



Federal Hill Group, LLC
ARCHITECTS

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(AFFIX SEAL HERE)

Revisions:

REVISION NO. AND DATE	DESCRIPTION

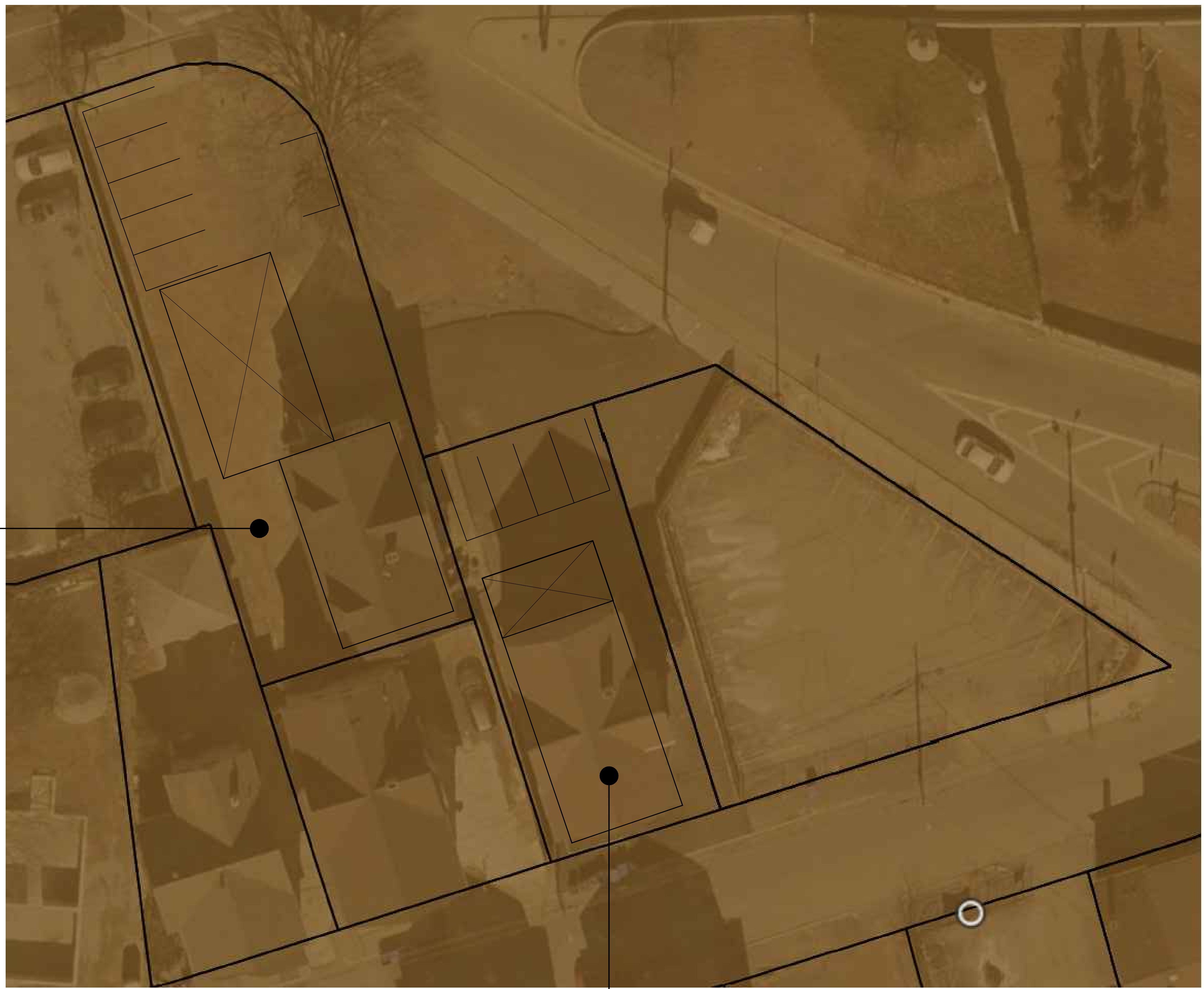
- PRE-DESIGN
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- NOT FOR CONSTRUCTION
- ISSUED FOR CONSTRUCTION NON-COMFORMED
- ISSUED FOR CONSTRUCTION CONFORMED
- ISSUED FOR PERMIT ONLY
- AS-BUILT / PROJECT CLOSEOUT

Proposed Site Analysis
Emmett & Point Street
 (Multifamily)
 Emmett & Point Streets
 Providence, Rhode Island

Date: FEBRUARY 5, 2026	Drawn By: CP / CLJ
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PRE-DESIGN
ZONING REVIEW
 February 5, 2026

Pre-Design
A-I.I



POINT STREET PROPERTY (274-278)

CURRENT UNIT COUNT: 3 UNITS (6 SLEEPING UNITS)
 ANTICIPATED POSSIBLE UNIT COUNT (BY RIGHT): 6 UNITS (12 SLEEPING UNITS)
 UNIT SIZE: +/- 1,150 - 1,200 SF
 TOTAL OFF-STREET PARKING: 6 SPACES (1 PER DWELLING UNIT)
 TOTAL PERVIOUS COVERAGE: > 1,000 SF
 TOTAL BUILDING COVERAGE: < 5,000 SF (+/- 35%)
 TOTAL IMPERVIOUS COVERAGE: < 70% (5,246 SF = 69.7 % APPROX.)

CONCLUSION
12 UNITS
 (100% INCREASE)

EMMETT STREET PROPERTY (15-17)

CURRENT UNIT COUNT: 3 UNITS (6 SLEEPING UNITS)
 ANTICIPATED POSSIBLE UNIT COUNT (BY RIGHT): 4 UNITS (7 SLEEPING UNITS)
 UNIT SIZE: +/- 500 SF (STUDIO)
 TOTAL OFF-STREET PARKING: 4 SPACES (1 PER DWELLING UNIT)
 TOTAL PERVIOUS COVERAGE: > 1,000 SF
 TOTAL BUILDING COVERAGE: < 44% (APPROX.)
 TOTAL IMPERVIOUS COVERAGE: < 70% (w/ PERVIOUS PAVING)

CONCLUSION
4 UNITS
 (54% INCREASE)