**ARCHITECTURAL DESIGN**

**PROJECT DESCRIPTION**

The project consists of expanding and renovating an occupied animal shelter building located at 2 North Division Street, Ansonia Connecticut. The animal shelter building is a single-story masonry facility. The space will be code compliant with respect to the American Disabilities Act and Egress and Life safety. The shelter will require major reconfiguration and expansion to meet Ansonia’s needs. The expanded square footage the facility is 2,981sf. Sequencing of construction is integral to the success of this project

* **General Building**
* **Exterior Construction:**
* There is significant exterior work to be done as part of the scope of this project. The existing dog kennels will be built new and moved to the south side of the building and must be built prior to doing any new exterior and interior construction. This will allow the Animal Shelter to operate during construction.
* South side kennel construction will include building out of the utility room for a central heating & cooling building system.
* Exterior wood supports of the new east side and west side rooms need to be changed out for new exterior wall construction.
* Building insulation shall be governed by State of Connecticut Building Code.
* There may be cameras and card readers added to the exterior of the building to ensure safety and accessibility to the building during all hours of the day.
* **Fire Resistive Construction:**
* As Required by code.
* **Interior Walls and Partitions:**
* The construction will be abuse resistant gypsum board. All partitions do not have to go to the underside of deck and could be trimmed and a top capping to match the existing partitions in the space above ACT ceiling.
* FPR paneling over moisture resistant gypsum board to be used in any wet areas.
* **Wall Finishes:**
* All areas finished in masonry: To have 3 coats water base system. Primer: Primer Sealer (on drywall) or Masonry Filler (on concrete block). Finish: 2 coats of epoxy coating. Colors to be as selected by the Architect.
* All areas finished in Gypsum wall board: Provide primer plus two (2) finishing coats of alkyd paint system, eggshell or satin finish.
* Toilet rooms shall have porcelain tile and glass accent on wet wall tile and “epoxy” or “scuffmaster” painted walls extending from floor to ceiling height
* **Floor Finishes:**
* Any exiting flooring is to be removed throughout with epoxy resin flooring installed over existing and new floor slab areas.
* The Entry Lobby and associated vestibules are to receive an entry carpet mats with ADA Compliant edges.
* Toilet rooms: New Porcelain tile.
* Provide appropriate transition at dissimilar floor materials.
* Rubber base: 4” high, extruded rubber cove base, set-on-type, with preformed corners. Provide field formed end stop units where base terminates or abuts openings. Rubber base to be used at all locations.
* **Ceilings:**
* All existing lay in ceiling tiles and Grid systems are to be removed. Design is a modern ceiling concept with new ceiling and grid materials to be installed. Ceiling material in animal shelter area or service rooms will be a similar material to Dura Clean PVC tile.
* New LED Lighting throughout. Lighting to be selected by architect and approved by the City of Ansonia.
* **Interior Doors and Frames:**
* Solid wood doors in hollow metal frames will be used throughout the building. Doors will meet all manufacturers’ requirements for finishes (paint & clear finish). Vision panels will be utilized to bring daylight into interior spaces and to provide security.
* Wood doors shall be: Flush, AWI Premium Quality, 1 ¾” thick with a birch face veneer and matching side edge strips, factory clear finish.
* Fire rated wood doors: Manufactured in accordance with AWI Type “FD 1 ½” for 1 ½” hr. “B” label doors, “FD ¾” for ¾ hr. “C” label doors, “FD ½” for 30 min. label doors, and “FD 1/3” for 20 min. label doors. All doors shall be constructed to U.L. requirements indicate and furnished with U.L. labels attached.
* All other flush doors: Have solid particleboard cores conforming to AWI type PC-5 construction.
* Aluminum frames at interior glass walls: 1 ¾” x 6” stiles with factory finish glazing with ¼” glass, tempered, with reinforcing, ad trim as required. Finish: clear anodized coating selected by Architect.
* All interior hollow metal frames: 16 gage steel welded construction up to 48" openings, openings greater than 48" to be 14 gage steel welded construction, U.L. labels where required.
* Utility hollow metal frames: 16 gage steel welded construction, galvanized; U.L. labels where required.
* **Finish Hardware:**
* All hardware specified shall meet state and federal accessibility standard.
* Surface-mounted heavy-duty overhead automatic door closers will be provided on all main entrances; toilet, storage, and mechanical room doors; and rated doors. Provide handicap accessible hardware on all entrance doors, toilet room doors, interior doors etc.
* Provide appropriated knurled hardware on high hazard room doors such as mechanical and electrical spaces.
* Door stops will be provided where door or hardware will strike a wall or other object. Where conditions do not permit the use of a door stop, a separate overhead type door stop will be used.
* Stainless steel kick plates will be installed where kick plates are required. Provide a mop plate at all wet areas and at utility rooms.
* Runner silencers will be provided for all door frames.
* Door Closers – as required.
* All locks and cylinders shall be Master Keyed and/or Grand Master Keyed, with keying capability, as directed by the Architect or Owner. Locksets by Sargent.
* All exit doors will have panic hardware as required by code clearly identified as emergency exits. Exit Devices manufactured by Von Duprin.
* Provide continues hinges at all heavily used and service doors.
* Provide electric strikes where required for access control.
* **Millwork/Casework:**
* Millwork – All millwork to include:
* Finish – Transparent
* Quality – Premium Grade
* Counters, and cabinets: High pressure decorative plastic laminate over particleboard. Provide marine grade plywood at all wet locations.
* Cabinet and hardware finish: Selected from manufacturers’ full color range.
* Base, upper cabinets and full height wardrobes in classroom. Meet and exceed Architectural Woodwork Institute (AWI) Quality Standard 1600/1600B, Reveal Overlay Modular Casework. Provide plastic laminate facing and high-pressure cabinet liner over plywood.
* **Toilet Room Accessories:**

 Existing Toilet Rooms will remain as is unless there is a mounting height issue in which case the existing hardware will be remounted at correct height. Patch and repair to match existing construction. New Toilet will have ADA Accessible height fixtures and grab bars as required.

* **General Equipment:**
* Technology equipment: Refer to Technology and Electrical narratives.
* Computer Hubs servers and routers, active electronics and desk top electronics shall be part of the Owner’s FF&E package and will be designed and bid approximately four months prior to the completion of the project.
* **Specific Room Finishes and Specialties:**
* Lobby
* All doors and glass from Lobby Gallery into Administration, etc. to be aluminum.
* Provide illuminated display cases with glass fronts.
* Office and Animal Service Rooms:
* Provide resin custom casework for any cabinets and sink areas.
* Duran Clean PVC ceilings or equivalent.
* Manual Window Shades.
* Corridors:
* Floor to ceiling painted.
* Custodial, mechanical, storage, utility:
* Sealed floor.
* Provide Storage Cabinet and racking.
* Other:
* Identifying devices will include interior signs, directional graphics, letters, symbols, exterior signs and letters, and other miscellaneous identifying devices as required at all doors.
* Provide allowance for aluminum signage on exterior of building.
* **Windows:**
	+ 1. All windows will be operable double hung energy efficient aluminum windows. Color to be determined by architect.

 **End of Section**