



dogtopia

Dogtopia Of
Shelton

Zoning/Use
Description



DOGTOPIA DIFFERENCE

At our fresh and modern dog daycare facilities, we treat pups to fun-filled days of safe socialization with other dogs, plenty of exercise and interactions with our caring team.



DOGTOPIA'S NOBLE CAUSE:

To *enhance* the **JOY** of **DOG** parenthood and
enable dogs to *positively change* our world.

COMMUNITY TRUST



CERTIFICATIONS

Canine Coach Training
IAABC & CCPDT

Heroes for Healthy Pets

Safety Officer
Certification

Power of the General
Manager

PEACE of MIND

Webcams mean 100%
Transparency

Pet Safe Cleaning

Experts in Canine
Behavior & Health to
address any question

DEDICATED NEIGHBOR

Odor Control and Waste
Management

Noise Control

Fresh, Modern Design

Operational Support
Team



Dogtopia is a Good Neighbor

No issues in 160+ locations for over 18 years

Support of local businesses

Bringing new customers into retail corridor

Job creation

Experienced operators

Promotes better canine citizens

HIGHEST SAFETY



If DOGTOPIA had a middle name, it would be SAFETY.



10

COMMITMENTS TO SAFETY



Certified Canine Coaches

Safety Experts

Extensive Evaluation Process

Room Assignment by Size & Temperament

Home-style Crates

Dog-Safe Cleaning Products

Rubberized Flooring

Climate-Controlled HVAC Systems

Webcams

Village of Knowledge



DESIGN



FRESH & MODERN DESIGN

CONCEPT

Dog & staff safety

Brand communication

Parent engagement

Dogtopia Foundation

DESIGN

Color

Technology

Fixtures & furnishings

Interior & exterior

TOP DOG CERTIFIED

Pet Safe Cleaning

Training

Canine Coach to Dog

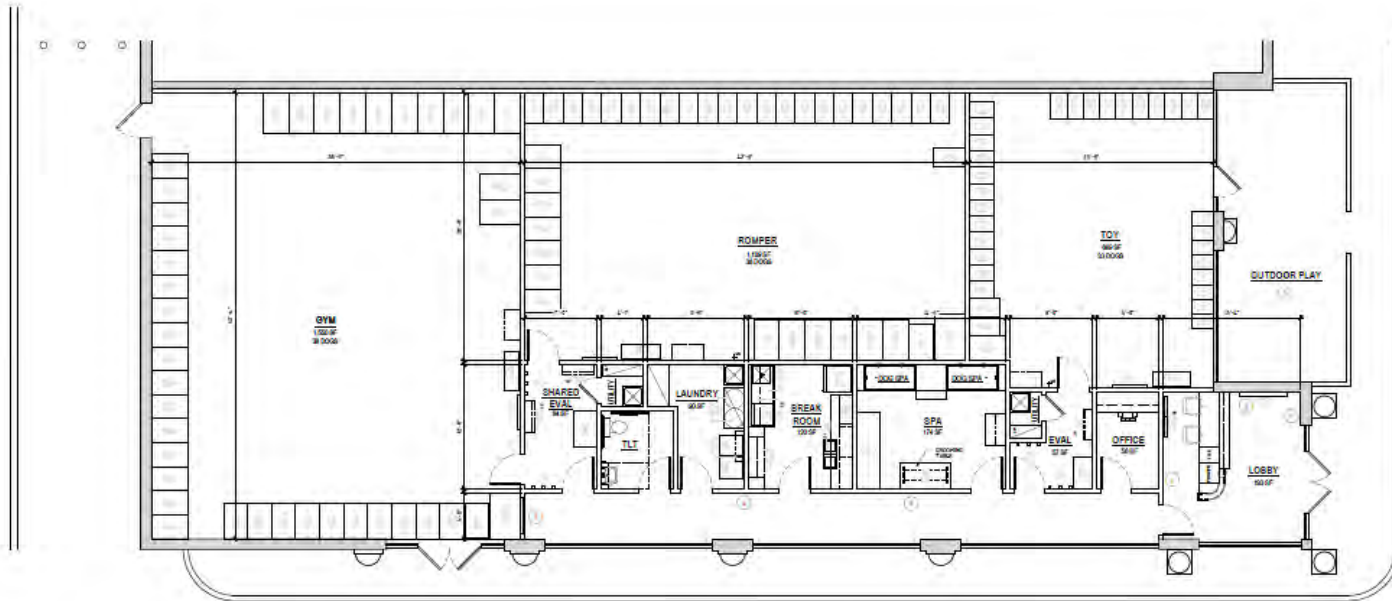




David Sevier Restaurant and Retail Design Group, LLC
 44 Robinson Street, Shelton, Connecticut 06484
 Tel: 203.324.1888



850 BRIDGEPORT AVE
 SHELTON, CT 06484



DAYCARE DATA	
TOTAL DAYCARE CENTER AREA:	4,811 S.F.
PLAYROOM AREA:	1,851 S.F.
ROMPER:	1,120 S.F.
TOY:	1,280 S.F.
TOTAL:	4,251 S.F.
EFFICIENCY (PLAYROOM/TOTAL AREA):	88.2%
OUTDOOR:	NO
SAFETY ENCLOSED:	NO
OUTDOOR PLAY AREA:	YES
# OF SPA TABLES:	2
# OF WALL BAYS:	102 (NEW)

II STOP TOUR	
1	WOW WALL
2	PLAYROOM HORIZON
3	OUTDOOR PLAY AREA
4	SPA WALL
5	MEET AND GREET
6	OFFICE
7	LOBBY
8	SPA
9	DOCTORIA FOUNDATION

FINAL SCHEMATIC APPROVAL	
DATE:	03-20-2020
DESIGNED BY:	DM
PROJECT NO.:	2014
DWG. TITLE:	FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NO.
A-1





FRONT (NORTH) ELEVATION: 1/8" = 1'-0"

CODE NOTE:
 46.67 x 24.083' = 1,123.95 SQ.FT. (TOTAL ELEVATION WALL AREA)
 1,123.95 SQ.FT. x 0.10 = 112.39 SQ.FT. (SIGN ALLOWANCE)
 59' x 264 3/8" = 108.32 SQ.FT. (PROPOSED WALL SIGN AREA)

PROPOSED WALL SIGN

NOT TO BE EXCLUDED PROPERTY OF
 SINCE 1917

MANDEVILLE SIGN
 making your mark.

878 GEORGE WASHINGTON HIGHWAY
 LINCOLN, RI 02865-4256

401-334-8100 401-334-7799
 PHONE FAX

www.mandevilledesign.com

APPROVALS
 Signature Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

ITEM PRODUCT NUMBER:

REVISIONS

NO.	BY	DESCRIPTION	DATE
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CUSTOMER:

DOGTOPIA

ITEM NUMBER:

850 BRIDGEPORT AVE
 SHELTON, CT

LOCATION:

WORK ORDER NUMBER(S)

PROJECT MANAGER: **TOM MANDEVILLE**

CHECKED BY: DATE: DTM DATE: 10/15/2021

ISSUING NAME: **.1**



SIDE (EAST) ELEVATION: 1/8" = 1'-0"

CODE NOTE:
 111' x 24.083' = 2,763 SQ.FT. (TOTAL ELEVATION WALL AREA)
 2,673 SQ.FT. x 0.10 = 267.3 SQ.FT. (SIGN ALLOWANCE)
 59' x 264 3/8" = 108.32 SQ.FT. (PROPOSED WALL SIGN AREA)

PROPOSED WALL SIGN

1917

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 LINCOLN, RI 02865-4255

PHONE 401-334-6100 FAX 401-334-7798
 WWW.MANDEVILLESIGN.COM

APPROVALS	
<i>Signage Request and Other Permits in Production</i>	
Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

REVISIONS		
NO.	BY	DATE
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DOGTOPIA

850 BRIDGEPORT AVE
 SHELTON, CT

WORK ORDER NUMBER:		
PROJECT MANAGER:	TOM MANDEVILLE	
STATUS:	NOTED	DTM
	DATE	DATE
		10/15/2021
DRAWING NAME:	.2	

WALL SIGNS



ELEVATION
SCALE: 1/2"=1'-0"
QUANTITY: (2) SETS

108.32 SQ.FT. (WALL SIGN)
NOTE: CALCULATED WITH SINGLE RECTANGLE

NON-ILLUMINATED "DAYCARE - BOARDING - SPA" PANEL
1/2" THICK WHITE SEAMLESS ACRYLIC, MASKED AND PAINTED TO MATCH
PMS 431 C (GRAY), SET UP FOR STUD MOUNTING FLUSH TO EXTERIOR WALL
WITH SILICONE ADHESIVE.

5" DEEP FRONT LIT CHANNEL LETTERS "dogtopia" MOUNTED TO WALL WITH 3/4" LONG SPACERS.
RETURNS PAINTED TO MATCH PMS 431 C (GRAY) SATIN SHEEN, WHITE LED ILLUMINATION & **REMOTE P.S.**

2" DEEP x 1 1/2" PROJECTION (FROM WALL) HALO-LIT REVERSE
CHANNEL LETTERS CONSTRUCTION FOR THE WHITE BACKGROUND
OUTER SHAPE OF THE "D" LOGO WITH MAP SATIN WHITE FACE.
RETURNS PAINTED TO MATCH PMS 431 C (GRAY) SATIN SHEEN
WHITE 5000K LED ILLUMINATION & **REMOTE P.S.**

0.125" THICK ALUMINUM FLAT CUT OUT LOGO (PAINTED TO MATCH PMS 151 C ORANGE SATIN SHEEN)
MOUNTED TO CLEAR ACRYLIC PUSH THRU FOR FAUX HALO-LIGHTING WITH ORANGE LEDs ON THE FACE OF THE
WHITE REVERSE CHANNEL BACKGROUND, **REMOTE P.S.**

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APPROVALS
(Signatures Required Before Release to Production)

Engineering	DATE
by	
Sales	DATE
by	
Estimating	DATE
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Production	DATE
by	
Quality Control	DATE
by	

WORK ORDER NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
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COPY:

DOGTOPIA

STORE NUMBER:

**850 BRIDGEPORT AVE
SHELTON, CT**

WORK ORDER NUMBER(S)

PROJECT MANAGER: **TOM MANDEVILLE**

CHECKED BY: DATE DTM DATE

10/15/2021

.3

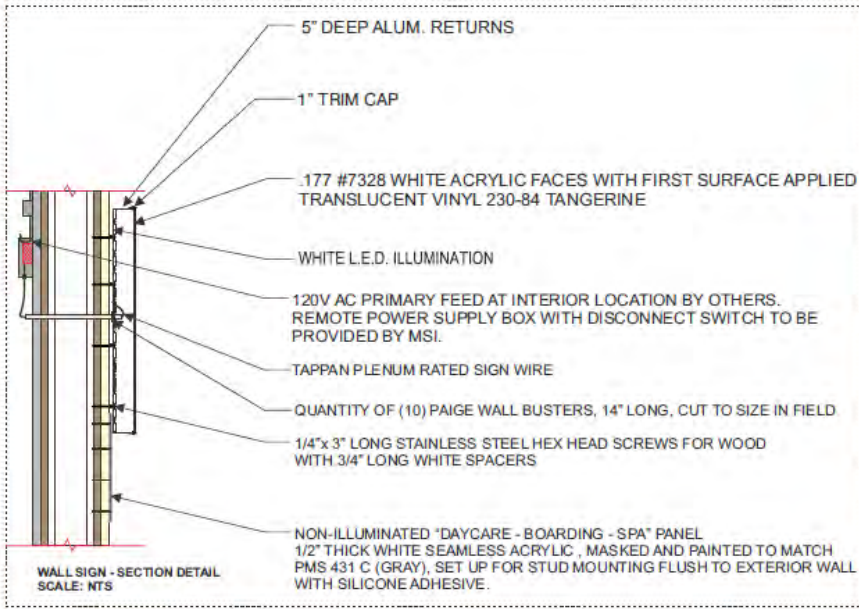
DRAWING NAME



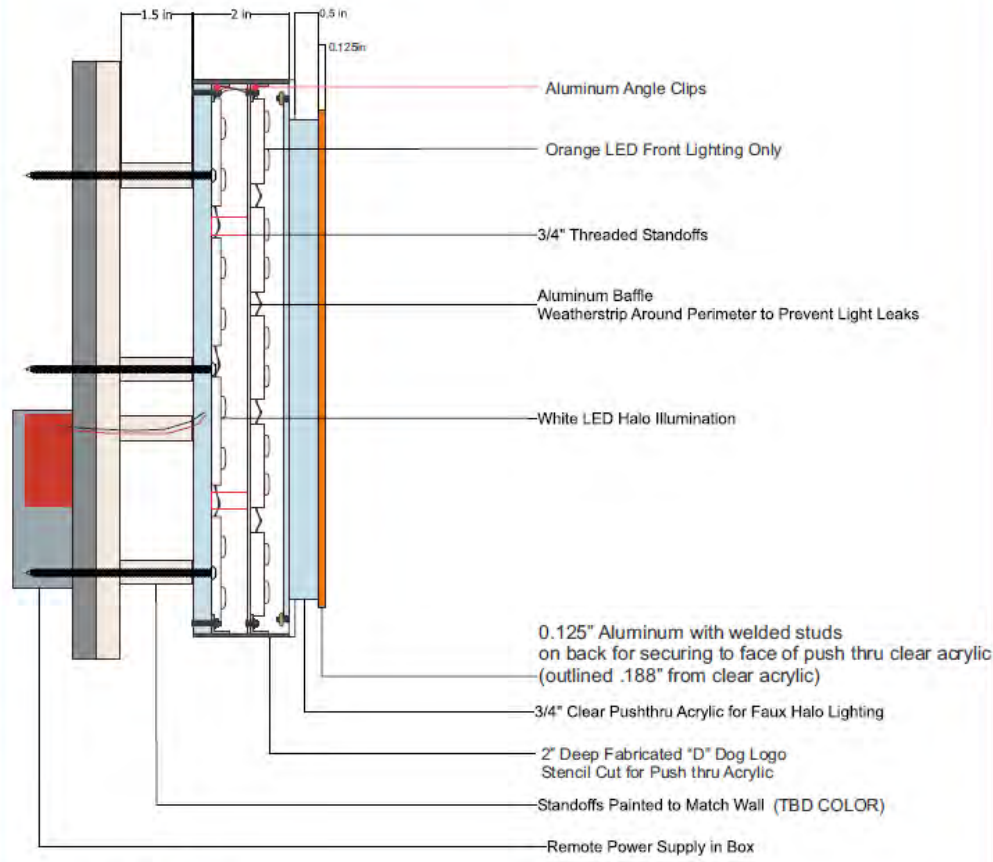
FRONT-LIT CHANNEL LETTERS "dogtopia"

DETAILS:

- FRONT-LIT CHANNEL LETTERS SET "DOGTOPIA"
- #7328 WHITE ACRYLIC FACES WITH 1ST SURFACE APPLIED #230-84 TRANSLUCENT TANGERINE VINYL
- 1" TRIM CAP #2119 ORANGE
- 5" DEEP .040" ALUM. LETTER RETURNS PAINTED TO MATCH PMS 431 C (GRAY)
- REMOTE POWER SUPPLIES BOX AND DISCONNECT
- 5000K - 5500K WHITE LED ILLUMINATION
- VERIFY WIRE WHIP LENGTH AT FIELD SURVEY
- NON-ILLUMINATED "DAYCARE - BOARDING - SPA" PANEL 1/2" THICK WHITE SEAMLESS ACRYLIC, MASKED AND PAINTED TO MATCH PMS 431 C (GRAY), SET UP FOR STUD MOUNTING FLUSH TO EXTERIOR WALL WITH SILICONE ADHESIVE.



HALO-LIT "D" DOG LOGO



SCALE: NTS

1917

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APPROVALS	
NO.	DATE
Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

REVISIONS		
NO.	BY	DATE
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CLIENT

DOGTOPIA

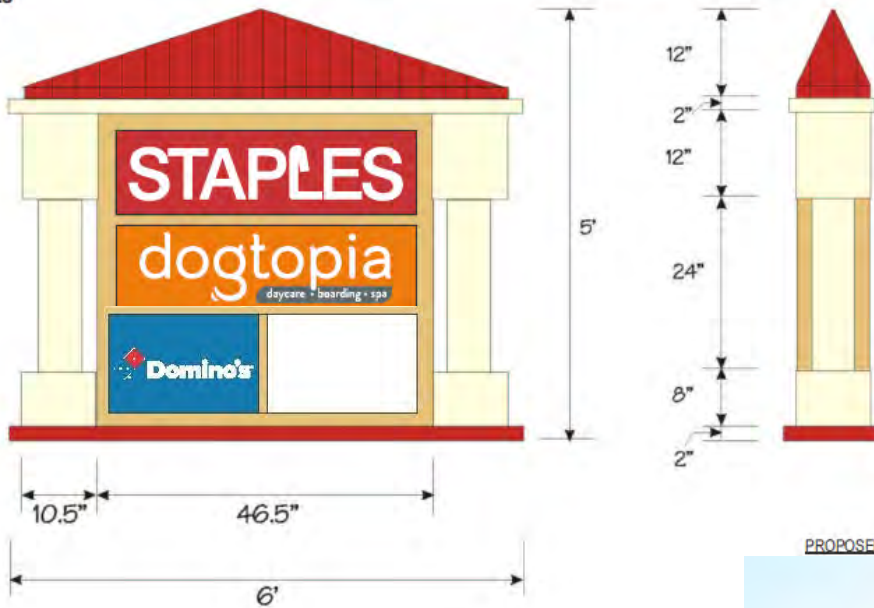
850 BRIDGEPORT AVE
SHELTON, CT

LOCATION

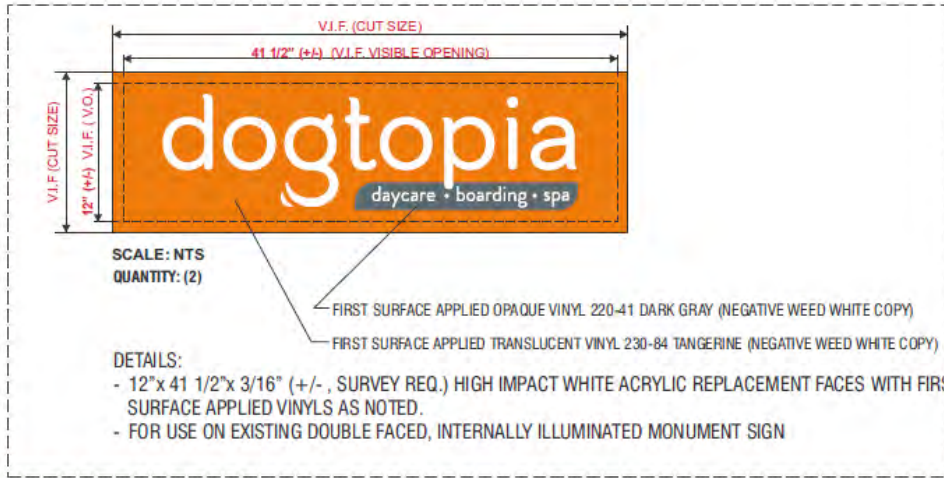
WORK ORDER NUMBER		
PROJECT MANAGER	TOM MANDEVILLE	
NOTED	DTM	10/15/2021
SCALE	AS SHOWN	DATE
DRAWING NAME	.4	



NEW "DOGTOPIA" TENANT PANELS
FOR EXISTING MONUMENT SIGN



SCALE: 3/4"=1'-0"



PROPOSED SIGNAGE



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APPROVALS
Specialize: Production/Design Review to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

IN PRODUCT NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
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COUNT:

DOGTOPIA

STORE NUMBER:

850 BRIDGEPORT AVE
SHELTON, CT

LOCATION:

WORK ORDER NUMBER(S):

PROJECT MANAGER: TOM MANDEVILLE

CHECKED BY	DATE	DTM	10/15/2021
		ARTIST	DATE

DRAWING NAME: **.5**



OPERATIONAL EXCELLENCE



PET SAFE CLEANING PROGRAM



Training Videos

Comprehensive Cleaning Protocols

UV light in HVAC

Effective Illness Prevention

OSHA Compliant

Anti-microbial Biodefense

ODOR CONTROL



1st Impression – Clean Lobby

Cleaning Equipment

Synexis in HVAC

Bio enzymatic Odor Digestor

Odor Control

Waste Management Plan

CURBSIDE SERVICE



Drop-off & Pick-up

Reduces Parking Needs

Managed by Mobile App

Convenient for Pet Parents

NOISE CONTROL



- Specialized wall type and air gap at demising walls and between playrooms and people space.
- Extended walls to prevent smell and sound transfer.
- Dog training protocols to manage behavior and bark control.

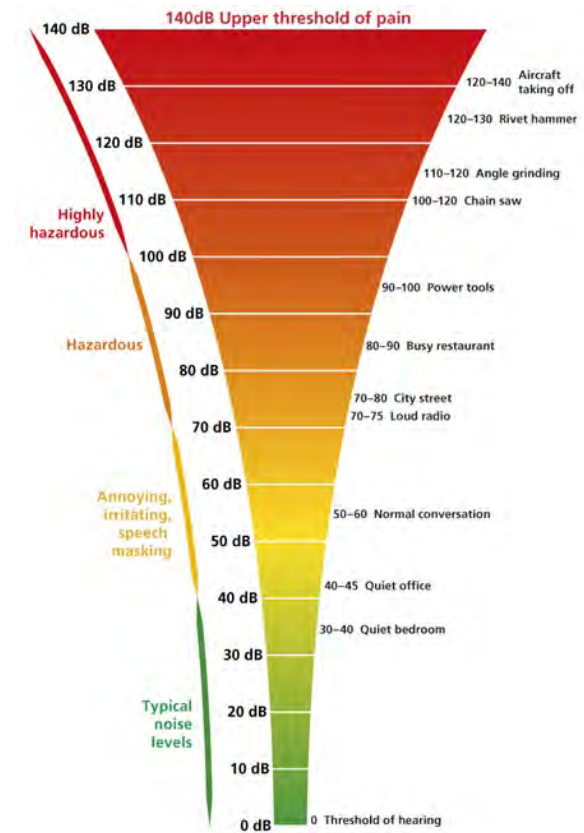
NOISE IMPACT ANALYSIS

Town of North Hempstead, NY

§ 14-12. Unlawful for habitual or frequent loud howling, barking, crying or whining so as to reasonably disturb the comfort or repose of any person in the immediate vicinity.

§ 38-3.B(4) Animals making continuous and frequent noise in excess of 15 minutes which create a noise disruption across a residential real property boundary or within a noise-sensitive zone.

- **Sound from Dogs:** Romper Room = 104 dBA Lmax (loudest barks in less than 1 second)
 - 25 to 40 dogs measured in Romper Room for 24 hours
- **Sound Reduction**
 - **Distance:** -17 dB from inside Romper Room to shared residential property boundary line 37-feet north (inverse square law)
 - **CMU with gypsum interior finish:** -44 dB reduction of sound through wall (sound through hall, lobby, and entry door is estimated to be more than 50 dB reduction)
- **Estimated Noise at Residential Property Boundary**
 - 104 dBA (Lmax) – 17 dB – 44 dB = **43 dBA**
 - *The loudest instantaneous peak bark is estimated to be no louder than a gentle breeze through trees at night*
- **Estimated Noise from Traffic on Herricks Road, Marcus Ave, and Jericho Turnpike = 50 dBA (nighttime) to 55 dBA (daytime)**
 - Sound is only plainly audible when it is 3 dB or greater than the ambient noise



Q & A

THANK YOU