# The cabinet stays

Your selected rendering | LaSalle palette | Common wash-alcove design for all three scope options



**Retain this design**
Tall walnut-look cabinet on the left, slim brass pull, warm taupe tile, muted-indigo band, stainless wash tub and charcoal floor.

**Cabinet interior**
Adjustable clean-towel shelves, enclosed supplies and a separate locked cleaning-product compartment. Final width, opening and reach depend on field measurements.

**Scope recommendation**
Begin with Essential Wash using this exact look. Dry grooming and pet laundry remain separately priced options in the other alcove.

User-selected image supplied as image.png. This is a design visualization, not a measured fit study. The cabinet, tub, deployed steps and handler must fit without using the elevator walkway. The rendering does not establish existing plumbing, a floor drain or compliant clearances.

# Pet care in the LaSalle palette

Two separate alcoves with an elevator walkway between them | Unmeasured concept study



**EXISTING WASH-ALCOVE PHOTO / 21480.jpg**

The photo shows a tiled recess with painted walls, receptacles and a grille beside a wood door. A drain or water connection is not visible. The tub can appear to fit while leaving too little room for its steps, an owner and a large dog. The elevator route cannot be used to make up missing working space.

## What is confirmed

Eighth floor, between gym and laundry. Two separate alcoves, divided by the elevator walkway. Keep circulation clear. Match LaSalle: warm taupe, muted indigo, walnut and restrained brass.

## What is not established

Width/depth of either recess, door swing, usable owner space, utilities, drain, floor assembly, ventilation, budget, hours and cleaning responsibility. Only one alcove is photographed.

## What these drawings mean

Equipment and service studies only. They do not show surveyed room boundaries or certify fit, accessibility or code compliance. No wall, door, structural or ceiling relocation is proposed.

# Feasibility comes before equipment selection

A workable wash station needs space in use, drainage, waterproofing and a maintenance owner.

| Issue | Concept approach / required verification |
|---|---|
| Fit and accessibility | Use an approximately 8 x 7 ft test envelope in the sketches ONLY as a space study, not a measurement or code minimum. A ~30 in deep tub plus ~48 in front working space already uses ~78 in before rear services. Add deployed steps/ramp, turning and door clearances. Accessible approach, reach and knee/toe space may require a different tub. [1] |
| Water / protection | Licensed plumber to confirm hot/cold supply, demand, shutoffs, thermostatic mixing, outlet temperature commissioning and required backflow protection. Water temperature is to be set for pet use with supplier/veterinary input; no numerical safety setting is assumed. [2] |
| Drainage / hair | Provide a removable tub strainer plus an accessible, correctly sized hair/debris interceptor. Plumber sizes trap, sanitary line, vent and cleanouts; washer discharge has a separate approved connection and compatible hair/lint control. No assumed connection into a neighboring machine hose. [2] |
| Waterproofing / floor | Specify a bonded waterproof assembly, sealed penetrations and wall upturns under a wet-use-rated slip-resistant finish. Starting wet-floor slope allowance ~1/4 in per ft toward a proposed drain; finalize around accessible maneuvering areas and the existing level passage. A floor drain is proposed, not observed. No slab cutting assumed. |
| Air / sound / electrical | Mechanical engineer determines exhaust, makeup air and discharge route. Open alcoves do not provide room-like odor or sound containment. Electrician places protected outlets outside splash and sizes dedicated washer, optional dryer and blower circuits to selected equipment. Retain required fire/life-safety devices. |
| Laundry / dryer option | Vented dryer: verify an independent approved exterior exhaust route. Listed condensing electric dryers may be evaluated under the applicable code exception; they still require drainage, power, heat-load and manufacturer-use review. Confirm pet-textile warranty and lease restrictions. [3] |
| Control and hygiene | Resident fob-enabled equipment or reservation control, timed water shutoff, accessible stop and leak detection with automatic shutoff proposed. Verify a nearby handwashing facility; sanitizer is supplementary. Do not enclose or gate the passage as a shortcut to pet containment. |

**If the measured recess cannot contain the full operating envelope, these options are not feasible at this location.** Keep the walkway clear and return to the board with a reduced scope or alternative location; do not silently widen the recess or borrow circulation space.

# Essential Wash

Construction / plumbing: $$ | Equipment: $ | Relative tiers; no contractor pricing or area-based estimate



One well-finished wash station with towel drying at the tub. The LaSalle palette gives a modest installation a residential character while reserving the budget for plumbing, waterproofing and a usable owner/dog working area.

### WASH EQUIPMENT

One approximately 60 x 25-30 in commercial stainless walk-in tub; non-slip insert, OEM tether points, handheld sprayer, tamper-resistant thermostatic mixing and required backflow protection. Retractable steps or a ramp must fit when deployed. No blower or grooming table in the base scope.

### SEPARATE ALCOVE

Second alcove: optional shallow closed towel/supply storage only. No plumbing or laundry equipment proposed there.

### FINISHES

Mushroom/taupe porcelain splash walls, narrow muted-indigo tile band, charcoal small-format floor tile, the selected tall walnut-look cabinet at left, with a brass pull. Use wet-rated compact laminate, sealed edges and a protected base. Stainless tub and working hardware.

### VENTILATION / NOISE

Dedicated wet-area exhaust route to be designed. Towel drying reduces the equipment noise burden. No claim that the alcove can contain barking or odors without further work.

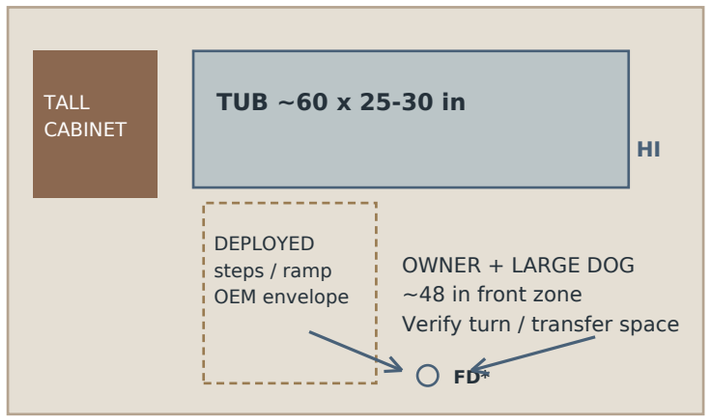
**Advantages:** Lowest equipment burden and simplest operation; retains the selected tall cabinet and LaSalle finishes.
**Trade-offs:** No forced-air drying, paw pan or pet laundry. Still requires a new wet installation and verified circulation clearance.

Selected reference shared by all options; second-alcove upgrades are diagrammed separately. AI visualization; proposed drain, tub scale and usable clearances remain unverified. Steps are shown stored; their deployed footprint must fit inside the alcove.

# Space, services and wash-wall study

Separate diagrams show function, not the actual relative orientation of the alcoves. All dimensions approximate.

### WASH ALCOVE - assumed 8 x 7 ft test box




HS / rules at dry end; no separate paw-rinse pan

### SECOND ALCOVE - size and geometry unknown

**CLOSED SUPPLIES / TOWELS**

Dry approach and door clearances
No wet plumbing or equipment here

Existing door: position/swing UNVERIFIED; reserve full maneuvering area. Do not infer a new door from this study.

HS = sanitizer
HI = accessible hair interceptor
FD* = proposed floor drain
Arrows = local wet-floor slope
Paw rinsing occurs in tub.

No new separate paw pan: it adds another wet footprint and trip/containment issue.

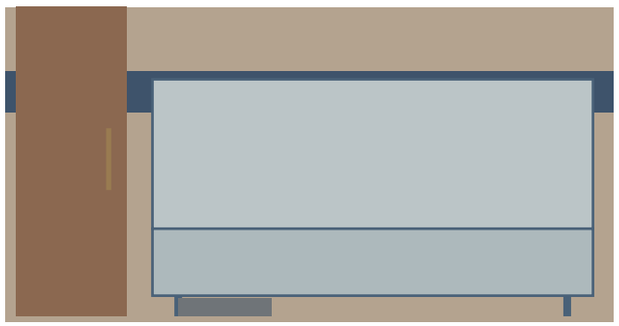
## ELEVATOR WALKWAY - KEEP CLEAR AND DRY - WIDTH / ALIGNMENT NOT MEASURED

### UTILITIES PLAN - ROUTES TBD

Hot/cold + shutoffs -> mixing / backflow -> tub
Tub strainer -> HI -> trapped / vented sanitary connection
FD* -> approved trapped / vented drainage
Exhaust pickup at wash -> approved discharge route
L1: wet-rated 3500K light; retained ceiling plane
P1: protected control / optional blower supply at dry end

A: second alcove needs only storage lighting.

### WASH WALL ELEVATION - NOT TO SCALE




Tub rim: ~34-38 in AFF*
Dog standing deck: OEM
Spray dock: ~48-60 in AFF*
Tether points: OEM-rated
Waterproof finish to soffit
Dry shelves: reach to suit

*Targets only; accessible tub and controls may require different heights.

# Warm Pet Spa

Construction / plumbing: $$-$$$ | Equipment: $$ | Relative tiers; no contractor pricing or area-based estimate



The selected tall-cabinet design with added grooming and optional controlled drying. Washing and initial drying stay together; only a towel-dried dog crosses to the separate grooming alcove.

**Advantages:** More complete wash/dry/groom experience and strong continuity with LaSalle.
**Trade-offs:** An open elevator-adjacent location may be unsuitable for a blower. More staff work and equipment maintenance; omit the blower if testing fails.

### WASH EQUIPMENT

Same approximately 60 x 25-30 in tub and protected plumbing package. Add a variable-speed low-noise pet blower only after an on-site noise trial. Dry at the tub; locate motor and power outside splash to OEM requirements. No heated cage dryer.

### SEPARATE ALCOVE

Second alcove: approximately 36 x 24 in height-adjustable non-slip grooming table, towel storage and leash hooks, only if the table and handler fit entirely within that recess. Table folds/stows only if its rated mechanism allows.

### FINISHES

The selected warm taupe porcelain, horizontal muted-indigo band and tall walnut-look cabinet at left. Specify wet-rated compact laminate and brass pull. Charcoal floor, pale warm moisture-resistant ceiling, shielded 3500K lighting.

### VENTILATION / NOISE

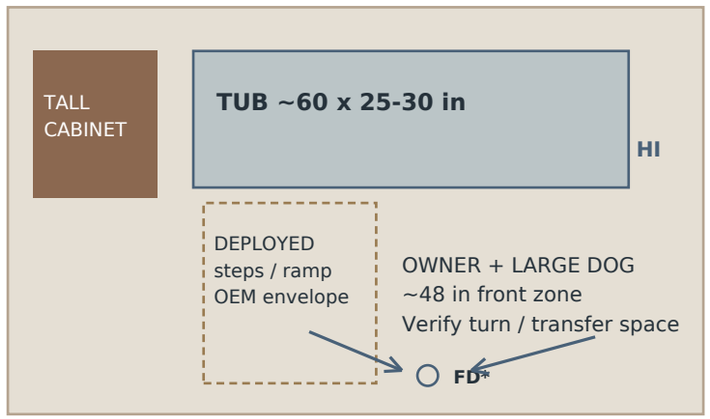
Same exhaust requirement, with added blower noise and hair management. Test at elevators, gym and adjacent rooms; time-limit use. No decorative fabric or exposed absorbent slats in splash areas.

Selected reference shared by all options; second-alcove upgrades are diagrammed separately. AI visualization; proposed drain, tub scale and usable clearances remain unverified. Steps are shown stored; their deployed footprint must fit inside the alcove.

# Space, services and wash-wall study

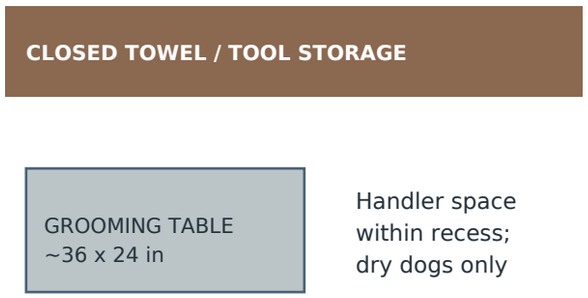
Separate diagrams show function, not the actual relative orientation of the alcoves. All dimensions approximate.

### WASH ALCOVE - assumed 8 x 7 ft test box




HS / rules at dry end; no separate paw-rinse pan

### SECOND ALCOVE - size and geometry unknown




Existing door: position/swing UNVERIFIED; reserve full maneuvering area. Do not infer a new door from this study.

HS = sanitizer
HI = accessible hair interceptor
FD* = proposed floor drain
Arrows = local wet-floor slope
Paw rinsing occurs in tub.

No new separate paw pan: it adds another wet footprint and trip/containment issue.

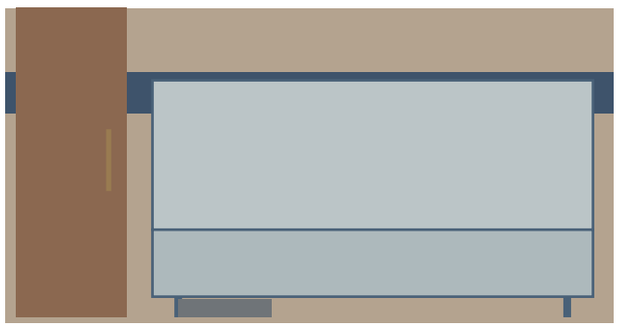
## ELEVATOR WALKWAY - KEEP CLEAR AND DRY - WIDTH / ALIGNMENT NOT MEASURED

### UTILITIES PLAN - ROUTES TBD

Hot/cold + shutoffs -> mixing / backflow -> tub
Tub strainer -> HI -> trapped / vented sanitary connection
FD* -> approved trapped / vented drainage
Exhaust pickup at wash -> approved discharge route
L1: wet-rated 3500K light; retained ceiling plane
P1: protected control / optional blower supply at dry end

B: P2 for table/blower as selected; verify load and location.

### WASH WALL ELEVATION - NOT TO SCALE




Tub rim: ~34-38 in AFF*
Dog standing deck: OEM
Spray dock: ~48-60 in AFF*
Tether points: OEM-rated
Waterproof finish to soffit
Dry shelves: reach to suit

*Targets only; accessible tub and controls may require different heights.

# Pet Spa + Separate Laundry

Construction / plumbing: $$$ | Equipment: $$$ | Relative tiers; no contractor pricing or area-based estimate



Keep the wash alcove simple and dedicate the other recess to pet textiles. Coordinated taupe, indigo and walnut-look finishes make the two separate stations read as one amenity without occupying the elevator walkway.

**Advantages:** Dedicated pet-textile capacity and useful separation from household laundry.
**Trade-offs:** Highest installation risk, maintenance and disruption. Large dog beds are not assumed to fit: confirm usable drum volume, dry load and item care label. Washer vibration requires review.

### WASH EQUIPMENT

Same approximately 60 x 25-30 in tub, sprayer, mixing valve and backflow protection. Towel drying at tub; blower remains optional after testing. No separate grooming table or paw-rinse pan in the base scope.

### SEPARATE ALCOVE

One heavy-duty/commercial front-load washer, approximately 27-30 in wide and 32-36 in deep as a planning allowance, plus an optional dryer. Side-by-side placement preferred for usable controls if space permits; stacking is not assumed accessible. Folding counter, separate clean/soiled storage and service access.

### FINISHES

Taupe porcelain wash walls with restrained indigo accent; the selected tall walnut-look cabinet at left with brass pull; wet-rated compact laminate and protected base. In laundry alcove, washable wall protection, water-resistant cabinet construction, durable counter and coordinated slip-resistant floor.

### VENTILATION / NOISE

Wash exhaust plus laundry heat/moisture assessment. Vented dryer requires approved exterior exhaust; a listed condensing/heat-pump alternative may be evaluated, with condensate drainage and mechanical review. The existing grille is not a dryer connection. [3]

Selected reference shared by all options; second-alcove upgrades are diagrammed separately. AI visualization; proposed drain, tub scale and usable clearances remain unverified. Steps are shown stored; their deployed footprint must fit inside the alcove.

# The separate pet-laundry alcove

Washer + dryer, folding counter and coordinated cabinetry | Elevator walkway remains between the two alcoves




**Coordinated with the wash alcove**
Tall walnut-look cabinet with brass pull at left; side-by-side washer and dryer under a pale folding counter; taupe tile and muted-indigo band.

**Storage and finishes**
Closed upper storage, task light and separated clean/soiled bins. Specify removable, washable non-absorbent bins in place of the fabric-look baskets illustrated.

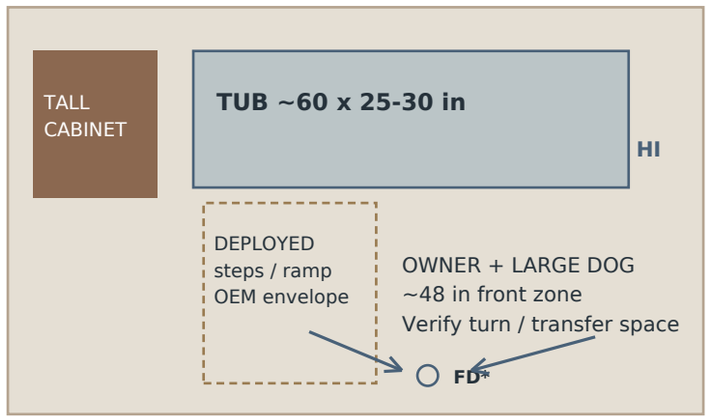
**Before installation**
Confirm appliance doors, user space and service clearances within the recess; accessible controls; drain, power, dryer ventilation or approved condensing option; and spin-vibration control.

CONCEPT VIEW ONLY: no photo or measured dimensions of the second alcove were supplied. This image illustrates the proposed equipment and finish arrangement; it does not establish actual geometry or fit. The wash station remains in the other alcove. Counter and cabinet dimensions must follow the selected machines and verified site conditions.

# Space, services and wash-wall study

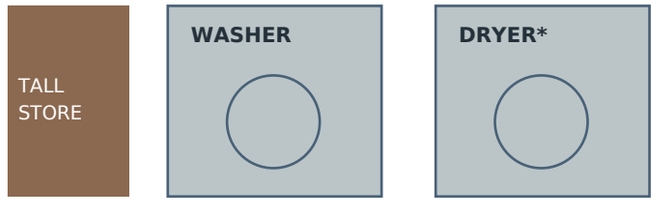
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### WASH ALCOVE - assumed 8 x 7 ft test box




HS / rules at dry end; no separate paw-rinse pan

### SECOND ALCOVE - size and geometry unknown




Door opening + ~48 in user zone, plus OEM rear/side/service clearances. Fit and accessible control reach TBD.

Existing door: position/swing UNVERIFIED; reserve full maneuvering area. Do not infer a new door from this study.

HS = sanitizer
HI = accessible hair interceptor
FD* = proposed floor drain
Arrows = local wet-floor slope
Paw rinsing occurs in tub.

No new separate paw pan: it adds another wet footprint and trip/containment issue.

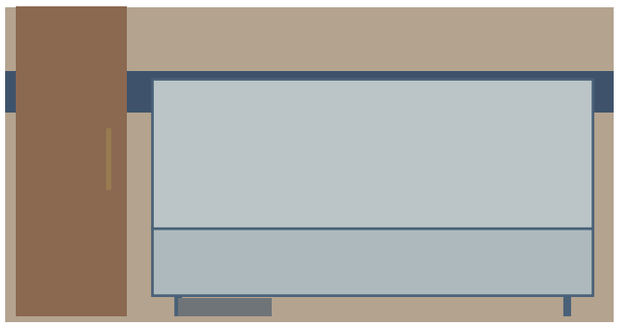
## ELEVATOR WALKWAY - KEEP CLEAR AND DRY - WIDTH / ALIGNMENT NOT MEASURED

### UTILITIES PLAN - ROUTES TBD

Hot/cold + shutoffs -> mixing / backflow -> tub
Tub strainer -> HI -> trapped / vented sanitary connection
FD* -> approved trapped / vented drainage
Exhaust pickup at wash -> approved discharge route
L1: wet-rated 3500K light; retained ceiling plane
P1: protected control / optional blower supply at dry end

C: separate hot/cold, W drain + hair/lint filter, leak shutoff; dedicated washer / optional dryer circuits. Dryer exhaust or approved condensate route TBD.

### WASH WALL ELEVATION - NOT TO SCALE




Tub rim: ~34-38 in AFF*
Dog standing deck: OEM
Spray dock: ~48-60 in AFF*
Tether points: OEM-rated
Waterproof finish to soffit
Dry shelves: reach to suit

*Targets only; accessible tub and controls may require different heights.

# Start with a well-designed wash station

Recommended direction: A, Essential Wash, with the selected tall-cabinet design. Evaluate B and C as separately priced upgrades.

| Consideration | A / Essential Wash | B / Warm Pet Spa | C / Spa + Separate Laundry |
|---|---|---|---|
| Look | Selected rendering: taupe, indigo band, tall walnut-look cabinet and brass pull. | Same selected wash-alcove appearance; additional dry grooming in the second alcove. | Same selected wash design; coordinated cabinetry in the separate laundry alcove. |
| Features | Raised tub; towel drying; storage. | Tub, conditional blower, separate dry grooming. | Tub plus separate washer; dryer conditional. |
| Capacity | One dog / household per wash booking. | One dog / household per wash booking; dry grooming separately scheduled if needed. | One wash booking plus one laundry load; simultaneous operation subject to measured fit and utilities. |
| Plumbing / leak risk | New supply, sanitary route, hair interception and waterproofing required. | Same primary wet installation as A. | Highest: additional supply, drain, hair/lint system and leak protection. |
| Air / noise | Dedicated exhaust review; no powered drying in base. | Blower could be unacceptable beside elevators; field trial required. | Laundry heat, dryer route and spin vibration add complexity. |
| Cleaning burden | Resident reset + daily staff sanitation / inspection. | A plus blower filters and table sanitation. | A plus washer drum/seals, discharge filter, lint screen and service cycles. |
| Construction / plumbing | $$ | $$-$$$ | $$$ |
| Equipment | $ | $$ | $$$ |
| Disruption | Local closure and utility works; keep an approved elevator route. | A plus electrical / noise commissioning and millwork. | Most utility work and coordination. No closure duration assumed. |

**Decision:** Favor one usable, cleanable wash station over a crowded amenity. Keep initial drying in the wash alcove. Do not buy equipment until staff can demonstrate the deployed steps/ramp, owner and large-dog space without entering the walkway. If this fails, return to the board with another location or a reduced brief.

# Clear rules and an assigned cleaning owner

Draft for board, management, insurer and condominium counsel review; not an adopted policy or liability waiver.

| Topic | Proposed house rule |
|---|---|
| Hours / booking | Proposed trial hours: 8 am-8 pm. Reserve one 30-minute wash slot per household, including cleanup. Blower hours, if permitted, may be shorter following a noise trial. |
| Supervision / circulation | One dog in the wash alcove at a time. An adult owner remains present and controls the dog. Keep the elevator walkway, doors and passage clear; no queues, loose leads or equipment there. |
| Bathing / drying | Use pet-safe products approved by management. Check water before use. Never leave a tethered animal unattended. Towel-dry in the wash alcove before leaving; blower use only where approved. |
| After every use | Collect hair and debris into the lidded bin; do not flush it down the drain. Rinse the tub, use the supplied cleaner as labeled, wipe surfaces and leave the floor dry. Report leaks, damage and equipment faults. |
| Pet laundry, if installed | Pre-remove hair and solid soil. Wash only items whose care labels and the machine instructions permit it. Do not overload. No human laundry, fecally soiled items, oils/solvents, loose stuffing, foam inserts, or hardware-heavy leashes/harnesses unless expressly approved. |
| Dryer, if installed | Only items approved by both their care labels and dryer instructions. No rubber/foam-backed items unless expressly permitted. Clear the lint screen after every load; keep access/service space clear. |
| Pet health / behavior | Do not use during a suspected contagious illness or active parasite infestation. Owners must follow building pet rules and remove a dog that cannot be safely managed. Arrange an appropriate alternative with management. |
| Incident / responsibility | Stop use and notify management if equipment malfunctions or an incident occurs. Owners supervise their animals and report damage. Counsel and the insurer must establish responsibility, charges, accommodation procedures and any legally appropriate release language. |

**Staff assignment:** Appoint a named cleaning team before opening. Inspect daily and more often after busy periods; clean/disinfect with approved products and labeled contact times. Log interceptor, washer filter and blower service; schedule dryer duct maintenance to its instructions. Residents should not open plumbing interceptors or electrical equipment.

# Checks needed to move beyond concept

The package does not certify that either alcove can accommodate the proposed equipment.

| Specialist / owner | Scope to confirm |
|---|---|
| Licensed architect / code reviewer | Measured alcove boundaries, elevator and door circulation, accessible approach/controls, wet-floor transitions, fire-rated assemblies, permit scope and whether this use is acceptable beside the elevators. |
| Licensed plumber | Hot/cold supply, water demand, sanitary and vent capacity, backflow protection, hair interception, service access, proposed floor drain, washer connection and leak response. |
| Mechanical engineer | Existing grille function, exhaust route, makeup air, odor migration, blower noise, laundry heat/moisture and optional dryer solution. No connection to the grille is assumed. |
| Electrician / structural review | Dedicated equipment circuits, protected outlets and controls, wet-area lighting; investigate slab construction and load/penetration implications before drilling or coring. Review washer vibration. |
| Management / board / counsel / insurer | Condominium declaration and rule authority, amenity adoption, pet access, reasonable accommodations, liability and insurance, resident bookings, cleaning staff, consumables and recurring maintenance funding. |

## CLICKABLE REFERENCE REGISTER

[1] U.S. Access Board / doors and maneuvering clearances

[2] Chicago Plumbing Code / supplies, drainage and interception

[3] Chicago / clothes dryer installation and condensing exception

[4] Chicago / independent exhaust systems

[5] Manufacturer dimensional reference / commercial wash tub

References accessed 12-13 October 2026. Code reviewer must confirm the applicable adopted code and permit path. Equipment sizes are generic allowances, not selected brands. Existing photo: 21480.jpg. Selected rendering: image.png; tall left cabinet retained in all options. User confirmed two alcoves separated by an elevator walkway; dimensions unknown; LaSalle palette requested. The second alcove has not been photographed.