

PROPOSED WORK FOR:

# Bao Residence Renovation

## JHL TECTURE # 7478

**Heath Robbins, Elena M. Bao**  
**19 Byfield Street, Bristol, RI 02809**  
**HDC REVIEW**



### PROJECT DIRECTORY

TENANT

Heath Robbins, Elena M. Bao  
19 Byfield Street, Bristol, RI 02809

PROPERTY OWNER

Heath Robbins, Elena M. Bao  
19 Byfield Street, Bristol, RI 02809

ARCHITECT

JHL TECTURE A.E. P.C.  
HORNALL STUDIO      BRISTOL STUDIO  
97 MAIN STREET      190 HIGH STREET  
HORNELL, NY 14843      BRISTOL, RI 02809



### PROJECT DRAWING LIST

GENERAL

TS0.01 TITLE SHEET

SITE

AS0.01 EXISTING SITE PLAN

ARCHITECTURAL

EX1.00 SITE PHOTOS

EX1.01 SITE PHOTOS 2

EX1.02 SITE PHOTOS 3

EX1.03 HISTORIC SITE PHOTO

EX1.04 HISTORIC ADDITION PHOTO

EX1.05 SITE PHOTOS 4

A0.01 PROPOSED FIRST FLOOR PLAN

A0.02 PROPOSED SECOND FLOOR PLAN

A0.03 PROPOSED ROOF PLAN

A0.04 PROPOSED SOUTH ELEVATION

A0.05 PROPOSED WEST ELEVATION

A0.06 PROPOSED NORTH ELEVATION

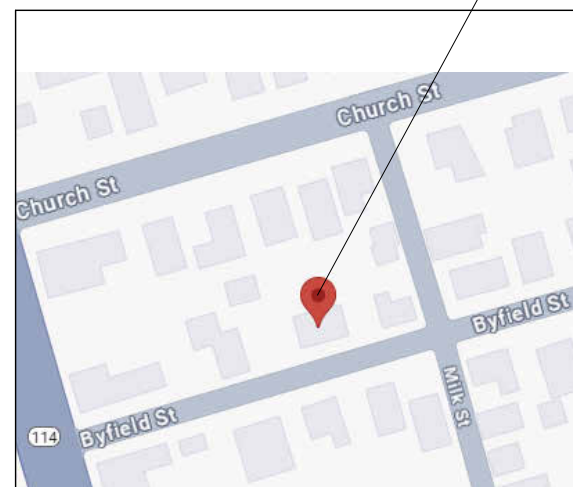
A0.07 PROPOSED EAST ELEVATION

A9.00 3D VIEW 1

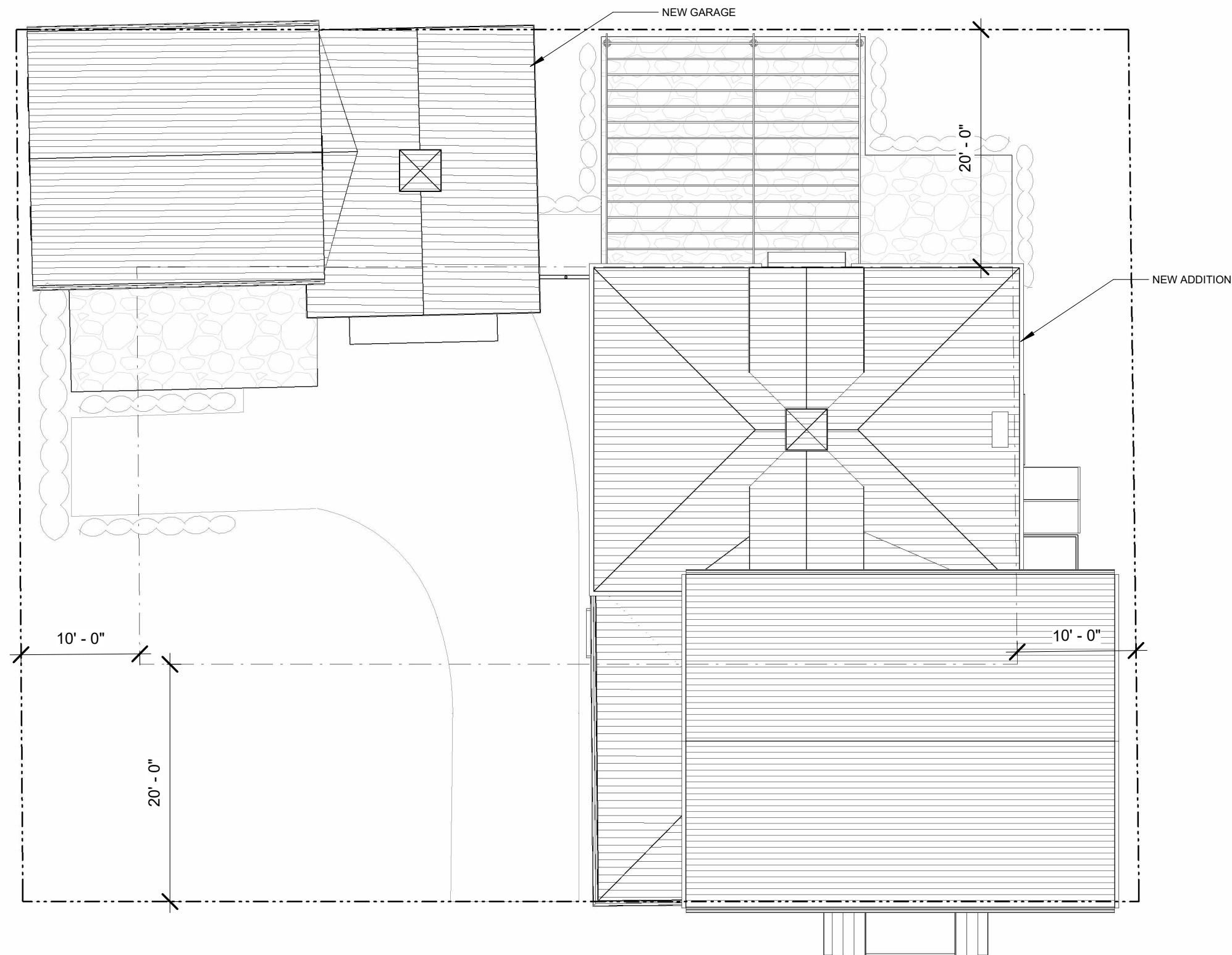
A9.01 3D VIEW 2

### LOCUS MAP

PROJECT LOCATION



ZONING INFORMATION			
ZONE: R-6 RESIDENTIAL			
SITE SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	AVG. SETBACK OF BLOCK (OR 20')	< 1'	-
REAR	20'	House: 47' Garage: < 1'	21'
SIDES	10'	East: 1' 11" (House) West: 1' 0" (Garage)	East: 10' 2" (Addition) West: 25' 2" (Garage)
LOT AREA MIN.	6,000 sf; 0.138 acres	6,925 sf; 0.159 acres	-
COVERAGE	30%; 2,077.5 sf	22.3%; 1,589 sf	42%; 2,912 sf



1 Site Plan  
1" = 10'-0"

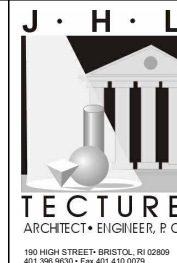
<b>GENERAL NOTES:</b> 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. 3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. 4: Large scale plans of details shall take precedence over smaller scale drawings. 5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. 6: All work to be performed and inspected as required by the local governing code enforcement office. 7: All work is to be installed in accordance with manufacturer's recommendations and specifications.		<b>ISSUED FOR:</b> <b>HDC REVIEW</b>	<b>PROPOSED NEW BUILDING FOR:</b> <b>Bao Residence Renovation</b> <b>19 Byfield Street, Bristol, RI 02809</b>	DRAWING NAME: <b>SITE PLAN</b>
		NOT APPROVED THIS PLAN IS FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT COMMITTEE ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.		ISSUE DATE: DATE: NOVEMBER 19, 2024 SCALE: 1" = 10'-0" DRAWN BY: JHL PROJECT NUMBER: <b>7478</b> DRAWING NUMBER: <b>AS0.01</b>





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**PROPOSED NEW  
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02809**

DRAWING NAME:  
**Site Photos**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE:  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**EX1.00**





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**PROPOSED NEW  
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**19 Byfield Street, Bristol, RI  
02809**

DRAWING NAME:  
**Site Photos 2**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE:  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**EX1.01**





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DRAWING NAME:  
**Site Photos 3**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE:  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**EX1.02**



SITE LOCATION:  
19 BYFIELD STREET



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**PROPOSED NEW BUILDING FOR:**  
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DRAWING NAME: <b>Historic Site Photo</b>
ISSUE DATE: DATE: NOVEMBER 19, 2024 SCALE: DRAWN BY: JHL
PROJECT NUMBER: <b>7478</b>
DRAWING NUMBER: <b>EX1.03</b>



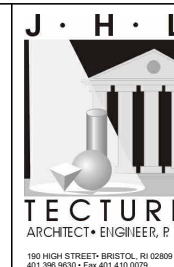
ENIR SUPPLEMENT 1903.



RESIDENCE OF DR. W. FRED WILLIAMS, BYFIELD STREET. (#19)  
PHOTO BY ANDERSTROM

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DRAWING NAME:  
**Historic Addition Photo**  
ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE:  
DRAWN BY: JHL  
PROJECT NUMBER: **7478**  
DRAWING NUMBER:  
**EX1.04**





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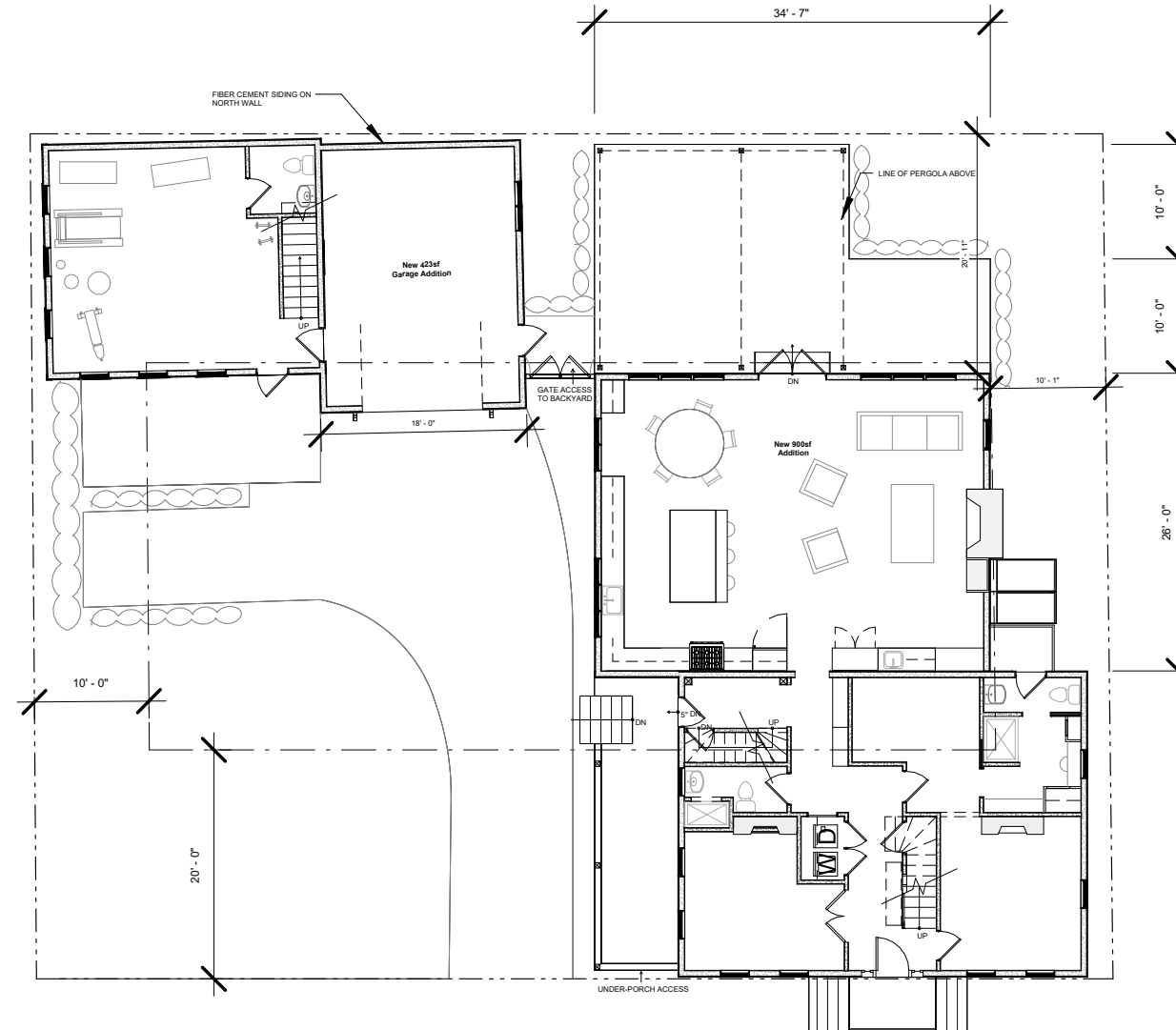
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DRAWING NAME: <b>Site Photos 4</b>
ISSUE DATE: DATE: NOVEMBER 19, 2024 SCALE: DRAWN BY: JHL
PROJECT NUMBER: <b>7478</b>
DRAWING NUMBER: <b>EX1.05</b>





1 First Floor  
1/16" = 1'-0"

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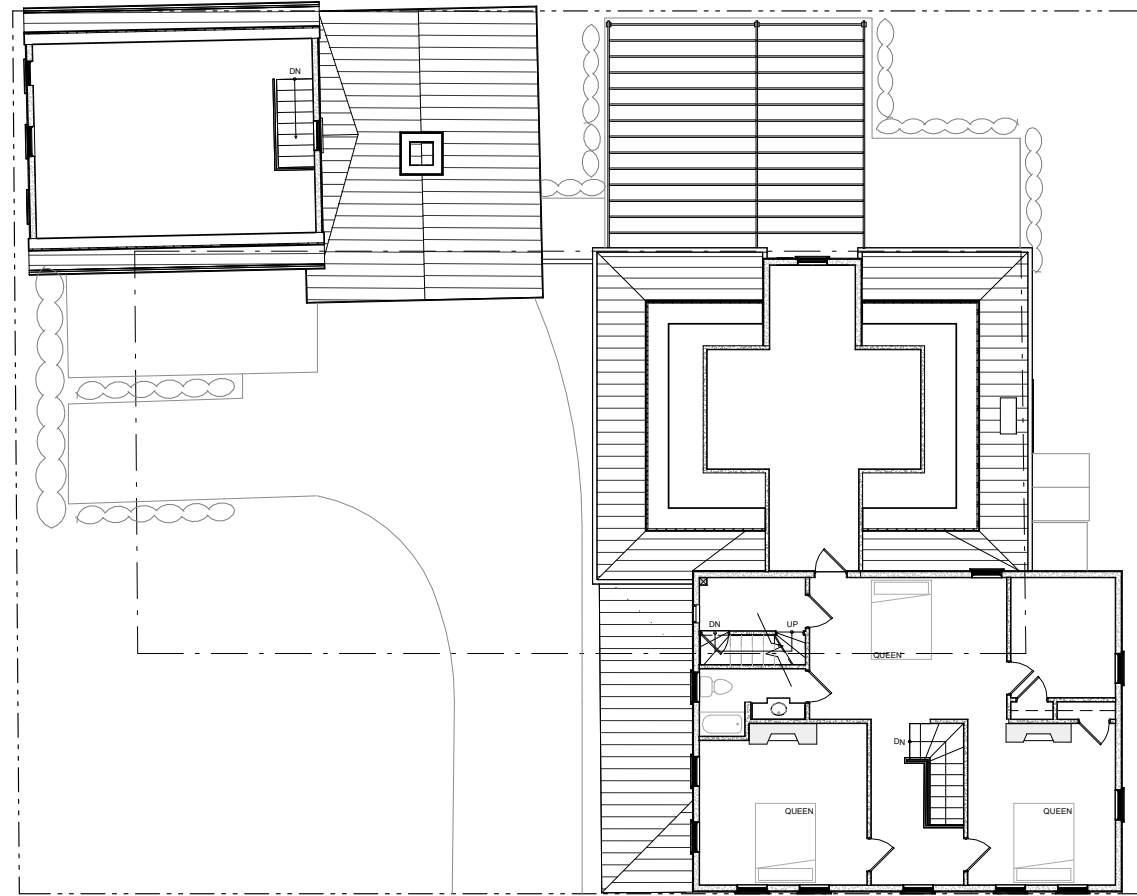
DRAWING NAME:  
**PROPOSED FIRST  
FLOOR PLAN**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE: 1/16" = 1'-0"  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**A0.01**

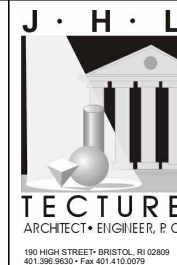




① Second Floor  
1/16" = 1'-0"

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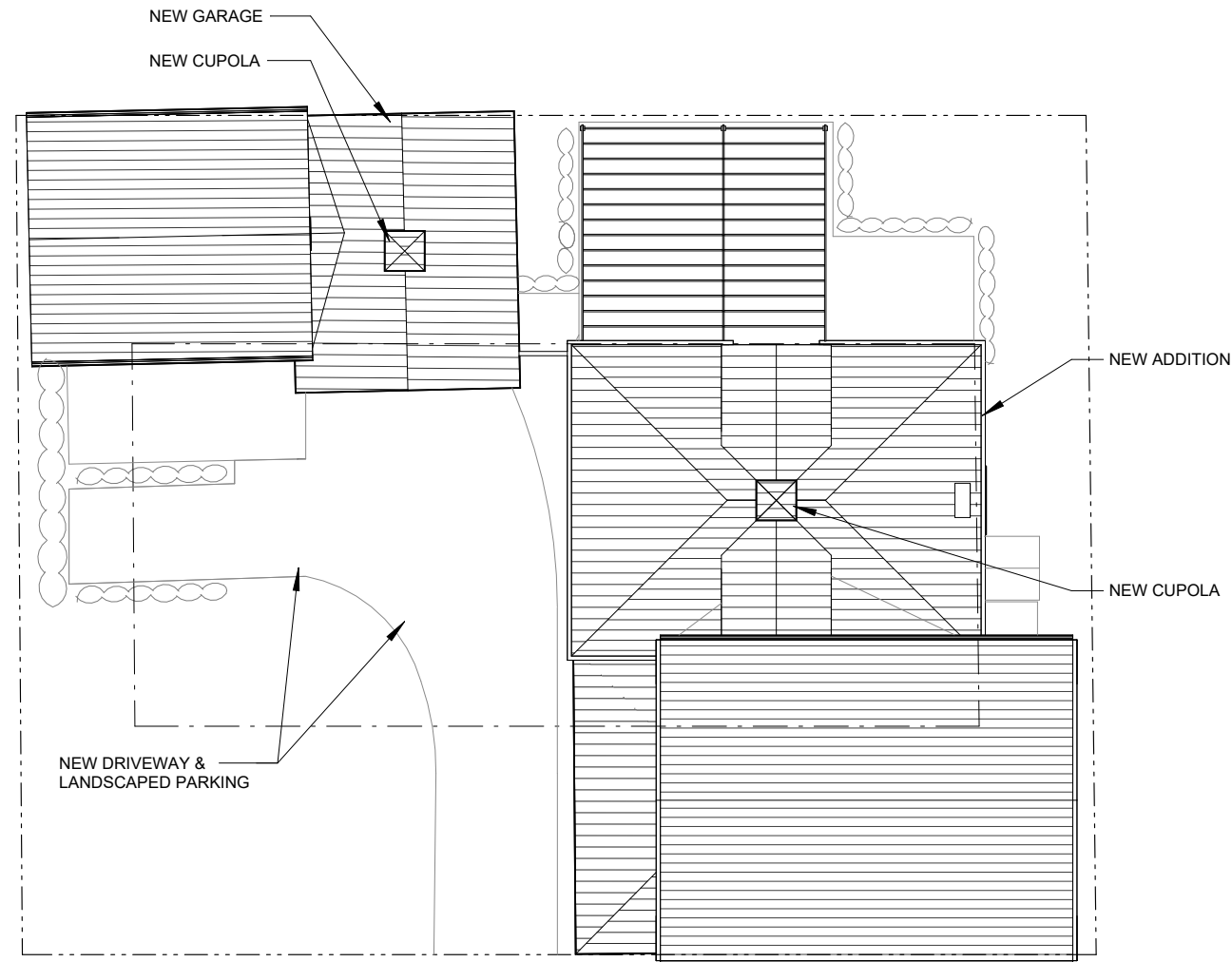
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DRAWING NAME:  
**PROPOSED SECOND  
FLOOR PLAN**  
ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE: 1/16" = 1'-0"  
DRAWN BY: JHL  
PROJECT  
NUMBER: **7478**  
DRAWING  
NUMBER:  
**A0.02**

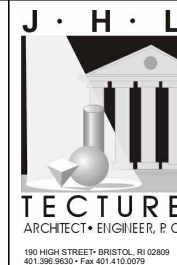




① Roof Plan  
1/16" = 1'-0"

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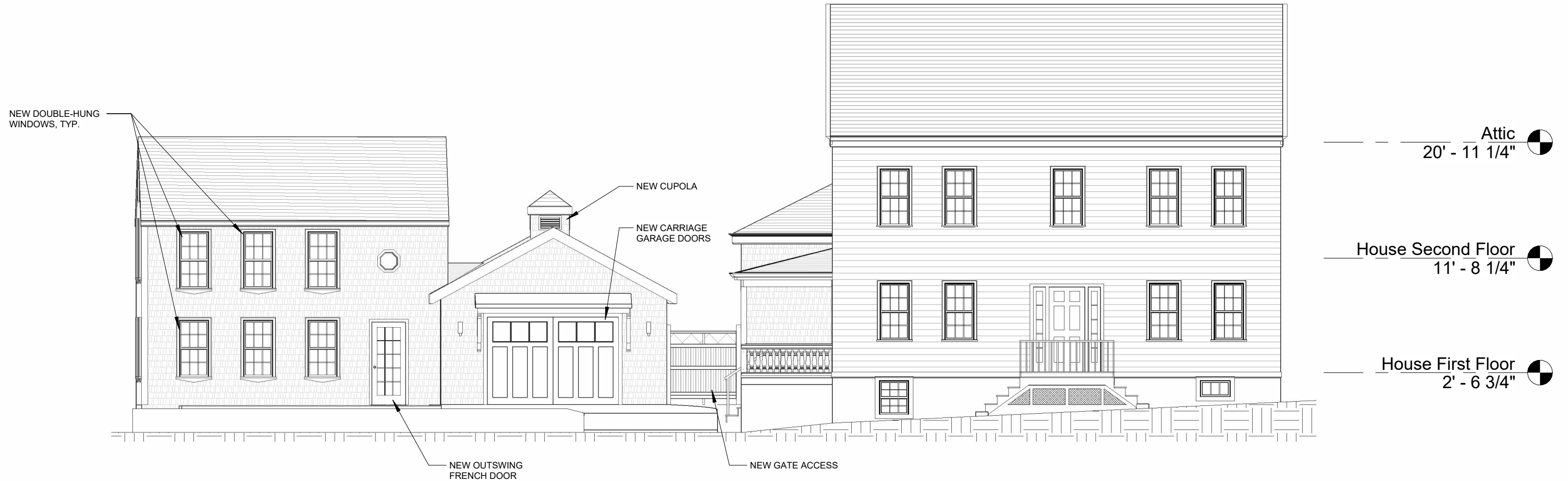
DRAWING NAME:  
**PROPOSED ROOF PLAN**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE: 1/16" = 1'-0"  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**A0.03**

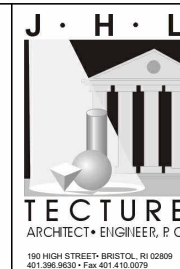




2 Proposed South Elevation  
1/8" = 1'-0"

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**PROPOSED NEW BUILDING FOR:**  
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DRAWING NAME:  
**PROPOSED SOUTH ELEVATION**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**A0.04**





4 Proposed West Elevation  
1/8" = 1'-0"

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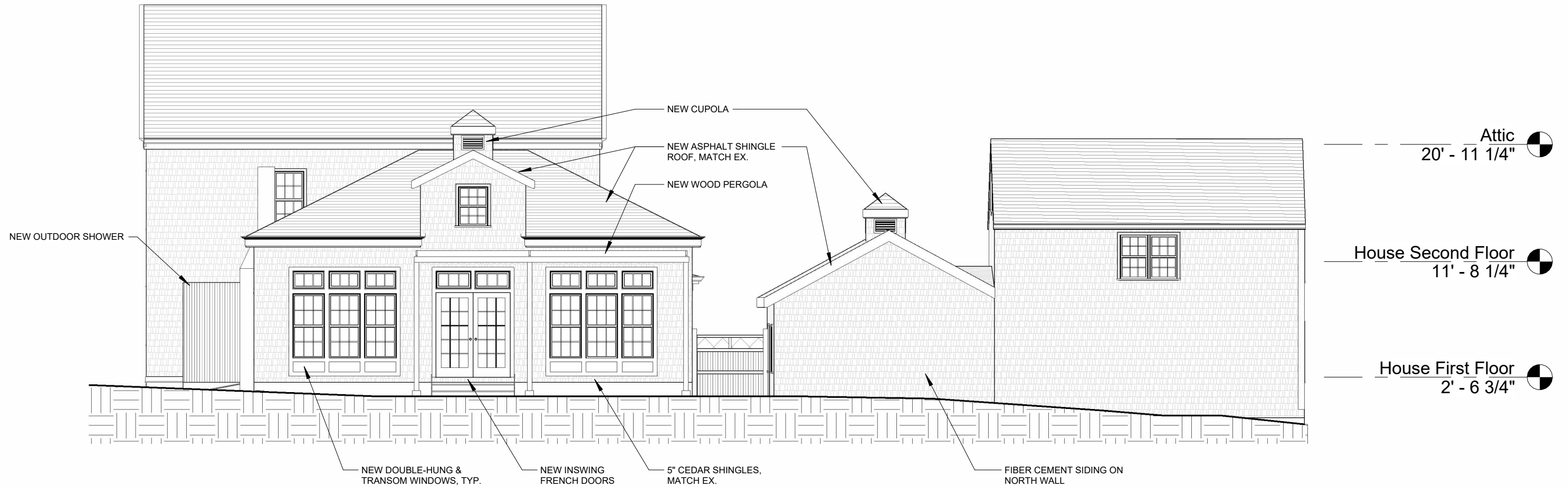
**PROPOSED NEW BUILDING FOR:**

**Bao Residence Renovation**

**19 Byfield Street, Bristol, RI 02809**

DRAWING NAME:	<b>PROPOSED WEST ELEVATION</b>
ISSUE DATE: DATE: NOVEMBER 19, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL	
PROJECT NUMBER:	<b>7478</b>
DRAWING NUMBER:	<b>A0.05</b>

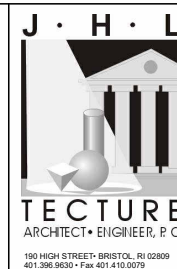




1 Proposed North Elevation  
1/8" = 1'-0"

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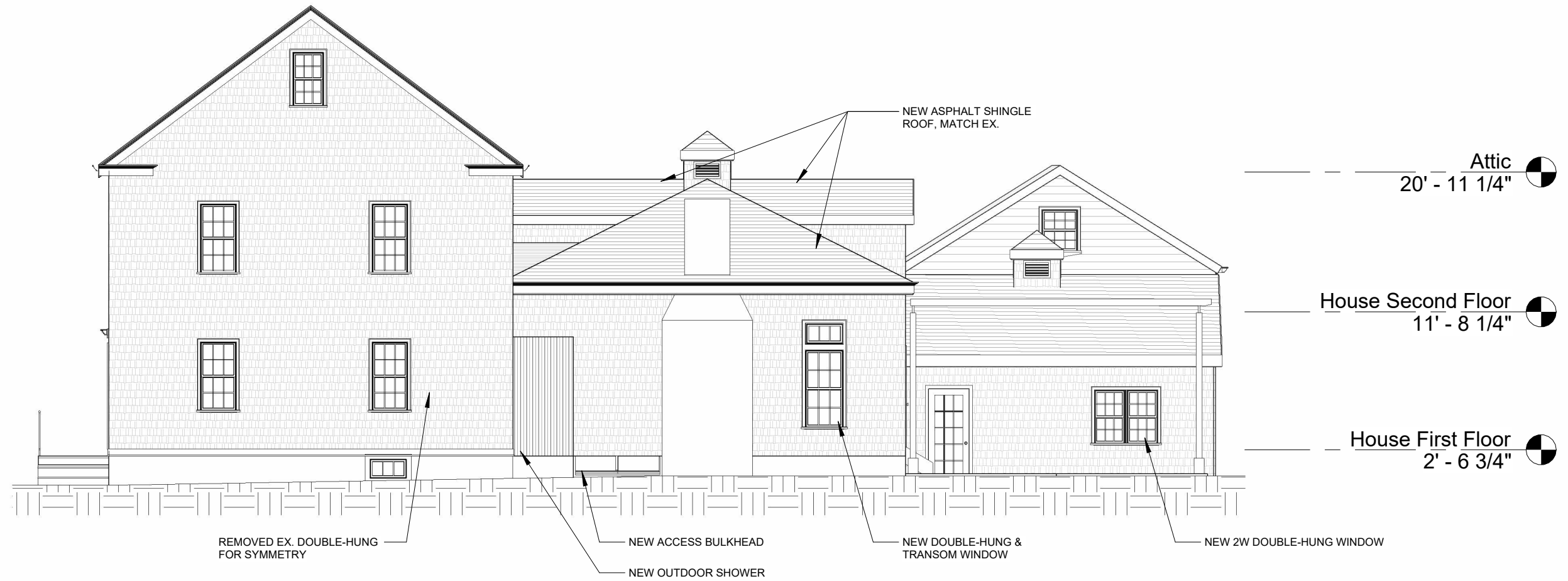
DRAWING NAME:  
**PROPOSED NORTH ELEVATION**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**A0.06**





1 Proposed East Elevation  
1/8" = 1'-0"

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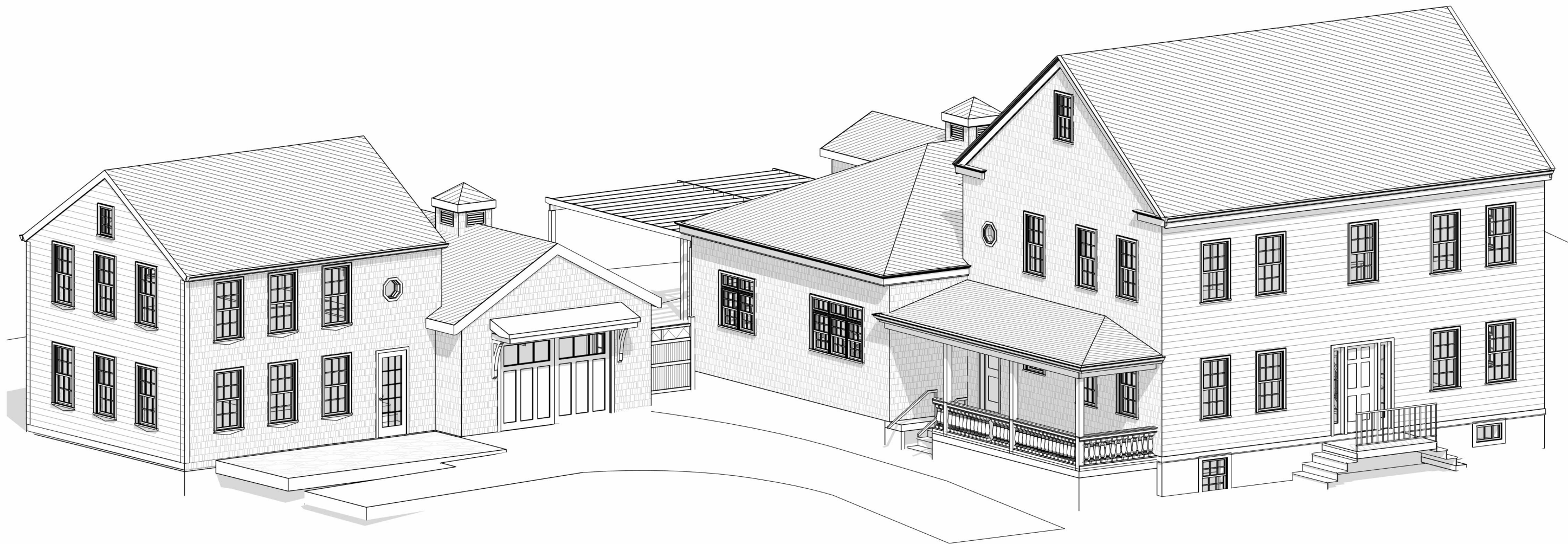
DRAWING NAME:  
**PROPOSED EAST ELEVATION**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**A0.07**

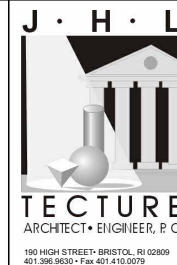




1 Proposed Southwest 3D View

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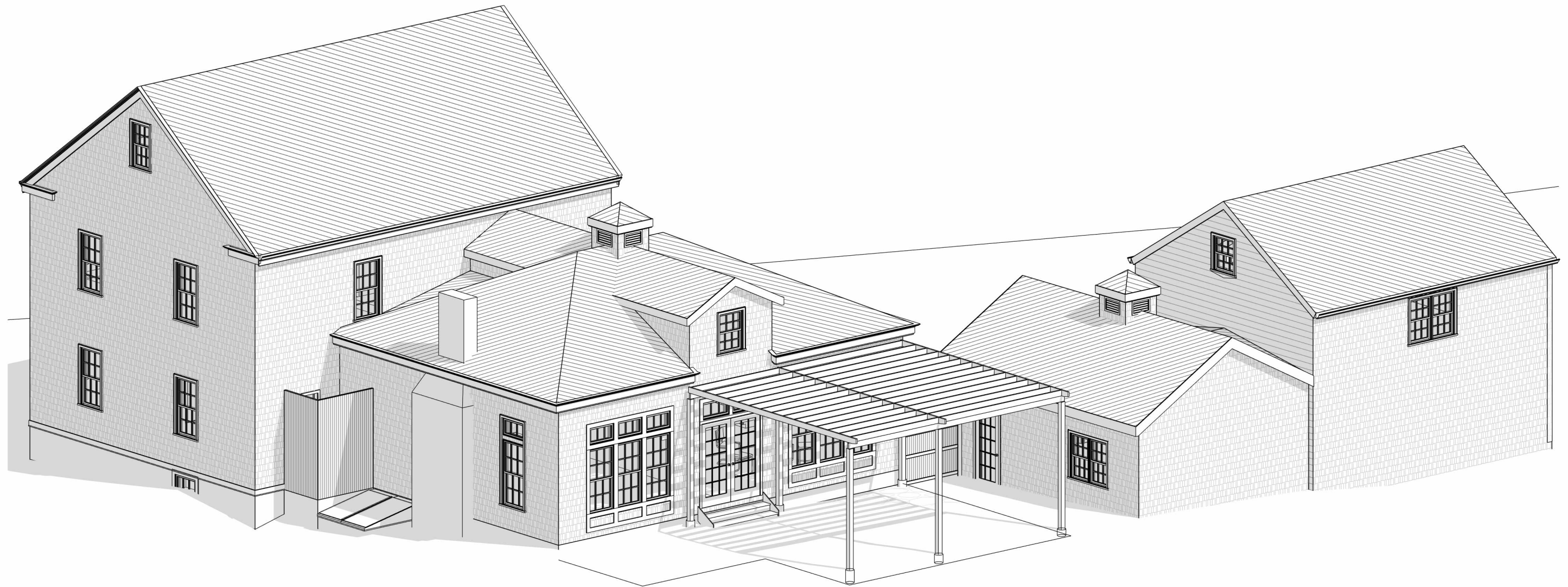
DRAWING NAME:  
**3D VIEW 1**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE:  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

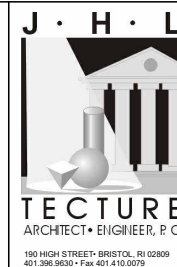
DRAWING NUMBER:  
**A9.00**





1 Proposed Northeast 3D View

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
  - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
  - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
  - Large scale plans of details shall take precedence over smaller scale drawings.
  - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
  - All work to be performed and inspected as required by the local governing code enforcement office.
  - All work is to be installed in accordance with manufacturer's recommendations and specifications.



**ISSUED FOR:  
HDC REVIEW**

**NOT APPROVED**  
THIS PLAN IS FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT COMMITTEE ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

**PROPOSED NEW  
BUILDING FOR:**  
**Bao Residence Renovation**  
**19 Byfield Street, Bristol, RI  
02809**

DRAWING NAME:  
**3D VIEW 2**

ISSUE DATE: DATE: NOVEMBER 19, 2024  
SCALE:  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:  
**A9.01**