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Phase I Renovations
Interior cabinetry at Den and Laundry
Hall and Bdrm closet work
Mbath shower pan, steam system and Med cabinet
Den, LR, MBdrm lighting & elec accessories
Mbdrm electric blinds and storm (sound) windows
Bsmt owner's closet

Phase II Renovations
2-story addition at east side

Recent Revision History

REV	DATE	DESCRIPTION
3	1/16/16	Laundry/Den Cabs, Cists
4	1/27/16	For Phase I Pkging
5	1/30/16	Mic Elec & Door Dis
6	2/10/16	MBdrm Window Dis
7	3/18/16	MBdrm Window Dis

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Title:

Cohen Residence

Renovations

Overview

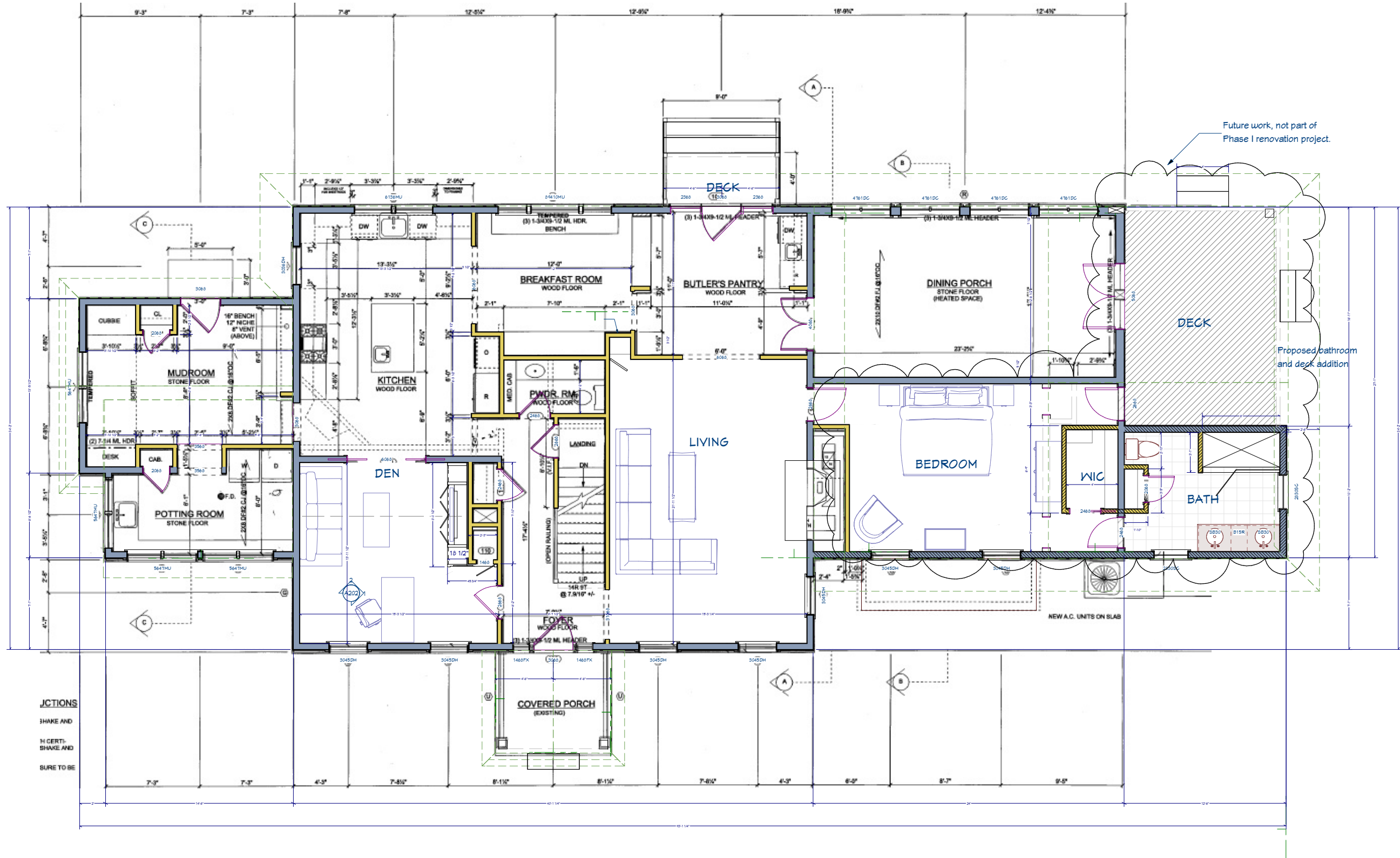
DATE:

4/27/2016

SCALE:

SHEET:

G-000



1st Floor Plan (overlying dwg by Mark K. Schwartz, AIA.) Scale: 1/4" = 1'

Recent Revision History	
REV	DATE DESCRIPTION
3	1/16/16 Land/Den Cabs, Glss
4	1/27/16 For Phase I Pldng
5	1/30/16 Mic Elec & Door Dis
6	2/10/16 MBatt Window Dis
7	3/13/16 MBatt Window Dis

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Cohen Residence
Renovations

Title:
First Floor Plan

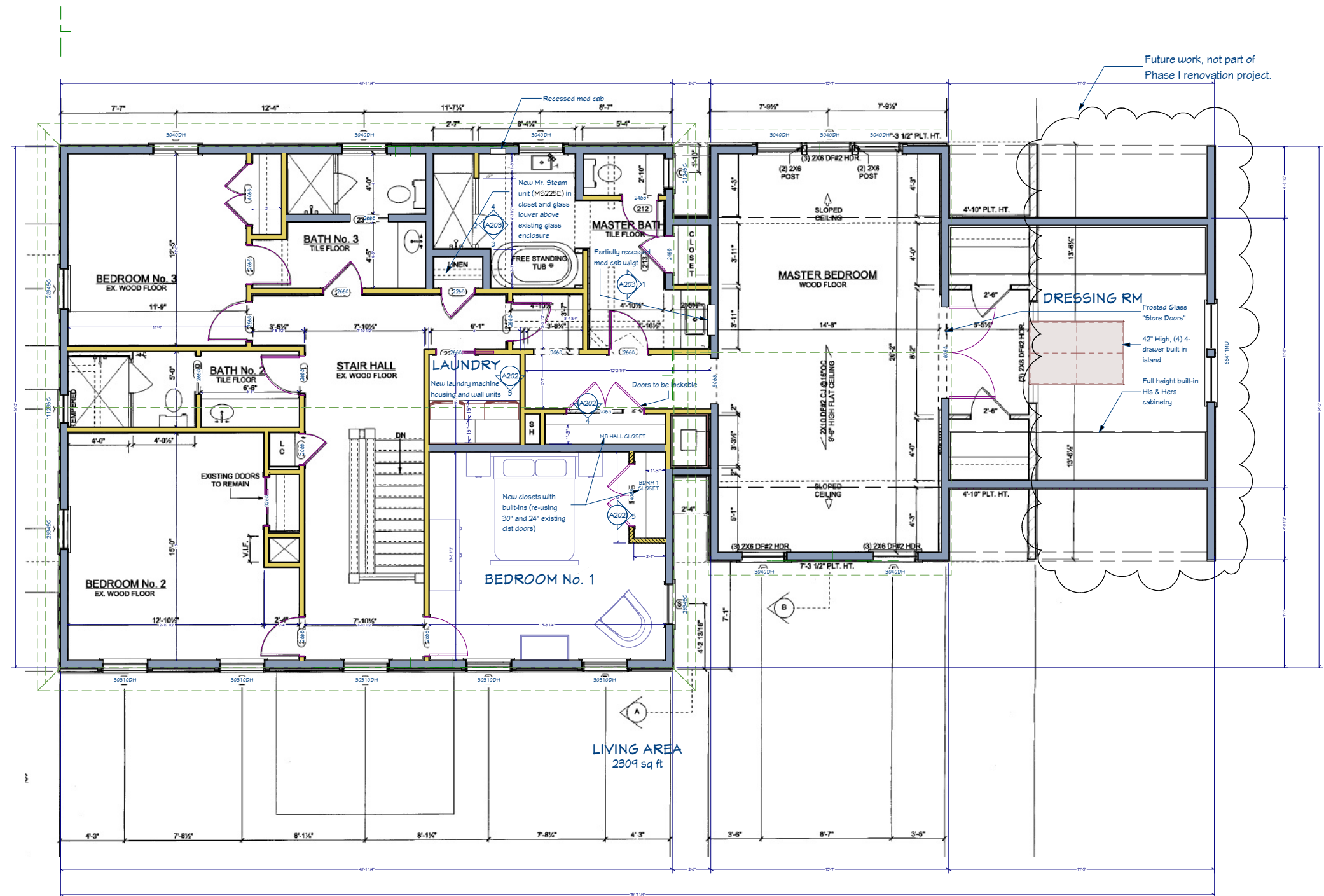
DATE:

4/27/2016

SCALE:

SHEET:

A-101



2nd Floor Plan (overlying dwg by Mark K. Schwartz, AIA.)

Scale: 1/4" = 1'

Title:

Second Floor Plan

DATE:

4/27/2016

SCALE:

SHEET:

A-102

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Cohen Residence
Renovations

REV	DATE	DESCRIPTION
1	1/16/16	Laundry/Den Cabs, Cists
2	1/27/16	For Phase I Bldg
3	1/30/16	Mic Elec & Door Dis
4	2/10/16	MBath Window Dis
5	3/18/16	MBath Window Dis



South Elevation

Scale: 1/4" = 1'



North Elevation

Scale: 1/4" = 1'

Title:

DATE:
4/27/2016

SCALE:

SHEET:

A-200

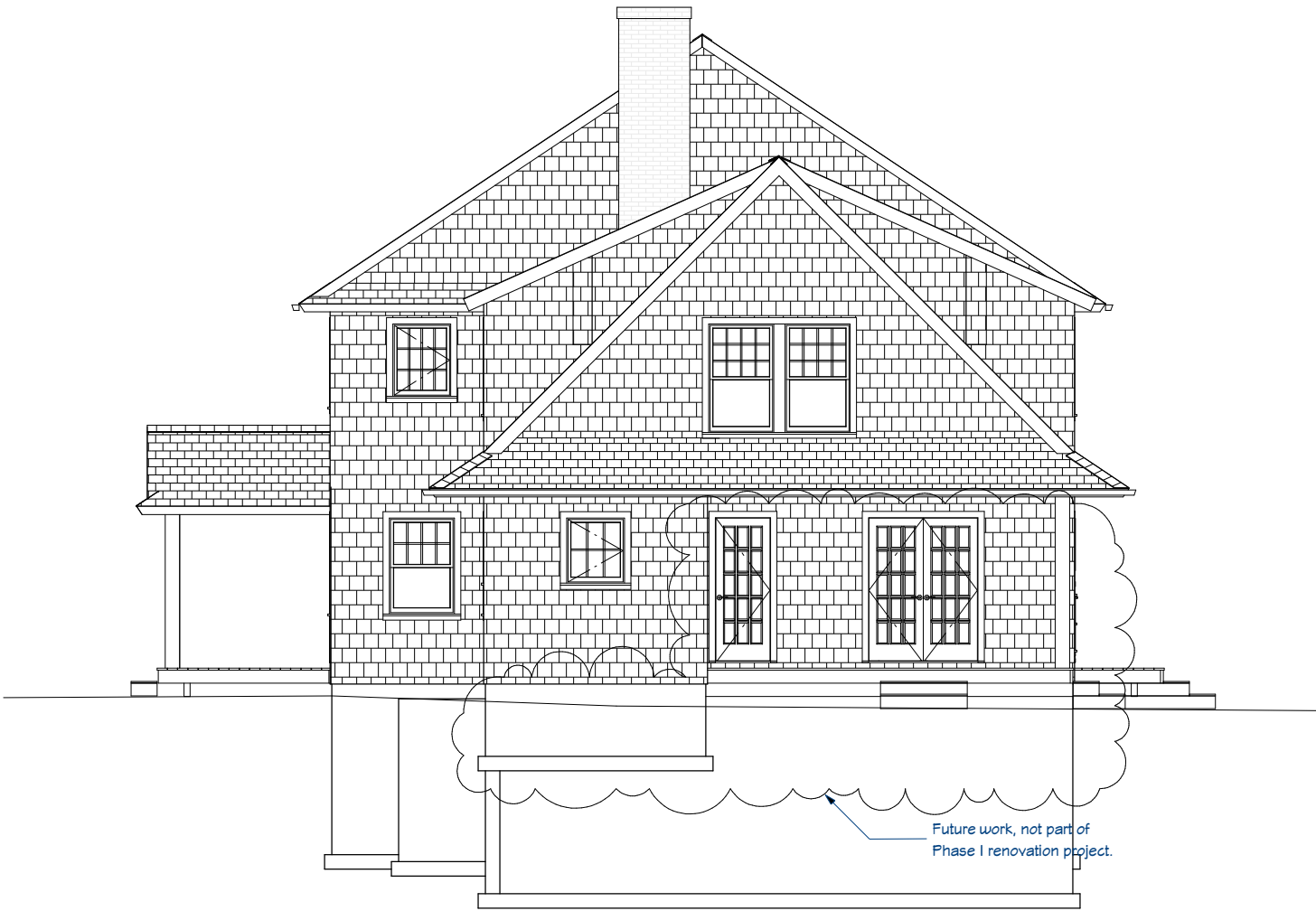
Exterior Elevations

Cohen Residence
Renovations

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Recent Revision History

REV	DATE	DESCRIPTION
3	1/16/16	Laundry/Den Cabs, Closets
4	1/27/16	For Phase I Bidding
5	1/30/16	Misc. Elec. & Door Dls
6	2/10/16	M.B.M. Window Dls
7	3/18/16	M.B.M. Window Dls



East Elevation Scale: 1/4" = 1'

Title:

DATE:

4/27/2016

SCALE:

SHEET:

A-201

Exterior Elevations

Cohen Residence
Renovations

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Recent Revision History	
REV	DATE DESCRIPTION
3	1/16/16 Land/Den Cabs, Glts
4	1/27/16 For Phase I Bldg
5	1/30/16 Mec Elec & Door Dls
6	2/10/16 MBatt Window Dls
7	3/18/16 MBatt Window Dls

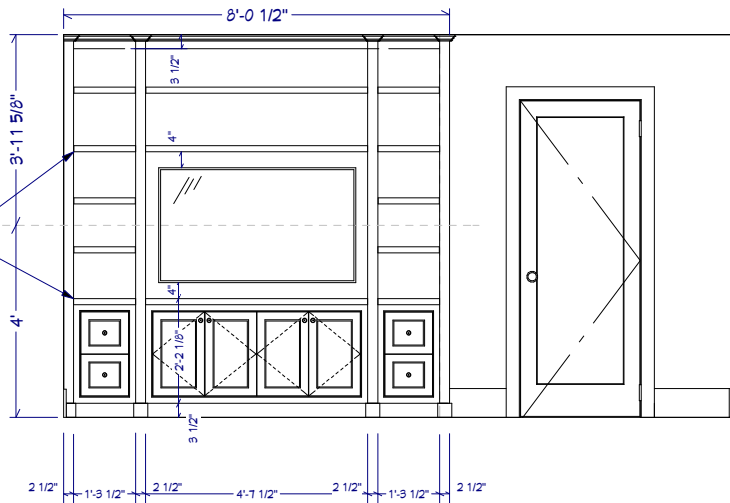
New walnut cabinetry with light, almost pickled finish.

1 1/2" fixed shelf/counter all the way across

All other shelves are 1 1/2" and adjustable in height

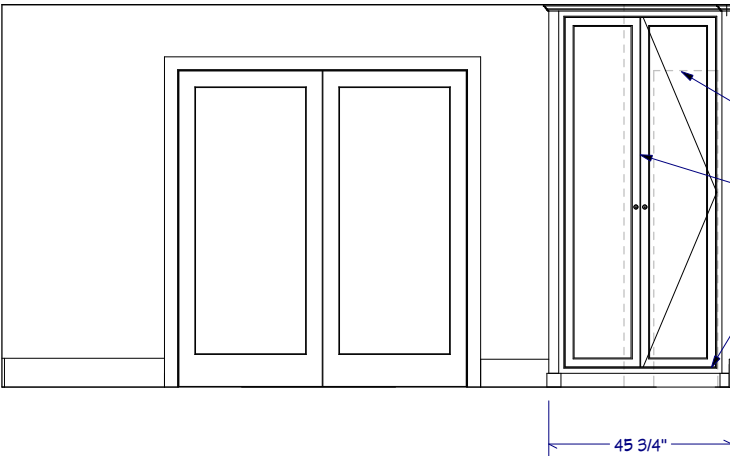
55" TV on retractable mount

18" deep cabinets and shelves



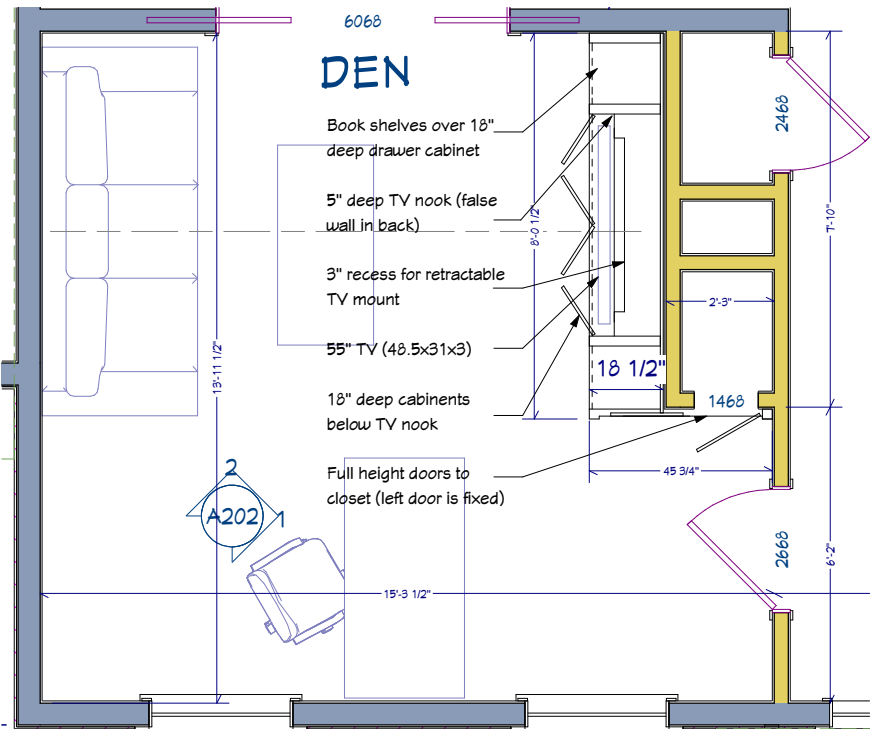
Elevation 1

Scale: 1/2" = 1'



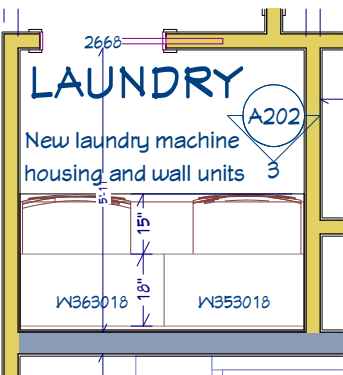
Elevation 2

Scale: 1/2" = 1'



Den Cabinet Detail

Scale: 1/2" = 1'



Laundry Detail

Scale: 1/2" = 1'

Open above to allow ceiling fixtures to remain

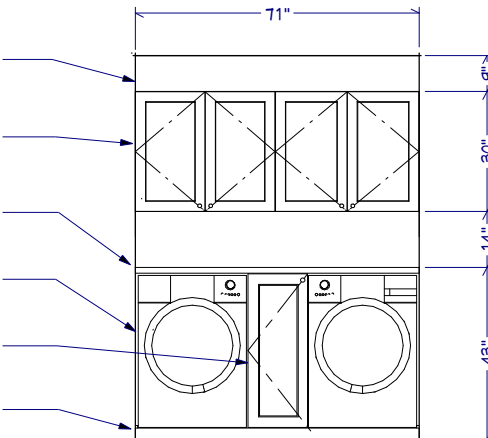
New 18" deep cabinets held 1" off back wall

Re-use existing counter

Relocate washer to adjacent east wall to allow space between them

Access to back of machines as well as storage

Re-use existing pan and platform



Elevation 3

Scale: 1/2" = 1'

Enlarge hall closet and re-use 30" door

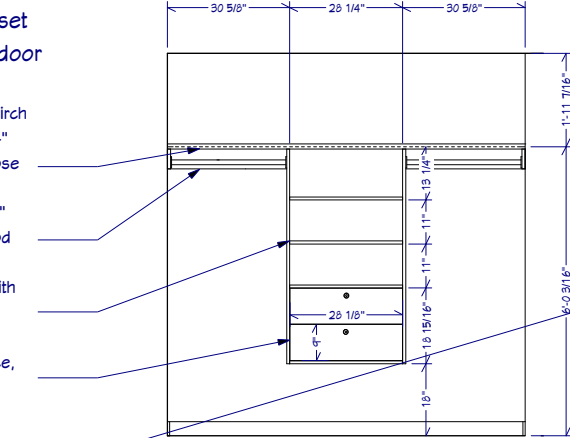
Top shelving is 3/4" birch plywood with 1"x1 1/4" poplar rabbited bullnose

5 1/2" cleat with 1 1/4" chrome heavy duty rod

Open 3/4" shelving with 3/4" verticals

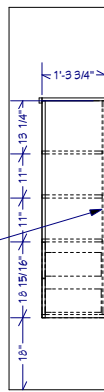
9", 9" Pine drawer face, 1/2" ply w/Metabox

1/2" ply back, 1/4" setback



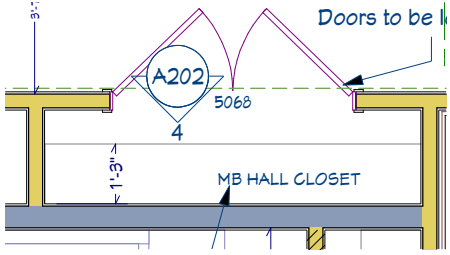
Elevation 4

Scale: 1/2" = 1'



Mbdrm Hall Closet Detail

Scale: 1/2" = 1'



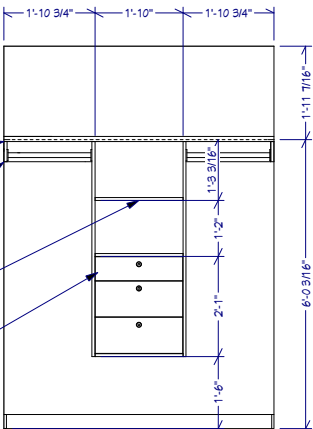
Frame new closet and re-use 24" door

Top shelving is 3/4" birch plywood with 1"x1 1/4" poplar rabbited bullnose

5 1/2" cleat with 1 1/4" chrome heavy duty rod

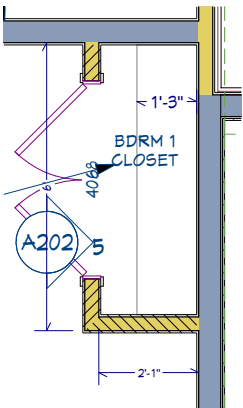
Open 3/4" shelving with 3/4" verticals

6", 9", 9" drawers



Elevation 5

Scale: 1/2" = 1'



Bdrm 1 Detal

Scale: 1/2" = 1'

REV	DATE	DESCRIPTION
3	1/16/16	Laundry/Den Cabs, Closets
4	1/27/16	For Phase 1 Pricing
5	1/30/16	Mic Elec & Door Dis
6	2/10/16	MBdrm Window Dis
7	3/18/16	MBdrm Window Dis

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Cohen Residence
Renovations

Interior Elevations

Title:

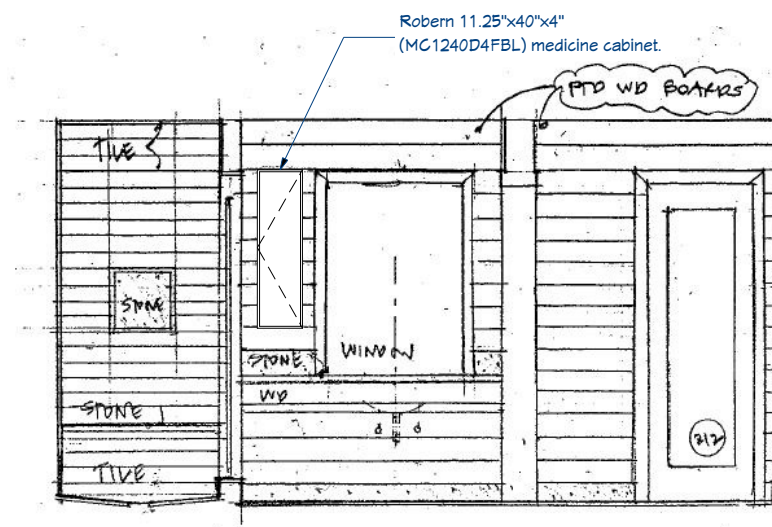
DATE:

4/27/2016

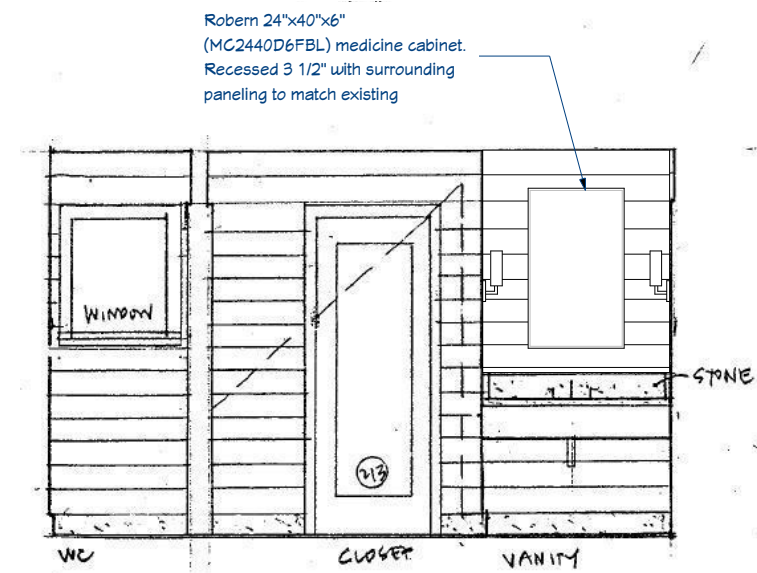
SCALE:

SHEET:

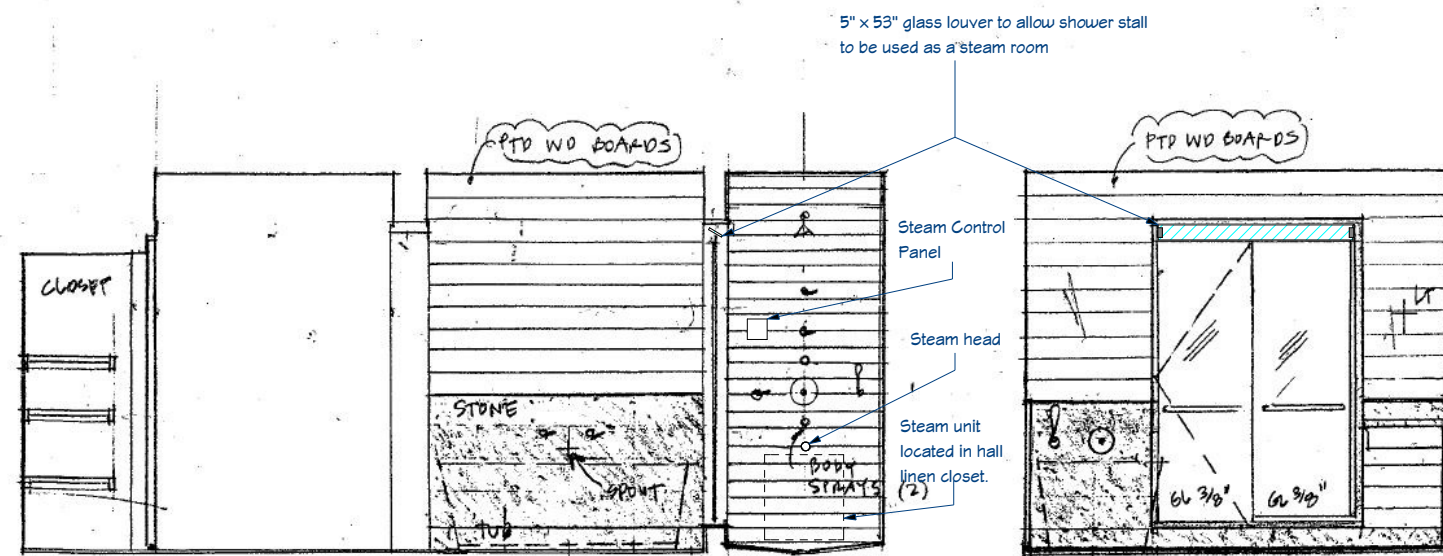
A-202



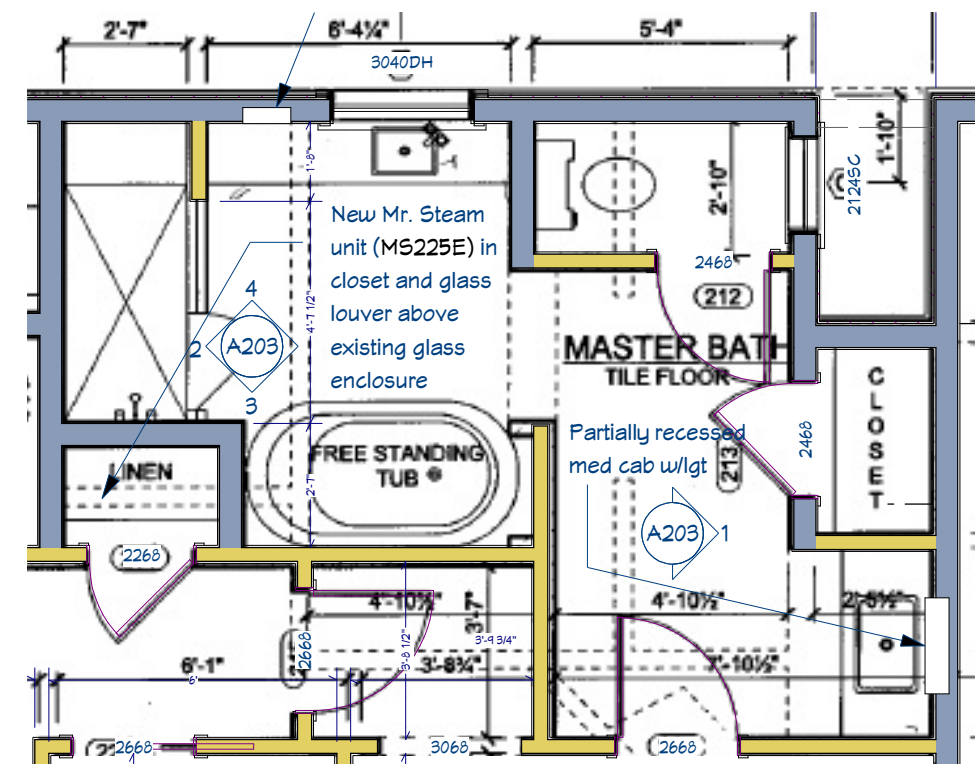
Elevation 1 Scale: 1/2" = 1'



Elevation 2 Scale: 1/2" = 1'



Elevation 3 Scale: 1/2" = 1' Elevation 4 Scale: 1/2" = 1'



Plan Details Scale: 1/2" = 1'

REV	DATE	DESCRIPTION
3	1/16/16	Laundry/Den Cabs, Closets
4	1/27/16	For Phase 1 Pricing
5	1/30/16	Misc Elec & Door Dis
6	2/10/16	MB Bath Window Dis
7	3/18/16	MB Bath Window Dis

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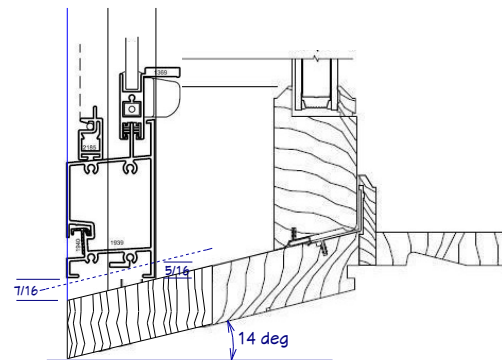
Interior Elevations

Title:

DATE:
4/27/2016

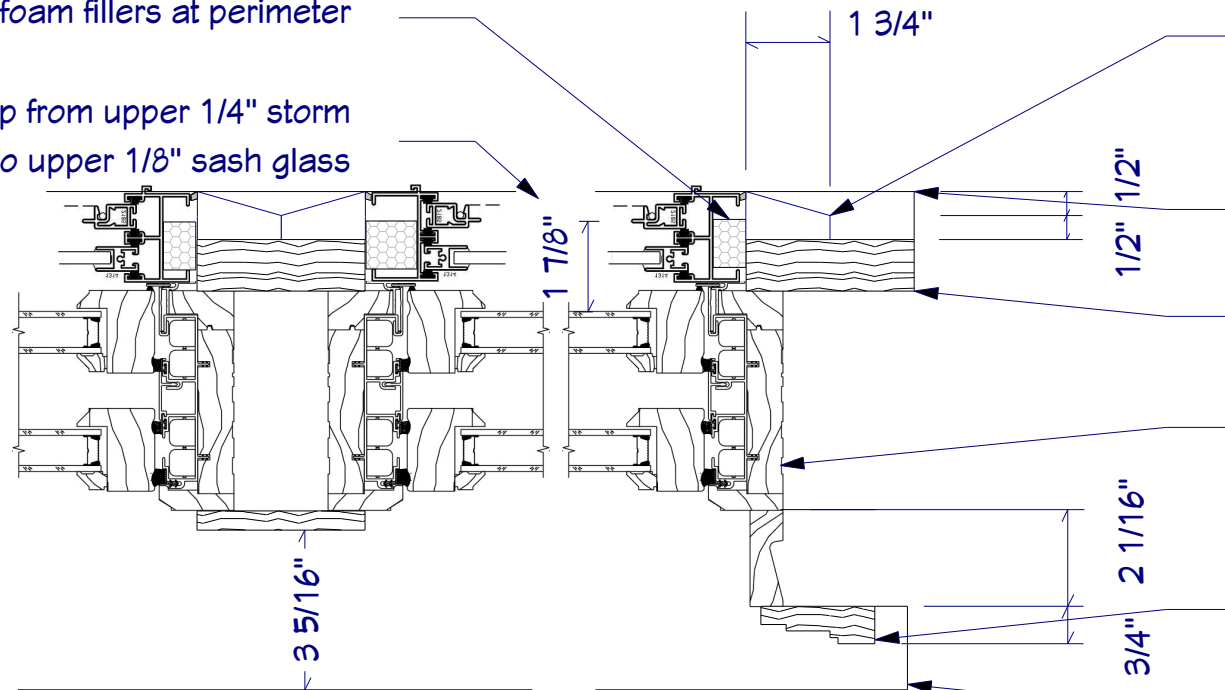
SCALE:

SHEET:
A-203



Mon-Ray DV-460 with caulk and rigid styrofoam fillers at perimeter

Air gap from upper 1/4" storm glass to upper 1/8" sash glass



Custom profile cellular PVC trim to accept Mon-Ray window.

Exterior sill

3 1/2" exterior casing

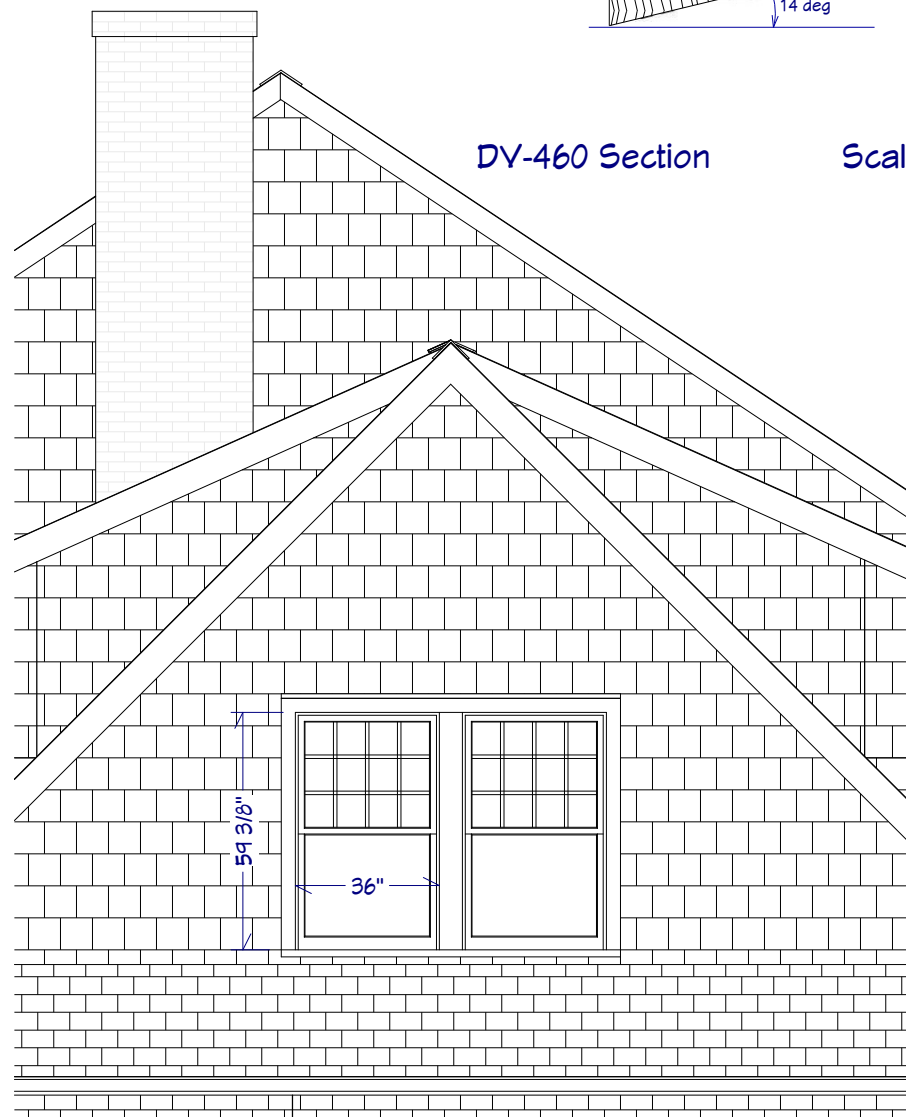
Kolbe Sterling DH with jamb extension for 2x6 wall

Interior casing

Interior sill

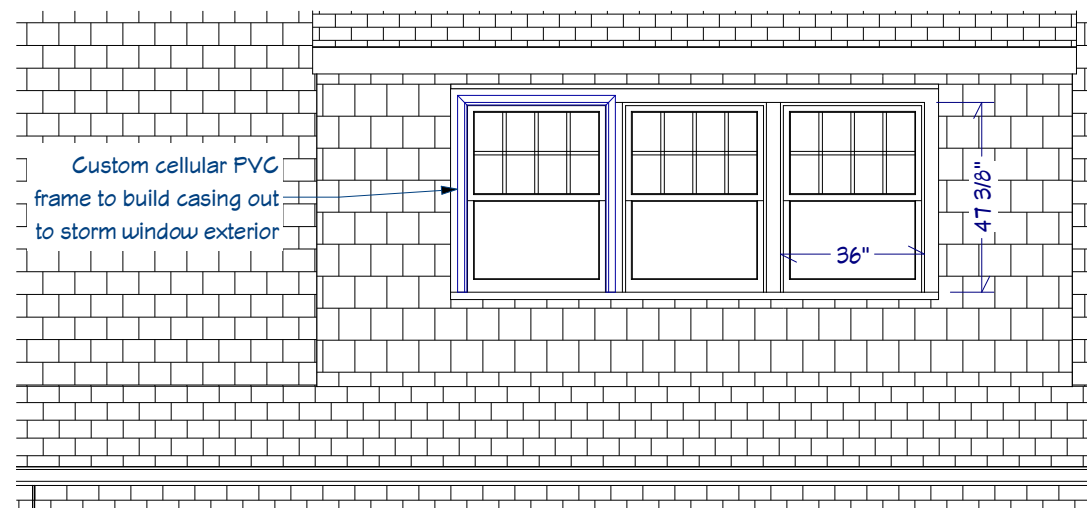
DV-460 Window Horizontal Section

Scale: 6" = 1'



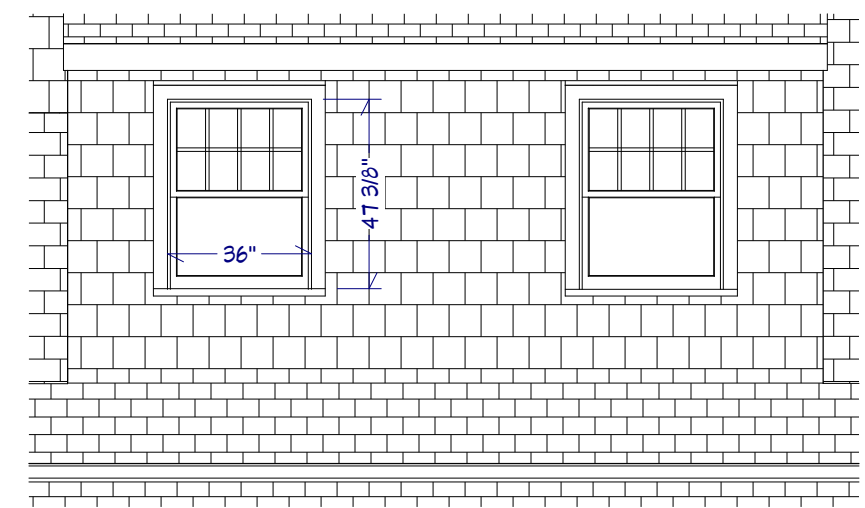
East MBdrm Window Exterior

Scale: 1/2" = 1'



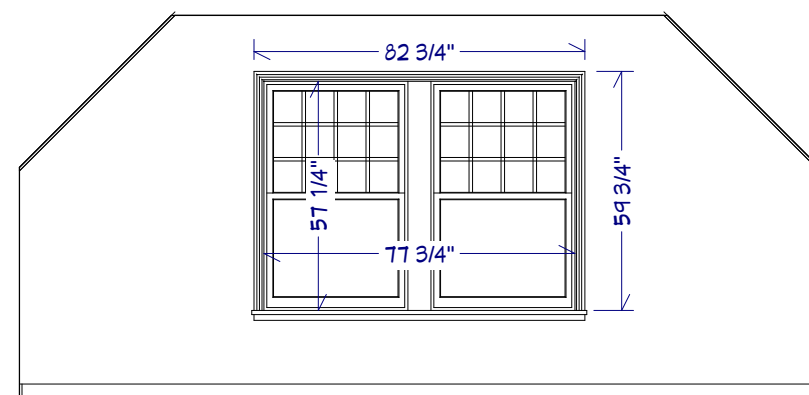
North MBdrm Window exterior

Scale: 1/2" = 1'

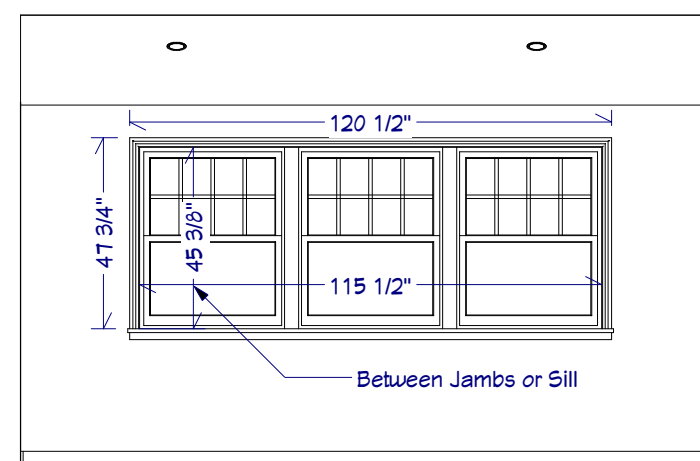


South MBdrm Window exterior

Scale: 1/2" = 1'

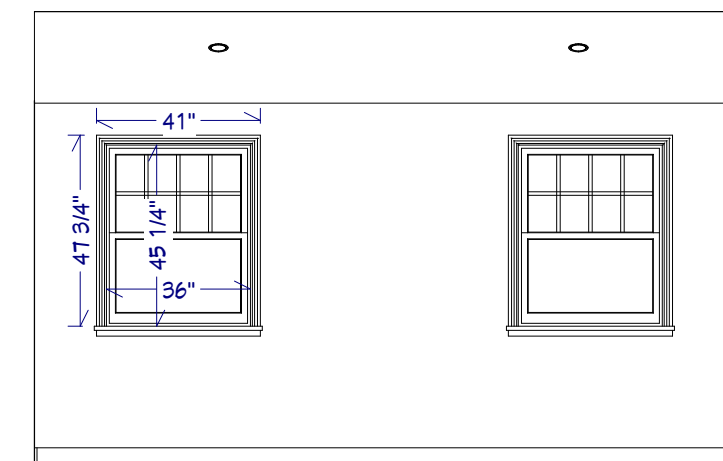


E MBdrm Windows



North MBdrm Window Interior

Scale: 1/2" = 1'



South MBdrm Window Interior

Scale: 1/2" = 1'

REV	DATE	DESCRIPTION
3	1/16/16	Lauro/Den Cabs, Glss
4	1/27/16	For Phase 1 Pkging
5	1/30/16	Mic Elec & Door Dis
6	2/10/16	MBdrm Window Dis
7	3/18/16	MBdrm Window Dis

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Cohen Residence
 Renovations

Title:
Master Bdrm Window
 Details

DATE:

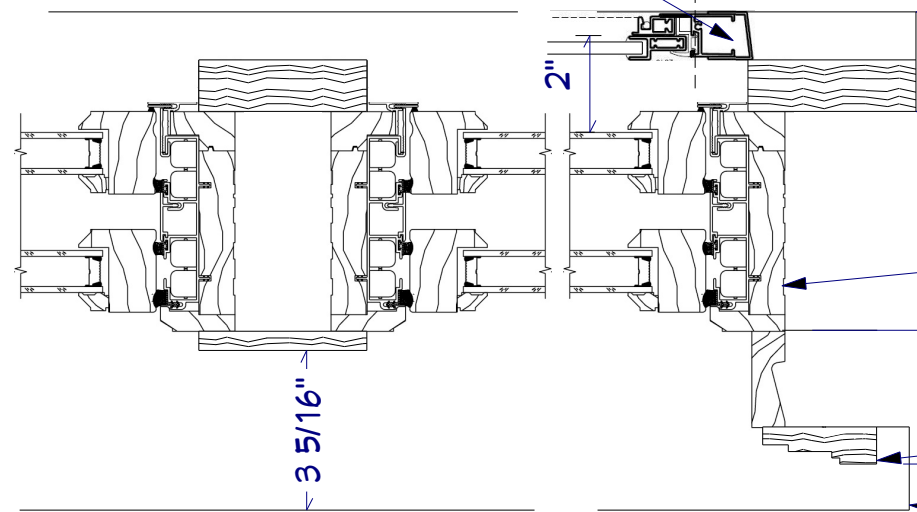
4/27/2016

SCALE:

SHEET:

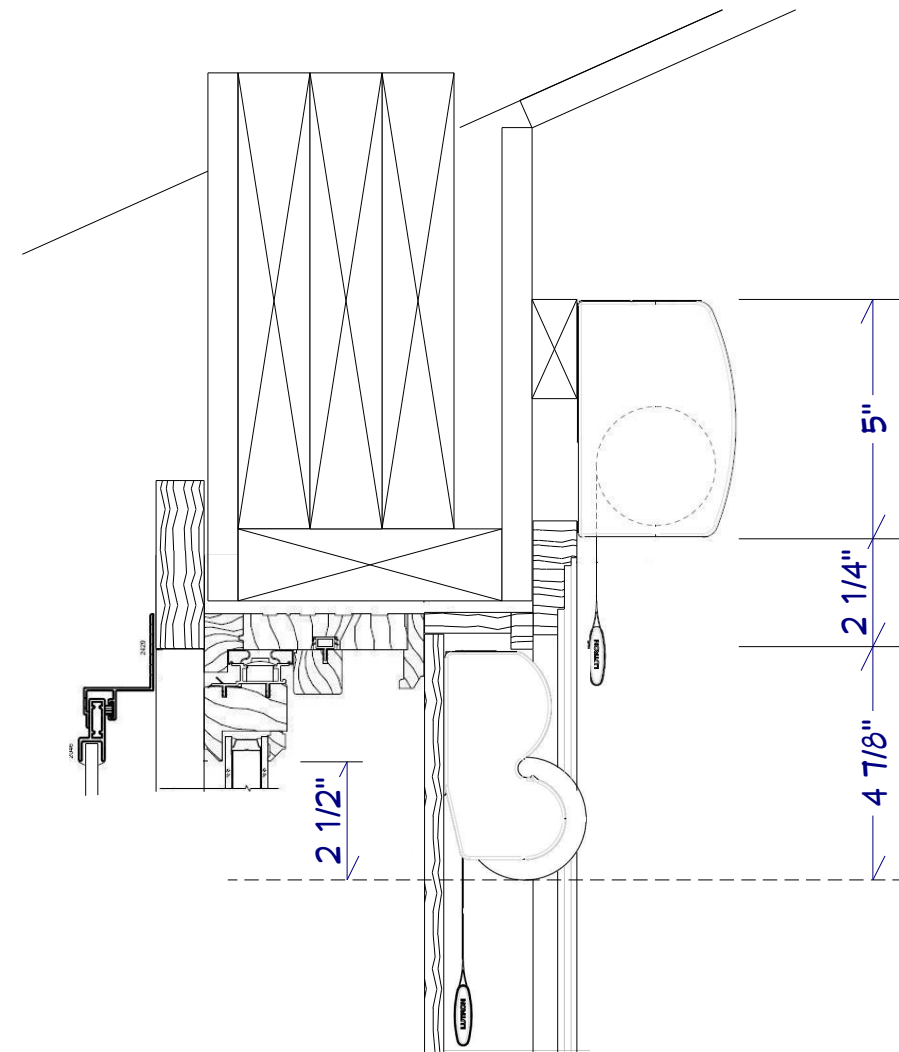
A-204

Mon-Ray 504 does not reach casing
while still allowing sash to tilt inward



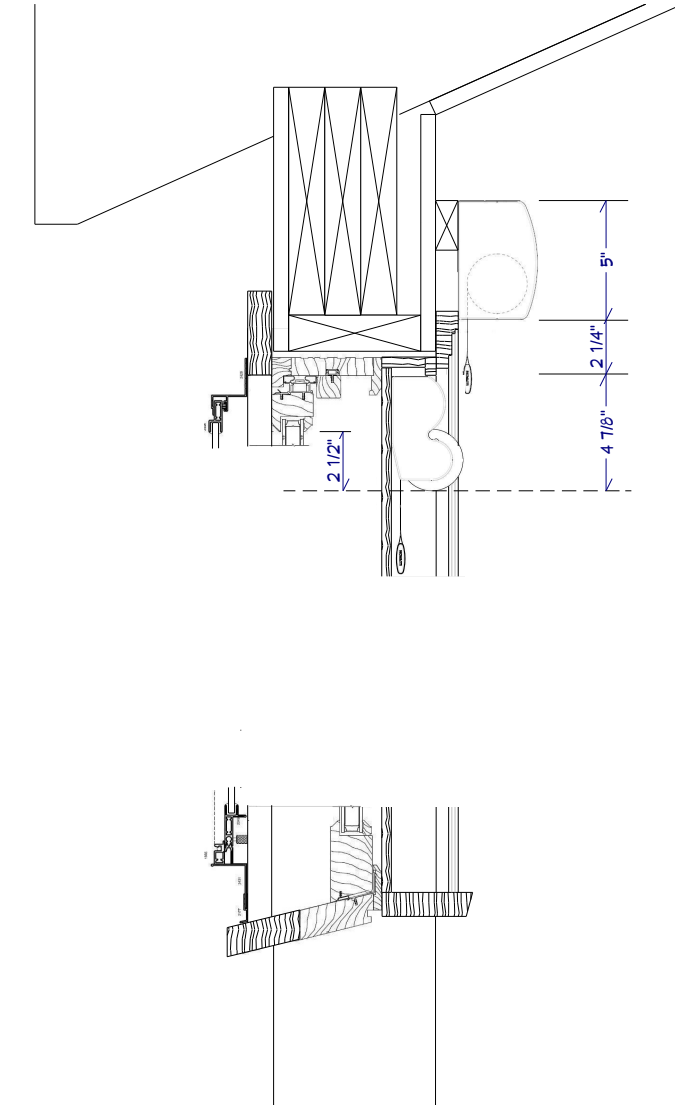
Model 504 Section

Scale: 6" = 1'



Sivoia QS Triathlon Section

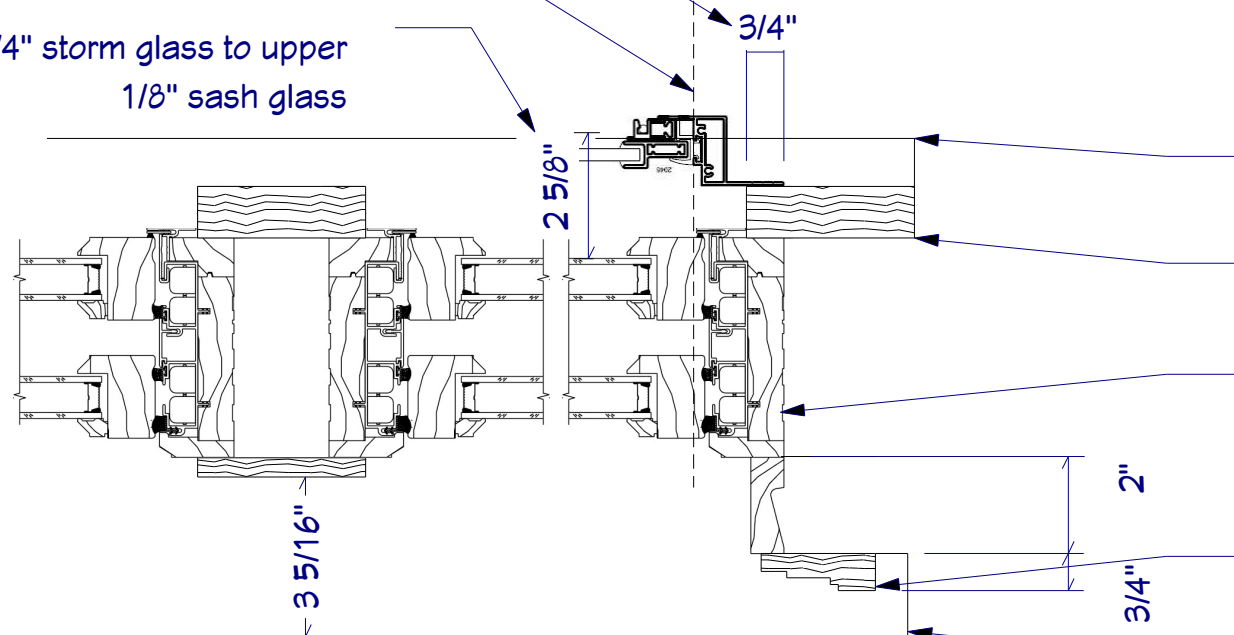
Scale: 6" = 1'



Sivoia QS Triathlon Section

Scale: 3" = 1'

Mon-Ray 604 overlapping casing by 3/4"
Clear opening allowing storm sash to tilt in
Air gap from upper 1/4" storm glass to upper
1/8" sash glass



Model 604 Sections

Scale: 6" = 1'

Custom profile cellular
PVC trim to accept
Mon-Ray window.

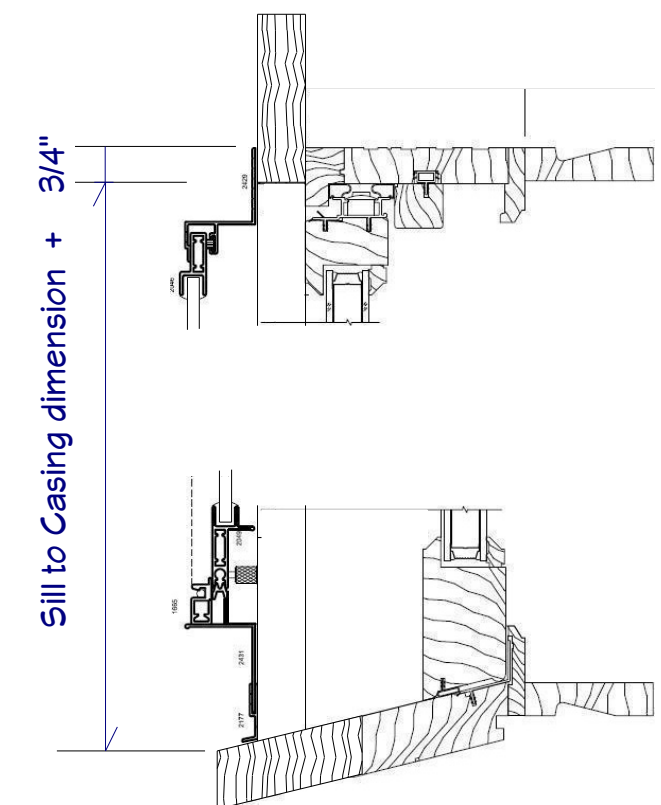
Exterior sill

3 1/2" exterior casing

Kolbe Sterling DH with
jamb extension for 2x6
wall

Interior casing

Interior sill



Sill to Casing dimension + 3/4"

REV	DATE	DESCRIPTION
3	1/16/16	Lauro/Den Caps, Glts
4	1/27/16	For Phase 1 Bldg
5	1/30/16	Misc Elec & Door Dls
6	2/10/16	M Bdrm Window Dls
7	3/18/16	M Bdrm Window Dls

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Cohen Residence
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Title:
Master Bdrm Window
Sections

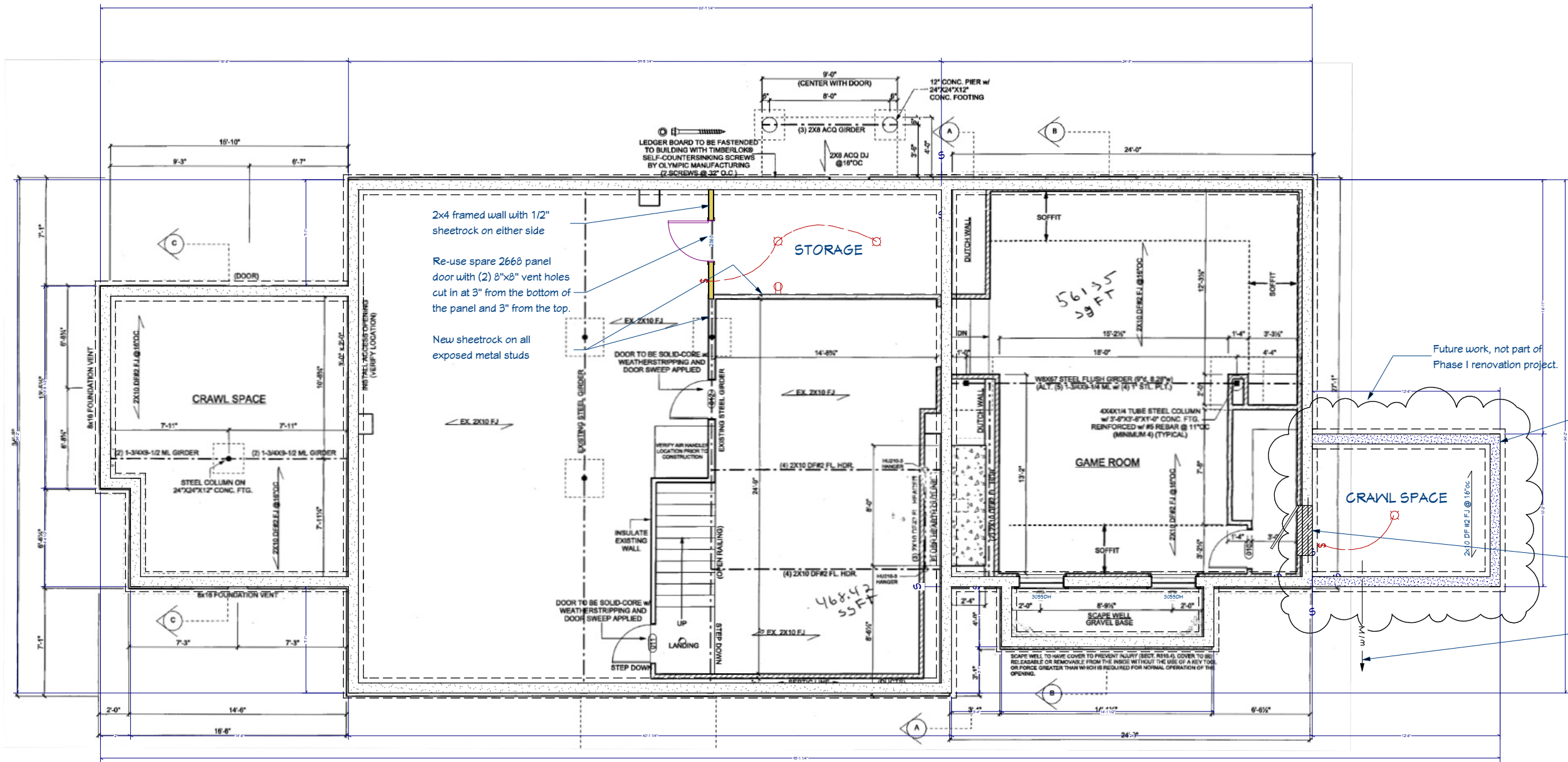
DATE:

4/27/2016

SCALE:

SHEET:

A-205



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Future work, not part of Phase I renovation project.

40" high x 8" wide concrete wall on 8" x 16" conc ftg with 2x4 keyway and (2) #5 rebar

Wall top flush with existing top.

5/8" anchor bolts at 3'oc and 1' from corners and ends.

2" rough slab floor.

40" wide by 36" high access port cut into existing walls. HVAC duct, supply plumbing and electrical wiring to pass through here. (2) 2x10 header above. 1 1/2" plywood hinged access door.

Waste line to penetrate wall and extend southward to existing septic tank.

Basement Electrical Plan Scale: 1/4" = 1'

Recent Revision History

REV	DATE	DESCRIPTION
3	1/16/16	Laundry/Den Cabs, Cists
4	1/27/16	For Phase I Bidding
5	1/30/16	Misc Elec & Door Dis
6	2/10/16	MBatt Window Dis
7	3/18/16	MBatt Window Dis

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Title:

Basement Electrical

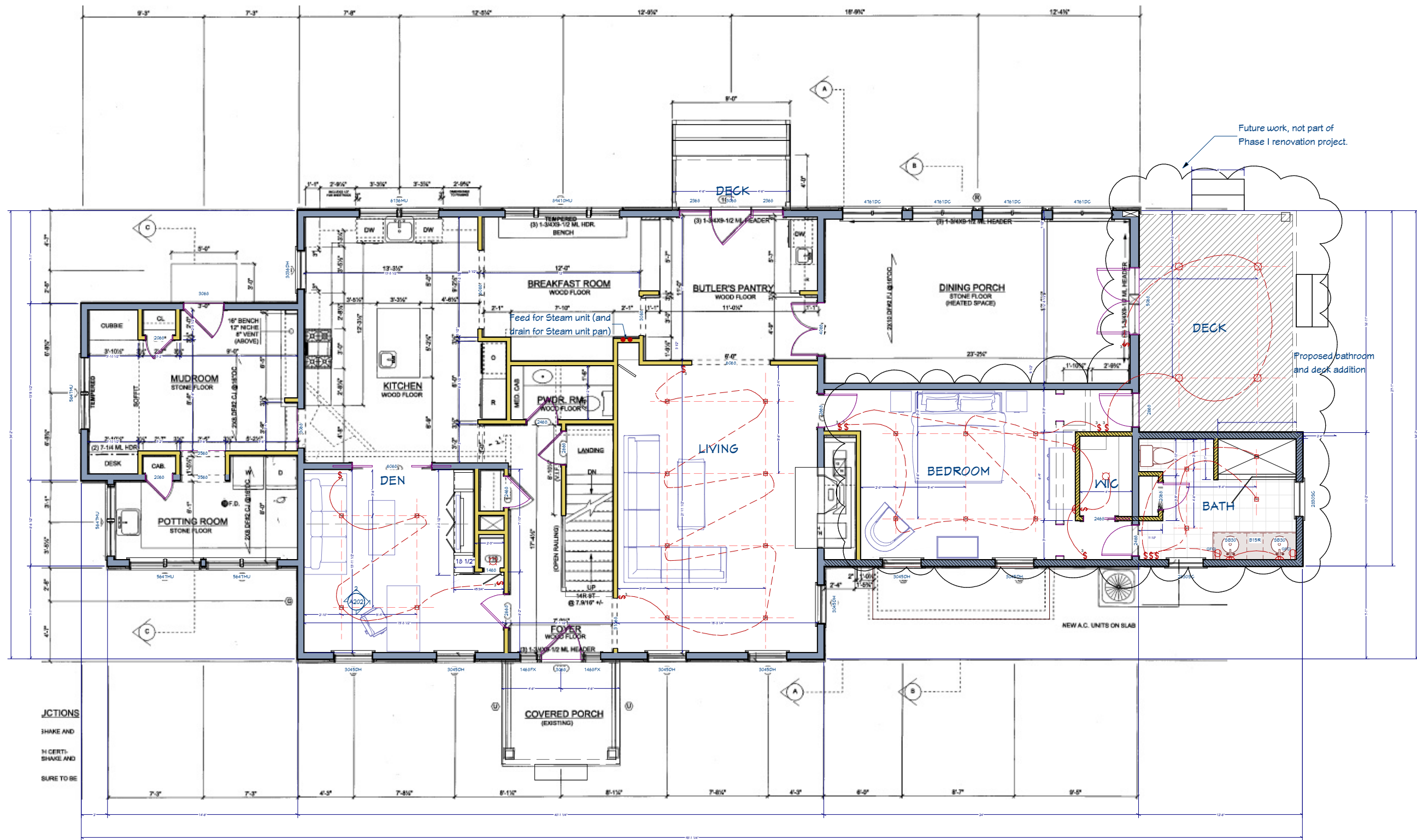
DATE:

4/27/2016

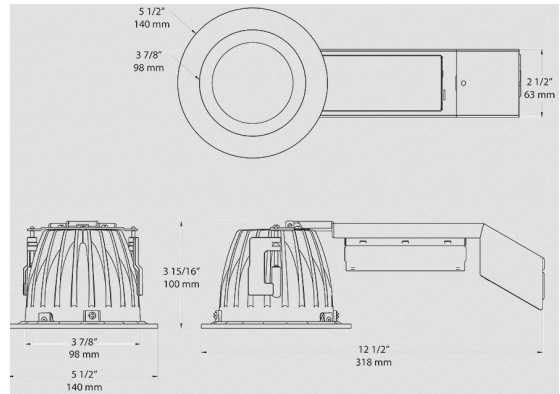
SCALE:

SHEET:

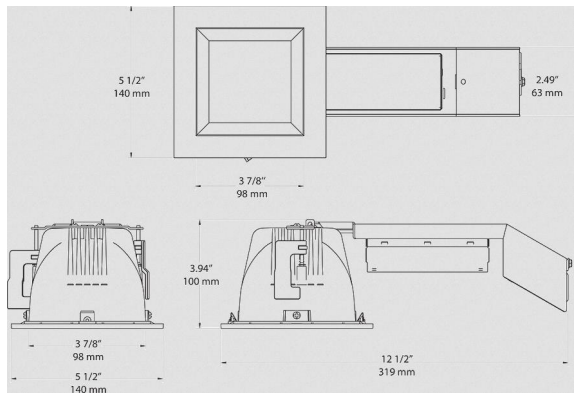
E-100



Room	Count	Fixture	Temp	Lumens	Total Illuminance	Illuminance Notes
Bath	4	RAB 4" Sq - RDLED4S20E-50Y-W-W	3000K	1148	34fc	Moderate grooming lighting
Bdrm	6	RAB 4" Sq - RDLED4S20E-50Y-W-W	3000K	1148	29fc	Moderate reading lighting
Bdrm Clst	2	Sconce TBD				
Den	1	Surface CFL TBD				
Den Clst	4	RAB 4" Rnd - RDLED4R20L-50Y-W-W	3000K	1128	24fc	Moderate reading lighting
LR	8	Leviton CFL Lampholder w/Occ Sens 001-9863-OCC		900		
LR	8	RAB 4" Sq - RDLED4S20E-50Y-W-W	3000K	1148	26fc	Moderate reading lighting
Porch	4	Surface fixture TBD				



RAB 4" Round LED Downlight



RAB 4" Square LED Downlight

First Floor Electrical Plan

Scale: 1/4" = 1'

REV	DATE	DESCRIPTION
1	1/16/16	Laundry/Den Cabs, Cists
2	1/27/16	For Phase I Piping
3	1/30/16	Mic Elec & Door Dis
4	2/1/16	M Bdrm Window Dis
5	3/1/16	M Bdrm Window Dis

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Cohen Residence
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1st Floor Electrical

Title:

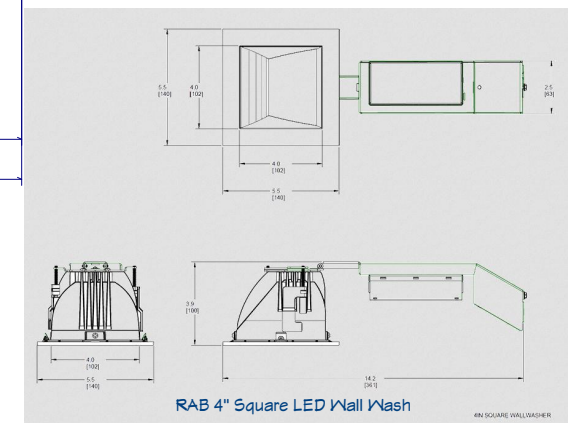
DATE:

4/27/2016

SCALE:

SHEET:

E-101



Room	Count	Fixture	Temp	Lumens	Total Illuminance	Illuminance Notes
MBdrm	6	RAB 4" Sq - RDLED4S20E-50Y-W-W	3000K	1148	26fc	Moderate reading lighting
	4	RAB 4" Sq - RDLED4S20E-WY-W-W	3000K	1138	(incl above)	
MBdrm Hall Clst	1	Leviton CFL Lampholder w/Occ Sens 001-9863-OCC		900		
Bdrm 11 Clst	1	Leviton CFL Lampholder w/Occ Sens 001-9863-OCC		900		
MBdrm	1	bigassfans.com Haiku				
MBdrm	4	motorized blinds				

2nd Floor Electrical Plan

Scale: 1/4" = 1'

Recent Revision History		
REV	DATE	DESCRIPTION
3	1/16/16	Laundry/Den Cabs, C
4	1/27/16	For Phase I Pricing
5	1/30/16	Misc Elec & Door Dtl
6	2/10/16	M Bdrmm Window Dtl
7	3/18/16	M Bdrmm Window Dtl

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2nd Floor Electrical

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DATE:

4/27/2016

SCALE:

SHEET:

E-102