



# 473 WASHINGTON ST APARTMENTS

PROVIDENCE CITY PLANNING COMMISSION  
PRELIMINARY PLAN SUBMISSION

NOVEMBER, 2022





AERIAL VIEW

473 WASHINGTON ST APARTMENT



**ZONING SUMMARY**

Plat: 29 Lots: 41,42 &481  
C-2 COMMERCIAL DISTRICT

**DIMENSIONAL REQUIREMENTS**

	C-2 ZONE
MINIMUM BUILDING HEIGHT:	16 FEET
MINIMUM FIRST FLOOR HEIGHT:	9 FEET RES.
MAXIMUM BUILDING HEIGHT:	50 FEET – 4-STORY MAX.
FRONT SETBACK:	0-5 FEET BUILD TO ZONE (60% MIN.)
INTERIOR SIDE SETBACK:	10 FEET FROM RES.
CORNER SIDE SETBACK:	0-5 FEET FROM RES.
REAR SETBACK:	20 FEET FROM RES.
MINIMUM LOT AREA:	NONE
MAXIMUM BUILDING COVERAGE:	NONE
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	NONE

**PARKING REQUIREMENTS**

RESIDENTIAL REQUIREMENT:

- NO PARKING REQUIREMENT WITH A LOT LESS THEN 10,000 SQ FT(ZONING PARKING EXEMPTION 1410 (B)7)

TOTAL REQ'D VEHICLE SPACES FOR RESIDENTIAL USES: **0 SPACES**

**\*TOTAL PROVIDED VEHICLE SPACES = 0**

TOTAL REQ'D BICYCLE PARKING SPACES FOR RESIDENTIAL USES (1 PER 5 UNITS):

27/5 = **5.4 SPACES**

**\*TOTAL PROVIDED BICYCLE SPACES = 6**

**TOTAL LOT AREA**

7,871 SQ FT

**BUILDING FOOT PRINT**

7,395 SQ FT

**GROSS SQUARE FOOTAGE**

**UNIT MATRIX**

FOURTH LEVEL AREA:	7,268 GSF	1 BED:	23 UNITS (650-900 SF)
THIRD LEVEL AREA:	7,409 GSF	1 BED(TYPE A):	1 UNITS (730 SF)
SECOND LEVEL AREA:	7,409 GSF	2 BED:	3 UNITS (1250 SF)
GROUND LEVEL AREA:	7,460 GSF	TOTAL:	27 UNITS
GROSS AREA:	29,546 GSF		

NOTE:

- VERIFY ALL TREE SPECIES WITH CITY FORESTER
- COORDINATE SLAB ELEVATIONS WITH CIVIL AND STRUCTURAL DRAWINGS
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION





MAGNETIC 09-18-18

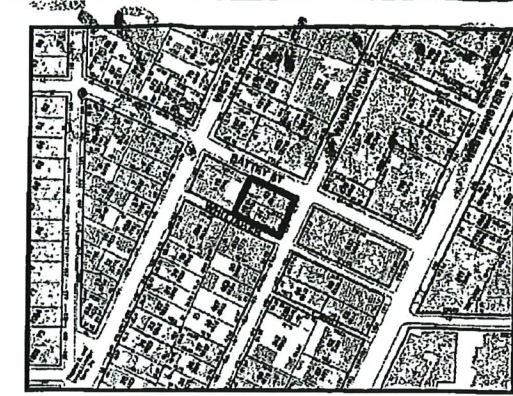
REFERENCE:  
DEED BK. 12032 / PG. 169

ZONING DISTRICT C-2

BK 95 Pg. 106

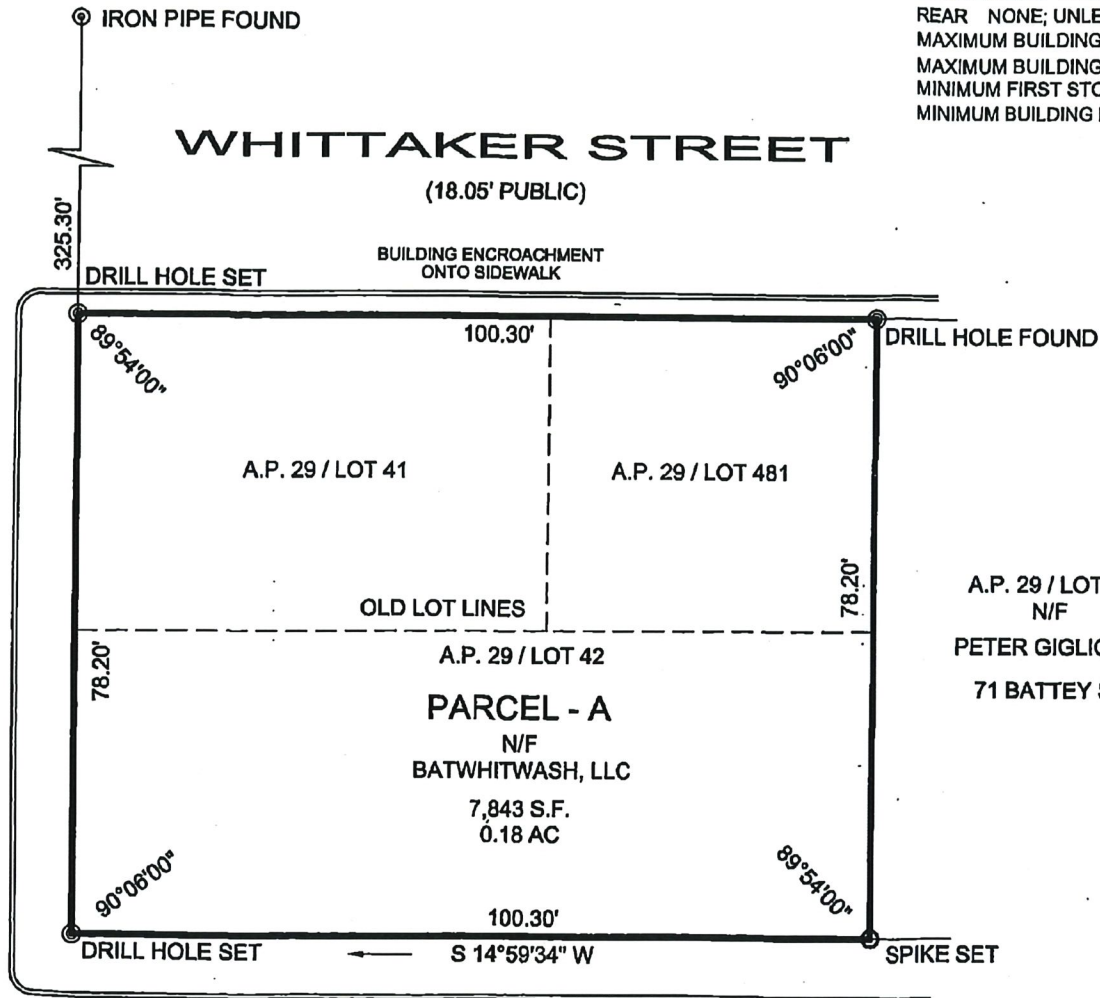
MINIMUM LOT AREA NONE  
MINIMUM LOT FRONTAGE NONE  
MINIMUM SETBACKS:  
FRONT BUILD-TO ZONE OF 0' TO 5' / FOOTNOTE: 503.A.6  
SIDE NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'  
CORNER SIDE BUILD-TO ZONE OF 0' TO 5' (See 503.A.6 Build to Percentage)  
REAR NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'  
MAXIMUM BUILDING & IMPERVIOUS SURFACE COVERAGE: NONE  
MAXIMUM BUILDING HEIGHT: 50' NOT TO EXCEED 4 STORIES.  
MINIMUM FIRST STORY HEIGHT 9' RES. 11' NON-RES USE  
MINIMUM BUILDING HEIGHT 16'

RECEIVED FOR RECORD  
CITY OF PROVIDENCE  
DEC 10 2020 12:30 PM  
John A. Nurehny  
RECORDER OF DEEDS  
Vol: 95 PG: 106



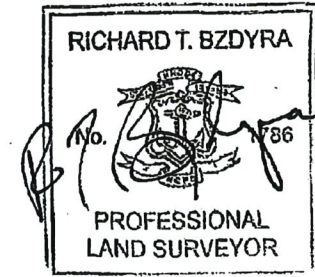
LOCUS MAP

WASHINGTON STREET  
(66.16' PUBLIC)



LOT / PARCEL	OLD AREA	NEW AREA
LOT 41	2,359 S.F.	0
LOT 481	1,628 S.F.	0
LOT 42	3,856 S.F.	0
PARCEL - A	0	7,843 S.F.

A.P. 29 / LOT 15  
N/F  
PETER GIGLIOTTI  
71 BATTEY ST



ADMINISTRATIVE SUBDIVISION PLAN

A.P. 29 / LOT 41, 42 & 481  
473 & 469 WASHINGTON STREET  
32 WHITTAKER STREET  
PROVIDENCE, R.I.

SCALE: 1" = 20' DATE: NOVEMBER 19, 2020

PREPARED FOR:  
AIRWAY LEASING, LLC  
c/o GERARD DISANTO  
ONE FRANKLIN SQUARE  
PROVIDENCE, R.I. 02903

PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9295 / DWG. NO. 9295 - (JNP)

GRAPHIC SCALE / 1" = 20'



BATTEY STREET  
(40.12' PUBLIC)

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

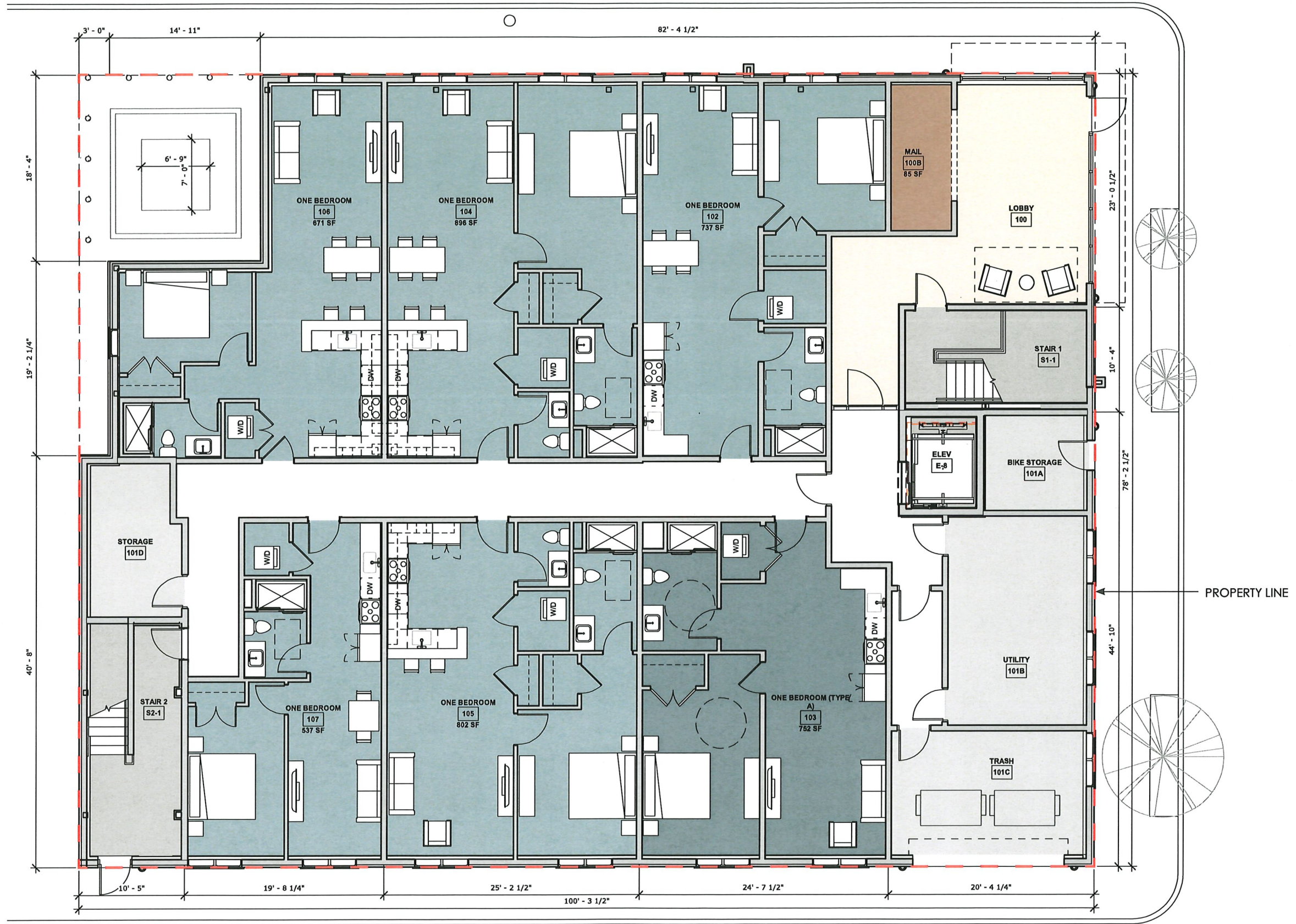
FOR AN ADMINISTRATIVE SUBDIVISION.

BY: *[Signature]* DATE: 11/19/20

BY: RICHARD T. BZDYRA, PLS. LICENSE # 4730-CR-1 LS-A60

City of Providence  
City Plan Commission  
Administrative Subdivision  
Name: 473 WASHINGTON ST  
CPC Project #: 20-047A  
Approved Pursuant to Article 3 of the City of Providence Development Review Regulations, as amended, and RIGL 45-23-37 and shall be recorded and filed with the Recorder of Deeds no later than ninety (90) days following this approval.  
Administrative Officer: *[Signature]* Date: 12/18/20  
Department of Planning & Development





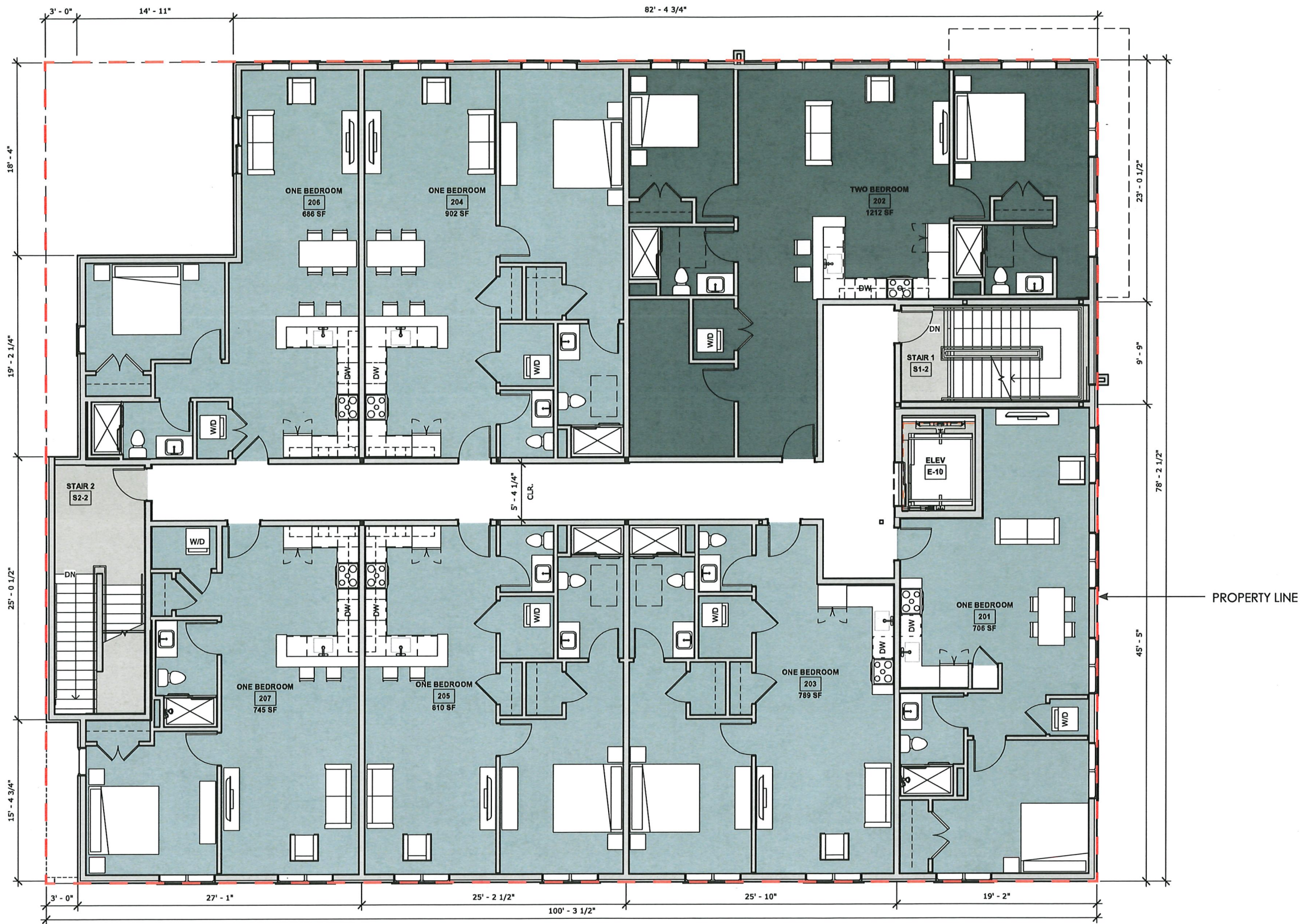
GROUND FLOOR PLAN

473 WASHINGTON ST APARTMENT



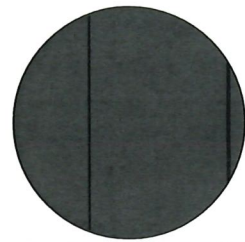
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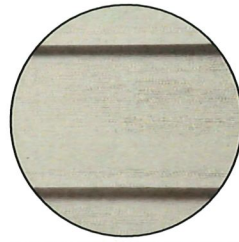


TYPICAL FLOOR PLAN (SECOND, THIRD & FOURTH)  
 473 WASHINGTON ST APARTMENT

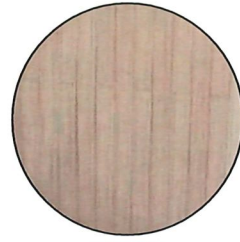




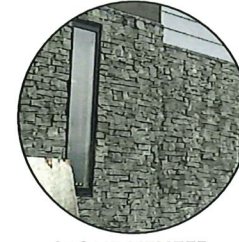
**EVERLAST BOARD & BATTEN**  
STORM GREY



**EVERLAST LAP SIDING**  
SAND DUNE



**WOOD**  
COLOR TBD



**STONE VENEER**  
COLOR TBD

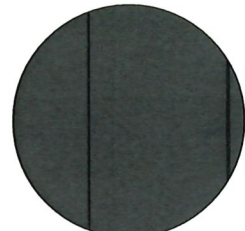


EXTERIOR ELEVATIONS & MATERIALS

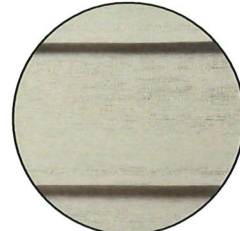
473 WASHINGTON ST APARTMENT







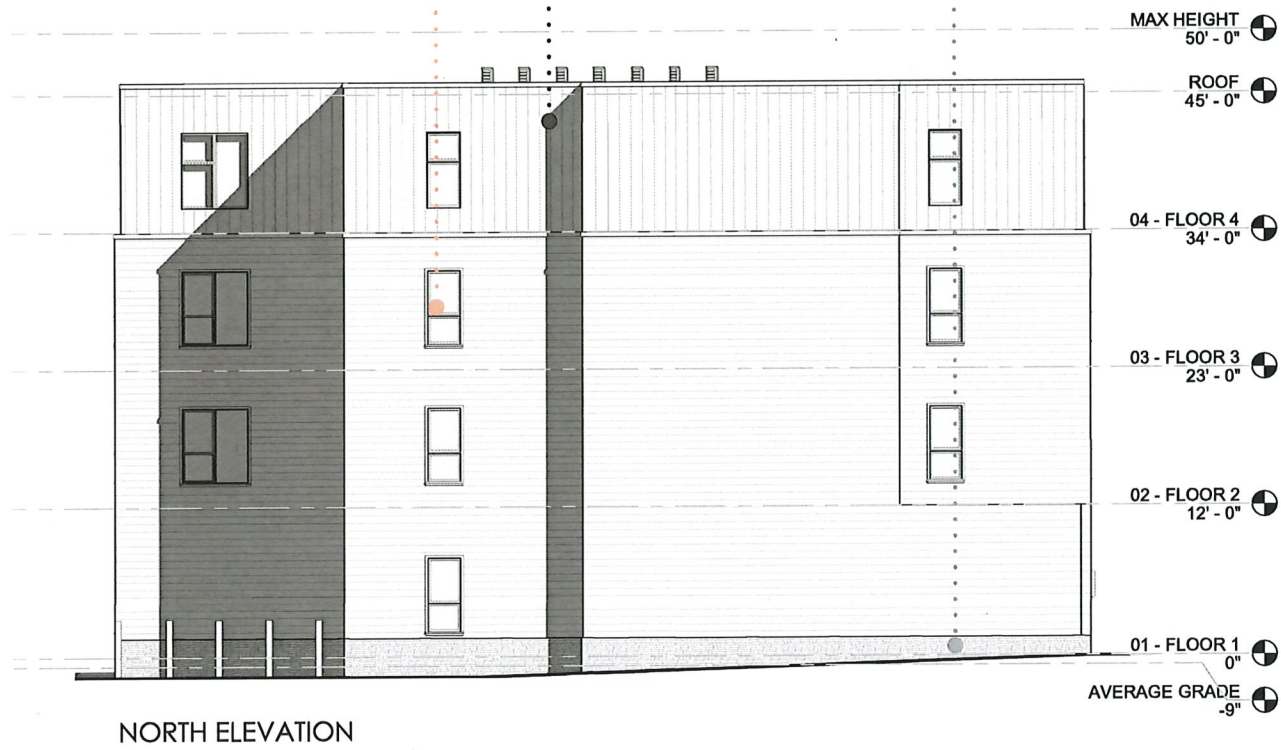
**BOARD & BATTEN**  
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**EVERLAST LAP SIDING**  
SAND DUNE



**STONE VENEER**  
COLOR TBD



EXTERIOR ELEVATIONS & MATERIALS

473 WASHINGTON ST APARTMENT



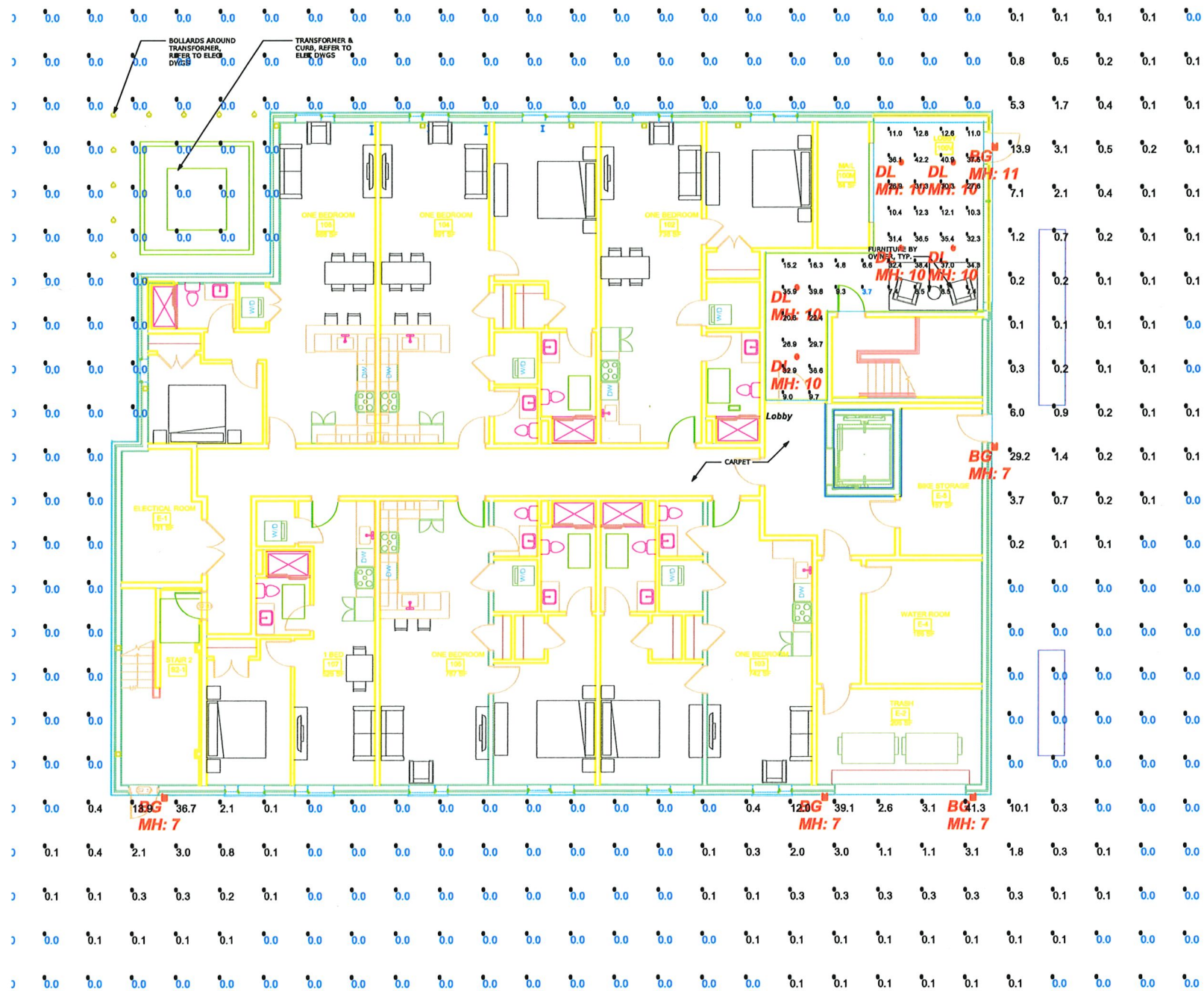




STREET VIEW

473 WASHINGTON ST APARTMENT





Indoor Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Lumens	LLF
	6	DL	HH4-LED-1500L-DIM10-MVOLT-MD-40K-90-HH4-4501-CL-WH	1766	0.900
	5	BG	33816_BEGA	1659	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Exterior	Illuminance	Fc	0.75	41.3	0.0	N.A.	N.A.
Lobby_Floor	Illuminance	Fc	22.60	42.2	3.7	6.11	11.41

**OMNI-LITE, INC.**  
 263 WINN STREET BURLINGTON, MA. 01803  
 PH # 781-272-2300, FAX # 781-272-0759 www.omnilight.com

PROJECT:  
**473 Washington St.**

CLIENT:  
**XXX**

SCALE: FEET FILE: omni 473 washington st 00.adm

DATE: 10/14/2022 SALES PERSON: Justin Cirrone

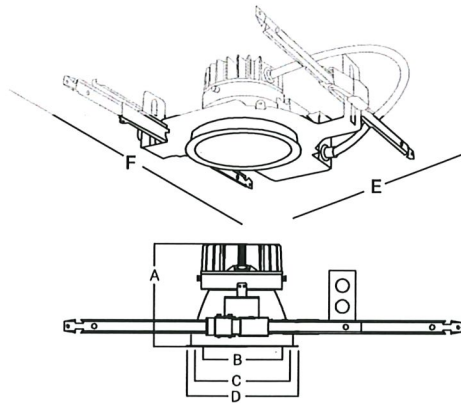
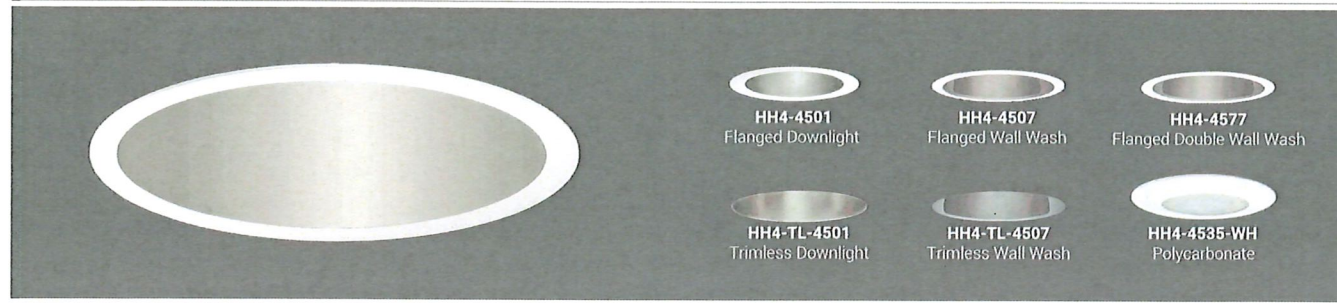
THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM DATA SUPPLIED BY LAMP MFG. AND TESTING LABS.

PHOTOMETRIC PLAN

473 WASHINGTON ST APARTMENT



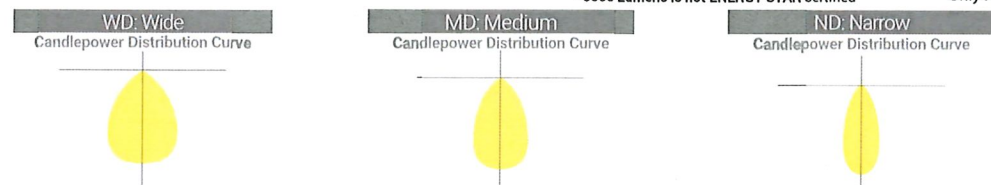
**HH4-LED 4"**  
4" Architectural High Lumen LED Downlight



A: Height = 5-3/4"  
B: Trim Aperture = 4"  
C: Cut-Out = 4-1/2"  
D: Trim Outside Dia = 5-3/8"  
E: Width = 16"  
F: Length = 12-1/2"

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
3000	3394	32W
2000	2144	26W
1500	1699	20W
1200	1341	16W
900	995	12W

Based on 4000K, 90+CRI with semi-specular chrome reflector.  
Actual wattage may vary +/-5%



Reference IES files for additional distribution curve information.



**FEATURES**

A highly sustainable and ultra-efficient architectural LED downlight that provides even, glare-free illumination. Available in a range of finishes, distributions, and lumen packages, it is ideally suited for use in corporate office space, hospitality, healthcare, commercial, academic, churches and retail.

**OPTICS AND REFLECTOR**

The reflector has a 45° visual cutoff, and is shipped standard with a Solite lens in a smooth frosted finish. Spun from 0.05" thick aluminum, with a 1-step anodized finish, and available in different colors or custom RAL finishes. Reflector flange options include self-flanged and white painted flange. Various distribution options are available, and all optics are field changeable.

LUMENS	900, 1200, 1500, 2000, 3000*1 (Custom lumen packages available)
GCT & DYNAMIC PLATFORMS	22K, 27K, 30K, 35K, 40K, 50K, Tunable White, Dim to Warm, RGB + White
CRI	90+ Standard, 98+ Optional
COLOR QUALITY	2 Step MacAdam Ellipse
DISTRIBUTIONS	WD (Wide Distribution), MD (Medium Distribution) and ND (Narrow Distribution)
TRIM OPTIONS	Downlight, Wall Wash, Double Wall Wash, Wet Location
REFLECTOR COLORS	CL (Semi-Specular Chrome), SHZ (Low Iridescent Satin Haze), WT (Wheat), W (White), MB (Black)
FLANGE COLORS	Self-Flanged WH (White), SCH (Semi-Specular Chrome), SHZ (Low Iridescent Satin Haze), BK (Black)
DIMMING	0-10V Flicker Free 1% Dimming Standard (DIM10), LUTH, LUTFTB, LUT2W, ELDO10.1, ELDDOMX.1, ELDDOALL.1, DIMTR
EMERGENCY	10W - Up to 1000L Output 20W - Up to 2000L Output EMG-LED-G2-10W-SDT - Self Diagnostic (Consult Factory)
LIFETIME	L70 at 102,000 Hours
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21

\*3000 Lumens is not ENERGY STAR certified \* Only Available on 85+ CRI

**LED wall luminaire - shielded**

**BEGA**

**Application**

This wall mounted LED luminaire is designed for wall washing effects and for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.

**Materials**

Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A380.0 aluminum alloy  
Clear safety glass with optical texture  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 64  
Weight: 3.7 lbs

**Electrical**

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	13.9W
System wattage	17W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1659 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 50° C	101,000 h (L70)

**LED color temperature**

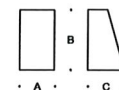
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors  Black (BLK)  White (WHT)  RAL:  
 Bronze (BRZ)  Silver (SLV)  CUS:



**LED wall luminaire - shielded**

	LED	A	B	C
<b>33816</b>	13.9W	5 1/8"	9 1/8"	5 1/8"



**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
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