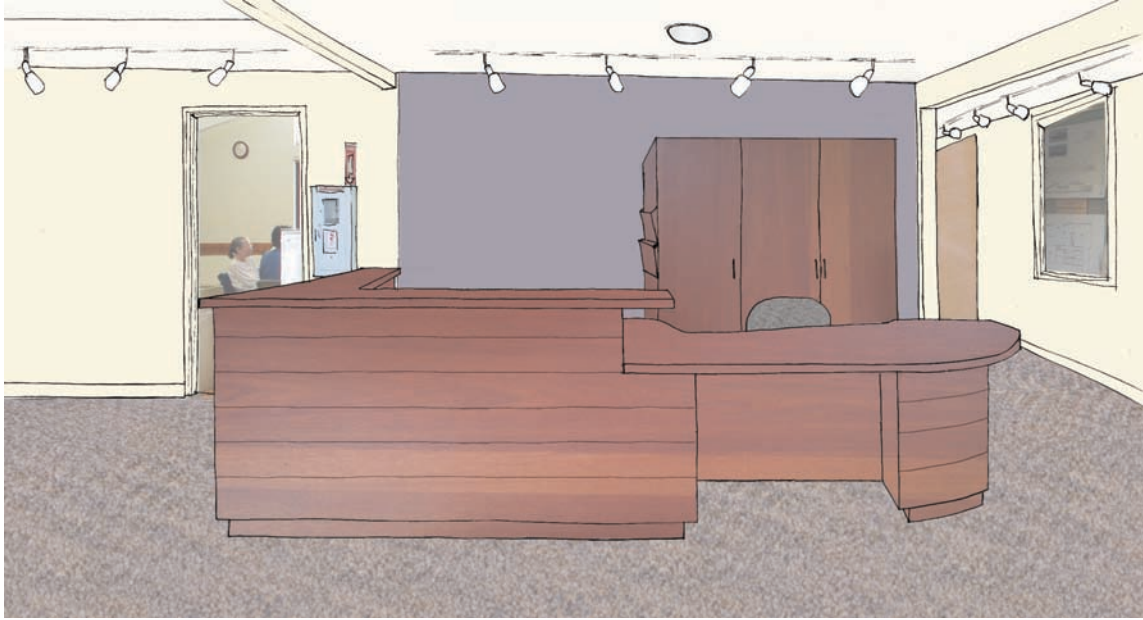


Albany Senior Center Remodel



Todd Jersey Architecture
June 13, 2011

Albany Senior Center Project Overview

The main focus of the Albany Senior Center renovation is in the Lobby, Lounge, and Classroom. The renovations are specific to these areas in anticipation of a larger remodel and addition to the original building which currently holds two offices, bathrooms, the multi-purpose room, kitchenette and kitchen.

As a leading green firm, Todd Jersey Architecture has taken measures to ensure a sustainable renovation. Some green features are:

- **LED Track Lighting** – LED lights use much less energy than fluorescent lights
- **Zero VOC Paint** – Benjamin Moore now carries a zero VOC paint called Natura. We will be using this paint to repaint the interior of the building
- **Low VOC Adhesives** – Where adhesives are needed (mainly for the new carpet being installing) we will use low VOC adhesives.
- **Velux Operable Skylights** – We will be installing one operable skylight in each bathroom and two operable skylights in the kitchen. Currently the kitchen has no source of natural light or ventilation and is ventilated by a mechanical fan which uses a lot of energy. The addition of the skylights in the kitchen and in the bathrooms will provide natural ventilation at no energy cost. Access to natural light will cut down on the need for artificial daylight during the day as well as allowing in full spectrum UV light which helps eliminate germs.
- **Intalling Skylights at an Angle** – The roof will pop up where the skylights will be installed so that the skylights can be at an angle. These pop-ups will be angled so that the skylight is facing north. North facing light is the most even light and the best for daylighting as well as for reducing heat gain through the window since no direct sun light will hit the glass. Having the skylights at an angle also greatly reduced the risk of any water pooling and leaking.
- **Painting the Roof White** – Lighter colors reflect more light which in turn means less heat is radiating into the building and the cooling load on the building is lessened.
- **Removing the Large Skylights in the Lobby** – The skylights let in a lot of solar radiation (unwanted heat) during the day because they are exposed to direct sunlight. Not only do these skylights let in unwanted heat but they also let in too much light causing uncomfortable glare over the reception desk.
- **Installing Solatubes** – In place of the skylights we are removing in the lobby, we will be installing Solatubes which are designed to let in and disperse daylight with out the unwanted heat gain.

In addition, all usable items removed during the renovation, such as shelves and cabinets, will go to Urban Ore, White Elephant Sale or a similar program that resells used items.

Job List

General Demo:

Classroom:

- Remove existing shelving on north wall in classroom
- Remove existing shelf in south east corner of room
- Remove existing pine trim
- Remove any stained ceiling tile

Hallway:

- Remove existing square lighting fixtures in hallway

Lobby:

- Remove existing reception desk and back cabinetry (repurpose filing cabinet if possible)
- Remove skylight above entrance
- Remove skylight above reception desk
- Remove existing inset circular light fixtures

Lounge:

- Remove existing round lighting fixtures from low ceiling on the east side of the room
- Remove trough-like up-lighting fixtures
- Remove existing stainless steel sconces

Multi-Purpose Room:

- Remove folding wall
- Remove existing double door separating the Multi-Purpose Room from the Hallway

- Remove existing blinds in Lobby, Lounge, and Classroom
- Remove all existing carpet (Offices, Library, Lounge)

Lighting:

Install Low-Voltage Track Lighting:

- Install track lighting in classroom (55'6" hung, 14' mounted)
- Install track lighting in hallway (21'6" mounted)
- Install track lighting in entrance (14'6" mounted)
- Install track lighting above reception desk (10' mounted)

Install Solatubes:

- Repair where skylight was removed above reception desk and install Solatube
- Repair where skylight was removed above entrance and install Solatube

Install Skylights:

- Install two Operable 30.5" x 30.5" Velux Skylights in kitchen, one between stove top and preparation counter, one above refrigerator
- Install one Operable 22.5" x 34.5" Velux Skylight in women's bathroom
- Install one Operable 22.5" x 34.5" Velux Skylight in men's bathroom



Operable Velux Skylights

http://skylights.veluxusa.com/consumer/products/residential_skylights/the_no_leak_skylight/curb_mounted/vcm/

Model VCM



Size code		2222	2234	2246	3030	3046	3434	4646
Inside curb	in.	22 1/2 x 22 1/2	22 1/2 x 34 1/2	22 1/2 x 46 1/2	30 1/2 x 30 1/2	30 1/2 x 46 1/2	34 1/2 x 34 1/2	46 1/2 x 46 1/2
Outside curb	in.	25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 49 1/2
Max. skylight clearance	in.	26 7/16 x 26 7/16	26 7/16 x 38 7/16	26 7/16 x 50 7/16	34 1/16 x 34 1/16	34 1/16 x 50 7/16	38 7/16 x 38 7/16	50 7/16 x 50 7/16
Daylight area	in.	19.47 x 19.47	19.47 x 31.44	19.47 x 43.44	27.46 x 27.46	27.46 x 43.44	31.44 x 31.44	43.44 x 43.44
Ventilation area	sq. ft.	3.17	4.16	5.15	4.49	5.81	5.15	7.13

Install Blinds in Lounge, Library, Lobby and Classroom (Berkeley Shade Company):

Lounge, Library, Lobby:

- 3 Angle Top Inset (No Privacy)
- 3 Outside Mount (Alternative to Inset Angle Top) (No Privacy)
- 8 Blinds Inset (No Privacy) *

Classroom:

- 3 Angle Top Inset *
- 3 Outside Mount (Alternative to Inset Angle Top) (w/Privacy)
- 3 Blinds Inset (w/Privacy) *
- 2 Large Blinds (w/Privacy) *
- (What we suggest marked with *)

Ceilings, Floor and Walls:

Carpet (The Floor Store):

- Install new carpet in lounge, library and offices (Hollytex, London Classic, 5767 Sunflower Seeds_The Floor Store (lounge, lobby, hallway 900 sf.

Paint:

Exterior Trim:

- Paint exterior trim (Benjamin Moore, Classic Colors, Townsend Harbor Brown, HC-64; and Benjamin Moore, Classic Colors, Fairview Taupe, HC-85)
- Paint gate on south side of building to match trim

Exterior Roof:

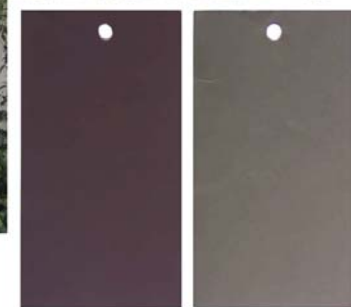
-Paint roof white, or light color

Interior:

-Paint lobby, lounge and hall, classroom and mutli-purpose room (Walls: Benjamin Moore, Classic Colors, Philadelphia Cream HC-30; Ceiling: Benjamin Moore, Classic Colors, Cameo White Interior Ready-Mixed; Reception Desk Wall Accent: Benjamin Moore, Color Preview, Shadow 2117-30)

Paint available at East Bay Paint Center in Albany.

Paint or replace stained ceiling tiles in Classroom



Exterior Color Theme



Interior Color Theme

1. Wall (Benjamin Moore, Classic Colors, Philadelphia Cream HC-30)
2. Ceiling (Benjamin Moore, Classic Colors, Cameo White Interior Ready-Mixed)
3. Reception Area Wall Accent (Benjamin Moore, Color Preview, Shadow 2117-30)
4. Mahogany (Reception Desk, Laptop Counter)
5. Carpet (Library, Lounge, Lobby, Hall)

Cabinetry:

Classroom:

Install cabinets and counter along back wall of the classroom

Lobby:

Reception Desk:

- Fabricate and install new mahogany reception desk
- Install built-in organizational dividers between desk and reception counter on the long side of the desk
- Build and install mahogany storage cabinets with doors for behind reception desk
- Build and install cash drawer and ticket drawer under the short side of the desk
- Build and install shelving and flyer rack for short side of desk

Build mahogany flyer and magazine rack for lobby

Lounge:

- Build and install stone counter top and cabinetry for Meals-on-Wheels work station
- Build and install legless counter for laptop users on east wall of Lounge



Reception Desk

Presentation Material for Classroom:

- Fabricate or purchase presentation board
- Install presentation board (will include a white board, projection screen, and pin-up board)
- Mount projector

Construction:

- Build pop-ups in roof where skylights will be installed
- Reconstruct the roof where the skylights have been removed in the Lobby
- Build a wall dividing the storage room in two parts (creating the sink room off of the classroom)
- Extend walls to create a 3'6" opening for a new door to the Multi-Purpose Room
- Install 3'6" door from hallway into Multi-Purpose Room

Plumbing:

- Install deep art sink off of classroom in new sink room
- Replace cracked urinal in Men's bathroom

Hide (or contain) wiring in office and wiring to the reception desk from the offices

Alternatives

Interior finishes:

- Carpet Offices – additional 325 sf.

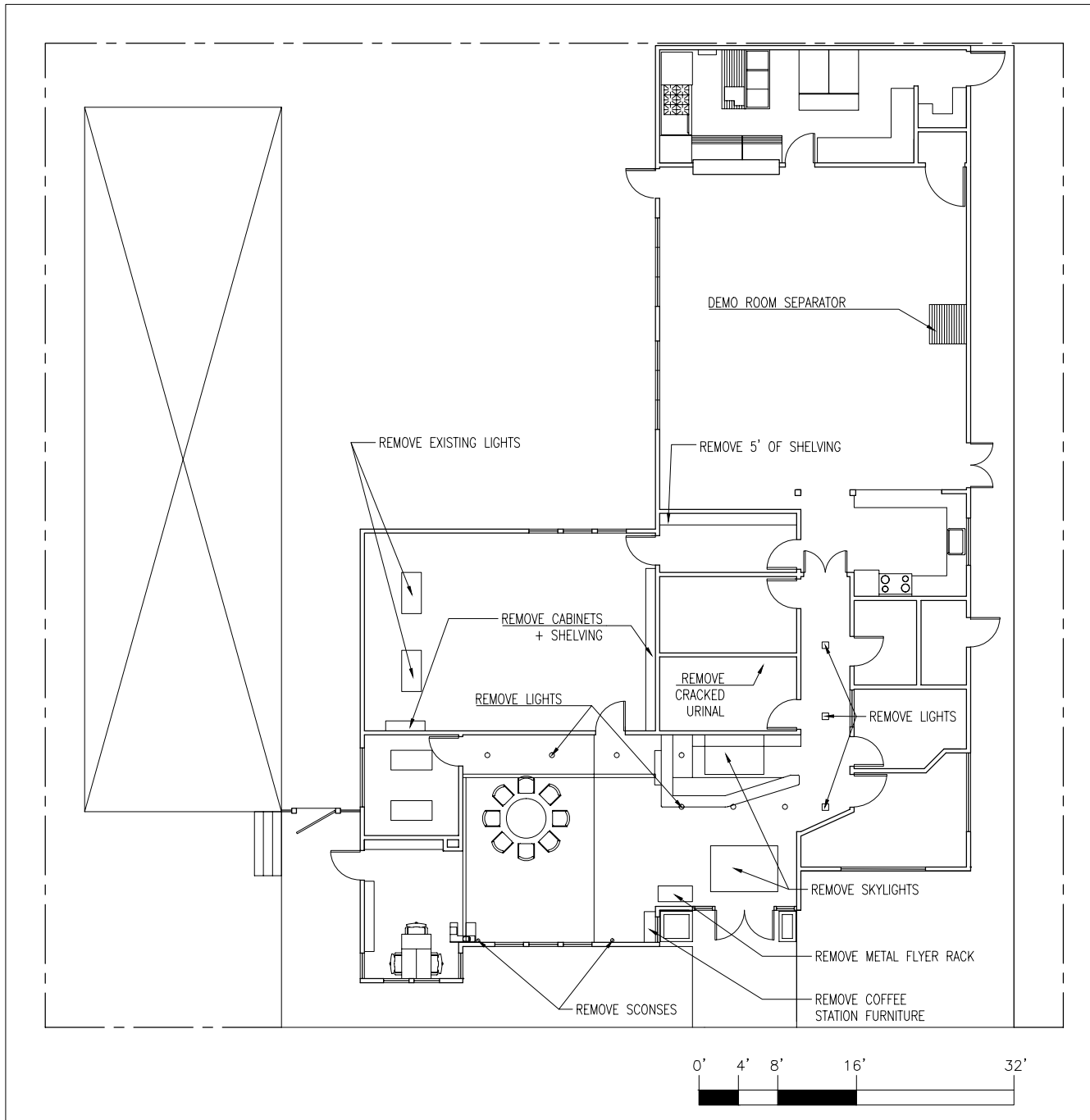
- Paint kitchen (walls and ceilings)
- Paint Offices (walls and ceilings)
- Paint bathroom (walls and ceilings)
- Remove sheetrock from wood beams in Classroom and Lounge
 - Paint exposed wood beams, OR
 - Re-skin exposed wood beams, OR
 - Leave as exposed wood

Roof:

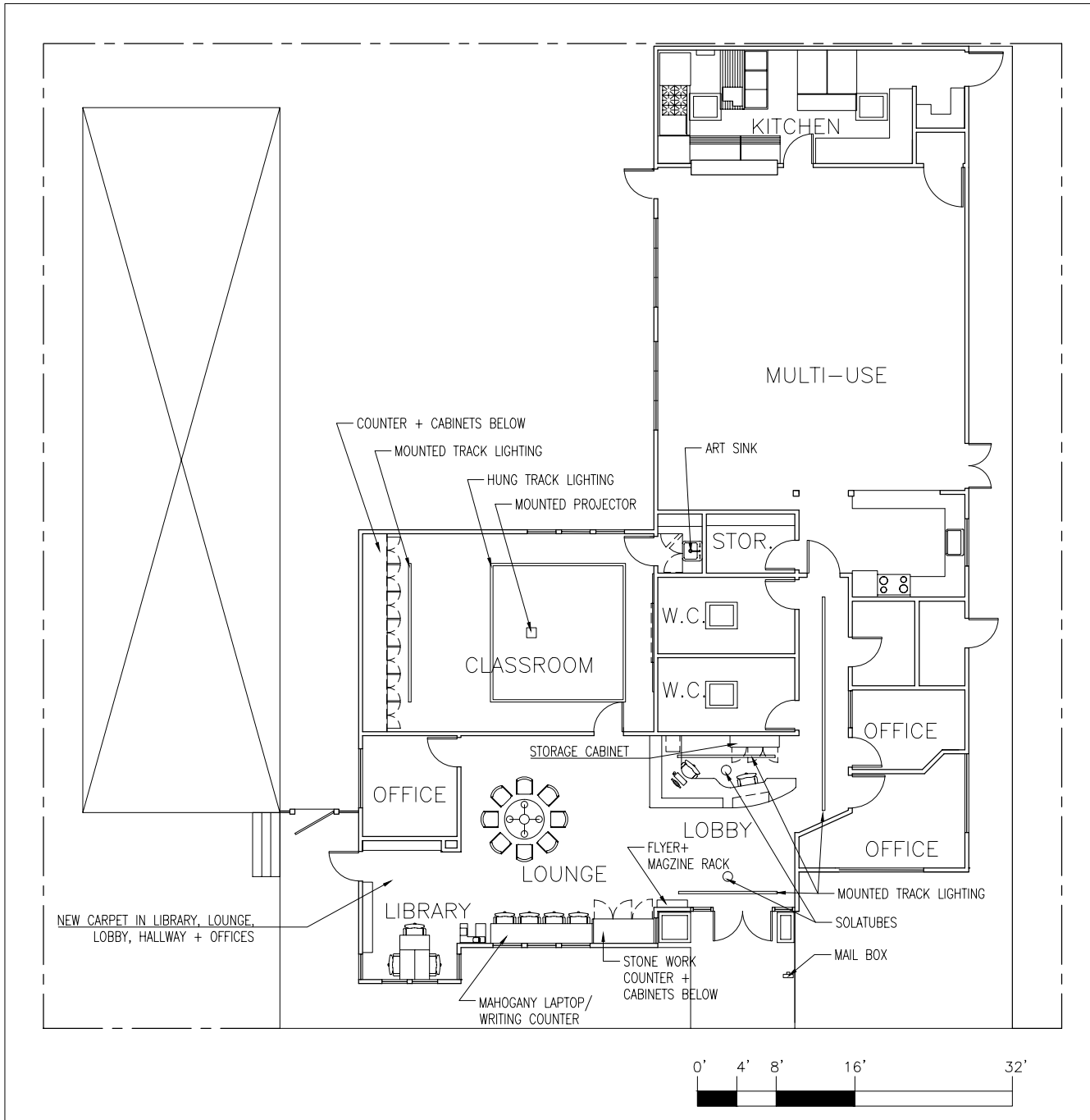
- Fabricate and install a shading device for roof top AC equipment

Multi-Purpose Room:

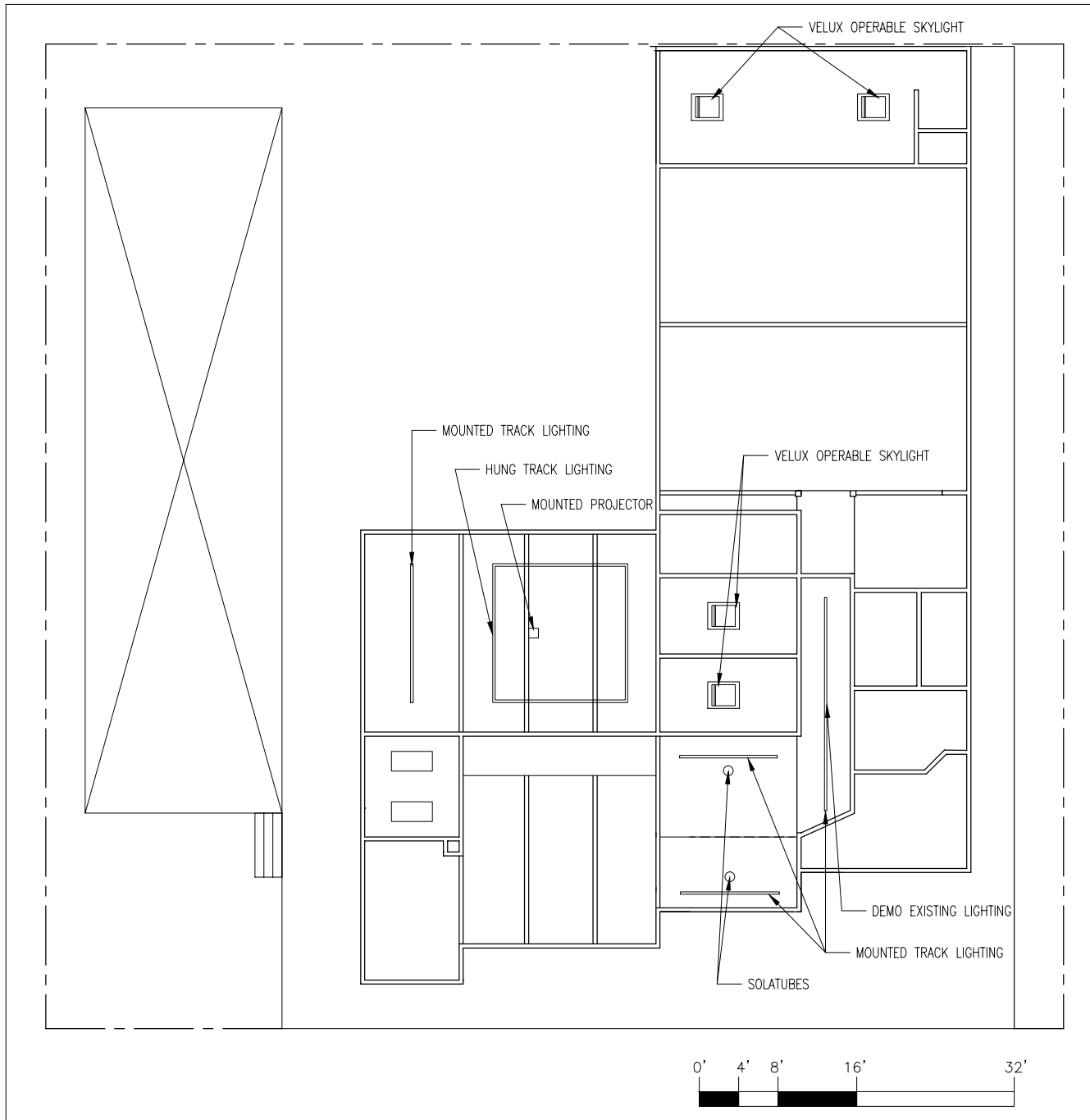
- Install mirrors and grab bars on the north wall



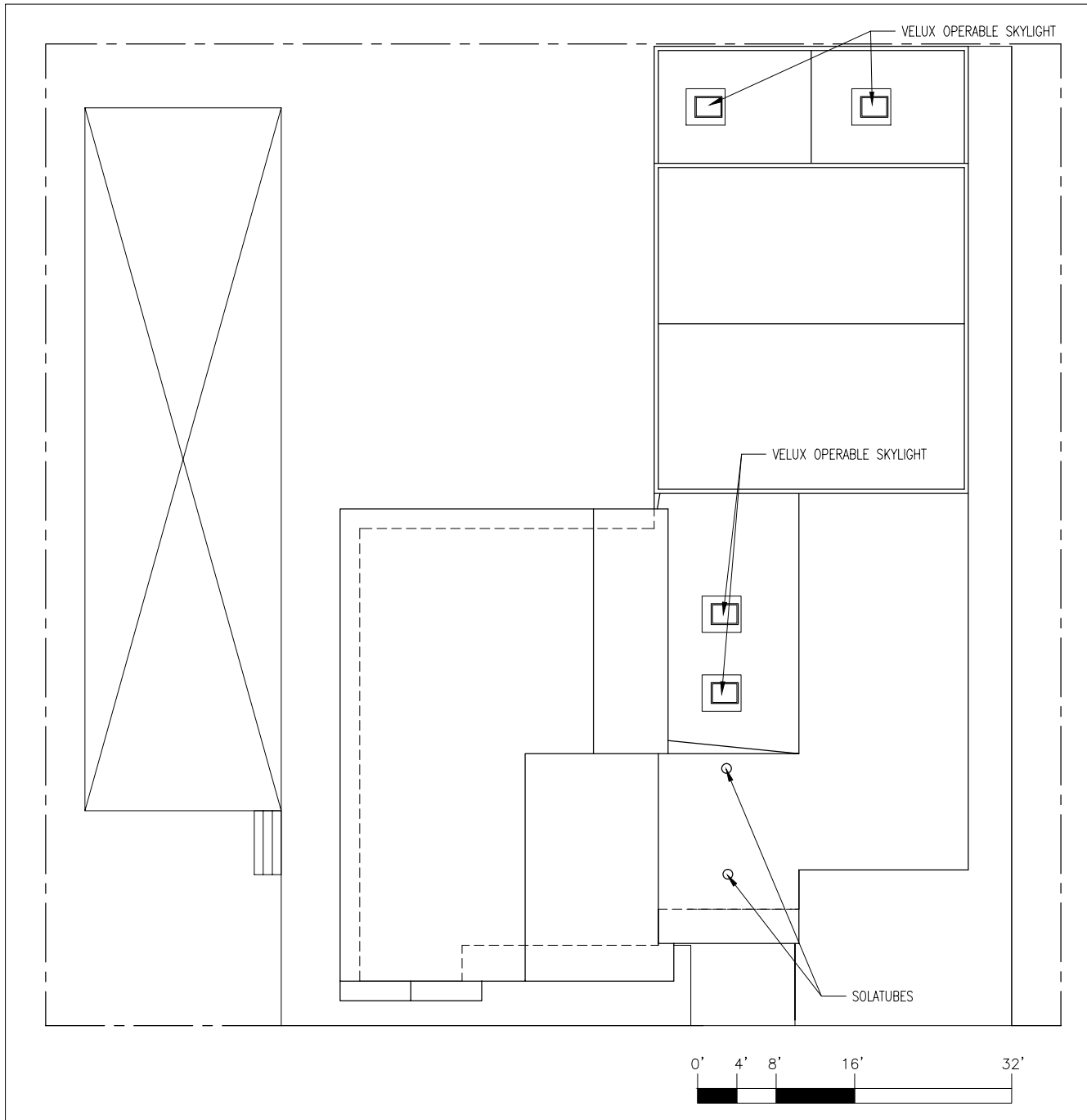
EXISTING FLOOR PLAN 1/16"=1'



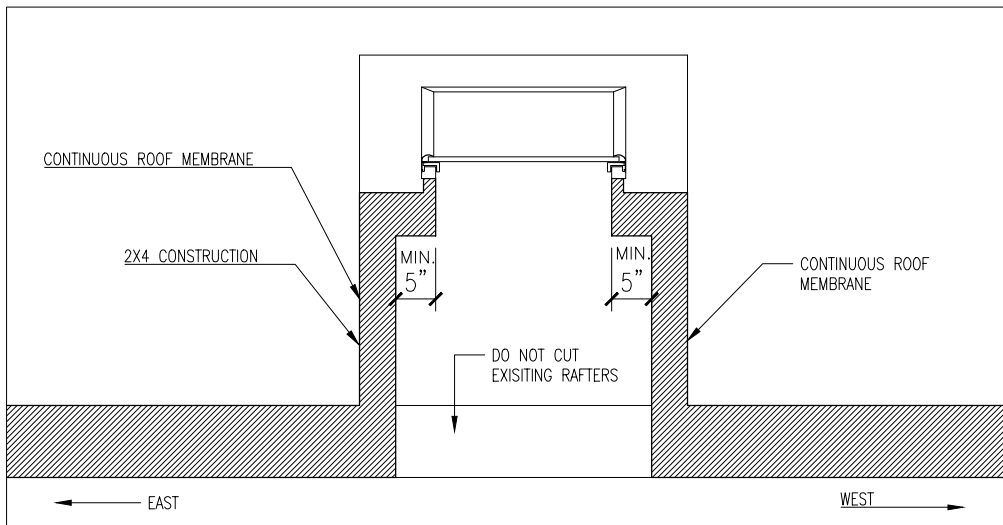
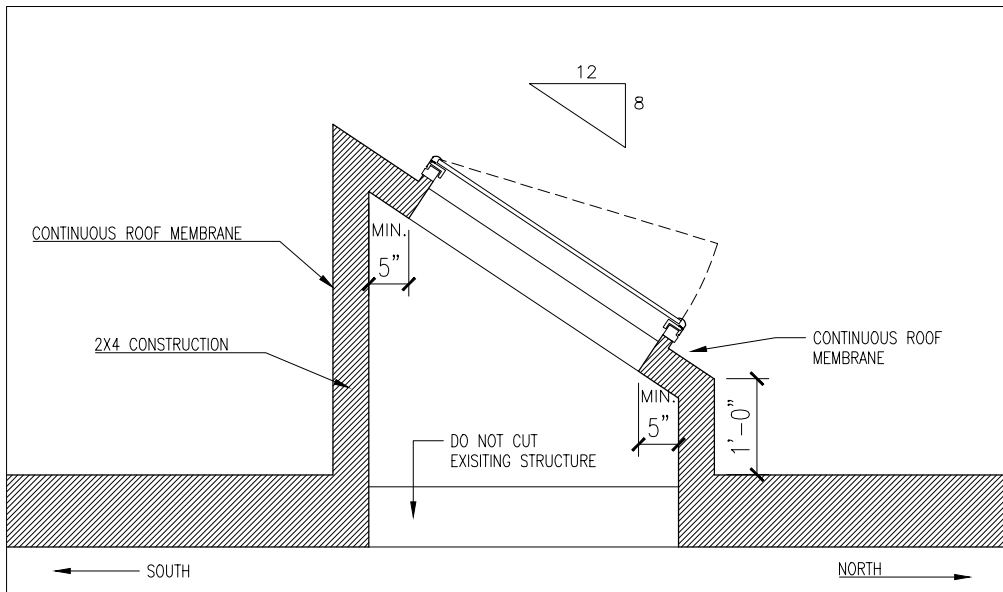
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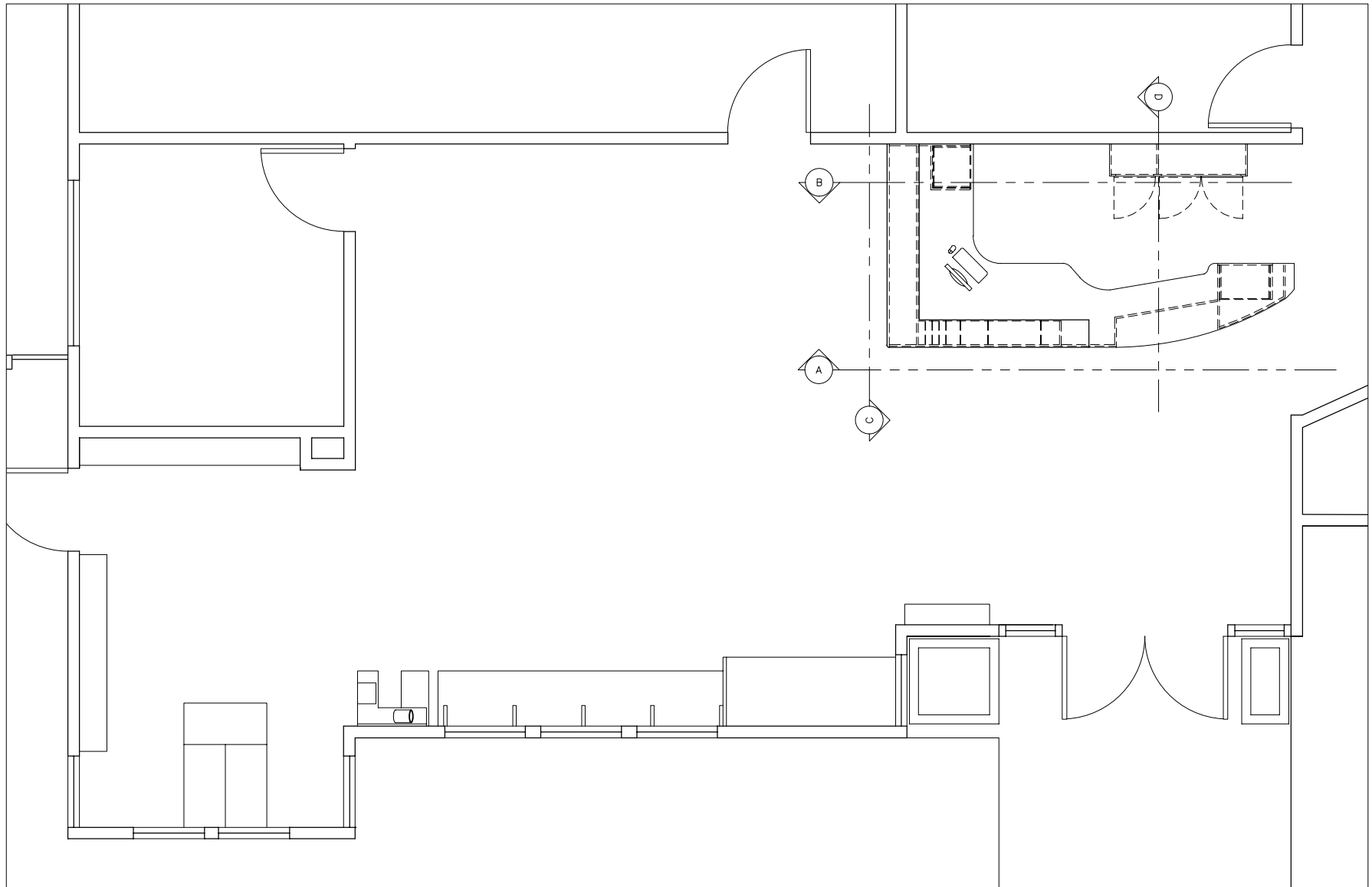
CEILING PLAN 1/16"=1'



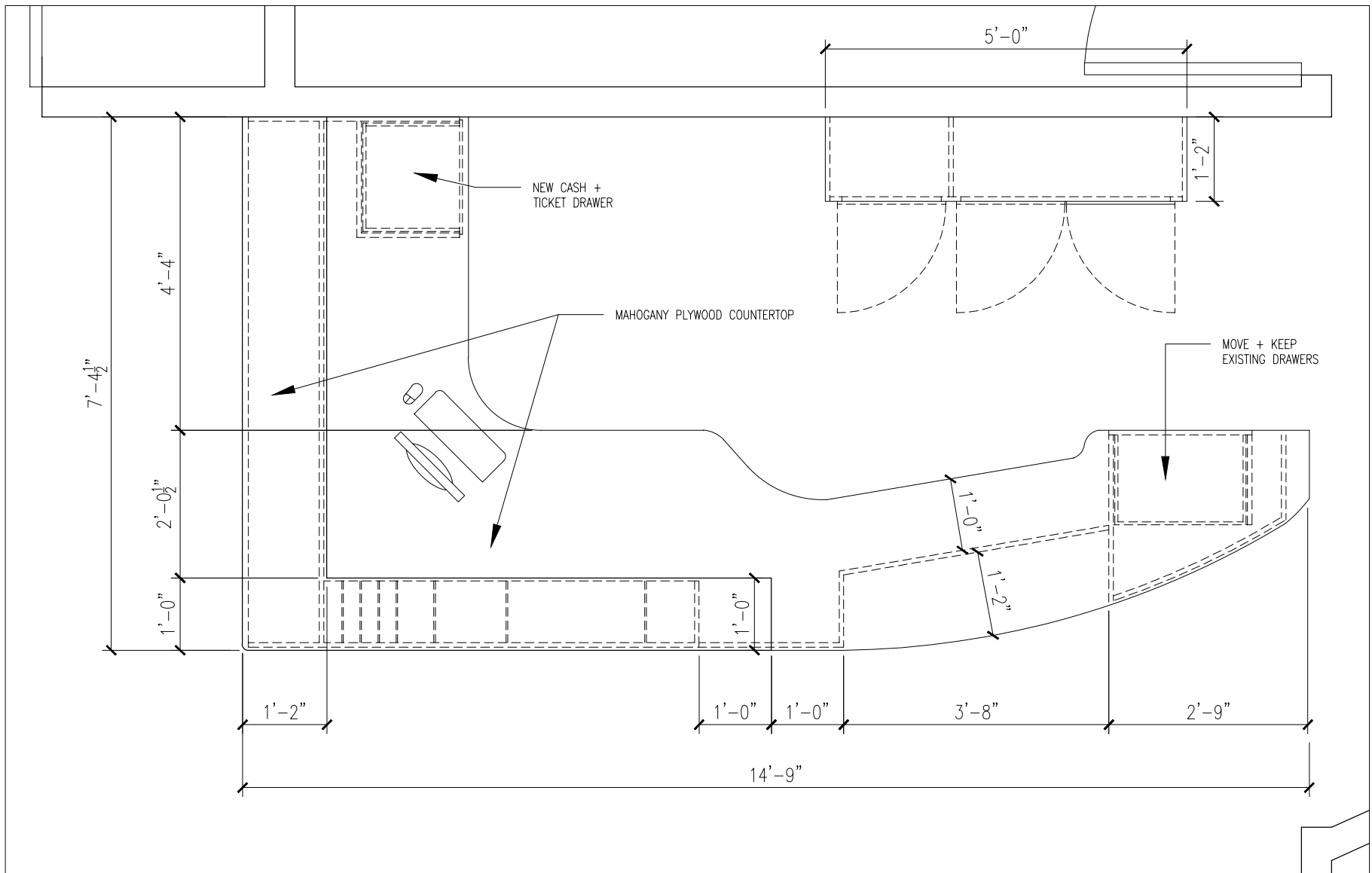
ROOF PLAN 1/16"=1'



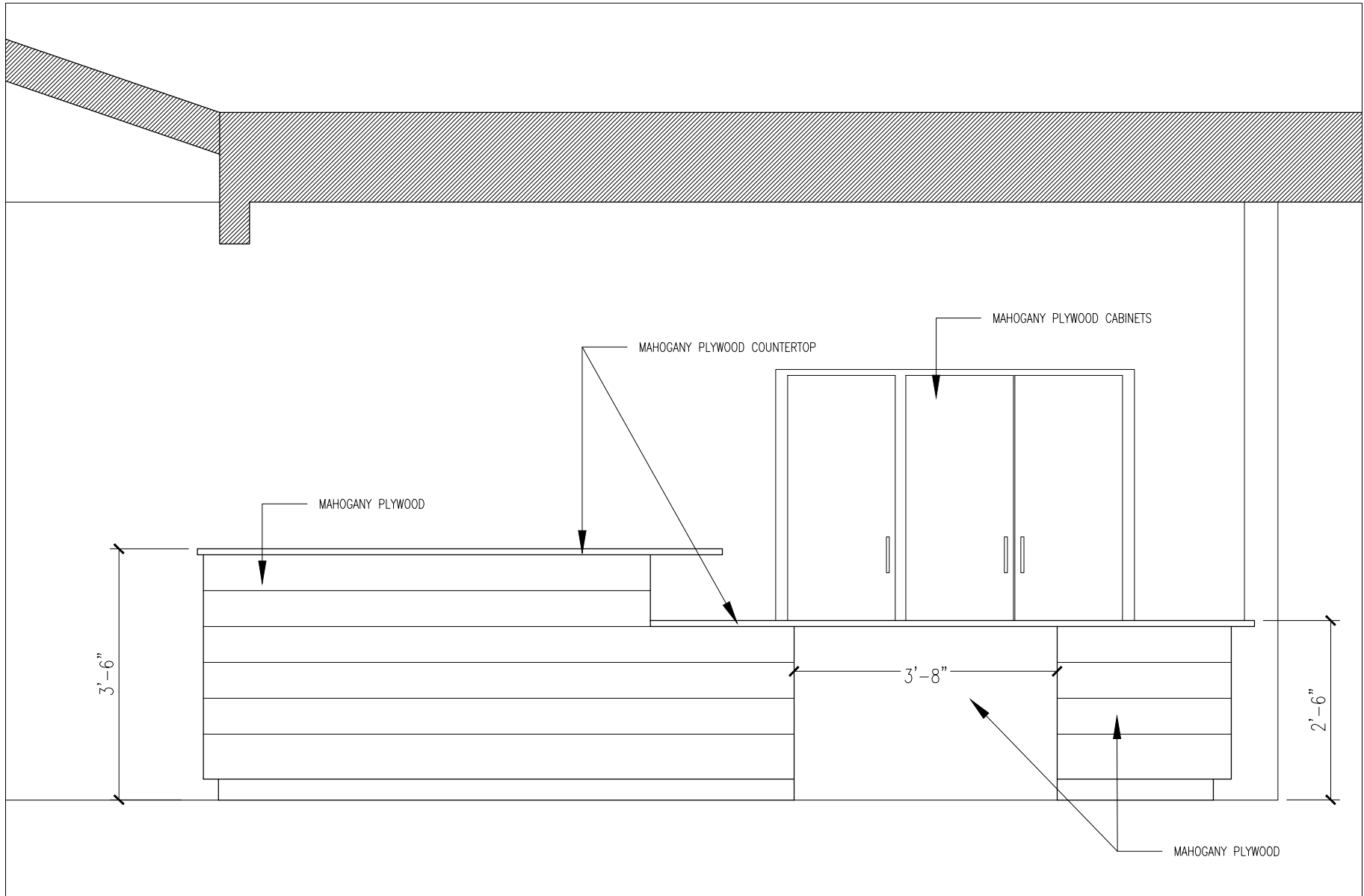
SKYLIGHT DETAILS 1/2"=1'



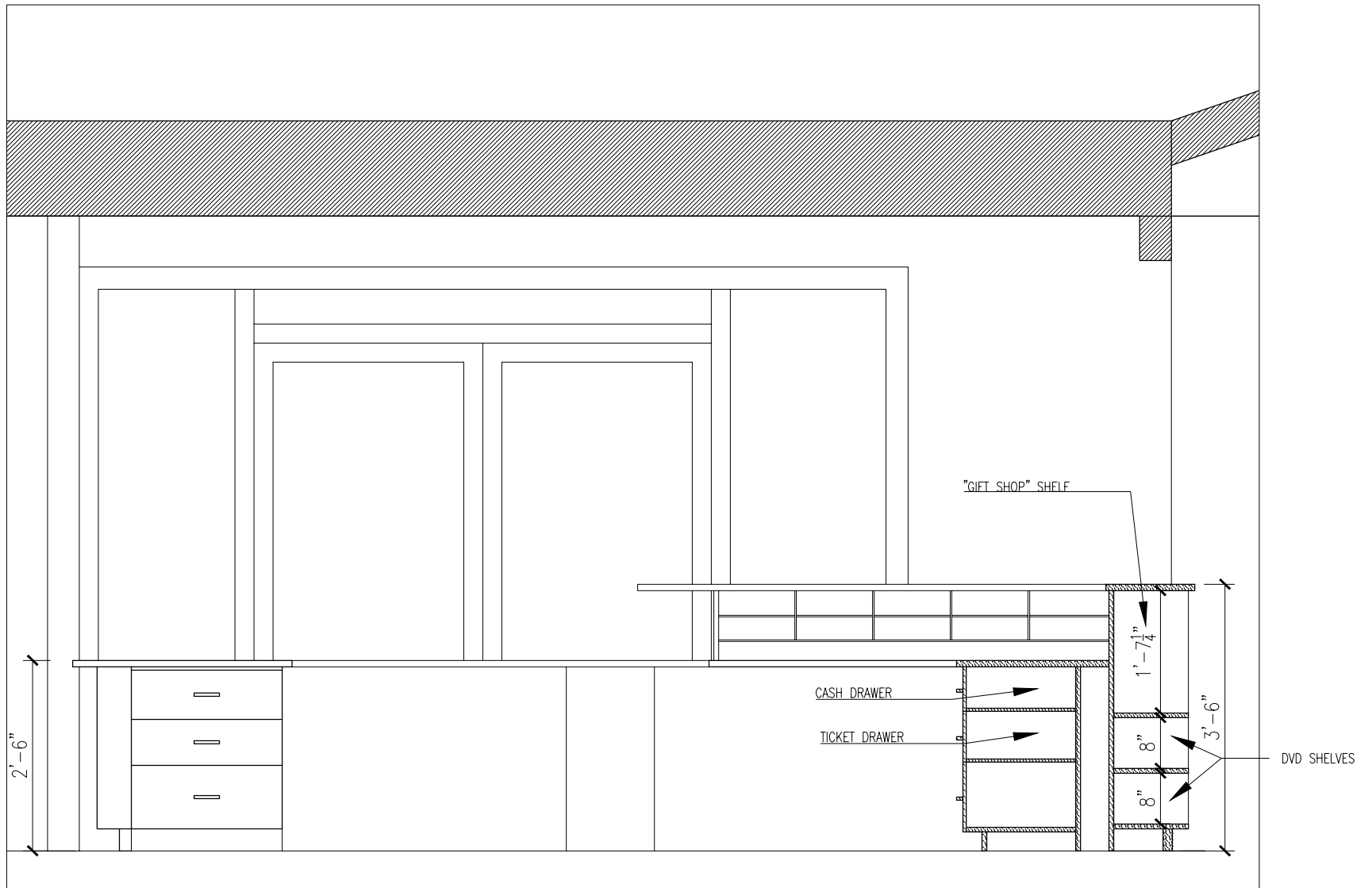
LOBBY PLAN 1/8"=1'



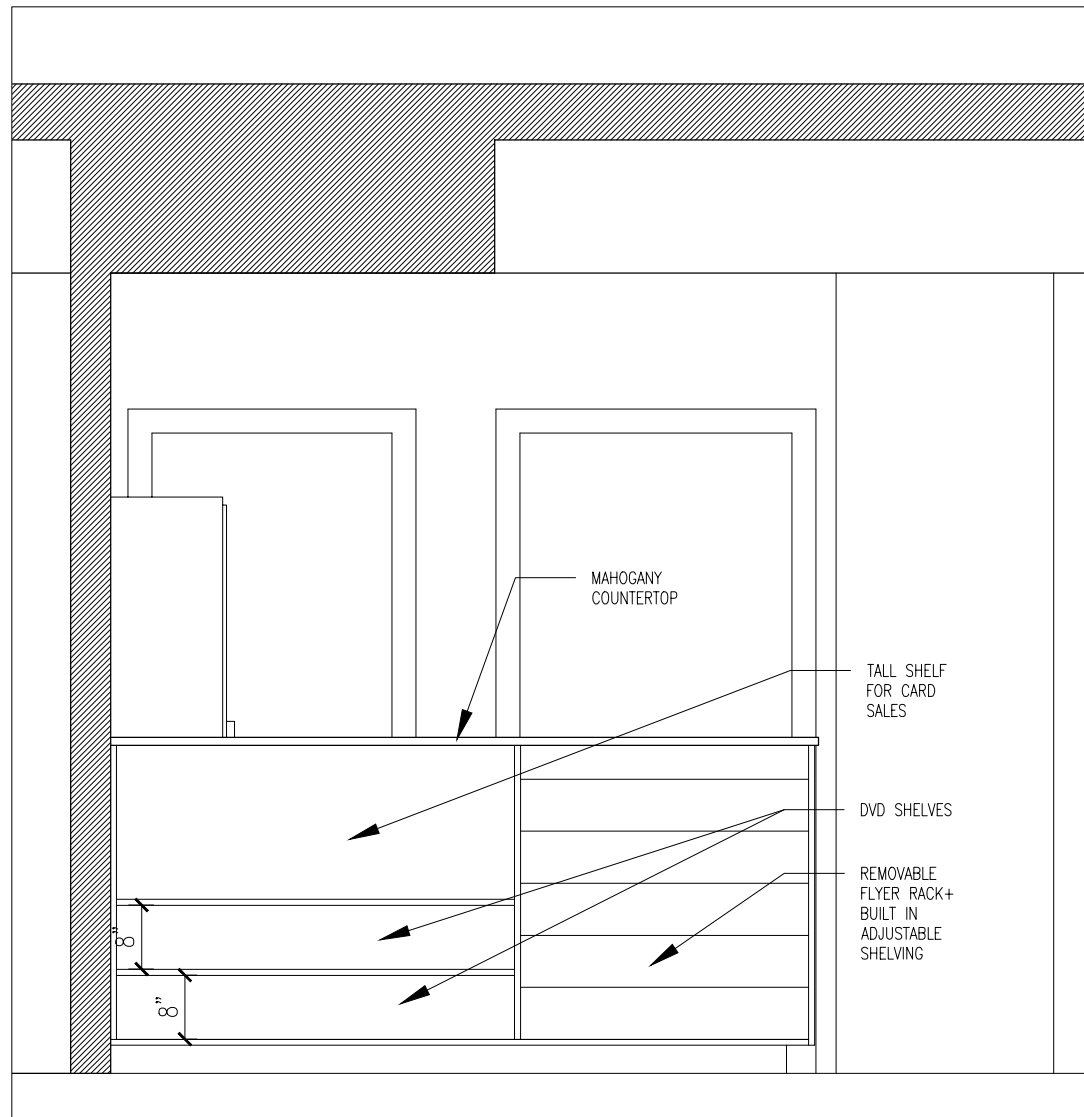
RECEPTION DESK 1/2" = 1'



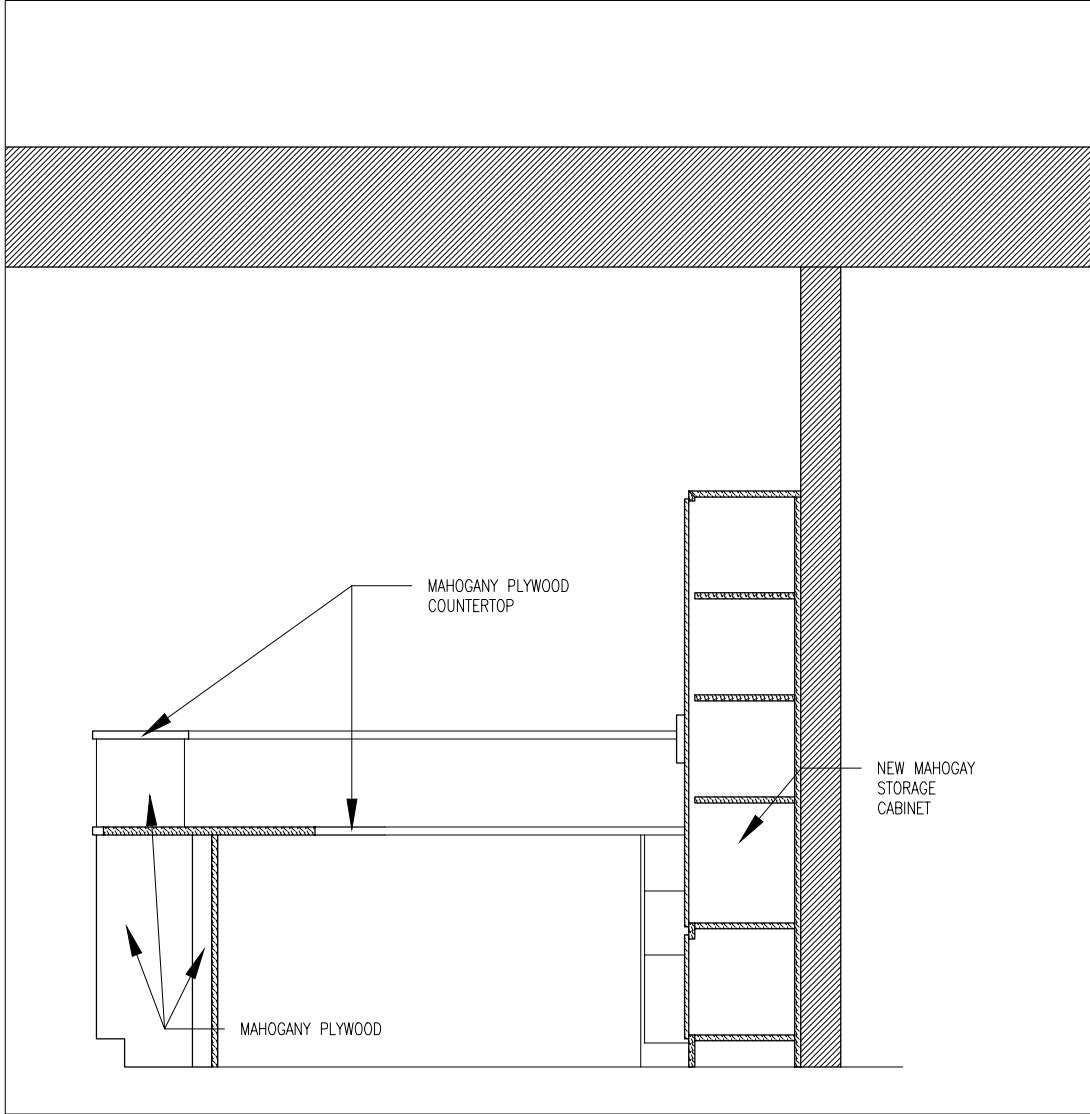
RECEPTION DESK SECTION A 1/2"=1'



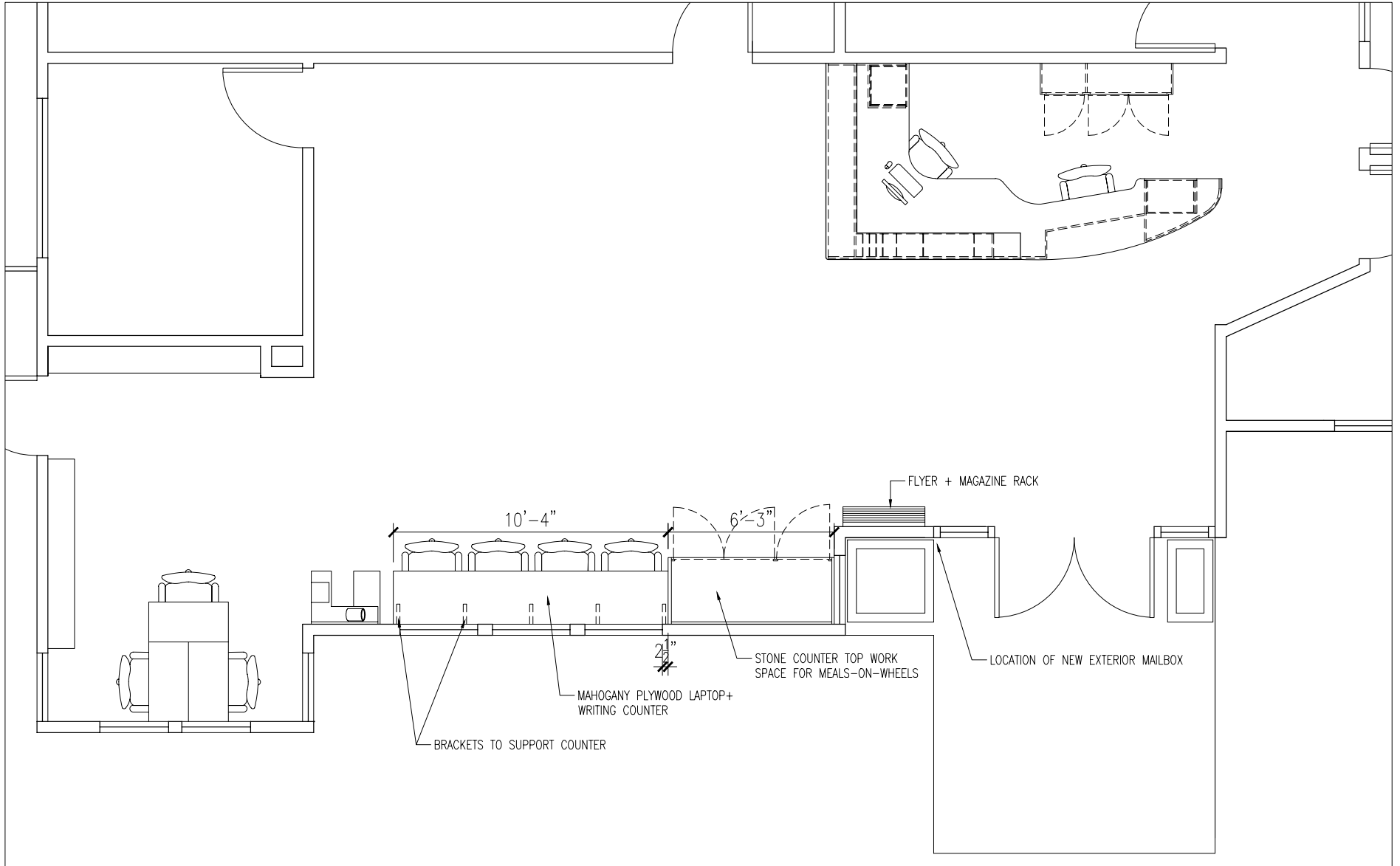
RECEPTION DESK SECTION B 1/2"=1'



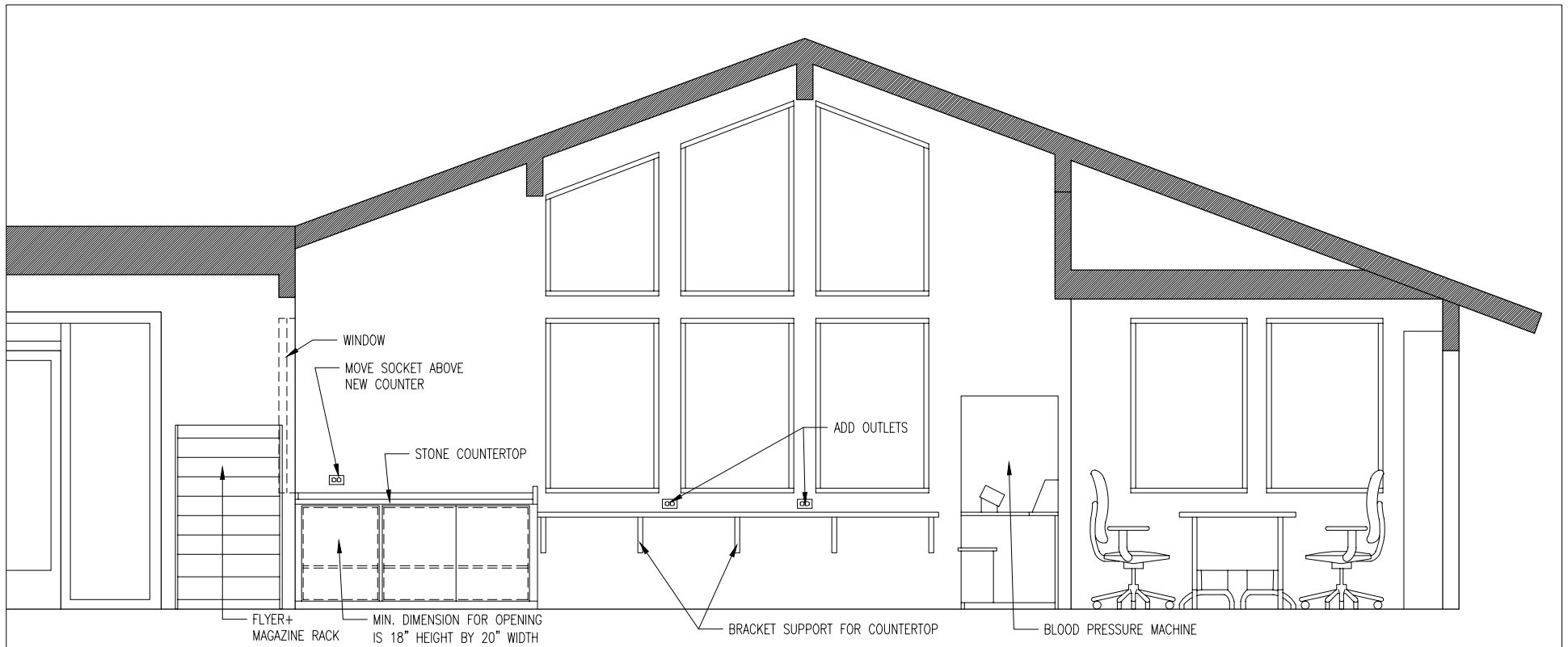
RECEPTION DESK SECTION C 1/2" = 1'



RECEPTION DESK SECTION D 1/2"=1'



LOUNGE PLAN 3/16"=1'



LOUNGE ELEVATION 1/4" = 1'