

Comfort Kennels/ Seville Property Info

Kennel Environment- The kennel was renovated to create a low stress environment for dogs and cats. The design, materials and layout were chosen to speak to the needs of dogs and cats to promote mental and physical health.

We simply explain to our clients that the kennel has been designed to keep stress hormones as low as possible in a kennel environment and the happy hormones flowing.

Kennel Building Environment

- **Bedrooms**
- Doors: The bedrooms were positioned to have the doors near or in front of windows so that dogs could sun bathe. The bedrooms look upon the hallway to automatically reduce any visual stimuli. We have moveable visual barriers that are easily placed in front of the bedroom door to eliminate visual access for dogs that have reactivity to other dogs or people. The bedroom doors were also positioned to allow the dog plenty of space to move away from the person entering the room (research shows critical distance for a dog to feel safe is a minimum of 6-9ft away from the stimuli) if they need to do so to feel comfy. The doors open outwards, not into the kennel so again the dog's space isn't quickly entered upon causing the dog to feel uneasy or even threatened. Providing space for dogs, allows them to make choices such as moving away which is critical for dogs to reduce stress/tension and to make the dog feel safe and not pressured. This reduces the likelihood of a negative reaction from a dog. The doors are Larson storm doors. The doors withstand high impact and will not shatter glass. They have 3 different areas that lock within the doorframe to ensure no weak areas of the door if the dogs scratches at the door. We do remove collars for safety in the room. (p.s. We tape ID tags together to silence the ID tags. Jangling tags are easily one of the main stimuli that dogs react to)
- Walls: The bedroom walls are designed to reduce auditory stimuli. The walls are double dry walled with thick insulation in the middle to lessen the noise from other dogs, people and the environment. Reducing noise is very important for dogs that are noise reactive or noise sensitive, anxious dogs and dogs who are fearful or easily frustrated. Creating a calm, quiet room in which the dog doesn't see or hear much going on, allows the dog to truly relax and allows their mind to turn off. Providing an environment in which the dog can mentally and physiologically turn off means decreased cortisol and adrenaline levels, heart rates and blood pressure when the dog feels more at ease. This translates to a better behaved dog, less illness, less GI stress and ultimately a dog that shows better to the public with adoptability and a dog that can learn more easily. (It's very difficult for stressed dogs to learn or interact with people appropriately.) The bedroom exterior wall includes a "click treat" window. This window is safe for dogs in the room but allows anyone walking by to use a marker (click or say yes) and toss a treat to reinforce any good behavior that the dog is offering (sitting, not barking, not jumping, lying down etc.). The thick, layered walls not only make for a quiet room but for a safe room as it's near impossible for a dog to chew through a wall to escape or cause injury. In addition to the double dry wall, there is a FRP panels with wood backer boards. The FRP panel with backer board is very durable. It allows for efficient cleaning, withstanding scrubbing friction and chemical usage. It is easily wiped and washed off. FRP panels are commonly found in hospitals and restaurant kitchens.
- Drains: Deep drains in which water flows nicely and efficiently. Drain covers have been hand cut to allow easy removal for cleaning. The drain covers were important for dogs as many dogs struggle with stepping over the drain threshold without a cover.
- Each bedroom comes with a ceiling fan/light. The ceiling fan is a nice option for dogs with heat intolerance issues such as brachycephalic breeds or seniors. It allows for extra air flow in the room. It also allows for additional white noise if needed for certain noise sensitive or thunderstorm phobic dogs. Each bedroom has its own HVAC vent that can be closed off or half closed off to decrease or increase heating/cooling. Each room has its own ERV vent to circulate the room air for fresh air. Each room has enough space for bedding, play space, water/food, and potty pad area separate from bedding/eating area or for multiple dogs.
- We have two areas of the kennel that function currently as boarding spaces and include a twin bed or a couch. Each room allows the dog access to windows and these rooms are ideal for dogs with any separation or confinement anxiety issues. These rooms provide a more home like setting so they would also highly benefit senior dogs who struggle more with a change in environment or fearful dogs that need more environmental comforts. These spaces could also serve the SPCA as adoption interview rooms, play rooms or private training spaces. I refer to these rooms as a place to decompress as they are quiet, withdrawn from the main kennel areas and involve home like feel.
- Cat or Small dog Boarding rooms (5 of them) were positioned in the front wing away from the majority of the activity in the kennel to allow a quiet, low stimulation area for cats. The cat boarding wing is attached to one moderately sized room. This wing and/or the room could be enhanced with shelving on the wall and cat trees to allow it to become an enrichment/exercise space for cats. The attached room could also serve as an adoption room for cats. There are two enter/exit options to this area to allow traffic flow for potential adopters. One area is attached to the lobby so adopters could purchase "go home" materials/supplies or cat toys/enrichment products directly from the SPCA at the time of adoption. Each cat room has an ERV vent to reduce the likelihood of URI occurring or being transmitted. There is the option of placing cat doors to connect rooms. Each room could comfortably house a few cats if shelving is installed. PVC shelving has been purchased for this design. PVC shelving is durable to cleaning and water to ensure health and safety. The cat rooms face windows for natural air and light. The cat room doors have built in roll down screens to allow the cats to enjoy the smell of fresh air while in their rooms. Each room contains a strategically placed electric outlet to allow for a Feliway diffuser to be placed or a TV in each room. Or even in the scenario of needing an electric fresh water bowl or a heating pad for certain cases.
- Flooring throughout kennel building is Epoxy coated with special clear top coat that is designed to increase traction/grip for dogs. Sealed, washable concrete for cleanliness
- The Kennel is equipped with 2 ERV units that circulate room air to the outside for fresh air every 10minutes. When the fresh air is brought inside, it is filtered through the unit which then heats or cools the air accordingly. The ERV system promotes health by filtering air constantly to decrease air that may contain bacteria or viruses from being stagnant which decreases the likelihood of upper respiratory infections from occurring or spreading.
- Bedrooms with their own ERV vents keeps air local to that room only and then filtered outside which greatly reduces the transmission of illnesses (droplet or airborne diseases)

Traditional Kennel Area

- 11 Chain link front kennels-spacious and durable.
- Chain link is a thick gauge with 1 inch opening in links which is safer for dogs and makes it less likely for them to get their nose/mouth into the link opening for chewing
- Great area as an option for young dogs who are likely to chew, destructive dogs or dogs that need to see or be around other dogs for comfort

~The kennel has multiple areas which allows for the option of creating an ISOLATION area as every area has drains and water with doors to enter/exit the area.

~Doors throughout the kennel are thick which reduces noise issues and many doors have built in blinds to reduce visual access/ reactivity for dogs

- **Indoor Training/Play Room**
- Durable, washable rubber floor matting. Helps to prevent injury during play and allow appropriate traction during play or training.
- Enough space in this room to host small group classes, one-one training, nose work games/training, seminars for about 20people, dog play groups, meetings, photos for Santa/Easter Bunny pictures, agility jumps, Cwag coursework, Rally-O coursework etc.
- This space is attached to a play yard that allows exit to the parking lot, again directing flow a certain way if desired
- This room does still have drains that can be uncovered and additional kennels or bedrooms can be placed in this area if desired. Multiple future purposes if desired

- **Kitchen**
- Durable Cabinets for storage
- Double sink for cleaning
- Dishwasher that offers a sanitizing cycle
- Shelving for storage
- Option to purchase microwave, refrigerator, stainless steel bowls (which harbor the least bacteria), Kongs, twist n treat toys, elevated food bowls etc.
- **Grooming Tub**
- Allows space for bathing/grooming
- Built in, water durable stairs to assist dogs with getting into the tub
- **Middle Area**
- Laundry area
- Storage space
- Bathroom
- **Lobby**
- Functions as an office space, greeting/gathering area and retail space

House

- Durable, pet friendly floors- Hardwood floors throughout first floor and master suite. Laminate floors in both spare bedrooms
- Spare Bedrooms designed for cat enrichment
- Almost 1 acre fenced off the house
- Deck off house perfect for sunbathing or building an enclosed outdoor cat area
- House can function as an office space, gathering place for meetings, orientation
- House can function as an additional housing option for adoptable cats, senior dogs/cats, ill or hospice pets
- Option for live in caretaker
- Could set up the first floor dining room area for a veterinary/clinic space

Grounds

- **Fenced Field**
- Approximately 2 acres securely fenced area adjacent to kennel for dogs to run and play. This fence is a thick durable gauge that is made to withstand weather. The fence is buried one foot deep for safety purposes to prevent dogs from pushing at the bottom of the fence or digging their way out.
- Trees for shade
- Multiple gates/access to field for safety
- Limited stimuli surrounding field allowing for a quiet space for dogs
- Overlooks pond
- **Fenced Yards**
- 6 Wooden fenced play/potty yards off the kennel building (one off each kennel wing)
- 1 Large fenced chain link area off the back of the kennel
- **Barn and Acreage**
- Barn for farm animals has electric and water
- Fenced pasture off the barn
- Acreage (approximately 4-5 acres- estimating) behind the kennel, at the back of the barn for pasture space for farm animals, mostly fenced and current nylon electric rope fence will be left with the property

Ideas/Possibilities

- Indoor training space and fenced field allows for rental of space for trainers to host classes or workshops (recall exercises, loose leash walking, impulse control work, nose work games) DS/CC training in a safe place for reactive dogs with plenty of space for the stimuli to be placed at a distance for the dog to remain under threshold- point is the trainer can work with the dogs on the property to improve behaviors
- Outdoor and Indoor space to host on site adoption events with other vendors
- Space to host on site fundraisers (Easter Egg Hunts for dogs/people on the property, dock diving, lure coursing, barn hunts)

Location

- 2 Vets that are approximately 2-4 minutes away
- Both Emergency Room Vets (Metro and Akron Referral) are approximately 20-25 minutes away
- Local Highway access to ease travel for adopters
- Hubbard Valley park is one street away