

PROJECT :

TESSMER AUTO SALES

408 WEST SUNSET DRIVE
WAUKESHA, WISCONSIN

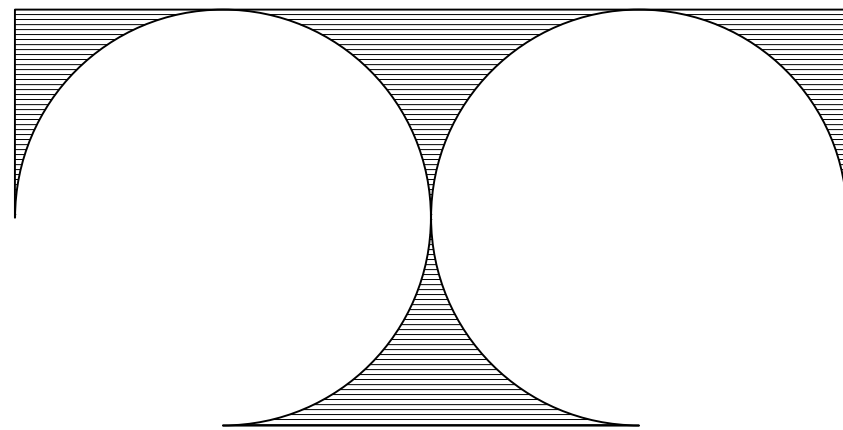
CONSTRUCTION MANAGER :

VENTURE CONSTRUCTION GROUP

11500 WEST LIBERTY LANE
NEW BERLIN, WISCONSIN 53146

PHONE (262) 439-8866

ARCHITECT :



TDI ASSOCIATES, INC.

ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
TEL: (262) 409-2530

GENERAL NOTES:

1. THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT/ENGINEER IS OBTAINED.
4. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
5. ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
6. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR CONSTRUCTION". THESE DRAWINGS ARE TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
7. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
8. ALL DIMENSIONS ON SUB-CONTRACTORS DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
9. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
10. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHORS BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
11. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
12. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

REVISION DATE DRAWING INDEX :

	T1.0	TITLE SHEET
	T1.1	LIFE SAFETY, DEMO PLAN & ACCESSIBLE MOUNTING DIAGRAM
	C 1.1	SITE PLAN
REV #1 05-07-2025	A 1.1	FLOOR AND FRAMING PLAN
	A 2.1	EXTERIOR ELEVATIONS
REV #1 05-07-2025	A 3.1	SECTIONS & DOOR SCHEDULE

BUILDING DATA : 2015 IBC WITH WISCONSIN MODIFICATIONS

PROPOSED OCCUPANCY: NON-SEPERATED
GROUP B, Business
GROUP S-1, (Storage) 'Motor Vehicle Repair Garage'

CONSTRUCTION TYPE: TYPE VB
ONE STORY

SPRINKLERS: NONE

ALLOWABLE HEIGHT & AREA: GROUP B 2 STORIES 9,000 SQ. FT.
GROUP S-1 1 STORIES 9,000 SQ. FT.

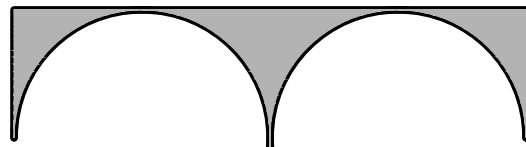
MOST RESTRICTIVE: GROUP S-1 1 STORIES 9,000 SQ. FT.

PROJECT AREA: FIRST FLOOR 1,456 SQ. FT.

RATINGS REQUIRED: OCCUPANCY SEPARATION none per IBC 508.3
STRUCTURAL FRAMING 0 HOUR RATING
BEARING WALL EXTERIOR 0 HOUR RATING (, 10')
BEARING WALL EXTERIOR 1 HOUR RATING (, 10')
BEARING WALL INTERIOR 0 HOUR RATING
NON BEARING EXTERIOR 0 HOUR RATING (, 10')
NON BEARING EXTERIOR 1 HOUR RATING (, 10')
NON BEARING INTERIOR 0 HOUR RATING
FLOOR CONSTRUCTION 0 HOUR RATING
ROOF CONSTRUCTION 0 HOUR RATING



04.15.2025



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Sheet Title
TITLE SHEET

Issued For: Date:
REV #1 05-07-2025

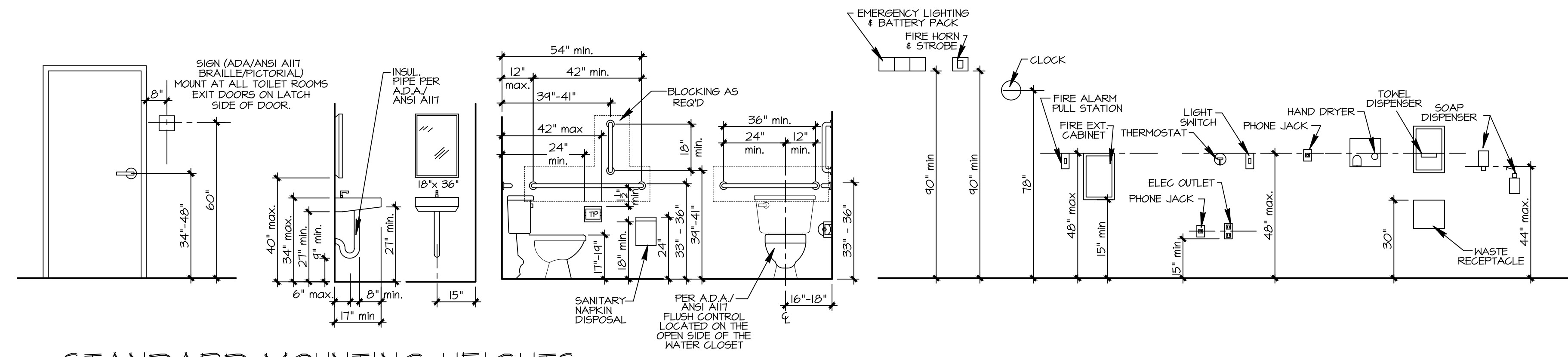
Date: 04-15-2025

Job NO.: 25106.000

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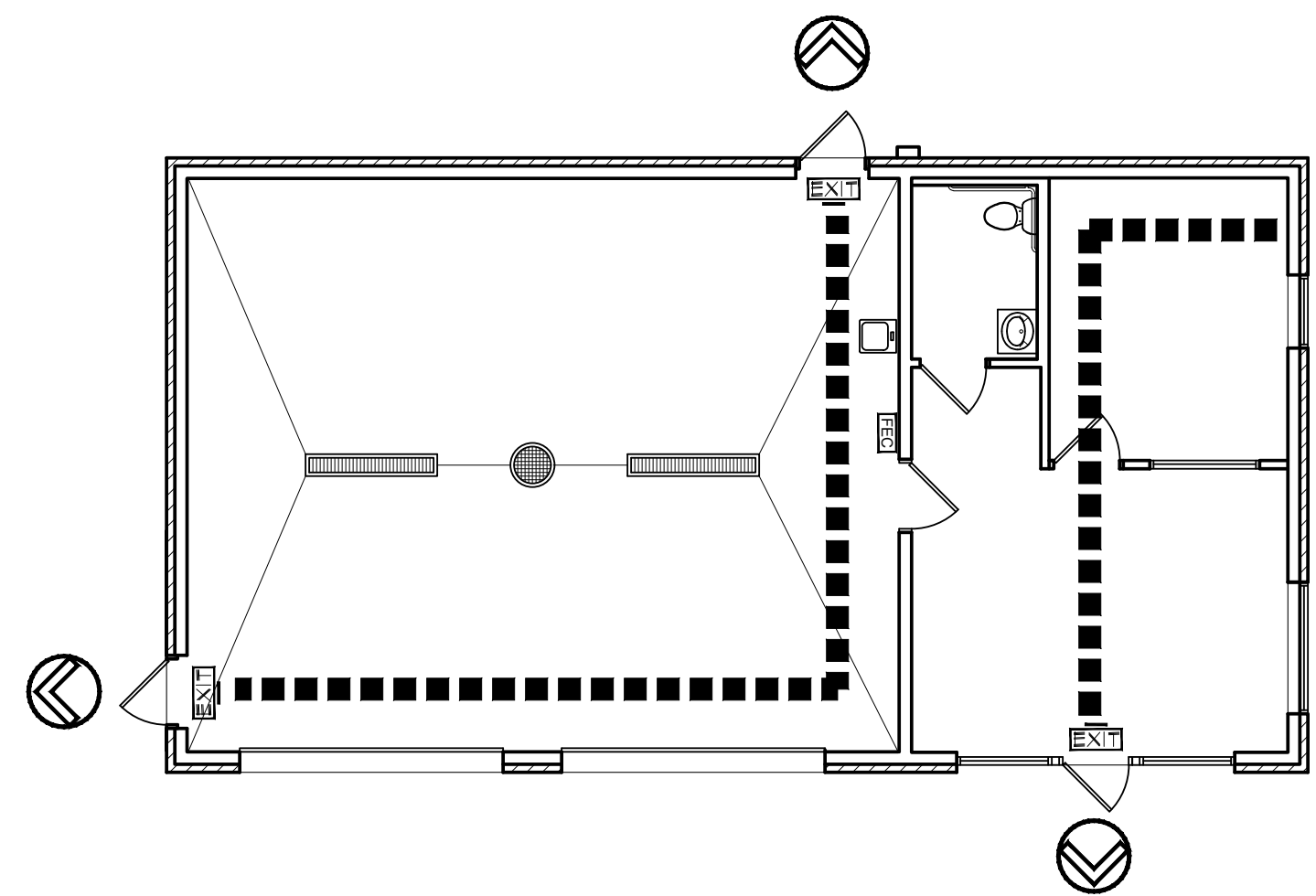
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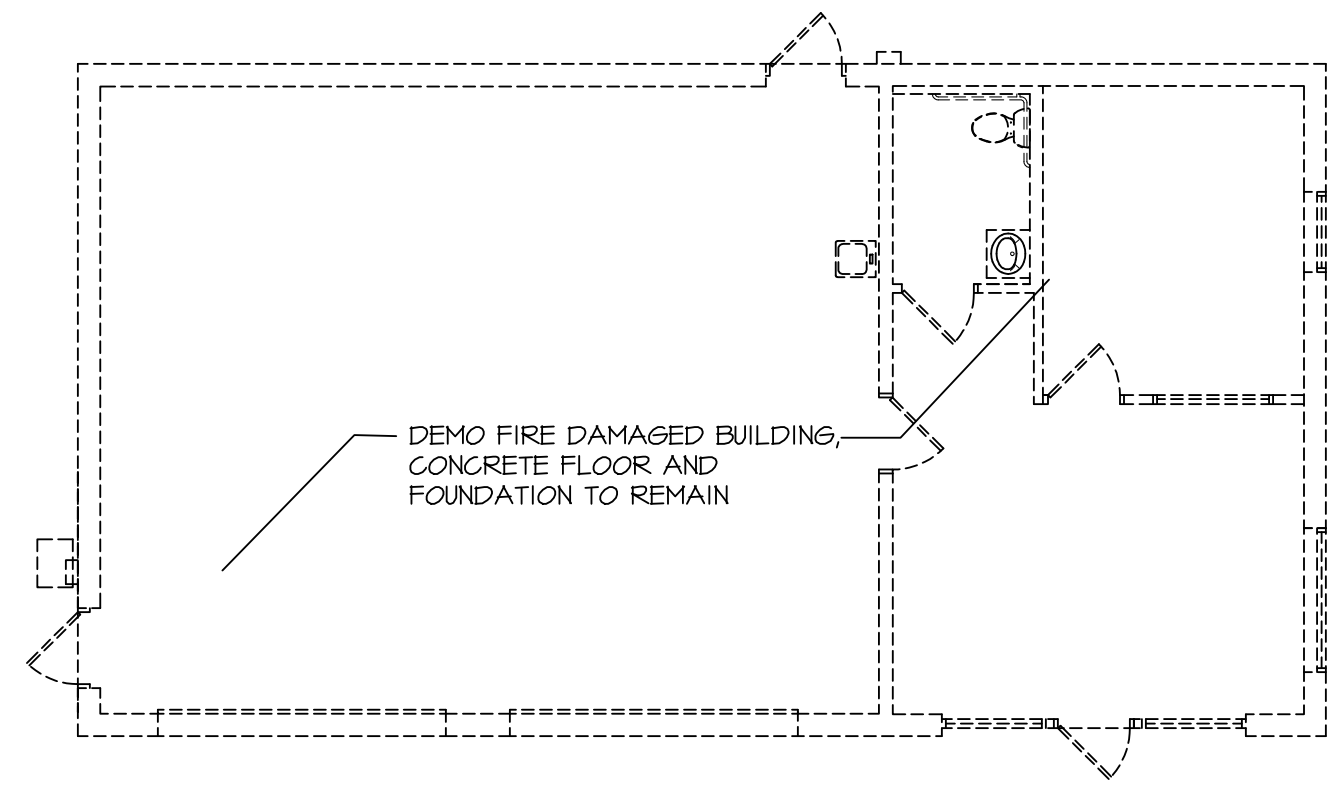
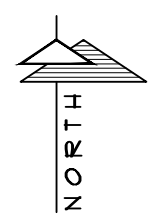
1 STANDARD MOUNTING HEIGHTS
N.T.S.

YR-2009

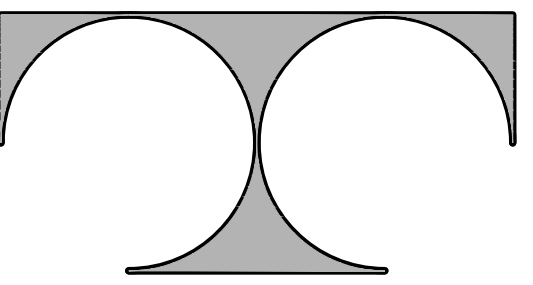
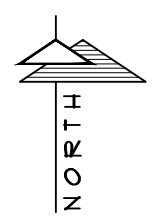
DRAWING LEGEND	
	= SINGLE DIRECTION EXIT SIGN EXIT SIGN FACES INDICATED WITH A LINE
	= BUILDING EXIT
	= FIRE EXTINGUISHER CABINET
	= PATH OF EGRESS



2 FIRST FLOOR EGRESS PLAN
1/8"=1'-0"



3 DEMO PLAN
1/8"=1'-0"



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Sheet Title
LIFE SAFETY,
DEMO PLAN &
ACCESSIBLE
MOUNTING DIA.

Issued For: Date:
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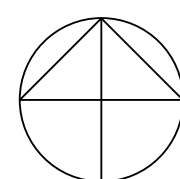
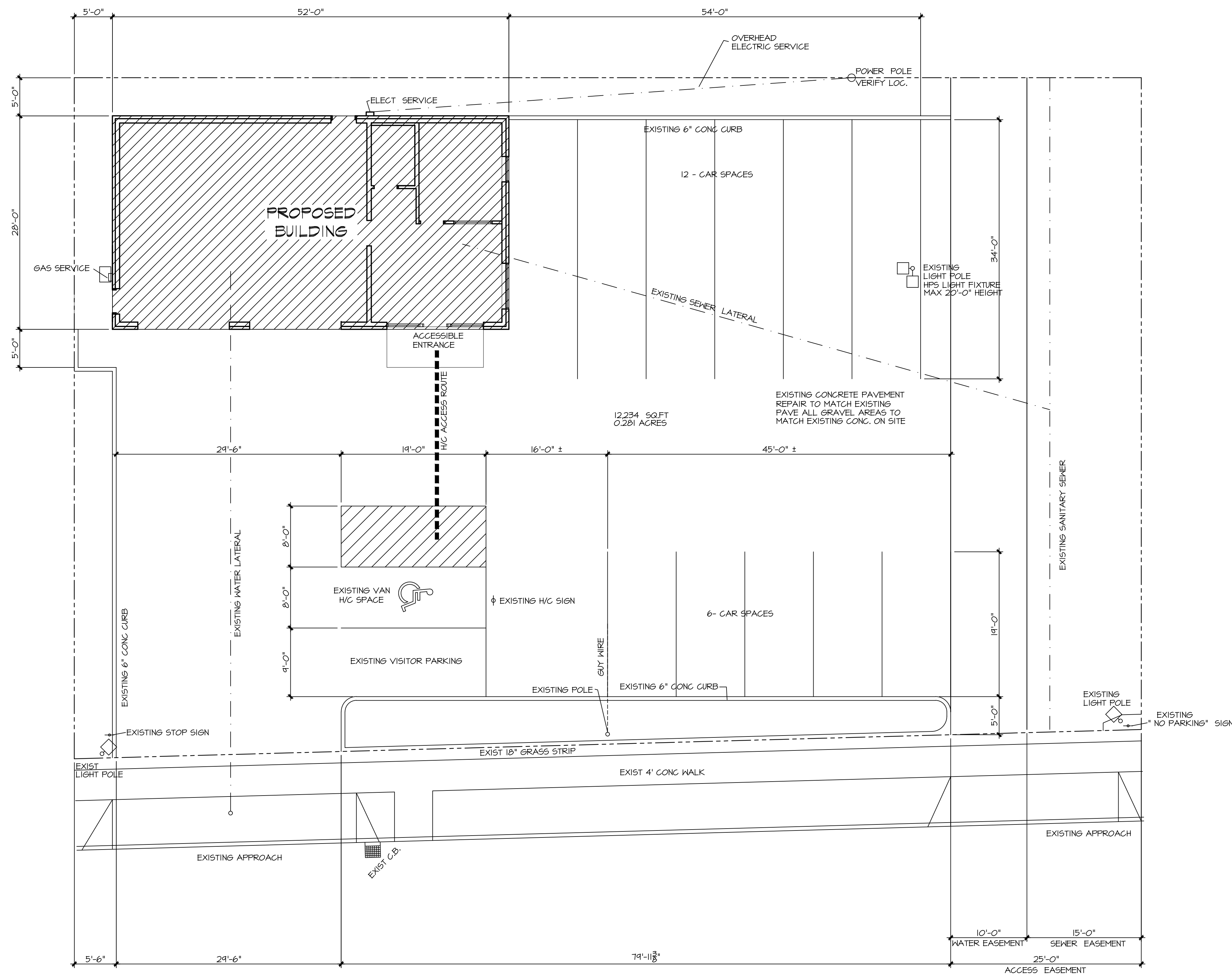
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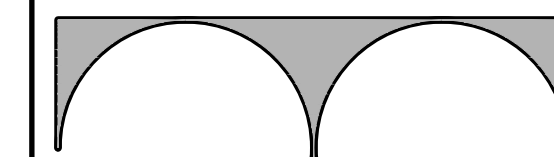
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T1.1



1 SITE PLAN & EROSION CONTROL
1/8" = 1'-0"



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SITE PLAN

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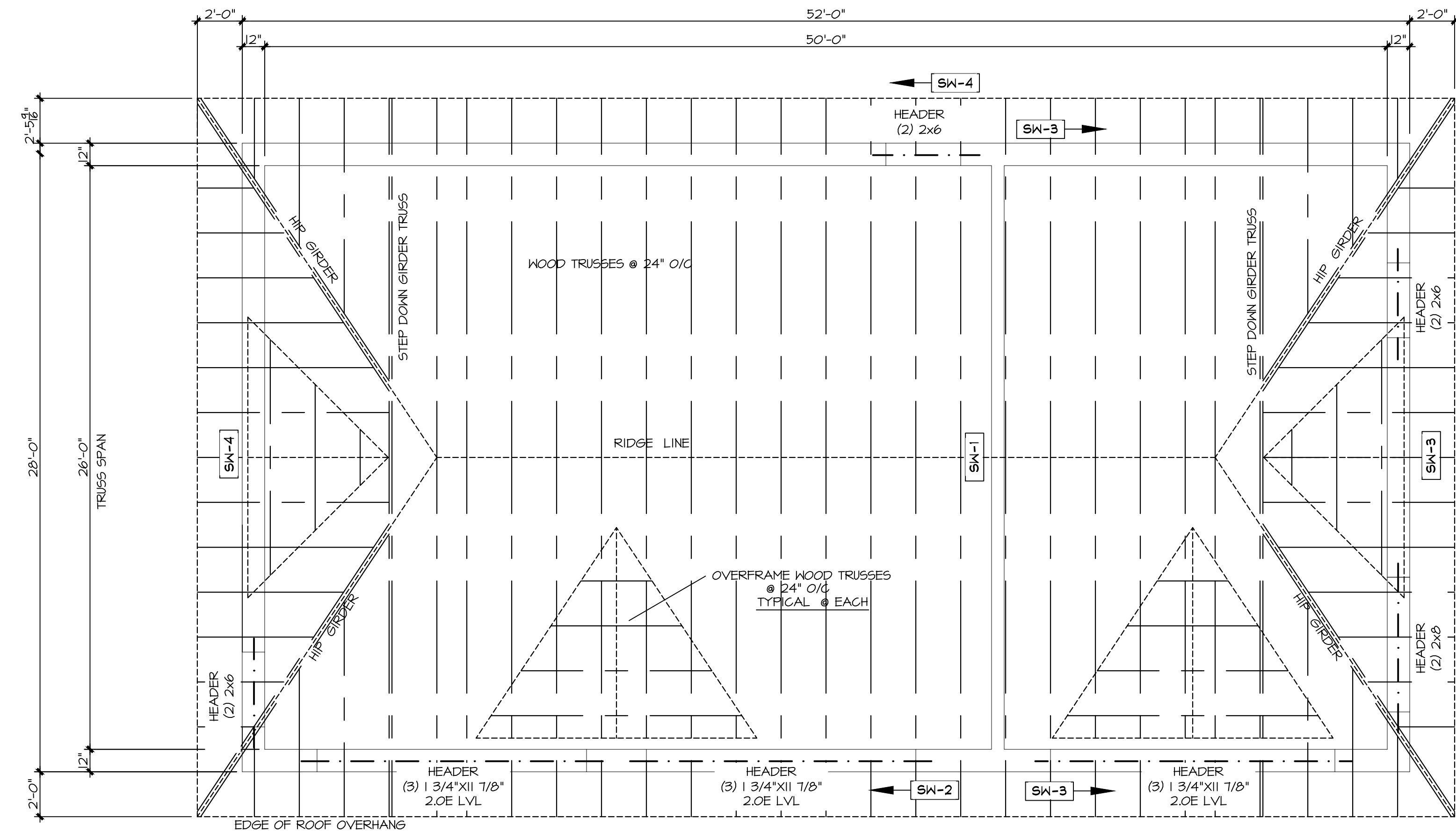
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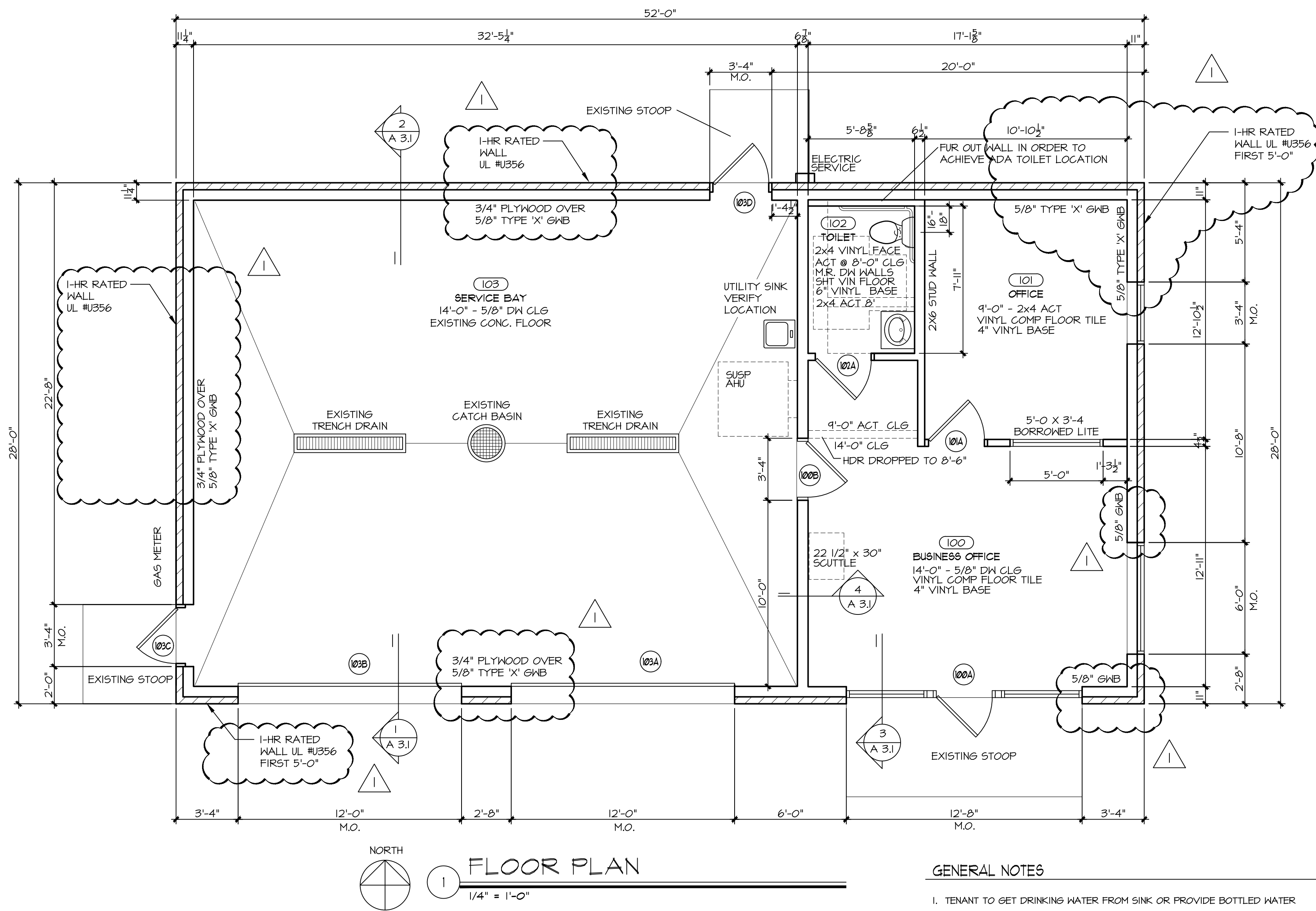
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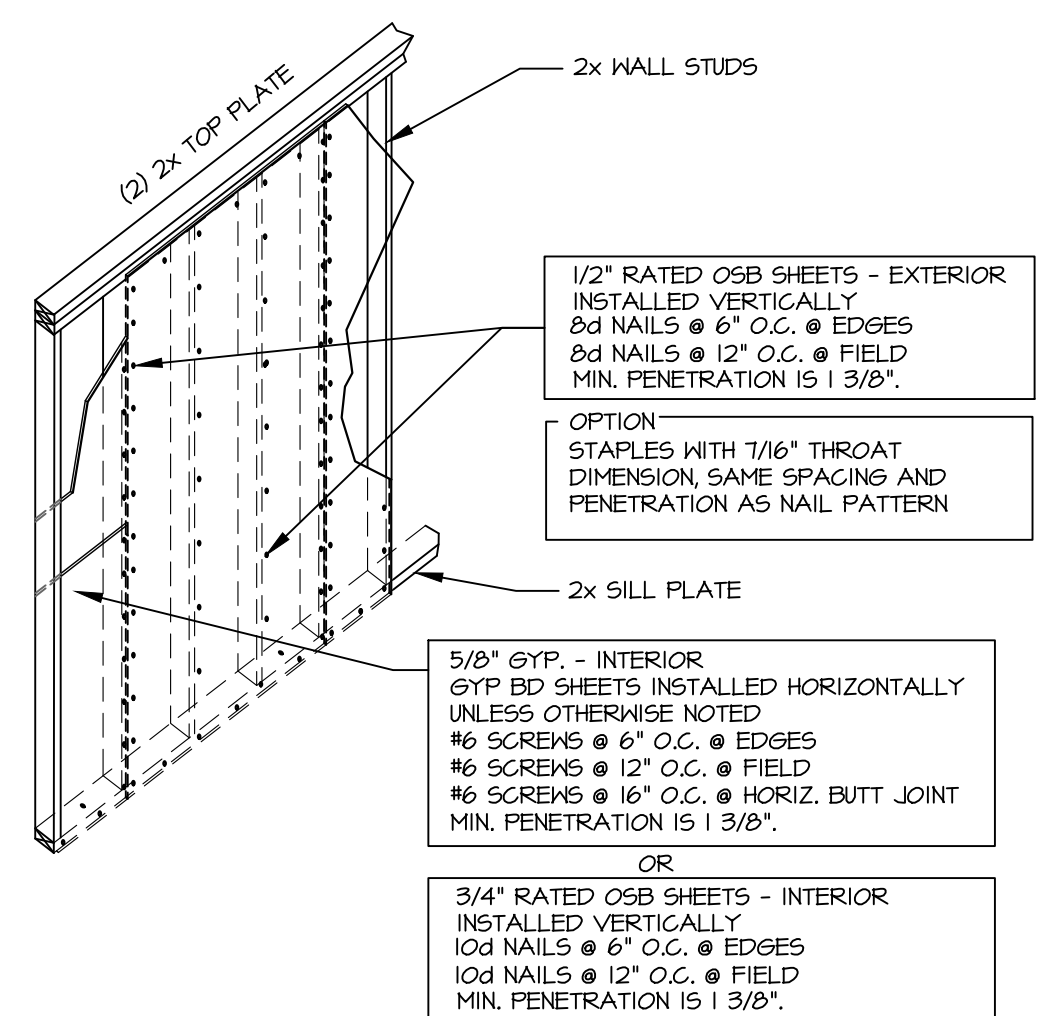
2 ROOF FRAMING PLAN
1/4" = 1'-0"



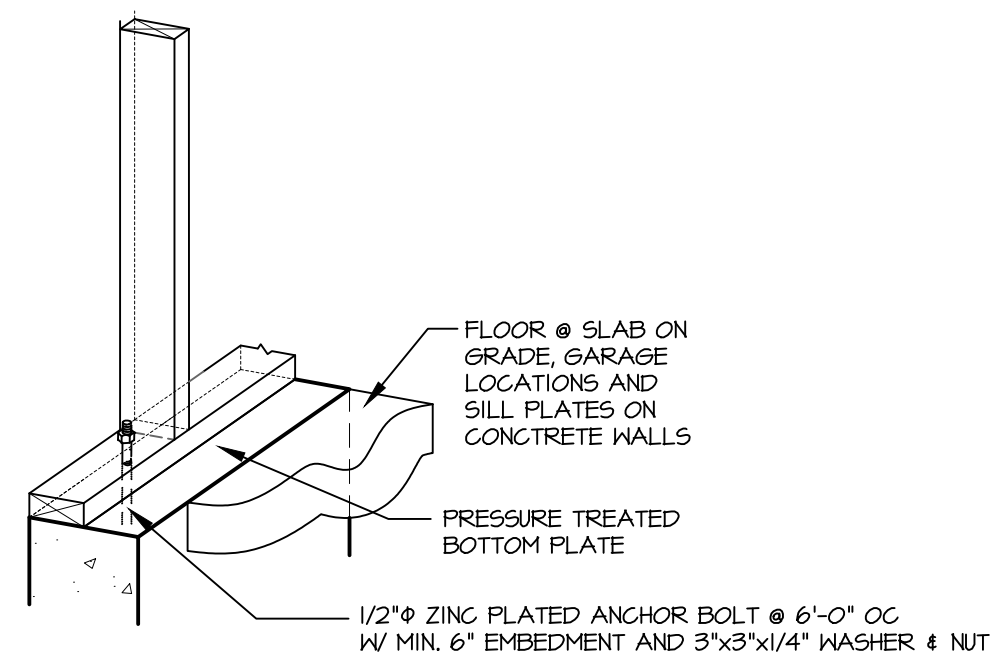
1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES
1. TENANT TO GET DRINKING WATER FROM SINK OR PROVIDE BOTTLED WATER

SHEAR WALL SCHEDULE					
LABEL	SHEATHING	BLOCKED	FASTENERS	HOLD DOWN	ANCHOR BOLT
SW-1	SHOP FACE - 3/4" PLYWOOD OFFICE FACE - 5/8" GNB	YES	10d COMMON NAILS @ 6" O/C AT EDGES & 12" O/C IN FIELD, MIN 1 3/8" PENETRATION 6 SCREWS @ 6" O/C AT EDGES, 12" O/C IN FIELD & 16" O.C. @ HORIZ. BUTT JOINT, MIN 1 3/8" PENETRATION	NONE	1/2" ZINC PLATED ANCHOR BOLT @ 4'-0" OC W/ MIN. 6" EMBEDMENT AND 3"x3"x1/4" WASHER & NUT
SW-2	EXTERIOR FACE - 1/2" STRUCTURAL USE PANEL GRADE INTERIOR FACE - 3/4" PLYWOOD	YES	8d COMMON NAILS @ 6" O/C AT EDGES & 12" O/C IN FIELD, MIN 1 3/8" PENETRATION 10d COMMON NAILS @ 6" O/C AT EDGES & 12" O/C IN FIELD, MIN 1 3/8" PENETRATION	NONE	1/2" ZINC PLATED ANCHOR BOLT @ 4'-0" OC W/ MIN. 6" EMBEDMENT AND 3"x3"x1/4" WASHER & NUT
SW-3	SHOP FACE - 1/2" STRUCTURAL USE PANEL GRADE OFFICE FACE - 1/2" GNB	YES	8d COMMON NAILS @ 6" O/C AT EDGES & 12" O/C IN FIELD, MIN 1 3/8" PENETRATION 6 SCREWS @ 6" O/C AT EDGES, 12" O/C IN FIELD & 16" O.C. @ HORIZ. BUTT JOINT, MIN 1 3/8" PENETRATION	NONE	1/2" ZINC PLATED ANCHOR BOLT @ 4'-0" OC W/ MIN. 6" EMBEDMENT AND 3"x3"x1/4" WASHER & NUT
SW-4	EXTERIOR FACE - 1/2" STRUCTURAL USE PANEL GRADE INTERIOR FACE - 3/4" PLYWOOD	YES	8d COMMON NAILS @ 6" O/C AT EDGES & 12" O/C IN FIELD, MIN 1 3/8" PENETRATION 10d COMMON NAILS @ 6" O/C AT EDGES & 12" O/C IN FIELD, MIN 1 3/8" PENETRATION	NONE	1/2" ZINC PLATED ANCHOR BOLT @ 4'-0" OC W/ MIN. 6" EMBEDMENT AND 3"x3"x1/4" WASHER & NUT
ROOF HOLD-DOWN BY TRUSS DESIGNER					

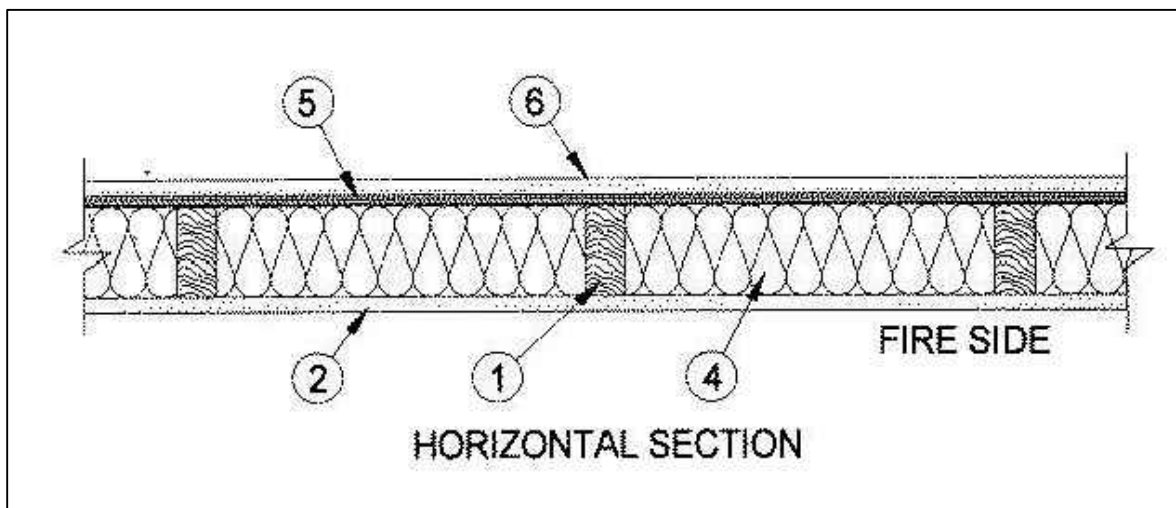


3 EXTERIOR SHEAR WALLS
NOT TO SCALE

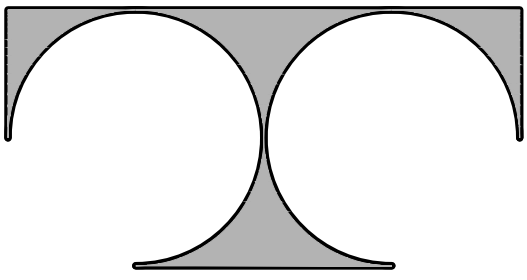


4 SHEAR WALL ANCHOR AT SLAB ON GRADE & LOOK-OUT
NOT TO SCALE

- 1.) Wood Studs: Nom 2 by 6 in. spaced 16" OC with two 2 by 6 in. top and one 2 by 6 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5) and effectively fire stopped at top and bottom of wall.
- 2.) Gypsum Board: Any Classified 5/8 in. thick, 4 ft. wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-1/8 in. long with 1/4 in. diam head. See Gypsum Board (CKN) Category for names of Classified Companies.
- 3.) Joints and Nailheads: -- (Not Shown) -- Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
- 4.) Batts and Blankets: -- Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min. density of 0.9 pcf (min R-13 thermal insulation rating).
- 5.) Wood Structural Panel Sheathing -- Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC. along interior studs.
- 6.) Exterior Facings: -- Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
E. Brick Veneer: -- Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie. ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.



5 1-HR EXT. BEARING WALL UL # U356



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EXTERIOR
ELEVATIONS

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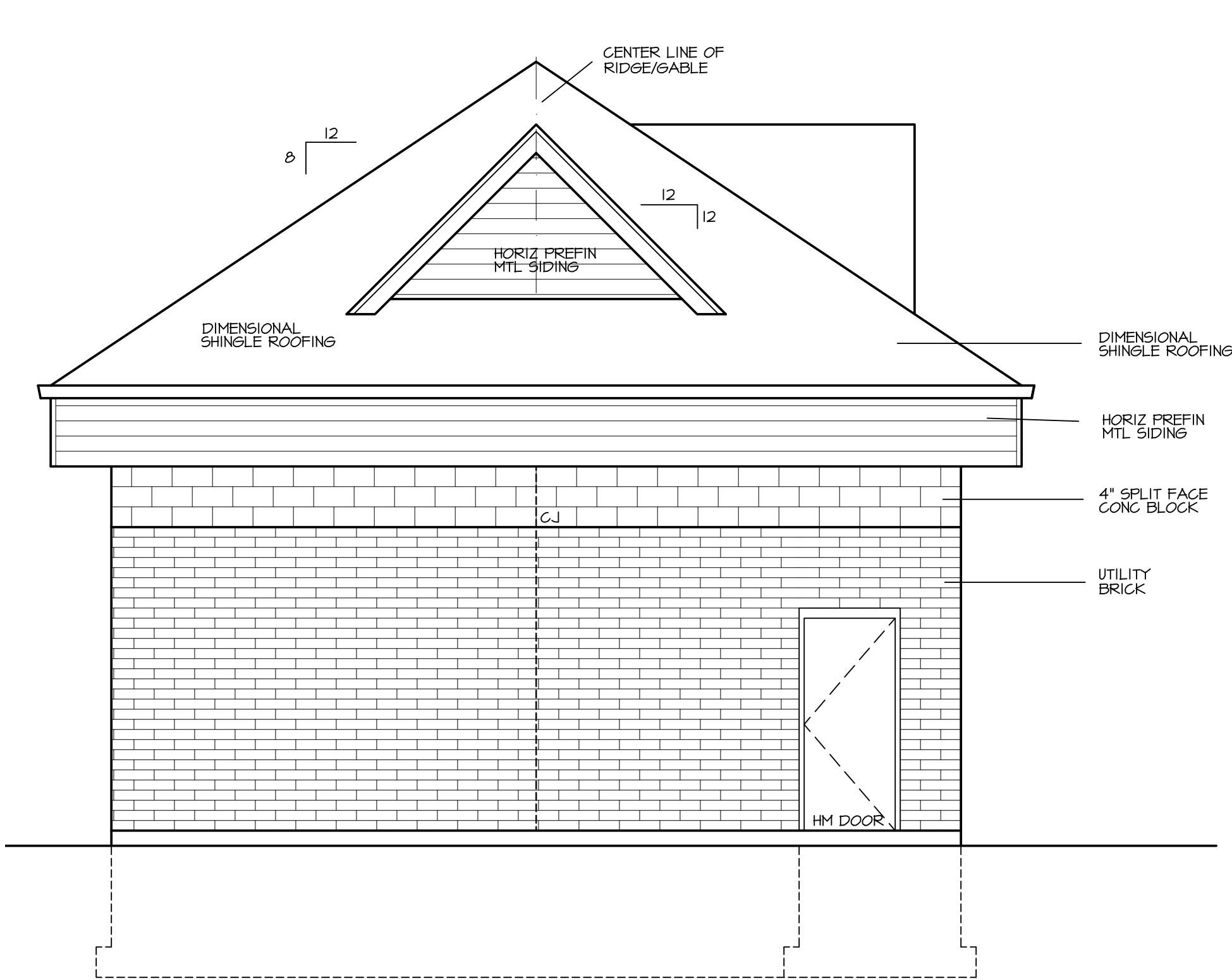
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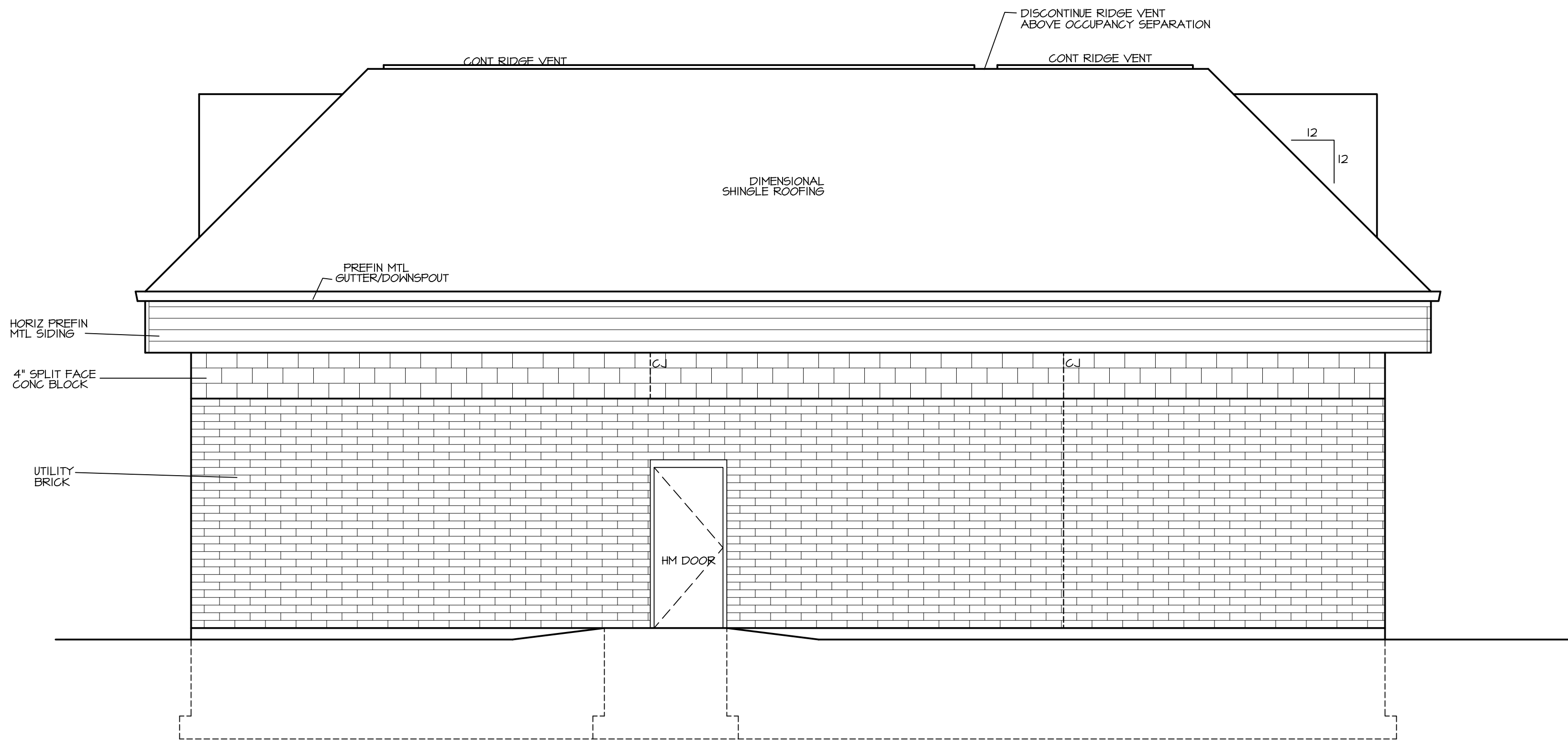
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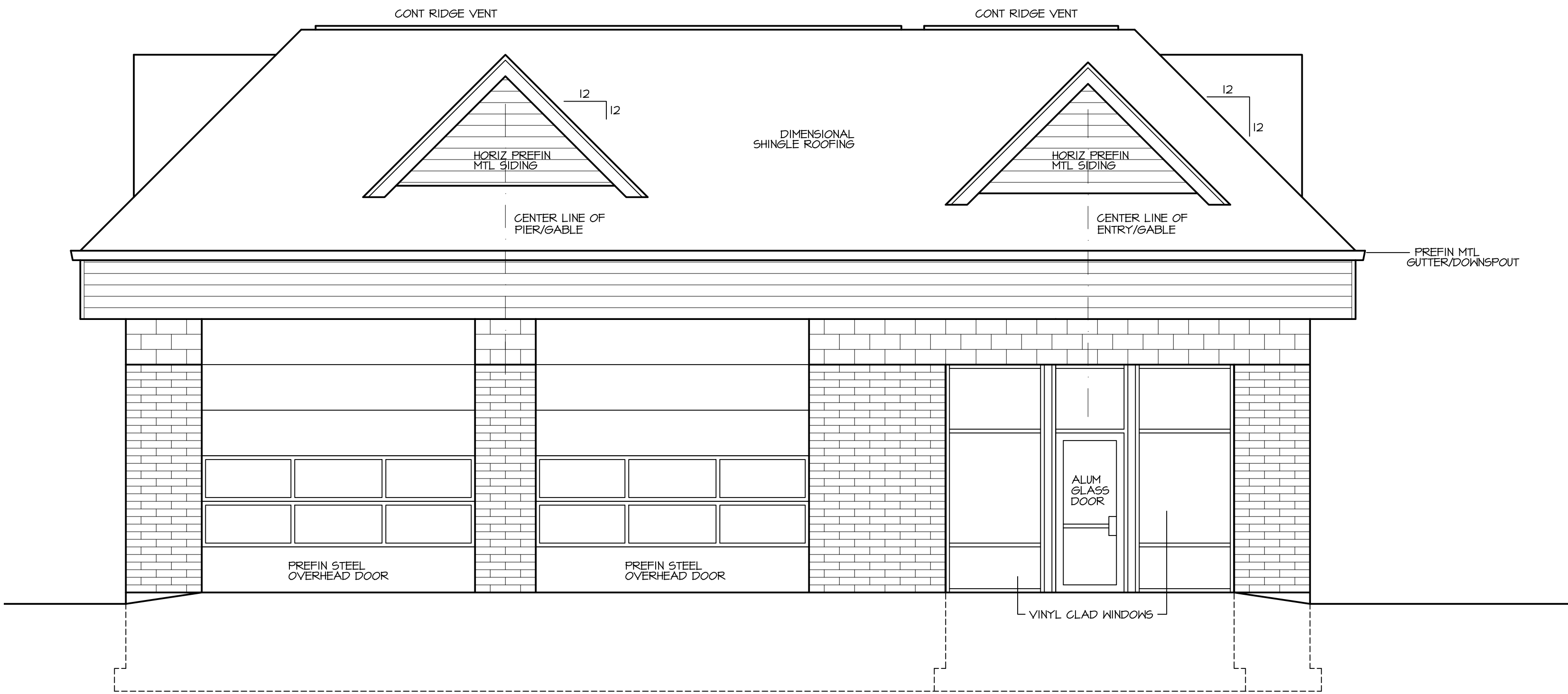
A2.1



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

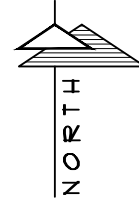


2 NORTH ELEVATION
1/4" = 1'-0"

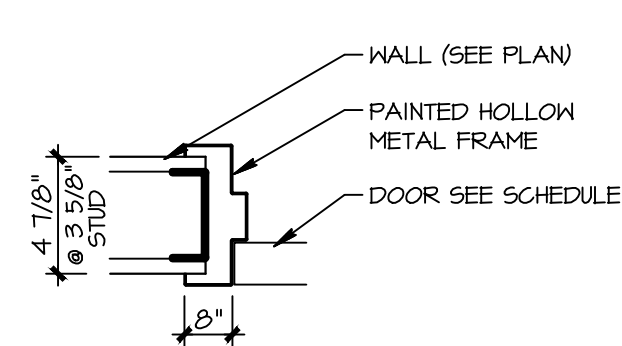


3 SOUTH ELEVATION
1/4" = 1'-0"

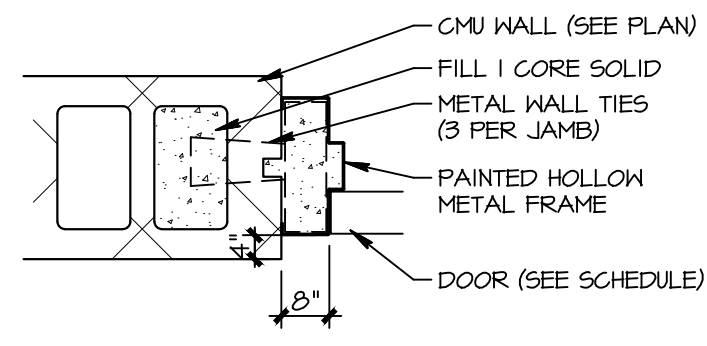
1 FLOOR PLAN
1/8" = 1'-0"



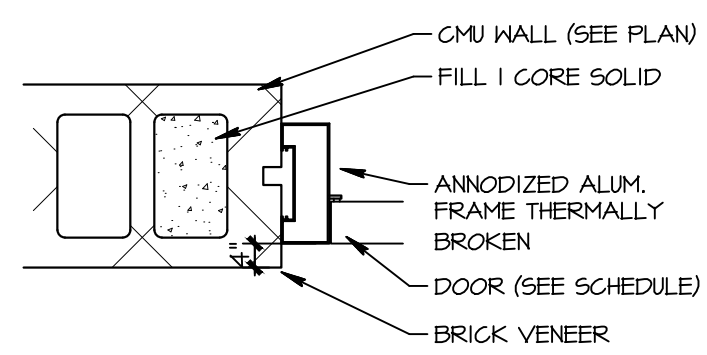
4 EAST ELEVATION
1/4" = 1'-0"



HOLLOW METAL / STUD



HOLLOW METAL / MASONRY



ALUMINUM

DOOR SCHEDULE														
Number	Room Name	Width	Height	Type	Door Material	Door Finish	Hardware	Door Glass	Fire Rating	Frame Type	Frame Material	Frame Finish	Remarks1	Remarks2
100A	BUS. OFFICE	3'-0"	7'-0"	A	ALUM/GL	ANNO	1	SAFETY	-	F-3	ALUM	ANNO	-	-
100B	BUS. OFFICE	3'-0"	7'-0"	B	HM	PAINT	5	-	-	F-2	HM	PAINT	-	-
101A	OFFICE	3'-0"	7'-0"	C	MD	ST/V	4	-	-	F-1	HM	PAINT	-	-
102A	TOILET	3'-0"	7'-0"	C	MD	ST/V	3	-	-	F-1	HM	PAINT	-	-
103A	SERVICE	12'-0"	11'-0"	D	INSUL STL	PAINT	6	-	-	BY MFG	-	-	-	-
103B	SERVICE	12'-0"	11'-0"	D	INSUL STL	PAINT	6	-	-	BY MFG	-	-	-	-
103C	SERVICE	3'-0"	7'-0"	B	HM	PAINT	2	-	-	F-2	HM	PAINT	-	-
103D	SERVICE	3'-0"	7'-0"	B	HM	PAINT	2	-	-	F-2	HM	PAINT	-	-

HARDWARE SET #1
SET PIVOTS
STOP
ALUM. THRESHOLD
CLOSER
SET WEATHERSTRIPPING
PUSH/PULL
KEY CYLINDER LOCK

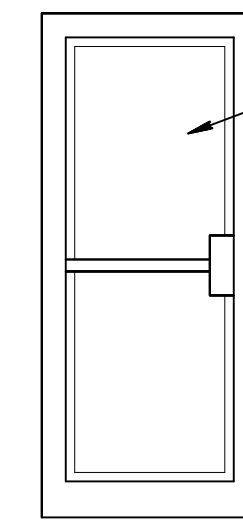
HARDWARE SET #2
1/2 PAIR HINGES
STOP
CLOSER
WEATHERSTRIPPING
ALUM. THRESHOLD
DEAD BOLT

HARDWARE SET #3
1/2 PAIR HINGES
STOP
PRIVACY LATCHSET
HANDICAP SIGNAGE

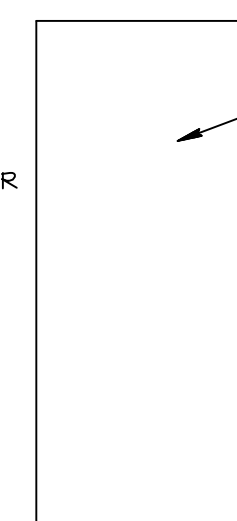
HARDWARE SET #4
1/2 PAIR HINGES
STOP
PASSAGE SET

HARDWARE SET #5
1/2 PAIR HINGES
STOP
CLOSURE
PASSAGE SET

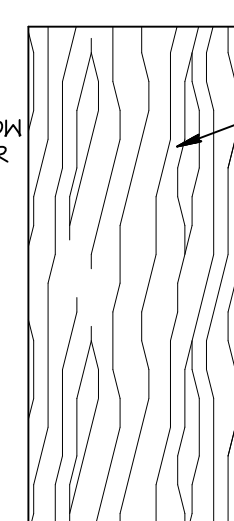
HARDWARE SET #6
BY DOOR MFG.



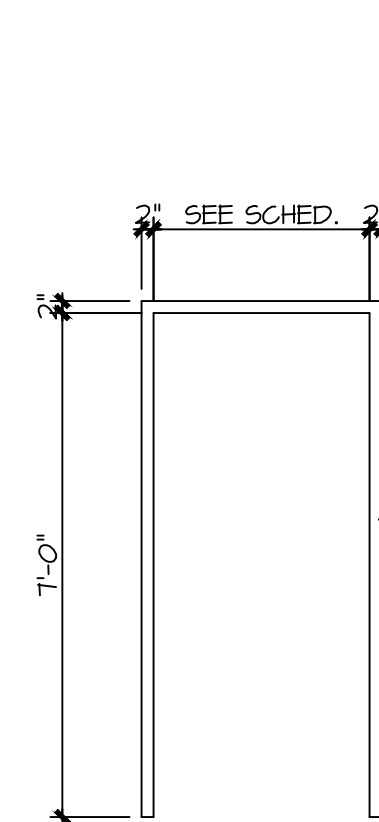
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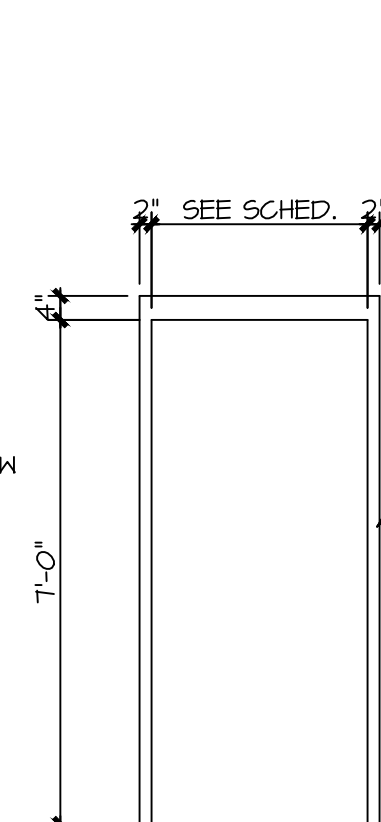
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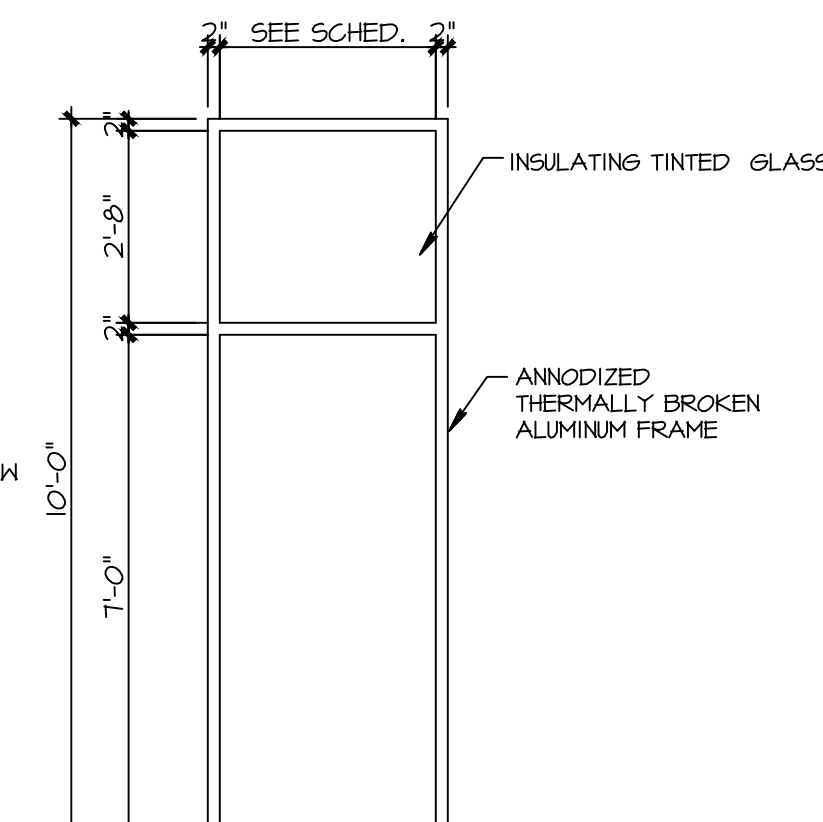
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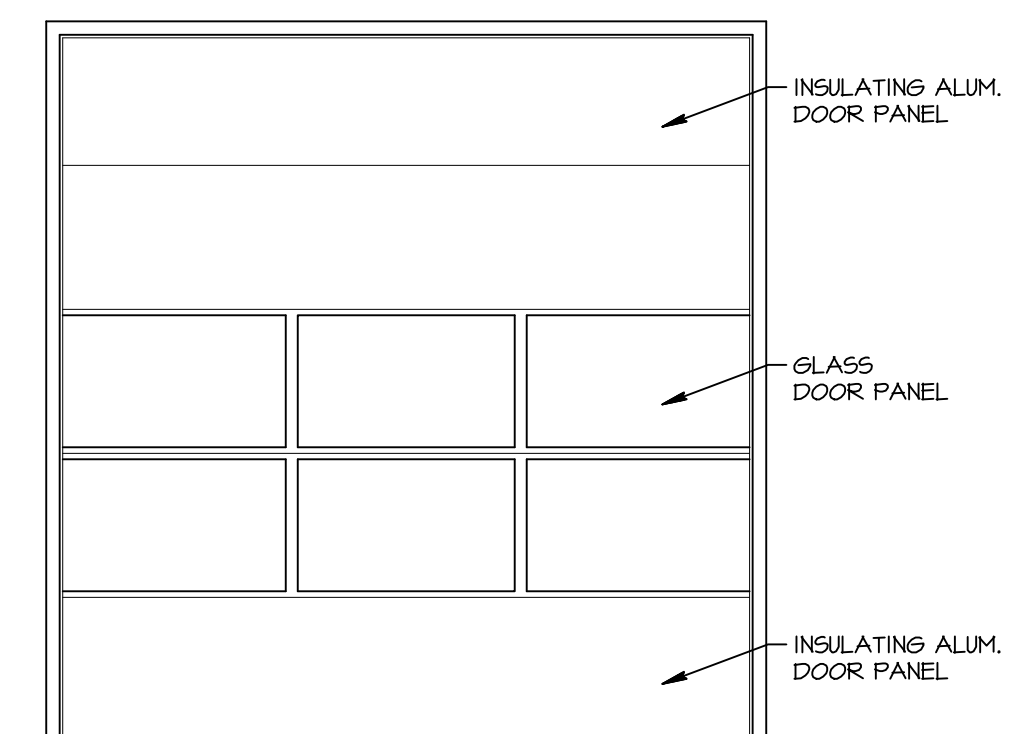
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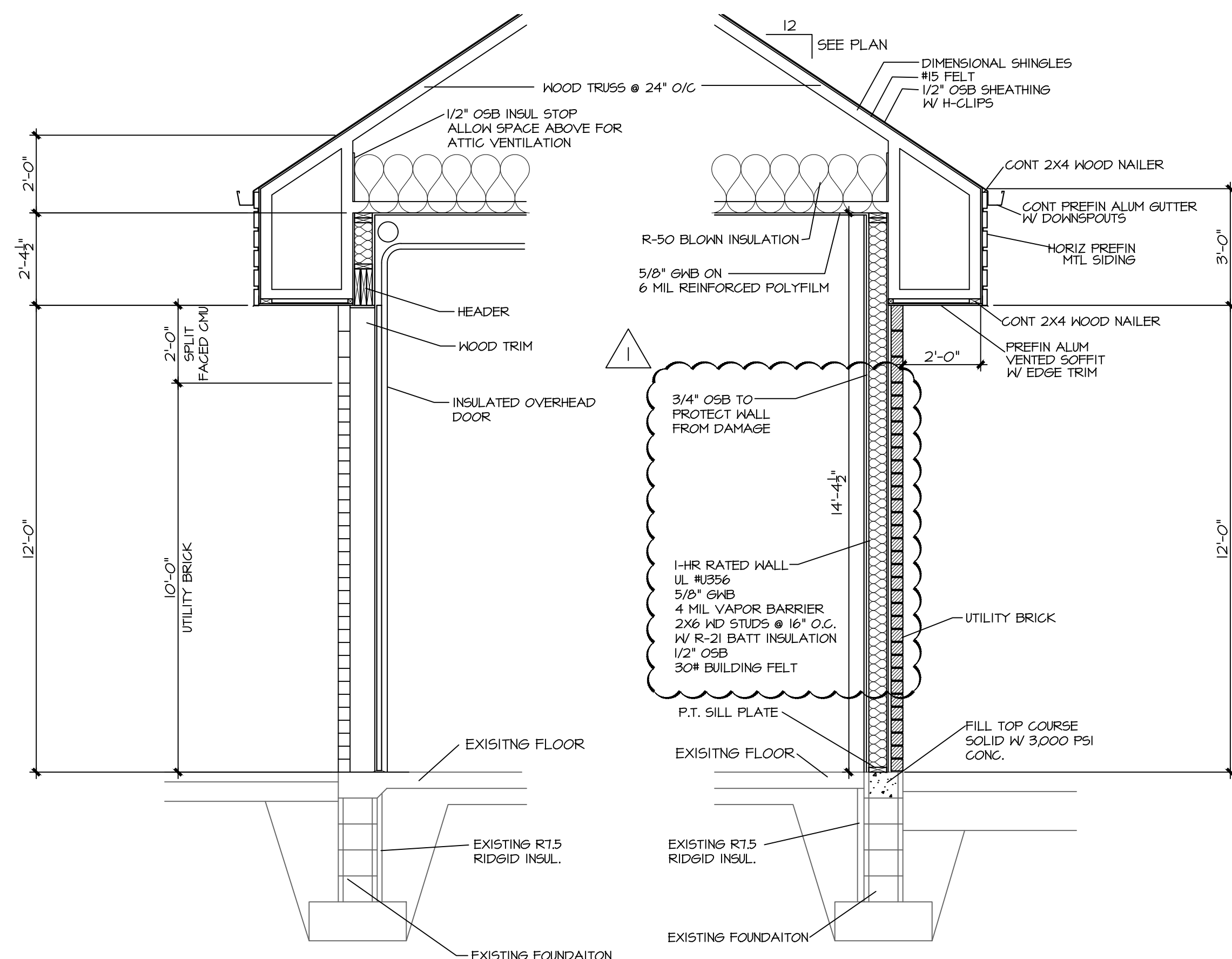
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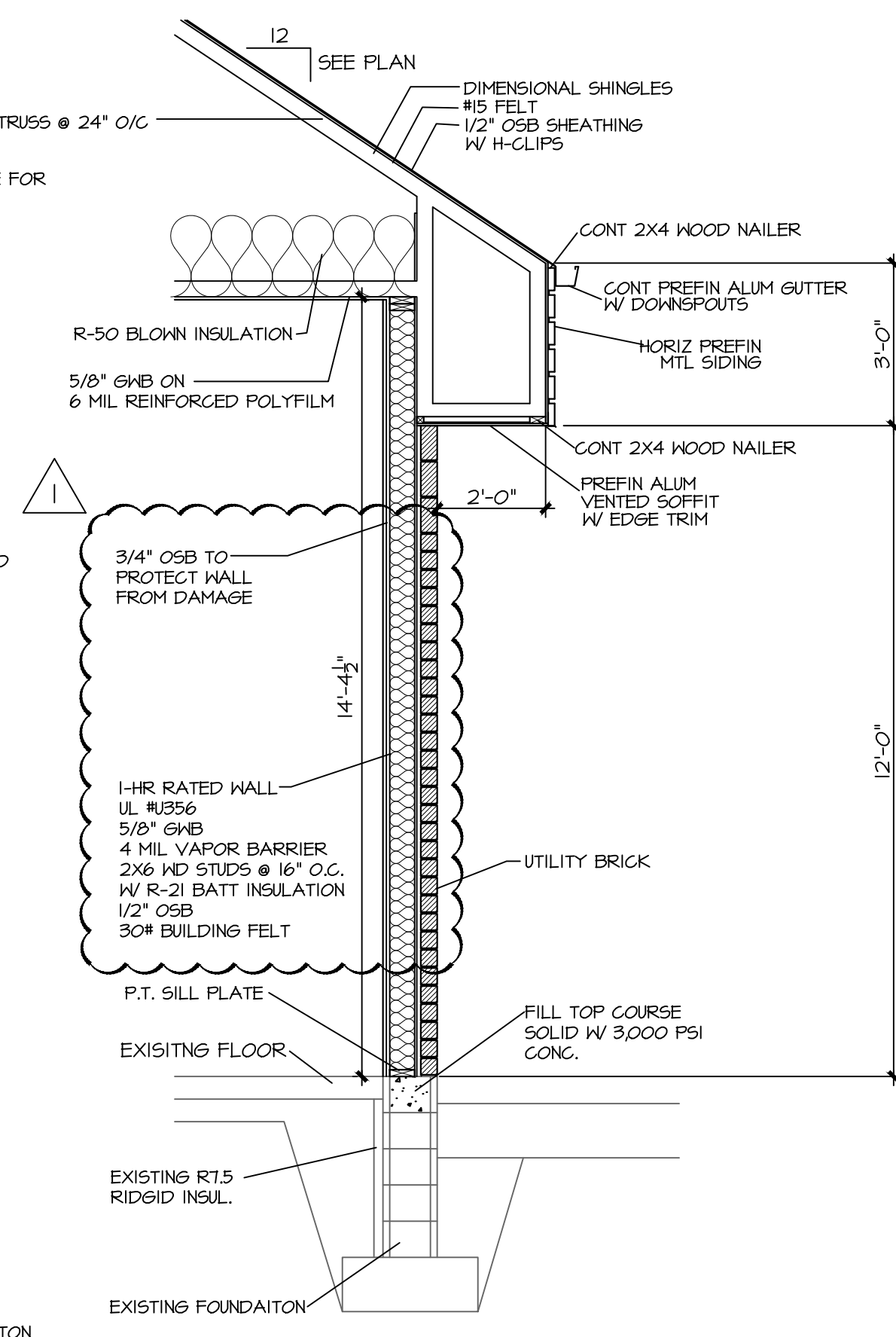
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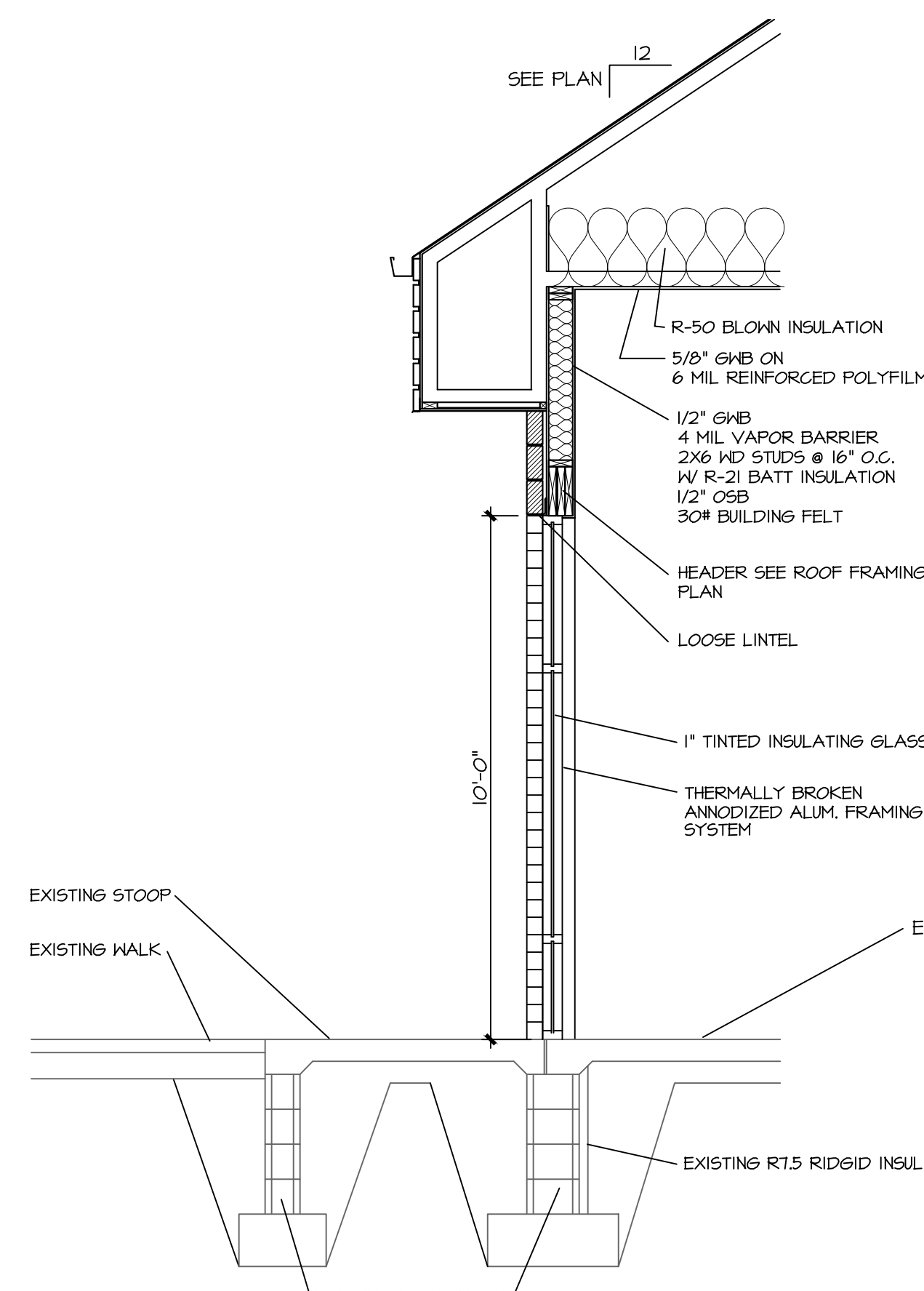
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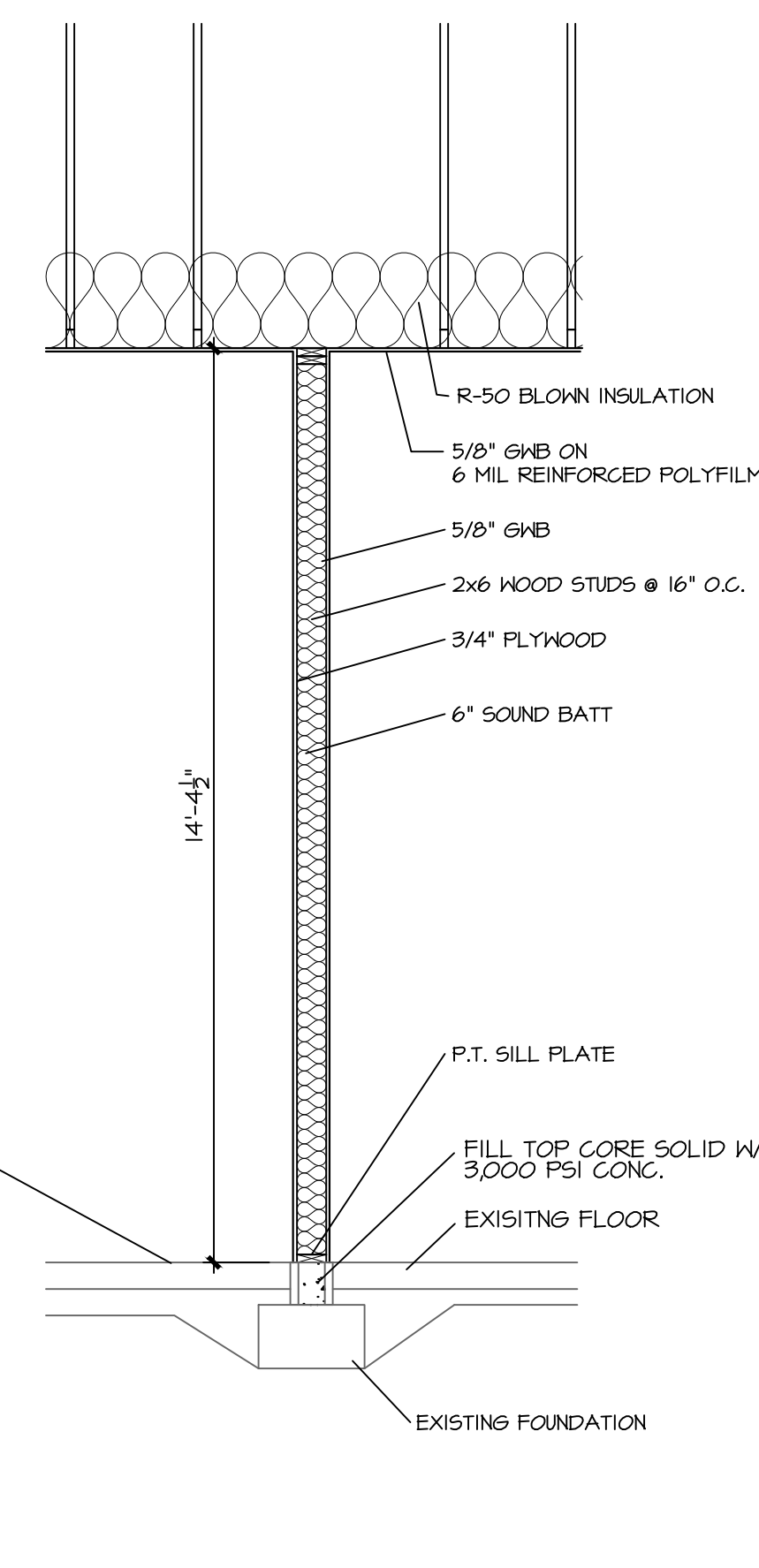
1 WALL SECTION
1/4" = 1'-0"



2 WALL SECTION
1/4" = 1'-0"



3 WALL SECTION
1/4" = 1'-0"



4 WALL SECTION
1/4" = 1'-0"