



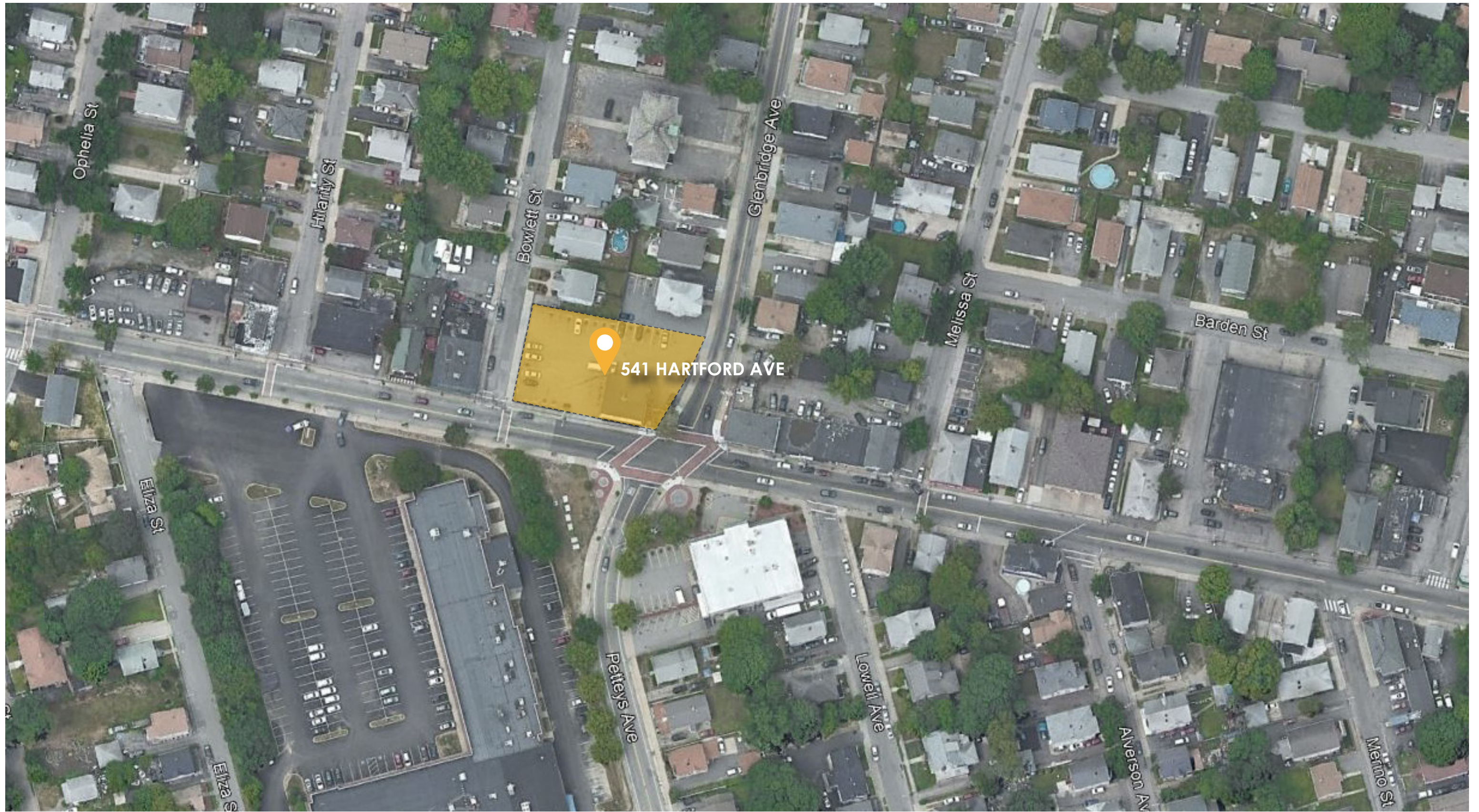
# 541 HARTFORD AVENUE MIXED-USE MULTI-UNIT DEVELOPMENT

541 HARTFORD AVE, PROVIDENCE, RI 02909

MASTER AND PRELIMINARY PLAN APPLICATIONS

JANUARY 24, 2022

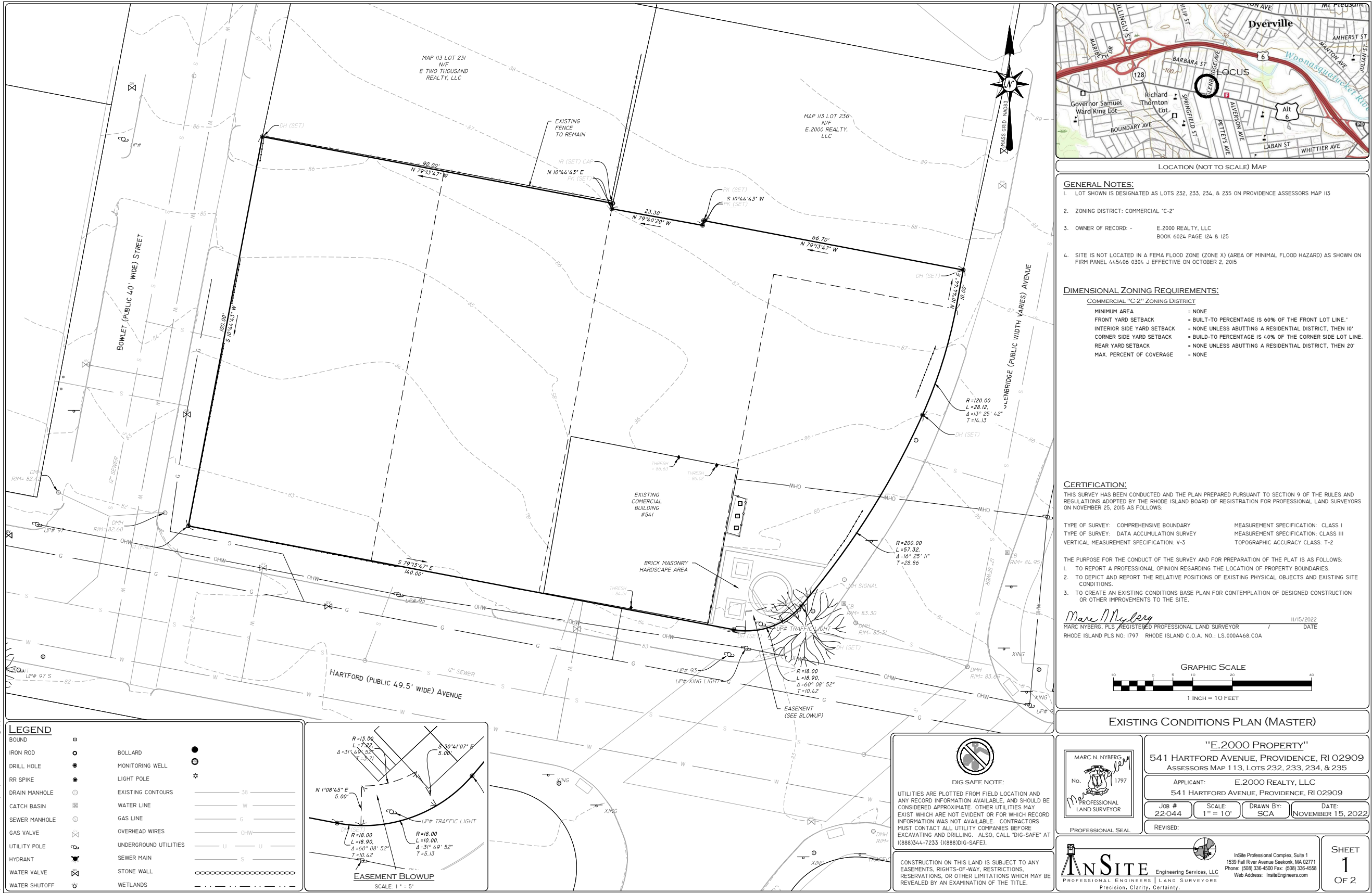




LOCATION & SITE

541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT





BOUNDARY SURVEY

541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT

Zoning Summary

Plat: 113 Lots: 232, 233, 234, 235  
C-2 COMMERCIAL DISTRICT

DIMENSIONAL REQUIREMENTS

	C-2 ZONE	PROPOSED RELIEF
MINIMUM BUILDING HEIGHT:	16 FEET	
MINIMUM FIRST FLOOR HEIGHT:	11 FEET NON-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. (40% MIN.)	
REAR SETBACK:	20 FEET FROM RES.	
MINIMUM LOT AREA:	NONE	
MAXIMUM BUILDING COVERAGE:	NONE	
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	NONE	

APPLICABLE ZONING SECTIONS

PER ZONING SECTION 202(B)

THE FOLLOWING BUILDING ELEMENTS SHALL BE EXEMPT FROM MAXIMUM BUILDING HEIGHT LIMITATIONS.  
BUILDING APPURTENANCES SUCH AS PARAPET WALLS, SKYLIGHTS, FLAG POLES, SMOKESTACKS, COOLING TOWERS, ELEVATOR BULKHEADS, FIRE TOWERS, MONUMENTS, WATER TOWERS, STACKS, STAGE TOWERS, OR SCENERY LOFTS, TANKS, ORNAMENTAL TOWERS AND SPIRES, ROOFTOP ACCESSORY STRUCTURES, NECESSARY MECHANICAL APPURTENANCES, OR PENTHOUSES TO HOUSE MECHANICAL APPURTENANCES.

PERMITTED ENCROACHMENTS: TABLE 13-2

- EAVES – INTERIOR SIDE SETBACK
- FENCE OR WALL INTERIOR SIDE AND REAR SETBACK
- SILLS, BELT COARSE, CORNICE AND ORNAMENTAL FEATURES – ALL SETBACKS

PERMITTED ENCROACHMENTS INTO PUBLIC RIGHT OF WAY: 13(B)

AN ENCROACHMENT NOT FOR HABITATION IS ANY CONSTRUCTION THAT PROJECTS FROM A BUILDING OVER, ONTO, OR UNDER A PUBLIC RIGHT-OF-WAY THAT IS NOT DESIGNED FOR AND CANNOT ACCOMMODATE HUMAN OR OTHER HABITATION INCLUDING, BUT NOT LIMITED TO, AWNINGS, CANOPIES, BAY WINDOWS, MARQUEES, SIGNS, ARCHITECTURAL EMBELLISHMENTS, FOUNDATIONS, WHEELCHAIR RAMPS, STAIRS, AND THE LIKE, WHETHER SUPPORTED BY THE GROUND OR NOT. AWNINGS, CANOPIES, MARQUEES, AND SIGNS WITH 15 FEET OR MORE VERTICAL CLEARANCE ABOVE THE SIDEWALK MAY EXTEND INTO OR OCCUPY UP TO 100% OF THE WIDTH OF THE SIDEWALK.

PARKING REQUIREMENTS

COMMERCIAL PARKING REQUIREMENTS:

VEHICLE SPACES(1 PER 500 SF GFA): (3,812-2,500) SF/500 = 2.62 ~ 3 SPACES  
BICYCLE SPACES(1 PER 5,000 SF): (3,812-2,500) SF/5,000 = 0.26  
\*ZONING PARKING EXEMPTION 1410 (B)5 – THE FIRST 2,500 SQUARE FEET OF GROSS AREA FOR NON-RESIDENTIAL USES IN THE R-P, C-1, C-2, AND C-3 DISTRICTS ARE EXEMPT FROM ALL OFF-STREET VEHICLE AND BIKE PARKING REQUIREMENTS.

RESIDENTIAL PARKING REQUIREMENTS:

VEHICLE SPACES(1 PER UNIT): 30 UNITS/1 = 30 SPACES  
50% X 30 SPACES = **15 SPACES REQ'D**  
BICYCLE SPACES(1 PER 5 UNITS): 30 UNITS/5 = 6 SPACES  
\*ZONING LAND DEVELOPMENT PROJECT 1904 (E)1&2 – RESIDENTIAL REQ'D PARKING SPACES CAN BE ADJUSTED -50% FOR PROJECT MEETS ONE OR MORE CONDITION(ITEM 1 APPLICABLE).

TOTAL REQ'D VEHICLE SPACES: 3 NON-RES SPACES + 15 RES SPACES = **18 SPACES**

**\*TOTAL PROVIDED VEHICLE SPACES = 20 SPACES**

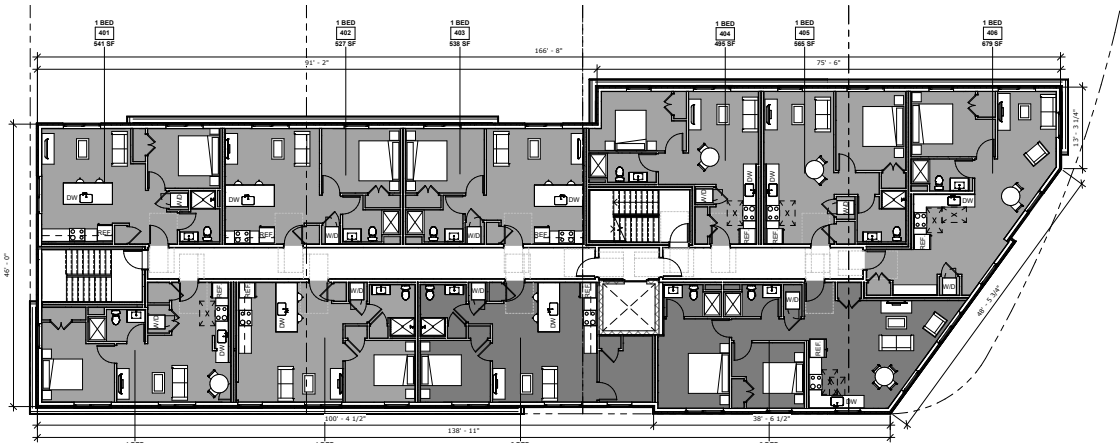
TOTAL REQ'D BICYCLE SPACES: 0.26 + 6 = 6.26 ~ 7 SPACES, **7 PROVIDED**

GROSS SQUARE FOOTAGE

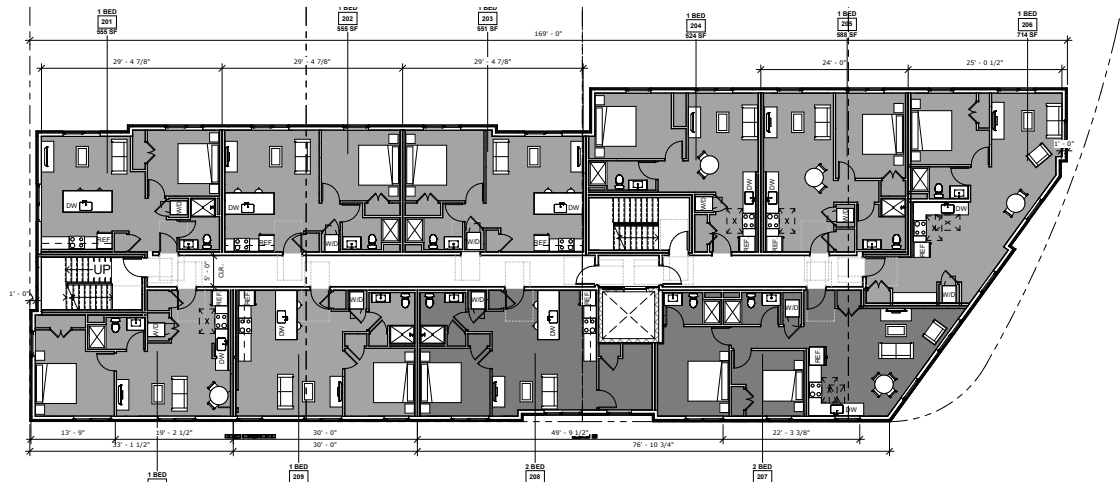
FOURTH LEVEL AREA:	7,725 GSF
THIRD LEVEL AREA:	7,969 GSF
SECOND LEVEL AREA:	7,969 GSF
GROUND LEVEL AREA:	7,418 GSF
GROSS AREA:	31,081 GSF

UNIT MATRIX

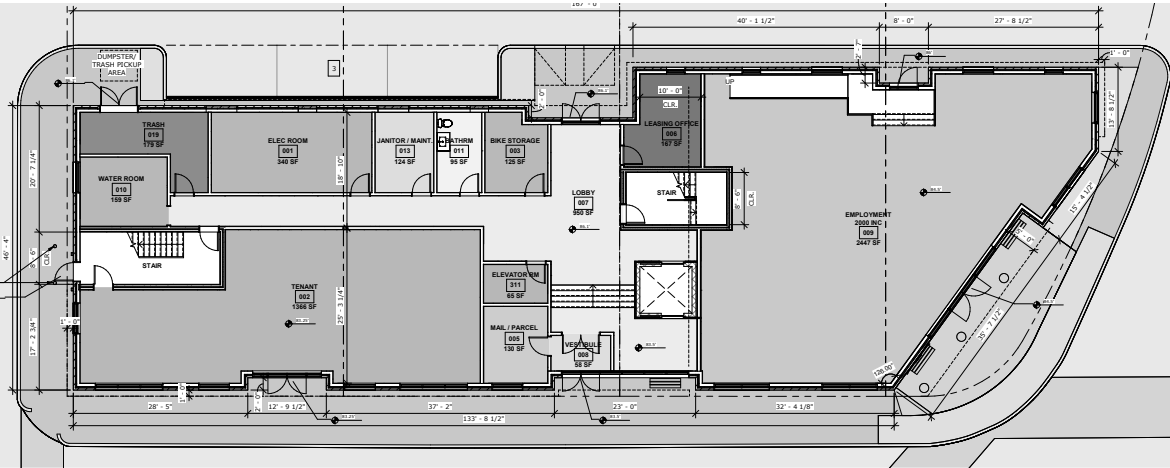
1 BED:	24 UNITS	(500-700 SF)
2 BED:	6 UNITS	(900 SF)
TOTAL:	30 UNITS	



4TH LEVEL



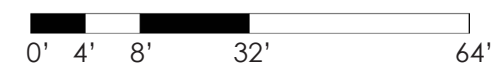
TYPICAL LEVEL (2ND - 3RD)

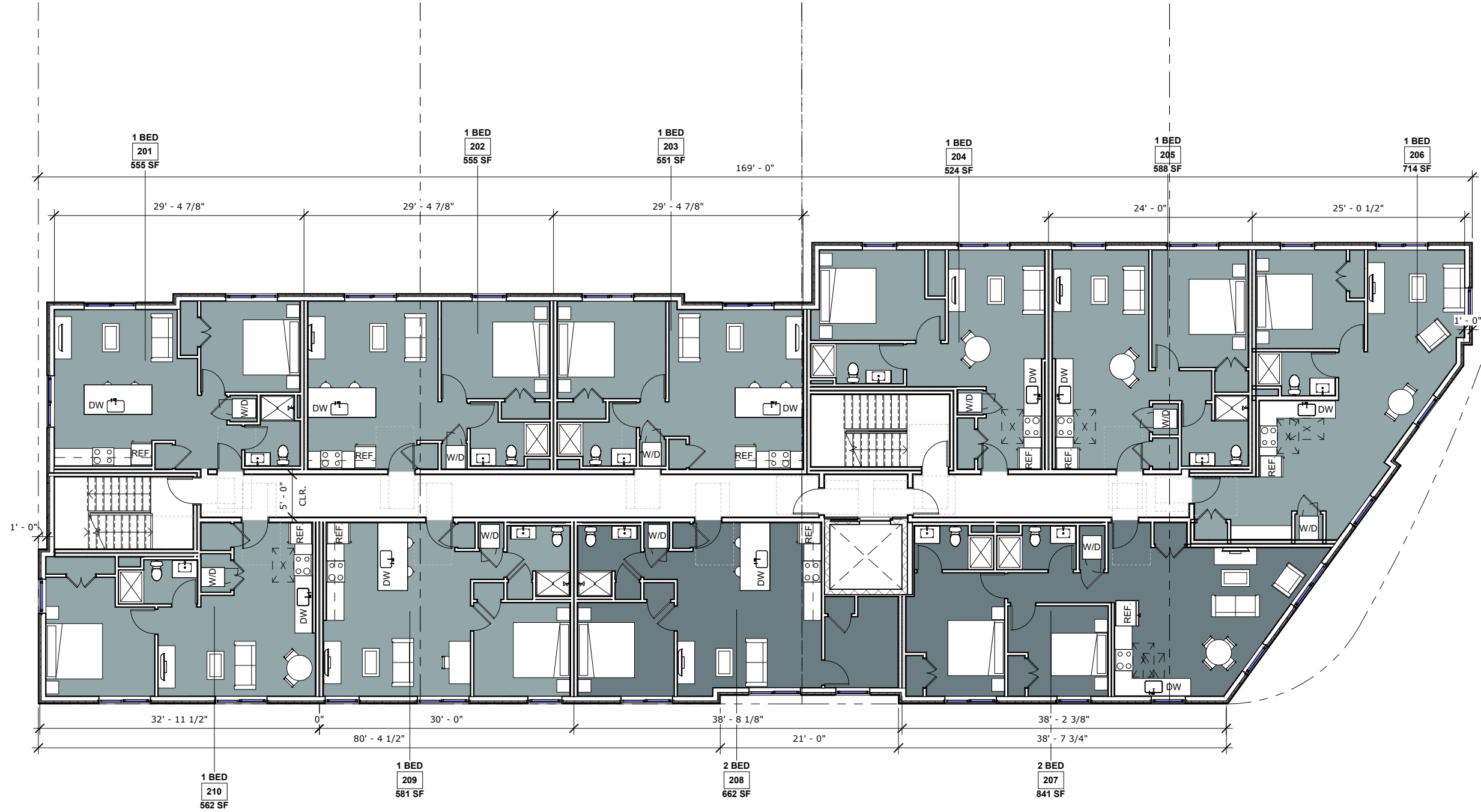


GROUND LEVEL

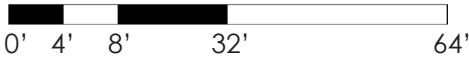
ZONING SUMMARY

541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT

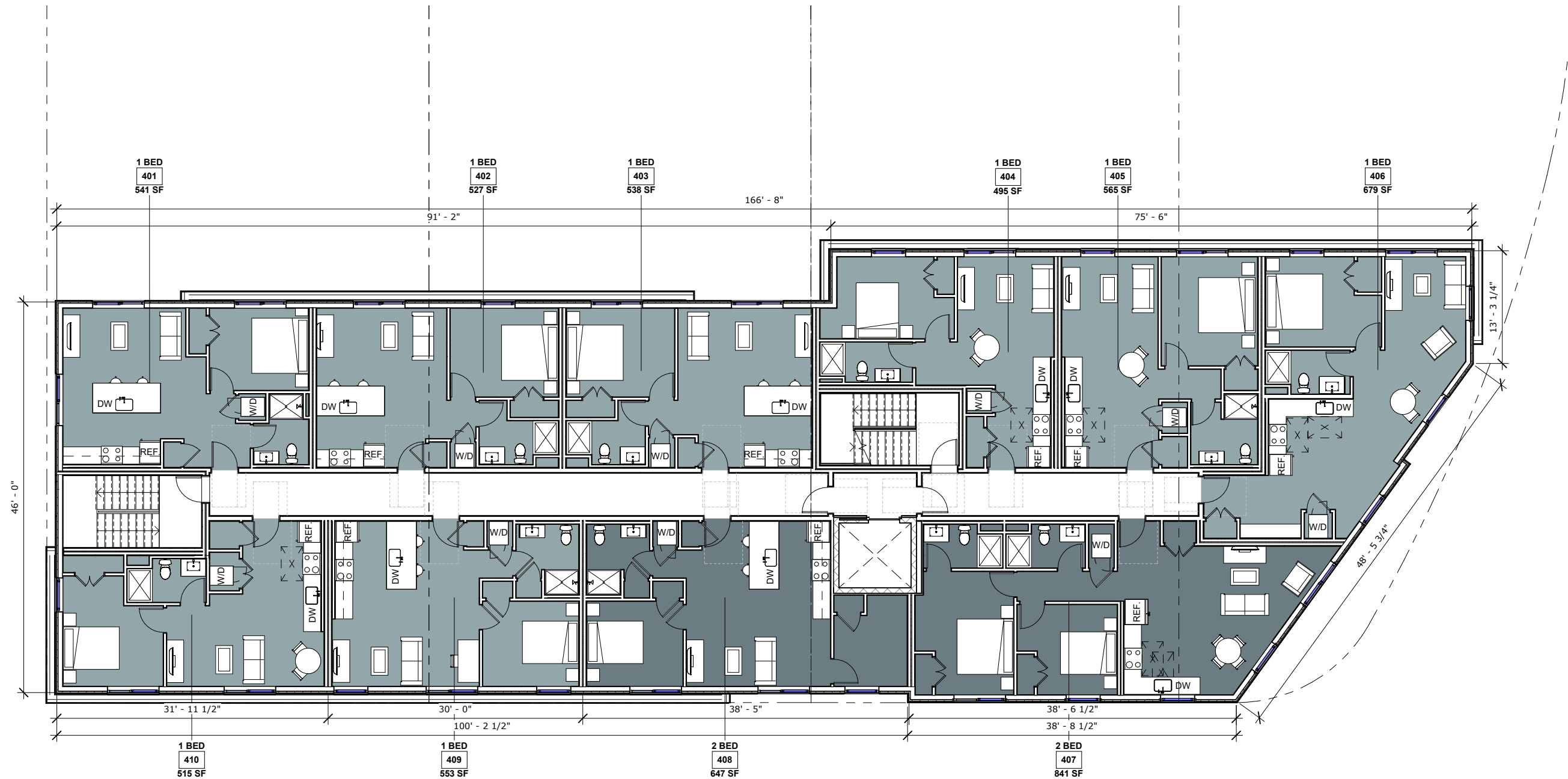




TYPICAL LEVEL PLAN (2-3)  
 541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT

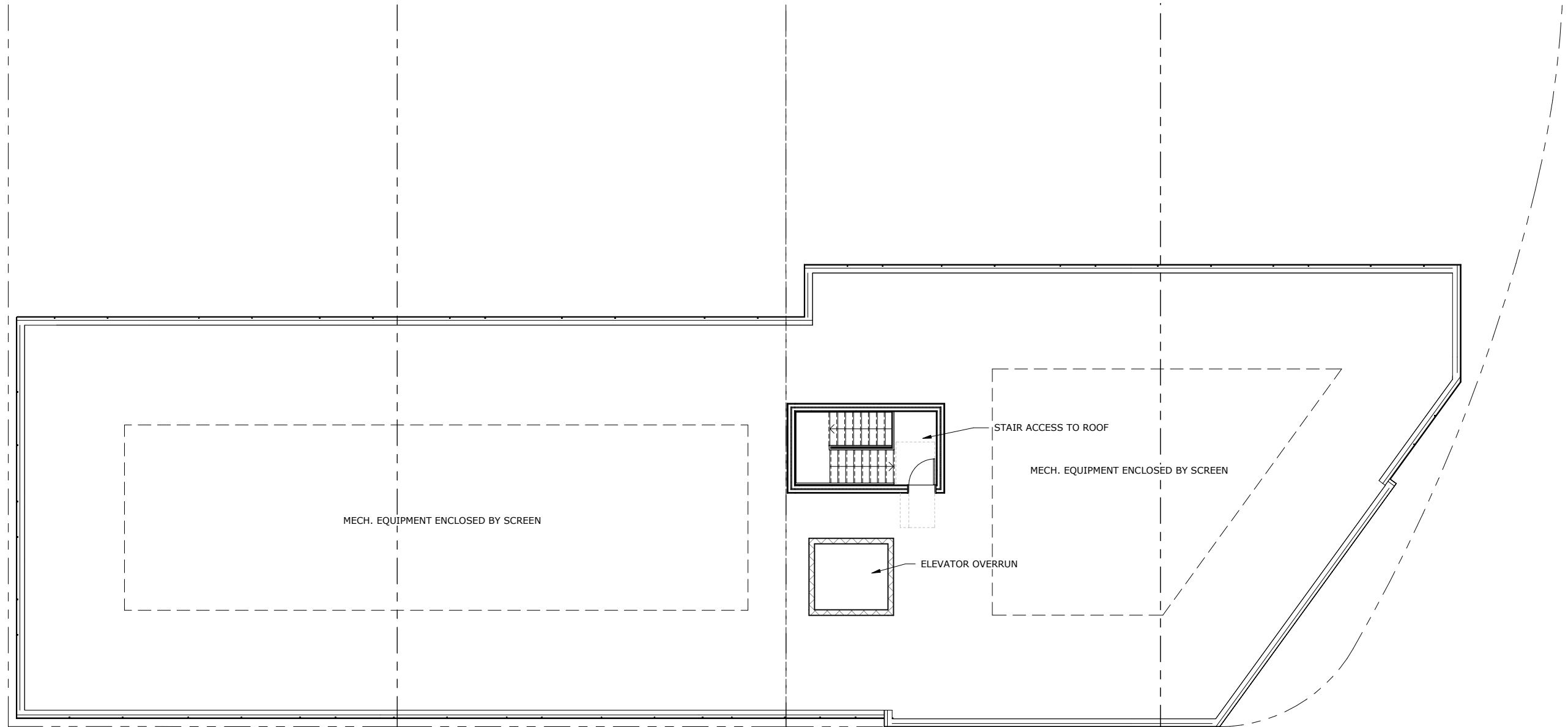






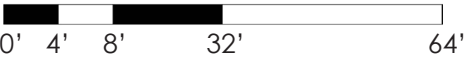
FOURTH LEVEL PLAN

541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT



FOURTH LEVEL PLAN

541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT



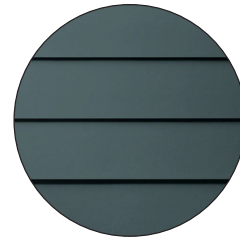




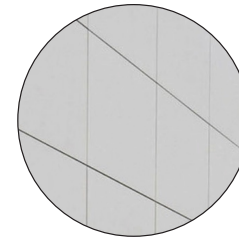
**BRICK**  
GRAY



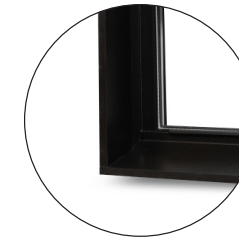
**WOOD**  
NEWTECH WOOD SIDING



**HARDIE LAP**  
SLATE BLUE



**HARDIE PANEL**  
LIGHT GREY



**WINDOWS**  
BLACK FINISH



## ELEVATIONS & MATERIALS

# 541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT

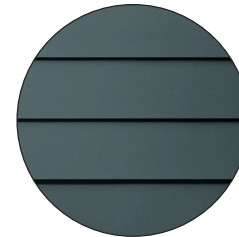




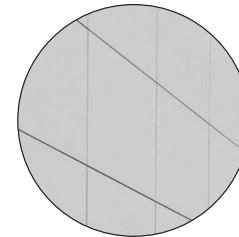
**BRICK**  
GRAY



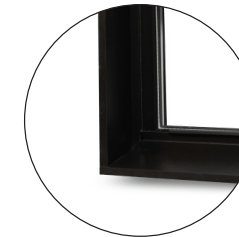
**WOOD**  
NEWTECH WOOD SIDING



**HARDIE LAP**  
SLATE BLUE



**HARDIE PANEL**  
LIGHT GREY



**WINDOWS**  
BLACK FINISH



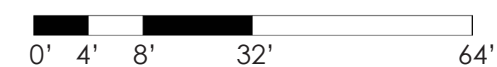
BOWLET STREET ELEVATION



GLENBRIDGE AVE ELEVATION

## ELEVATIONS & MATERIALS

# 541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT

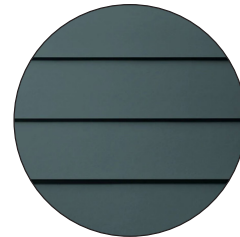




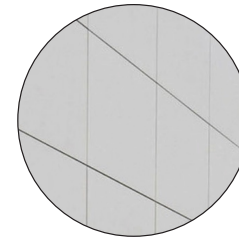
**BRICK**  
GRAY



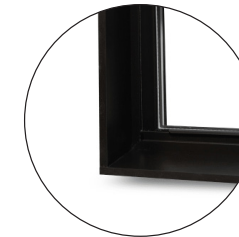
**WOOD**  
NEWTECH WOOD SIDING



**HARDIE LAP**  
SLATE BLUE



**HARDIE PANEL**  
LIGHT GREY



**WINDOWS**  
BLACK FINISH



BACK ELEVATION

## ELEVATIONS & MATERIALS

# 541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT





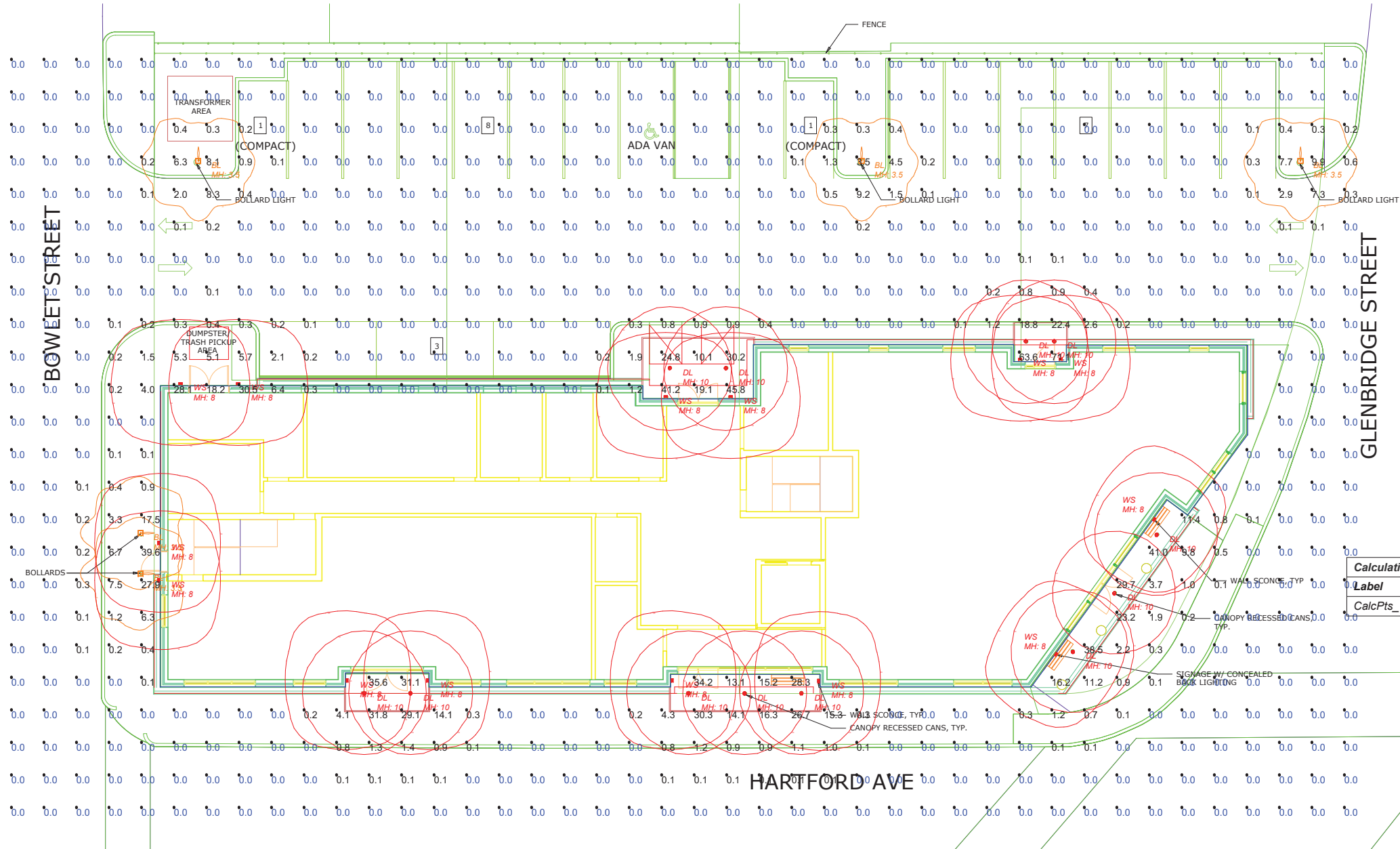


RENDERING

541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT



Outdoor Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF
	12	DL	HH4-LED-1500L-MD-40K-90-HH4-4501-CL-WH	Single	0	1766	0.900
	5	BL	FN2-12LU-4K-XX	Single	0	941	0.900
	14	WS	33816_BEGA	Single	0	1659	0.900



Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	DL	83.125	-22.875	10	90	0
2	DL	87.5	-22.875	10	90	0
3	WS	82.25	-25.625	8	90	0
4	WS	88.5	-25.625	8	90	0
5	DL	28.375	-27	10	90	0
6	DL	37	-27	10	90	0
7	WS	-46.875	-29.375	8	90	0
8	WS	-38	-29.375	8	90	0
9	WS	27.75	-31.375	8	90	0
10	WS	37.75	-31.375	8	90	0
11	WS	102.875	-50.25	8	328.134	0
12	BL	-53	-52.375	3.5	180	0
13	WS	-50.25	-53.875	8	180	0
14	DL	103.25	-52.625	10	316.042	0
15	BL	-53	-58.625	3.5	180	0
16	WS	-50.25	-59.625	8	180	0
17	DL	96.75	-61.625	10	316.042	0
18	DL	90.375	-70.625	10	316.042	0
19	WS	87.75	-71	8	328.134	0
20	WS	-21.25	-75	8	0	0
21	WS	-8.875	-75	8	180	0
22	WS	28.75	-75	8	0	0
23	WS	51.25	-75.125	8	180	0
24	DL	-18.625	-77	10	270	0
25	DL	-11.5	-77	10	270	0
26	DL	31.25	-77	10	270	0
27	DL	39.875	-77	10	270	0
28	DL	48.625	-77	10	270	0
29	BL	-44.125	4.875	3.5	270	0
30	BL	57.875	4.875	3.5	270	0
31	BL	125.375	4.875	3.5	270	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.65	71.1	0.0	N.A.	N.A.

**OMNI-LITE, INC.**  
263 WINN STREET BURLINGTON, MA. 01803  
PH # 781-272-2300, FAX # 781-272-0759    [www.omnilight.com](http://www.omnilight.com)

PROJECT:  
**541Hartford Ave**

CLIENT:  
**XXX**

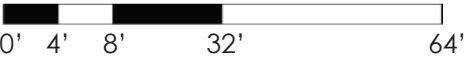
SCALE: FEET      FILE: **omni 541 hartford ave 00.adm**

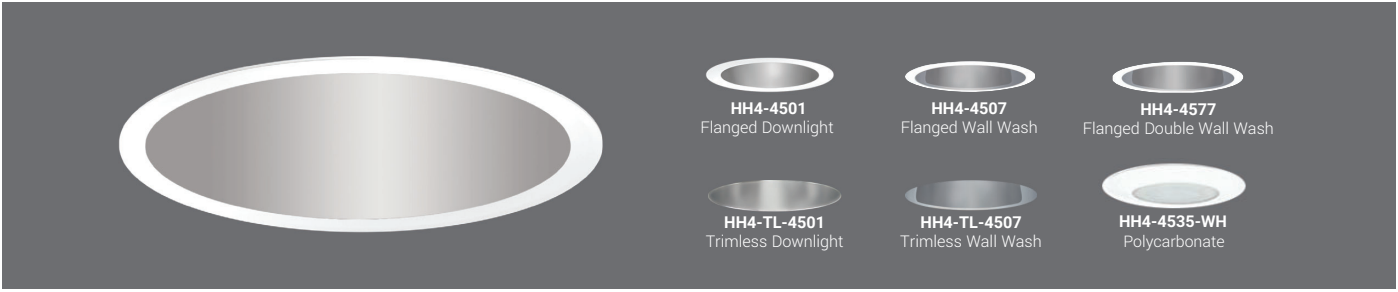
DATE: 12/12/2022      SALES PERSON:  
**Justin Cirrone**

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

541 HARTFORD AVENUE MULTI-UNIT DEVELOPMENT





HH4-4501  
Flanged Downlight

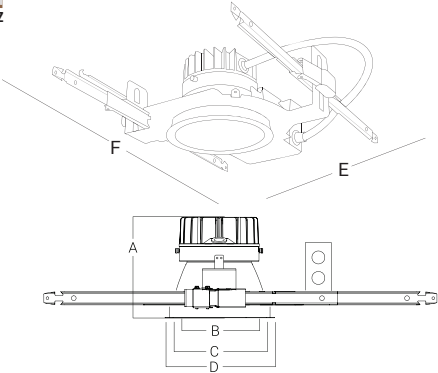
HH4-4507  
Flanged Wall Wash

HH4-4577  
Flanged Double Wall Wash

HH4-TL-4501  
Trimless Downlight

HH4-TL-4507  
Trimless Wall Wash

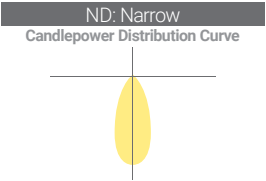
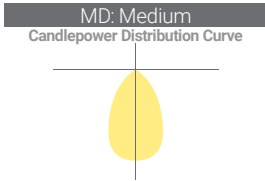
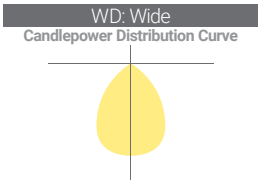
HH4-4535-WH  
Polycarbonate



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)
CCT & DYNAMIC PLATFORMS	22K, 27K, 30K, 35K, 40K, 50K, Tunable White, Dims 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), BZ (Bronze)
FLANGE COLORS	Self-Flanged WH (White), SCH (Semi-Specular Chrome), SHZ (Low Iridescent Satin Haze), BK (Black), BZ (Bronze)
DIMMING	0-10V Flicker Free 1% Dimming Standard (DIM10), LUTH, LUTFTB, LUT2W, ELD010.1, ELD0DMX.1, ELD0DAL.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



FRESNO Series  
BOLLARDS

FEATURES

- Two size options available
- Sealed one-piece, clear acrylic lens
- Specular, anodized aluminum optical systems
- 30w and 46w energy-efficient LED systems
- Extruded aluminum square or round housing, with tamper resistant hardware
- Flat top, or optional dome top for round FN2



SPECIFICATIONS

HOUSING

- Extruded aluminum 6061 alloy square or round housing, with tamper resistant hardware; flat top, for round FN2
- Single screw access for service and maintenance
- Sealed one-piece, clear acrylic lens; Specular, anodized aluminum optical systems
- Concealed, cast aluminum 360 alloy anchor base; four 1/2" x 10" anchor bolts
- Durable Lektrocote® TGIC themoset polyester powder coat paint finish assures long life and maintenance-free service

OPTICS

- Available in 5000K, 4000K, 3000K CCT and Monochromatic Amber
- Long Life >60,000 hour L90 rated at 25°C
- Optional continuous dimming to 10%
- Rotatable LED assembly adjustment for ideal placement and aiming of asymmetric light pattern

ELECTRICAL

- Universal voltage (120-277, 50/60Hz) drivers with +/- 10% tolerance, starting temperature rated at -20°F

CERTIFICATIONS

- Listed to UL1598 for use in wet locations

WARRANTY

- 5 year limited warranty





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) A360.0 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	17 W
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:

Type:  
BEGA Product:  
Project:  
Modified:



LED wall luminaire · shielded				
	LED	A	B	C
33816	13.9W	5 1⁄8	9 1⁄8	5 3⁄8

