THE REHABILITATION OF

SHEPHERD HOME

CONNECTICUT VALLEY HOSPITAL
MIDDLETOWN, CT.

OWNER:

THE CITY OF MIDDLETOWN, CT.

ARCHITECT:

HENRY SCHADLER • ANDREW DRAGAT ARCHITECTS P.C. 5 WATERVILLE RD. FARMINGTON, CT. 06032

MECHANICAL ENGINEERS:

WALTER McILVEEN ASSOCIATES 195 WEST MAIN ST. AVON, CT. 06001

List of Drawings

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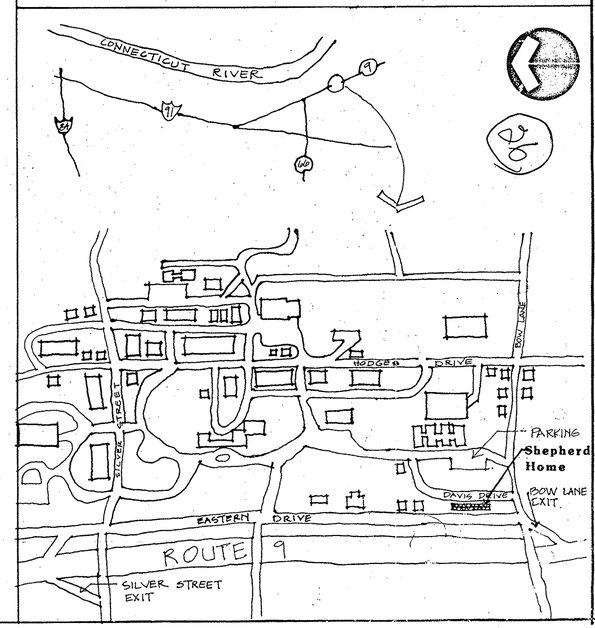
Project Data

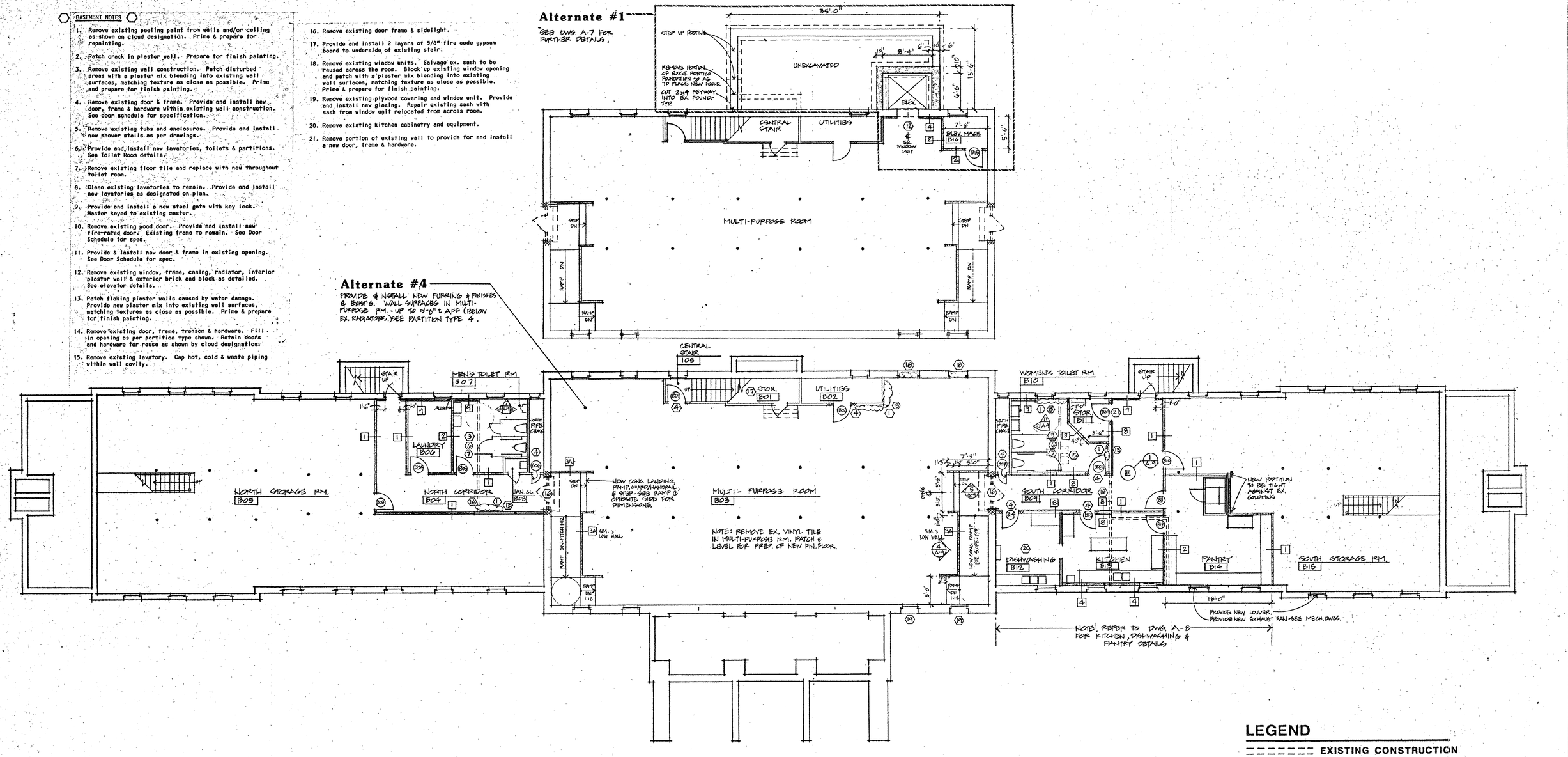
- Use Group: Residential (R-1)
- Type of Construction: 3A Protected at Basement
  3B Unprotected at 1st, 2nd, and 3rd floors
- Basement: 8,156 sq. ft. total
  Multi-Purpose Room
  Kitchen
  Storage
- First Floor: 8,156 sq. ft.
  20 Bedrooms
  4 Suites
  2 H.C. Bedrooms
  3 Offices
  1 Lounge
- Second Floor: 8,156 sq. ft.
  36 Bedrooms
  2 Suites
  1 Lounge
- Third Floor: 3,040 sq. ft.
  To Be Unoccupied
- Occupancy Load: (1) Multi-Purpose Room (Assembly): 196 people maximum
  (2) First Floor: 41 people maximum
  (3) Second Floor: 41 people maximum
- Physical Handicapped Accessibility: See Drawings
- Fire Dampers: See Mechanical Drawings
- Ventilation: See Mechanical Drawings

Location Map



BASEMENT NOTES

1. Remove existing peeling paint from walls and/or ceiling as shown on cloud designation. Prime & prepare for repainting.
2. Patch crack in plaster wall. Prepare for finish painting.
3. Remove existing wall construction. Patch disturbed areas with a plaster mix blending into existing wall surfaces, matching texture as close as possible. Prime and prepare for finish painting.
4. Remove existing door & frame. Provide and install new door, frame & hardware within existing wall construction. See door schedule for specification.
5. Remove existing tubs and enclosures. Provide and install new shower stalls as per drawings.
6. Provide and install new lavatories, toilets & partitions. See Toilet Room details.
7. Remove existing floor tile and replace with new throughout toilet room.
8. Clean existing lavatories to remain. Provide and install new lavatories as designated on plan.
9. Provide and install a new steel gate with key lock. Master keyed to existing master.
10. Remove existing wood door. Provide and install new fire-rated door. Existing frame to remain. See Door Schedule for spec.
11. Provide & install new door & frame in existing opening. See Door Schedule for spec.
12. Remove existing window, frame, casing, radiator, interior plaster wall & exterior brick and block as detailed. See elevator details.
13. Patch flaking plaster walls caused by water damage. Provide new plaster mix into existing wall surfaces, matching textures as close as possible. Prime & prepare for finish painting.
14. Remove existing door, frame, transom & hardware. Fill in opening as per partition type shown. Retain doors and hardware for reuse as shown by cloud designation.
15. Remove existing lavatory. Cap hot, cold & waste piping within wall cavity.
16. Remove existing door frame & sidelight.
17. Provide and install 2 layers of 5/8" fire code gypsum board to underside of existing stair.
18. Remove existing window units. Salvage ex. sash to be reused across the room. Block up existing window opening and patch with a plaster mix blending into existing wall surfaces, matching texture as close as possible. Prime & prepare for finish painting.
19. Remove existing plywood covering and window unit. Provide and install new glazing. Repair existing sash with sash from window unit relocated from across room.
20. Remove existing kitchen cabinetry and equipment.
21. Remove portion of existing wall to provide for and install a new door, frame & hardware.



Basement Plan

1/8" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- DOOR NO. / DOOR
- NOTE NO. / GENERAL NOTE
- PARTITION NO. / PARTITION TYPE
- NOTE NO. / WALL OR CEILING DAMAGE

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Shepherd Hall
Connecticut Valley Hospital
Middletown, CT

Basement Plan

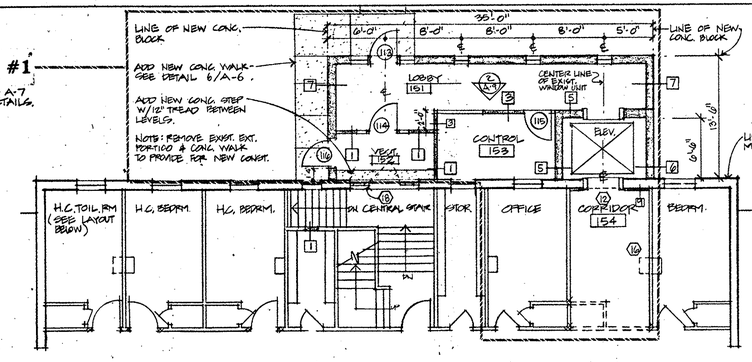
#86-13
A-1
April 13, 1987

FIRST FLOOR NOTES

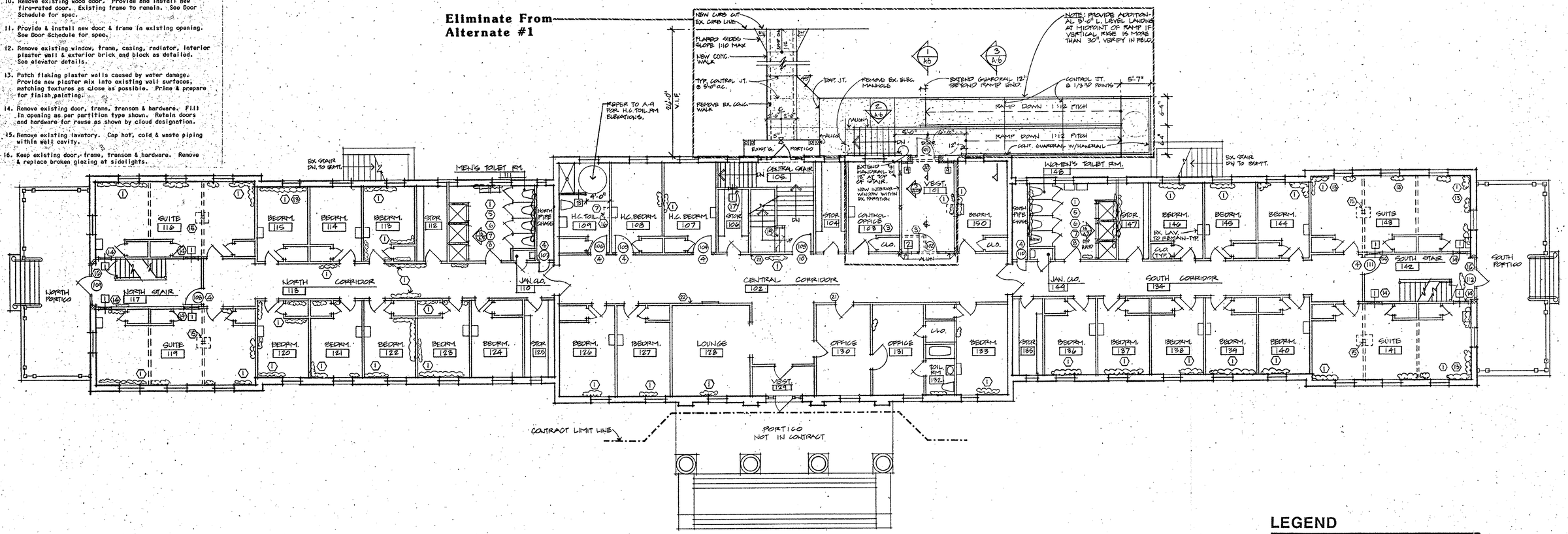
1. Remove existing peeling paint from walls and/or ceiling as shown on cloud designation. Prime & prepare for repainting.
2. Patch crack in plaster wall. Prepare for finish painting.
3. Remove existing wall construction. Patch disturbed areas with a plaster mix blending into existing wall surfaces, matching texture as close as possible. Prime and prepare for finish painting.
4. Remove existing door & frame. Provide and install new door, frame & hardware within existing wall construction. See door schedule for specification.
5. Remove existing tubs and enclosures. Provide and install new shower stalls.
6. Provide and install new toilets as designated on plan. Provide new toilet seats for existing toilets to remain. Clean all fixtures. EX. TOILET PARTITIONS TO REMAIN.
7. Remove existing floor tile and replace with new only around new shower stalls. All other tile to remain.
8. Clean existing lavatories to remain. Provide and install new lavatories as designated on plan.
9. Provide and install a new steel gate with key lock. Master keyed to existing master.
10. Remove existing wood door. Provide and install new fire-rated door. Existing frame to remain. See Door Schedule for spec.
11. Provide & install new door & frame in existing opening. See Door Schedule for spec.
12. Remove existing window, frame, casing, radiator, interior plaster wall & exterior brick and block as detailed. See elevator details.
13. Patch flaking plaster walls caused by water damage. Provide new plaster mix into existing wall surfaces, matching textures as close as possible. Prime & prepare for finish painting.
14. Remove existing door, frame, transom & hardware. Fill in opening as per partition type shown. Retain doors and hardware for reuse as shown by cloud designation.
15. Remove existing lavatory. Cap hot, cold & waste piping within wall cavity.
16. Keep existing door, frame, transom & hardware. Remove & replace broken glazing at sidelights.
17. Remove existing wood window & frame. Fill in opening as per partition type shown.
18. Remove existing wood door and hardware. Existing trim and sidelights to remain.
19. Provide and install a new steel gate with key lock. Master keyed to existing master. Provide only if second floor renovation does not take place.
20. Remove existing window, frame, casing, radiator, interior plaster wall and exterior brick and block wall to provide for new entry door and sidelights at both sides. See detail and elevation.
21. Repair existing wood door jamb. Install new door pull and strike.
22. Patch all holes in existing plaster wall construction. Prepare for new painting.

Alternate #1

SEE DWG. A-6 & A-7 FOR FURTHER DETAILS.



Eliminate From Alternate #1



First Floor Plan

1/8" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- DOOR NO. / DOOR
- NOTE NO. / GENERAL NOTE
- PARTITION NO. / PARTITION TYPE
- NOTE NO. / WALL OR CEILING DAMAGE

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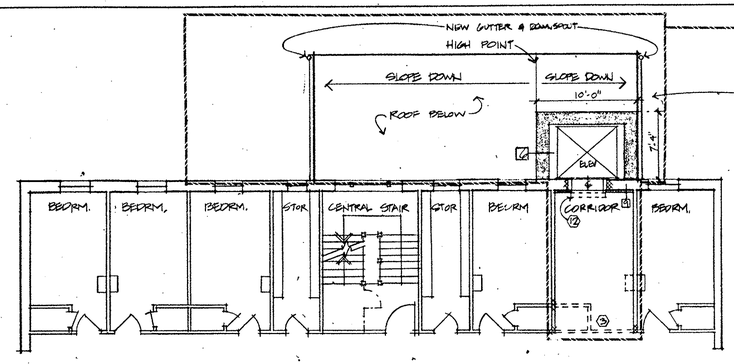
First Floor Plan

#86-13
A-2
April 13, 1987

SECOND FLOOR NOTES

1. Remove existing peeling paint from walls and/or ceiling as shown on cloud designation. Prime & prepare for repainting.
2. Patch crack in plaster wall. Prepare for finish painting.
3. Remove existing wall construction. Patch disturbed areas with a plaster mix blending into existing wall surfaces, matching texture as close as possible. Prime and prepare for finish painting.
4. Remove existing door & frame. Provide and install new door, frame & hardware within existing wall construction. See door schedule for specification.
5. Remove existing tubs and enclosures. Provide and install new shower stalls as per drawings.
6. Provide and install new toilets as designated on plan. Provide new toilet seats for existing toilets to remain. Clean all fixtures. EX. TOILET PARTITIONS TO REMAIN.
7. Remove existing floor tile and replace with new throughout toilet room.
8. Clean existing lavatories to remain. Provide and install new lavatories as designated on plan.
9. Provide and install a new steel gate with key lock. Master keyed to existing master.
10. Remove existing wood door. Provide and install new fire-rated door. Existing frame to remain. See Door Schedule for spec.
11. Provide & install new door & frame in existing opening. See Door Schedule for spec.
12. Remove existing window, frame, casing, radiator, interior plaster wall & exterior brick and block as detailed. See elevator details.
13. Patch flaking plaster walls caused by water damage. Provide new plaster mix into existing wall surfaces, matching textures as close as possible. Prime & prepare for finish painting.
14. Remove existing door, frame, transom & hardware. Fill in opening as per partition type shown.
15. Remove existing lavatory. Cap hot, cold & waste piping within wall cavity.

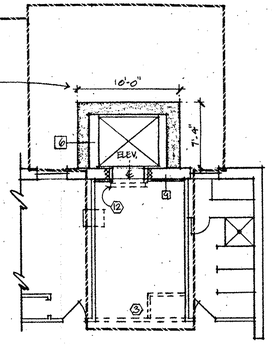


Partial Second Floor Plan

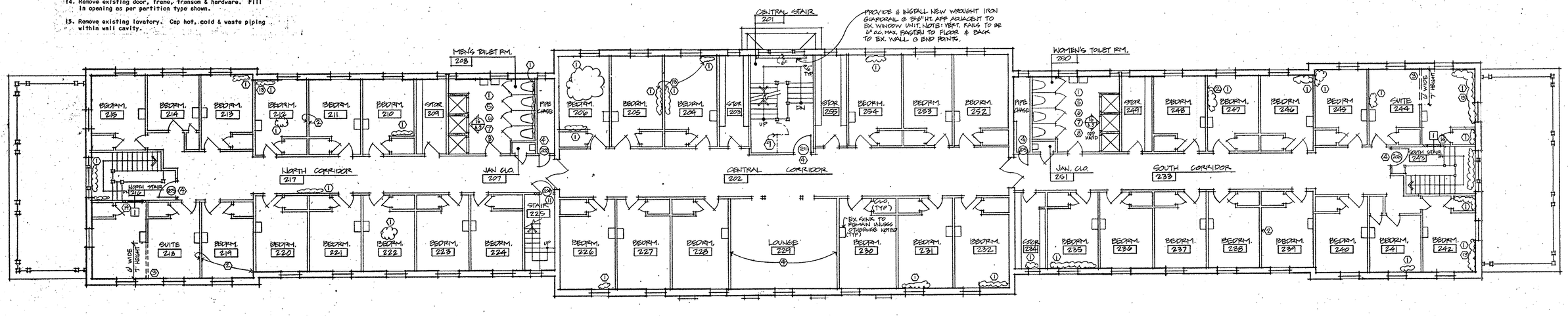
Alternate #1

SEE DWG. A-7 FOR FURTHER DETAILS.

NOTE: DIMENSIONS OF EXTERIOR ELEVATOR WALL ARE FROM CONC. BLOCK LINE.



Partial Third Floor Plan



Second Floor Plan

Alternate #2

1/8" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- DOOR NO. / DOOR
- NOTE NO. / GENERAL NOTE
- PARTITION NO. / PARTITION TYPE
- NOTE NO. / WALL OR CEILING DAMAGE

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Second Floor Plan Alternate #2

#86-13

A-3

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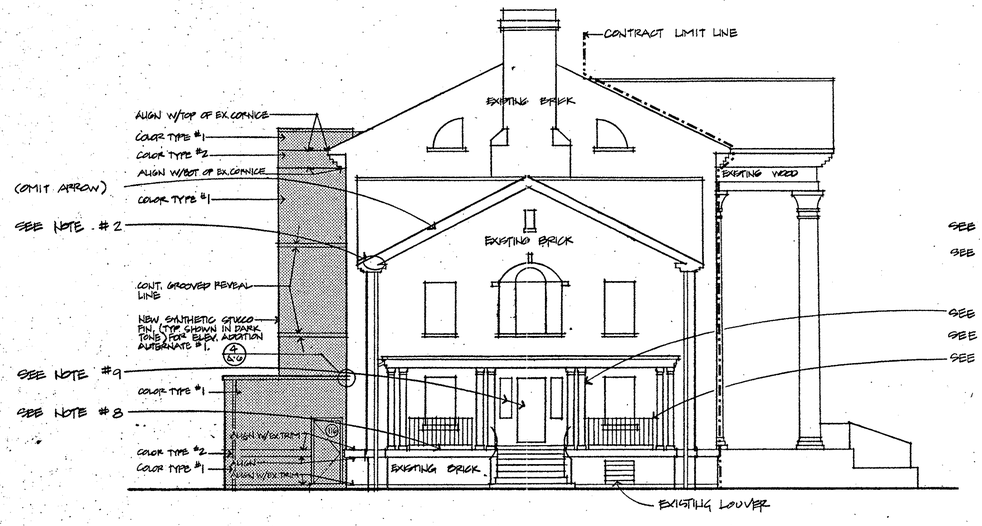
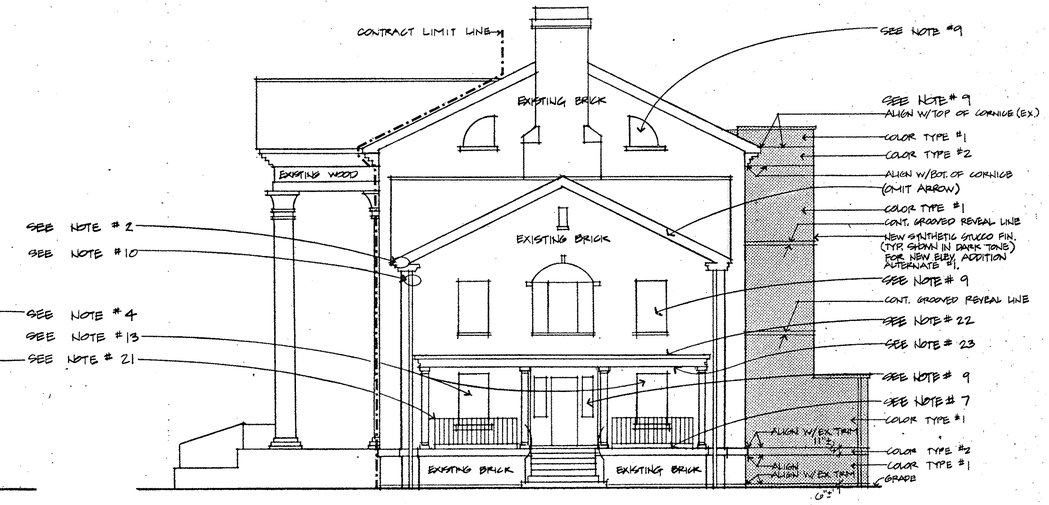
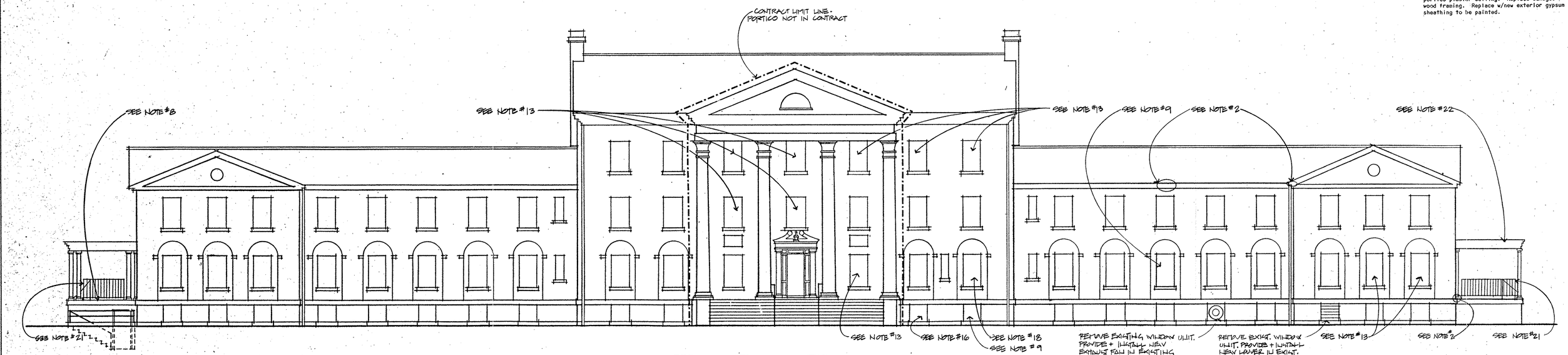


North Elevation
With Elevator Addition
1/8"=1'-0"



South Elevation
With Elevator Addition
1/8"=1'-0"



West Front Elevation
1/8"=1'-0"

Exterior Notes

1. In all areas where new materials are installed or where existing conditions are altered, the contractor shall patch and finish affected adjacent areas to match existing.
2. Where existing wood trim is damaged, loose or missing, patch & repair with new to match existing.
3. Alternate #5: Scrape, sand & repaint all exterior existing wood trim, columns, doors & frames which are to remain. Note: Omit west front portico - not in contract.
4. Fill & seal all cracks and holes in existing columns.
5. Alternate #5: scrape, sand & repaint all exterior portions of wood window units and trim.
6. Scrape, sand & repaint all wrought iron rails.
7. Repair any loose and/or cracked existing masonry floor tiles and joints at portico.
8. Repair any loose or missing joints in existing pre-cast concrete trim at portico.
9. Replace all broken glazing within existing frames.
10. Repair loose downspout.
11.
12.
13. Alternate #6: Install new window screens where missing and torn.
14. Reattach existing screen to window unit.
15.
16. Remove existing plywood covering. Repair existing window unit w/new glazing. Repair sash w/existing sash that is to be removed (in basement) on east elevation.
17.
18. Repair loose wood jamb at window frame.
19.
20. Repair wood trim construction and gutter/downspout connection.
21. Provide and install new wrought iron guardrail along perimeter of (north & south) portico. Match existing as close as possible with vertical rails no greater than 6" o.c.
22. Repair existing portico roof. Remove existing roof membrane and replace w/new single-ply membrane. Remove existing tar coated flashing. Reflash continuously @ junction of roof membrane and exterior brick veneer to 8" above roof line.
23. Remove entire existing underside of exterior portico plaster ceiling. Replace damaged wood framing. Replace w/new exterior gypsum sheathing to be painted.

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North , South & West Elevations

#86-13
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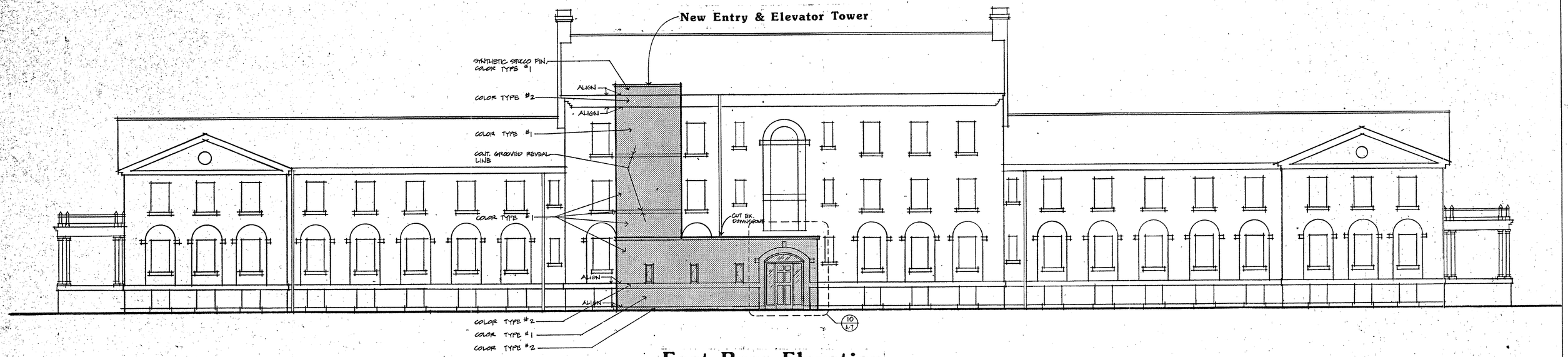


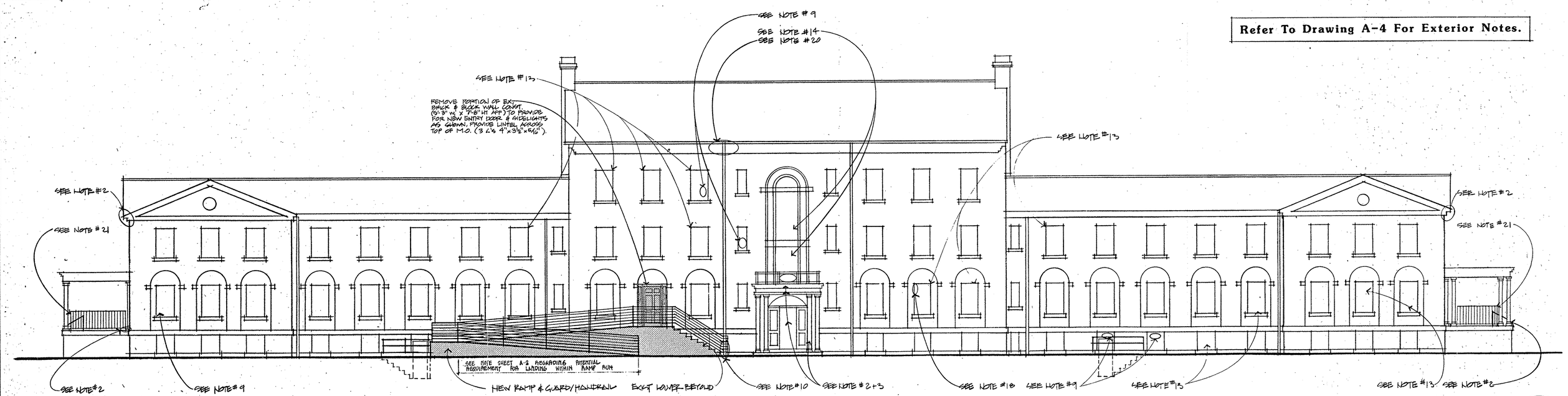
East Rear Elevation

With Elevator Addition

Alternate #1

1/8"=1'-0"

Refer To Drawing A-4 For Exterior Notes.



East Rear Elevation

With Ramp Addition

1/8"=1'-0"

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East Elevation

#86-13

A-5

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