing front view

Previous/Existing side view



total sq ft 35



total sq ft 48





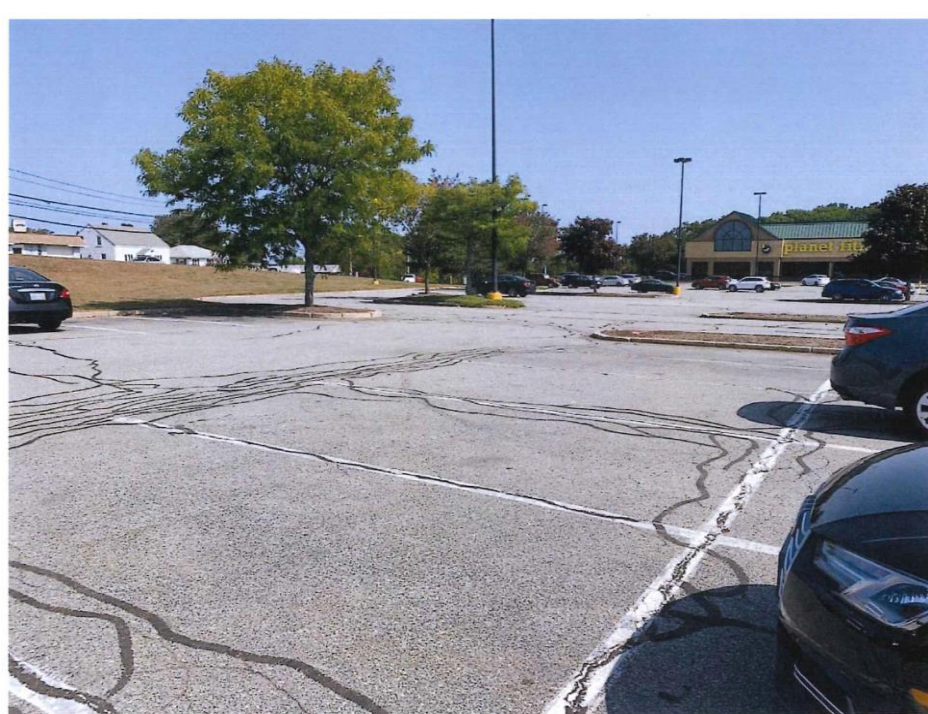
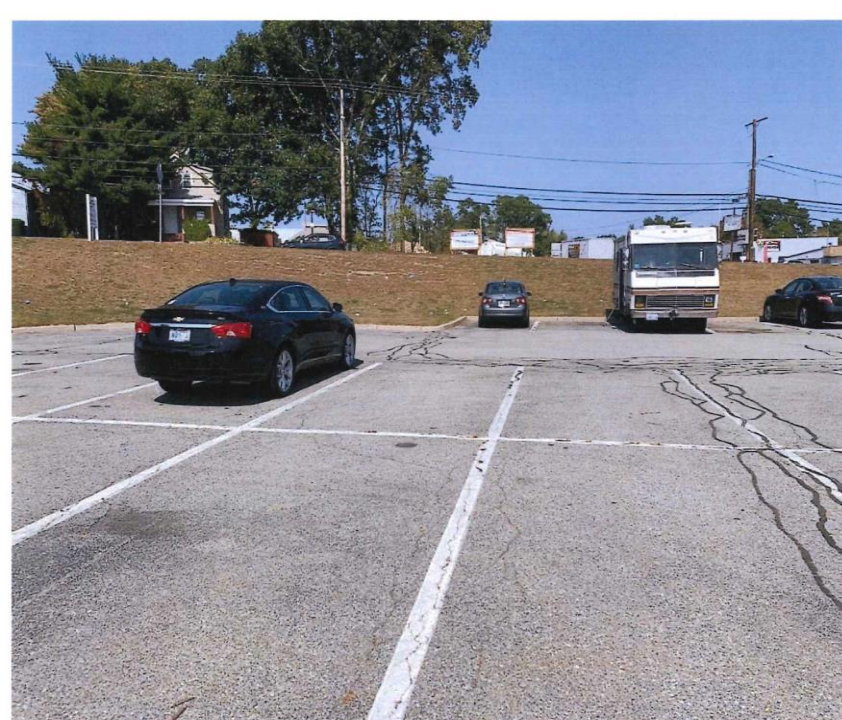
Neighboring Signage



Plan Commission Recommendations

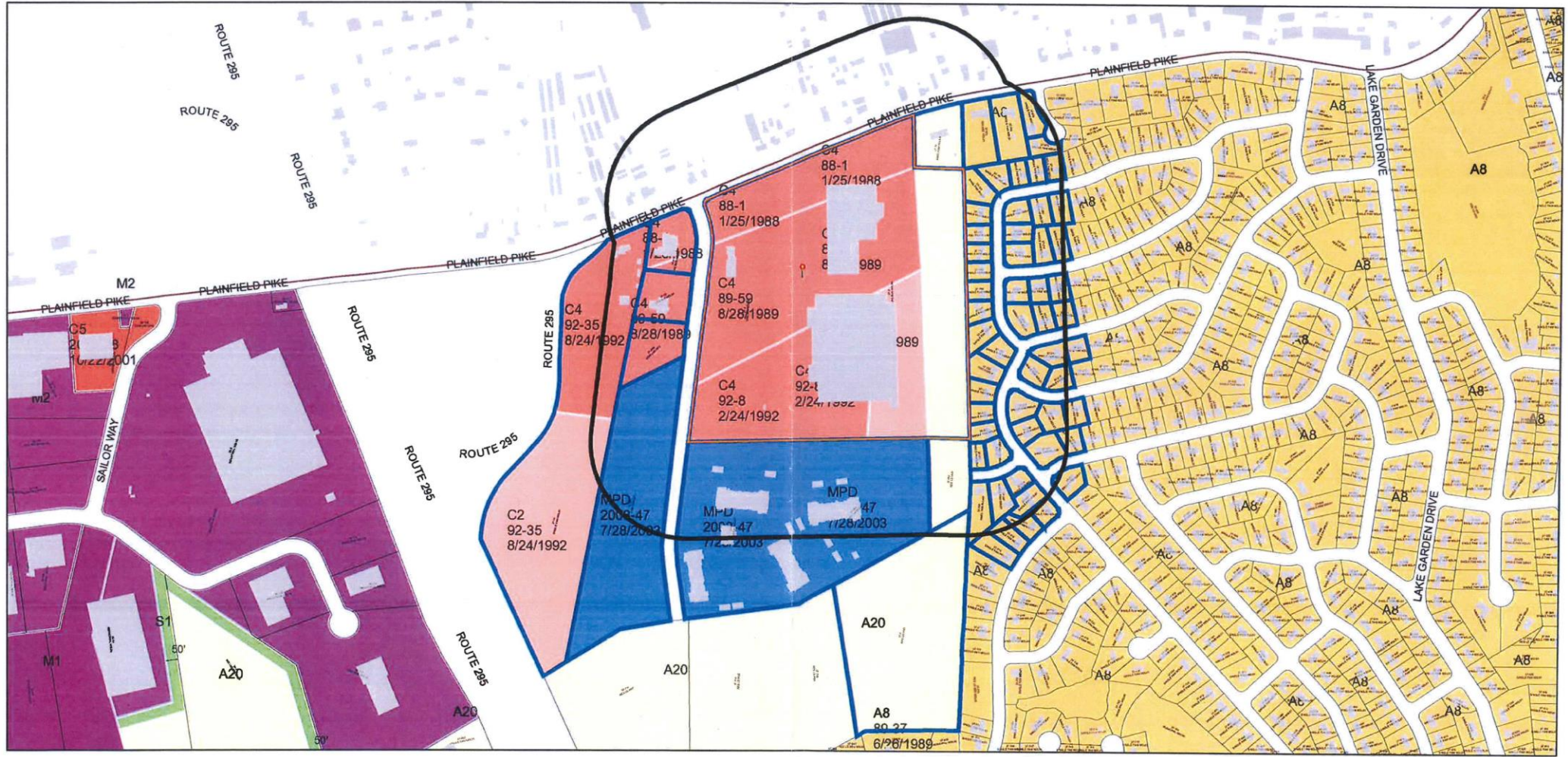
Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not have a negative impact on the surrounding neighborhood, upon a motion made by Mr. Coupe and seconded by Mr. DiStefano, the Plan Commission voted (7-1, Ms. Maccarone voted nay) to forward a *positive recommendation* to the Zoning Board of Review provided that the sign's letters are not internally illuminated and that any exterior sign lighting is static (not blinking).

TKG CRANSTON DEVELOPMENT LLC (OWN)
and SECURITY VAULT WORKS, INC. (APP) have
filed an application to construct a new drive-up ATM
kiosk at **1776 Plainfield Pike**, A.P. 37, lot 3; area 14.37
ac.zoned C4. Applicant seeks relief per 17.92.020 Special
Use Permit; Sections 17.20.030 Schedule of Uses.
Application filed 3/09/2021. John Revens, Esq.



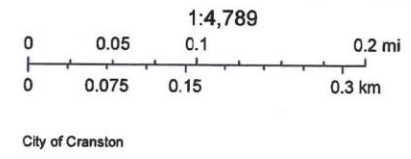


1776 Plainfield Pike 400' Radius Plat 37 Lot 3



2/1/2021, 9:02:42 AM

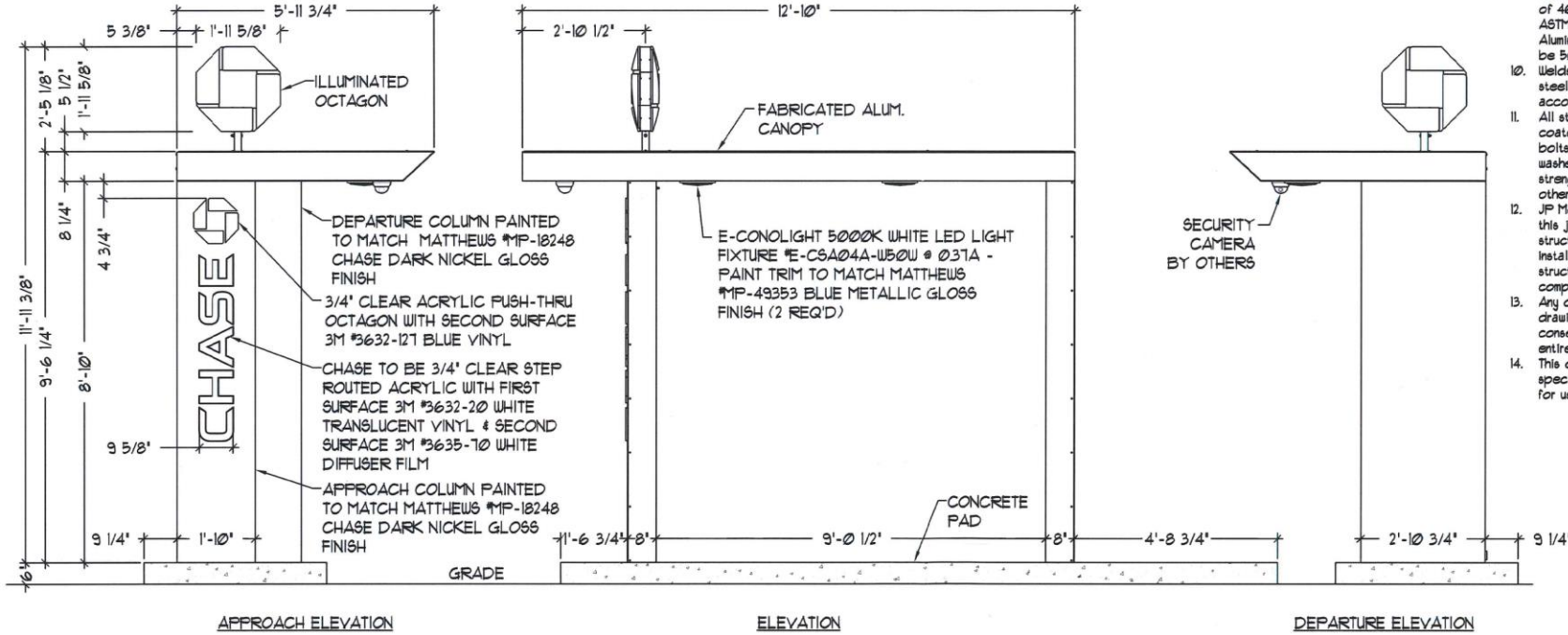
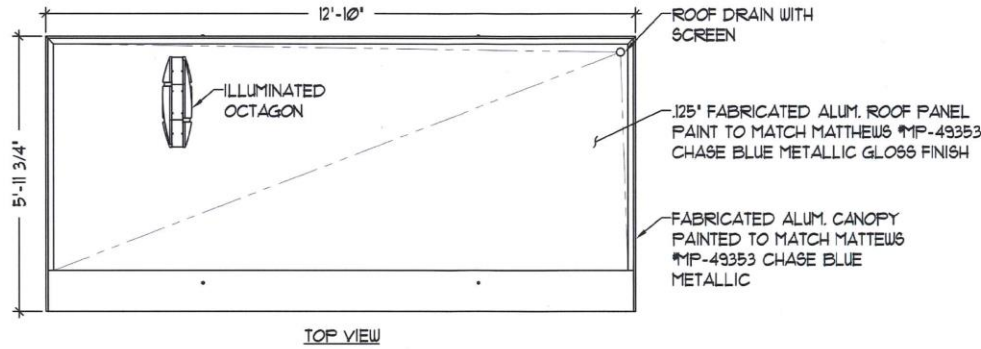
- | | | | | |
|---------------------|-----------------------------|-----|----|-------|
| □ Parcel Outlines | ▒ Buildings | A20 | C1 | M2 |
| ▭ Plat Boundaries | Zoning Dimensions | A12 | C2 | EI |
| Parcel ID Labels | ▨ Historic Overlay District | A8 | C3 | MPD |
| Streets Names | Zoning | A6 | C4 | S1 |
| — Cranston Boundary | none | B1 | C5 | Other |
| □ Parcels | A80 | B2 | M1 | |



CANOPY ELECTRICAL REQUIREMENTS (NOT INCLUDING ATM MACHINE, SECURITY CAMERA & RELATED APPLIANCES):

LEDS: (4) 1100'K WHITE SLOAN PRISM #101269-1W5J1-MB
 (43) BLUE SLOAN PRISM #101269-BL5J1-MB
 DOWNLIGHTS: (2) E-CONOLIGHT 5000K WHITE LED LIGHT
 FIXTURE #E-CSA04A-U50W # 031A
 LED POWER SUPPLY: (3) SLOAN #101501-60CI # 0.10A
 TOTAL LOAD: 2.84 AMPS @ 120VAC
 CIRCUITS: (1) 20 AMP REQ'D.

ALL EXPOSED PAINTED SURFACES SHALL BE COATED WITH MATTHEWS #282-2089P VOC GLOSS CLEAR, WITH MINIMUM 2 MILS DRY FILM THICKNESS (DFT) PER MATTHEWS APPLICATION SPECIFICATIONS.

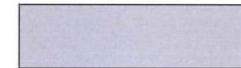


General Notes:

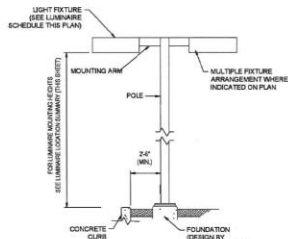
- Design is based on a 115 mph, 3 second gust wind design per IBC 2015, Category II, Exposure C, 40psf Ground Snow Load.
- Spread foundation is based on a presumptive safe vertical soil bearing pressure minimum of 2000 psf.
- A soil report was not provided. Foundation analysis assumes Soil Classification 4. Allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact the project manager.
- Foundation shall not be placed at the top of, or on the side of a slope exceeding 3:1, or adjacent to a fill slope unless re-evaluated by a competent Professional Engineer. Do not place foundation in fill.
- Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
- Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations in accordance with ASTM A305. Welding of reinforcing bars is prohibited.
- All voids between column base plate and foundation surface shall be completely filled with high-strength, non-shrink grout.
- Anchor bolts shall meet ASTM F1554 Grade 36. Exposed surfaces shall be galvanized or coated to prevent corrosion.
- All support members shall be free from defects. Steel tube shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel angle, channel and plate shall meet ASTM A36. Extruded aluminum shapes shall be 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
- Welds shall be made with E110xx low hydrogen electrodes for steel & with 5356 filler for aluminum by persons qualified in accordance with AWS standards within the past two years.
- All structural bolts shall conform to ASTM A325, and be zinc coated unless noted otherwise. When used with structural bolts, heavy hex nuts shall conform to ASTM A563, and washers shall conform to ASTM F436. Pretension all high strength bolts using the Turn-of-Nut method unless noted otherwise.
- JP Morgan Chase will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
- Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from JP Morgan Chase voids this drawing in its entirety.
- This design is prototypical and should not be used for site specific applications unless reviewed and deemed suitable for use at that site by a competent Professional Engineer.



Chase Blue Metallic
 Matthews paints 49353



Chase ATM Nickel
 Matthews paints 18101

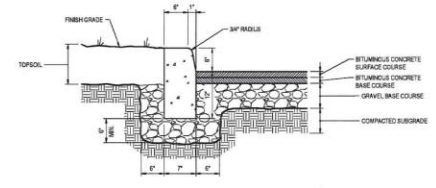


NOTE: THIS DETAIL IS FOR INFO AND SUGGESTIVE PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, AWAY FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

AREA LIGHT DETAIL

N.T.S.



- NOTE:
- CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINMENT CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE FINISHING SEALER.
 - THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
 - THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
 - CURBS, CURB CORNERS OR EDGES SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
 - EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

PRECAST CONCRETE CURB

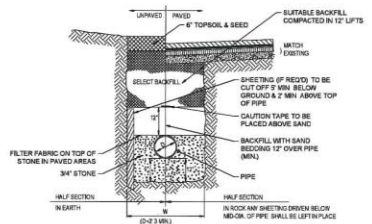
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REDUCTIVE WHITE PAINT FOR SPEC.

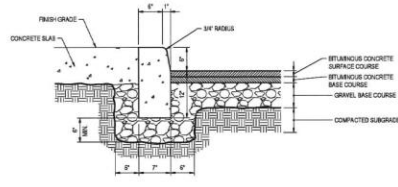
TRAFFIC FLOW ARROW DETAIL

N.T.S.



TYPICAL UTILITY TRENCH DETAIL

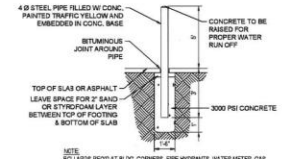
N.T.S.



- NOTE:
- CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINMENT CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE FINISHING SEALER.
 - THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
 - THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
 - CURBS, CURB CORNERS OR EDGES SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
 - EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

MONOLITHIC CONCRETE CURB DETAIL

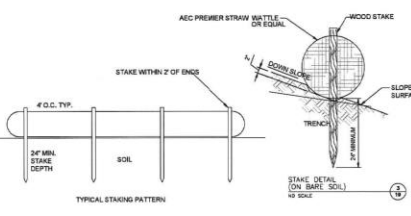
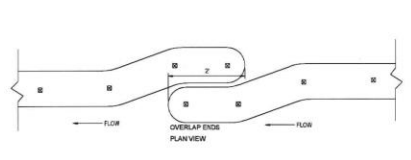
N.T.S.



NOTE: INCLUDE REBAR AT 18\"/>

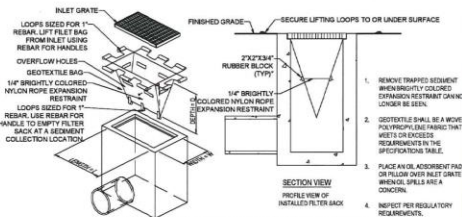
BOLLARD DETAIL

N.T.S.



STRAW WATTLES

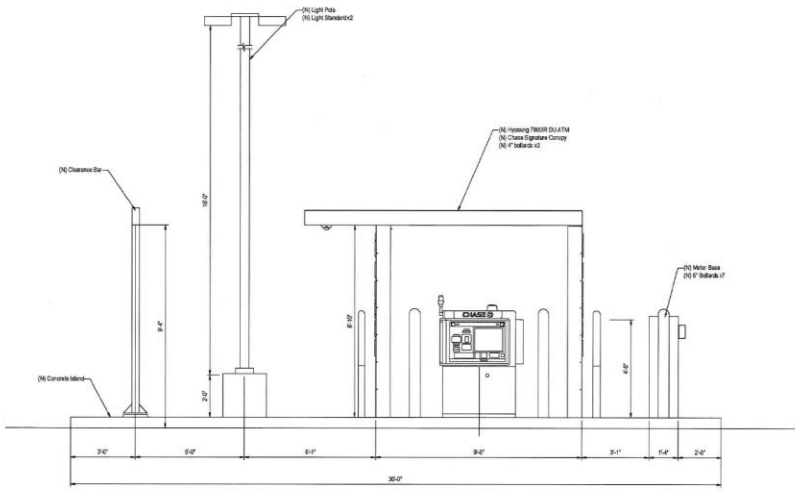
N.T.S.



PROPERTY	TEST METHOD	MINIMUM VALUE
CONCRETE STRENGTH	ASTM C 442	3000 PSI
GRAB TENSILE LONGITUDINAL	ASTM C 442	30%
FLAT TENSILE	ASTM C 442	100 PSI
MILLEN BURST	ASTM C 538	800 PSI
TRANSFORM TENS	ASTM C 442	120 PSI
UP RESISTANCE	ASTM C 442	80%
APPROXIMATE OPENING SIZE	ASTM C 442	18 US SIEVE
FLOW RATE	ASTM C 442	40 GAL/MIN/5 FT
PERMEABILITY	ASTM C 442	1.0 SEC

FILTER SACS (GRATED INLETS)

N.T.S.



PROPOSED ELEVATION

N.T.S.

BOHLER
 CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED BY

811
 Before you dig, Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PERMIT SET

PROJECT NO: 1002121
 DRAWN BY: CFC
 CHECKED BY: RMW
 DATE: 03/05/2021
 CAD ID: 1002121-CV-6

PROPOSED SITE PLAN DOCUMENT FOR
SECURITY VAULT WORKS, INC.
 FOR
 PROPOSED DRIVE-UP ATM
 MAP #37-1, LOT #3
 1776 PLAINFIELD PIKE
 CITY OF CRANSTON
 PROVIDENCE COUNTY, RHODE ISLAND

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-8900
 www.BohlerEngineering.com

JOSHUA G. SWERLING
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-401

ORG. DATE - 03/08/2021

Plan Commission Recommendations

Due to the finding that the application is consistent with the general content of the Comprehensive Plan, and due to the finding that the application will not create undue negative impacts to the surrounding properties and other uses on the site, upon a motion made by Mr. DiStefano and seconded by Mr. Morales, the Plan Commission voted (7-1, Ms. Maccarone voted nay) to forward a *positive recommendation* to the Zoning Board of Review.