

# 160 WINCHESTER ROW

OUR  
TOWN  
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

## HIGHLIGHTS

Live/Work Townhouse

3,078 square feet

2 Residential Units

Commercial Unit  
Option

Office/Flex Space

Attached Garage

Roof Terrace



CREATE A PLACE WHERE TRADITION CAN ENDURE with 160 Winchester Row, a live/work townhouse with two separate residential units and handicap accessible office space. Designed as an end unit in an attached block, this townhome includes an office/conference room on the first floor. The second floor houses a 1 bedroom apartment (or optional office space). The third and fourth floors accommodate a two bedroom apartment with a roof terrace.

### SUMMARY

Bedrooms: 2 or 3  
Bathrooms: 3 full, 3 half  
Floors: 4  
Foundation: Slab

### DIMENSIONS

Width: 25'-6"  
Depth: 42'-7"  
Height: 53' to highest ridge  
Ceiling Height: 14'-2" main floor  
10' - upper floors

### AREA

Conditioned: 3,078 sq. ft.  
Unconditioned: 1,304 sq. ft.  
TOTAL: 4,382 sq. ft.

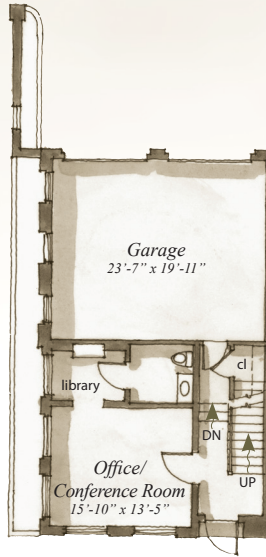
### RE-USE FEE/RESTRICTIONS

Construction Documents: Schedule 'I'  
Interiors Package: Schedule '7'

## PLAN



FRONT ELEVATION

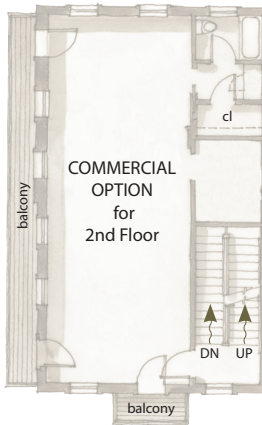


MAIN FLOOR  
501 S.F.

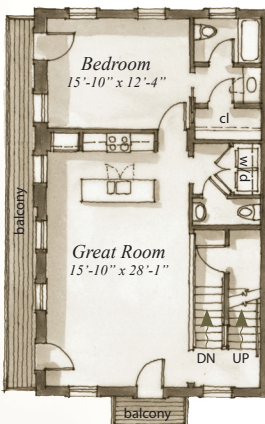
UNIT A



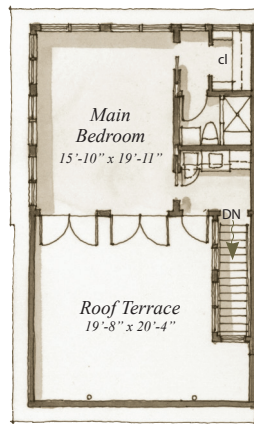
2ND FLOOR  
1,003 S.F.



UNIT B



3RD FLOOR  
1,003 S.F.



4TH FLOOR  
571 S.F.

Plans are available on a limited basis. All dimensions are approximate.

## ARCHITECTURAL DETAILS

### EXTERIOR:

- Stucco over masonry block exterior for authentic finish and added window/door depth
- Traditional masonry scoring and cast-stone details at lower level
- Front and side balconies with metal brackets and frames at second and third floor
- Italianate bracketed cornice
- Alley wall with garden window screens view into rear alley
- Oversized arched windows at street level conference room/flex space

### INTERIOR:

- Conference room/flex space includes an ante-room library with built-in bookshelves and a handicap accessible bathroom
- Residential units have generous 10' ceilings with crown molding
- Traditional trim panel detailing and interior transoms throughout
- Fully detailed built-in cabinetry, including a serving bar at fourth floor stairhall for terrace entertaining
- Fourth floor main bedroom is encased in glass to provide for open views

## 160 WINCHESTER ROW

### PLAN PRICING:

RE-USE FEE (INCLUDES 3 PLAN SETS) SCHEDULE 'I'

INTERIORS PACKAGE RE-USE FEE SCHEDULE '7'

\$50 PER ADDITIONAL PLAN SET

\$40 GROUND SHIPPING/HANDLING

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