05.04.2026 TMS 1149

McDonald Law
EXPERIENCE, INTEGRITY, EXCELLENCE

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April 28, 2026

RECEIVED
MAY 04 2026
CITY OF WEST ALLIS

Ms. Tracey Uttke, City Clerk
City of West Allis
7525 West Greenfield Ave.
West Allis, WI 53214

Re: NOTICE OF CLAIM PURSUANT TO WIS. STAT. § 893.80

Dear Madam Clerk,

Please be advised that this law firm represents Opulence Salon Suites, LLC ("Opulence") and its owner, Lauren Nembhard. The purpose of this correspondence is to provide notice to the City of West Allis of claims against the City by Opulence and Ms. Nembhard pursuant to Wis. Stat. §893.80.

Opulence entered into a contract with Hive Construction, LLC ("Hive") for the buildout of a commercial space at 2665 S. 108th Street, West Allis, Wisconsin 53227. The buildout was to include twenty-two separate salon spaces along with an office, general reception area, meeting room, storage room, mechanical room, utility room, and bathrooms.

Hive contracted with Stack Design Group, LLC ("SDG") to render architectural drawings for the project. Stack produced the drawings to Hive and Hive submitted the drawings to the City for review and approval. The City stamped the drawings as "Conditionally Approved" on May 6, 2025. A true and correct copy of the approved drawings is attached as Exhibit A. The City issued the construction permit to Hive on the same date and Hive began construction on the project shortly thereafter.

The space to be built-out was identified as Type "II-B Unprotected Non-Combustible." This required structural elements to be made of non-combustible materials such as metal, concrete, masonry, etc. SDG's drawings identified the structural elements as wood 2x4's. The City reviewed the drawings and conditionally approved the drawings despite the drawings calling for wood 2x4's in violation of Type II-B Unprotected Non-Combustible designation.

Hive installed wood 2x4 framing for all the interior units and installed electrical wiring that was specific to wood 2x4 framing. Had Hive installed metal framing as required by the Type II-B Unprotected Non-Combustible designation, it would have installed different electrical wiring.

Opulence, by and through its attorney, met with Hive and the City's building inspector, plumbing inspector, and electrical inspector on February 10, 2026. The building inspector informed Hive that all wood 2x4 framing had to be torn out as it was not compliant with the Type II-B Unprotected Non-Combustible designation. The electrical inspector indicated that the electrical wiring had to be torn out as well since metal framing required a different type of wiring.

Hive submitted a new scope of work for the removal of the wood 2x4 structural elements and electrical wiring and completion of the project in compliance with the Type II-B Unprotected Non-Combustible designation. Hive's new scope of work increased the project total cost by $284,834.56. Neither Opulence/Ms. Nembhard nor their lender had an additional $284,834.56 to complete the project.

The City owed Opulence/Ms. Nembhard a duty to use reasonable care in the performance of its professional duties relative to the review and approval of the drawings submitted by Hive. The City breached this duty of care when it approved drawings that included non-compliant structural materials. Had the City denied approval of the drawings, Hive would not have installed the wood 2x4 structural elements and the project would not have failed. As it were, however, the City approved the non-compliant drawings which resulted in non-compliant materials being installed at substantial expense to Opulence/Ms. Nembhard. The project is now a complete failure.

As a direct and proximate result of the City approving the SDG drawings, Opulence and Ms. Nembhard have incurred substantial damages. Opulence and Ms. Nembhard have incurred the following categories of damages:

- Opulence and Ms. Nembhard lost all funds invested into the project which, to date, is well over $300,000;
- Opulence and Ms. Nembhard will incur substantial penalties and fees associated with the construction loan (to be determined by the financial institution);
- Opulence and Ms. Nembhard will lose all funds paid to the landlord for the unit;
- Opulence and Ms. Nembhard will lose the lease to the unit;
- Opulence and Ms. Nembhard will lose all future income that would have been generated by the business (likely into the high six figures over the course of the next several years, alone);
- Opulence and Ms. Nembhard will incur substantial attorney's fees and costs associated with having to litigate an action against Hive, SDG, the City, and their respective insurance companies.

In light of the foregoing, Opulence and Ms. Nembhard are seeking the maximum total amount of damages allowed by statute.

If you have any questions regarding this matter, please contact me at 262-252-9122 or

sdm@themklaw.com. Thank you for your attention to this matter.

Very truly yours,
McDonald Law Firm, LLC

s/Shannon D. McDonald

Shannon D. McDonald
Attorney at Law
sdm@themklaw.com

SPECIFICATIONS

EXISTING UTILITIES:
A. COORDINATE WORK WITH UTILITY COMPANIES. NOTIFY UTILITY BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. OBTAIN ALL REQUIRED PERMITS.
B. PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING THE COURSE OF THE WORK.
C. DO NOT DISRUPT UTILITIES OR EXISTING SERVICES UNNECESSARILY OR WITHOUT APPROVAL.
D. DO NOT SHUT OFF OR DISRUPT EXISTING LIFE SAFETY SYSTEMS WITHOUT A MINIMUM OF 7 DAY PRIOR WRITTEN NOTICE TO OWNER.
E. DO NOT SHUT OFF OR DISRUPT EXISTING UTILITIES THAT ARE IN USE WITHOUT A MINIMUM OF 3 DAY PRIOR WRITTEN NOTICE TO OWNER.
F. LOCATE AND MARK EXISTING UTILITIES TO REMAIN IN A HIGHLY VISIBLE MANNER. PROTECT ALL EXISTING UTILITIES DURING THE CONSTRUCTION PROCESS AS NEEDED.
G. REMOVE EXPOSED PIPING, METERS, VALVES, SUPPORTS, ETC. OF ALL DISCONNECTED AND ABANDONED UTILITIES THAT WILL NO LONGER BE IN USE.

DEMOLITION FOR ALTERATION:
A. THE DRAWINGS SHOWING EXISTING CONDITIONS AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORDS ONLY. CONTRACTOR SHALL VERIFY THAT CONSTRUCTION AND UTILITIES ARE AS INDICATED ON THE DRAWINGS.
B. REMOVE EXISTING CONDITIONS MARK FOR DEMOLITION ON THE DRAWINGS AND AS REQUIRED TO ACCOMPLISH THE NEW WORK PROPOSED.
C. REMOVE ABANDONED PIPES, CONDUITS, DUCTS, AND EQUIPMENT BACK TO SOURCE WHERE POSSIBLE, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS, WHEREVER POSSIBLE. OTHERWISE CAP THE STUBBED SYSTEM AND LABEL FOR IDENTIFICATION.
D. MAINTAIN EXISTING ACTIVE SERVICES AND SYSTEMS THAT ARE TO REMAIN IN OPERATION.
E. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES OR SYSTEMS, MAINTAIN THE EXISTING SYSTEM UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
F. PROTECT ALL EXISTING WORK THAT IS TO REMAIN. PROVIDE TEMPORARY SHORING AND BRACING TO PREVENT MOVEMENT WHEREVER NECESSARY.
G. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND REPAIR/PATCH ADJACENT CONSTRUCTION AND FINISHES OF AREAS TO REMAIN IF DAMAGED DURING DEMOLITION.

DEBRIS AND WASTE REMOVAL:
A. REMOVE ALL DEMO'D MATERIALS, DEBRIS, JUNK AND TRASH FROM THE SITE.
B. LEAVE SITE IN CLEAN CONDITION READY FOR SUBSEQUENT WORK.

GYPSUM BOARD ASSEMBLIES:
A. PROVIDE COMPLETE ASSEMBLIES COMPLYING WITH ASTM C840 AND GA-216.
METAL FRAMING MATERIALS:
A. NON-LOADBEARING FRAMING COMPONENTS: ASTM C645, GALVANIZED STEEL, COMPLYING WITH ASTM C754 FOR SPACING INDICATED, W/ MAX DEFLECTION OF FRAMING OF L/120 @ 5 PSF.
B. STUDS TO BE "C" SHAPED W/ FLAT OR FORMED WEBS W/ KNURLED FACES & "U" RUNNERS.
GYPSUM BOARD MATERIALS:
A. PAPER FACED GYPSUM PANELS AS DEFINED IN ASTM C1396/C1396M W/ MINIMIZED JOINTS.
B. MOLD RESISTANCE SCORE OF 10 WHEN TESTED IN ACCORDANCE W/ ASTM D3273.
C. MOLD RESISTANT BOARD IS REQ'D WHEN INSTALLATION IS PRIOR TO BUILDING BEING ENCLOSED TO THE ELEMENTS AND IN ALL WATER-PRONE AREAS.
D. ALL VERTICAL INSTALLATION APPLICATIONS SHALL BE 5/8 INCH THICK MATERIAL.
FASTENERS:
A. STEEL STUDS < .033 INCH THICK & WOOD STUDS: ASTM C1002 CORROSION RESISTANT.
B. STEEL STUDS .033 TO .112 INCH: ASTM C954 STEEL, DRILL SCREW, CORROSION RESISTANT.
INSTALLATION:
A. COMPLY WITH ASTM C840-216 AND MFG INSTRUCTIONS. INSTALL TO MINIMIZE BUTT END JOINTS. FINISH TO LEVEL 5 PER ASTM C840. WALLS TO RECEIVE SEMI-GLOSS PAINT.

HOLLOW METAL DOORS AND FRAMES:
DELIVERY, STORAGE & HANDLING:
A. COMPLY WITH NAAMM HMMA 840 OR ANSI/SDI A 250.8 (SDI-100) IN ACCORDANCE WITH SPECIFIED REQUIREMENTS.
REQUIREMENTS FOR HOLLOW METAL DOORS AND FRAMES:
A. STEEL USED FOR FABRICATION OF DOORS AND FRAMES SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS: GALVANNEALED STEEL CONFORMING TO ASTM A653/A653M, COLD ROLLED STEEL CONFORMING TO ASTM A1008/A1008M, OR HOT ROLLED PICKLED AND OILED (HRPO) STEEL CONFORMING TO ASTM A1011/A1011M, COMMERCIAL STEEL (CS) TYPE B FOR EACH.
B. COMPLY WITH ICC A117.1 AND ADA ACCESSIBILITY STANDARDS.
C. EXTERIOR DOOR TOP CLOSURES: FLUSH END CLOSURE CHANNEL WITH TOP & DOOR FACES ALIGNED.
D. DOOR EDGE PROFILE TO BE MANUFACTURER'S STANDARD FOR APPLICATION INDICATED.
E. TYPICAL DOOR FACE SHEETS SHALL BE FLUSH.
HOLLOW METAL DOORS:
A. TYPE A EXTERIOR DOORS, THERMALLY INSULATED:
1. BASED ON SDI STANDARDS, ANSI/SDI A250.8 (SDI-100)
2. LEVEL 1 – STANDARD DUTY
3. PHYSICAL PERFORMANCE LEVEL C, 250,000 CYCLES, ANSI/SDI A250.4
4. MODEL 1 – FULL FLUSH
5. DOOR FACE METAL THICKNESS: 20 GAGE, 0.032 INCH MINIMUM
6. ZINC COATING A60/ZF180 GALVANNEALED COATING; ASTM A653/A653M
7. CORE MATERIAL: MFG'S STANDARD CORE MATERIAL/CONSTRUCTION
8. DOOR THICKNESS: 1-3/4" INCH, NOMINAL
9. WEATHERSTRIPPING TO BE INSTALLED ON ALL EXTERIOR DOORS
10. DOOR FINISH: FACTORY PRIMED AND FIELD FINISHED
HOLLOW METAL FRAMES:
A. COMPLY WITH STANDARDS FOR CORRESPONDING DOOR WITH FRAME REQUIREMENTS
B. FRAME FINISH: FACTORY PRIMED AND FIELD FINISHED
C. EXTERIOR DOOR FRAMES: FULL PROFILE/CONTINUOUSLY WELDED FRAME.
FINISHES:
A. PRIMER: RUST-INHIBITING, COMPLYING WITH ANSI/SDI A250.10, DOOR MFG'S STANDARD
ACCESSORIES:
A. SILENCERS: RESILIENT RUBBER, FITTED INTO DRILLED HOLES. PROVIDE THREE ON STRIKE SIDE OF SINGLE DOOR, THREE ON CENTER MULLION OF PAIRS, AND TWO ON HEAD OF PAIRS WITHOUT CENTER MULLIONS.
INSTALLATION:
A. INSTALL DOORS AND FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RELATED REQUIREMENTS OF SPECIFIED DOOR AND FRAME STANDARDS.
B. COORDINATE FRAME ANCHOR PLACEMENT WITH WALL CONSTRUCTION.

FLUSH WOOD DOORS:
WARRANTY:
A. INTERIOR DOORS: PROVIDE MANUFACTURER'S WARRANTY FOR THE LIFE OF THE INSTALLATION. INCLUDE COVERAGE FOR DELAMINATION OF VENEER, WARPING BEYOND TOLERANCES, DEFECTIVE MATERIALS, AND TELEGRAPHING CORE CONSTRUCTION.
PRODUCTS:
A. QUALITY STANDARDS: CUSTOM GRADE, STANDARD DUTY PERFORMANCE, IN ACCORDANCE WITH AWI/AWMAC/WI (AWS) OR AWMAC/WI (NAAWS).
B. WOOD VENEER DOORS ARE TO BE 5 PLY UNLESS OTHERWISE INDICATED.
C. INTERIOR DOORS: 1-3/4 INCHES THICK, FLUSH CONSTRUCTION UNLESS OTHERWISE INDICATED.
1. ALL INTERIOR FLUSH DOORS TO BE SOLID CORE DOORS.
2. WOOD VENEER FACING TO BE STAIN GRADE, ODD VENEER.
DOOR CONSTRUCTION:
A. FACTORY MACHINE DOORS FOR HARDWARE OTHER THAN SURFACE MOUNTED HARDWARE IN ACCORDANCE WITH REQUIREMENTS AND DIMENSIONS AS SPECIFIED.
B. FACTORY FIT DOORS FOR FRAME OPENING DIMENSIONS INDICATED ON DOOR SCHEDULE WITH EDGE CLEARANCES IN ACCORDANCE WITH SPECIFIED QUALITY STANDARDS.
INSTALLATION:
A. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFIED QUALITY STANDARD.
B. COORDINATE INSTALLATION FOR DOORS WITH PROPER FRAMES AND HARDWARE FOR EACH DOOR LOCATION.

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BUILDING DATA

INTERIOR TENANT ALTERATION
PREVIOUS OCCUPANCY: MERCANTILE: DOLLAR STORE
PROPOSED OCCUPANCY: BUSINESS: OPULENCE LUXURY SALON SUITES

CLASS OF CONSTRUCTION: II-B UNPROTECTED NON-COMBUSTIBLE
BUILDING IS FULLY SPRINKLERED
TENANT SUITE TOTAL SQUARE FOOTAGE: 4,740 SQ. FT.

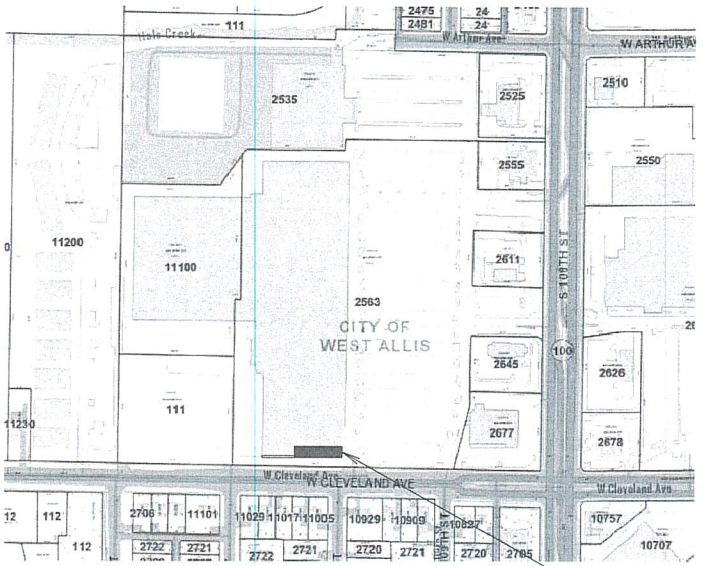
TABLE 508.4 SEPARATION OF OCCUPANCIES
ADJACENT OCCUPANCY: M MERCANTILE, NO SEPARATION REQUIRED B TO M

TOTAL OCCUPANCY LOAD

Name	Area	Occupants
RETAIL DISPLAY	2,956 sq. ft.; (22) SUITES @ (2) OCCUPANTS EA =	44
OFFICE/MEETING	216 sq. ft./100 gross= (3) ACTUAL =	4
STORAGE/MISC	312 sq. ft./300 gross= (2) ACTUAL =	2
TOTAL		50

PLUMBING FIXTURE REQUIREMENTS: B – BUSINESS (Table 2902.1)

	FIXTURES REQUIRED	FIXTURES PROVIDED
WATERCLOSETS-MALE	1 per 25 FOR 1st 50 = 2	2
WATERCLOSETS-FEMALE	1 per 25 FOR 1st 50 = 2	2
LAVATORIES	1 per 40 FOR 1st 80 = 2	2
DRINKING FOUNTAIN	1 per 100 = 1	1



SITE LOCATION PLAN

Building

This plan has been
CONDITIONALLY APPROVED
City of West Allis Code Enforcement Department
05/06/2025

SHEET INDEX

S-1 SITE LOCATION & NOTES
A-1 PROPOSED FLOOR PLAN
A-2 DEMOLITION FLOOR PLAN
REFLECTED CEILING PLAN
A-3 ADA DETAILS
A-4 DOOR SCHEDULE & NOTES

WISCONSIN THOMAS STACHOWIAK A-7321 WEST ALLIS WI ARCHITECT
Thomas Stachowiak 04-25-25

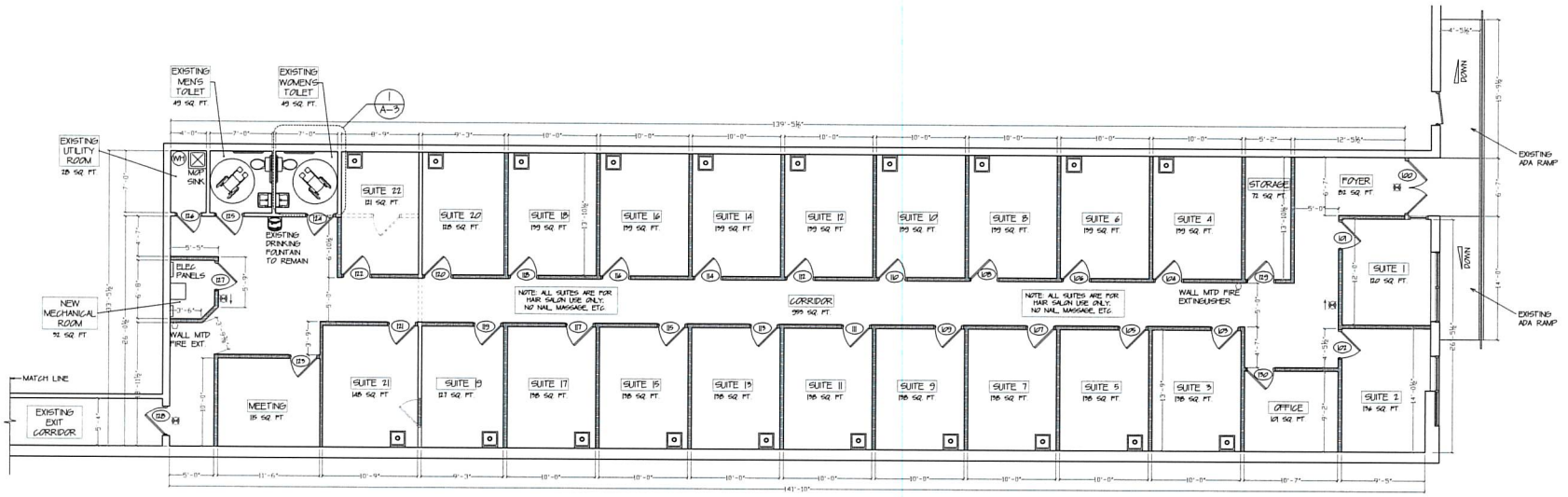
STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 Fax: 414-224-8034
stackgroup@aol.com

Interior Alteration for
OPULENCE LUXURY SALON SUITES, LLC
2665 S 108th Street
West Allis, WI 53227

04-25-25

SITE LOCATION PROJECT DATA

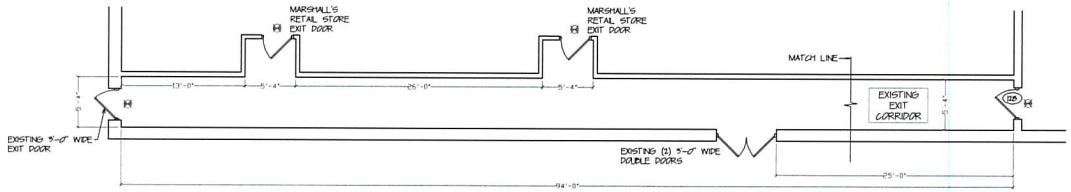
S-1



PROPOSED FLOOR PLAN

4,740 SQUARE FEET

1/8" = 1'-0"



EXIT CORRIDOR FLOOR PLAN

1/8" = 1'-0"

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Interior Alteration
2665 S 108th Street
West Allis, WI 53227

04-25-25

PROPOSED FLOOR PLAN

A-1

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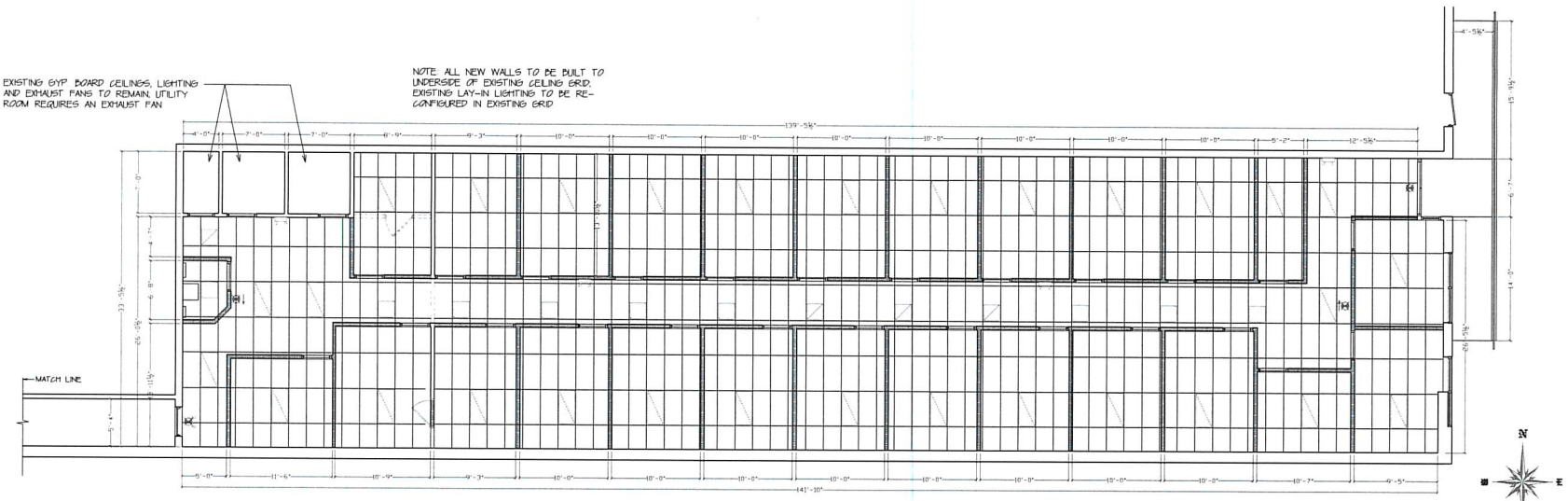
EXISTING GYP. BOARD CEILINGS, LIGHTING AND EXHAUST FANS TO REMAIN. UTILITY ROOM REQUIRES AN EXHAUST FAN

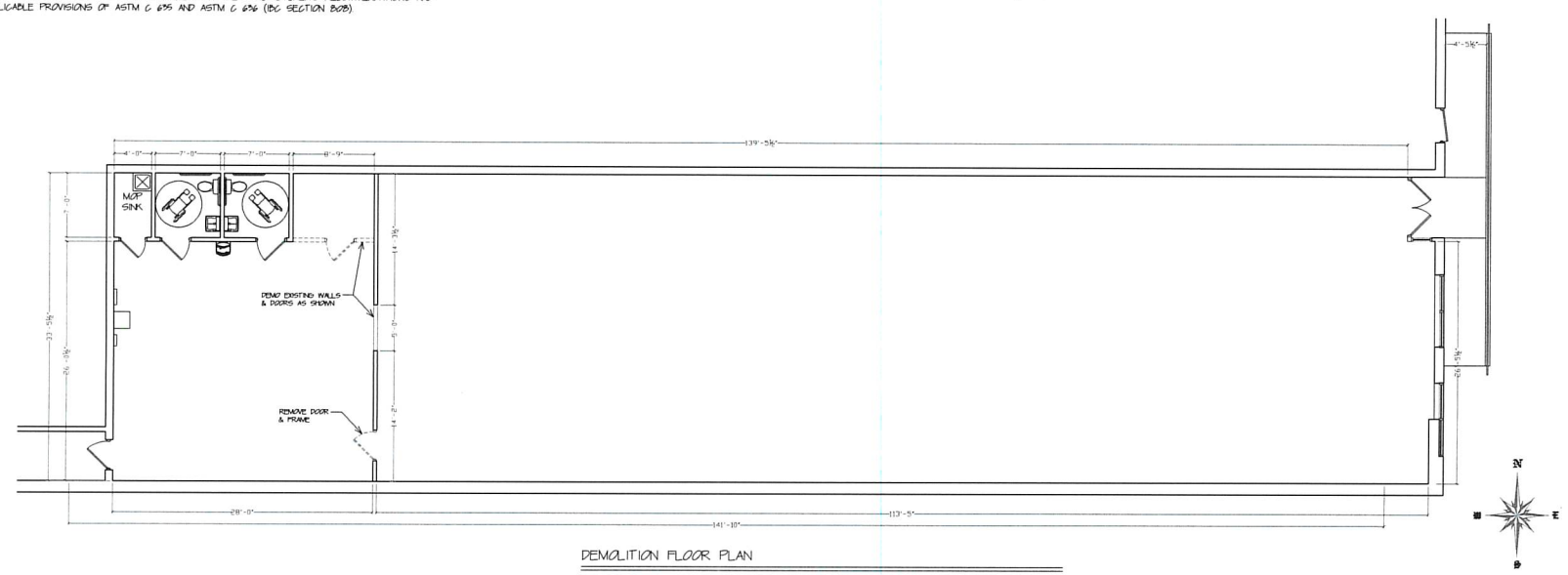
NOTE: ALL NEW WALLS TO BE BUILT TO UNDERSIDE OF EXISTING CEILING GRID. EXISTING LAY-IN LIGHTING TO BE RE-CONFIGURED IN EXISTING GRID



SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636. INTERIOR FINISHES SHALL COMPLY WITH IBC SECTION 803 AND 804. ACOUSTICAL MATERIALS COMPLYING WITH THE INTERIOR FINISH REQUIREMENTS OF IBC SECTION 803 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE PROVISIONS OF ASTM C 635 AND ASTM C 636 (IBC SECTION 808).

REFLECTED CEILING PLAN

1/4" = 1'-0"



DEMOLITION FLOOR PLAN

1/4" = 1'-0"

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STACK DESIGN GROUP
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413 NORTH SECOND STREET
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414-807-8033 Fax: 414-224-8034

Interior Alteration for
OPULENCE LUXURY SALON SUITES, LLC
2665 S. 108th Street
West Allis, WI 53227

04-25-25

REFLECTED CEILING & DEMO

A-2

ACCESSIBLE SIGNAGE TECHNICAL DATA

SIGNAGE SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), INCLUDING BUT NOT LIMITED TO:
1. 1/32" HIGH RAISED LETTERS, NUMERALS AND GRADE 2 BRAILE IN TYPE, STYLE AND SIZE AS DEFINED IN ADA STANDARDS.
2. BRAILLE IS NOT REQUIRED FOR DOOS SERVING UTILITY SPACES.
3. LOCATE ON LATCH SIDE OF DOORS, EXCEPT AT DOOR PAIRS WHERE SIGNANGE SHALL BE LOCATED ON NEAREST ADJACENT WALL.
4. LOCATE TO COMPLY WITH PATH OF APPROACH AND TO AVOID PROTRUDING OBJECTS.

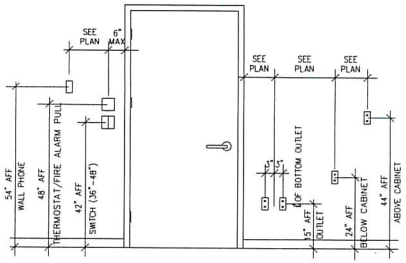
FURNISH AND INSTALL INTERIOR SIGNAGE IN THE FOLLOWING LOCATIONS:
1. EACH PERMANENT ROOM AND SPACE WITHIN THE BUILDING.
2. EXTERIOR DOORS ACCESSING STORAGE ROOMS & MECHANICAL ROOMS.
3. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT ALL GANG TOILETS, INDIVIDUAL TOILETS, AND ACCESSIBLE ENTRY & EGRESS DOORS.

MATERIALS AND FABRICATION:
1. PLAQUE: BASIC STOCK SHALL BE 1/8" THICK, MELAMINE LAMINATE OR MATTE ACRYLIC WITH FACE AND BACKPLATE; PROVIDE RADIUSSED CORNERS.
2. CHARACTERS: PROVIDE 3/4" RAISED LETTERS, 1" NUMERALS, AND BRAILLE CHARACTERS WHERE REQUIRED ON BACKGROUND STOCK BY MEANS OF A BLAST PROCESS OR BY CHEMICALLY WELDING CHARACTERS TO STOCK.
3. CHARACTER TYPE: UPPER CASE, SANS SERIF OR SIMPLE SERIF.

SIGN MOUNTING:
1. MOUNTING METHOD: MM (MECHANICAL FASTENING) MOUNTING BY MEANS OF DOUBLE FACED TAPE SHALL NOT BE ACCEPTABLE.
2. DRILL AND INSERT APPROPRIATE TYPE PLUGS OR ANCHORS INTO WALL SUBSTRATE.
3. ATTACH SIGNS TO WALL USING COUNTERSUNK TAMPERPROOF SCREWS. SCREW HEADS SHALL BE FLUSH WITH SIGN FACE.
4. MOUNT SO THAT CENTER OF SIGN IS 5'-0" ABOVE FINISH FLOOR; BOTTOM OF LETTERS FOR ROOM NAME SHALL BE 48" MIN. (54" MAX) ABOVE FINISH FLOOR.

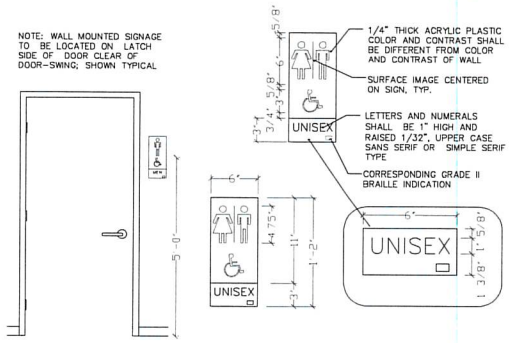
PRODUCTS:
THE FOLLOWING SHALL BE CONSIDERED ACCEPTABLE MANUFACTURERS:
1. ANDCO INDUSTRIES CORPORATION, GREENSBORO, NC, 1-800-476-8900
2. BAYUK GRAPHIC SYSTEMS, INC. PARKESBURG, PA, 1-717-442-0247
3. BEST SIGN SYSTEMS, INC. MONTROSE, CO, 1-800-235-BEST (bestsigns.com)
4. GEMINI SIGNS, MARLBOROUGH, MA, 1-800-270-3343 (geminisigns.com)
5. MOHAWK SIGN SYSTEMS, INC. SCHENECTADY, NY, 1-518-370-3433
6. NATIONAL SIGN, INC. AMBRIDGE, PA, 1-800-363-1203 (natsign.com)

NOTES:
1. THIS DETAIL IS TO SHOW MIN. AND MAX. ALLOWABLE HEIGHTS. REFER TO FLOOR PLANS & INTERIOR ELEVATIONS FOR SPECIFIC INFORMATION AND DIMENSIONS.
2. ALIGN C.L. OF THERMOSTAT WITH C.L. OF SWITCH.
3. NOTE ALL DIMENSIONS ARE TO CENTER LINE OF FACE PLATE.



SWITCHES, OUTLETS & CONTROLS MOUNTING HEIGHTS

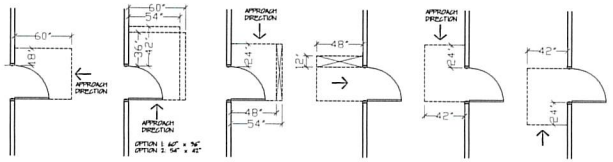
NOTE: WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING; SHOWN TYPICAL



TYPICAL ACCESSIBLE RESTROOM SIGNAGE

CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SHALL COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE, TO PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL MEANS AND METHODS OF THE WORK NOR TO PROVIDE JOB SITE SUPERVISION, ENSURE SAFETY OR CONSTRUCTION MANAGEMENT AND DOES NOT VOLUNTARILY ASSUME ANY SUCH RESPONSIBILITIES.

NOTE:
PROVIDE CLEARANCE AROUND TOILET, ADJACENT TO OTHER FIXTURES PER ICC/A117.1-2003, 604.3. PUSH PULL JAMB ON DOOR LATCHING SHALL BE PER ICC/ANSI A117.1-2003 s404.2.3. PROVIDE MIN. 12" PUSH SIDE MANEUVERING CLEARANCE AND 18" CLEARANCE ON THE PULL SIDE OF DOORS. PROVIDE ACCESSIBLE WATER CLOSET FIXTURE IN ACCORDANCE WITH ICC/ANSI A117.1-2003, SECTION 1003.11.7, INCLUDING PROVIDING HAND OPERATED FLUSH CONTROLS LOCATED ON THE OPEN SIDE OF THE WATER CLOSET FIXTURE. PER IBC 2902.4, PROVIDE SIGNAGE AT AND NO KEYED ACCESS TO TOILET ROOM.



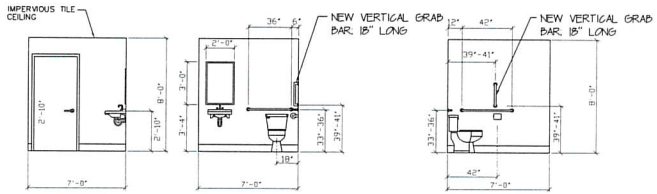
REQUIRED ACCESSIBILITY CLEAR FLOOR AREAS

TOILET ACCESSORIES SCHEDULE [1]

Mark	Qty	Item	Manufacturer & Model No.	Mounting Height	Remarks
1	1	TOILET PAPER DISP.	ASI 0263-1	TOP 1.5" BELOW GRAB BAR	
2	1	SOAP DISP.	ASI 0342A	38" TO BOTTOM OF UNIT	
3	1	MIRROR	ASI 0540 (24x30)	40" TO BOTTOM OF UNIT	
4		GRAB BAR	ASI 3201	36" TO CENTER OF BAR	42", 36", 18" VERT.
5	1	SAFETY COVERS	Trap Wrap by Brocar Products, Inc.	ON EXPOSED PIPING	KIT 500R - WHITE
6	1	PAPER TOWEL DISP.	ASI 0210	38" TO BOTTOM OF UNIT	

ACCESSIBILITY REQUIREMENTS

ALL TOILET ROOMS REQUIRED TO BE ACCESSIBLE SHALL CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF FEDERAL ADA LAWS AND STATE BUILDING CODES, INCLUSIVE OF THE FOLLOWING CLEARANCE DIAGRAMS. ALL DOORS SHALL HAVE LEVER TYPE HANDLE. ALL FAUCETS TO HAVE LEVER/BLADE STYLE HANDLES FOR OPERATION.
PRIVACY LOCK ON TOILET ROOM DOOR SHALL BE PUSH-BUTTON TYPE WITH INSIDE HANDLE-TURN RELEASE.

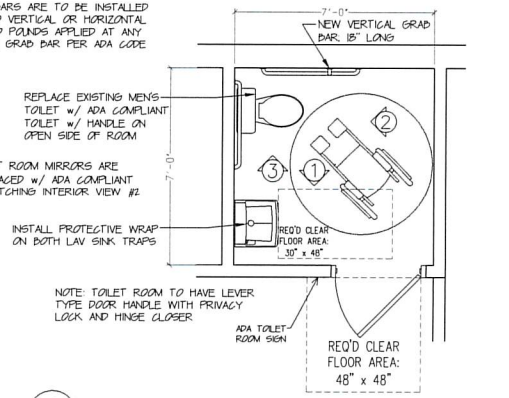


(1) VIEW OF SIDE WALL (2) VIEW OF FIXTURE WALL (3) SIDE VIEW OF TOILET

TYPICAL UNISEX ACCESSIBLE RESTROOM INTERIOR ELEVATIONS

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

NOTE: GRAB BARS ARE TO BE INSTALLED TO WITHSTAND VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS APPLIED AT ANY POINT OF THE GRAB BAR PER ADA CODE



(1) ENLARGED EXISTING TOILET ROOM PLAN

1/4" = 1'-0"

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Interior Alteration for
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2665 S 108th Street
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04-25-25

ADA DETAILS

A-3

DIVISION 01 – GENERAL REQUIREMENTS

THESE DRAWINGS ARE SCOPE DOCUMENTS INDICATING THE GENERAL PROJECT DESIGN CONCEPT, DIMENSIONS OF THE PROJECT, MAJOR ARCHITECTURAL ELEMENTS, AND BASIC ORGANIZATION OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS OR WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR(S) SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROPOSED PROJECT. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK OR TO SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT. FURTHERMORE, THE ARCHITECT MAKES NO WARRANTY EXPRESSED OR IMPLIED IN THESE DOCUMENTS.

REASONABLE EFFORTS ARE MADE TO PROVIDE ACCURATE AND CURRENT INFORMATION. THE DRAWINGS, HOWEVER, MAY CONTAIN INACCURACIES OR GRAPHICAL ERRORS. NO REPRESENTATION IS MADE ABOUT THE ACCURACY, RELIABILITY, OR COMPLETENESS OF THESE DRAWINGS. DUE TO THE NATURE OF THIS WORK, THE ARCHITECT DOES NOT WARRANT THE EXISTING CONDITIONS AS DEPICTED IN THESE DRAWINGS WHERE AS-BUILT CONDITIONS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING CONDITIONS. THE MEASUREMENTS ON THESE DRAWINGS ARE REASONABLY ACCURATE FOR THE PURPOSE OF MATERIAL ESTIMATES AND GRASPING A GENERAL CONCEPT OF THE WORK, HOWEVER, IN THE EXECUTION OF THE WORK ON THE JOB, DO NOT SCALE THE DRAWINGS. EACH CONTRACTOR IS REQUIRED TO VERIFY ALL DIMENSIONS WITH THE ACTUAL CONDITIONS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT AND OWNER. IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS THE CONTRACTOR(S) WILL BE DEEMED TO HAVE ESTIMATED ON, AND AGREED TO PROVIDE, THE GREATEST QUANTITY AND BEST QUALITY OF MATERIALS AND WORK.

CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS AND FEES REQUIRED TO PERFORM THE WORK, UNLESS DIRECTED OTHERWISE BY OWNER OR ARCHITECT. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND SAFETY OF HIS OWN MATERIALS AND WORK, AND FOR PROPERLY REMOVING HIS DEBRIS FROM THE JOB SITE. GENERAL CONTRACTOR SHALL PROVIDE FOR ALL SITE DEMOLITION AND DEBRIS REMOVAL REQUIRED TO PERFORM NEW CONSTRUCTION WHILE ADEQUATELY MAINTAINING THE PREMISES AND ADJACENT PREMISES TO ENSURE NORMAL OCCUPANCY AND SECURITY. CONTRACTOR(S) SHALL COORDINATE THE PROPER TRANSPORTATION AND STORAGE OF THEIR BUILDING MATERIALS ON THE SITE TO AVOID THE OVERLOADING OF EXISTING ROOFS AND FLOORS.

CONTRACTORS INSTALLING PIPES, DUCTS AND CONDUIT WILL BE REQUIRED TO DO ALL CUTTING AND PATCHING IN CONNECTION WITH THEIR WORK, INCLUDING EXCAVATION AND DIGGING. THE OWNER WILL ASSUME NO RESPONSIBILITY FOR THE COST OF CHANGES OR EXTRA WORK MADE NECESSARY BY THE FAILURE OF TRADES TO COORDINATE THEIR WORK DURING CONSTRUCTION.

WHERE APPLICABLE, EACH CONTRACTOR SHALL CONSTRUCT PHYSICAL BARRIERS AROUND AREAS UNDER CONSTRUCTION AS REQUIRED TO ENSURE GENERAL PUBLIC AND PERSONAL SAFETY. CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK UNDER HIS CONTRACT. ALL WORK SHALL BE COMPLETED USING PRACTICES GENERALLY ACCEPTED AND ENDORSED BY THE CORRESPONDING TRADE INDUSTRY.

ALL WORK SHALL BE WARRANTED AND GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT. WARRANTY/GUARANTEE TO BE PROVIDED BY THE CONTRACTOR THAT PERFORMED THE WORK OR SUPPLIED THE MATERIAL. SHOULD ANY DEFECTS DEVELOP IN THE WORK WITHIN THE SPECIFIED PERIOD DUE TO FAULTS IN MATERIAL AND/OR WORKMANSHIP, CONTRACTOR IS TO CORRECT DEFECTIVE WORK AS APPROVED AT NO EXTRA COST TO OWNER.

THE CONTRACT AND SUBCONTRACT AMOUNTS SHALL PROVIDE COMPLETE WORKING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS COMMENSURATE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES.

WHEN WALLS ARE TO BE "ALIGNED", THE ALIGNMENT OF SUCH WALLS IS TO THE OUTSIDE FINISHED SURFACE, SUCH AS DRYWALL SURFACE. ALL DIMENSIONS SHOWN ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.

DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

ALL STUDS SHALL BE SPACED TO AVOID INTERFERENCE WITH PLUMBING, DUCTWORK & ELECTRICAL WORK ETC. HOWEVER, IN NO CASE SHALL THE SPACING OF MEMBERS EXCEED 16" O.C. UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHERE NEW WORK ADJOINS EXISTING, ALL SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO ENSURE UNIFORM APPEARANCE. ANY REPAIR WORK REQUIRED TO EXISTING WORK SHALL BE PERFORMED BY THE CONTRACTOR – PROVIDING ALL NECESSARY CUTTING, FITTING AND PATCHING. CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK.

ALL WORK REQUIRING SPECIAL DETAILING, AND NOT DETAILED ON THE DRAWINGS, SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.

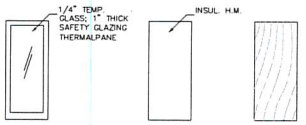
CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SHALL COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE, TO PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL MEANS AND METHODS OF THE WORK NOR TO PROVIDE JOB SITE SUPERVISION, ENSURE SAFETY OR CONSTRUCTION MANAGEMENT AND DOES NOT VOLUNTARILY ASSUME ANY SUCH RESPONSIBILITIES.

PARTITION, MILLWORK AND DOOR PLAN NOTES

1. INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY PROBLEMS WITH FIELD CONDITIONS.
2. EXAMINE SPECIFIED PRODUCTS AND SUBMIT WRITTEN EXCEPTION OR OBJECTIONS, OR BOTH, WITH ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBMITTING BID COSTS.
3. INSTALL DRYWALL WORK IN ACCORDANCE WITH THE CURRENT VERSION OF UNITED STATES GYPSUM – GYPSUM CONSTRUCTION HANDBOOK, ASTM C645, ASTM C754, AND ASTM C840; MOST STRINGENT REQUIREMENTS.
4. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
5. IMMEDIATELY ANALYZE CONTRACT DOCUMENTS AND REPORT IN WRITING ANY INCONSISTENCIES DISCOVERED THEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHERE INCONSISTENCIES OR DISCREPANCIES ON THE DRAWINGS OCCUR AND A CLARIFICATION FROM THE ARCHITECT IS NOT REC'D.
6. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
7. UNDERCUT ALL DOORS TO CLEAR TOP OF FINISHED FLOOR, INCLUDING BUT NOT LIMITED TO, CARPET, TILE, ETC., AS APPLICABLE, BY 1/4 INCH MAXIMUM, UNLESS OTHERWISE NOTED.
8. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.
9. PROVIDE FIRE RESISTIVE BLOCKING IN PARTITIONS AS REQUIRED.
10. GLAZING TONG MARKS SHALL NOT BE VISIBLE.
11. FINISH COLUMNS AND OTHER BASE BUILDING SURFACES AS REQUIRED TO MATCH ADJACENT OR ABUTTING SURFACES, OR TO MATCH SURFACES CALLED FOR IN THE SAME ROOM.
12. CAULK GAPS WHERE INTERSECTION OF CONSTRUCTION ELEMENTS IS NOT CRISP AND CONSISTENT, UNLESS OTHERWISE NOTED.
13. WHERE A COMPLEX ASSEMBLY INVOLVING SEVERAL TRADES IS CALLED FOR ON THE DRAWINGS, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED INTERACTION OF ALL RELATED ELEMENTS FOR ARCHITECT'S REVIEW. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OPERATION OF ALL SYSTEMS.
14. PROVIDE PROPER CLEARANCE FOR ALL MOVING PARTS OR FIXTURES SUCH AS ROLLING, SLIDING AND MOVEABLE DOORS AND PARTITIONS.
15. ALL DOOR AND CABINETRY HARDWARE IS TO BE IN BRUSHED ALUMINUM FINISH.
16. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.

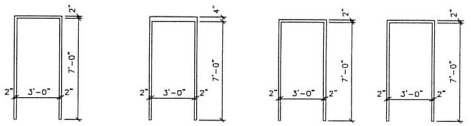
DOOR SCHEDULE

DOOR NUMBER	DOOR LOCATION	DOORS TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	MAT'L	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	LABEL	HDW. SET	REMARKS
100	SALON ENTRANCE	A	(2)3'-0"	7'-0"	1-3/4"	ALUM/GLASS	ANODIZED	A	ALUM	ANODIZED			EXISTING TO REMAIN, CLOSER, THRESHOLD, WEATHERSTRIP
101	SUITE 1	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
102	SUITE 2	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
103	SUITE 3	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
104	SUITE 4	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
105	SUITE 5	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
106	SUITE 6	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
107	SUITE 7	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
108	SUITE 8	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
109	SUITE 9	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
110	SUITE 10	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
111	SUITE 11	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
112	SUITE 12	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
113	SUITE 13	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
114	SUITE 14	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
115	SUITE 15	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
116	SUITE 16	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
117	SUITE 17	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
118	SUITE 18	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
119	SUITE 19	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
120	SUITE 20	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
121	SUITE 21	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
122	SUITE 22	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
123	MEETING	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
124	EXISTG WOMENS T.R.	B	3'-0"	7'-0"	1-3/4"	H.M.	PAINT	C	H.M.	PAINT		B	EXISTING TO REMAIN, PRIVACY LOCK & CLOSER
125	EXISTG MENS TOILET	B	3'-0"	7'-0"	1-3/4"	H.M.	PAINT	C	H.M.	PAINT		B	EXISTING TO REMAIN, PRIVACY LOCK & CLOSER
126	EXISTG UTILITY RM	B	3'-0"	7'-0"	1-3/4"	H.M.	PAINT	C	H.M.	PAINT		C	EXISTING TO REMAIN
127	NEW MECHANICAL RM	B	3'-0"	7'-0"	1-3/4"	H.M.	PAINT	C	H.M.	PAINT		C	EXISTING TO REMAIN
128	EXISTG REAR EXIT	B	3'-0"	7'-0"	1-3/4"	H.M.	PAINT	B	H.M.	PAINT			EXISTING TO REMAIN
129	STORAGE	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	
130	OFFICE	C	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	D	WOOD	STAIN		A	



A ALUMINUM & 1" INSULATING GLASS
B FLUSH HOLLOW METAL
C FLUSH WOOD SOLID CORE

DOOR TYPES

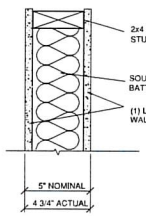


A ALUMINUM FRAME W/ THERMAL BREAK
B HOLLOW METAL FRAME IN MASONRY WALL
C HOLLOW METAL FRAME IN STUD WALL
D WOOD FRAME IN STUD WALL

FRAME TYPES

NOTES:
1. THRESHOLDS ARE NOT TO EXCEED 1/2" IN HEIGHT
2. ALL DOOR HANDLES TO BE ADA APPROVED LEVER TYPE HANDLES/PULLS
3. ALL HARDWARE FINISH, INCLUDING HINGES AND STRIKES, TO BE BRUSHED ALUMINUM OR SATIN NICKEL AS APPROVED BY ARCHITECT
4. VERIFY OPENING SIZE IN FIELD FOR DOOR AND/OR FRAME DIMENSIONS

HARDWARE SET:
A – LEVER HANDLE SET W/ CLASSROOM LOCK
B – CLOSER, LEVER HANDLE SET W/ PRIVACY LOCK
C – LEVER HANDLE SET W/ STORE ROOM LOCK



NOTE:
ALL NEW WALLS TO BE BUILT TO UNDERSIDE OF EXISTING CEILING GRID

1 WALL TYPE #1

INTERIOR WALL TYPES

NOTE: USE TREATED LUMBER ANYWHERE IT IS IN CONTACT WITH CONCRETE OR MASONRY, INCLUDING ALL SILL PLATES

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SCHEDULES & NOTES

A-4