



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 27, 2024
Common Council Chambers
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

4A. Conditional Use Permit for The Salon Suites, a proposed Beauty, Wellness, and Massage Therapy use located at 11575 W. Theo Trecker Way.

4B. Site, Landscaping, and Architectural amendment for The Salon Suites, a proposed Beauty, Wellness, and Massage Therapy use located at 11575 W. Theo Trecker Way (Tax Key No. 445-0756-001).

Overview and Zoning

The property is zoned I-1, light industrial and “The Suites” is a real estate acquisition company specializing in providing salon suites to professionals in the beauty and wellness industry. While primary tenants consist of hair professionals, estheticians, and cosmetologists, they also frequently accommodate massage therapists within our premises, as it is a common practice for them to rent salon suites.



Conditional use proposal

Salon Suites will offer about 40 leasable (100-150-sf) work areas within the two-floor, 12,500-sf building. Approximately 10-15% of the tenant spaces may be leased to massage therapy businesses. The building will be remodeled to offer common area amenities for the public (lobby & corridors to access suites), and a breakroom for tenants. While most leasable space within the building will be permitted “neighborhood services” (like aesthetician, hair, beauty, nails), the city zoning code requires some additional review of “massage therapy” uses require a conditional use.



Rather than requiring a conditional use public hearing each time a new small business leases a suite, staff’s recommending one conditional use permit to function universally to cover future massage therapy business operations on site. The property owner and their tenants will be required to acknowledge and abide by the criteria to meet the terms of the conditional use permit. Conditional uses may be terminated or limited in term. Staff offers some common considerations that could be applied to the conditional use below to maintain integrity of the facility.

Property owner and Massage therapy businesses on site shall:

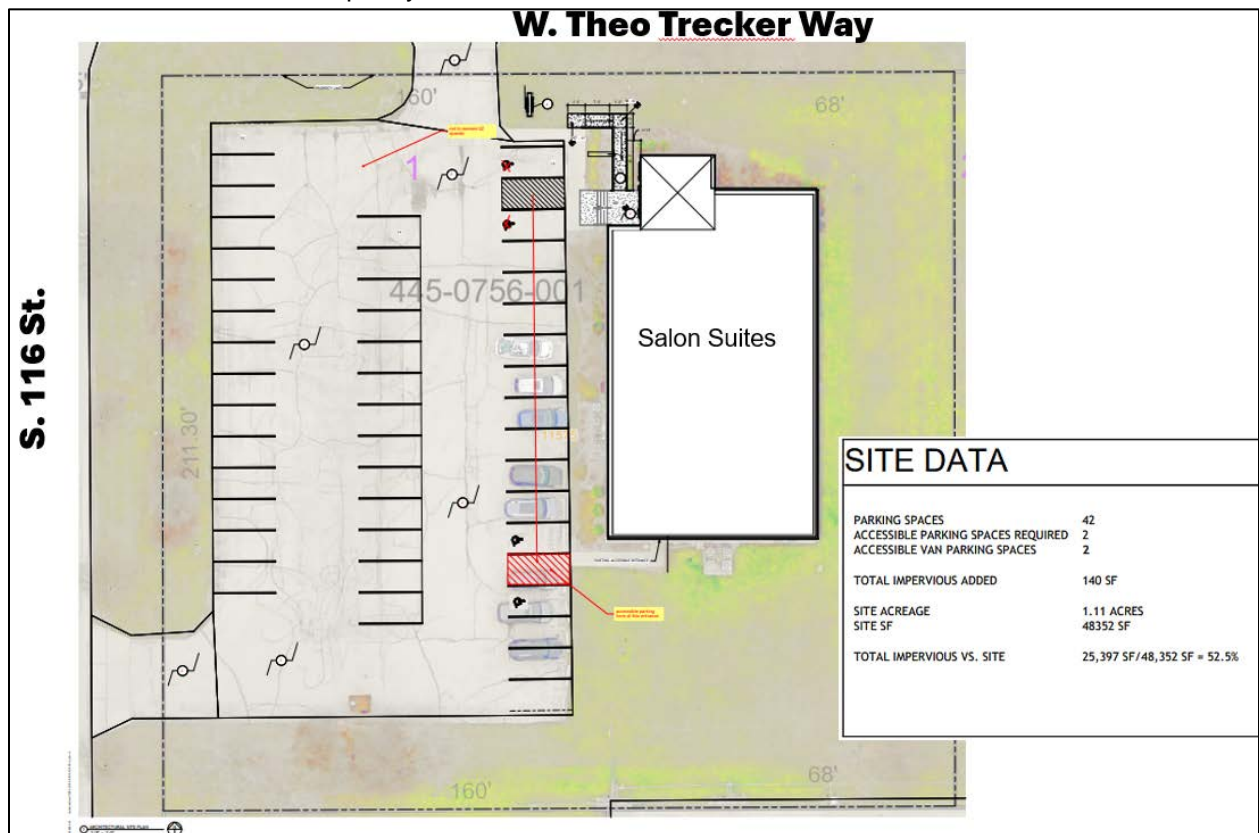
1. State of WI licensed operation.
2. Maintain customer appointment records.
3. All customers enter/exit through common/public areas.
4. 24/7 Video camera within common public access points.
5. Daytime Hours (not open before 7am or after 10pm).

What is conditional use? Conditional use is a type of use that is allowed upon meeting all conditions specified in the code and those imposed by the common council. Conditional uses are required to go before the City Plan Commission for consideration of proposed operations and a site, landscaping, and architectural design review. Plan Commission's decision is referred to the Common Council for public hearing. The timing of the conditional use process is 45-60 days. For instance, this application was submitted in early March, staff conducted a technical review over a period of three weeks, shared feedback/recommendation with the applicant, and published a staff report w/ recommendation to the Plan Commission on March 27. A public hearing before the City Council to be conducted in April. A class 2 notice is required by State Statutes in advance of the public hearing. For more info refer to the [Planning and Zoning web](#).

Site, Landscaping, and Architectural Plans

The majority of improvements to the existing building will be interior updates and floor plan changes (carpentry, plumbing, HVAC, and electrical) to deliver white-box readied spaces (stubbed in plumbing, electrical, HVAC) where tenants may then install their countertops and sinks. Tenant fixture installations would require a plumbing permit.

The Plan Commission's role is more concerned with any planned exterior site changes, or exterior building alterations. The only significant exterior improvement that may be installed is a new ADA ramp on the north side of the building. The rear entrance is already ADA accessible and the building features an elevator, so the north ramp may not be installed.



Recommendation: Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural amendment for The Salon Suites, a proposed Beauty, Wellness, and Massage Therapy use located at 11575 W. Theo Trecker Way (Tax Key No. 445-0756-001), subject to the following conditions:

1. Common Council approval of the Conditional use permit with the following universal criteria for massage therapy:
 - a. State of WI licensed operation.
 - b. Maintain customer appointment records.
 - c. All customers enter/exit through common/public areas.
 - d. 24/7 Video camera within common public access points.
 - e. Daytime Hours (not open before 7am or after 10pm).
2. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) confirmation on plans of north ramp being installed or not; (b) refuse location and 4-sided screening details being shown on site plan. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
3. Signage and lighting plans subject to Planning design review and permitting.



THE SUITES IV

11575 W. THEO TREKKER WAY
WEST ALLIS, WI

PROJECT TEAM

TREDO GROUP LLC

8425 N. PORT WASHINGTON DRIVE
FOX POINT, WI 53217
PHONE (414) 254-0498
www.tredogroup.com

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

Jeff Tredo, AIA
(414) 254-0498
jeff.tredo@tredogroup.com



03/12/2024

PROJECT NUMBER: **24008**

THE SUITES IV

11575 W. THEO TREKKER WAY
WEST ALLIS, WI

03/12/2024

SHEET INDEX

ARCHITECTURAL
G101 LIFE SAFETY PLANS

ARCHITECTURAL
A010 PARTITION TYPES

ARCHITECTURAL SITE
AS100 ARCHITECTURAL SITE PLAN

ARCHITECTURAL
A200 ELEVATIONS

ARCHITECTURAL DEMOLITION
AD100 LL FLR DEMOLITION PLAN
AD101 1ST FLR DEMOLITION PLAN

ARCHITECTURAL
A100 LL FLR PLAN
A101 1ST FLR PLAN
A120 LL FLR RCP
A310 WALL SECTIONS
A520 INTERIOR & CASEWORK DETAILS

GENERAL BUILDING DATA

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
ASSEMBLY OCCUPANCY, GROUP A-3
BUSINESS OCCUPANCY, GROUP B

ZONING: CITY OF WEST ALLIS

CONSTRUCTION CLASSIFICATION

RENOVATION
TYPE OF CONSTRUCTION, III-B

BUILDING AREA

LEVEL 3 ALTERATION 10,626 SF / 12,326 GSF = 83% AREA OF WORK

CODE ANALYSIS

ALTERATION LEVEL 3 (AREA OF WORK EXCEEDS 50% OF EXISTING BUILDING);
CHAPTERS 7, 8, 9 IBC

CURRENT OCCUPANCY - B. OFFICE USE GROUP
PROPOSED OCCUPANCY - B. NEIGHBORHOOD SERVICES

1105.1.5 IBC - ONE ACCESSIBLE ENTRANCE PROVIDED FOR EACH TENANT.
1105.1 - 80% ALL ENTRANCES TO BE ACCESSIBLE

804.2.5 IBC **FIRE PROTECTION SYSTEMS**
- PROVIDE FIRE ALARM WITH WIRED EXISTING SYSTEM
- APPROVED LOCAL ALARM SERVICE
- PER NFPA 72 TIED TO OCCUPANT NOTIFICATION SYSTEM
- BACKUP POWER PER NFPA 72
- SMOKE DETECTION IN FURNACE ROOM
- CONNECT ALL EXISTING FIRE ALARMS TOGETHER
- FIRE ALARM PROVIDE SHOP DRAWINGS ENTIRE DESIGN
APPROVAL FIRE INSPECTOR CITY OF WEST ALLIS.

904.2 IBC
- PROVIDE FIRE ALARM MANUAL PULL IN CONSPICUOUS AREA TO INITIATE FIRE ALARM.
- FIRE ALARM TIED TO FIRE DETECTION DEVICE-OR-WATER FLOW DETECTION DEVICE.
BUILDING.

907.2.11 - ALARM NOTIFICATION DEVICES TIED TO ONE ANOTHER
907.2.10.2 - AUTOMATIC SMOKE DETECTION DEVICES NOT REQUIRED IN CORRIDORS AND WAITING LOBBIES.
907.2.11.6 - IONIZATION SMOKE ALARM MIN. 10' AWAY FROM COOKING APPLIANCES.
907.2.12.1 - POWER SOURCE SMOKE ALARM WITH INTEGRAL STROBE TO HAVE BATTERY BACKUP.
907.2.12.1 - ALARM ACTIVATION SINGLE SMOKE DETECTION OR AUTOMATIC SPRINKLER WILL ACTIVATE AUDIBLE & VISIBLE ALARM @ BUILDING CONSTANTLY MONITORED STATION.
907.2.13.1.1 - PROVIDE AREA SMOKE DETECTION IN ALL MECHANICAL ROOMS.
907.3.1 - DUCT SMOKE DETECTORS @ DOWNSTREAM OF FIRST MAIN RETURN AND EXHAUST AIR PLENUM BOX, NO MANUAL FIRE ALARM BOX ON DUCT.
907.3.1 - PROVIDE OCCUPANT NOTIFICATION TIED TO SPRINKLER WATER FLOW.
907.4.1 - PROVIDE SMOKE DETECTOR AT FIRE ALARM CONTROL UNIT.
907.5 - OCCUPANT NOTIFICATION TIED FIRE DETECTORS, AUTO SPRINKLER WATER-FLOW, ALARM BOX, AUTO-FIRE-EXTINGUISHER SYSTEMS.

805.6 IBC **MEANS OF EGRESS**
- 50' DEAD END CORRIDOR ALLOWED SPRINKLERED EXISTING BUILDING PER 903.3.3 IBC
- MEANS OF EGRESS LIGHTING, EXIT SIGN, MIN. ARTIFICIAL LIGHT LEVEL PER IBC.

804.4 IBC **INTERIOR FINISHES**
- RESILIENT FLOORING CLASS II, NFPA 253 COMPLIANT
- DECORATION MATERIALS HUNG FROM CEILING NOT LIMITED TEST 1 OR 2 NFPA 701 COMPLIANT
806.4 - INTERIOR EXIT/PASSAGE - FLAME SPREAD RATING FSR-C
803.2 - CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIR - FSR-C
- ROOMS AND ENCLOSED SPACES FSR-A

1103.2.2 **ACCESSIBLE ROUTE**
- ACCESSIBLE ROUTE TO WORK AREA REQUIRED
1104.3 - ONE ACCESSIBLE ROUTE IN MULTISTORY BUILDING, EXCEPTION 1.2 - HEALTH CARE PROVIDER GROUP B NOT REQUIRED TO BE ON ACCESSIBLE ROUTE.

808.3.1 IBC **ELECTRICAL**
- (2) DUPLEX OUTLETS EACH TENANT, KITCHEN (2) DUPLEX OUTLETS MIN.

809.2 **MECHANICAL & PLUMBING**
- 5 CFM/OCCUPANT OF OUTDOOR AIR & 15 CFM/OCCUPANT PER INDOOR AIR QUALITY PROCEDURE PER ASHRAE 62 OF VENTILATED AIR.
- PLUMBING FIXTURE INCREASE GREATER THAN 20%, RECALCULATE FIXTURE COUNT ENTIRE BUILDING.

907.4.1 **STRUCTURAL EVALUATION AND ANALYSIS**
- EVALUATION REQUIRED WITH ALTERATION LEVEL 3 TO EXISTING BUILDING.

SITE LOCATION MAP



NOT FORSEEN AS REQUIRED.

SEPARATE APPLICATION THROUGH SITE, LANDSCAPING, ARCHITECTURAL REVIEW.

MIKE M. TO LOOK INTO DISS. CREDIT FOR RAMP

CONDITIONAL USE PERMIT HEARING 5/27/24 FOR MASSAGE THERAPIST 10-15% OF TENANTS, CITY COMMON COUNCIL 4/16/24, CITY TO SET CRITERIA. LOG OF PEOPLE COMING AND GOING, CAMERAS BUTTERFLY MX. 45-60 DAYS.

PROJECT TEAM

ARCHITECTURAL: TREDO GROUP LLC

8425 N. PORT WASHINGTON DRIVE
Fox Point, WI 53217
PHONE (414) 254-0498
www.tredogroup.com

PROJECT CONTACT:
EMAIL ADDRESS:

Jeff Tredo, Architect
jeff.tredo@tredogroup.com

tredogroup
219 NORTH MILWAUKEE STREET
SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 254-0498
TREGROUP.COM

PROJECT NAME
THE SUITES IV

11575 W. THEO TREKKER WAY
WEST ALLIS, WI

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE

DATE	DESCRIPTION
------	-------------

SET TYPE
PROGRESS SET

PROJECT NUMBER
24008

DATE
03/12/2024

SHEET TITLE
INDEX

SHEET NUMBER

G000

© Tredo Group, Inc.

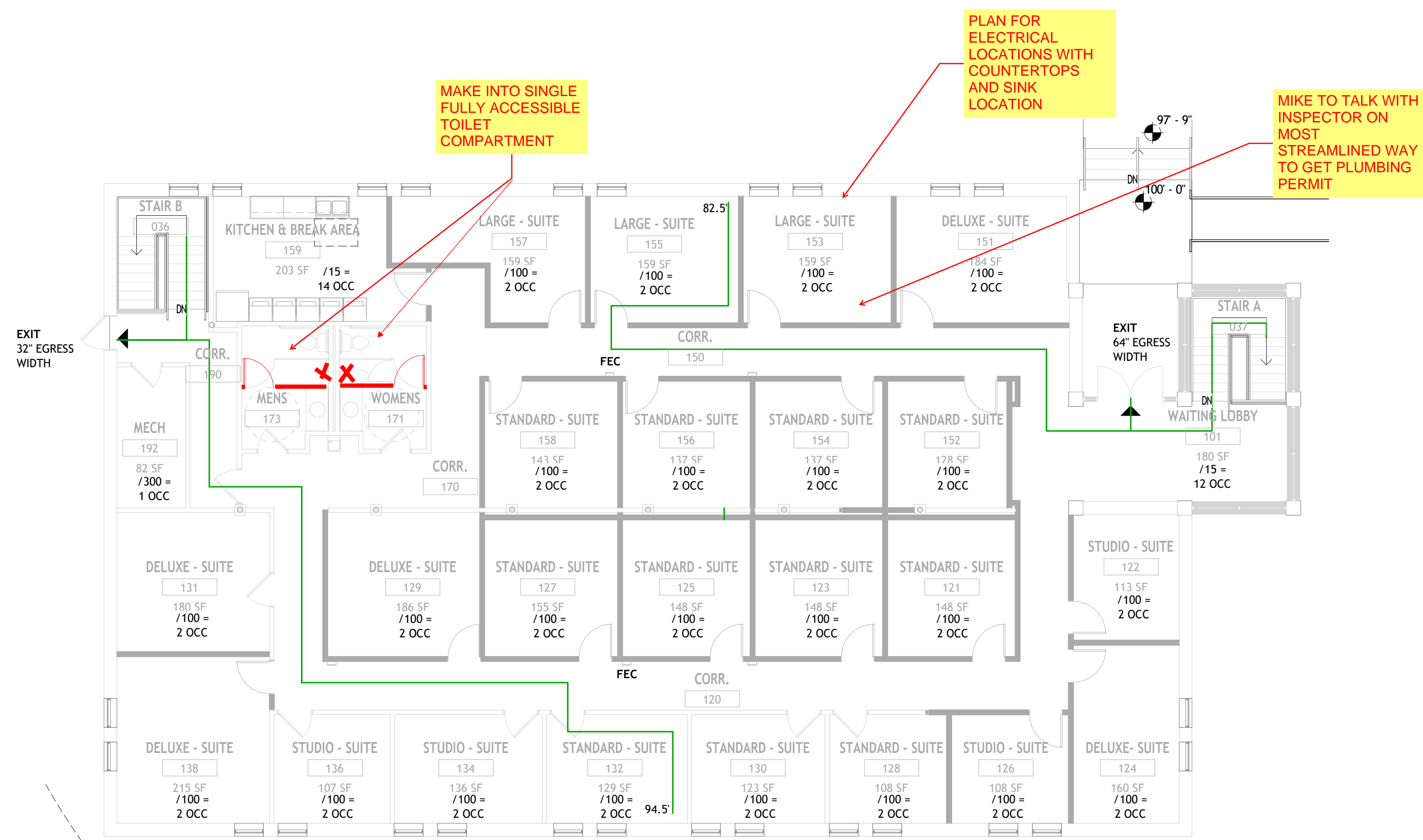


tredogroup

219 NORTH MILWAUKEE STREET
SUITE 630
MILWAUKEE WISCONSIN 53202

(414) 254-0498

TREDOGROUP.COM



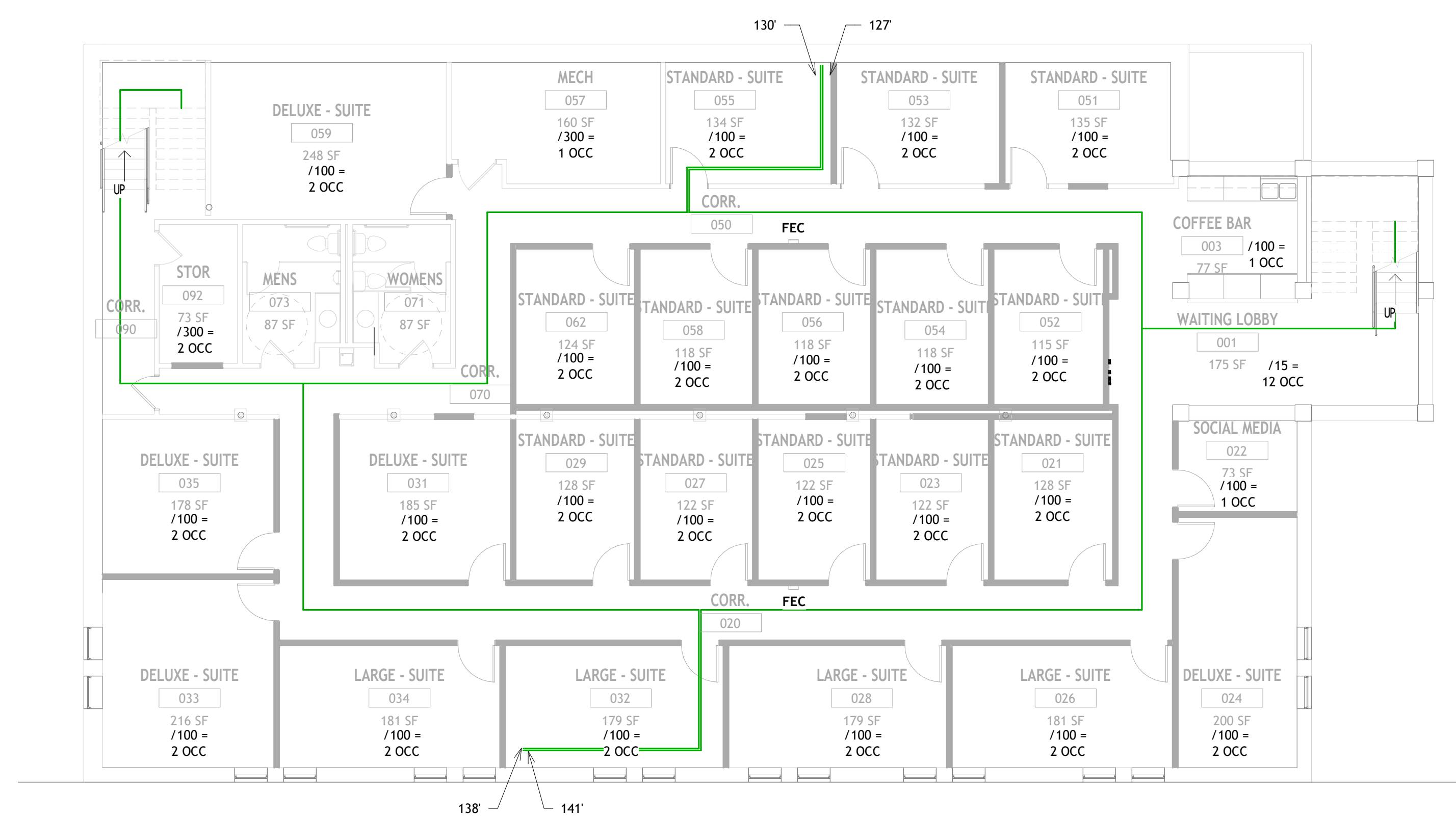
OCCUPANT LOAD DATA:

UPPER FLOOR OCCUPANT LOAD-	73 OCC
LOWER LEVEL OCCUPANT LOAD-	59 OCC
TOTAL OCCUPANTS-	132 OCC
MALE	66 OCC
FEMALE	66 OCC
PLUMBING FIXTURES CH. 29	
WATER CLOSET MALE: 1/25 FIRST 50, 1/50 REMAINDER	2 REQUIRED, 4 PROVIDED
WATER CLOSET FEMALE: 1/25 FIRST 50, 1/50 REMAINDER	2 REQUIRED, 4 PROVIDED
LAVATORY MALE 1/40 FOR FIRST 80, 1/80 REMAINDER	2 REQUIRED, 4 PROVIDED
LAVATORY FEMALE 1/40 FOR FIRST 80, 1/80 REMAINDER	2 REQUIRED, 4 PROVIDED
DRINKING FOUNTAINS: 1/100	2 REQUIRED, 2 PROVIDED
SERVICE SINK:	1 REQUIRED, 1 PROVIDED

SYMBOLS

- ▲ EXIT WITH (XX')
- FIRE EXTINGUISHER CABINET WITH (75' OF TRAVEL)
- FEC

1 1ST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



2 LOWER LEVEL LIFE SAFETY PLAN
1/8" = 1'-0"

PROJECT NAME
THE SUITES IV

11575 W. THEO TREKKER WAY
WEST ALLIS, WI

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
DATE DESCRIPTION

SET TYPE
PROGRESS SET

PROJECT NUMBER
24008

DATE
03/12/2024

SHEET TITLE
LIFE SAFETY PLANS

SHEET NUMBER

G101

© Tredo Group, Inc.



KEYNOTES - SITE PLAN

1	ACCESSIBLE 4" THICK CONCRETE RAMP, SIDEWALL POWDER COAT RAILING AT 30" AFF. BRUSHED FINISH.
2	ASPHALT CONTRACTOR TO ASSESS PARKING SURFACE. PROVIDE REPLACEMENT MILLING AND STRIPING AS SHOWN.
3	FILL IN ANY GAPS GREATER THAN 1/2" DIAMETER SPHERE IN CONCRETE THRESHOLDS/CONNECTIONS TO ALLOW FOR ACCESSIBLE ROUTE FROM PARKING LOT.
4	PROVIDE SIGNAGE BY OWNER ON EXISTING SIGNAGE LOCATION

GENERAL NOTES AND REMARKS

GENERAL NOTES	
A	
B	SAMPLE NOTE
REMARKS	
1	SAMPLE REMARK
2	SAMPLE REMARK

SITE DATA

PARKING SPACES	42
ACCESSIBLE PARKING SPACES REQUIRED	2
ACCESSIBLE VAN PARKING SPACES	2
TOTAL IMPERVIOUS ADDED	140 SF
SITE ACREAGE	1.11 ACRES
SITE SF	48352 SF
TOTAL IMPERVIOUS VS. SITE	25,397 SF / 48,352 SF = 52.5%

PROJECT NAME
 THE SUITES IV

11575 W. THEO TREKKER WAY
 WEST ALLIS, WI

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE

DATE	DESCRIPTION
------	-------------

SET TYPE
 PROGRESS SET

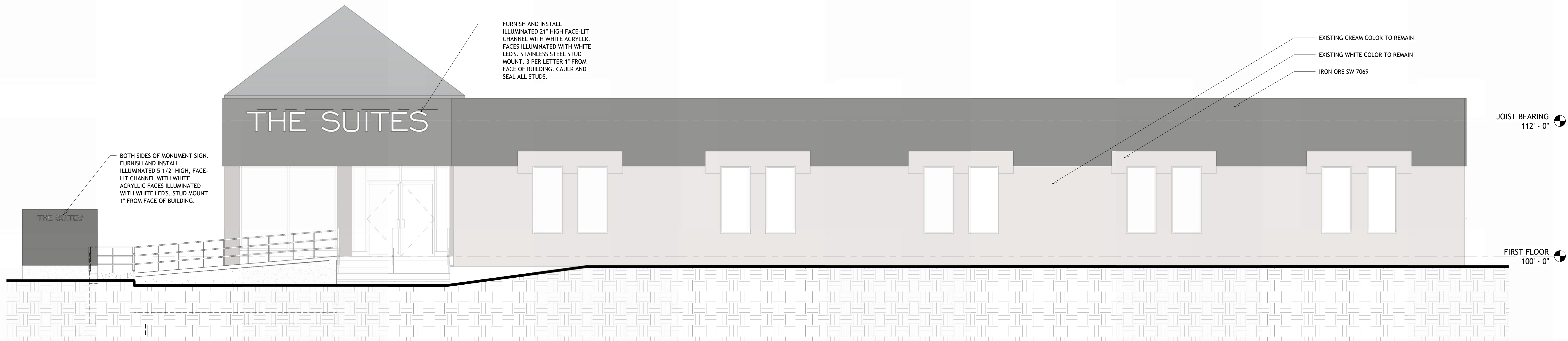
PROJECT NUMBER
 24008

DATE
 03/12/2024

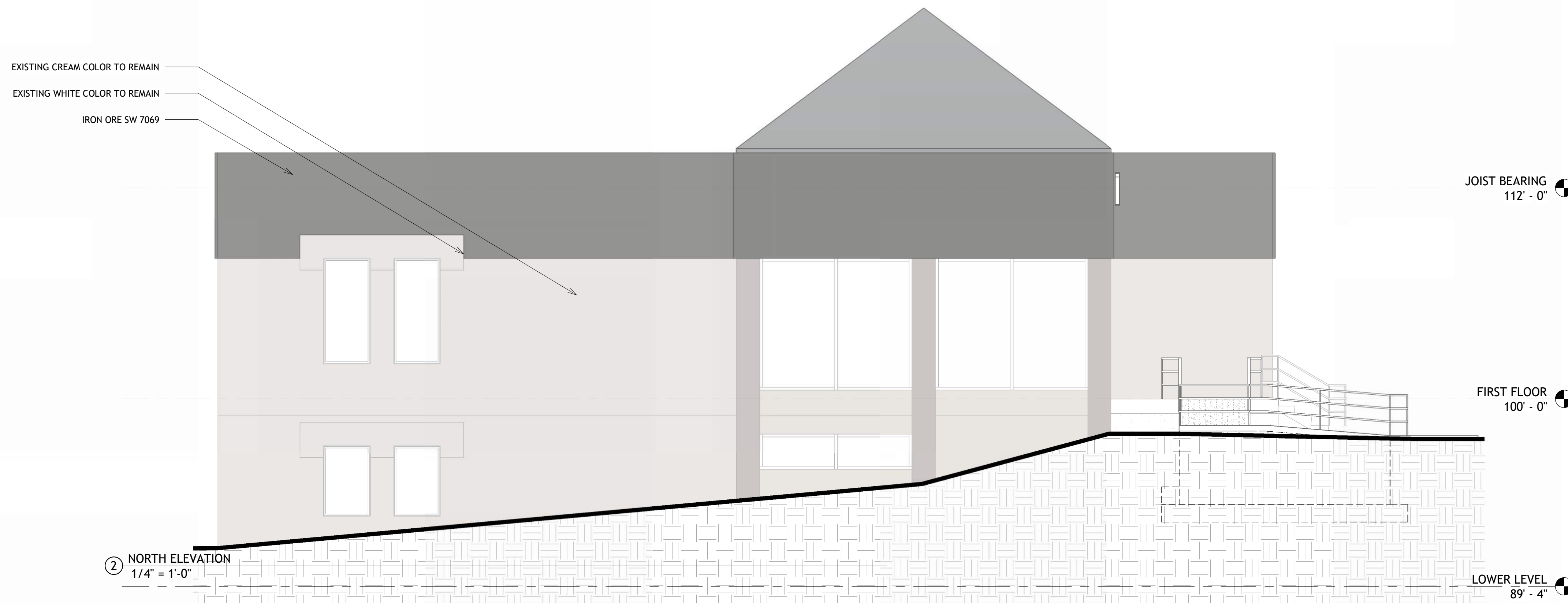
SHEET TITLE
 ARCHITECTURAL SITE PLAN

SHEET NUMBER

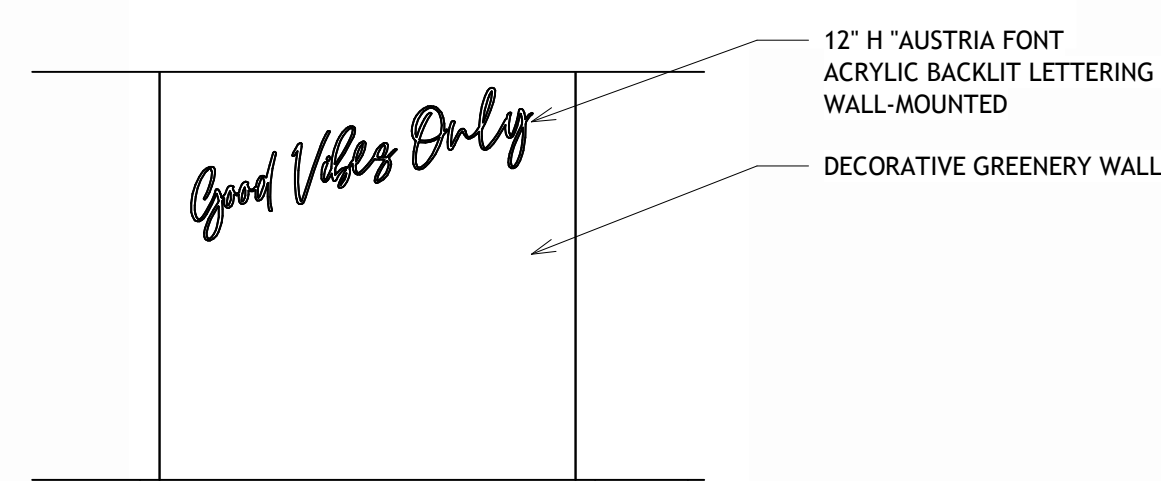
AS100
 © Tredo Group, Inc.



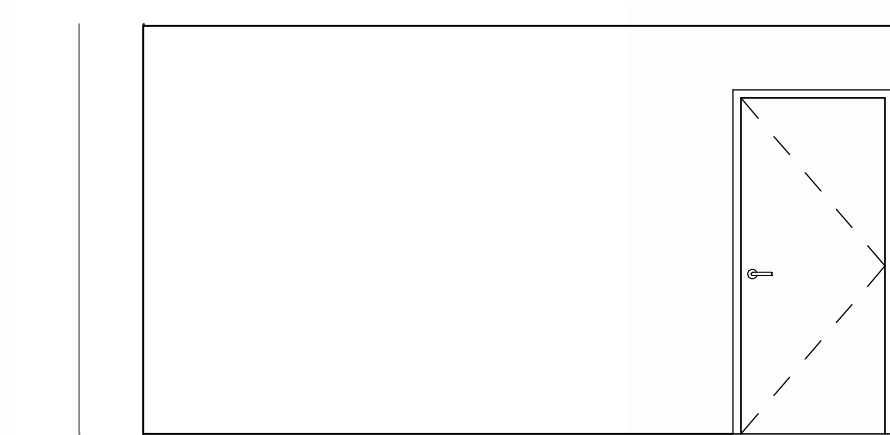
1 WEST ELEVATION
1/4" = 1'-0"



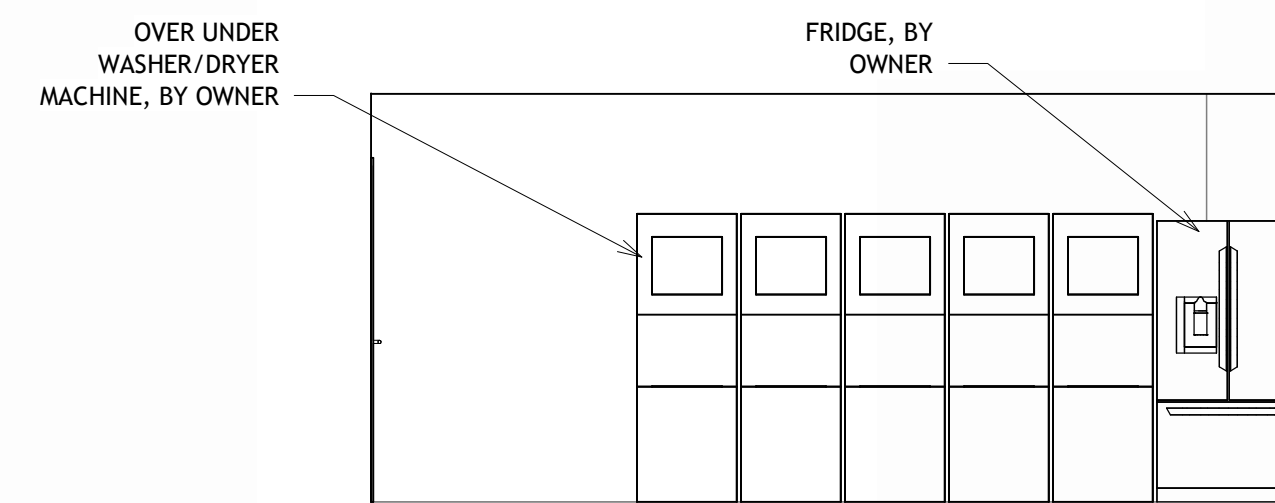
2 NORTH ELEVATION
1/4" = 1'-0"



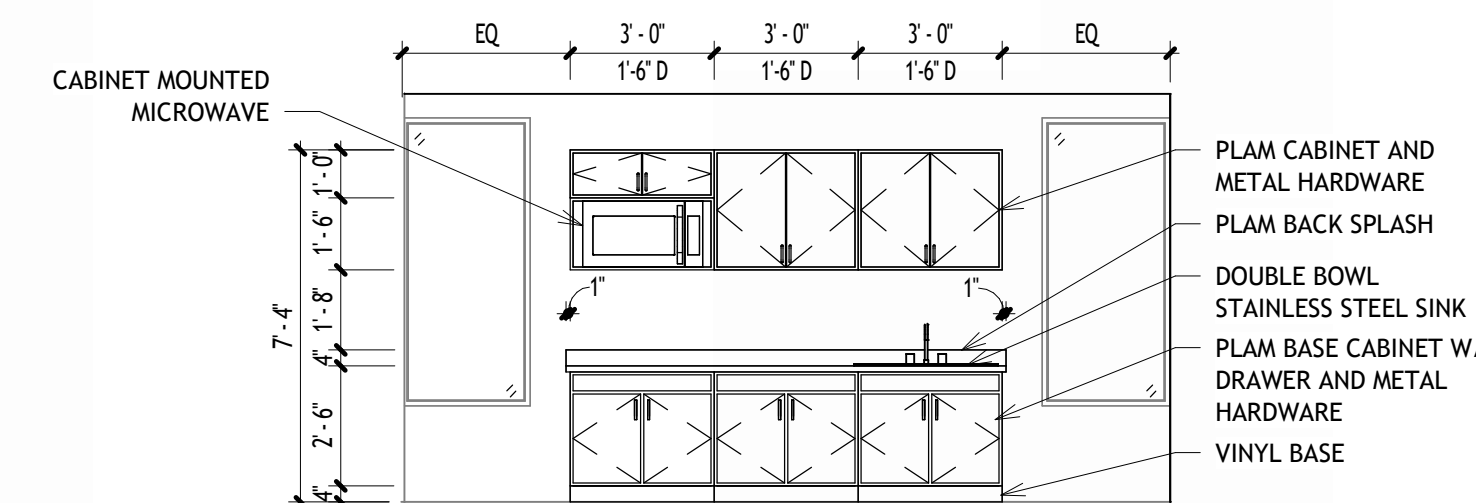
3 WEST ELEVATION ALCOVE UPPER LEVEL
1/4" = 1'-0"



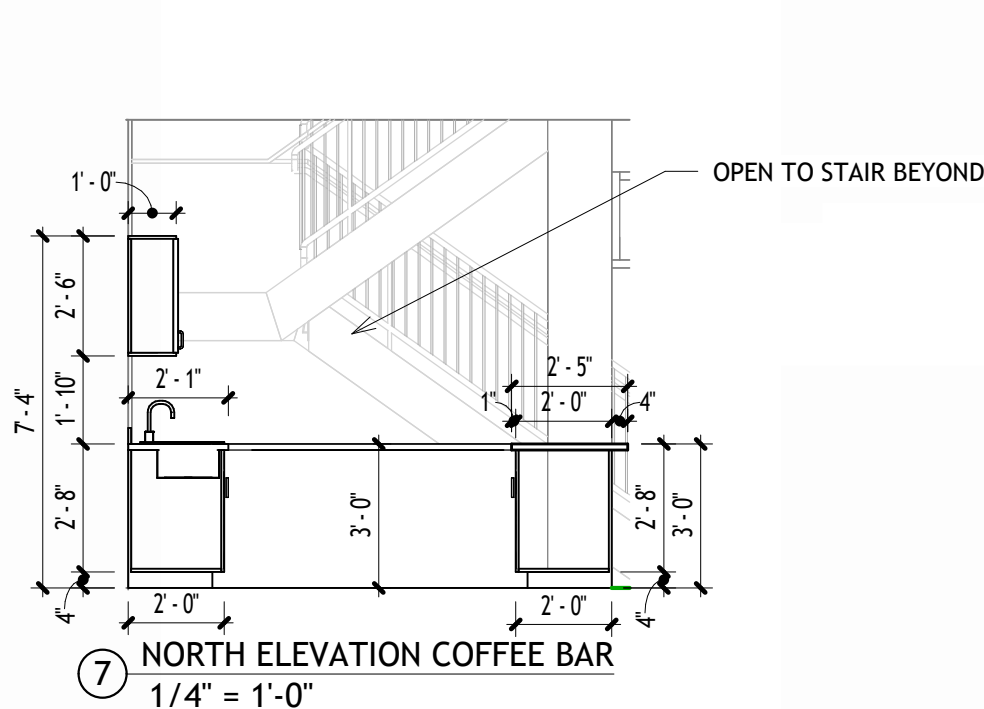
4 EAST ELEVATION - SPEC UNIT
1/4" = 1'-0"



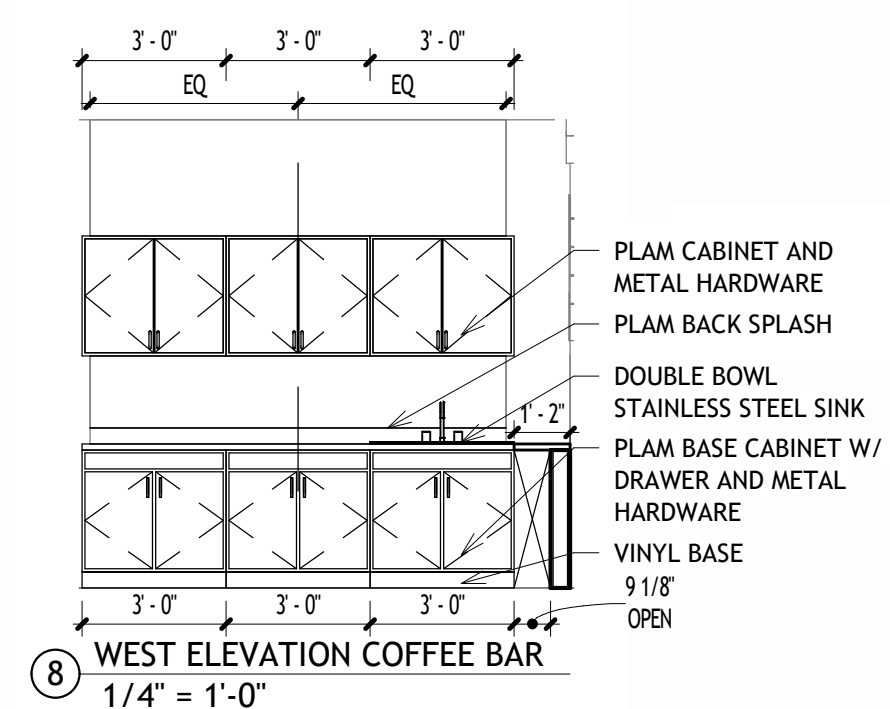
5 EAST ELEVATION KITCHEN/BREAK
1/4" = 1'-0"



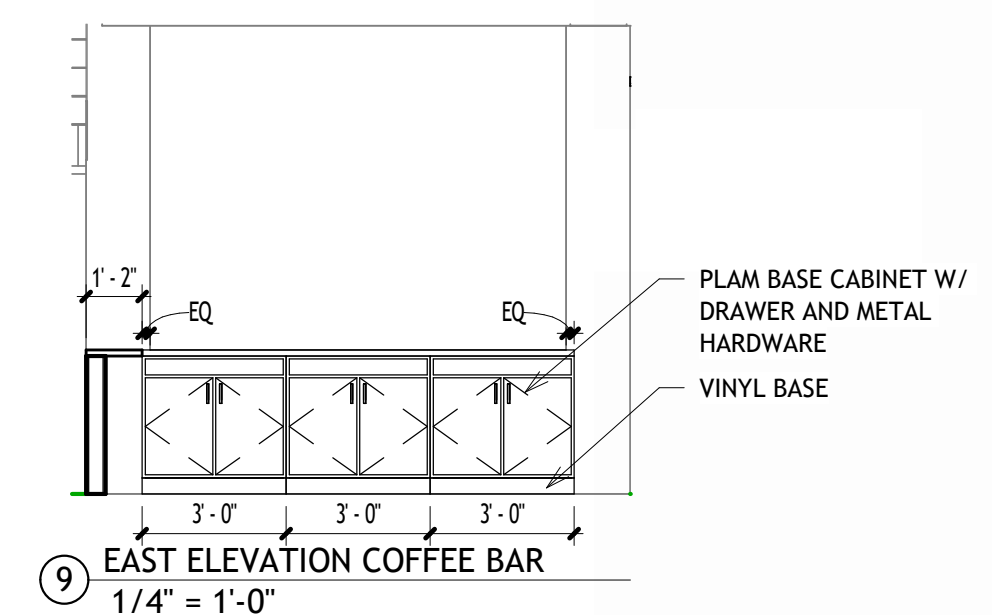
6 WEST ELEVATION KITCHEN/BREAK
1/4" = 1'-0"



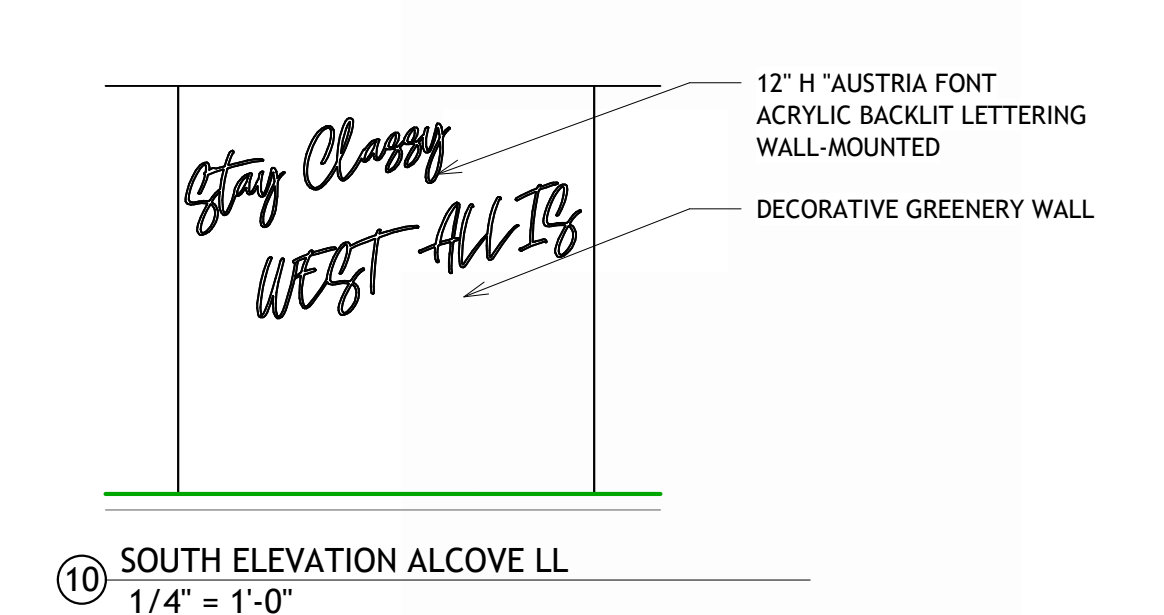
7 NORTH ELEVATION COFFEE BAR
1/4" = 1'-0"



8 WEST ELEVATION COFFEE BAR
1/4" = 1'-0"



9 EAST ELEVATION COFFEE BAR
1/4" = 1'-0"



10 SOUTH ELEVATION ALCOVE LL
1/4" = 1'-0"

PROJECT NAME
THE SUITES IV

11575 W. THEO TREKKER WAY
WEST ALLIS, WI

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
DATE DESCRIPTION

SET TYPE
PROGRESS SET

PROJECT NUMBER
24008

DATE
03/12/2024

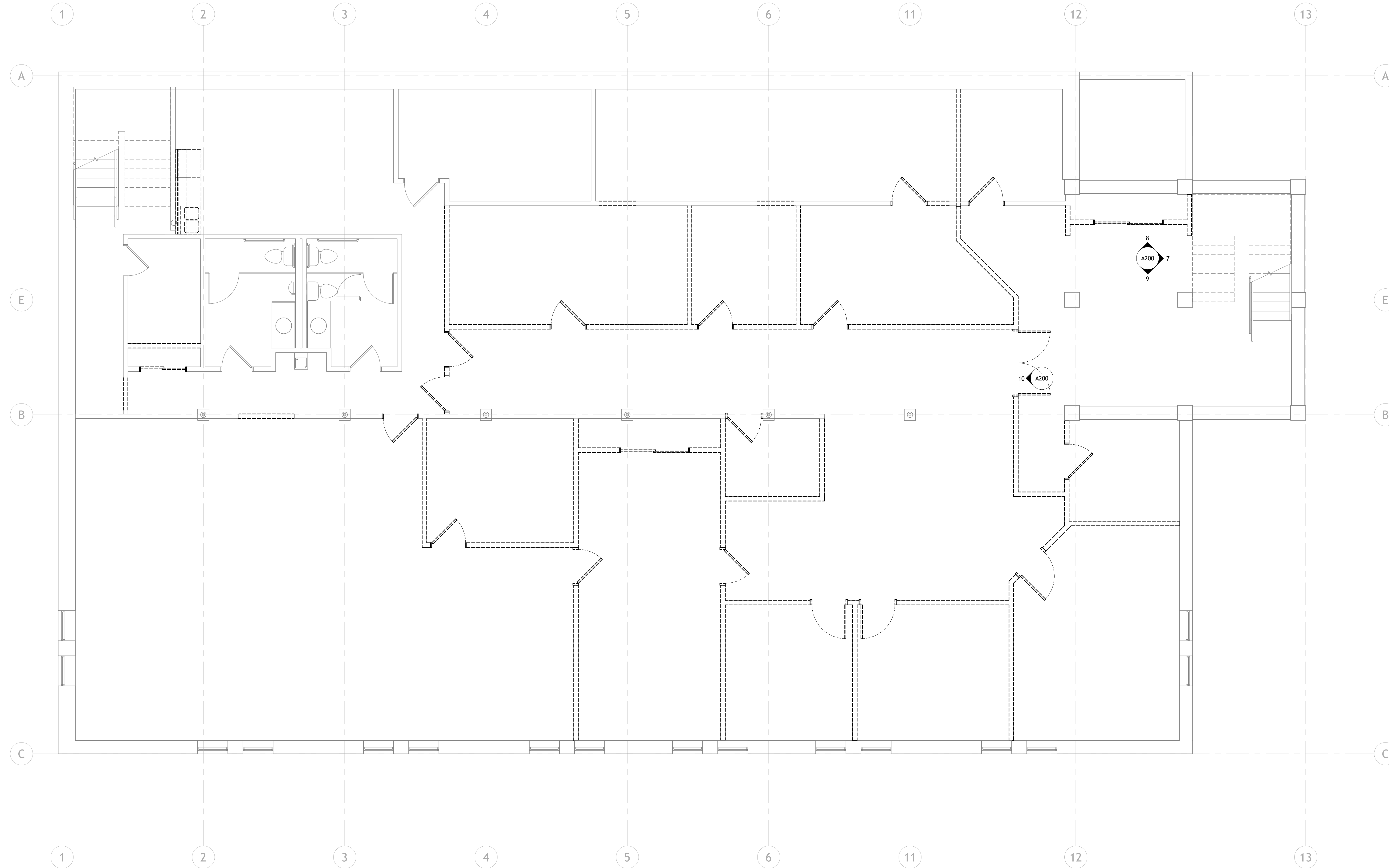
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A200
© Tredo Group, Inc.

SHEET NOTES - DEMOLITION

1. COORDINATE REMOVAL OF EXISTING CABINETS AND CASEWORK WITH <OWNER> SALVAGE OR REMOVE AS DIRECTED.
2. COORDINATE REMOVAL OF EXISTING DOORS, FRAMES, AND HARDWARE WITH <OWNER> SALVAGE OR REMOVE AS DIRECTED.
3. REFER TO ROOM FINISH SCHEDULE TO IDENTIFY ALL AREAS BEING ALTERED INCLUDING ROOMS WHERE ALTERATIONS ARE LIMITED TO NEW FINISHES. AT ALL ALTERED LOCATIONS, REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS. REMOVE ALL FINISHES AND RESIDUAL GLUE. PREPARE SURFACES FOR NEW FINISH APPLICATION.
4. SEE MEP PLANS (IF AVAILABLE) FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. DESIGN/BUILD CONTRACTOR SHALL COORDINATE AND PERFORM WORK.
5. PATCH AND REPAIR FLOOR IN PREPARATION FOR NEW FLOORING WHERE WALLS HAVE BEEN REMOVED.
6. PATCH AND REPAIR CEILING GRID SYSTEM WHERE WALLS AND PARTITIONS HAVE BEEN REMOVED.



① LOWER LEVEL DEMO PLAN
 1/4" = 1'-0"

PROJECT NAME
 THE SUITES IV

11575 W. THEO TREKKER
 WAY
 WEST ALLIS, WI

PROGRESS DOCUMENTS
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
 DATE DESCRIPTION

SET TYPE
 PROGRESS SET

PROJECT NUMBER
 24008

DATE
 03/12/2024

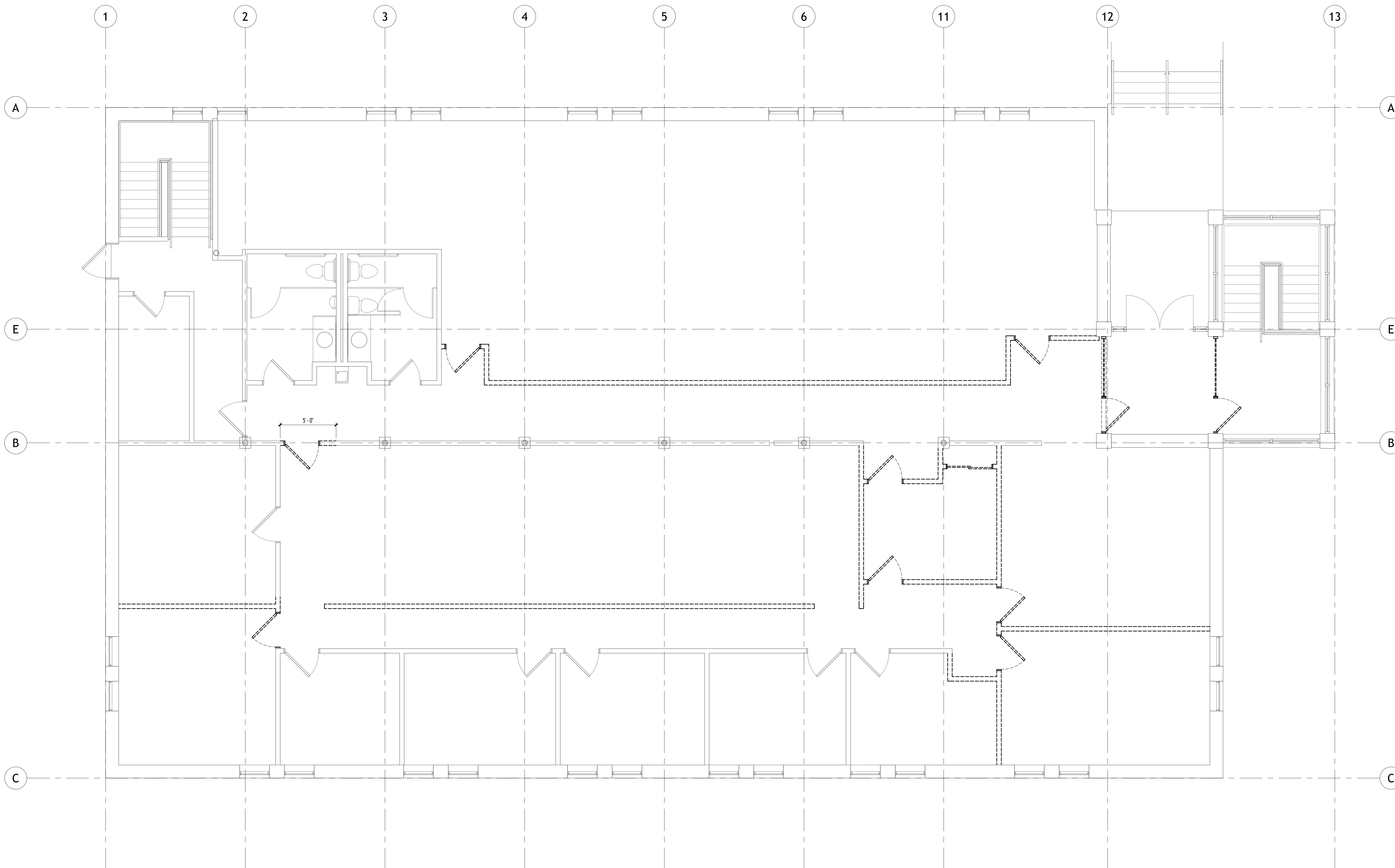
SHEET TITLE
 LL FLR DEMOLITION PLAN

SHEET NUMBER

AD100
 © Tredo Group, Inc.

SHEET NOTES - DEMOLITION

1. COORDINATE REMOVAL OF EXISTING CABINETS AND CASEWORK WITH <OWNER> SALVAGE OR REMOVE AS DIRECTED.
2. COORDINATE REMOVAL OF EXISTING DOORS, FRAMES, AND HARDWARE WITH <OWNER> SALVAGE OR REMOVE AS DIRECTED.
3. REFER TO ROOM FINISH SCHEDULE TO IDENTIFY ALL AREAS BEING ALTERED INCLUDING ROOMS WHERE ALTERATIONS ARE LIMITED TO NEW FINISHES. AT ALL ALTERED LOCATIONS, REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS. REMOVE ALL FINISHES AND RESIDUAL GLUE. PREPARE SURFACES FOR NEW FINISH APPLICATION.
4. SEE MEP PLANS (IF AVAILABLE) FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. DESIGN/BUILD CONTRACTOR SHALL COORDINATE AND PERFORM WORK.
5. PATCH AND REPAIR FLOOR IN PREPARATION FOR NEW FLOORING WHERE WALLS HAVE BEEN REMOVED.
6. PATCH AND REPAIR CEILING GRID SYSTEM WHERE WALLS AND PARTITIONS HAVE BEEN REMOVED.



PROJECT NAME
 THE SUITES IV

11575 W. THEO TREKKER
 WAY
 WEST ALLIS, WI

PROGRESS DOCUMENTS
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
 DATE DESCRIPTION

SET TYPE
 PROGRESS SET

PROJECT NUMBER
 24008

DATE
 03/12/2024

SHEET TITLE
 1ST FLR DEMOLITION
 PLAN

SHEET NUMBER

AD101
 © Tredo Group, Inc.

1ST FLOOR DEMO PLAN
 1/4" = 1'-0"

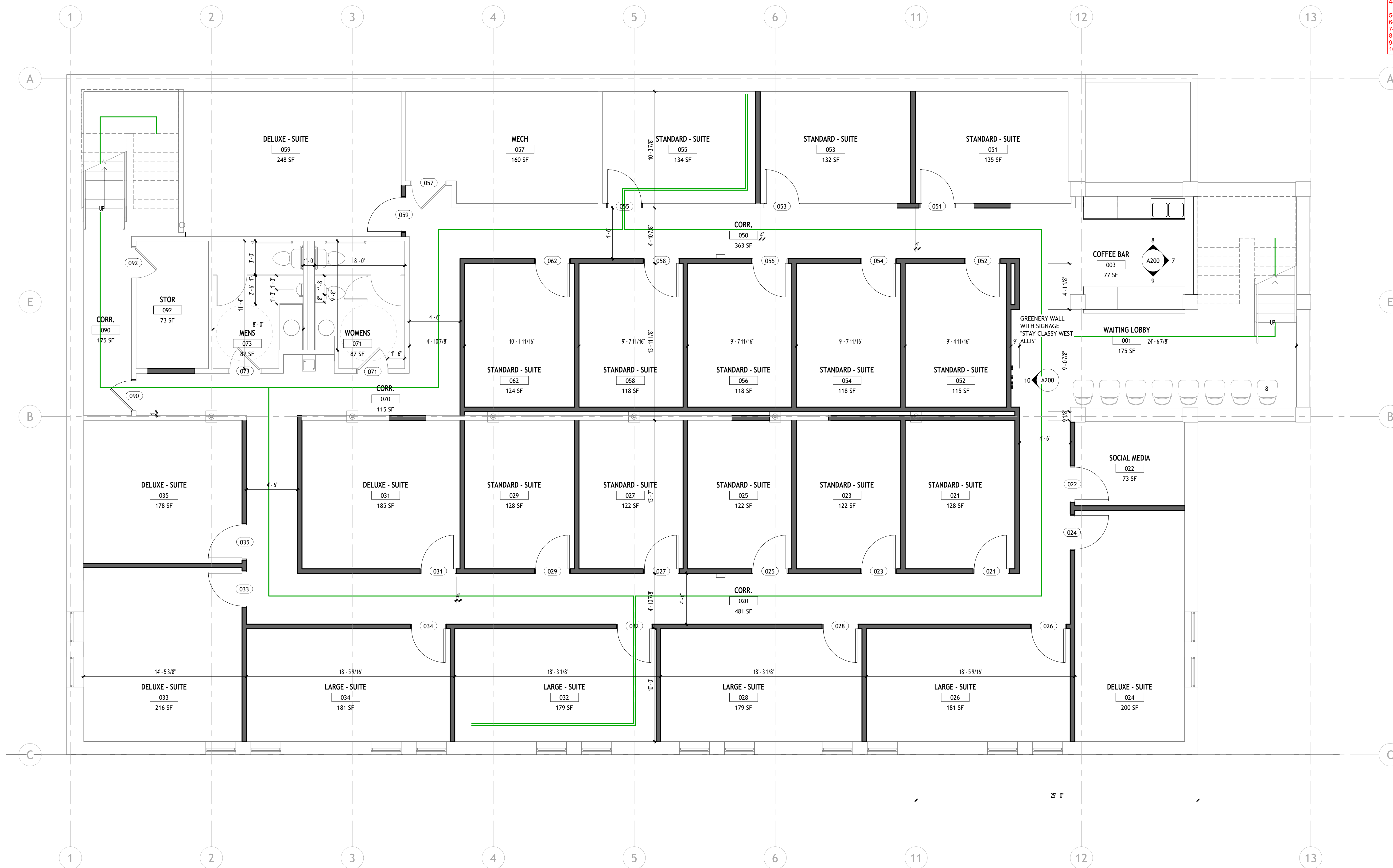
3/12/2024 8:02:11 AM A:\work\2024\THE SUITES IV\THE SUITES IV.dwg

SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH <OWNER> <TENANT>.
- DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
- VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
- PROVIDE ALL FINISH SAMPLES TO <ARCHITECT> <OWNER> FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL, BASE, <OTHER>.
- ALL WALLS SHALL BE WALL TYPE S3A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <GOOD>.
- PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
- LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
- PROVIDE 1/2" FIRE RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.

KEYNOTES PER SHEET

- REMOVE WALLS AND ASSOCIATED DOOR, SALVAGE DOOR FOR RELOCATION
- REMOVE FLOORING AND ASSOCIATED WALL BASE AS REQ'D
- REMOVE TOILET PARTITIONS, PLUMBING FIXTURES, CASEWORK AND COUNTERTOPS. PREP FOR NEW
- REMOVE WALL FINISHES & ANY ASSOCIATED WALL FIXTURES, PREP FOR NEW TILE FLOORS, BACKSPLASH, LIGHTING AND MIRRORS
- REMOVE BASEBOARD HEATERS
- REMOVE EXISTING PEWS PREP FOR NEW UPHOLSTERED PEWS
- REMOVE DOORS, FRAMES TO REMAIN TO BE PAINTED
- REMOVE EXISTING PEWS, TO BE REPLACED WITH MOVEABLE SEATING
- REMOVE WALL AND FIXERS FOR ORGAN ROOM ENLARGMENT, TBD BY OWNER
- ALTERNATE - LIMEWASH ALL INTERIOR BRICK



PROJECT NAME
 THE SUITES IV
 11575 W. THEO TREKKER
 WAY
 WEST ALLIS, WI

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
 DATE DESCRIPTION

SET TYPE
 PROGRESS SET

PROJECT NUMBER
 24008

DATE
 03/12/2024

SHEET TITLE
 LL FLR PLAN

SHEET NUMBER

1 LOWER LEVEL WORKING
 1/4" = 1'-0"

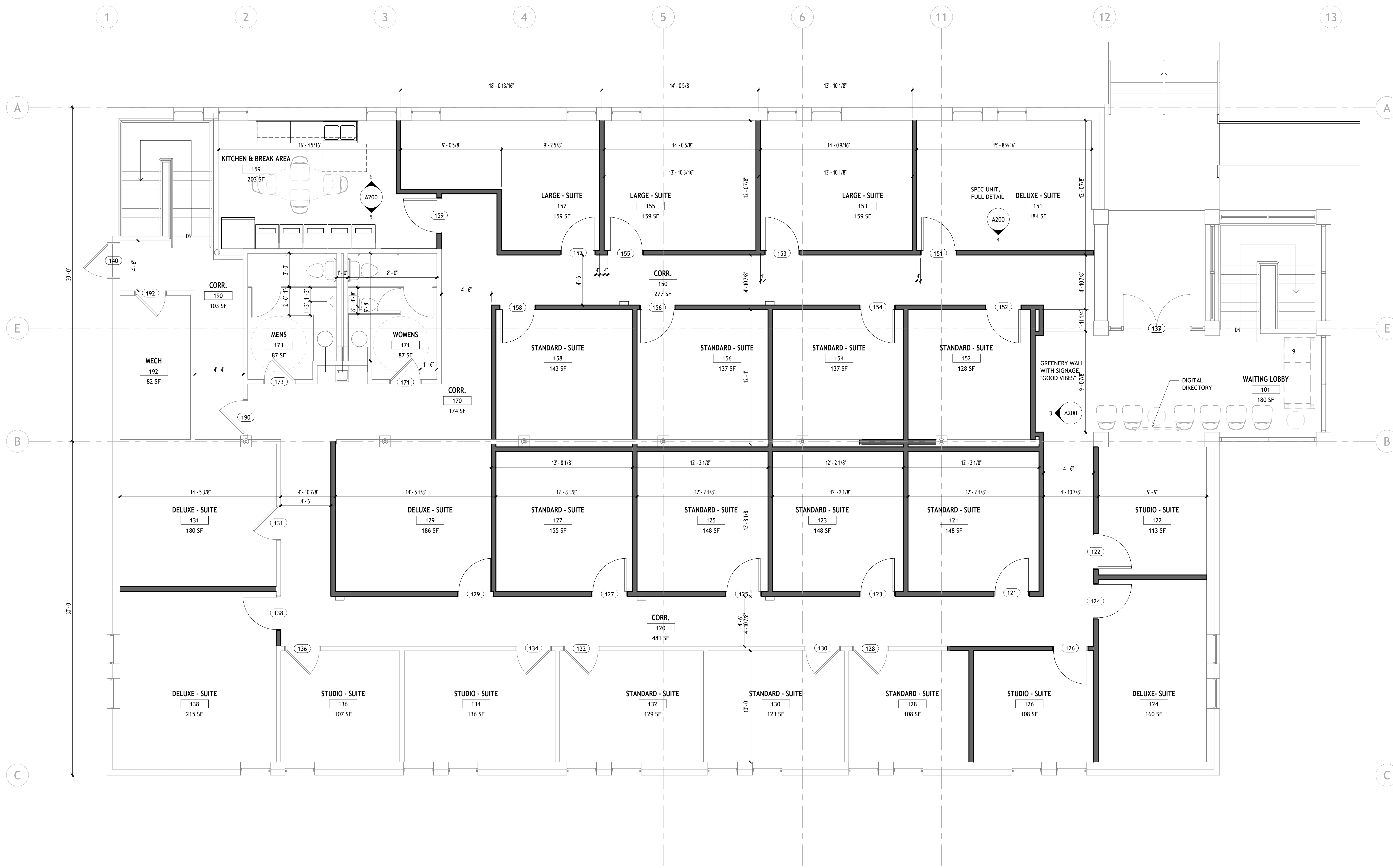
3/12/2024 8:40:03 AM A:\work\Draw\THE SUITES IV\THE SUITES IV.dwg

SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH <OWNER> <TENANT>.
- DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
- VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOORS LABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
- PROVIDE ALL FINISH SAMPLES TO <ARCHITECT> <OWNER> FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, <OTHER>.
- ALL WALLS SHALL BE WALL TYPE S3A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <GOOD>.
- PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
- LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
- PROVIDE 1/4" FIRE RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.

KEYNOTES PER SHEET

- REMOVE WALLS AND ASSOCIATED DOOR, SALVAGE DOOR FOR RELOCATION
- REMOVE FLOORINGS AND ASSOCIATED WALL BASE AS REQ'D
- REMOVE TOILET PARTITIONS, PLUMBING FIXTURES, CASEWORK AND COUNTERTOPS. PREP FOR NEW
- REMOVE WALL FINISHES & ANY ASSOCIATED WALL FIXTURES, PREP FOR NEW TILE FLOORS, BACKSPASH, LIGHTING AND MIRRORS
- REMOVE BASEBOARD HEATERS
- REMOVE EXISTING PEWS PREP FOR NEW UPHOLSTERED PEWS
- REMOVE DOORS, FRAMES TO REMAIN TO BE PAINTED
- REMOVE EXISTING PEWS, TO BE REPLACED WITH MOVEABLE SEATING
- REMOVE WALL AND ROISERS FOR ORGAN ROOM ENLARGMENT, TBD BY OWNER
- ALTERNATE - LIMEWASH ALL INTERIOR BRICK



PROJECT NAME
 THE SUITES IV

11575 W. THEO TREKKER WAY
 WEST ALLIS, WI

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
 DATE DESCRIPTION

SET TYPE
 PROGRESS SET

PROJECT NUMBER
 24008

DATE
 03/12/2024

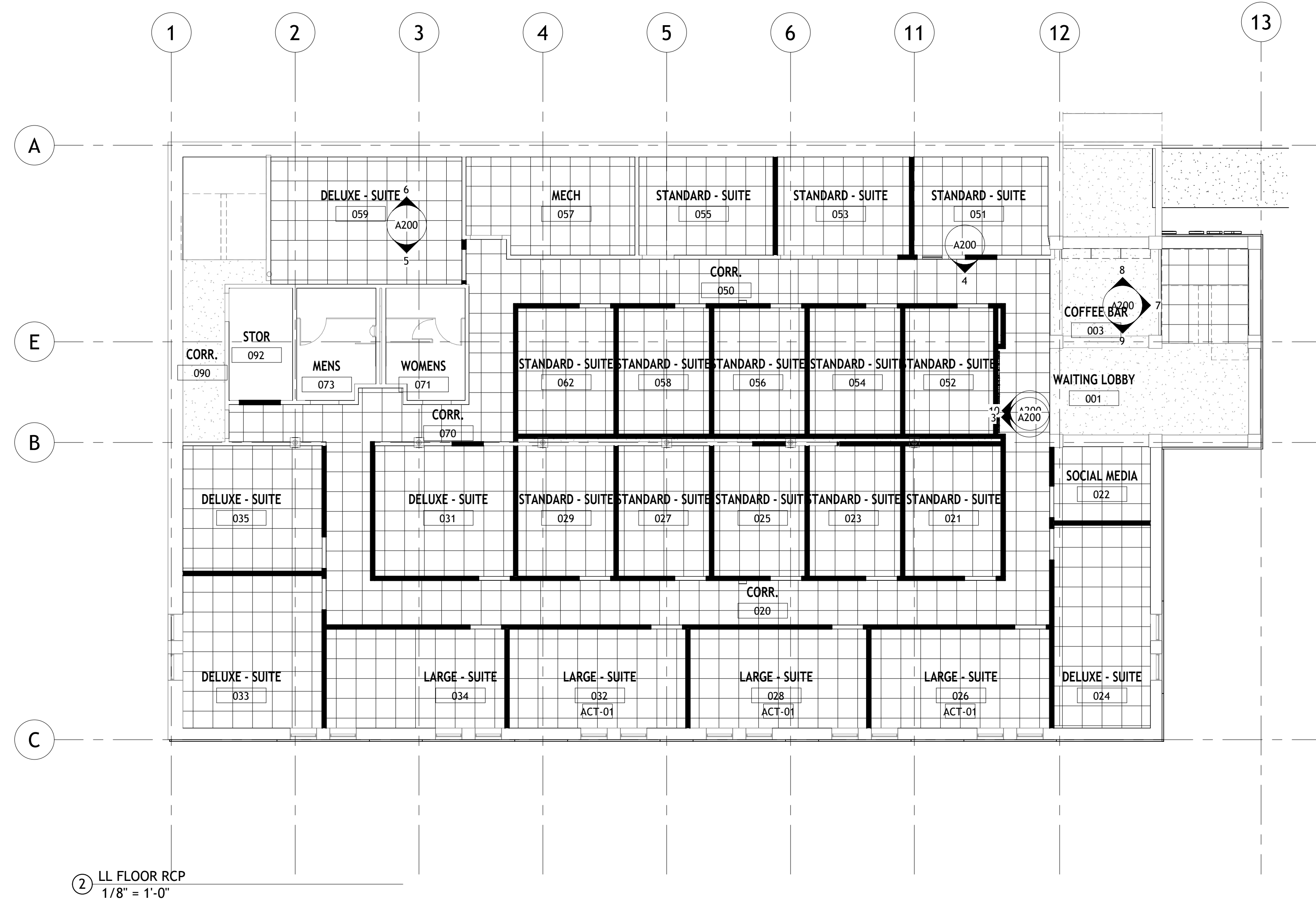
SHEET TITLE
 1ST FLR PLAN

SHEET NUMBER

A101
 © Tredo Group, Inc.



tredogroup
 219 NORTH MILWAUKEE STREET
 SUITE 630
 MILWAUKEE WISCONSIN 53202
 (414) 254-0498
 TREGROUP.COM



PROJECT NAME
 THE SUITES IV

11575 W. THEO TREKKER WAY
 WEST ALLIS, WI

PROGRESS DOCUMENTS
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
 DATE DESCRIPTION

SET TYPE
 PROGRESS SET

PROJECT NUMBER
 24008

DATE
 03/12/2024

SHEET TITLE
 LL FLR RCP

SHEET NUMBER

A120
 © Tredo Group, Inc.

Door Schedule															
Mark	Door			Material	Finish	Under Cut	Frame						Fire Rating Label	Hardware Set No.	Comments
	Width	Height	Thickness				Material	Type	Finish	Head	Jamb	Sill			
158	3'-0"	7'-0"	0'-1 3/4"	WD											
156	3'-0"	7'-0"	0'-1 3/4"												
154	3'-0"	7'-0"	0'-1 3/4"												
152	3'-0"	7'-0"	0'-1 3/4"												
129	3'-0"	7'-0"	0'-1 3/4"												
126	3'-0"	7'-0"	0'-1 3/4"												
124	3'-0"	7'-0"	0'-1 3/4"												
122	3'-0"	7'-0"	0'-1 3/4"												
138	3'-0"	7'-0"	0'-1 3/4"												
159	3'-0"	7'-0"	0'-1 3/4"												
157	3'-0"	7'-0"	0'-1 3/4"												
155	3'-0"	7'-0"	0'-1 3/4"												
153	3'-0"	7'-0"	0'-1 3/4"												
151	3'-0"	7'-0"	0'-1 3/4"												
029	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
031	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
027	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
025	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
023	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
021	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
024	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
022	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
033	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
034	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
028	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
032	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
035	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
062	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
058	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
056	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
054	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
052	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
051	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
053	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
055	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
127	3'-0"	7'-0"	0'-1 3/4"												
125	3'-0"	7'-0"	0'-1 3/4"												
123	3'-0"	7'-0"	0'-1 3/4"												
121	3'-0"	7'-0"	0'-1 3/4"												
026	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							
090	2'-8"	7'-0"	0'-1 3/4"												
059	3'-0"	7'-0"	0'-1 3/4"		STN-01		HM	HM							

Room Finish Schedule							
Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
157	LARGE - SUITE						
155	LARGE - SUITE						
151	DELUXE - SUITE						
152	STANDARD - SUITE						
154	STANDARD - SUITE						
159	KITCHEN & BREAK AREA						
106	SHARED AMENITY						
153	LARGE - SUITE						
156	STANDARD - SUITE						
158	STANDARD - SUITE						
110	SUITE						
111	SUITE						
129	DELUXE - SUITE						
127	STANDARD - SUITE						
114	SUITE						
125	STANDARD - SUITE						
123	STANDARD - SUITE						
121	STANDARD - SUITE						
134	STUDIO - SUITE						
132	STANDARD - SUITE						
128	STANDARD - SUITE						
121	SUITE						
122	SUITE						
138	DELUXE - SUITE						
131	DELUXE - SUITE						
126	STUDIO - SUITE						
122	STUDIO - SUITE						
124	DELUXE - SUITE						
028	LARGE - SUITE						
026	LARGE - SUITE						
130	SUITE						
131	SUITE						
032	LARGE - SUITE						
034	LARGE - SUITE						
033	DELUXE - SUITE						
024	DELUXE - SUITE						
022	SOCIAL MEDIA						
031	DELUXE - SUITE						
029	STANDARD - SUITE						
062	STANDARD - SUITE						
058	STANDARD - SUITE						
027	STANDARD - SUITE						
025	STANDARD - SUITE						
056	STANDARD - SUITE						
054	STANDARD - SUITE						
023	STANDARD - SUITE						
021	STANDARD - SUITE						
052	STANDARD - SUITE						
057	MECH						
055	STANDARD - SUITE						
053	STANDARD - SUITE						
051	STANDARD - SUITE						
152	SUITE						
035	DELUXE - SUITE						
059	DELUXE - SUITE						
092	STOR						
130	STANDARD - SUITE						
136	STUDIO - SUITE						
101	WAITING LOBBY						
100	VESTIBULE						
192	MECH						
173	MENS						
171	WOMENS						
003	COFFEE BAR						
073	MENS						
071	WOMENS						
170	CORR.						
120	CORR.						
150	CORR.						
001	WAITING LOBBY						
140	CORR.						
190	CORR.						
050	CORR.						
020	CORR.						
070	CORR.						
090	CORR.						
036	STAIR B						
037	STAIR A						



PROJECT NAME
THE SUITES IV

11575 W. THEO TREKKER WAY
WEST ALLIS, WI

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

APPROVED BY (SIGNATURE) (DATE)

DRAWING ISSUANCE
DATE DESCRIPTION

SET TYPE
PROGRESS SET

PROJECT NUMBER
24008

DATE
03/12/2024

SHEET TITLE
DOOR & ROOM FINISH SCHEDULE

SHEET NUMBER

A600
© Tredo Group, Inc.