



QUISENBERRY ARCARI

ARCHITECTS, LLC

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MISCELLANEOUS UPGRADES FOR:
THE ESSEX HOUSING AUTHORITY:
ESSEX COURT
JUNE 2016

16 MAIN STREET

CENTERBROOK, CT

LIST OF DRAWINGS:

GENERAL

COVER

SITE

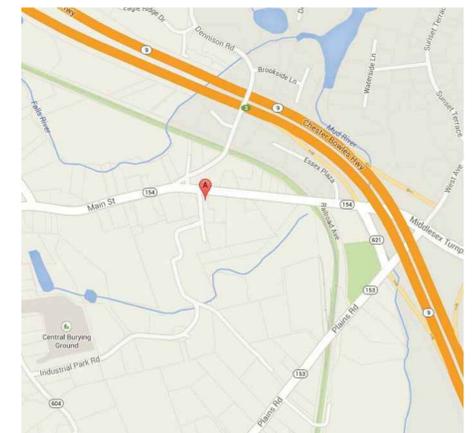
L-1.0 LAYOUT PLAN

ARCHITECTURAL

G1.0 GENERAL NOTES
D1.1 DEMOLITION PLANS
D1.2 DEMOLITION PLANS
A1.1 UNIT FLOOR PLANS
A1.2 UNIT FLOOR PLANS
A2.1 KITCHEN ELEVATIONS
A3.1 MILLWORK DETAILS

CONSULTANTS:

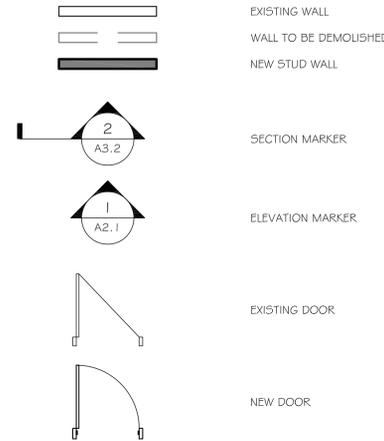
LOCATION MAP:



ABBREVIATIONS

A.F.F.	Above Finish Floor	HGT.	Height
A.C.	Acoustic, Acoustical	H.M.	Hollow Metal
A.C.T.	Acoustical Tile	HORIZ.	Horizontal
A/C	Air Conditioning	H.B.	Hose Bibb
A.H.U.	Air Handling Unit	IN.	Inch
ALT.	Alternate	INCL.	Included
ALUM.	Aluminum	INFO.	Information
ALF.	Aluminum Frame	I.D.	Inside Diameter
ANCH.	Anchor, Anchorage	INSUL.	Insulation
AB.	Anchor Bolt	INT.	Interior
L	Angle	JT.	Joint
ANOD.	Anodized	K.P.	Kick Plate
APFR.	Approved	LAB	Laboratory
ARCH.	Architect, Architectural	LAV.	Lavatory
ASB.	Asbestos	LTG.	Lighting
A.P.B.O.	As Provided By Owner	MACH.	Machine
A.S.B.O.	As Selected By Owner	MAINT.	Maintenance
ASPH.	Asphalt	MFRG.	Manufacturer
ASSY.	Assembly	M.BD.	Marker Board
ASST.	Assistant	MAS.	Masonry
AUTO.	Automatic	M.O.	Masonry Opening
BM	Beam	MAT.	Material
BRG.	Beaming	MAX.	Maximum
BEV.	Bevel, Beveled	MECH.	Mechanical
BIT.	Bituminous	MEZZ.	Mezzanine
BLK.	Block	MIN.	Minimum
BLKG.	Blocking	MISC.	Miscellaneous
BD.	Board	N	North
BOT.	Bottom	N.I.C.	Not in Contract
B.O.	Bottom Of	N.T.S.	Not To Scale
B.E.J.	Brck Expansion Joint	OFF.	Office
BLDG.	Building	O.C.	On Center
B.U.R.	Built Up Roofing	O.H.	Overhead
CAB.	Cabinet	O.D.	Outside Diameter
C.U.H.	Cabinet Unit Heater	PTD.	Painted
CAP.	Capacity	PR.	Pair
CASE	Caseiment	P.T.D.	Paper Towel Dispenser
CLG.	Ceiling	PASS.	Passage
CLGHT.	Ceiling Height	PERP.	Perpendicular
CEM.	Cement	PLAS.	Plaster
CTR.	Center	PLAM.	Plastic Laminate
CL.	Centerline	PL.	Plate
C.T.	Ceramic Tile	PLUMB.	Plumbing
C.BD.	Chalk Board	PLYWD.	Plywood
CLO.	Closet	PVC.	Polyvinylchloride
COL.	Column	P.E.J.	Precast Expansion Joint
CONC.	Concrete	PREFAB.	Prefabricated
CONF.	Conference	QTY.	Quantity
CJ	Control Joint	Q.T.	Quarry Tile
CONT.	Continuous	RAD.	Radius
CONTR.	Contractor	RWC	Rain Water Conductor
CORR.	Corridor	RECV.	Receiving
CRS.	Course, Courses	REFR.	Refrigerator
DEG.	Degree	REINF.	Reinforce
DEMO.	Demolition	REM	Remove
DEPT.	Department	REQD	Required
DET.	Detail	REV.	Revised, Revision
DIA.	Diameter	R.	Riser
DIM.	Dimension	R.D.	Roof Drain
DIST.	Distance	RM.	Room
DR.	Door	S.N.D.	Sanitary Napkin Dispenser
DBL.	Double	S.N.R.	Sanitary Napkin Receptacle
D.H.	Double Hung	SCHED.	Schedule
DN	Down	SC.	Scupper
D.S.	Downspout	SECT.	Section
DWG.	Drawing	S.J.	Seismic Joint
D.F.	Drinking Fountain	SHT.	Sheet
EA.	Each	SIM.	Similar
ELEC.	Electnc, Electrical	S.D.	Soap Dispenser
EWC.	Electnc Water Cooler	S.T.D.	Sound Transmission Class
EL.	Elevation	S.T.C.	Sound Transmission Coefficient
ELEV.	Elevator	SPEC.	Specifications
EMERG.	Emergency	SQ.	Square
EQ.	Equal	S.F.	Square Feet
EQUIP.	Equipment	S.S.	Stainless Steel
EXIST.	Existing	STD.	Standard
E.T.R.	Existing To Remain	STL.	Steel
EXP.	Expansion	STOR.	Storage
E.J.	Expansion Joint	STRUCT.	Structure, Structural
EXT.	Exterior	S.STL.	Structural Steel
E.I.F.S.	Exterior Insulation Finish System	SUSP.	Suspend, Suspension
FT.	Feet, Foot	S.A.T.C.	Susp. Acoustic Tile Ceiling
F.R.G.P.	Fiber Reinforced Gypsum Panel	T.BD.	Tack Board
FIN.	Finish, Finished	THRU	Through
F.E.	Fire Extinguisher	T.P.D.	Toilet Paper Dispenser
F.R.	Fire Retardant	T.M.E.	To Match Existing
FPRFG.	Fireproofing	T&G	Tounge and Groove
FIXT.	Fixture	T.O.	Top Of
FLASH	Flashing	T.	Tread
FLR.	Floor	TYP.	Typical
F.D.	Floor Drain	U.L.	Underwriter's Laboratory
FLR.FIN.	Floor Finish	U.H.	Unit Heater
FTG.	Footing	U.V.	Unit Ventilator
FDN	Foundation	U.O.N.	Unless Otherwise Noted
FURN.	Furnish, Furnishings, Furniture	VEST.	Vestibule
FURR.	Furred, Furring	VCT.	Vinyl Composition Tile
GA.	Gauge	W.P.	Waterproofing
GALV.	Galvanized	W.W.F.	Welded Wire Fabric
GYP. BD.	Gypsum Board	W.BD.	White Board
G.C.	General Contractor	W/	With
H.C.	Handicapped	WD.	Wood

ARCHITECTURAL SYMBOLS



GENERAL NOTES

1. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY INCONSISTENCIES IN THE DRAWINGS, EXISTING CONDITIONS OR THE PROPOSED CONSTRUCTION IMMEDIATELY.
2. GENERAL CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE HELD RESPONSIBLE FOR THE SAME.
3. ALL NOTES AND DIMENSIONS DESIGNATED AS "TYP." OR "TYPICAL" APPLY TO ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
4. THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSION LINES AND NOTES SUPERSEDE ALL SCALED REFERENCES.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF STUD AND CENTERLINE OF STRUCTURAL STEEL COLUMNS UNLESS OTHERWISE NOTED.

FINISHES

1. GYPSUM BOARD
PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION; APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THE SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.
2. PAINT
APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS AND WITH PRIOR APPROVAL.
3. BACKSPASH
INSTALL CERAMIC TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURERS INSTRUCTIONS.

ADDITIONAL NOTES

1. UNITS WILL NOT BE OCCUPIED DURING CONSTRUCTION.
2. CONTRACTOR IS ONLY PERMITTED TO WORK IN (3) UNITS AT ONE TIME INCLUDING COMPLETION OF PUNCH LIST ITEMS. CONTRACTOR IS TO PHASE CONSTRUCTION SCHEDULE ACCORDINGLY. CONTRACTOR MAY NOT BEGIN WORK ON NEW UNITS UNTIL COMPLETION OF PREVIOUS UNITS.
3. CONTRACTOR IS TO ALLOW TWO WEEKS TRANSITION BETWEEN PHASES TO ACCOMMODATE TENANT RELOCATION.

DEMOLITION NOTES

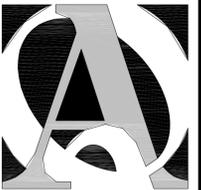
1. REMOVE ALL MATERIALS, ASSEMBLIES AND CONSTRUCTED ELEMENTS AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.
2. PROTECT ALL EXISTING FINISHES AND SPACES NOT AFFECTED BY THE CONSTRUCTION OR DIRECTLY ADJACENT TO THE CONSTRUCTION. ALL EXISTING FINISHES AFFECTED BY THE DEMOLITION WORK ARE TO BE RETURNED TO A STATE OF FINISH EQUIVALENT TO THAT PRIOR TO COMMENCEMENT OF THE WORK.
3. PROVIDE DUST-PROOF PARTITIONS SEPARATING THE DEMOLITION AND WORK AREAS FROM AREAS UNAFFECTED BY THE CONSTRUCTION.
4. CLEAN ALL AREAS OF THE PROJECT PERIODICALLY TO MAINTAIN A SAFE AND CLEAR WORKING ENVIRONMENT. PROVIDE FINAL CLEANING OF THE ENTIRE PROJECT SITE AT THE COMPLETION OF THE PROJECT WORK.
5. PROVIDE TEMPORARY SHORING OR BRACING AS REQUIRED TO PROPERLY COMPLETE THE WORK. COORDINATE SHORING WITH ALL SUB-CONTRACTORS, AND NOTIFY THE ARCHITECT OF ANY PROBLEMS OR CONCERNS IMMEDIATELY.
6. ENSURE THAT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS CONTINUE TO FUNCTION AS PRACTICAL THROUGHOUT THE CONSTRUCTION PROCESS. COORDINATE WITH THE OWNER DIRECTLY ANY TIME PERIODS DURING WHICH ESSENTIAL SERVICES MAY BE NON-FUNCTIONING OR DISCONNECTED.

ELECTRICAL MOUNTING HEIGHTS

1. ALL DIMENSIONS ARE TO THE CENTER OF THE DEVICE UNLESS OTHERWISE NOTED.
2. RECEPTACLES: 18" A.F.F. (AT LOCATIONS ABOVE CASEWORK, MOUNT BOTTOM OF RECEPTACLE AT 2" ABOVE BACKSPASH, AT LOCATIONS BELOW CASEWORK, MOUNT AT 24" A.F.F.)
3. SWITCHES: 48" A.F.F.

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
2. ELECTRICAL CONTRACTOR SHALL DESIGN, PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY SERVICE THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING ELECTRICAL SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS.
3. COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL.
4. PERFORM ALL NEW ELECTRICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.
5. COORDINATE THE FINAL LOCATION OF ALL ELECTRICAL DEVICES AND THEIR INTENDED OPERATION WITH THE OWNER.



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MISCELLANEOUS UPGRADES FOR:
**THE ESSEX HOUSING
AUTHORITY:
ESSEX COURT**
16 MAIN STREET CENTERBROOK, CT

Sheet Description:

**GENERAL
NOTES**

Issue Dates:

JUNE 2016

Project #:

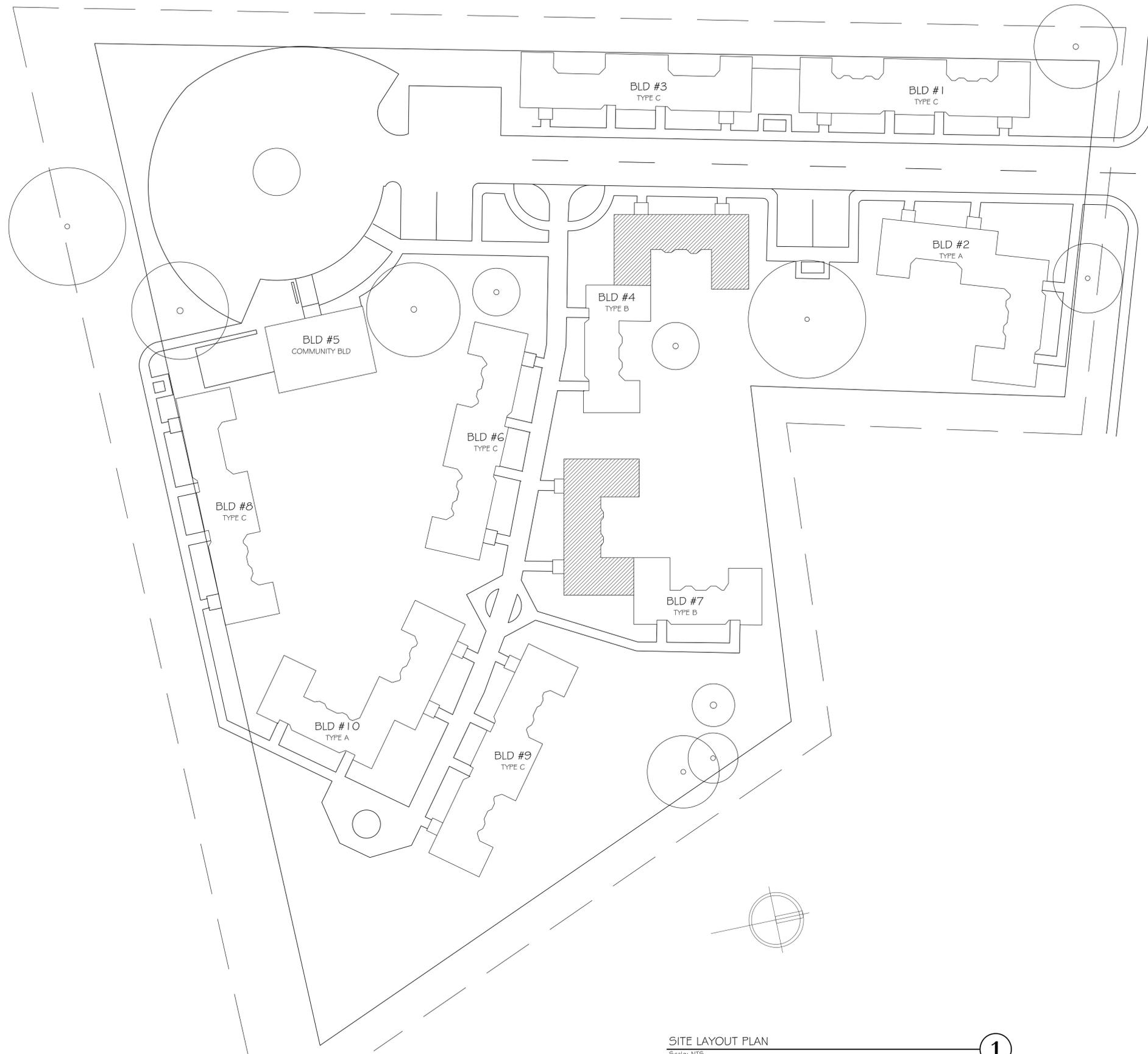
QA 1516

Drawn By:

ESR

Sheet #:

G1.0



NOTES:
 CONTRACTOR TO VERIFY NUMBER OF TYPICAL
 & ACCESSIBLE UNIT TYPES WITH OWNER PRIOR
 TO ORDERING MATERIALS
 TYPE A CONTAINS: (3) SINGLE UNITS, 1
 DOUBLE UNIT
 TYPE B CONTAINS: (2) ASSESSIBLE UNITS,
 (1) DOUBLE UNIT, (1) SINGLE
 TYPE C CONTAINS: (4) SINGLE UNITS

HATCH LEGEND:
 ACCESSIBLE UNITS



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Sheet Description:
**SITE LAYOUT
 PLAN**

Issue Dates:
 JUNE 2016

Project #: QA 1516
 Drawn By: ESR

Sheet #:

L1.0

SITE LAYOUT PLAN
 Scale: NTS

GENERAL NOTES:
 REMOVE EXISTING OUTLETS EXCEPT REFRIGERATOR. PREP TO RECEIVE NEW GFCI RECEPTACLES.
 SAND & PREP WALLS TO RECEIVE NEW PAINT. SEE A.I. 1 PLANS FOR EXTENT OF NEW PAINT.



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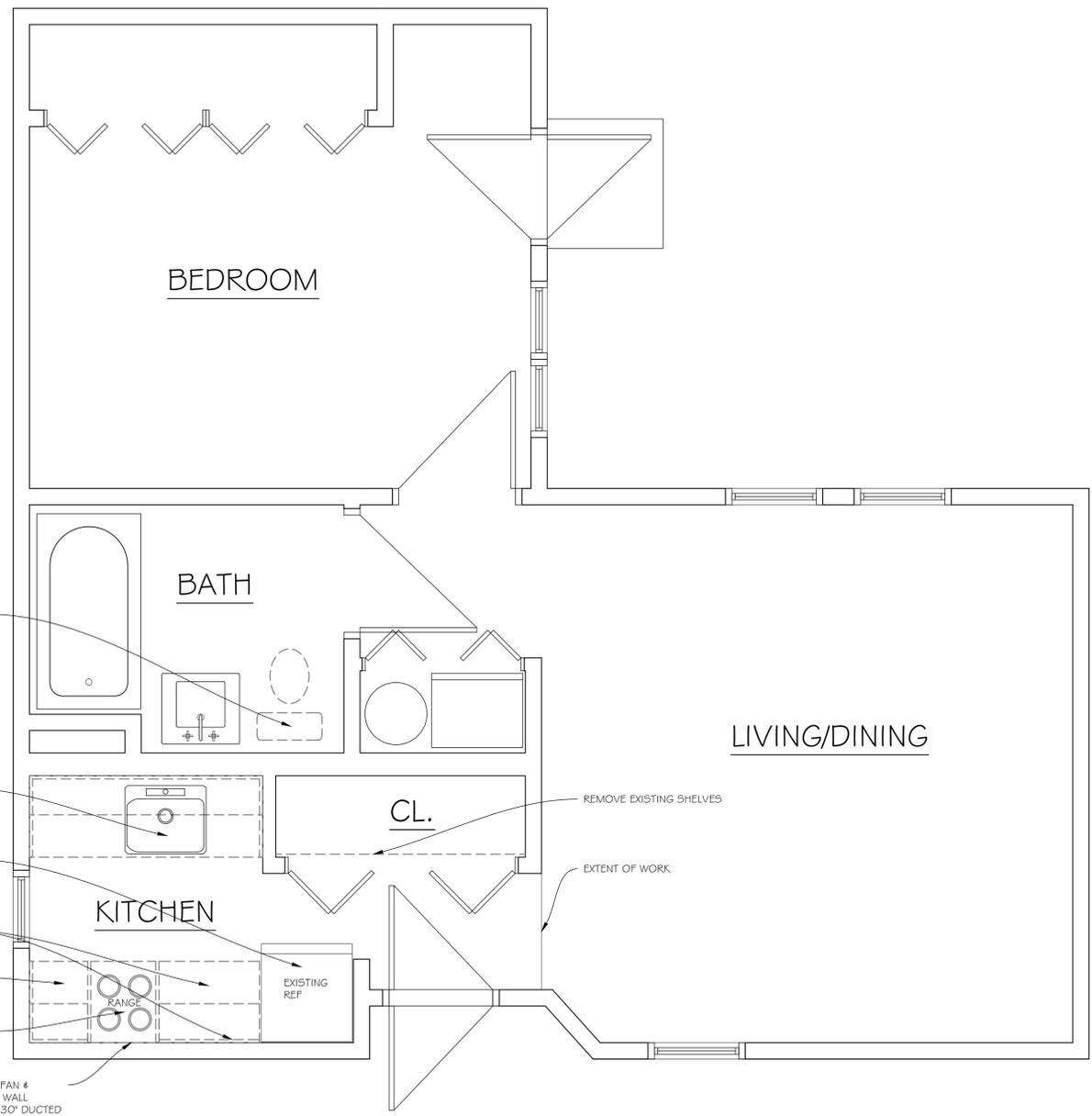
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Sheet Description:
DEMOLITION PLANS

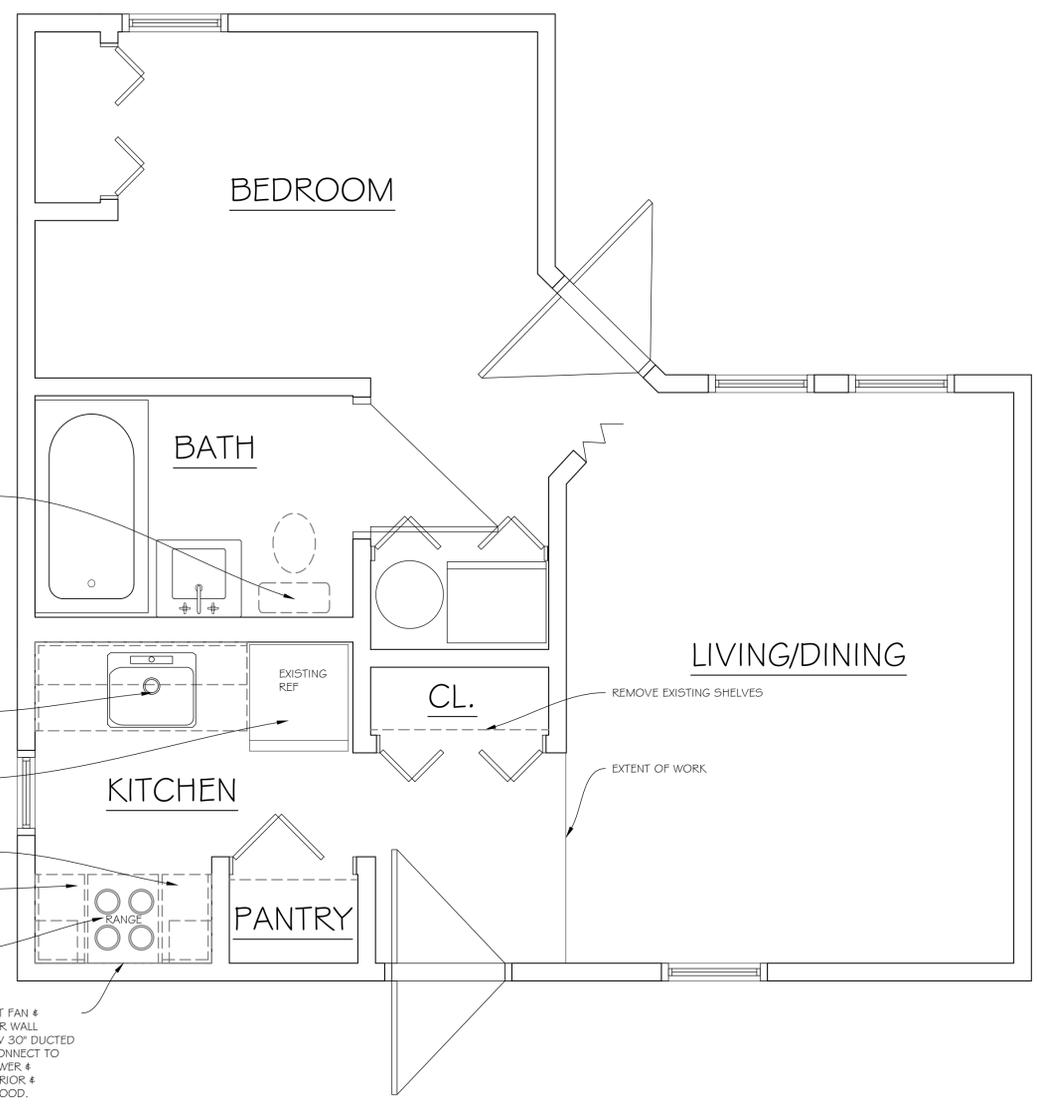
Issue Dates:
 JUNE 2016

Project #: **QA 1516** Drawn By: **ESR**

Sheet #:
D1.1



DEMOLITION PLAN-DOUBLE UNITS
 Scale 1/2" = 1' - 0" **2**



DEMOLITION PLAN-SINGLE UNITS
 Scale 1/2" = 1' - 0" **1**

GENERAL NOTES:
 REMOVE EXISTING OUTLETS EXCEPT REFRIGERATOR. PREP TO RECEIVE NEW GFCI RECEPTACLES.
 SAND & PREP WALLS TO RECEIVE NEW PAINT. SEE A1.1 PLANS FOR EXTENT OF NEW PAINT.



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 16 MAIN STREET CENTERBROOK, CT

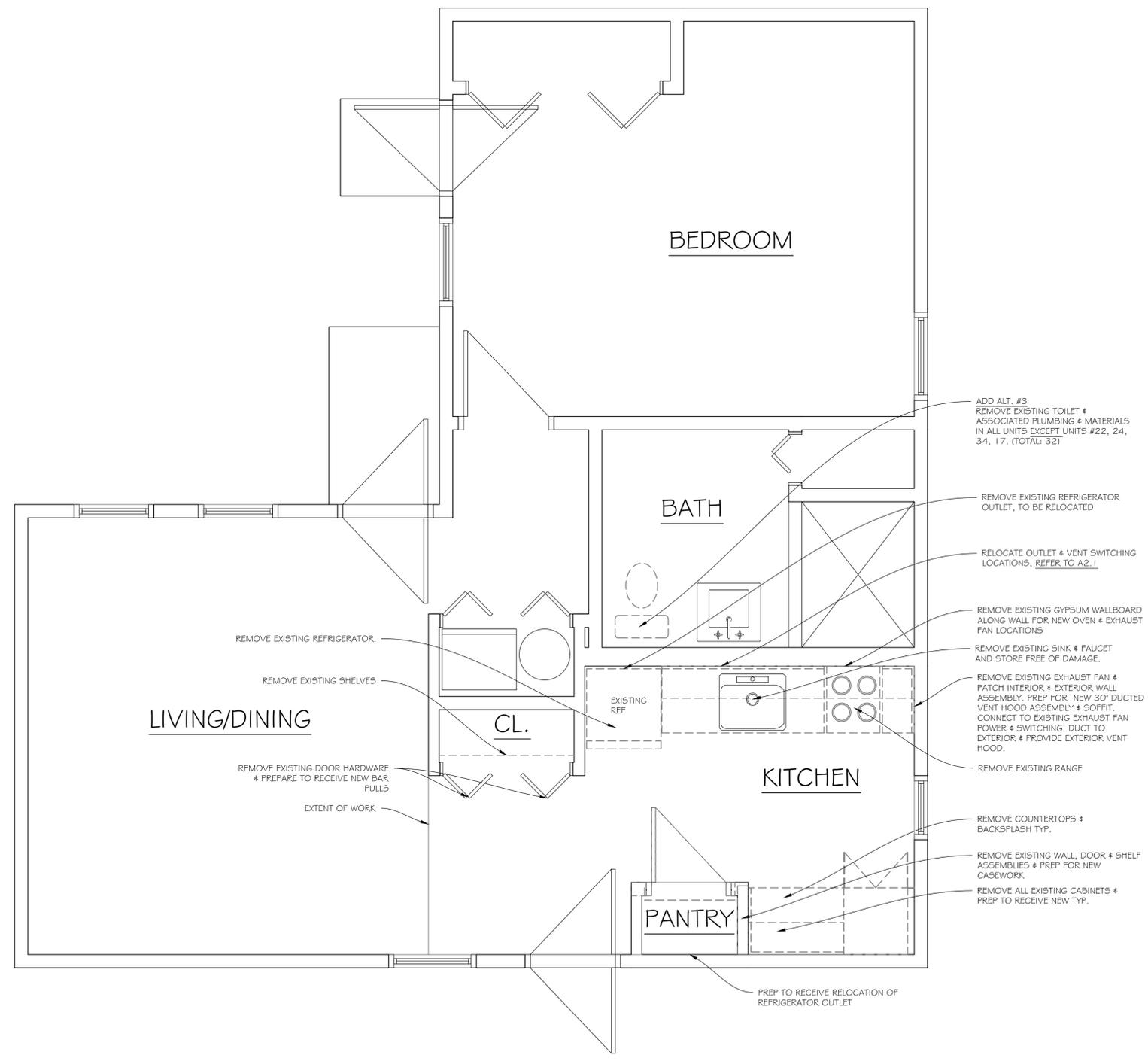
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DEMOLITION PLANS

Issue Dates:
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Project #: **QA 1516** Drawn By: **ESR**

Sheet #:

D1.2



DEMOLITION PLAN-ACCESSIBLE UNITS
 Scale 1/2" = 1' - 0" **1**



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Sheet Description:

FLOOR PLANS

Issue Dates:

JUNE 2016

Project #:
QA 1516

Drawn By:
ESR

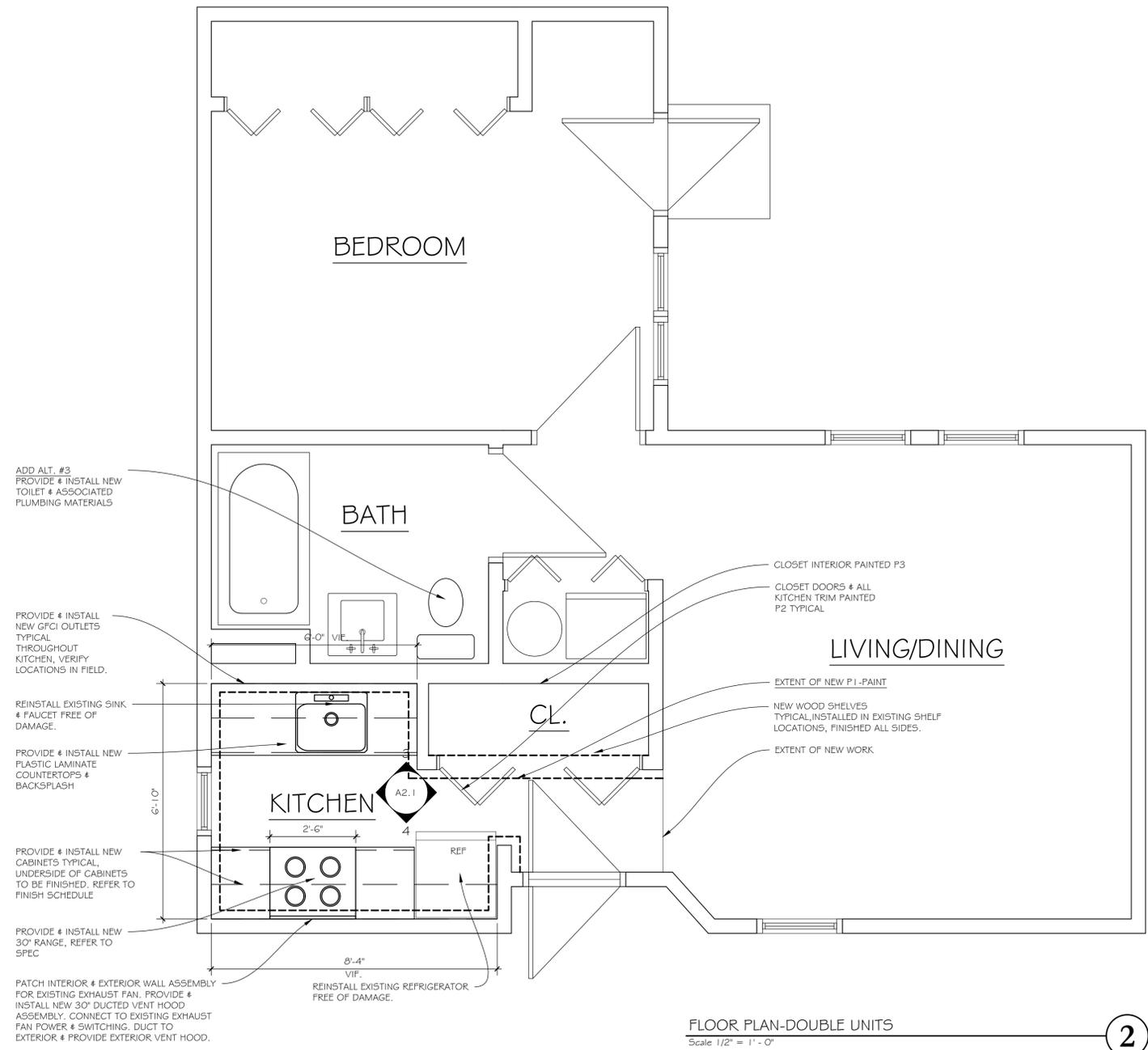
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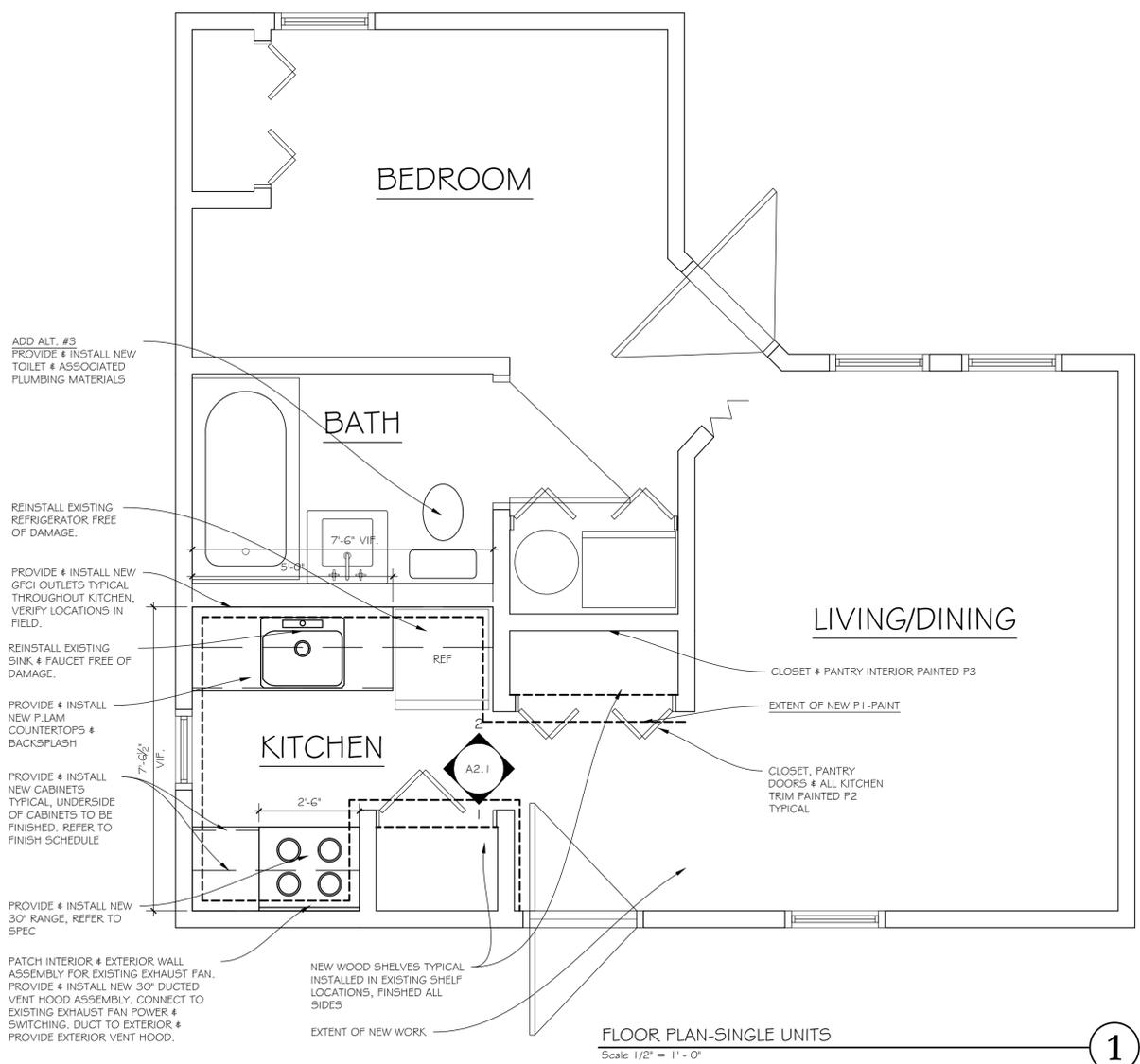
ADD ALTERNATE #1: PROVIDE SOLID SURFACE COUNTERTOPS IN LIEU OF PLASTIC LAMINATE CLAD COUNTERTOPS
ADD ALTERNATE #2: PROVIDE TILE BACKSPLASH IN LIEU OF PAINTED WALL SURFACE
ADD ALTERNATE #3: PROVIDE AND INSTALL NEW POWER FLUSH TOILET & ASSOCIATED PLUMBING & MATERIALS IN ALL UNITS EXCEPT UNITS #22, 24, 34, 17. (TOTAL: 32). GC TO MATCH EXISTING, COORDINATE TOILET WITH OWNER. MFG: FLUSHMATE, STYLE: MANSFIELD WITH 503 SERIES FLUSHMETER TANK SYSTEM.

GENERAL NOTES:

PLANS ARE DIAGRAMMATIC, BIDDER/CONTRACTOR RESPONSIBLE FOR VERIFYING AND TAKING DIMENSIONS.
INTERIOR ELEVATION DIMENSIONS TAKEN TO FACE OF GYPSUM WALLBOARD
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD BEFORE ORDERING CABINERY AND IMMEDIATELY NOTIFY THE OWNER/ARCHITECT.
COUNTERTOPS ARE TO BE SEAMLESS. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING TO SECURE COUNTERTOPS
ALL KITCHEN OUTLETS TO BE REPLACED WITH GFCI OUTLETS EXCEPT REFRIGERATOR.
PROVIDE & INSTALL APPROXIMATELY (3) NEW GFCI & (2) NEW SWITCH COVERS PER UNIT ALL NEW OUTLET & SWITCH COVERS TO BE WHITE
KITCHENS TO RECEIVE NEW CABINET HARDWARE, CLOSET & PANTRY DOOR HARDWARE TYPICAL. REFER TO FINISH SCHEDULE.
WALLS TO RECEIVE (1) COAT PRIMER (2) COATS PAINT.



FLOOR PLAN-DOUBLE UNITS
Scale 1/2" = 1'-0" **2**



FLOOR PLAN-SINGLE UNITS
Scale 1/2" = 1'-0" **1**



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Sheet Description:

ENLARGED KITCHEN ELEVATIONS

Issue Dates:

JUNE 2016

1/2" = 1'-0"

Project #: QA 1516 Drawn By: ESR

Sheet #:

A2.1

ADD ALTERNATE #1: PROVIDE SOLID SURFACE COUNTERTOPS IN LIEU OF PLASTIC LAMINATE CLAD COUNTERTOPS

ADD ALTERNATE #2: PROVIDE TILE BACKSPLASH IN LIEU OF PAINTED WALL SURFACE

GENERAL NOTES:

COORDINATE OUTLETS WITH BACKSPLASH, TOP OF OUTLETS OVER THE COUNTERTOP TO BE 44" ABOVE FINISH FLOOR.

INTERIOR ELEVATION DIMENSIONS TAKEN TO FACE OF GYPSUM WALLBOARD

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD BEFORE ORDERING CABINETRY AND IMMEDIATELY NOTIFY THE OWNER/ARCHITECT.

USE FILLERS AS REQUIRED. WHERE FILLER WILL BE LARGER THAN 3" USE NEXT CABINET SIZE.

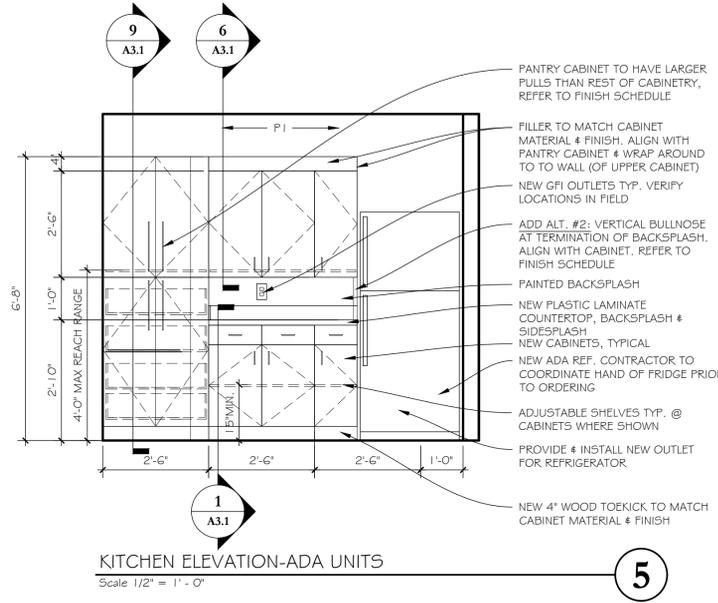
ALL CABINETS TO BE KCMA CERTIFIED

COUNTERTOPS ARE TO BE SEAMLESS. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING TO SECURE COUNTERTOPS

ALL KITCHEN OUTLETS TO BE REPLACED WITH GFCI OUTLETS EXCEPT REFRIGERATOR.

ALL NEW OUTLET & SWITCH COVERS TO BE WHITE

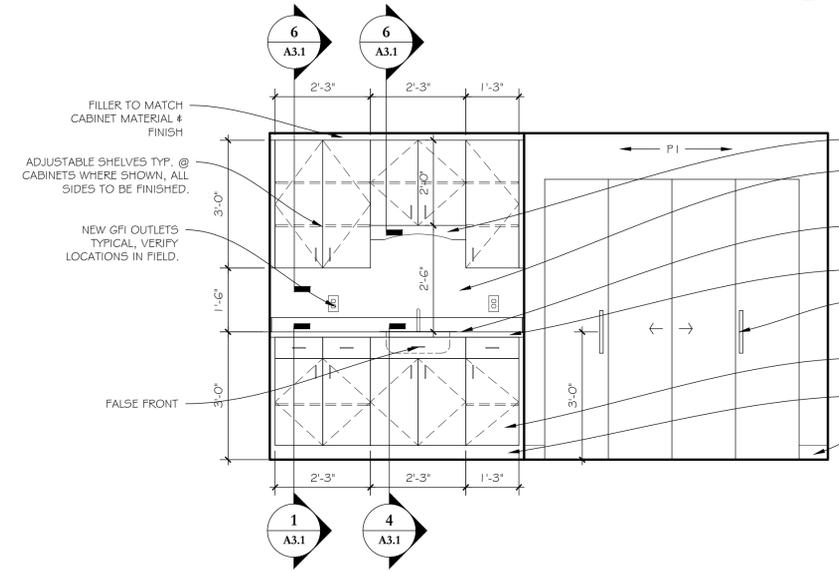
PROVIDE AND INSTALL NEW BROAN 647 ALUMINUM WALL CAP, TYPICAL



KITCHEN ELEVATION-ADA UNITS

Scale 1/2" = 1' - 0"

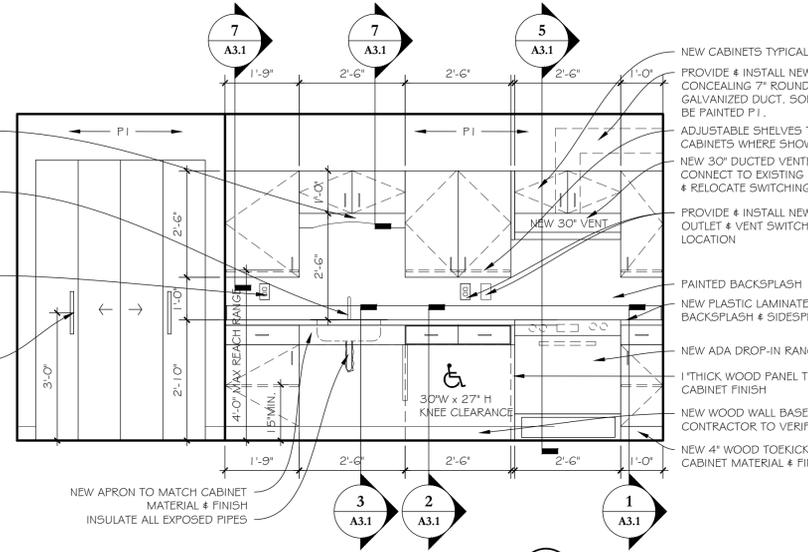
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KITCHEN ELEVATION-DOUBLE UNITS

Scale 1/2" = 1' - 0"

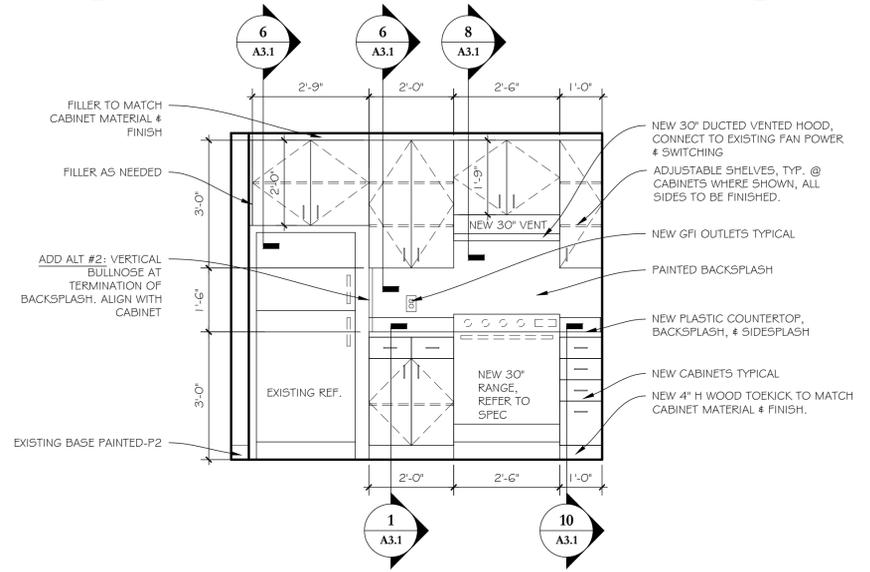
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KITCHEN ELEVATION-ADA UNITS

Scale 1/2" = 1' - 0"

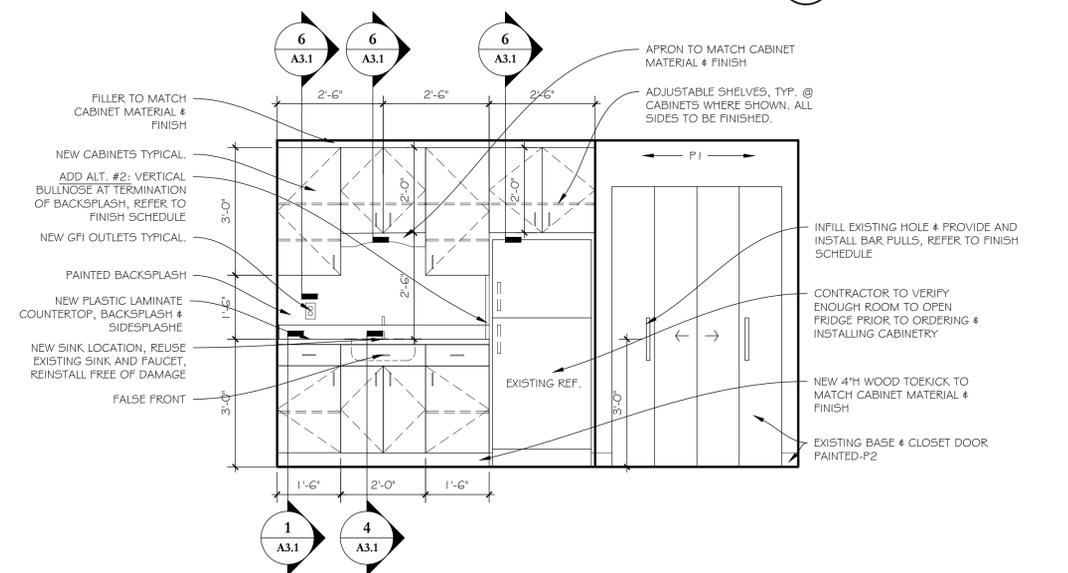
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KITCHEN ELEVATION-DOUBLE UNITS

Scale 1/2" = 1' - 0"

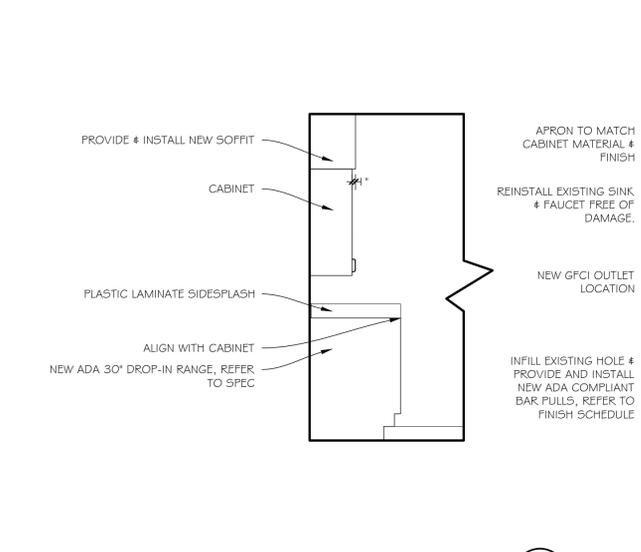
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KITCHEN ELEVATION-SINGLE UNITS

Scale 1/2" = 1' - 0"

2



KITCHEN ELEVATION-ADA UNITS

Scale 1/2" = 1' - 0"

7



KITCHEN ELEVATION-SINGLE UNITS

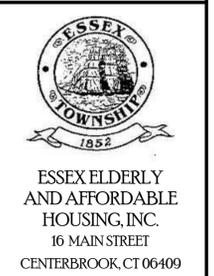
Scale 1/2" = 1' - 0"

1

CABINET NOTES:
 GC IS TO FIELD MEASURE ALL EXISTING CONDITIONS AND NOTIFY OWNER/ARCHITECT OF ANY INCONSISTENCIES PRIOR TO ORDERING
 FILLER TO BE USED AS NEEDED ON ALL CABINET ASSEMBLIES. IF FILLER EXTENDS BEYOND 3", INCREASE ADJACENT CABINET UNLESS SPACE NEEDED FOR CLEARANCE.
 COUNTERTOPS TO BE SEAMLESS.
 ALL EXPOSED FACES TO BE HAVE FINISHED END PANEL



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Sheet Description:
MILLWORK DETAILS

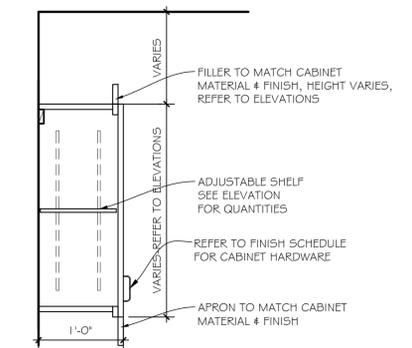
Issue Dates:
 JUNE 2016

1" = 1'-0"

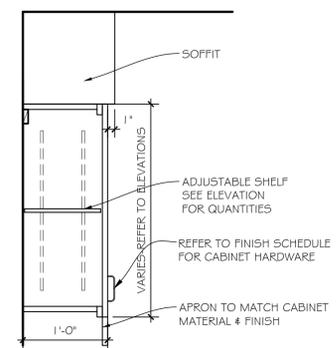
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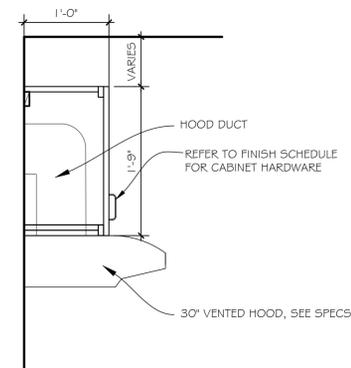
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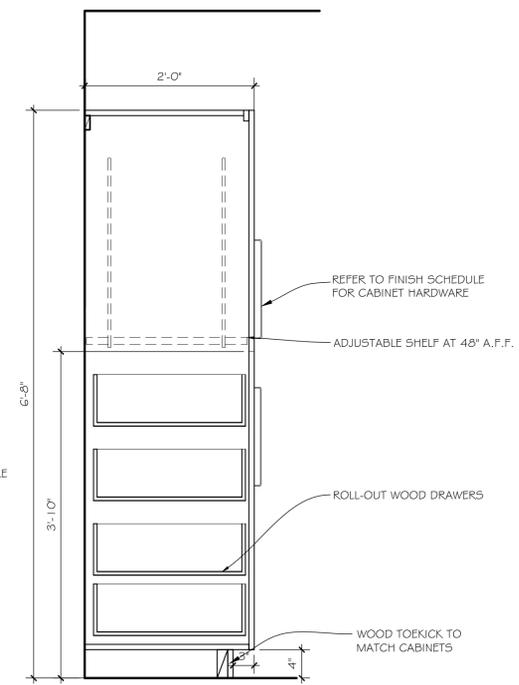
MILLWORK SECTION 6
 SCALE: 1" = 1'-0"



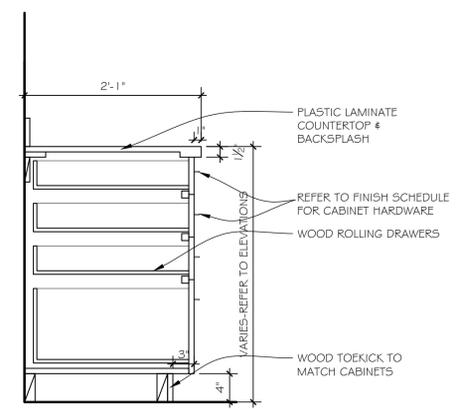
MILLWORK SECTION 7
 SCALE: 1" = 1'-0"



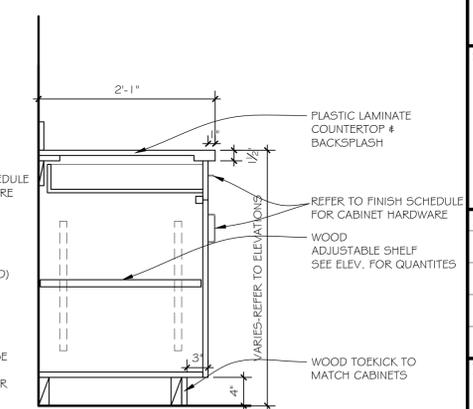
MILLWORK SECTION 8
 SCALE: 1" = 1'-0"



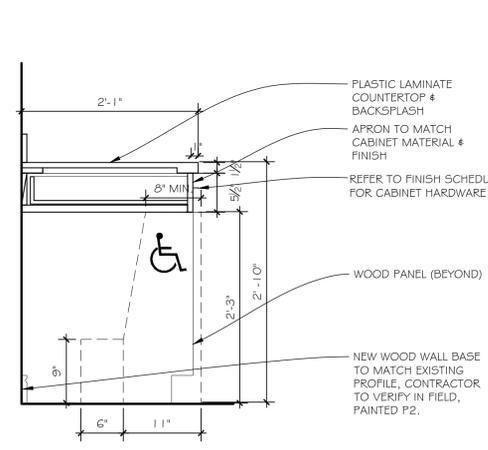
MILLWORK SECTION 9
 SCALE: 1" = 1'-0"



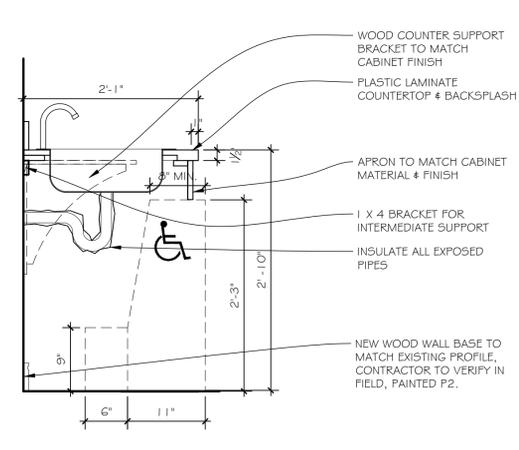
MILLWORK SECTION 10
 SCALE: 1" = 1'-0"



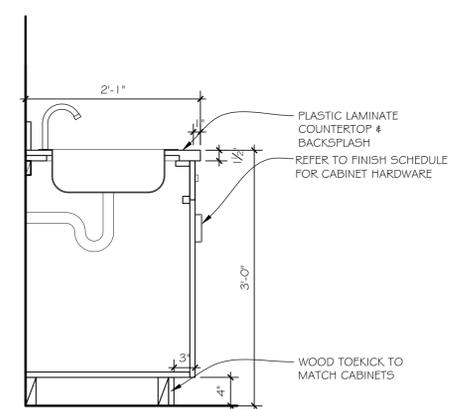
MILLWORK SECTION 1
 SCALE: 1" = 1'-0"



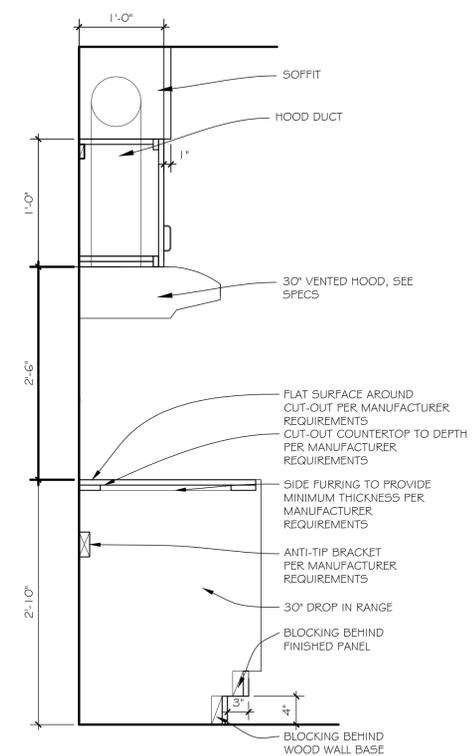
MILLWORK SECTION 2
 SCALE: 1" = 1'-0"



MILLWORK SECTION 3
 SCALE: 1" = 1'-0"



MILLWORK SECTION 4
 SCALE: 1" = 1'-0"



MILLWORK SECTION 5
 SCALE: 1" = 1'-0"