KITCHEN CEILING BEAM LAYOUT (STRUCTURALLY FAILING)
SCALE:1/8"=1'-0"

ORIGINAL FLOOR PLANKING ON TOP OF BEAMS TO BE REFINISHED & REINSTALLED ON NEW FLOOR JOIST SYSTEM

14'-2"

2'-2"

10'-2"

11'-0"

FLUSH MOUNT BEAMS

6"X5" MAIN CENTER BEAM

4'-9"   4'-9"   4'-9"   4'-9"

22'-0"

#2 SAG IN MAIN BEAM (CRACKING) WITH NO WEIGHT ON IT (PEOPLE OR FURNITURE)

FLOOR TO BEAM: 80"
TEMP. COLUMN ADDED
FLOOR TO BEAM: 78"
TEMP. COLUMN ADDED
FLOOR TO BEAM: 80"

3
A-1.0

SECTION @ DEFICIENT FLOOR SYSTEM
SCALE: N.T.S.

ORIGINAL FLOOR PLANKING ON TOP OF BEAMS TO BE REFINISHED & REINSTALLED ON NEW FLOOR JOIST SYSTEM

3-1/2"X3-1/2" SIDE BEAMS

6"X5" MAIN CENTER BEAM

APPROX. 6-1/2" TOTAL FLOOR (THIS AREA)

3
A-1.0

EXISTING FIRST FLOOR PLAN
SCALE:1/8"=1'-0"

1
A-1.0

2X7 GARAGE DOOR HEADER IS FAILING AND NEEDS REPLACING

25'-4"

GARAGE

30'-3"

UP

F.P.

BOILER

UTILITY RM

14'-2"

15'-10"

EAT-IN-KITCHEN / DEN

SEE DETAILS

2   3
A-1.0 A-1.0

22'-0" THERE ARE NO STRUCTURAL FLOOR JOISTS (FOR 2ND FLOOR) IN THIS AREA AND EXISTING BEAMS ARE IN DANGER OF COLLAPSING
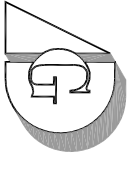
76'-10"

REF

PANTRY

DN

KITCHEN

UP

DW

LAV

LIVING RM

F.P.

CHIMNEY RM

F.P.

F.P.

CLO

DINING RM

UP

STUDY

ENTRY

30'-0"

16'-0" STRUCTURALLY DEFICIENT - WALL APPEARS TO HAVE SEPARATED FROM SILL/FOUNDATION AND IS SEVERELY BULGING OUTWARDS

39'-0"

*ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED. AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.

AVANTGARDE
Design Group
50 Dunnell Lane, Box 11
PAWTUCKET, RI 02860
Tel/Fax: (401) 305-5400
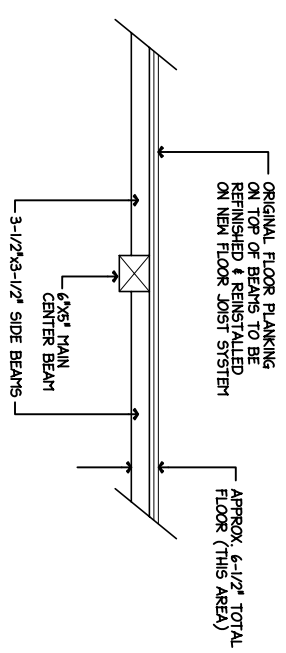Cell: (401) 255-8587
E-Mail: srico@avantgardedesign.com

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
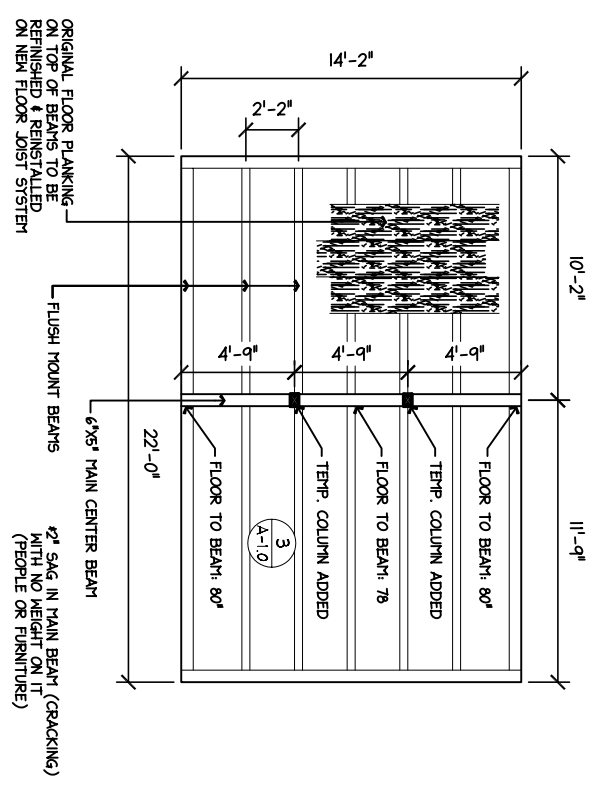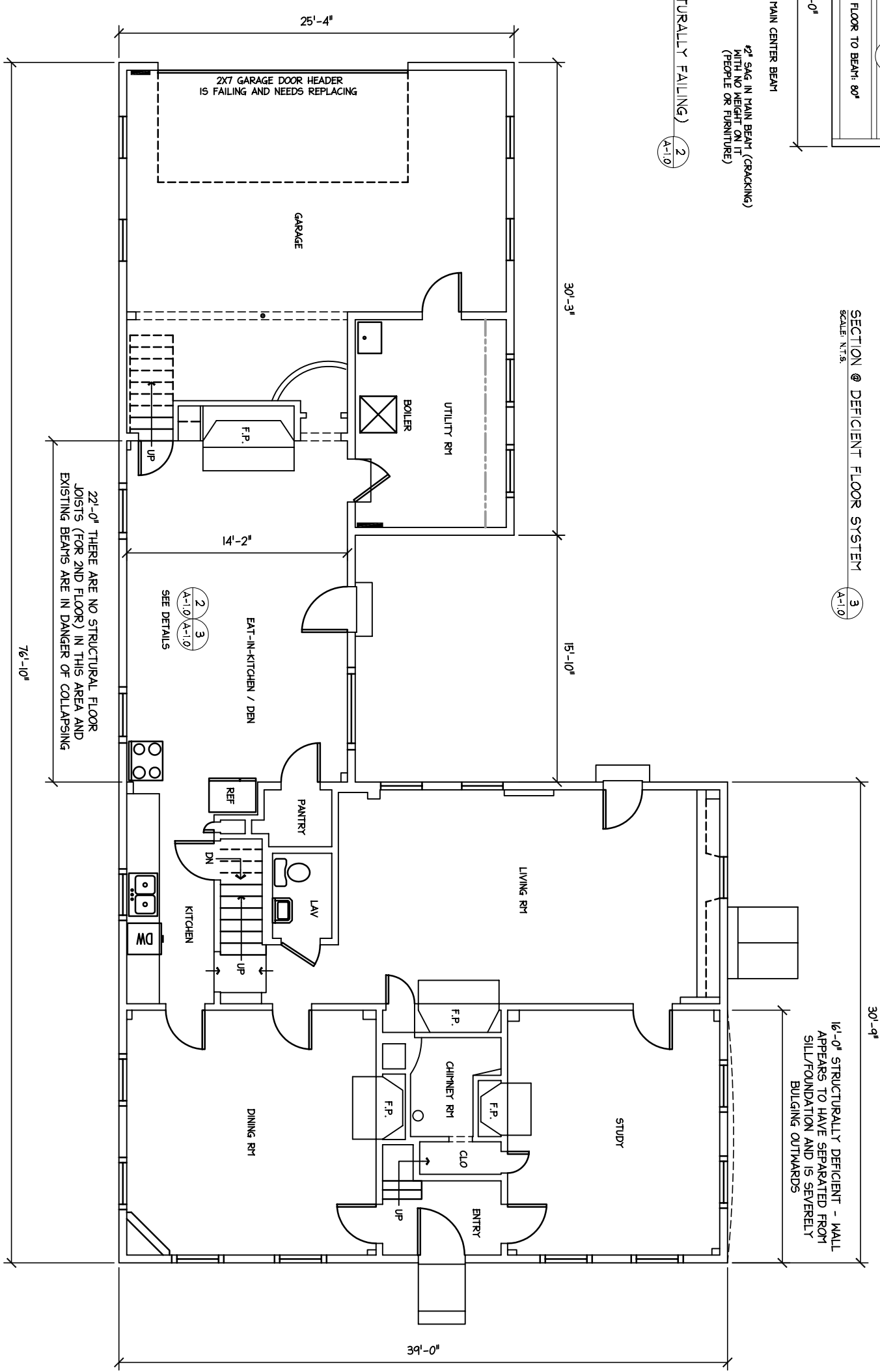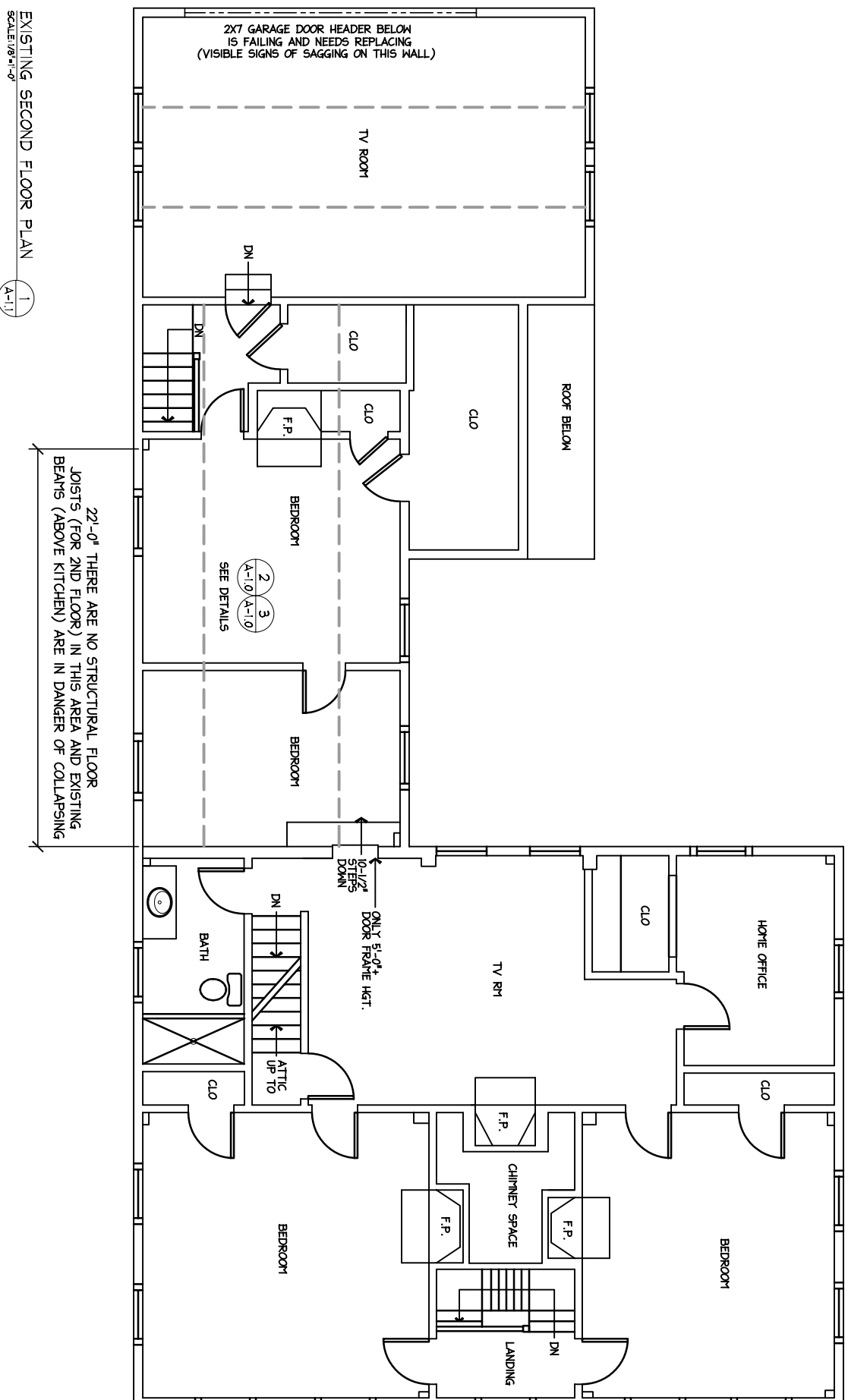Owners

70 Griswold Avenue
Bristol ~ R.I.

Issue:
For HDC REVIEW Only

EXISTING
FIRST FLOOR
PLAN

Dsg. by:	S.R.
Drw. by:	S.R.
Chk. by:	S.R.
Scale:	1/8"=1'-0"
Date:	12-10-23

A
1.0

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

Issue:
For HDC REVIEW Only

EXISTING
SECOND FLOOR
PLAN

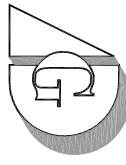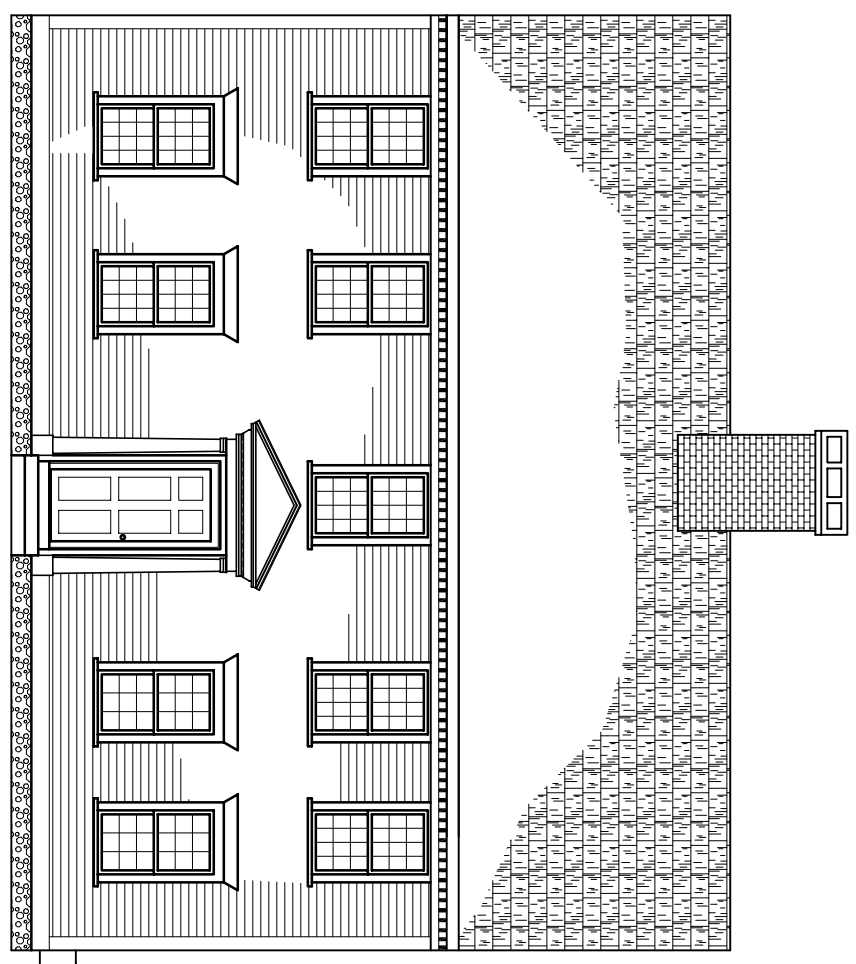|	
Dsg. by:	S.R.
Drw. by:	S.R.
Chk. by:	S.R.
Scale:	1/8" = 1'-0"
Date:	12-10-23

A
1.1

#ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE
PRESERVED, REFINISHED AND REINSTALLED.

EXISTING SECOND FLOOR PLAN
SCALE:1/8"=1'-0"
1
A-1.1

2X7 GARAGE DOOR HEADER BELOW
IS FAILING AND NEEDS REPLACING
(VISIBLE SIGNS OF SAGGING ON THIS WALL)

TV ROOM

DN

DN

CLO

F.P.

CLO

CLO

CLO

ROOF BELOW

BEDROOM

2
A-1.0
3
A-1.0

SEE DETAILS

BEDROOM

JOISTS 22'-0" THERE ARE NO STRUCTURAL FLOOR
BEAMS (FOR 2ND FLOOR) IN THIS AREA AND EXISTING
BEAMS (ABOVE KITCHEN) ARE IN DANGER OF COLLAPSING

ONLY 5'-0"±
DOOR FRAME HGT.

10-1/2"
STEPS
DOWN

BATH

DN

ATTIC
UP TO

CLO

CLO

HOME OFFICE

CLO

TV RM

F.P.

CHIMNEY SPACE

F.P.

F.P.

BEDROOM

BEDROOM

LANDING

DN

EXISTING ELEVATION @ FRONT
SCALE 1/8"=1'-0"

1
A-2.0

EXISTING ELEVATION @ LEFT SIDE (GRISWOLD)
SCALE 1/4"=1'-0"

2
A-2.0

34'-4" ROOF TO BE REMOVED,
WALLS TO BE RAISED AND 2ND
FLOOR (FLOOR) FRAMING INSTALLED

32'-5" MAIN ROOF IS STRUCTURALLY DEFICIENT
(INSECT INFESTATION & ROT) AND NEEDS TO BE
REPLACED WITH SAME PITCH AND DESIGN.
OWNER WISHES TO RAISE THE NEW ROOF
24" TO BETTER ACCOMODATE THE ATTIC
THE STAIR ACCESS.

*ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED,
AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE
PRESERVED, REFINISHED AND REINSTALLED.

Project:

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"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
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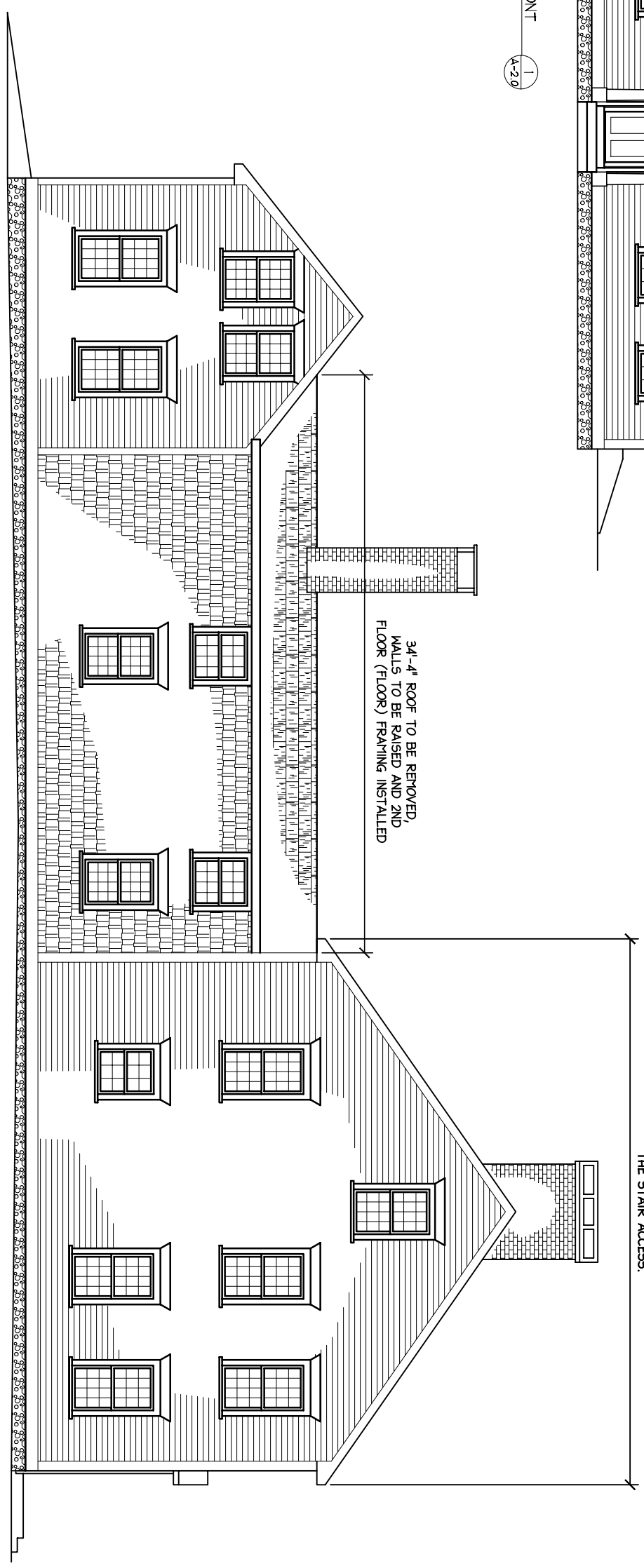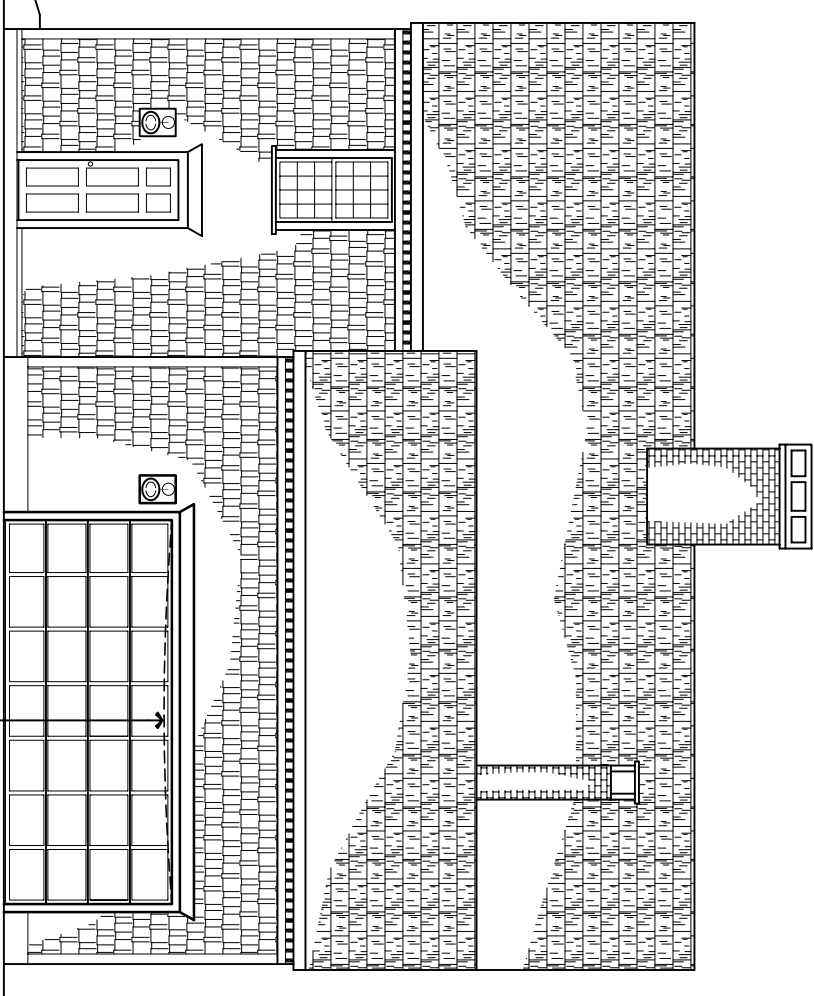EXISTING FRONT
& LEFT SIDE
(GRISWOLD)
EXTERIOR
ELEVATIONS

Issue:
For HDC REVIEW Only

Dsg. by:	S.R.
Drw. by:	S.R.
Chk. by:	S.R.
Scale:	1/8"=1'-0"
Date:	12-10-23

A
2.0

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"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

EXISTING REAR & RIGHT SIDE EXTERIOR ELEVATIONS

Issue: For HDC REVIEW Only
Dsg. by: S.R.
Drw. by: S.R.
Chk. by: S.R.
Date: 12-10-23
Scale: 1/8"=1'-0"

A
2.1

*ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.

32'-5" MAIN ROOF IS STRUCTURALLY DEFICIENT (INSECT INFESTATION & ROT) AND NEEDS TO BE REPLACED WITH SAME PITCH AND DESIGN. OWNER WISHES TO RAISE THE NEW ROOF 24" TO BETTER ACCOMMODATE THE ATTIC THE STAIR ACCESS.

34'-4" ROOF TO BE REMOVED, WALLS TO BE RAISED AND 2ND FLOOR (FLOOR) FRAMING INSTALLED
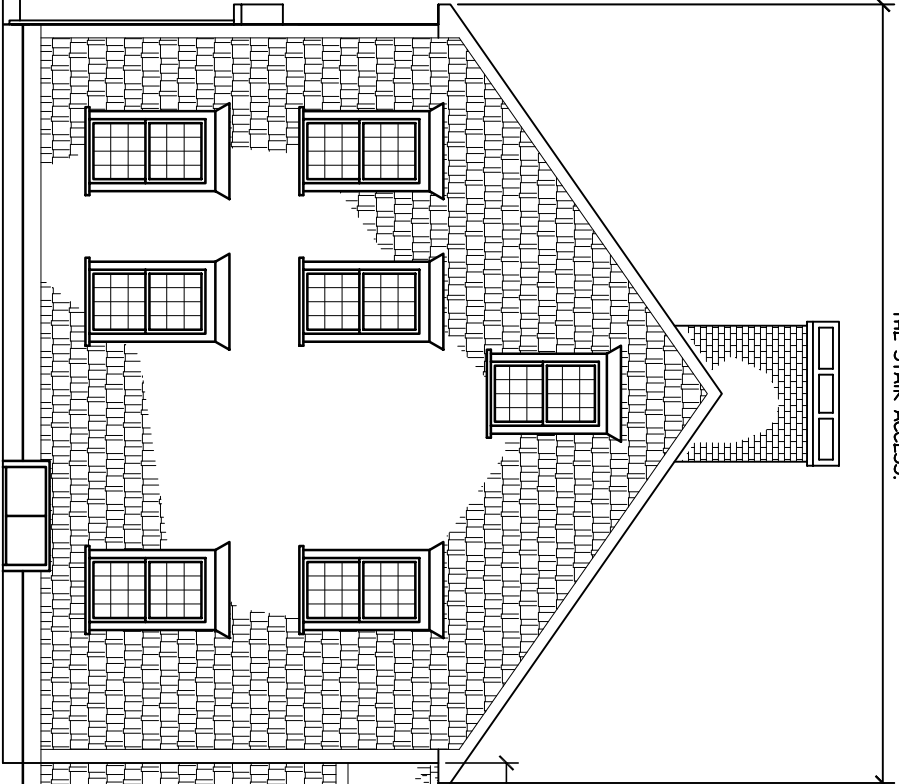
16'-0" STRUCTURALLY DEFICIENT - WALL APPEARS TO HAVE SEPARATED FROM SILL/FOUNDATION AND IS SEVERELY BULGING OUTWARDS
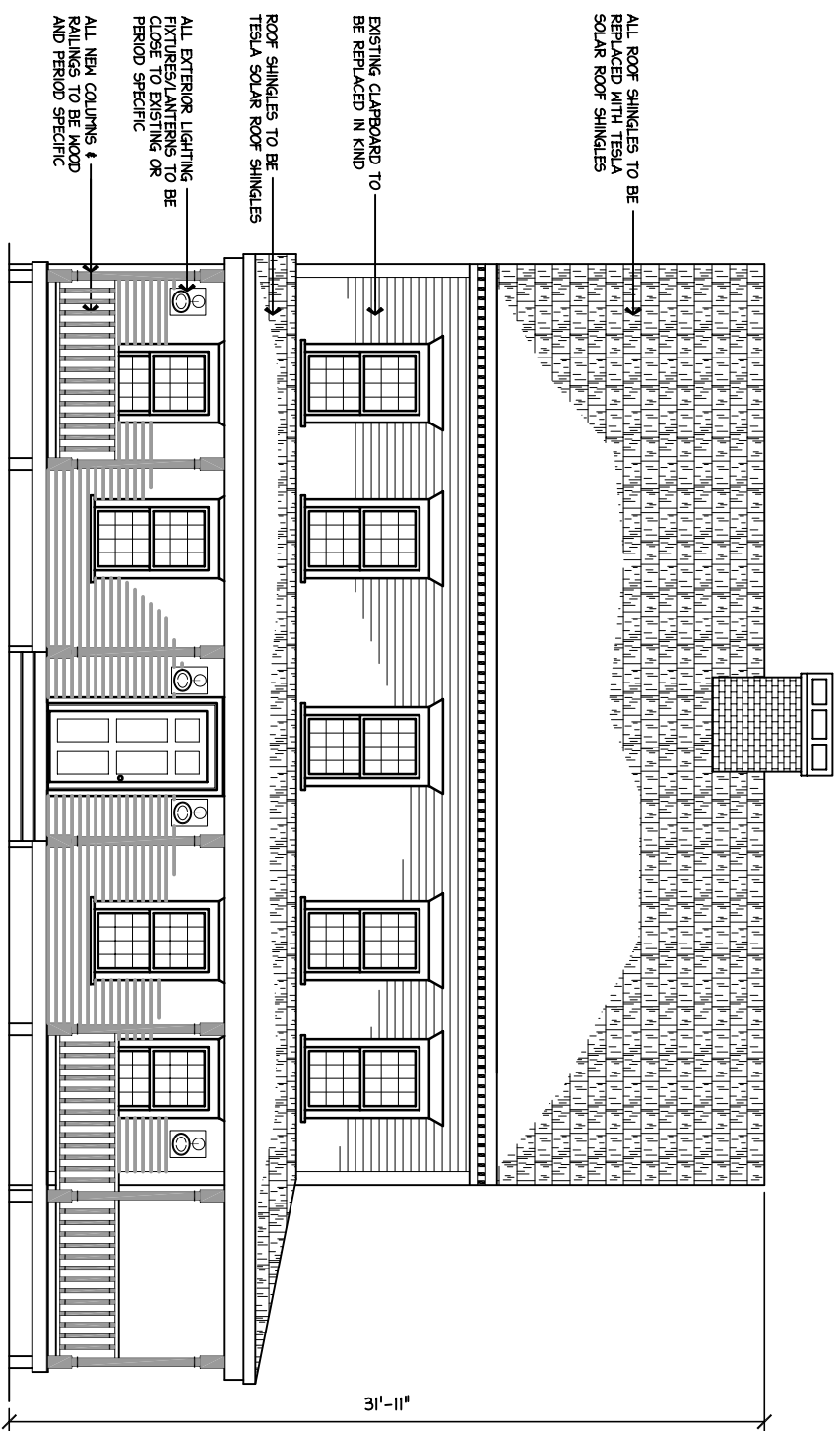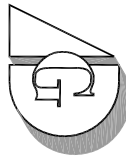
THIS ROOF TO BE REMOVED AND SECOND FLOOR TO BE ADDED IN THIS SPACE

EXISTING ELEVATION @ RIGHT SIDE (REAR)
SCALE:1/8"=1'-0"
A-2 2

ELEVATION @ REAR (GARAGE)
SCALE:1/4"=1'-0"
A-2 1

2x7 GARAGE DOOR HEADER IS FAILING AND NEEDS REPLACING

ALL NEW COLUMNS & RAILINGS TO BE WOOD AND PERIOD SPECIFIC

ALL EXTERIOR LIGHTING FIXTURES/LANTERNS TO BE CLOSE TO EXISTING OR PERIOD SPECIFIC

ROOF SHINGLES TO BE TESLA SOLAR ROOF SHINGLES

EXISTING CLAPBOARD TO BE REPLACED IN KIND

ALL ROOF SHINGLES TO BE REPLACED WITH TESLA SOLAR ROOF SHINGLES

31'-11"

PROPOSED ELEVATION @ FRONT
SCALE 1/8"=1'-0"
1
3.0

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
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PROPOSED
FRONT
EXTERIOR
ELEVATION
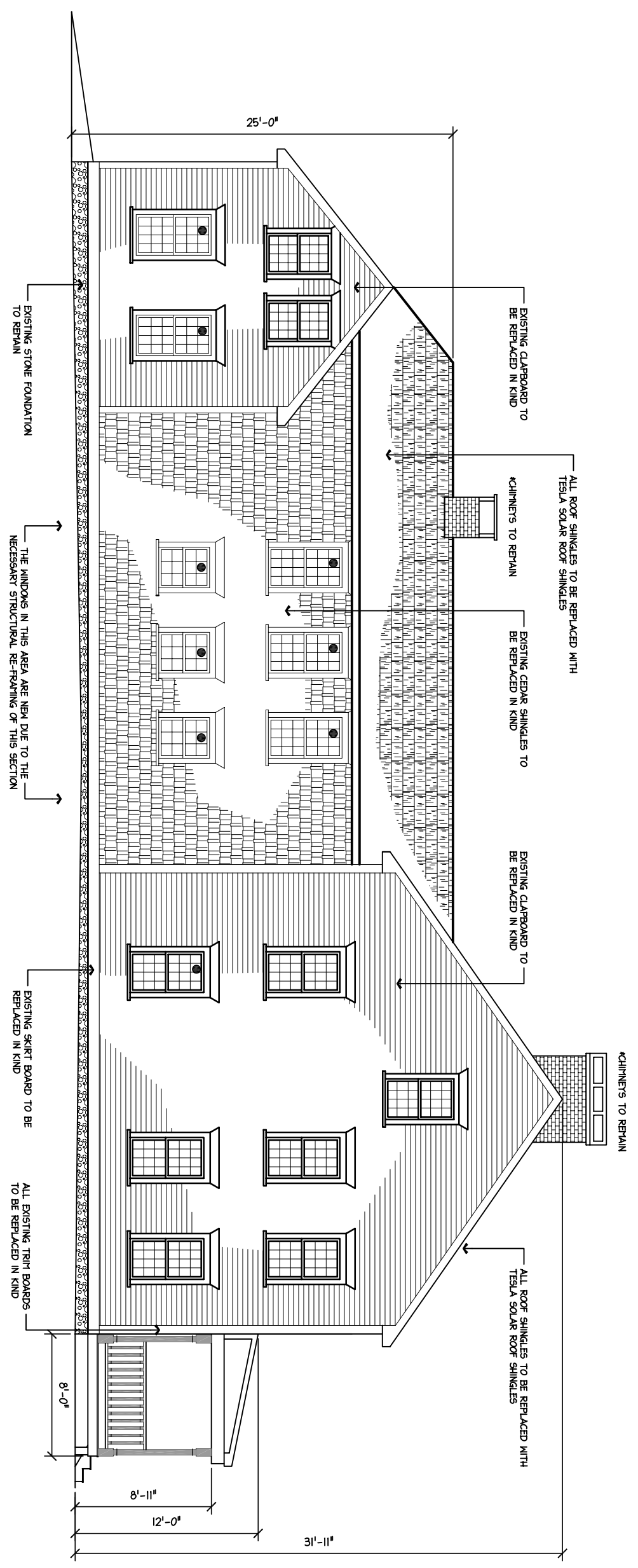
Issue:
For HDC REVIEW Only

Dsg. by: S.R.

Drw. by: S.R.

Chk. by: S.R.

Scale: 1/8"=1'-0"

Date: 12-10-23

A
3.0

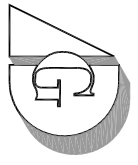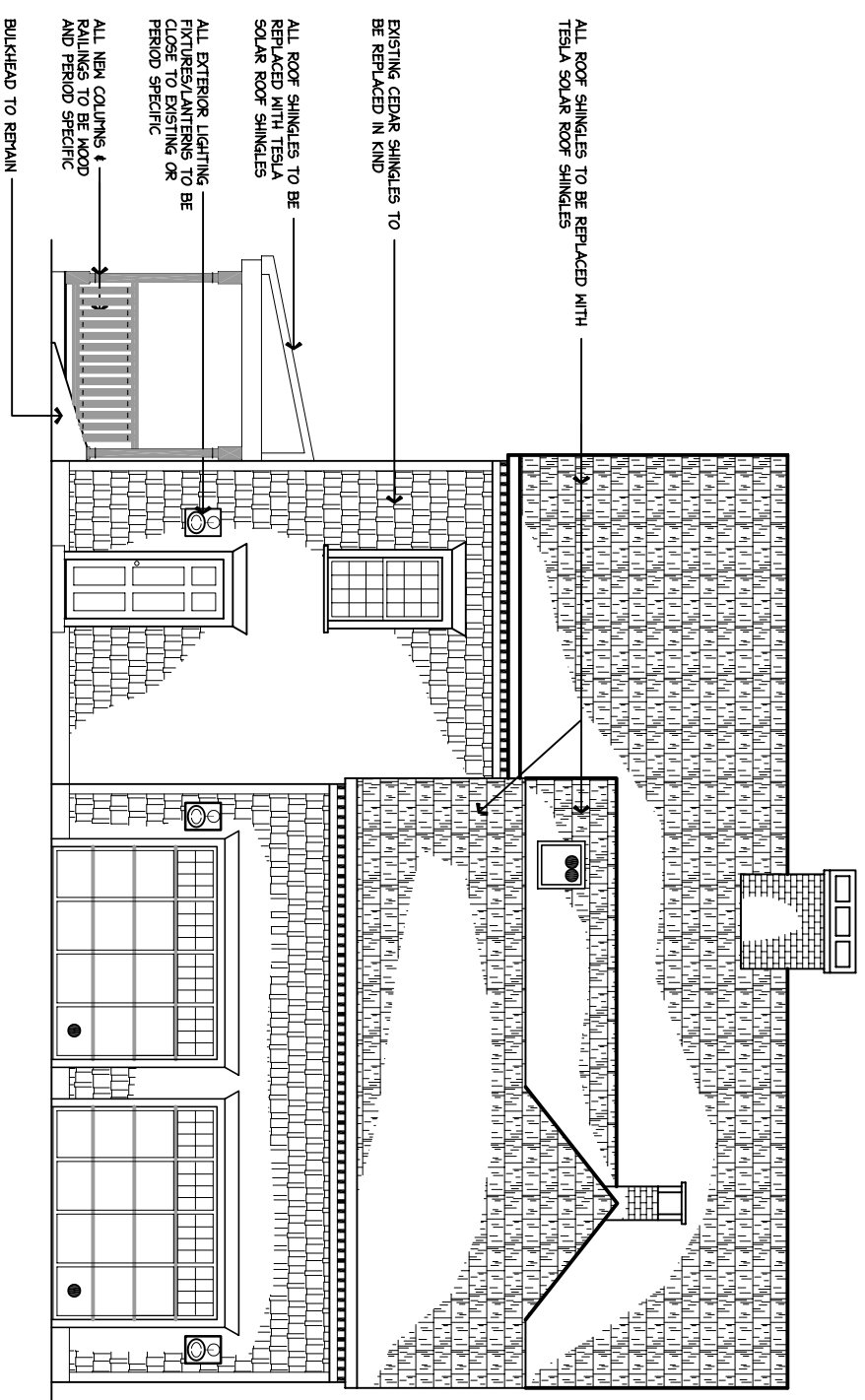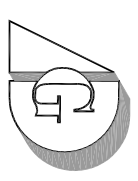PROPOSED ELEVATION @ LEFT SIDE (GRISWOLD)
SCALE 1/8"=1'-0"
1
A-3

*ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED. AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.

EXISTING CLAPBOARD TO BE REPLACED IN KIND

ALL ROOF SHINGLES TO BE REPLACED WITH TESLA SOLAR ROOF SHINGLES

CHIMNEYS TO REMAIN

EXISTING CEDAR SHINGLES TO BE REPLACED IN KIND

EXISTING STONE FOUNDATION TO REMAIN

THE WINDOWS IN THIS AREA ARE NEW DUE TO THE NECESSARY STRUCTURAL RE-FRAMING OF THIS SECTION

NEW WINDOW INSTALLATIONS

EXISTING CLAPBOARD TO BE REPLACED IN KIND

EXISTING SKIRT BOARD TO BE REPLACED IN KIND

ALL EXISTING TRIM BOARDS TO BE REPLACED IN KIND

CHIMNEYS TO REMAIN

ALL ROOF SHINGLES TO BE REPLACED WITH TESLA SOLAR ROOF SHINGLES

25'-0"
8'-0"
8'-11"
12'-0"
31'-11"

AVANTGARDE
Design Group
50 Dunnell Lane, Box 11
PAWTUCKET, RI 02860
Tel/Fax: (401) 305-5400
Cell: (401) 255-8587
E-Mail: sricci@avantgardedesign.com

Project:
Renovations To
"The Farm"
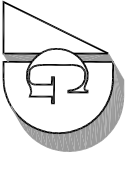Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

Issue:
For HDC REVIEW Only

PROPOSED
LEFT SIDE
(GRISWOLD)
EXTERIOR
ELEVATION

Des. by: S.R.
Drw. by: S.R.
Chk. by: S.R.
Scale: 1/8"=1'-0"
Date: 12-10-23

A
3.1

AVANTGARDE
Design Group
50 Dunnell Lane, Box 11
PAWTUCKET, RI 02860
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TESLA SOLAR ROOF SHINGLES

ALL ROOF SHINGLES TO BE REPLACED WITH

EXISTING CEDAR SHINGLES TO
BE REPLACED IN KIND

ALL ROOF SHINGLES TO BE
REPLACED WITH TESLA
SOLAR ROOF SHINGLES

ALL EXTERIOR LIGHTING
FIXTURES/LANTERNS TO BE
CLOSE TO EXISTING OR
PERIOD SPECIFIC

ALL NEW COLUMNS &
RAILINGS TO BE WOOD
AND PERIOD SPECIFIC

BULKHEAD TO REMAIN

PROPOSED ELEVATION @ REAR (GARAGE)
SCALE:1/8"=1'-0"
(1) A-3.2

- NEW GARAGE DOORS TO MATCH
  EXISTING DETACHED GARAGE DOORS,
  EXISTING DOOR TO BE REPLACED DUE
  TO FAILING STRUCTURAL HEADER

- THE ADDITION OF A 2X2X4 SKYLIGHT IN
  THE NEW LAUNDRY ROOM ON 2ND FLOOR

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

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Issue:
For HDC REVIEW Only

PROPOSED
REAR
(GARAGE)
EXTERIOR
ELEVATION

Dsg. by: S.R.
Drw. by: S.R.
Chk. by: S.R.
Scale: 1/8"=1'-0"
Date: 12-10-23

A
3.2

ROOF SHINGLES TO BE TESLA SOLAR ROOF SHINGLES

EXISTING CLAPBOARD TO BE REPLACED IN KIND

ALL ROOF SHINGLES TO BE REPLACED WITH TESLA SOLAR ROOF SHINGLES

ALL ROOF SHINGLES TO BE REPLACED WITH TESLA SOLAR ROOF SHINGLES

EXISTING CEDAR SHINGLES TO BE REPLACED IN KIND

• OWNER WISHES TO HAVE PERIOD STYLE FRENCH DOORS LEADING FROM THE FAMILY ROOM TO THE NEW COVERED PORCH OVERLOOKING THE NEW IN-GROUND POOL.

• NEW WINDOW AND/OR DOOR INSTALLATIONS
• THE ADDITION OF A 24X24 SKYLIGHT IN
• THE NEW LAUNDRY ROOM ON 2ND FLOOR

PROPOSED ELEVATION @ RIGHT SIDE (REAR)
SCALE:1/8"=1'-0"
1 / A-3.3

*ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED. AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.
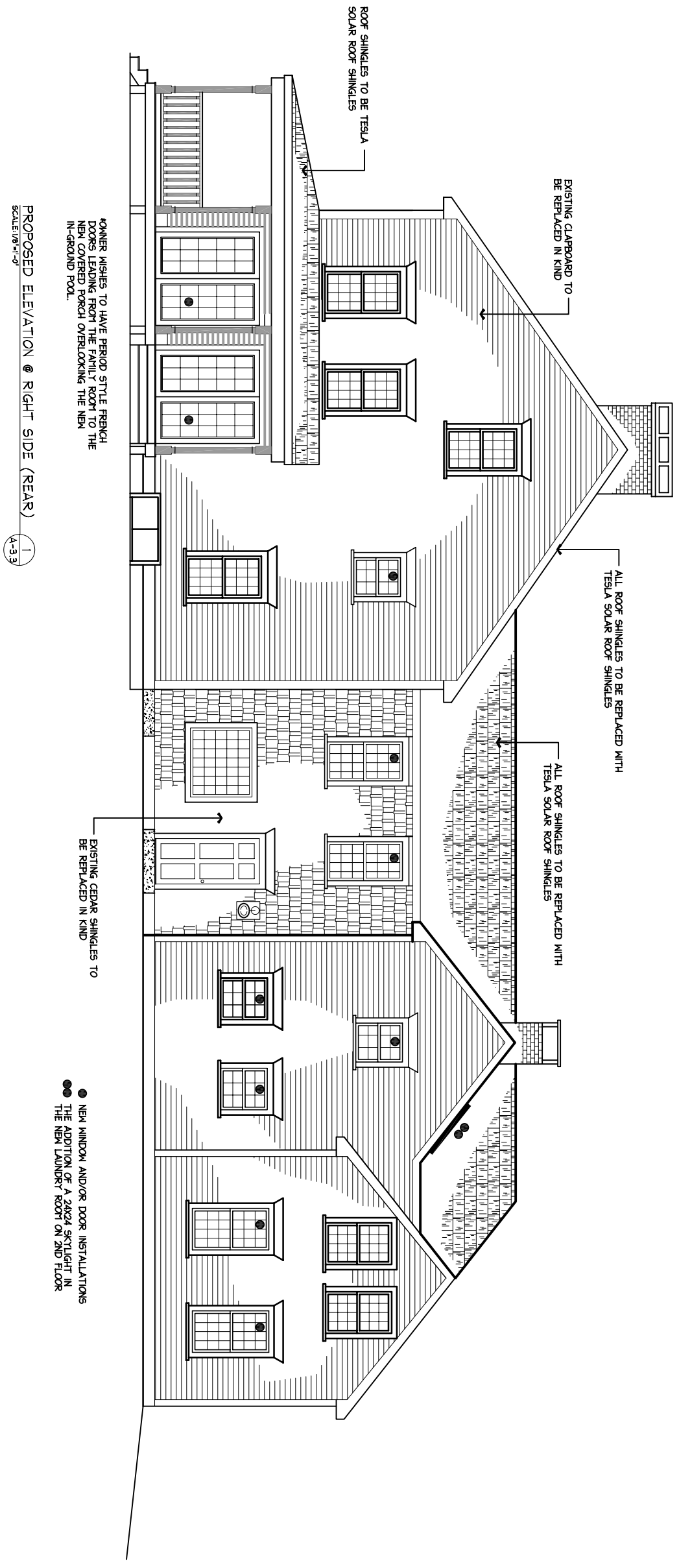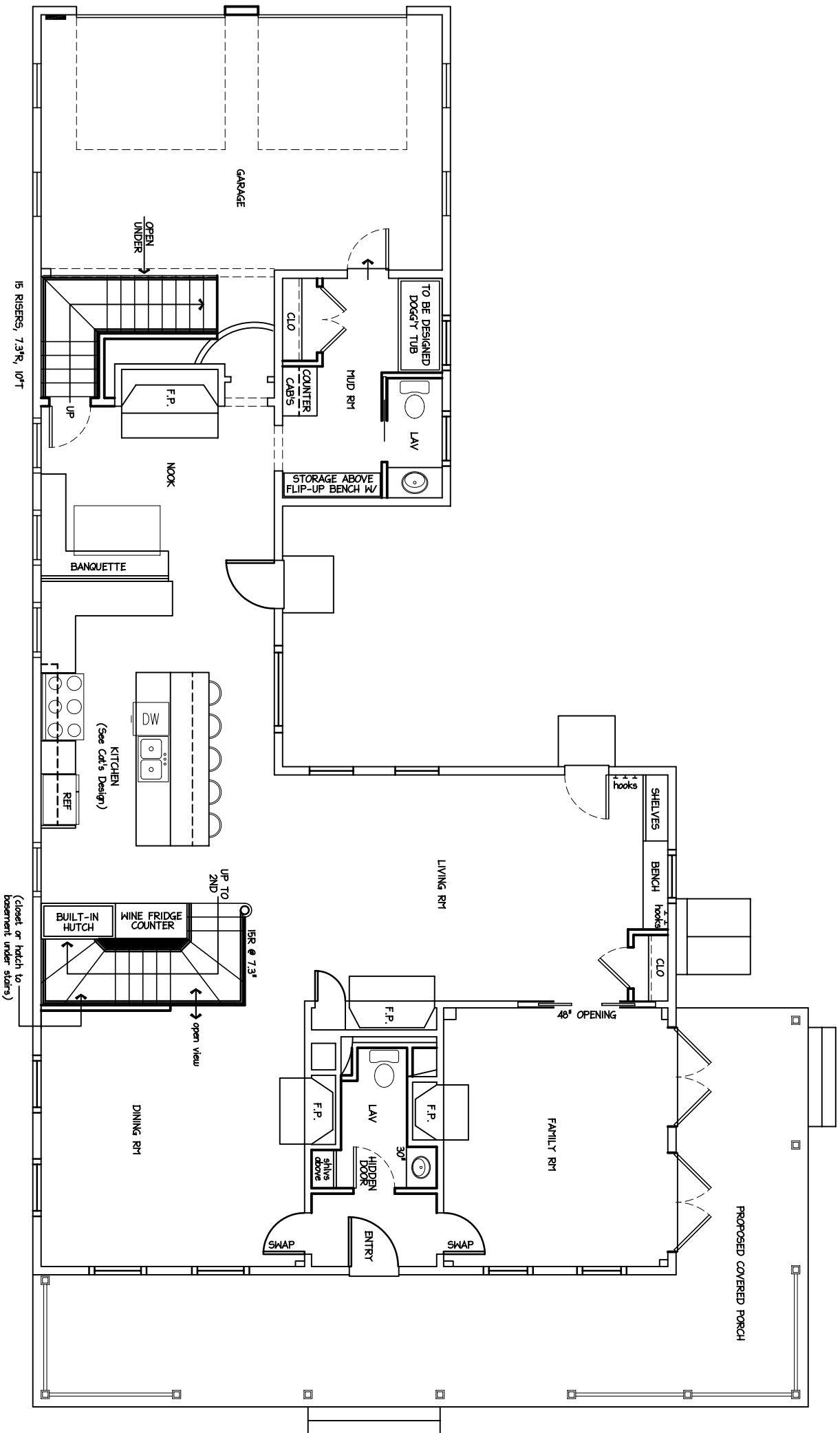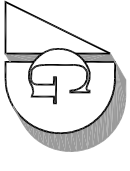
Project:
Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

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Bristol ~ R.I.

Issue:
For HDC REVIEW Only

PROPOSED
RIGHT SIDE
(REAR)
EXTERIOR
ELEVATION

Dsg. by: S.R.

Drw. by: S.R.

Chk. by: S.R.

Scale: 1/8"=1'-0"

Date: 12-10-23

A
3.3

FIRST FLOOR LAYOUT PLAN
SCALE 1/8"=1'-0"

1
A-1.3

GARAGE

OPEN UNDER

15 RISERS, 7.3"R, 10"T

UP

F.P.

NOOK

BANQUETTE

CLO

COUNTER CABS

MUD RM

TO BE DESIGNED DOGGY TUB

LAV

STORAGE ABOVE FLIP-UP BENCH W/

DW

KITCHEN
(See Cat's Design)

REF

UP TO 2ND

15R @ 7.3"

open view

BUILT-IN HUTCH

WINE FRIDGE COUNTER

(closet or hatch to basement under stairs)

DINING RM

SHELVES

BENCH

hooks

CLO

hooks

LIVING RM

48" OPENING

F.P.

F.P.

LAV

F.P.

shelves above

HIDDEN DOOR

30"

FAMILY RM

SWAP

ENTRY

SWAP

PROPOSED COVERED PORCH

Project:
Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

Issue:
For HDC REVIEW Only

PROPOSED FIRST FLOOR PLAN

Dsg. by: S.R.
Drw. by: S.R.
Chk. by: S.R.
Date: 12-10-23
Scale: 1/8"=1'-0"

A
1.3

HOME THEATER

DN

CLOSED

LAUNDRY

SKYLIGHT

LIN

BATH

54"

BEDROOM

CLO

CLO

DOOR/BOOKSHLF

BEDROOM

DN TO 1ST

UP TO ATTIC

ATTIC

SITTING AREA

PDR

BATH

cabinets above

32X60 SHOWER

LIN

BATH

BENCH

SHOWER 72X36

CLOSED

CHIMNEY SPACE

F.P.

F.P.

BEDROOM

W/ CLO

PRIMARY

PROPOSED COVERED PORCH ROOF BELOW

SECOND FLOOR LAYOUT PLAN
SCALE 1/8"=1'-0"

15 RISERS, 7.3"R, 10"T

A-1.4

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

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Issue:
For HDC REVIEW Only
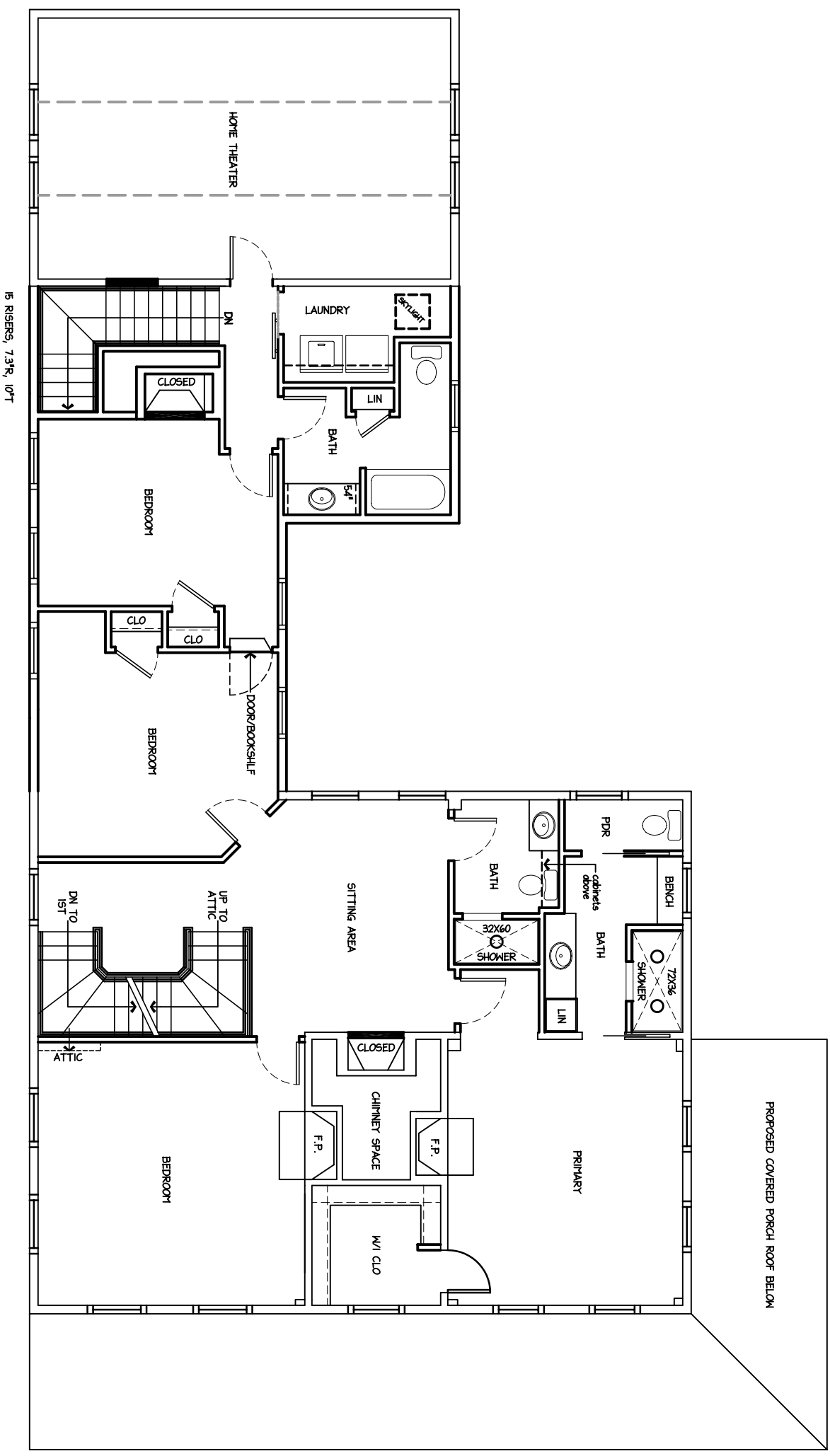
PROPOSED
SECOND FLOOR
PLAN

Dsg. by: S.R.
Drw. by: S.R.
Chk. by: S.R.
Scale: 1/8"=1'-0"
Date: 12-10-23

A
1.4

ROOF ABOVE BEDROOM

ATTIC SPACE

EVE SPACE

5'-0" HEADROOM

7'-0" HEADROOM

←CEILING

BILLIARD ROOM
(12'-2" peak @ center)

CHIMNEY

SITTING AREA

DN TO
2ND

14 RISERS
7.25" R, 10T

7'-0" HEADROOM

5'-0" HEADROOM

CEILING→

EVE SPACE

THIRD FLOOR LAYOUT PLAN
SCALE:1/8"=1'-0"

(1)
A-1.5

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

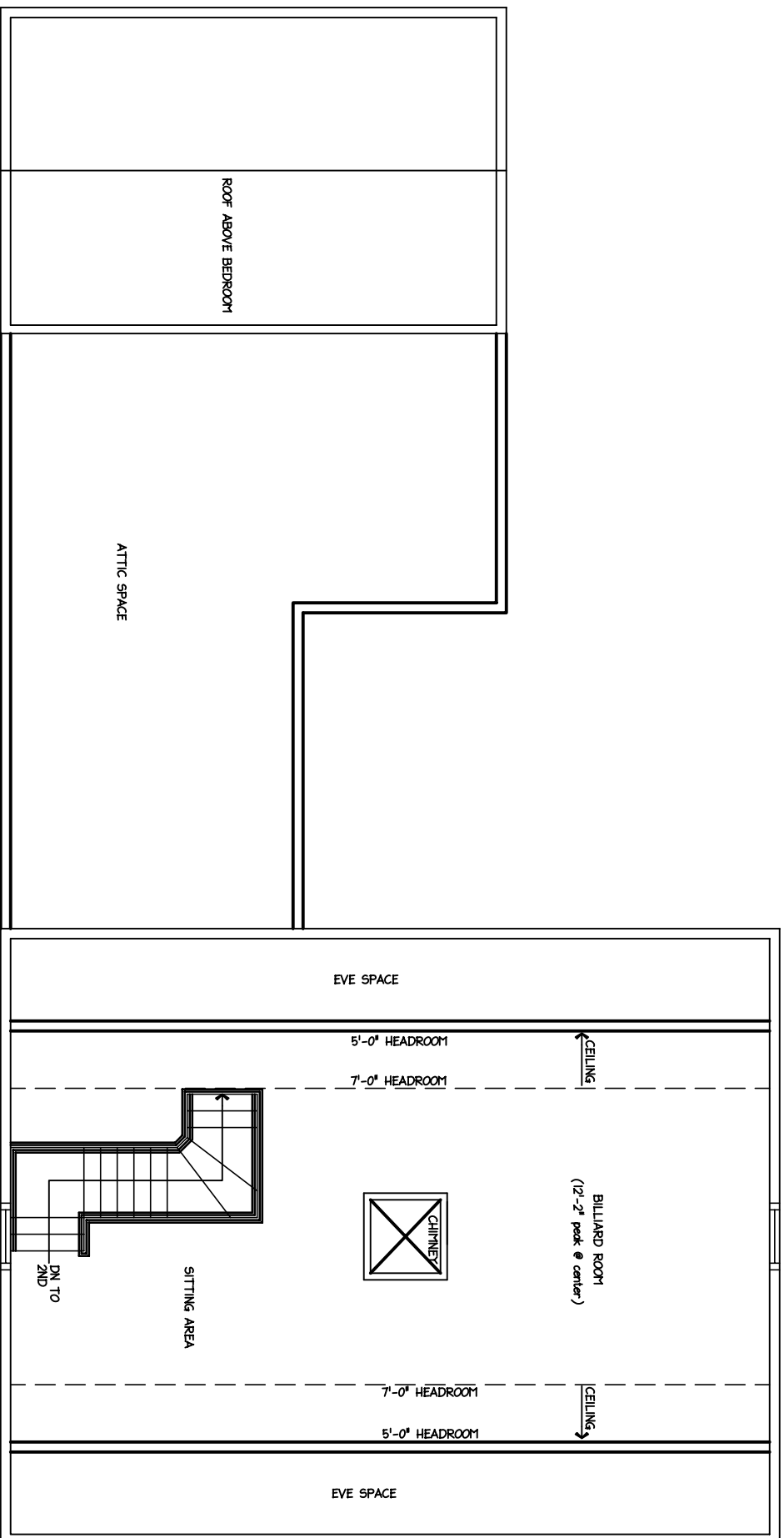PROPOSED
THIRD FLOOR/
ATTIC PLAN

Issue:
For HDC REVIEW Only

Dsg. by: S.R.

Drw. by: S.R.

Chk. by: S.R.

Scale: 1/8"=1'-0"

Date: 12-10-23

A
1.5