RENOVATION DESIGN FOR:

KRONE & MOORE RESIDENCE

PROJECT ADDRESS:	32 WINTHROP STREET, WINCHESTER, MA	DOCUMENTS ISSUED FOR:	NOT FOR CONSTRUCTION. PRICING ONLY	SET FIRST ISSUED:	MARCH 31, 2020

DRAWING DIRECTORY

SHEET #	SHEET NAME	SHEET FIRST ISSUED	CURRENT REVISION DATE
1. ARCHITECTURAL DRAWINGS			
A0.0	COVER SHEET	MARCH 31, 2020	
A0.1	EXTERIOR PERSPECTIVES	MARCH 31, 2020	
A1.0	BASEMENT PROPOSED & DEMO PLAN	MARCH 31, 2020	
A1.1	FIRST FLOOR PROPOSED & DEMO PLAN	MARCH 31, 2020	
A1.2	SECOND FLOOR PROPOSED, ROOF DEMO & ROOM FINISH SCHEDULE	MARCH 31, 2020	
A1.3	ROOF PLAN & BUILDING SECTION	MARCH 31, 2020	
A3.1	EXTERIOR ELEVATIONS AND DOOR & WINDOW SCHEDULES	MARCH 31, 2020	
A3.2	EXTERIOR SIDE ELEVATIONS	MARCH 31, 2020	
D1.0	DEMO ELEVATIONS	MARCH 31, 2020	

PROJECT DIRECTORY

DESIGNER:
PRESTON DESIGN, INC.
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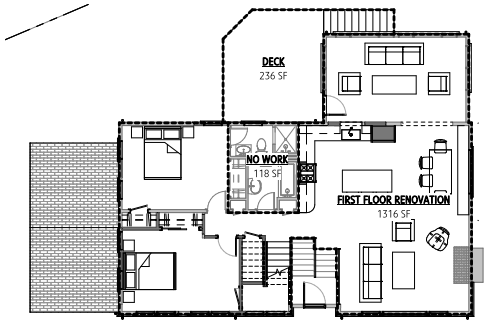
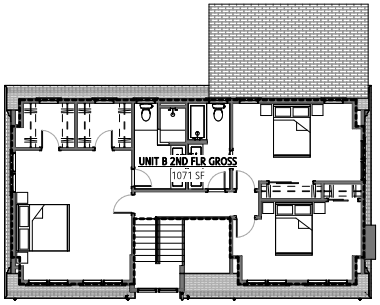
STRUCTURAL ENGINEER:
TBD

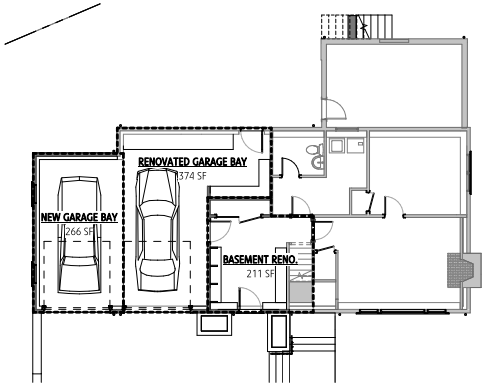
AREA PLANS



1 FIRST FLOOR AREA
1/8" = 1'-0"



2 SECOND FLOOR AREA
1/8" = 1'-0"



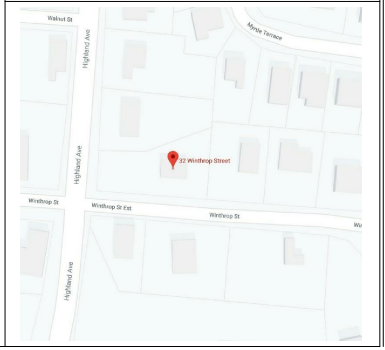
3 BASEMENT AREA
1/8" = 1'-0"

PROJECT DESCRIPTION

BATHROOM AND ALTER RENOVATION

- NEW (RAISED) SECOND STORY ROOF ADDITION
- NEW GARAGE ADDITION @ BASEMENT ON LEFT SIDE OF HOUSE. NEW MUDROOM @ EXISTING RIGHT GARAGE BAY.
- NEW KITCHEN TO REPLACE EXISTING @ SAME LOCATION ON FIRST FLOOR LEVEL.
- NEW DECK @ REAR OF HOUSE TO REPLACE EXISTING W/ NEW STAIR DOWN. MATCH EXISTING FOOTPRINT.
- ALL NEW WINDOWS ENTIRE HOUSE.
- NEW DRIVEWAY W/ RETAINING WALL
- NEW EXTERIOR STAIR UP FROM DRIVEWAY TO SPLIT LEVEL ENTRANCE
- NEW SIDING ENTIRE HOUSE
- EXISTING BRICK REMOVED @ BASEMENT WALL.

LOCUS MAP



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PDF FILE NAME:
005-32-Winthrop-Street-Design-Package-March-31-2020

PROJECT NAME:
KRONE & MOORE RESIDENCE

PROJECT ADDRESS:
32 WINTHROP STREET, WINCHESTER, MA

DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION. PRICING ONLY

REVISION #	DATE

SHEET NAME:
COVER SHEET

SHEET FIRST ISSUED: MARCH 31, 2020
REVISED:
SCALE: 1/8" = 1'-0"
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #:
A0.0

EXISTING

EXISTING

EXISTING

PROPOSED

PROPOSED

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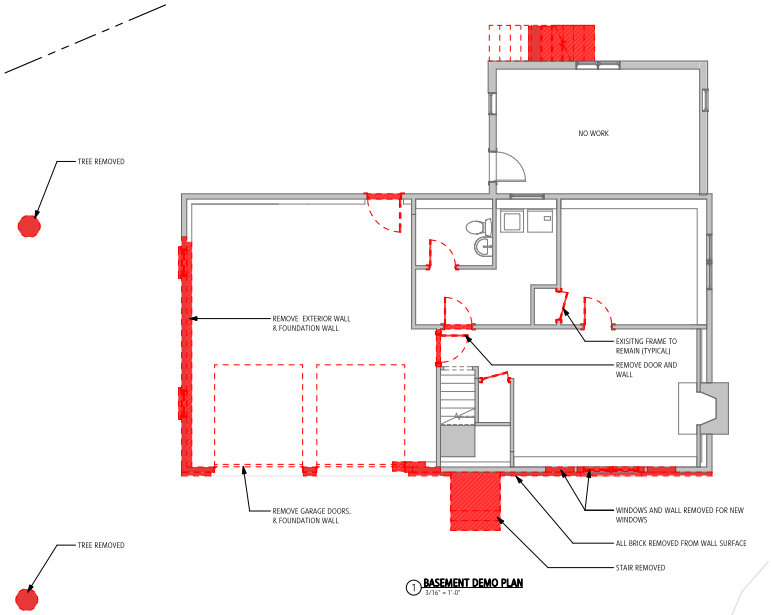
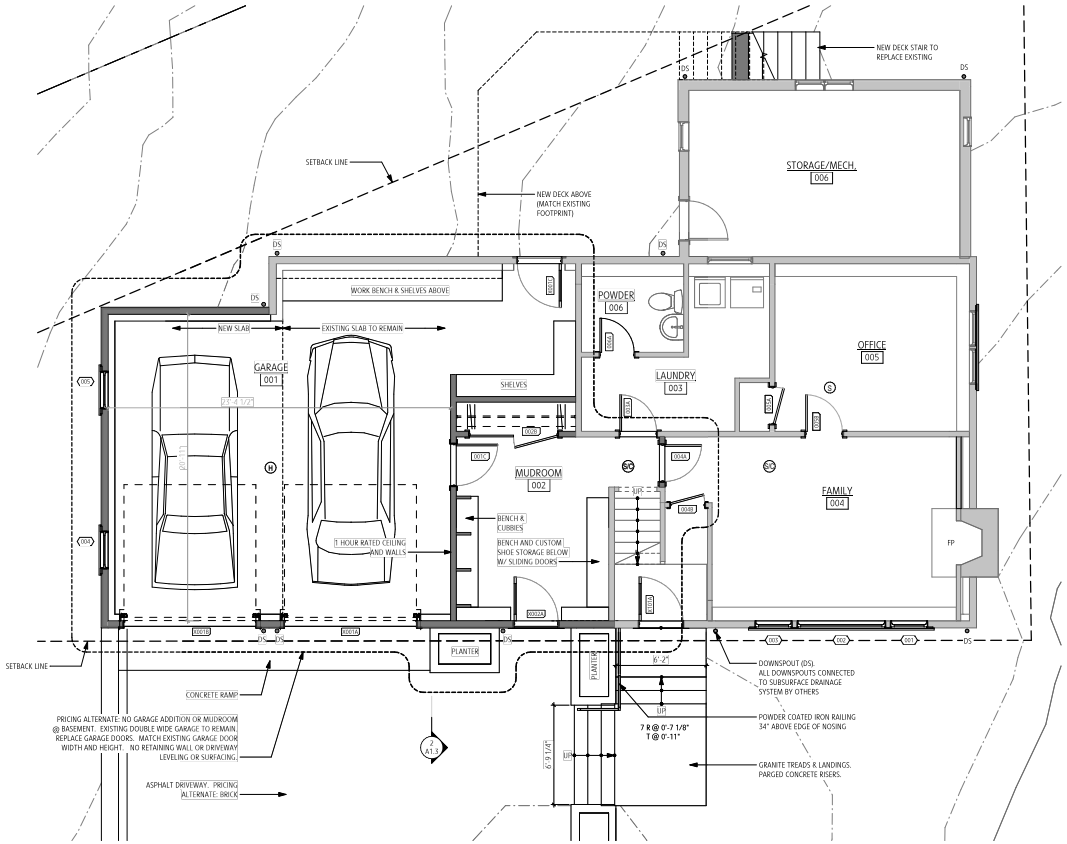
REVISION #	DATE

SHEET NAME:
EXTERIOR PERSPECTIVES

SHEET FIRST ISSUED: MARCH 31, 2020
REVISED:
SCALE:
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #:
A0.1



1 **BASEMENT DEMO PLAN**
3/16" = 1'-0"



2 **BASEMENT PLAN**
1/4" = 1'-0"

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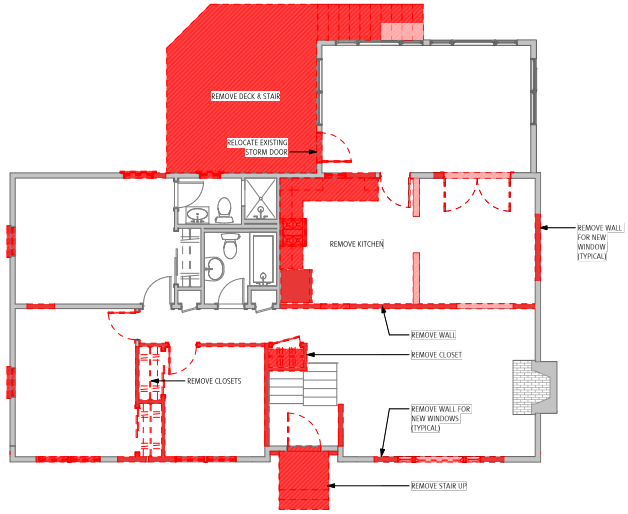
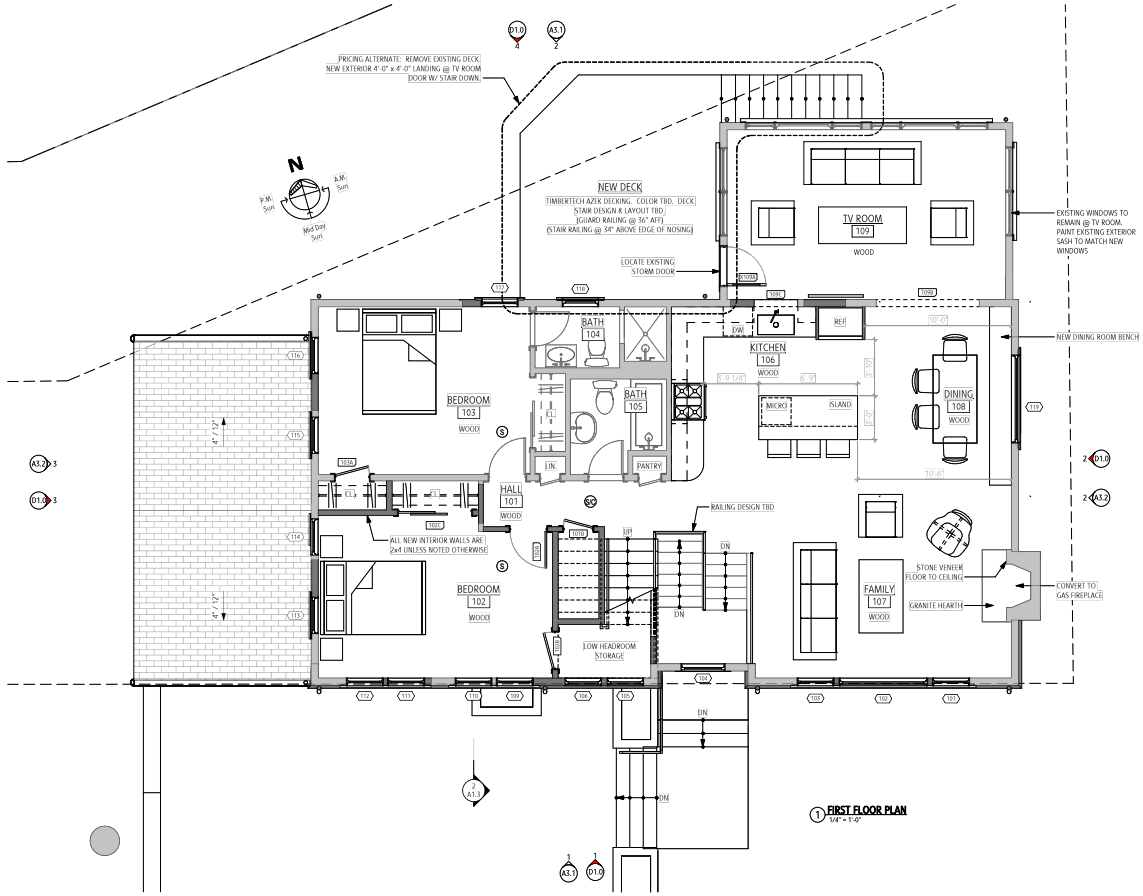
REVISION #	DATE

SHEET NAME:
BASEMENT PROPOSED & DEMO PLAN

SHEET FIRST ISSUED: MARCH 31, 2020
REVISED:
SCALE: As indicated
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #:
A1.0



2 FIRST FLOOR DEMO PLAN
3/16" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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REVISION #	DATE

SHEET NAME:
FIRST FLOOR PROPOSED & DEMO PLAN

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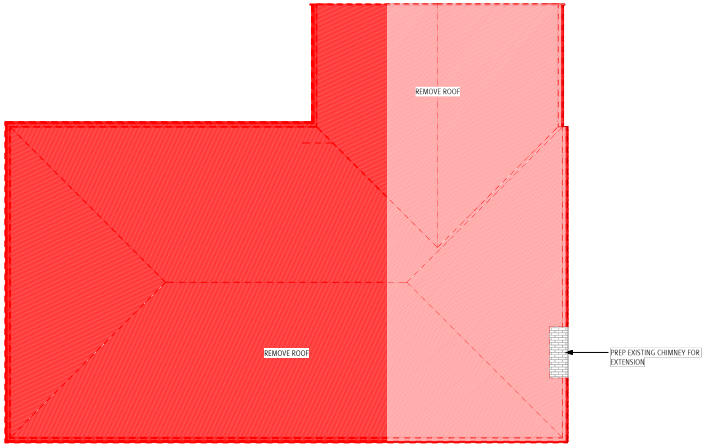
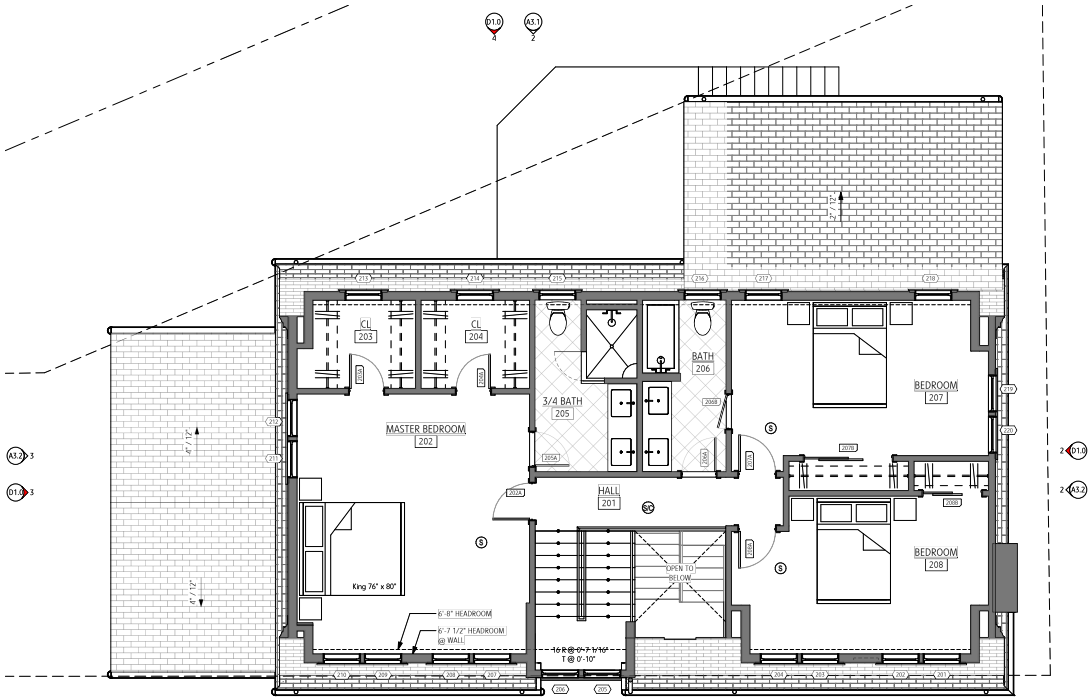
SCALE: As indicated
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #:
A1.1

ROOM FINISH SCHEDULE

Number	Name	Floor Finish	Wall Finish	Wall Base Trim	Ceiling Finish	Crown Trim	Millwork	Plumbing Fixture	Appliances / Mechanical	Counters	Specialties
001	GARAGE	Concrete Sealer	Paint	1 Piece	1 Hour Rated. Patch and Match Existing		Workbench & Shelving.				
002	MUDROOM	Tile	Painted Beadboard, Painted Plaster	2 Piece	Painted Plaster		Stained Wood Bench w/ Painted Shoe Storage Below W/ Sliding Doors. Painted Cubbies w/ Stained Wood Bench. Rod & Shelf in Closet				
003	LAUNDRY	NO WORK	NO WORK	NO WORK	NO WORK						
004	FAMILY	NO WORK	NO WORK	NO WORK	NO WORK						
005	OFFICE	NO WORK	NO WORK	NO WORK	NO WORK						
006	POWDER	NO WORK	NO WORK	NO WORK	NO WORK						
006	STORAGE/MECH.	NO WORK	NO WORK	NO WORK	NO WORK				TBD		
101	HALL	Patch Existing. Sand and Refinish.	Painted Plaster	2 Piece	Wall Height Extended. Patch. Refinish Entire Wall Surface. Painted Plaster.						Railing
102	BEDROOM	Patch Existing. Sand and Refinish.	Painted Plaster	2 Piece	Wall Height Extended. Patch. Refinish Entire Wall Surface. Painted Plaster.						
103	BEDROOM	Patch Existing. Sand and Refinish.	Painted Plaster	2 Piece	Wall Height Extended. Patch. Refinish Entire Wall Surface. Painted Plaster.						
104	BATH	NO WORK	Patch and Match Existing	NO WORK	Wall Height Extended. Patch. Match Existing.						
105	BATH	NO WORK	Patch and Match Existing	NO WORK	Wall Height Extended. Patch. Match Existing.						
106	KITCHEN	Wood Floor To Match Existing.	Painted Plaster		Wall Height Extended. Patch. Refinish Entire Wall Surface. Painted Plaster.		Full Overlay Painted Kitchen Cabinets	Main Sink, Main Faucet, Garbage Disposal	Refrigerator Freezer Combo, Freestanding Range with Oven, Microwave Drawer, Dishwasher	Quartz	
107	FAMILY	Patch Existing. Sand and Refinish.	Painted Plaster	2 Piece	Wall Height Extended. Patch. Refinish Entire Wall Surface. Painted Plaster.				Gas Fireplace		Stone Veneer. Existing Fireplace. Granite Hearth.
108	DINING	Patch Existing. Sand and Refinish.	Painted Plaster	2 Piece	Wall Height Extended. Patch. Refinish Entire Wall Surface. Painted Plaster.		Painted Dining Bench w/ Backrest.				
109	TV ROOM	Patch Existing. Sand and Refinish.	Painted Plaster	2 Piece	Wall Height Extended. Patch. Refinish Entire Wall Surface. Painted Plaster.						
201	HALL	Wood Floor To Match Existing.	Painted Plaster	2 Piece	Painted Plaster						Railing
202	MASTER BEDROOM	Wood Floor To Match Existing.	Painted Plaster	2 Piece	Painted Plaster						
203	CL	Wood Floor To Match Existing.	Painted Plaster	1 Piece	Painted Plaster		Rod & Shelf				
204	CL	Wood Floor To Match Existing.	Painted Plaster	1 Piece	Painted Plaster		Rod & Shelf				
205	3/4 BATH	Tile	Painted Plaster. Tile Shower	1 Piece	Painted Plaster		Two Sink Vanity. Stained Wood.	Shower Pan, Shower Head, Mixing Valve, Trim, (2) Faucets, (2) Sinks & Accessories		Quartz	Glass Shower Door W/ Side Panel
206	BATH	Tile	Painted Plaster. Tile Bath	1 Piece	Painted Plaster		Two Sink Vanity. Stained Wood.	Tub, Shower Head, Mixing Valve, Trim, (2) Faucets, (2) Sinks & Accessories		Quartz	
207	BEDROOM	Wood Floor To Match Existing.	Painted Plaster	2 Piece	Painted Plaster						
208	BEDROOM	Wood Floor To Match Existing.	Painted Plaster	2 Piece	Painted Plaster						



2 SECOND FLOOR DEMO PLAN
3/16" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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PDF FILE NAME:
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PROJECT NAME:
KRONE & MOORE RESIDENCE

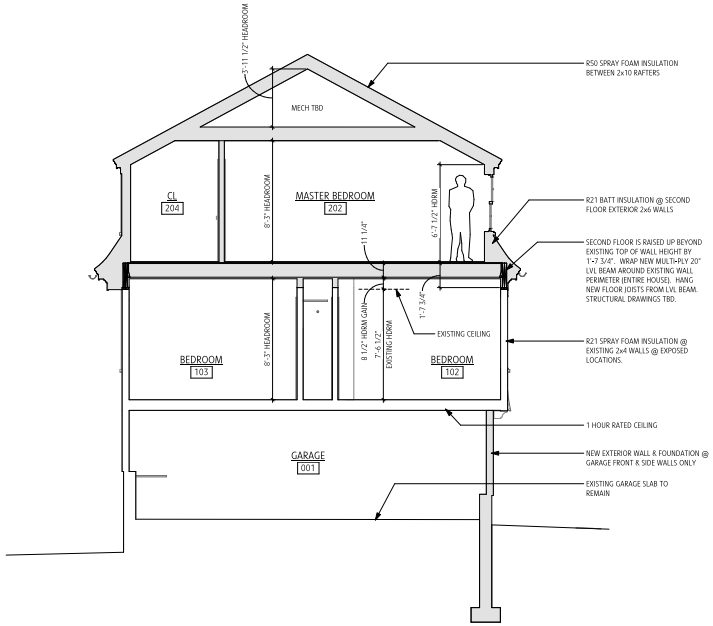
PROJECT ADDRESS:
32 WINTHROP STREET, WINCHESTER, MA

DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION, PRICING ONLY

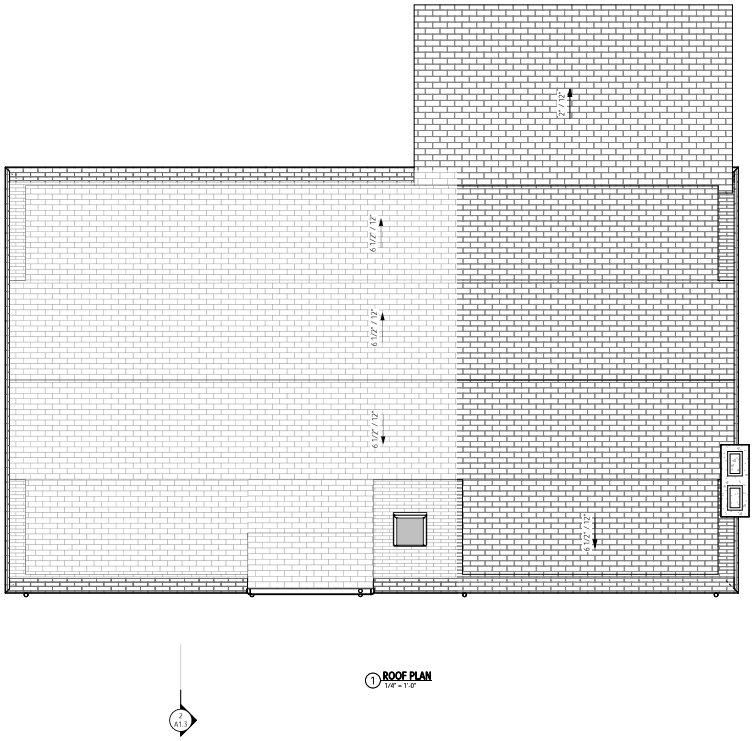
REVISION #	DATE

SHEET NAME:
SECOND FLOOR PROPOSED, ROOF DEMO & ROOM FINISH SCHEDULE

SHEET FIRST ISSUED: MARCH 31, 2020
REVISED:
SCALE: As indicated
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #: A1.2



2 **BUILDING SECTION**
1/4" = 1'-0"



1 **ROOF PLAN**
1/4" = 1'-0"

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PDF FILE NAME:
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PROJECT NAME:
KRONE & MOORE RESIDENCE

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32 WINTHROP STREET, WINCHESTER, MA

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REVISION #	DATE

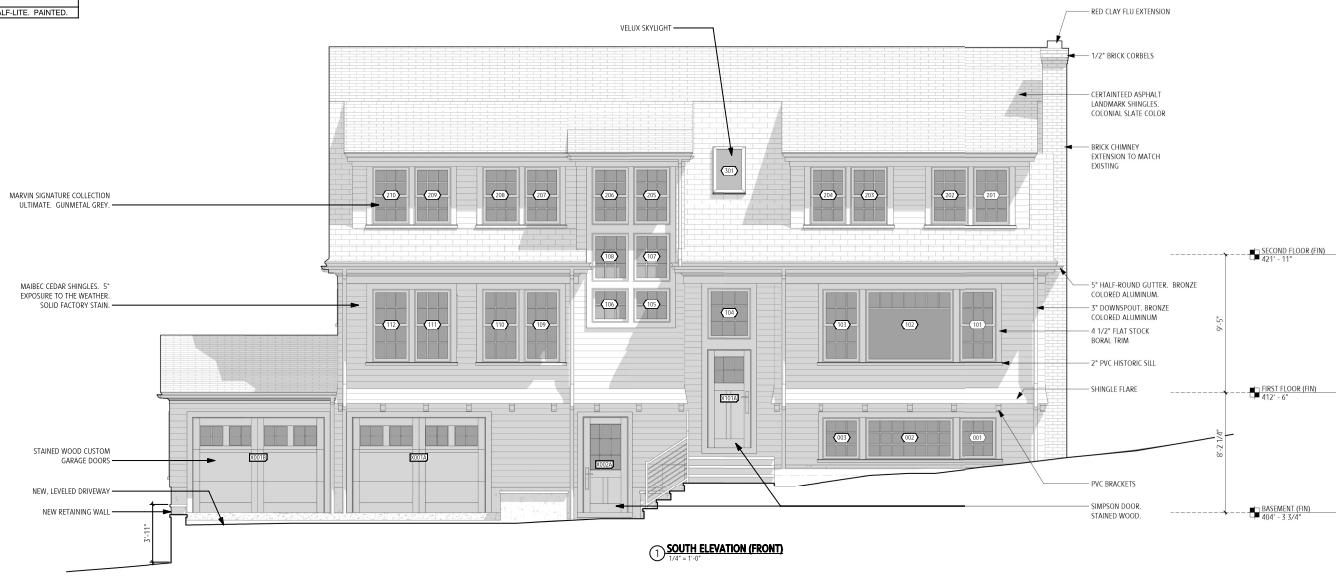
SHEET NAME:
ROOF PLAN & BUILDING SECTION

SHEET FIRST ISSUED: MARCH 31, 2020
REVISED:
SCALE: 1/4" = 1'-0"
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #:
A1.3

DOOR SCHEDULE						
Mark	Width	Height	Manufacturer	Model	Fire Rating	Comments
001C	2' - 10"	6' - 8"			20 MIN.	20 MINUTE FIRE RATED DOOR
002B	6' - 0"	6' - 8"				DOUBLE HINGED CLOSET DOOR
003A	2' - 6"	6' - 8"				NEW SINGLE HINGED CLOSET DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
004A	2' - 6"	6' - 8"				SINGLE HINGED DOOR
004B	2' - 4"	6' - 8"				NEW SINGLE HINGED CLOSET DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
005A	2' - 6"	6' - 8"				NEW SINGLE HINGED CLOSET DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
005B	2' - 6"	6' - 8"				NEW SINGLE HINGED OFFICE DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
006A	2' - 4"	6' - 8"				NEW SINGLE HINGED POWDER ROOM DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
101B	2' - 0"	6' - 8"				SINGLE HINGED CLOSET DOOR
102A	2' - 6"	6' - 8"				SINGLE HINGED BEDROOM DOOR
102B	2' - 6"	3' - 0"				SINGLE HINGED CLOSET DOOR
102C	5' - 0"	6' - 8"				DOUBLE SLIDING CLOSET DOOR
103A	2' - 4"	6' - 8"				SINGLE HINGED CLOSET DOOR
109B	7' - 0"	7' - 6"				FRAMED OPENING
109C	3' - 0"	4' - 0"				FRAMED OPENING @ COUNTER
202A	2' - 6"	6' - 8"				SINGLE HINGED BEDROOM DOOR
203A	2' - 4"	6' - 8"				SINGLE HINGED CLOSET DOOR
204A	2' - 4"	6' - 8"				SINGLE HINGED CLOSET DOOR
205A	2' - 4"	6' - 8"				SINGLE HINGED BATHROOM DOOR
206A	2' - 4"	6' - 8"				SINGLE HINGED BATHROOM DOOR
206B	2' - 4"	6' - 8"				SINGLE HINGED BATHROOM DOOR
207A	2' - 6"	6' - 8"				SINGLE HINGED BEDROOM DOOR
207B	6' - 0"	6' - 8"				DOUBLE SLIDING CLOSET DOOR
208A	2' - 6"	6' - 8"				SINGLE HINGED BEDROOM DOOR
208B	4' - 0"	6' - 8"				DOUBLE SLIDING CLOSET DOOR
X001A	9' - 0"	6' - 6"				GARAGE DOOR PAINTED
X001B	9' - 0"	6' - 6"				GARAGE DOOR PAINTED
X001C	3' - 0"	6' - 6"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. HALF-LITE. PAINTED.
X002A	3' - 0"	6' - 6"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. HALF-LITE. STAINED WOOD.
X101A	3' - 0"	6' - 8"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. QUARTER-LITE. STAINED WOOD.
X109A	2' - 8"	6' - 8"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. HALF-LITE. PAINTED.

WINDOW SCHEDULE							
Mark	Width	Height	Manufacturer	Model	U Value	Tempered Glazing	Egress
001	2' - 6"	2' - 10"	MARVIN				
002	6' - 0"	2' - 10"	MARVIN				
003	2' - 6"	2' - 10"	MARVIN				
004	2' - 6"	4' - 0"	MARVIN				
005	2' - 6"	4' - 0"	MARVIN				
101	2' - 6"	5' - 0"	MARVIN				
102	6' - 0"	5' - 0"	MARVIN				
103	2' - 6"	5' - 0"	MARVIN				
104	3' - 0"	3' - 6"	MARVIN				
105	2' - 6"	2' - 4 1/2"	MARVIN				
106	2' - 6"	2' - 4 1/2"	MARVIN				
107	2' - 6"	3' - 3"	MARVIN				
108	2' - 6"	3' - 3"	MARVIN				
109	2' - 6"	5' - 0"	MARVIN				
110	2' - 6"	5' - 0"	MARVIN				
111	2' - 6"	5' - 0"	MARVIN				
112	2' - 6"	5' - 0"	MARVIN				
113	2' - 6"	2' - 4 1/2"	MARVIN				
114	2' - 6"	2' - 4 1/2"	MARVIN				
115	2' - 6"	2' - 4 1/2"	MARVIN				
116	2' - 6"	2' - 4 1/2"	MARVIN				
117	2' - 6"	5' - 0"	MARVIN				
118	2' - 6"	2' - 4 1/2"	MARVIN				
119	6' - 0"	4' - 6"	MARVIN				
201	2' - 6"	4' - 0"	MARVIN				
202	2' - 6"	4' - 0"	MARVIN				
203	2' - 6"	4' - 0"	MARVIN				
204	2' - 6"	4' - 0"	MARVIN				
205	2' - 6"	4' - 0"	MARVIN				
206	2' - 6"	4' - 0"	MARVIN				
207	2' - 6"	4' - 0"	MARVIN				
208	2' - 6"	4' - 0"	MARVIN				
209	2' - 6"	4' - 0"	MARVIN				
210	2' - 6"	4' - 0"	MARVIN				
211	2' - 6"	4' - 0"	MARVIN				
212	2' - 6"	4' - 0"	MARVIN				
213	2' - 6"	4' - 0"	MARVIN				
214	2' - 6"	4' - 0"	MARVIN				
215	2' - 6"	4' - 0"	MARVIN				
216	2' - 6"	4' - 0"	MARVIN				
217	2' - 6"	4' - 0"	MARVIN				
218	2' - 6"	4' - 0"	MARVIN				
219	2' - 6"	4' - 0"	MARVIN				
220	2' - 6"	4' - 0"	MARVIN				
301	2' - 0"	3' - 6"	VELUX	VS			

2 NORTH ELEVATION (REAR)
1/4" = 1'-0"



1 SOUTH ELEVATION (FRONT)
1/4" = 1'-0"

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PDF FILE NAME:
005-32-Winthrop-Street-Design-Package-Mar.(1-31-2020)

PROJECT NAME:
KRONE & MOORE RESIDENCE

PROJECT ADDRESS:
32 WINTHROP STREET, WINCHESTER, MA

DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION, PRICING ONLY

REVISION #	DATE

SHEET NAME:
EXTERIOR ELEVATIONS AND DOOR & WINDOW SCHEDULES

SHEET FIRST ISSUED: MARCH 31, 2020
REVISED:
SCALE: 1/4" = 1'-0"
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #:
A3.1

2 **EAST ELEVATION (RIGHT)**
1/4" = 1'-0"

3 **WEST ELEVATION (LEFT)**
1/4" = 1'-0"

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PROJECT NAME:
KRONE & MOORE RESIDENCE

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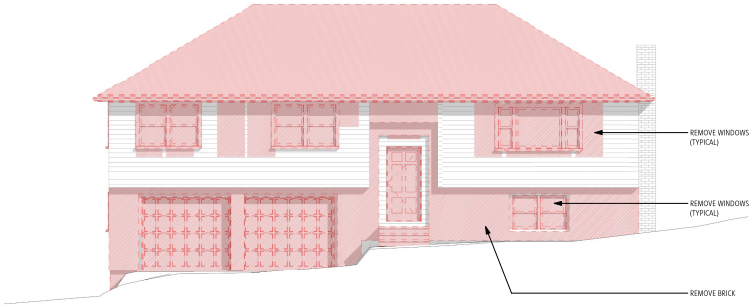
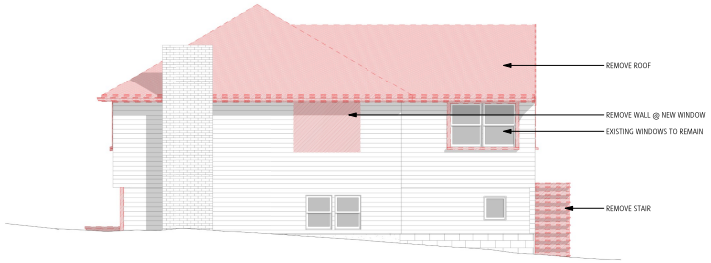
REVISION #	DATE

SHEET NAME:
EXTERIOR SIDE ELEVATIONS

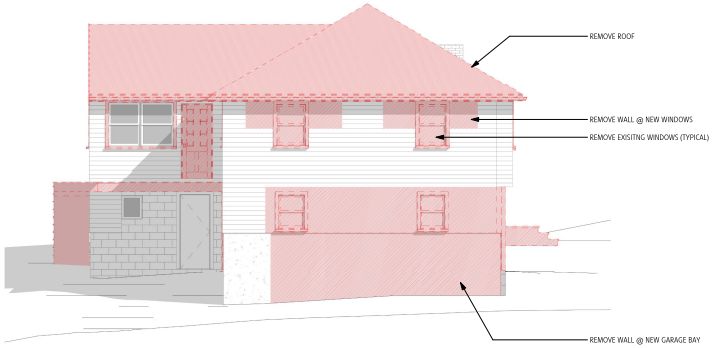
SHEET FIRST ISSUED: MARCH 31, 2020
REVISED:
SCALE: 1/4" = 1'-0"
CLIENT: WILLIAM KROHN & JENNIFER MOORE
PROJECT #: 191
SHEET #:
A3.2



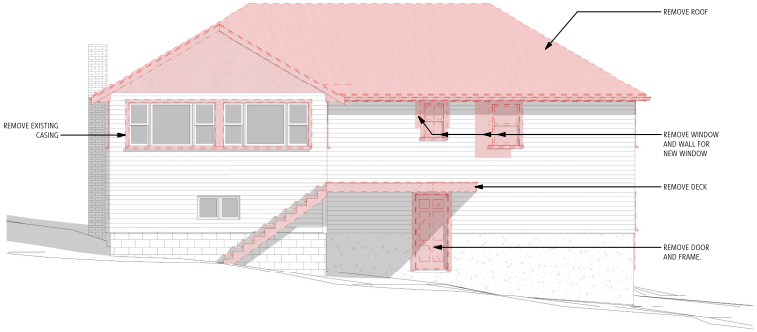
1 **DEMO SOUTH ELEVATION (FRONT)**
3/16" = 1'-0"



2 **DEMO EAST ELEVATION (RIGHT)**
3/16" = 1'-0"



3 **DEMO WEST ELEVATION (RIGHT)**
3/16" = 1'-0"



4 **DEMO NORTH ELEVATION (REAR)**
3/16" = 1'-0"

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005-32-Winthrop-Street-Design-Package-March-31-2020

PROJECT NAME:
KRONE & MOORE RESIDENCE

PROJECT ADDRESS:
32 WINTHROP STREET, WINCHESTER, MA

DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION, PRICING ONLY

REVISION #	DATE

SHEET NAME:
DEMO ELEVATIONS

SHEET FIRST ISSUED:	MARCH 31, 2020
REVISED:	
SCALE:	3/16" = 1'-0"
CLIENT:	WILLIAM KROHN & JENNIFER MOORE
PROJECT #:	191
SHEET #:	D1.0