GOODSPEED MUSICALS
OPERA HOUSE ELEVATOR MODERNIZATION RENOVATIONS

6 MAIN ST, EAST HADDAM CT

SCHEMATIC DESIGN

01/27/2026

CODE CONSULTANT

PHILIP R. SHERMAN, P.E.

444 WILMOT CENTER ROAD
ELKIN, NH 03233
(603) 731-9533

ARCHITECT

CENTERBROOK ARCHITECTS AND PLANNERS, LLP

67 MAIN STREET
CENTERBROOK, CT 06409
(860) 767-0175

M/E/P ENGINEER, STRUCTURAL ENGINEER

SALAS O'BRIEN

206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

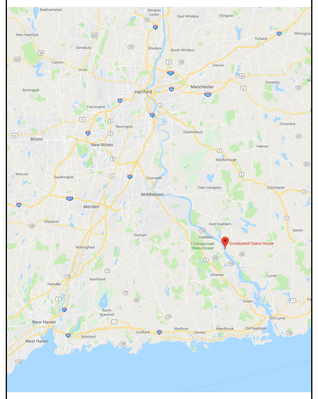
ABBREVIATIONS

@	AT	EQPT	EQUIPMENT	LBL	LABEL	RT	RUBBER TILE
A/C	AIR CONDITIONING ACCESS	ESTM	ESTIMATE	LC	LIGHT CONTROL	RTG	RATING
ABV	ABOVE	ETR	EXISTING TO REMAIN	LF	LINEAR FOOT	RV	ROOF VENT
AC	ACOUSTICAL	EWC	ELECTRIC WATER COOLER	LH	LEFT HAND	RVS	REVERSE SIDE
ACC	ACCESS	EXG	EXISTING	LL	LIVE LOAD	RVT	RIVET
ACFL	ACCESS FLOOR	EXP	EXPOSED	LPT	LOW POINT	RWL	RAINWATER LEADER
ACP	ACOUSTICAL CEILING PANEL	EXS	EXTRA STRONG	LT	LIGHT		
ACT	ACOUSTICAL TILE	EXT	EXTERIOR	LTL	LINTEL	S	SOUTH
ADD	ADDENDUM			LVR	LOUVER	SAB	SOUND ATTENUATION BATT
ADH	ADHESIVE	FAS	FASTENER	LW	LIGHT WEIGHT	SC	SOLID CORE
ADJ	ADJUSTABLE	FB	FACE BRICK	LWC	LIGHT WEIGHT CONCRETE	SCH	SCHEDULE
ADJT	ADJACENT	FBD	FIBERBOARD	LWF	LIGHT WEIGHT FILL	SCN	SCREEN
AFF	ABOVE FINISH FLOOR	FBO	FURNISHED BY OTHERS			SECT	SECTION
ALT	ALTERNATE	FBRK	FIRE BRICK	M	METER(S)	SF	SQUARE FOOT
ALUM	ALUMINUM	FD	FLOOR DRAIN	MAS	MASONRY	SFGL	SAFETY GLASS
ANOD	ANODIZED	FE-1	FIRE EXTINGUISHER - TYPE	MAX	MAXIMUM	SG	SHEET GLASS
AP	ACCESS PANEL	FEC-1	FIRE EXTINGUISHER CABINET	MB	MACHINE BOLT	SH	SHELF, SHELVING
APPROX	APPROXIMATE	FF	FACTORY FINISH	MBR	MEMBER	SHT	SHEET
ARCH	ARCHITECTURAL	FFE	FINISHED FLOOR ELEVATION	MC	MEDICINE CABINET	SHTH	SHEATHING
ASC	ABOVE SUSPENDING CEILING	FFL	FINISHED FLOOR LINE	MECH	MECHANICAL	SIM	SIMILAR
ASPH	ASPHALT	FG	FIXED GLASS	MED	MEDIUM	SL	SLEEVE
AUTO	AUTOMATIC	FGL	FIBERGLASS	MEP	MECHANICAL ELECTRICAL AND PLUMBING	SLNT	SEALANT
AV	AUDIO VISUAL	FIN	FINISH(ED)			SP	SOUNDPROOF
AWP	ACOUSTICAL WALL PANEL	FIXT	FIXTURE	MET	METAL	SPC	SPACER
		FJT	FLUSH JOINT	MFD	METAL FLOOR DECKING	SPEC(S)	SPECIFICATION(S)
BBD	BULLETIN BOARD	FLCO	FLOOR CLEANOUT	MFR	MANUFACTURER	SPKR	SPEAKER
BD	BOARD	FLG	FLASHING	MH	MANHOLE	SPL	SPECIAL
BEL	BELOW	FLR	FLOOR	MIN	MINIMUM	SQ	SQUARE
BLDG	BUILDING	FLX	FLEXIBLE	MIR	MIRROR	SSK	SERVICE SINK
BLK(G)	BLOCKING	FN	FENCE	MISC	MISCELLANEOUS	SSTL	STAINLESS STEEL
BM	BEAM	FNDN	FOUNDATION	MLDG	MOLDING, MOULDING	STA	STATION
BO	BY OWNER	FOC	FACE OF CONCRETE	MM	MILLIMETER(S)	STD	STANDARD
BOT	BOTTOM	FOF	FACE OF FINISH	MO	MASONRY OPENING	STG	SEATING
BRK	BRICK	FOM	FACE OF MASONRY	MOD	MODEL	STL	STEEL
BRZ	BRONZE	FOS	FACE OF STUDS	MODU	MODULAR	STN	STONE
BS	BOTH SIDES	FP	FIRE PROTECTION	MOV	MOVABLE	STOR	STORAGE
BSMT	BASEMENT	FP(G)	FIREPROOF(ING)	MR GWB	MOISTURE RESISTANT GWB	STR	STRUCTURAL
BTWN	BETWEEN	FPL	FLOOR PLATE	MT(D)	MOUNT(ED)	SUS	SUSPEND(ED)
BUR	BUILT UP ROOF	FR	FRAME(D)(ED)	MTHR	METAL THRESHOLD	SYM	SYMMETRICAL
BVL	BEVELED	FRC	FIRE-RESISTANT COATING	MTL	MATERIAL	SYS	SYSTEM
BW	BOTH WAYS	FRGD	FORGED	MULL	MULLION		
		FRPL	FIREPLACE	MWK	MILLWORK	T	TREAD
CAB	CABINET	FRT	FIRE RETARDANT TREATED			T&B	TOP AND BOTTOM
CEM	CEMENT	FTG	FOOTING	N	NORTH	T&G	TONGUE AND GROOVE
CF	CUBIC FOOT	FURR	FURRED, FURRING	NAT	NATURAL	T.O.	TOP OF
CFL	COUNTERFLASHING	FUT	FUTURE	NI	NICKEL	TB	TOWEL BAR
CG	CORNER GUARD			NIC	NOT IN CONTRACT	TEL	TELEPHONE
CHBD	CHALKBOARD	GA	GAUGE	NNT	NONMETALLIC	TEMP	TEMPORARY
CHT	CEILING HEIGHT	GALV	GALVANIZED	NOM	NOMINAL	THK	THICK(NESS)
CI	CAST IRON	GB	GRAB BAR	NR	NOISE REDUCTION	THR	THRESHOLD
CIPC	CAST-IN-PLACE CONCRETE	GC	GENERAL CONTRACTOR	NRC	NOISE REDUCTION COFFICIENT	TKBD	TACKBOARD
CIR	CIRCLE	GF	GROUND FACE	NTS	NOT TO SCALE	TKS	TACKSTRIP
CIRC	CIRCUMFERENCE	GI	GALVANIZED IRON			TMPD	TEMPERED
CJT	CONTROL JOINT	GKT	GASKET	OA	OVERALL	TOC	TOP OF CURB
CL	CENTERLINE	GL	GLASS, GLAZING	OBS	OBSCURE	TOL	TOLERANCE
CLG	CEILING	GLB	GLASS BLOCK	OC	ON CENTER	TOM	TOP OF MASONRY
CLK(G)	CAULK(ING)	GLF	GLASS FIBER	OD	OUTSIDE DIAMETER	TOS	TOP OF STEEL
CLR	CLEAR	GP	GALVANIZED PIPE	OH	OVERHEAD	TOW	TOP OF WALL
CLS	CLOSURE	GPL	GYPSUM LATH	OJ	OPEN-WEB JOIST(S)	TP	TACK PANEL
CMT	CERAMIC MOSAIC TILE	GPPL	GYPSUM PLASTER	OP	OPAQUE	TPD	TOILET PAPER DISPENSER
CMU	CERAMIC MASONRY UNIT	GPT	GYPSUM TILE	OPN	OPPOSITE HAND	TPL	TOP OF PLATE
COL	COLUMN	GRD	GRADE, GRADING	OPNG	OPENING	TPTN	TOILET PARTITION
COMB	COMBINATION	GRN	GRANITE	OPP	OPPOSITE	TR	TRANSOM
COMP	COMPRESS(ED)(ION)(IBLE)	GSS	GALVANIZED SHEET STEEL	OPS	OPPOSITE SURFACE	TSL	TOP OF SLAB
COMPO	COMPOSITE, COMPOSTION	GST	GLAZED STRUCTURAL TILE			TV	TELEVISION
COMPT	COMPARTMENT	GT	GROUT	PAR	PARALLEL	TW	TOP OF WALL
CONC	CONCRETE	GVL	GRAVEL	PB	PANIC BAR	TYP	TYPICAL
CONST	CONSTRUCTION	GWB	GYPSUM WALLBOARD	PBD	PARTICLE BOARD		
CONT	CONTINUOUS	GYP	GYPSUM	PCC	PRECAST CONCRETE	UC	UNDERCUT
CONTR	CONTRACTOR			PCF	POUNDS PER CUBIC FOOT	UGD	UNDERGROUND
COR	CORRUGATED	H/C	HANDICAP(PED)	PERF	PERFORATED(D)	UNF	UNFINISHED
CORR	CORRIDOR	HBD	HARDBOARD	PERI	PERIMETER	UNO	UNLESS NOTED OTHERWISE
CPG	COPING	HC	HOLLOW CORE	PFB	PREFABRICATED	UR	URINAL
CPR	COPPER	HD	HEAVY DUTY	PK	PARKING		
CPT	CARPET	HDNR	HARDNER	PL	PROPERTY LINE	VAR	VARNISH
CRS	COURSE(S)	HDR	HEADER	PLAM	PLASTIC LAMINATE	VB	VAPOR BARRIER
CS	COUNTERSINK	HDWR	HARDWARE	PLAS	PLASTER	VCT	VINYL COMPOSITION TILE
CSMT	CASEMENT	HJT	HEADJOINT	PLF	POUNDS PER LINEAR FOOT	VERT	VERTICAL
CT	CERAMIC TILE	HK(S)	HOOK(S)	PLT	PLATE	VF	VINYL FABRIC
CTHK	COATHOOK	HM	HOLLOW METAL	PNL	PANEL	VG	VERTICAL GRAIN
CTR	COUNTER	HORZ	HORIZONTAL	PNT(D)	PAINT(IED)	VIF	VERIFY IN FIELD
CY	CUBIC YARD	HPDL	HIGH PRESSURE DECORATIVE LAMINATE	PR	PAIR	VIN	VINYL
				PRF	PREFORMED	VNB	VINYL BASE
D	DRAIN	HPT	HIGH POINT	PRN	PREFINISH	VNR	VENEER
DEM	DEMOLISH, DEMOLITION	HR	HOUR	PSC	PRESTRESSED CONCRETE	VT	VINYL TILE
DEP	DEPRESSED	HT	HEIGHT	PSF	POUNDS PER SQUARE FOOT	VWC	VINYL WALL COVERING
DET	DETAIL	HTG	HEATING	PSI	POUNDS PER SQUARE INCH		
DF	DRINKING FOUNTAIN	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	PT	PRESSURE TREATED	W	WEST
DH	DOUBLE HUNG			PTC	POST TENSIONED CONCRETE	W/	WITH
DIAG	DIAGONAL	HWD	HARDWOOD	PTD	PAPER TOWEL DISPENSER	W/O	WITHOUT
DIAM	DIAMETER	HWH	HOT WATER HEATER	PTN	PARTITION	WB	WOOD BASE
DIM	DIMENSION			PTR	PAPER TOWEL RECEPTOR	WC	WATER CLOSET
DIV	DIVISION	ID	INSIDE DIAMETER	PWD	PLYWOOD	WD	WOOD
DMT	DEMOUNTABLE	ILK	INTERLOCK			WG	WIRE GLASS
DN	DOWN	INCIN	INCINERATOR	R	RISER	WH	WALL HUNG
DP	DAMPROOFING	INCL	INCLUDE(D), INCLUDING	RA	RETURN AIR	WI	WROUGHT IRON
DPL	DISPOSAL	INS	INSULATE, INSULATION	RAD	RADIUS	WIN	WINDOW
DPR	DISPENSER	INSC	INSULATING, INSULATION	RB	RUBBER BASE	WM	WIRE MESH
DR	DOOR	INSF	INSULATING FILL	RBS	RUBBLE STONE	WP	WATERPROOFING
DRB	DRAINBOARD	INT	INTERIOR	RCP	REINFORCED CONCRETE PIPE	WPT	WORKING POINT
DS	DOWNSPOUT	INV	INVERT	RD	ROOF DRAIN	WR	WASTE RECEPTACLE
DT	DRAIN TILE	IPS	INTERIOR PAINT SYSTEM	RE	REINFORCE(D), REINFORCING	WRP	WATER REPELLANT
DW	DISHWASHER			REF	REFERENCE	WS	WATERSTOP
DWG	DRAWING	JC	JANITOR CLOSET	REM	REMOVE	WS	WEATHER STRIP
DWR	DRAWER	JF	JOINT FILLER	REQD	REQUIRED	WSCT	WAINSCOT
		JST	JOIST	REQMT(S)	REQUIREMENTS	WTW	WALL TO WALL
E	EAST	JT	JOINT	RES	RESILIENT		
EA	EACH			RET	RETURN		
EJT	EXPANSION JOINT	KIT	KITCHEN	RETG	RETAINING		
EL	ELEVATION	KO	KNOCKOUT	REV	REVISION		
ELEC	ELECTRIC(AL)	KPL	KICKPLATE	RFG	ROOFING		
ELEV	ELEVATOR			RFH	ROOF HATCH		
EMER	EMERGENCY	L	LENGTH	RH	RIGHT HAND		
ENCL	ENCLOSURE	LAB	LABORATORY	RL	RAIL(ING)		
EPBD	ELECTRIC PANELBOARD	LAD	LADDER	RM	ROOM		
EPS	EXTERIOR PAINT SYSTEM	LAM	LAMINATE (D)	RO	ROUGH OPENING		
EQ	EQUAL	LAV	LAVATORY	ROW	RIGHT OF WAY		

SYMBOLS

- 368' — NEW SPOT ELEVATION
- + 368' — EXISTING SPOT ELEVATION
- ELEVATION LINE
- 206 — ROOM NUMBER
- 101A — DOOR NUMBER
- 2 — REVISION
- A — EXTERIOR WINDOW TYPE
- G3 / A3.1 — BUILDING SECTION
- L5 / A9.1 — WALL SECTION
- J4 / A5.1 — DETAIL REFERENCE
- N / W G4 A6.2 E / S — INTERIOR ELEVATION REFERENCE
- C8 / A9.1 — DETAIL NUMBER; SHEET WHERE DETAIL APPEARS
- A3.1 — EXTERIOR ELEVATION

LOCATION MAP



MATERIALS

- EARTH
- GRAVEL
- CAST-IN-PLACE CONCRETE
- CONCRETE MASONRY UNIT
- BRICKWALL
- STONE
- SAND, MORTAR, PLASTER
- WOOD (ROUGH)
- WOOD (FINISH)
- PLYWOOD
- PARTICLE BOARD
- METAL (LARGE SCALE)
- BATT INSULATION
- RIGID INSULATION
- GYPSUM WALLBOARD

AREA MAP



DRAWING LIST

General Information
G1.00 COVER SHEET

Architectural Site
AS1.00 ARCHITECTURAL ENLARGED SITE PLAN

Demolition
D3.00 DEMOLITION EXTERIOR ELEVATION

Architectural
A3.01 EXTERIOR ELEVATION AND DETAILS
A3.02 EXTERIOR PERSPECTIVES



STATUE OF SANDY, THE DOG
FROM ANNIE THE MUSICAL
12"HX24"WX30"D CONCRETE
PEDESTAL, ELEV 23.05
60" ROUND CONCRETE BASE

SITE PLAN LEGEND:

AREA NOT IN SCOPE

DN

DN

DN

DN

RAMP

DN

RAMP

DN

RAMP

DN

F3
A3.01

H8
A3.01

ELEVATOR ENTRANCE CANOPY

E1
A3.01

H1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"

0 4 8 16

N

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Code Consultant

PHILIP R. SHERMAN, P.E.

P.O. BOX 216
ELKIN, NH 03233
(603) 526-4979

Mechanical, Electrical, & Plumbing Engineer

SALAS O'BRIEN

206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer

SALAS O'BRIEN

206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK

Architects and Planners, LLP

67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955

Telephone 860.767.0175
Facsimile 860.767.8719

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ARCHITECTURAL
ENLARGED SITE PLAN

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GENERAL NOTES - EXTERIOR DEMOLITION

1. REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR SCOPE.
2. REFER TO HVAC DEMOLITION DRAWINGS FOR SCOPE.
3. REFER TO PLUMBING DEMOLITION DRAWINGS FOR SCOPE DO NOT REMOVE ROOF DRAIN PIPING OR ASSEMBLIES.
4. PROVIDE BRACING AS REQUIRED TO MAINTAIN ADEQUATE SAFETY STANDARDS AND STRUCTURAL INTEGRITY OF THE BUILDING.
5. COORDINATE THE WORK OF THIS DRAWING WITH ALL LANDSCAPE, CIVIL, ARCHITECTURAL, STRUCTURAL, SITE UTILITY, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL SCOPE.
6. OVER DEMOLITION SHALL BE PERMITTED PROVIDED THAT SURFACES TO BE REBUILT MATCH MATERIAL, STRUCTURAL INTEGRITY AND APPEARANCE OF THOSE THAT WERE REMOVED.

DEMOLITION ELEVATION LEGEND

AREA OF WORK NOT WITHIN PHASE



H1 NORTH DEMOLITION ELEVATION
1/4" = 1'-0"

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 216
ELKIN, NH 03233
(603) 526-4979

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
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CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
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DEMOLITION EXTERIOR ELEVATION

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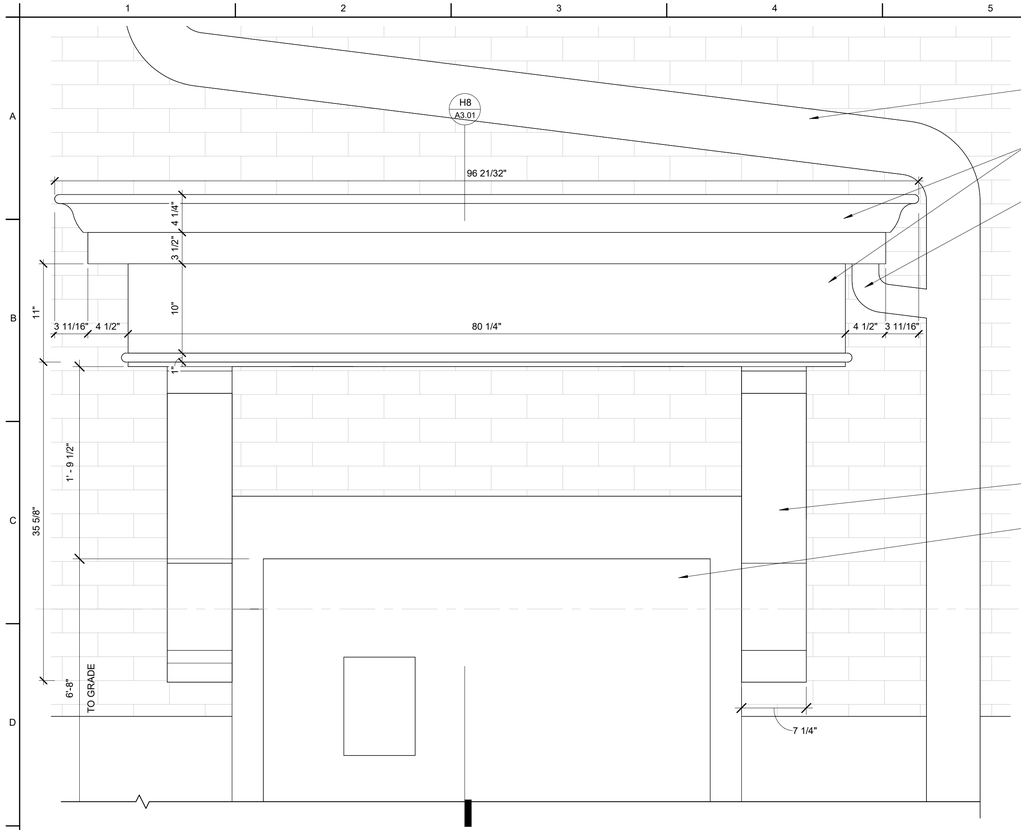
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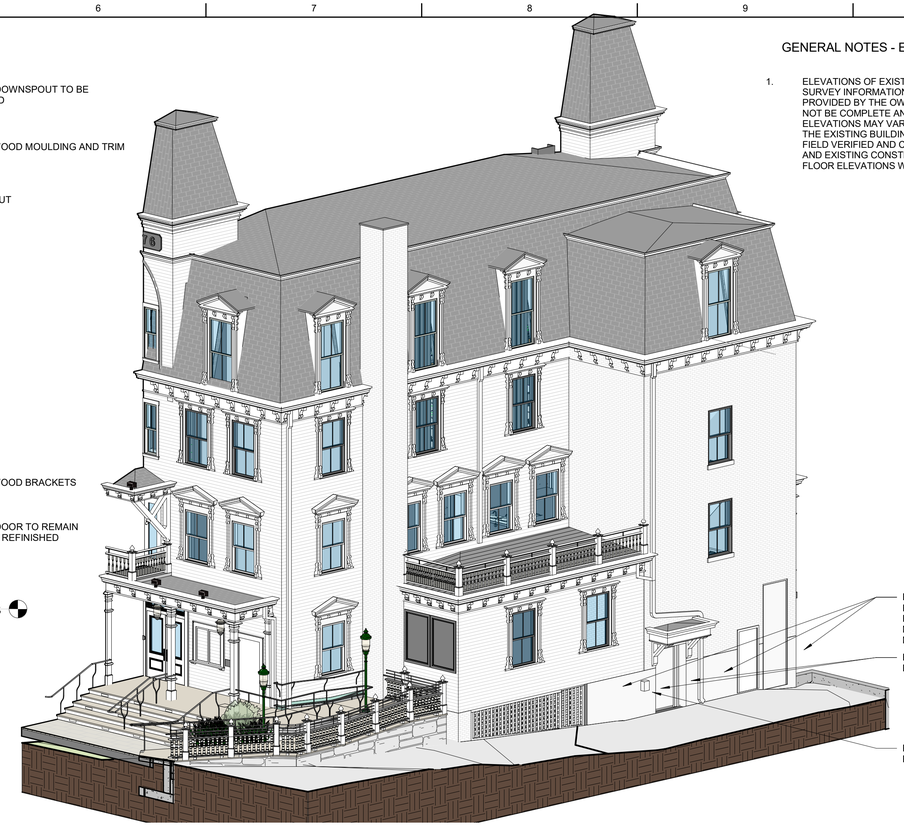
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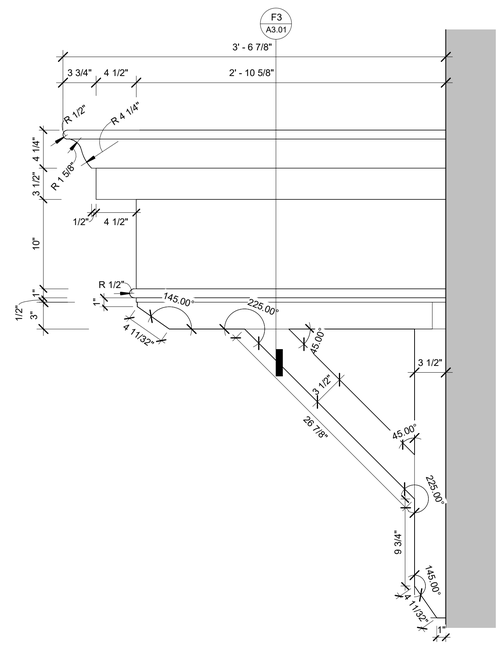
E1 ELEVATOR ENTRANCE CANOPY ENLARGED FRONT ELEVATION
1 1/2" = 1'-0"



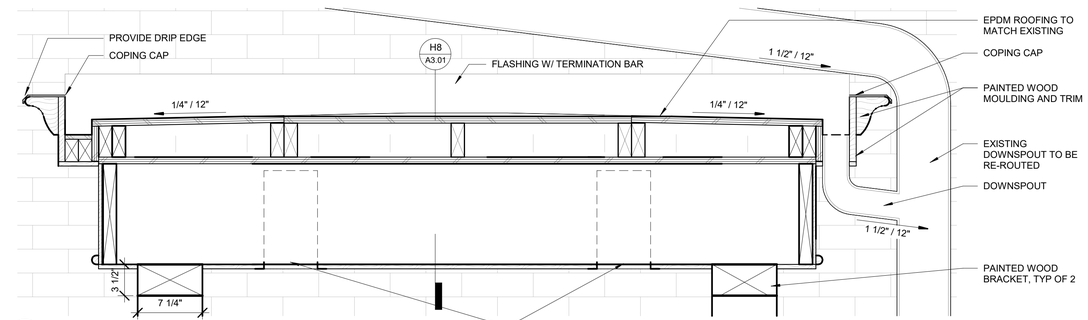
E6 EXTERIOR AXONOMETRIC

GENERAL NOTES - EXTERIOR ELEVATIONS

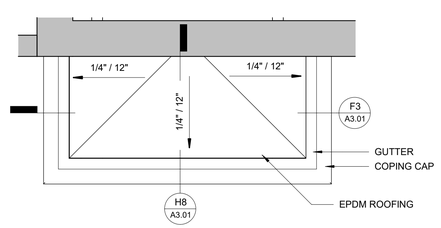
1. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.



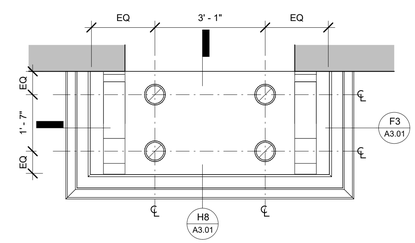
H1 ELEVATOR ENTRANCE CANOPY ENLARGED SIDE ELEVATION DETAIL
1 1/2" = 1'-0"



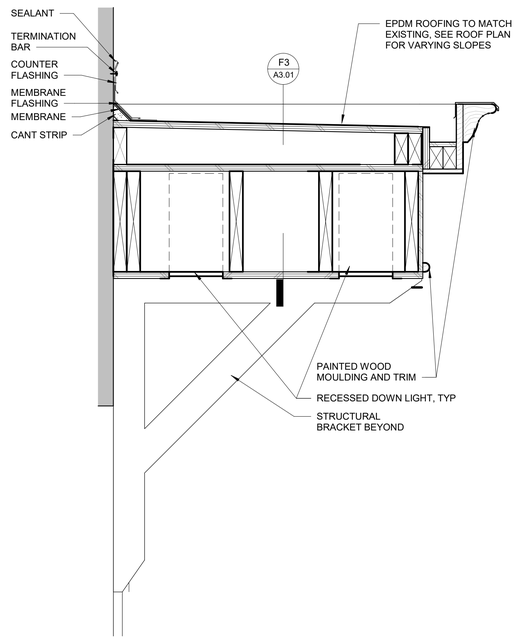
F3 SECTION DETAIL AT ELEVATOR ENTRANCE CANOPY
1 1/2" = 1'-0"



H3 ELEVATOR ENTRANCE CANOPY ROOF PLAN
1/2" = 1'-0"



H5 ELEVATOR ENTRANCE CANOPY ENLARGED REFLECTED CEILING PLAN
1/2" = 1'-0"



H8 ELEVATOR ENTRANCE CANOPY SECTION DETAIL
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Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 216
ELKIN, NH 03233
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E1 EXISTING CONDITIONS EXTERIOR AXONOMETRIC



E6 PROPOSED DESIGN EXTERIOR AXONOMETRIC



EXTERIOR ELEVATION OF EXISTING CONDITION

CONCRETE TO BE REPAIRED AND PATCHED, REFINISH WITH WATER RESISTANT, BREATHABLE MASONRY COATING - KEIM MINERAL SILICA PAINT



NOTE: EXISTING CANOPY USED AS INSPIRATION BASIS FOR ELEVATOR ENTRANCE CANOPY



VIEW OF PROPOSED ELEVATOR ENTRANCE CANOPY

Code Consultant

PHILIP R. SHERMAN, P.E.

P.O. BOX 216
ELKIN, NH 03233
(603) 526-4979

Mechanical, Electrical, & Plumbing Engineer

SALAS O'BRIEN

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