

# PUMPHREY RESIDENCE

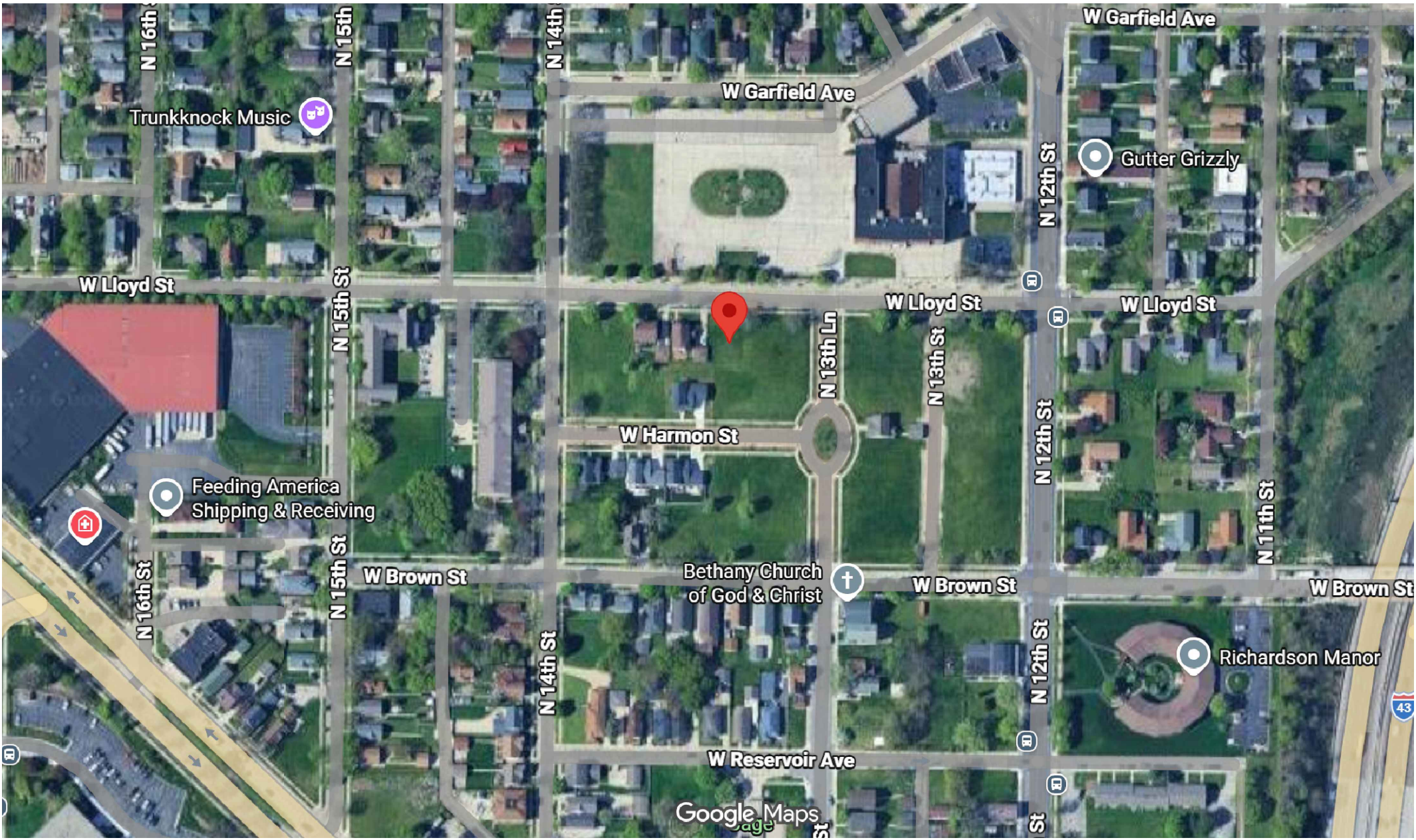
## JOSEY HEIGHTS - BLOCK 1, LOT 9

### 1323 W LLOYD ST



Phone: 414.465.2808  
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2228 N DR MLK JR DR,  
Milwaukee, WI 53212

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#### DRAWING INDEX

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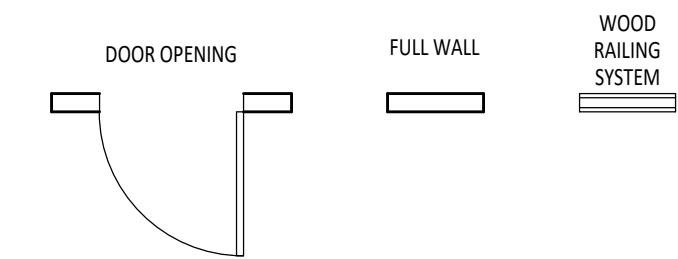
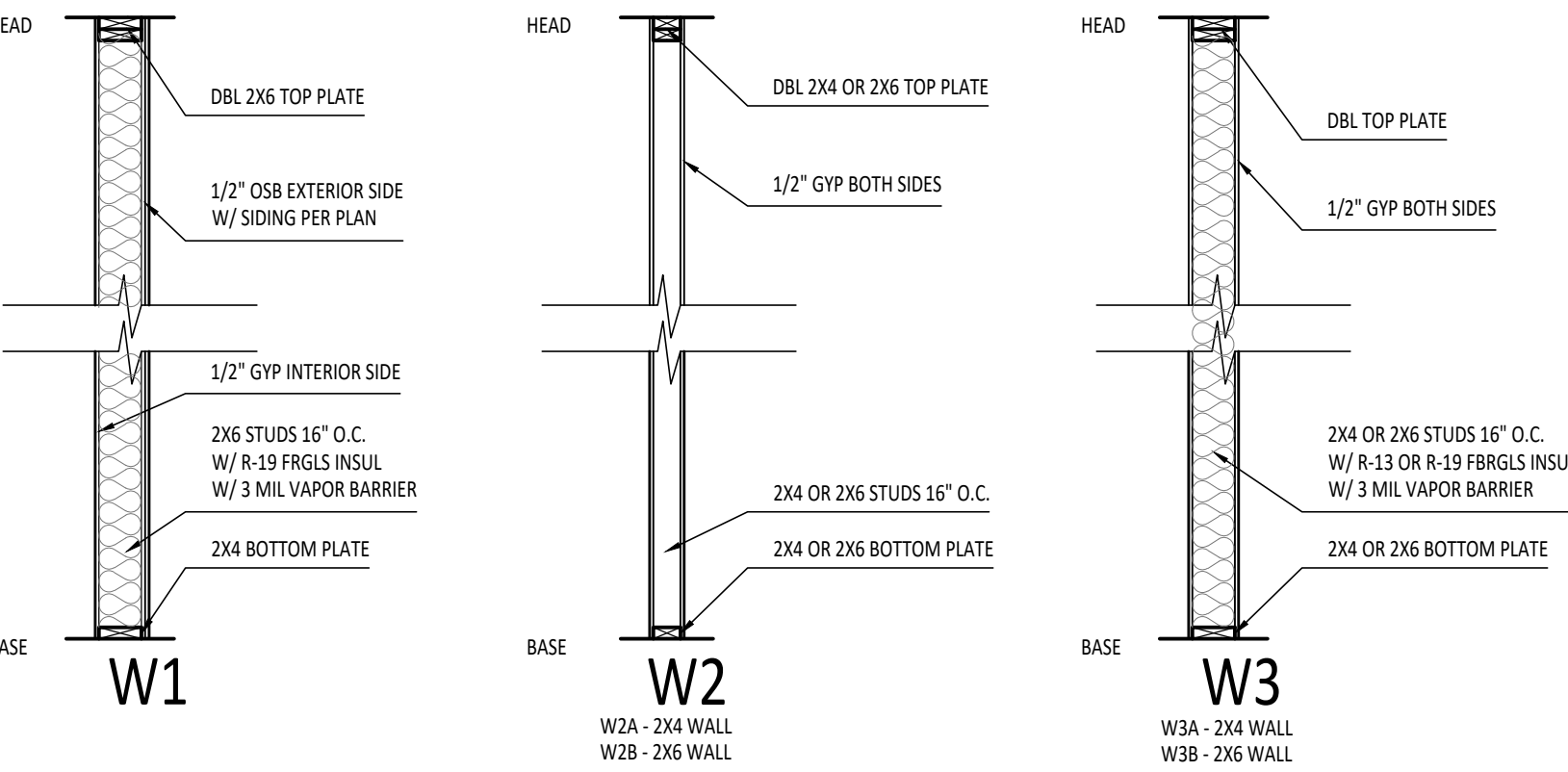
| BUILDING CODE DATA                |             |
|-----------------------------------|-------------|
| FINISHED BASEMENT AREA:           | 853 SF      |
| FIRST FLOOR AREA:                 | 1,224 SF    |
| SECOND FLOOR AREA:                | 946 SF      |
| THIRD FLOOR AREA:                 | --          |
| TOTAL HABITABLE FLOOR AREA:       | 2,077 SF    |
| ATTACHED GARAGE FLOOR AREA:       | 748         |
| ZONING:                           | LB2         |
| PREVIOUS OCCUPANCY:               | --          |
| PROPOSED OCCUPANCY:               | RESIDENTIAL |
| BUILDING CODE(S):                 |             |
| STATE OF WI UNIFORM DWELLING CODE |             |
| CITY OF MILW. CHAPTER 240 UDC     |             |
|                                   |             |
|                                   |             |
| NUMBER OF STORIES:                | 2           |
| NUMBER OF STREETS:                | 1           |

CLIENT

PUMPHREY RESIDENCE

PROJECT

1323 W LLOYD ST



#### GENERAL NOTES:

01. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
02. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.
03. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
04. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE DESIGNER OF ANY CONCERNS PRIOR TO STARTING WORK.
05. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR CLARIFICATION.
06. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE THIS CONTRACT AS DIRECTED BY THE OWNER.
07. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FACE OF WALL FINISH, U.N.O. (UNLESS NOTED OTHERWISE)
08. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
09. THE WORD "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
10. "TYPICAL" (OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.
11. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.
12. CONTRACTOR SHALL COORDINATE MILLWORK INSTALLATION & PROVIDE BLOCKING AS REQUIRED FOR THE SUPPORT OF SUCH MILLWORK TYP.
13. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES
14. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.

#### EXTERIOR

--

#### MECHANICALS

01. PROVIDE POWER AND LIGHTING AS REQUIRED PER CODE.
02. PROVIDE EXHAUST FANS AND OTHER VENTING AS REQUIRED PER CODE.
03. PROVIDE WATER AND SANITARY LINES AS REQUIRED PER CODE.
04. ALL WORK REQUIRING DESIGN SHALL BE DESIGNED BY OTHERS.
05. ALL WORK SHALL BE COMPLETED BY LICENSED CONTRACTORS.
06. BALANCED MECHANICAL VENTILATION MAY BE PROVIDED IN LIEU OF OPENABLE EXTERIOR DOORS, SKYLIGHTS OR WINDOWS TO MEET THE NATURAL VENTILATION REQUIREMENT FOR BELOW GRADE HABITABLE ROOMS PROVIDED THE SYSTEM IS CAPABLE OF PROVIDING AT LEAST ONE AIR CHANGE PER HOUR OF FRESH AIR WHILE THE ROOM IS OCCUPIED. INFILTRATION MAY NOT BE CONSIDERED FOR MAKE-UP AIR BALANCING PURPOSES. COORDINATE WITH GENERAL CONTRACTOR.

#### WINDOWS & DOORS

01. WINDOW CONTRACTOR NEEDS TO VERIFY THAT ALL WINDOWS MEET THE FOLLOWING CRITERIA:
  - EGRESS: 20"x24" MINIMUM CLEAR OPENING IN ALL BEDROOMS.
  - LIGHT: 8% MINIMUM OF THE FLOOR AREA NEEDS TO BE GLAZING.
  - VENTILATION: 3.5% MINIMUM OF THE FLOOR AREA IN ALL HABITABLE ROOMS NEEDS TO BE OPERABLE SASH(S).
02. PROVIDE NEW EXTERIOR WINDOWS & DOORS PER SPECIFICATIONS.

#### PORCHES & DECKS

- GUARDRAILS: 36" MINIMUM HIGH AFF AT FIRST FLOOR & 42" MINIMUM HIGH AFF AT SECOND FLOOR.
- HANDRAILS: 34" MINIMUM HIGH (TYP.)

SHEET TITLE

TITLE SHEET

ISSUE DATE

6/12/2026

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

BID PLANS

DRAWN BY R. RODRIGUEZ

CHECK BY M. EMEM

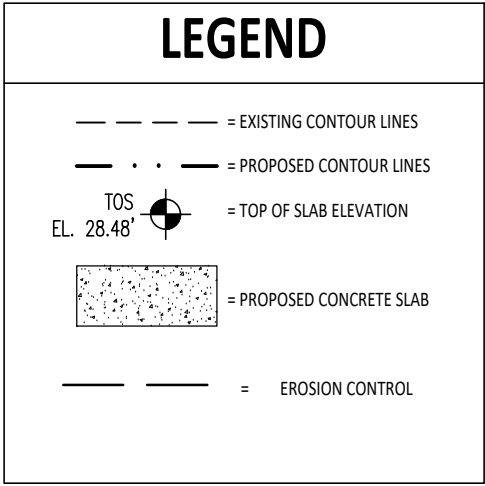
PROJECT NO.

SHEET NO.

T1



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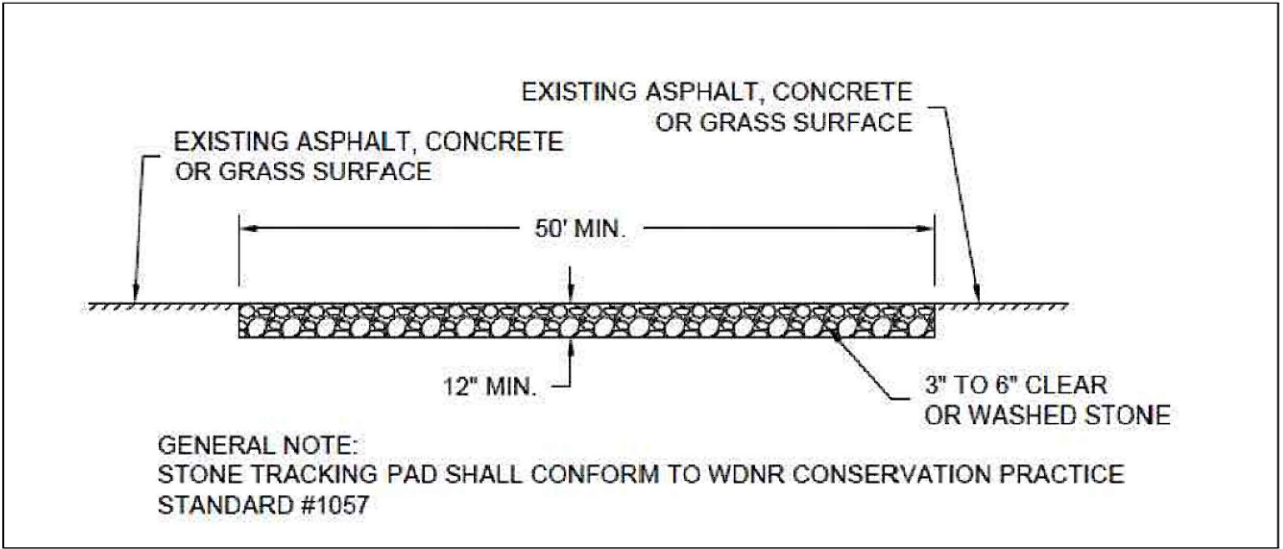
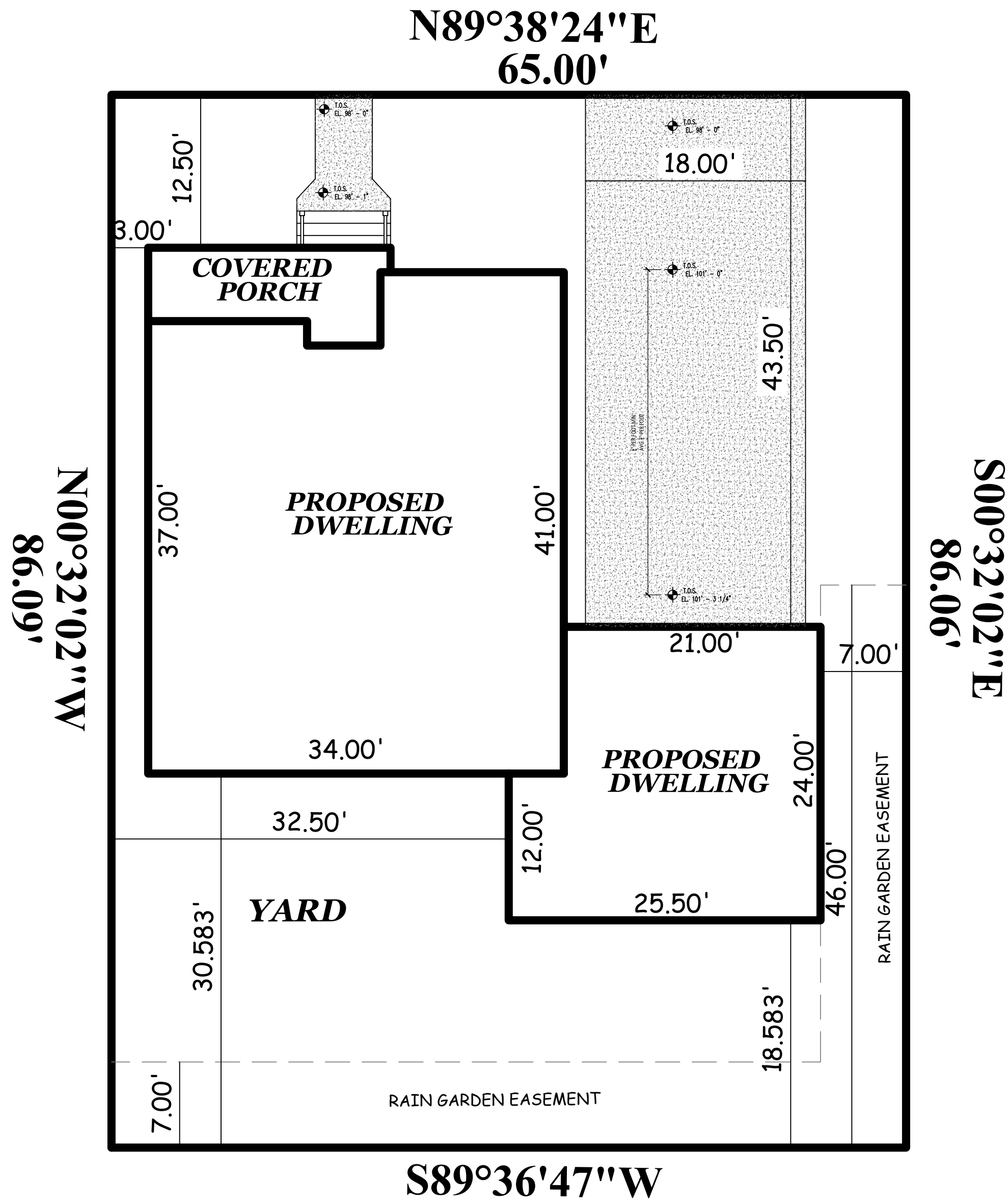
**SITEPLAN NOTES**

THE INTENT OF THIS DRAWING IS TO SHOW THE EXTENT OF THE SITE DEMOLITION, AND PROPOSED ALTERATIONS. CONSULT WITH OWNER AND ARCHITECT PRIOR TO STARTING WORK.

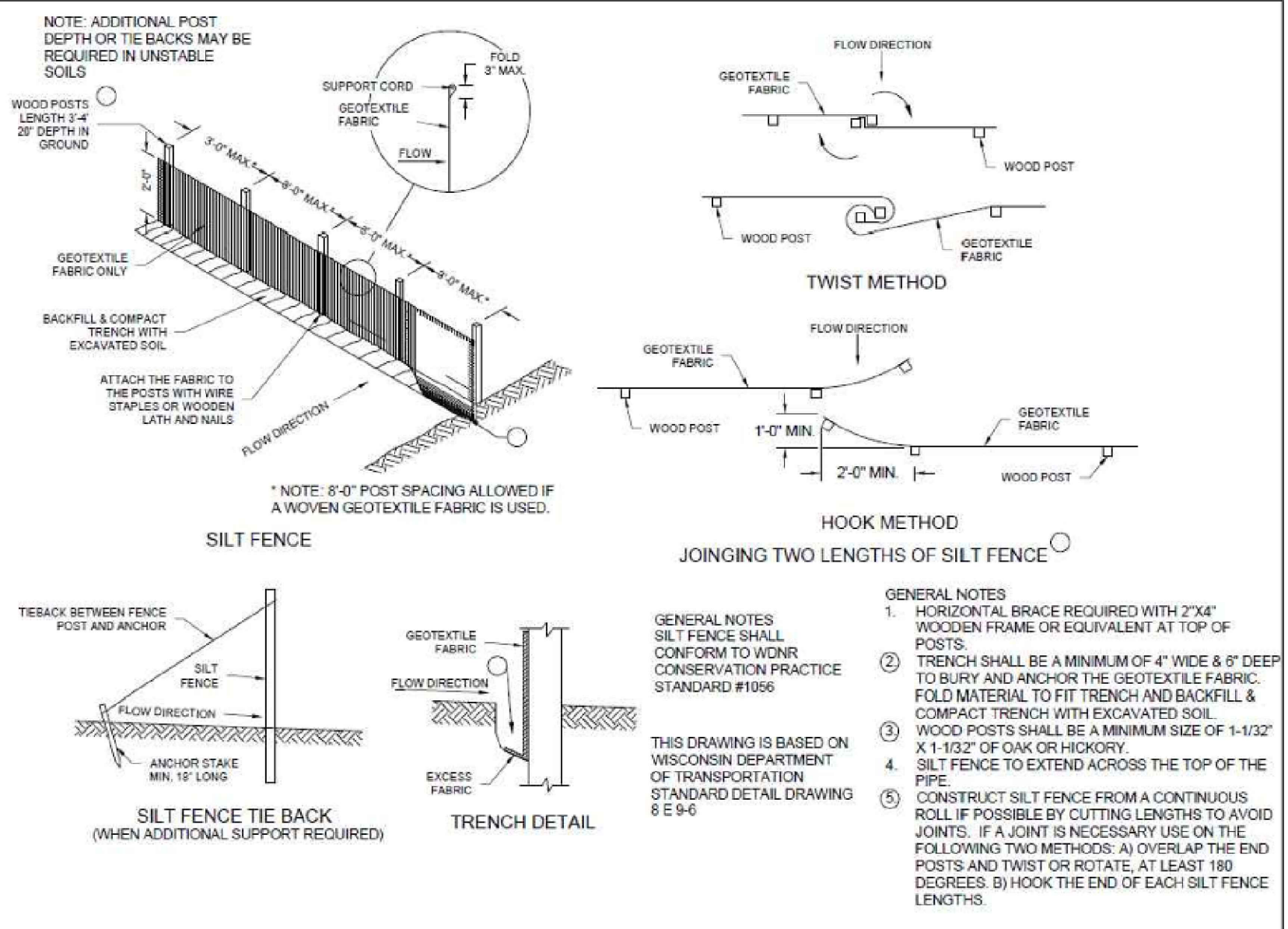
A. PROVIDE SAFE MEANS OF EGRESS THROUGH AND AROUND THE BUILDING AND SITE AT ALL TIMES.  
B. CONTRACTOR TO PROTECT ALL SUBJECT PROPERTY AND ALL NEIGHBORING PROPERTIES FROM SITE WORK.  
C. VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF WORK WITH GC. NOTIFY ARCHITECT OF CONFLICTS.  
D. ALL SPOILS SHALL REMAIN ON SITE. COORDINATE WITH GC ON CUT AND FILL.  
E. REFER TO SPECIFICATIONS.  
F. MAINTAIN EXISTING SITE GRADES UNLESS NOTED OTHERWISE. REFER TO PERMIT SURVEY.  
G. PROVIDE EROSION CONTROL AROUND PERIMETER OF SITE WITH EITHER SILT FENCE OR SILT SOCK INSTALLED PER APPLICABLE CODES AND PER MANUFACTURER'S SPECIFICATIONS. MAINTAIN DURING CONSTRUCTION AND REPAIR AS REQUIRED TO ENSURE PROPER EROSION CONTROL.  
H. PROVIDE INLET PROTECTION AT DOWNSTREAM INLETS AT DOWNSTREAM CATCH BASINS FROM SITE. MAINTAIN AS REQUIRED.  
I. PROVIDE TRACK PAD AS REQUIRED PER CODE.  
J. SPOILS STORED ONSITE DURING CONSTRUCTION SHALL HAVE PROPER EROSION CONTROL AROUND THEM. COORDINATE WITH GC IN FIELD.

TOW: 103.00' = 98'-9"  
FIRST FLOOR: 104.19' = 100'-0"  
TOTAL PROPOSED IMPERVIOUS SPACE = 2,847 SF

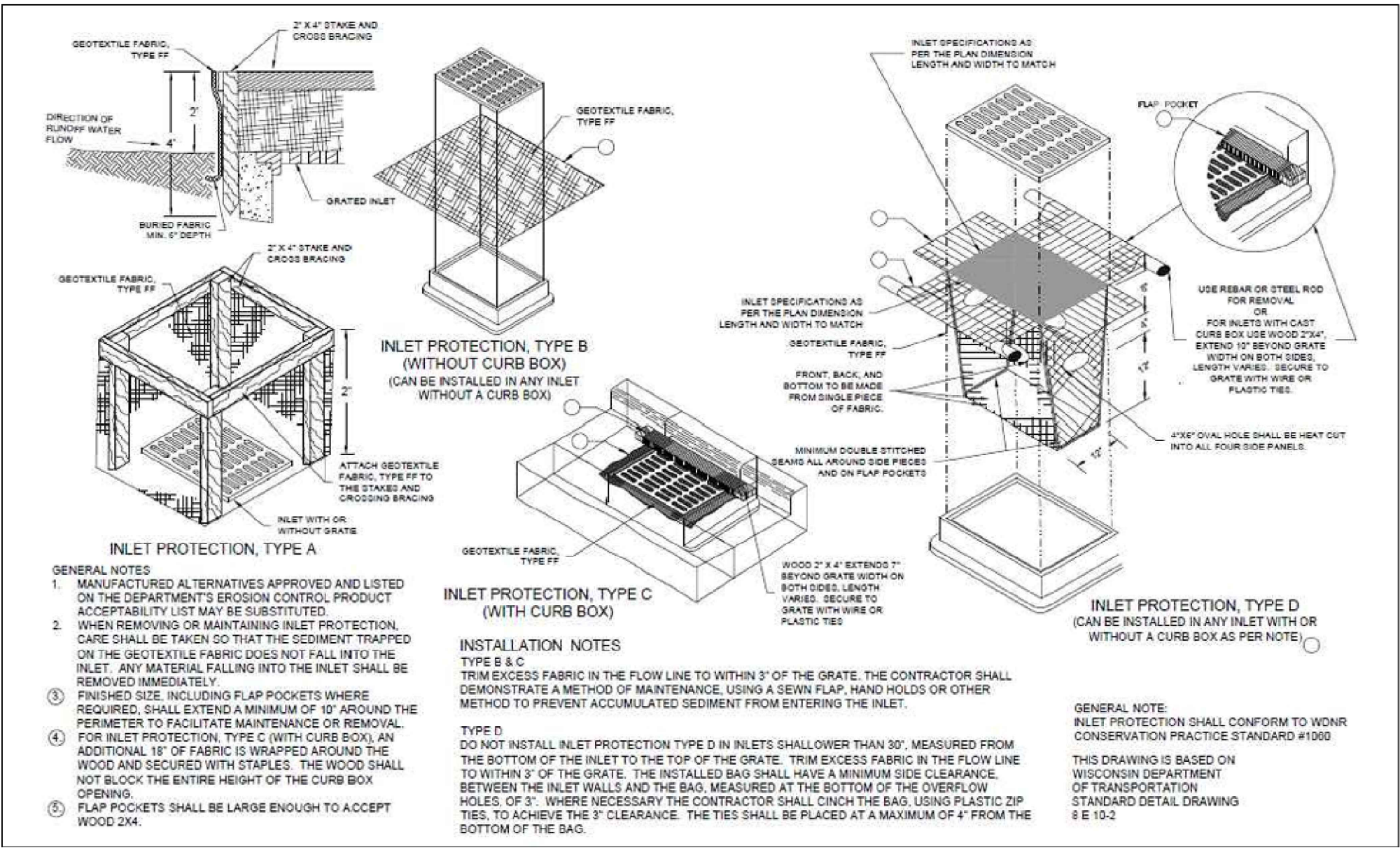
REFER TO PERMIT SUVEY



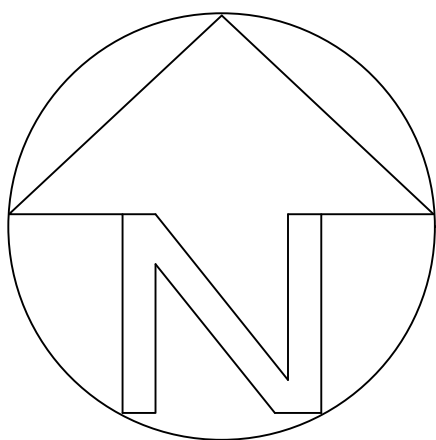
2 TRACKING PAD DETAIL: WDNR TS-1057  
SCALE: N-T-S



3 SILT FENCE DETAILS: WDNR TS-1056  
SCALE: N-T-S



4 INLET PROTECTION TYPE A, B, C, & D: WDNR TS-1060  
SCALE: N-T-S



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PROJECT

1323 W LLOYD ST

SHEET TITLE

SITE PLAN

ISSUE DATE

6/12/2026

REVISIONS

BID PLANS

DRAWN BY R. RODRIGUEZ

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PROJECT NO.

SHEET NO.

SP1

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PROJECT

1323 W LLOYD ST

SHEET TITLE

ELEVATIONS

ISSUE DATE

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BID PLANS

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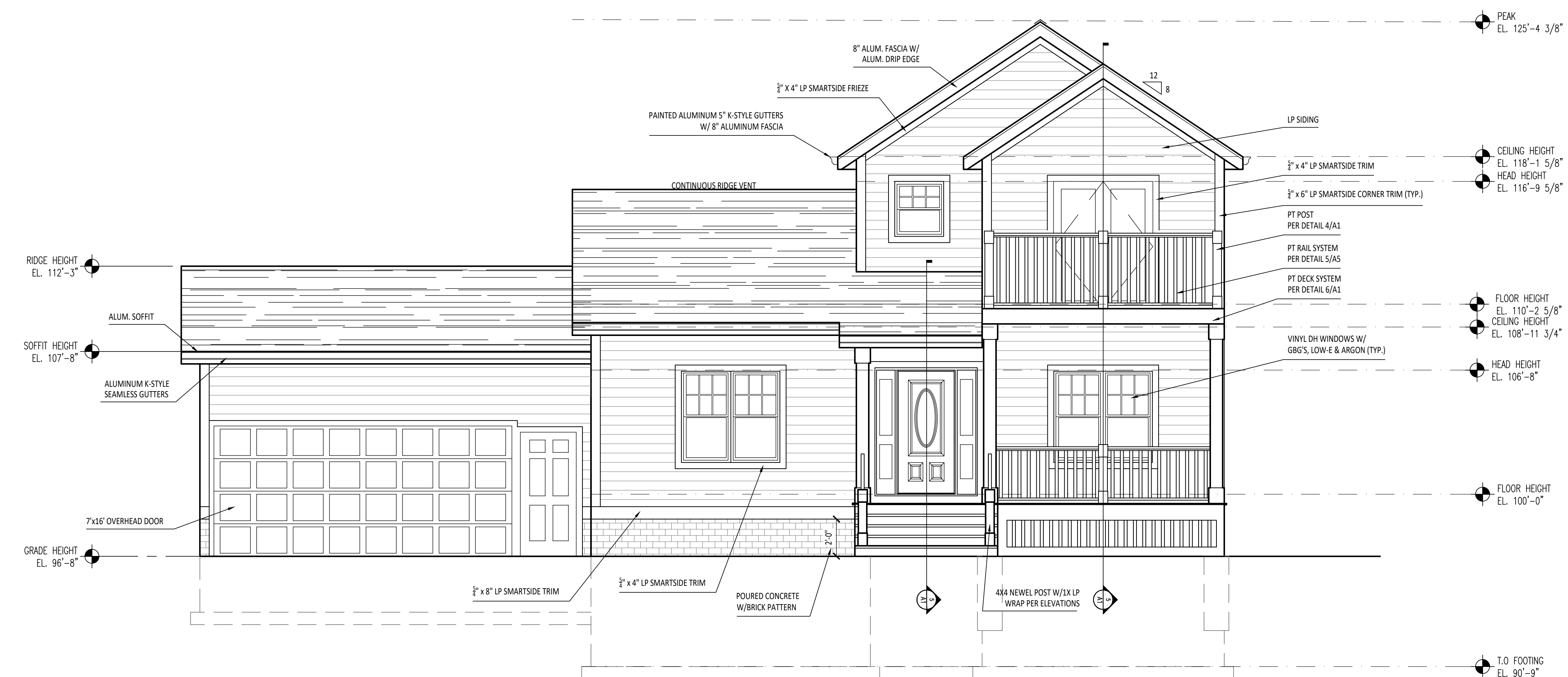
PROJECT NO.

SHEET NO.

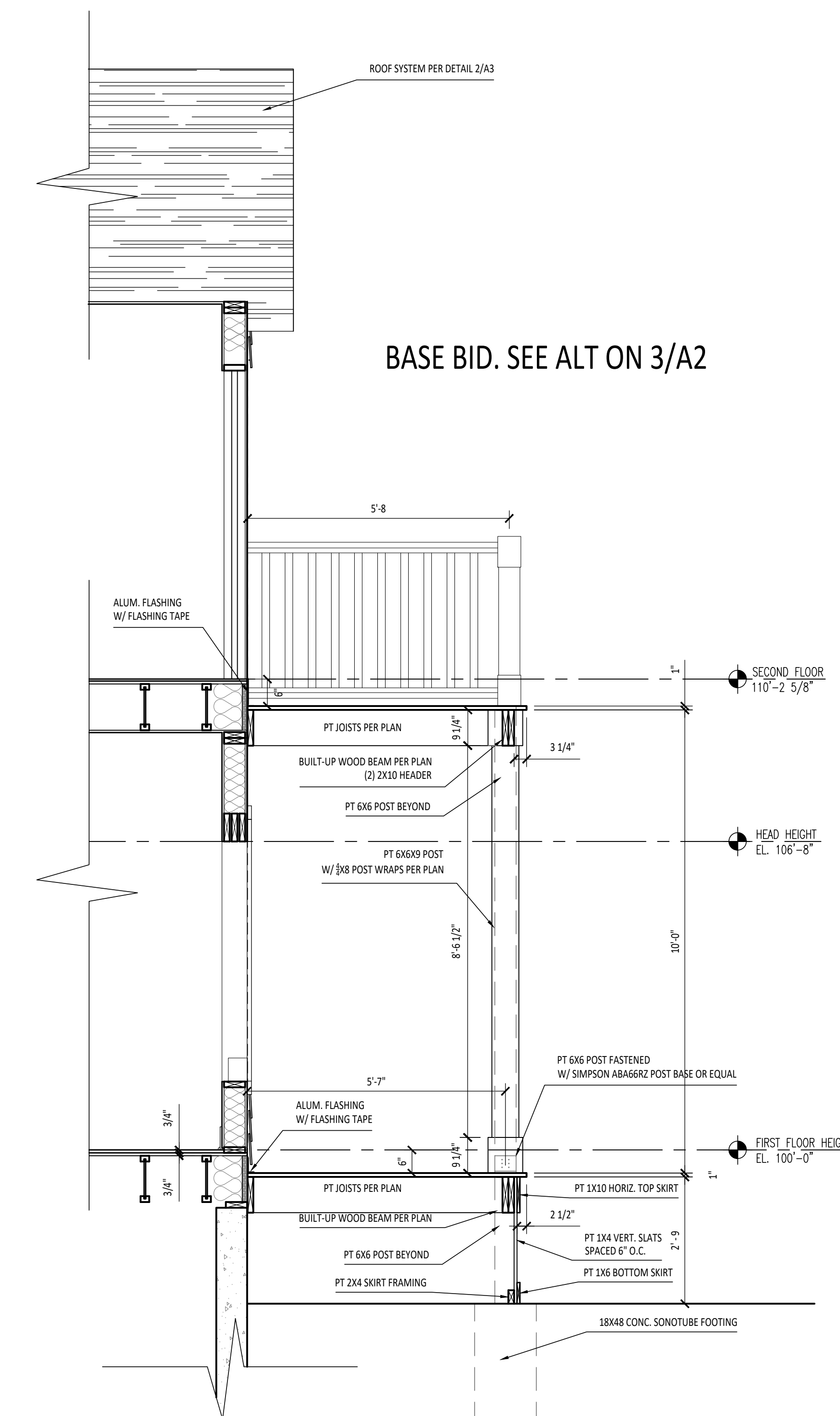
A1



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

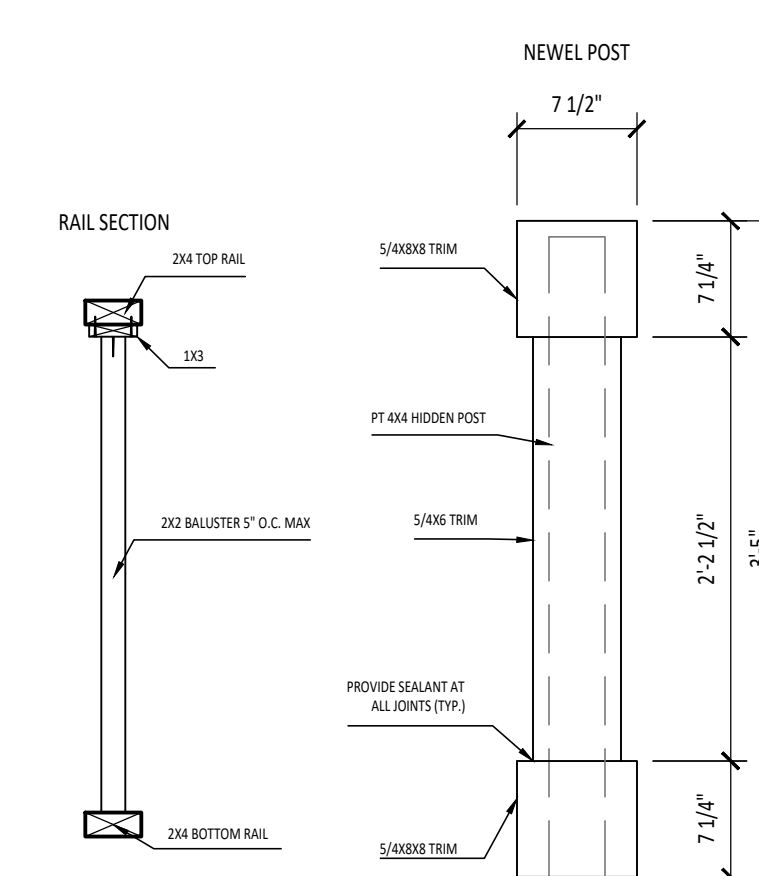


2 FRONT ELEVATION  
SCALE: 1/4"=1'-0"

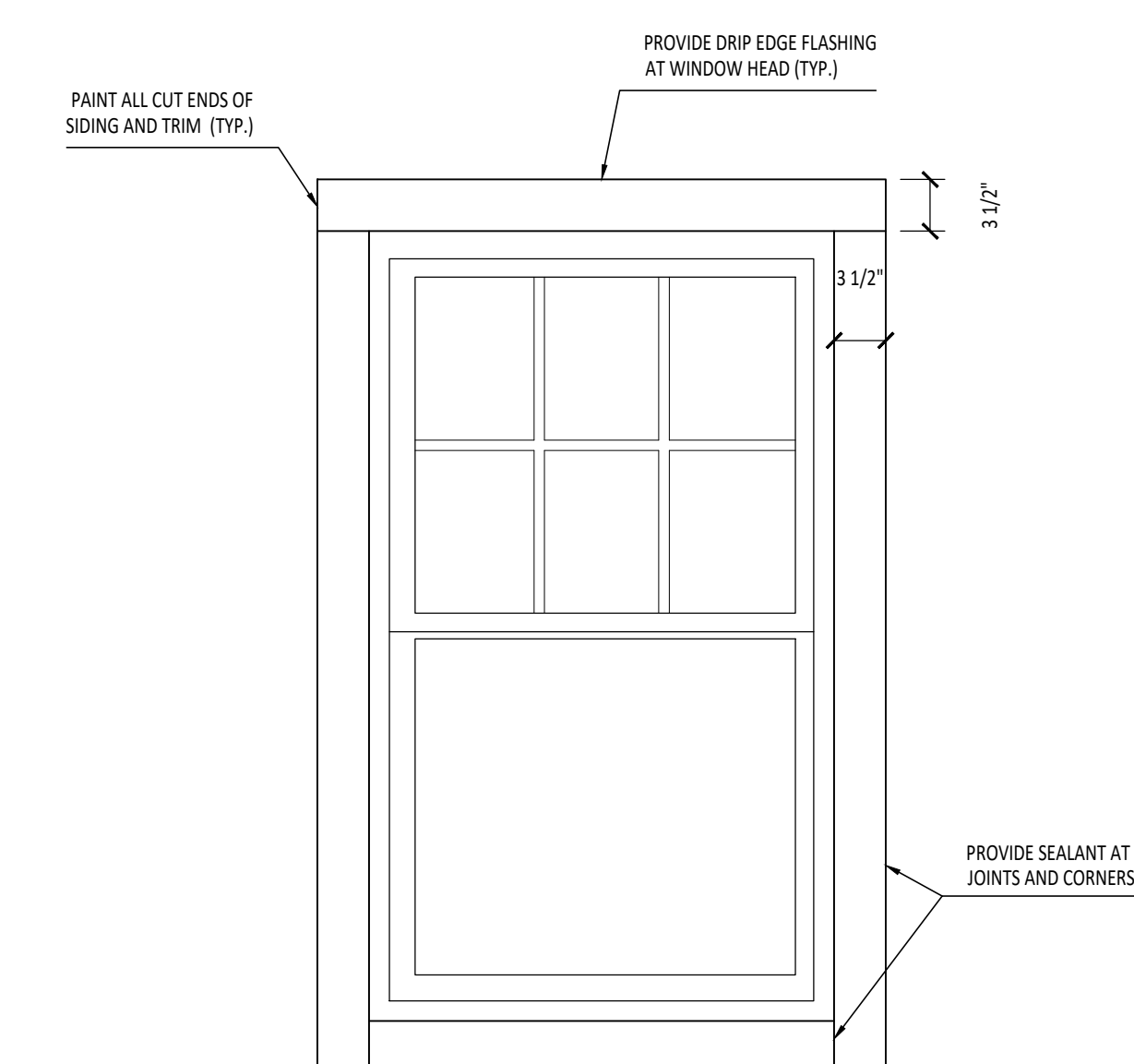


BASE BID. SEE ALT ON 3/A2

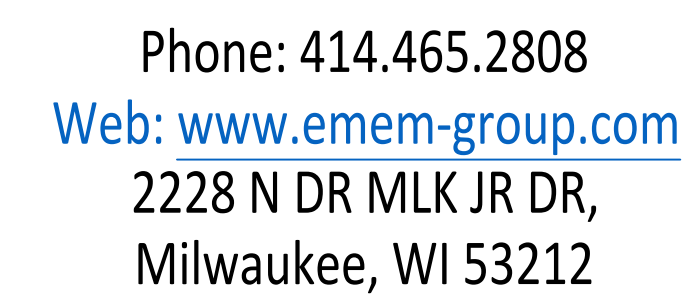
5 PORCH SECTION  
SCALE: 1/2" = 1'-0"



4 RAILING DETAIL  
SCALE: 1"=1'-0"

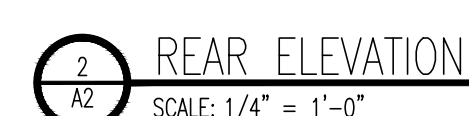
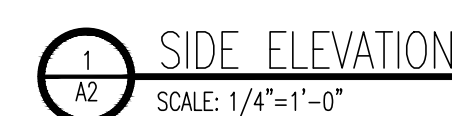


3 FRONT WINDOW TRIM DETAIL  
SCALE: 1" = 1'-0"



BASE BID: DETAIL 5/A1

COST OPTION A(COVERED BALCONY  
ADDITION): DETAIL 3/A2



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## PUMPHREY RESIDENCE

PROJECT

1323 W LLOYD ST

SHEET TITLE

## ELEVATIONS

ISSUE DATE

6/12/2026

## REVISIONS

| NO. | DATE | DESCRIPTION |
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## BID PLANS

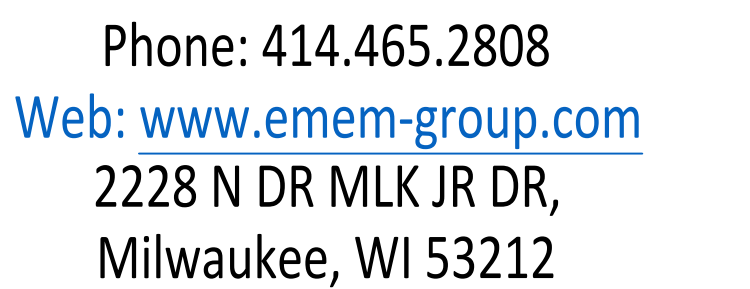
DRAWN BY R. RODRIGUEZ

CHECK BY **M. EMEM**

PROJECT NO.

SHEET NO.

## A2



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PUMPHREY RESIDENCE

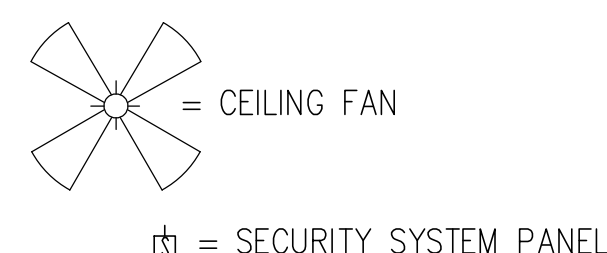
SHEET TITLE

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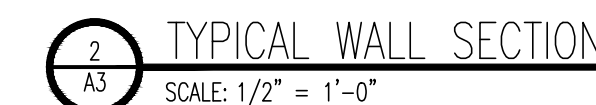
FOUNDATION PLAN  
& WALL SECTION

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |

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SHEET NO. 12



**MATERIALS:**  
Concrete Strength: 3000 psi @ 48 days.  
Sawn Lumber Members: SPF#2 or better.  
LVL Members: 2.0E, 3100 Fb Grade  
Provide treated lumber at all locations in contact with concrete or soil or exposed to weather.  
Steel Beams: ASTM A992 Grade 50 Steel  
Base Plates: ASTM A36 Grade Steel  
Anchor Bolts: ASTM A307 or manufacturer's specifications for post-install or other custom anchors.



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SHEET TITLE  
FLOORPLANS

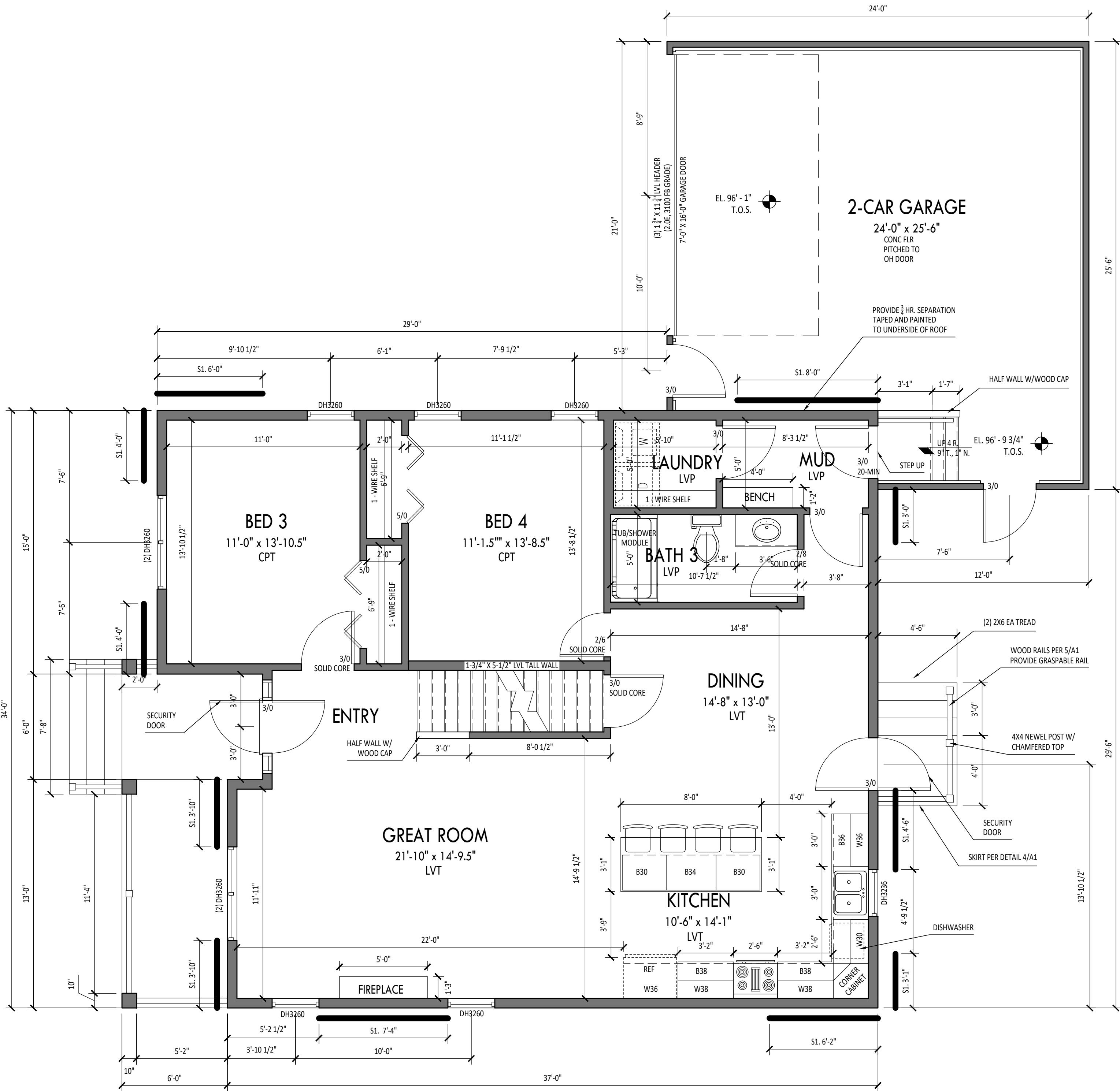
ISSUE DATE  
3/3/2026

REVISIONS  
NO. DATE DESCRIPTION

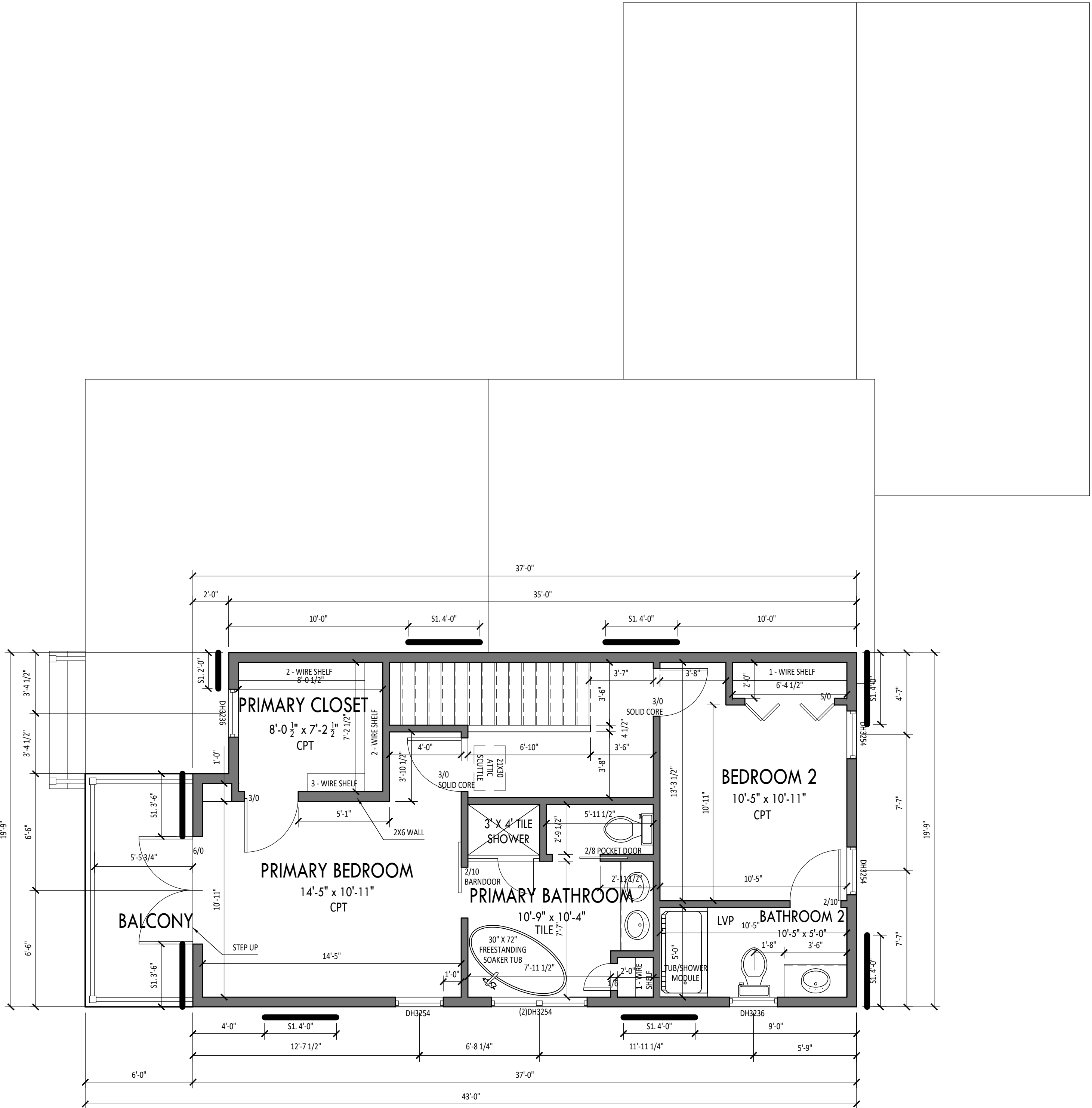
BID PLANS  
DRAWN BY R. RODRIGUEZ  
CHECK BY M. EMEM  
PROJECT NO.  
SHEET NO. A4

STRUCTURAL SCHEDULES

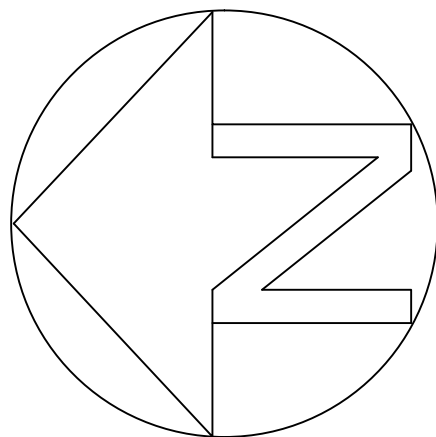
| BEAM/HEADER SCHEDULE                                                                                                                                                    | SHEAR WALL SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H-1 (2) 2 X 6<br>H-2 (2) 2 X 8 W/ 2 JACK STUDS AT EACH END<br>H-3 (2) 2 X 10<br>H-4 (2) 2 X 12<br>H-5 (2) 1-3/4" X 9-1/4" LVL 2.0E<br>H-6 (2) 1-3/4" X 11-1/4" LVL 2.0E | SW-1 SHEAR WALL W/ 2 X 6 STUDS @ 16" O.C., 3/4" OSB SHEATHING, BLOCKED, AND FASTENED AT EDGES W/ 8D COMMON NAILS AT 2" O.C. ON EXTERIOR FACE OF WALL AND 7" DRYWALL FASTENED W/ 5D COLLER NAILS AT 4" O.C.<br>S1. CONTINUOUS WOOD STRUCTURAL PANEL BRACING PER SPS 321.25-6. ALL WALL SHEATHING SHALL BE 1/2" OSB FASTENED TO STUDS W/ 6D COMMON NAILS OR 8D BOX NAILS SPACED 6" ALONG EDGES AND 12" IN FIELD. SEE DETAIL 4/A3.<br>S2. PORTAL FRAME BRACE PER SPS 321.25-A. FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 3" GRID. PROVIDE HEADER TO JACK-STUD STRAP NAILS AT 2" O.C. TYP. ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING. MIN. STRAP CAPACITY SHALL EQUAL 1,000 LBS. SEE DETAIL 3/A3. |



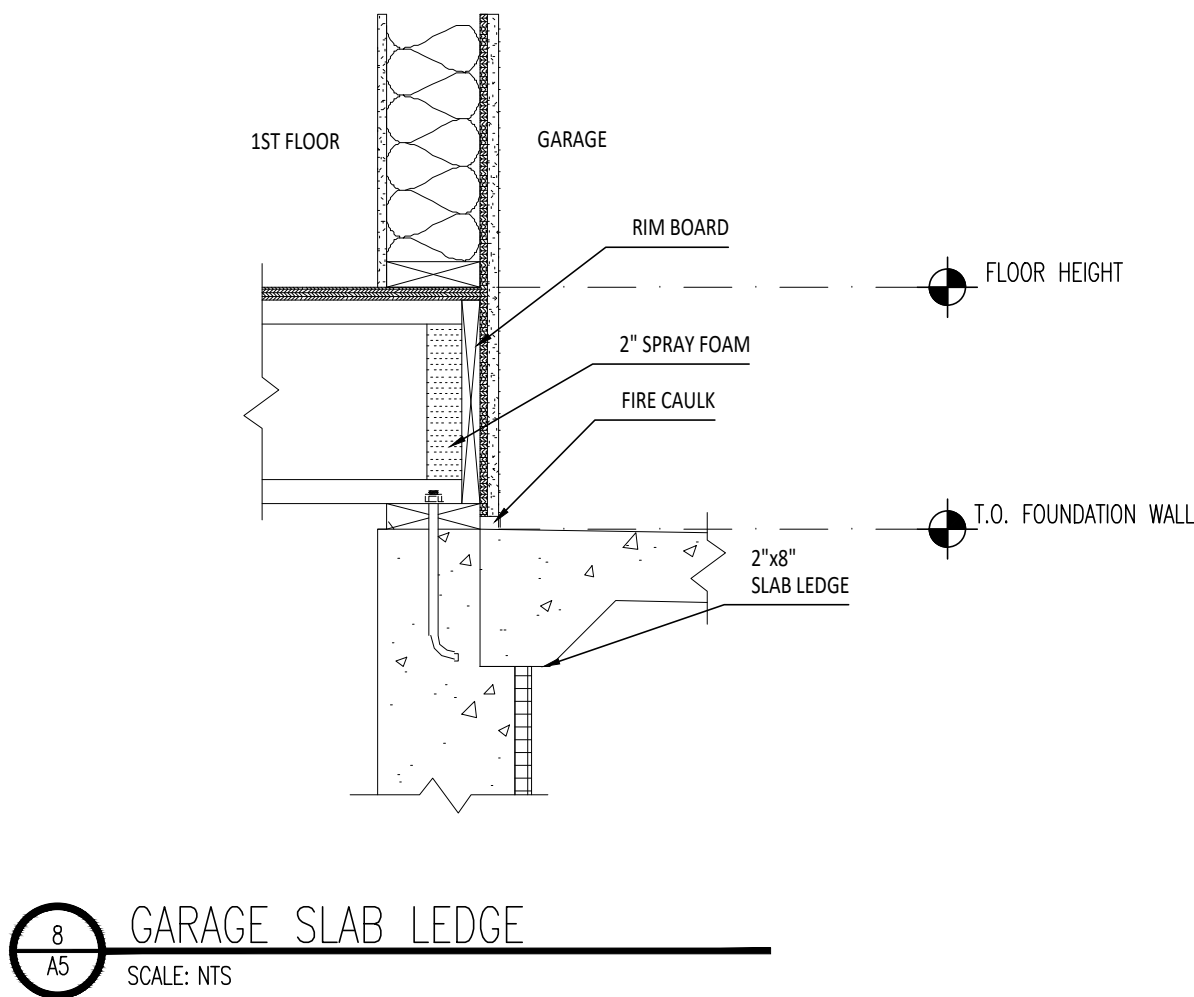
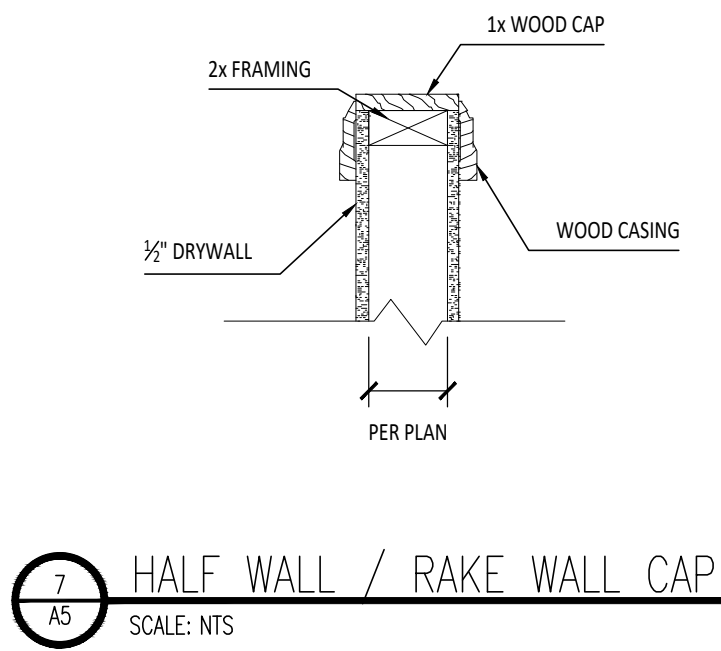
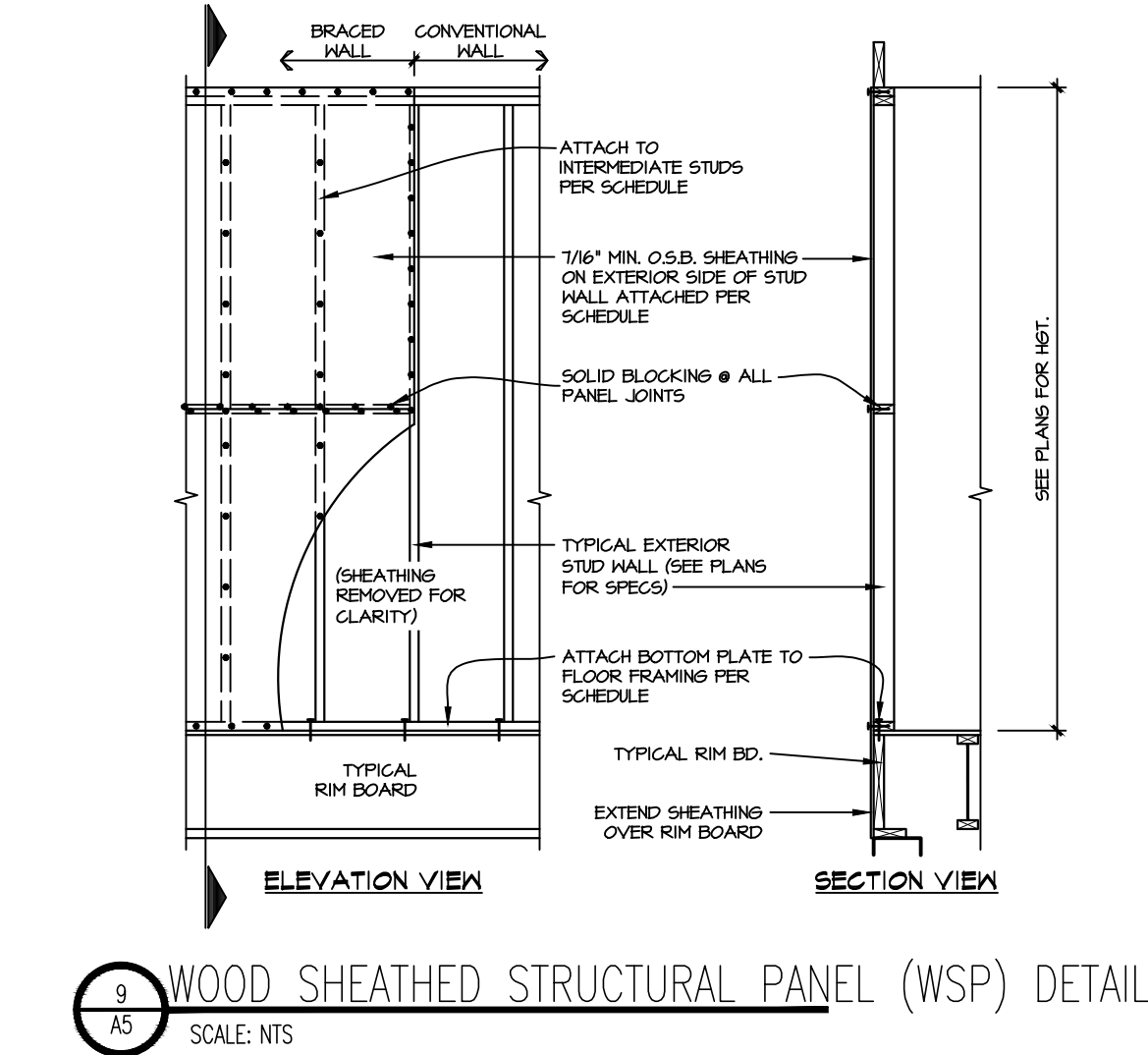
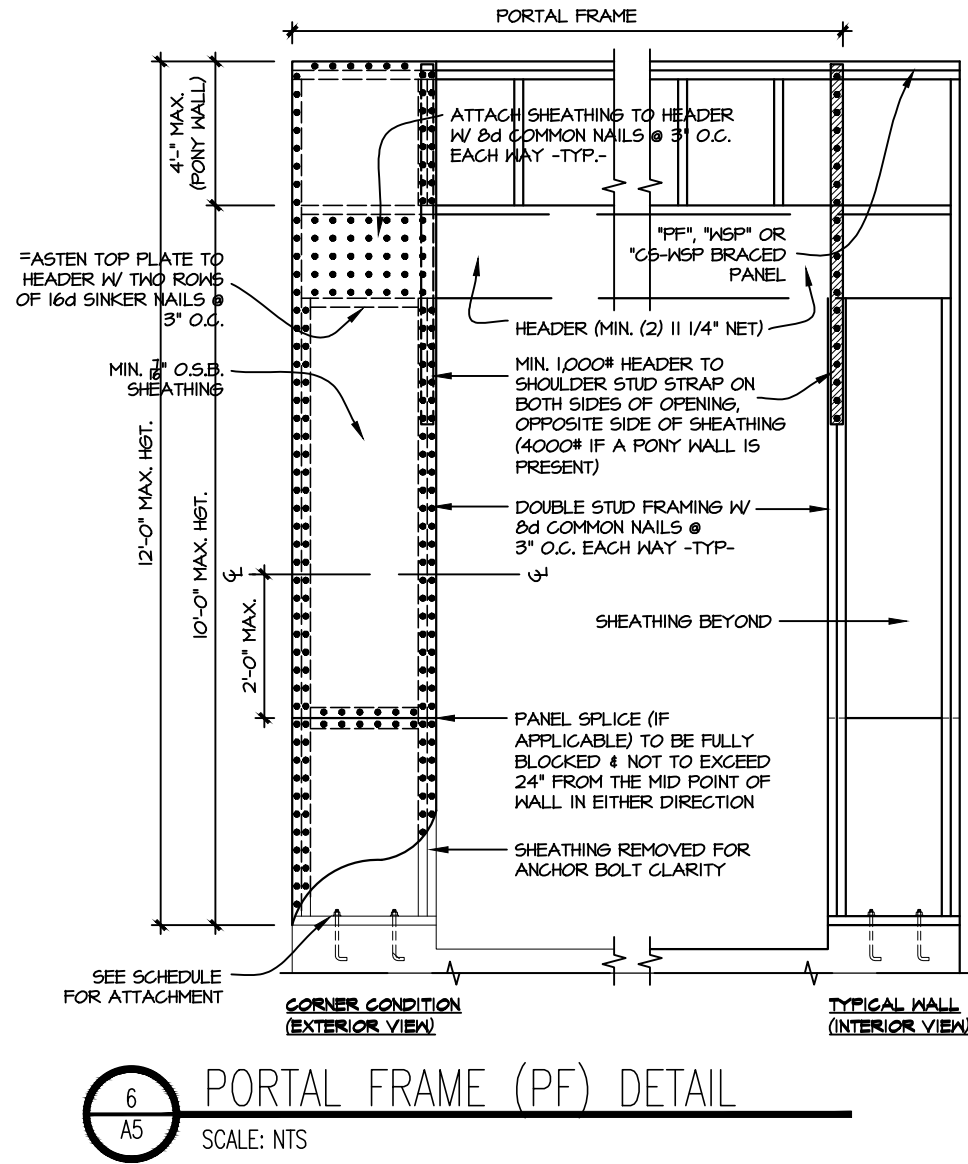
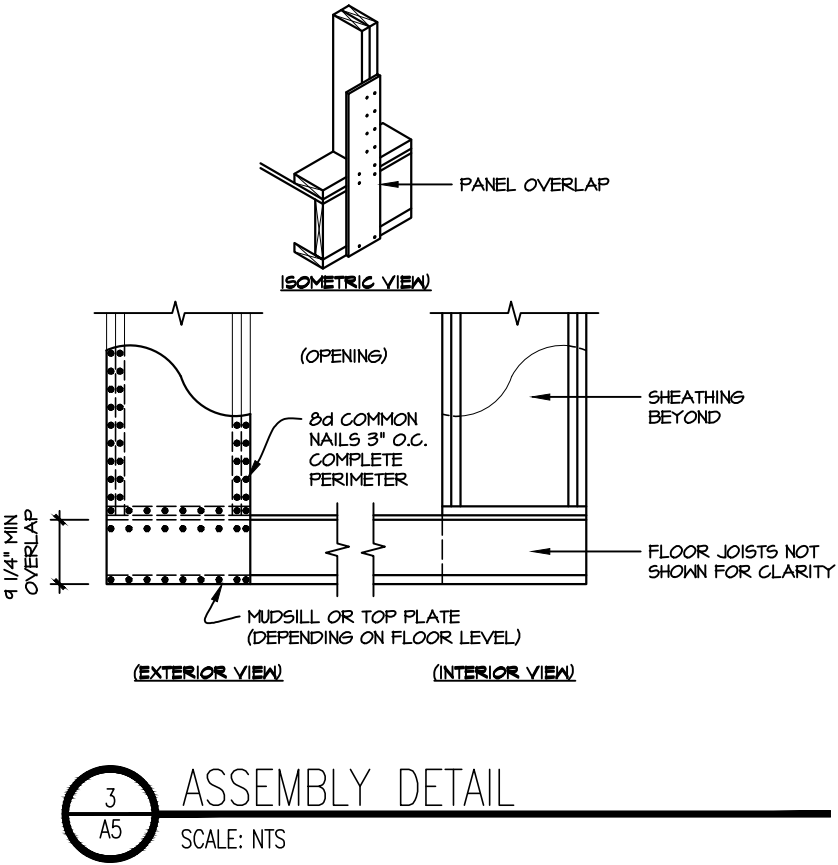
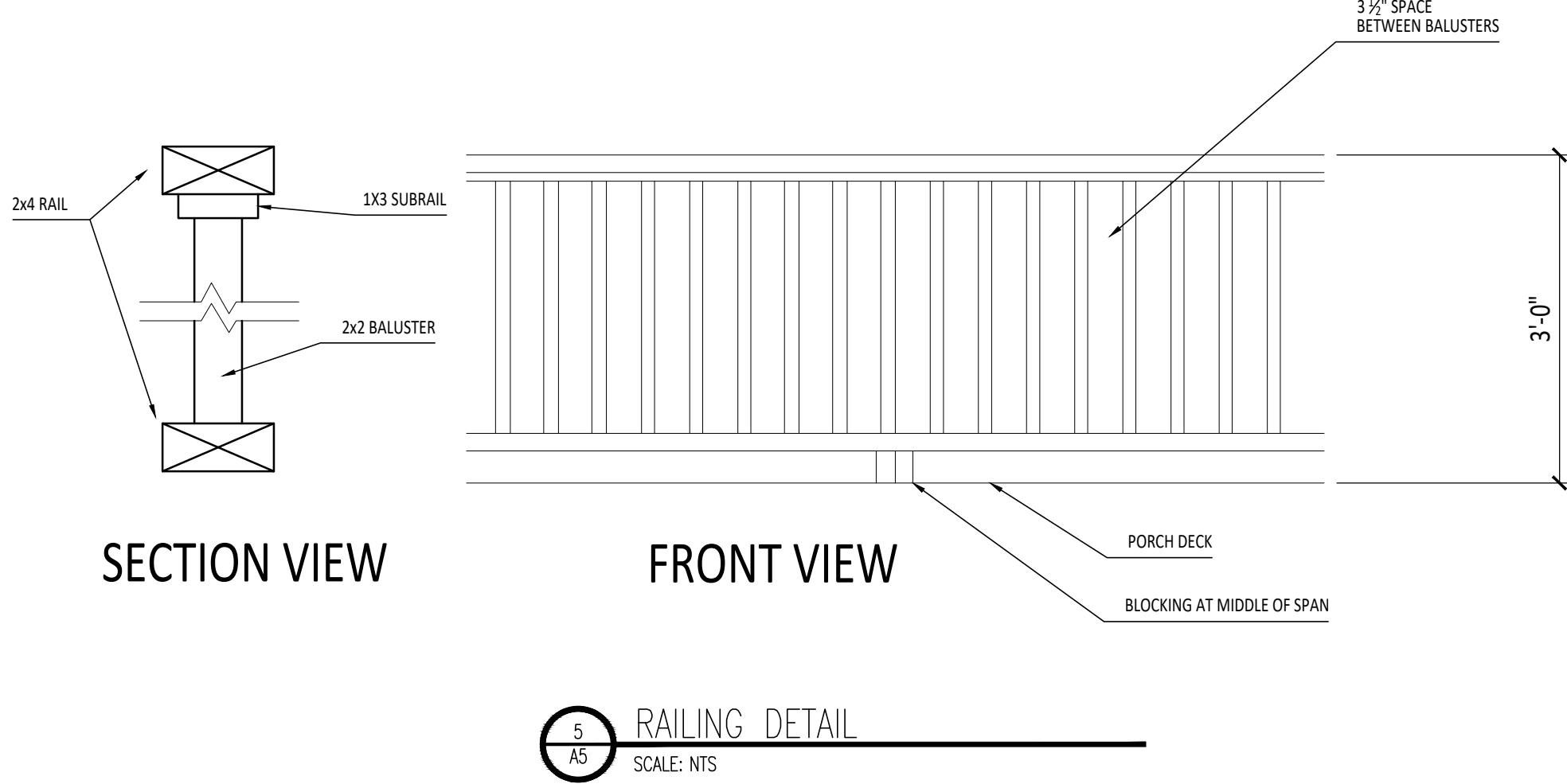
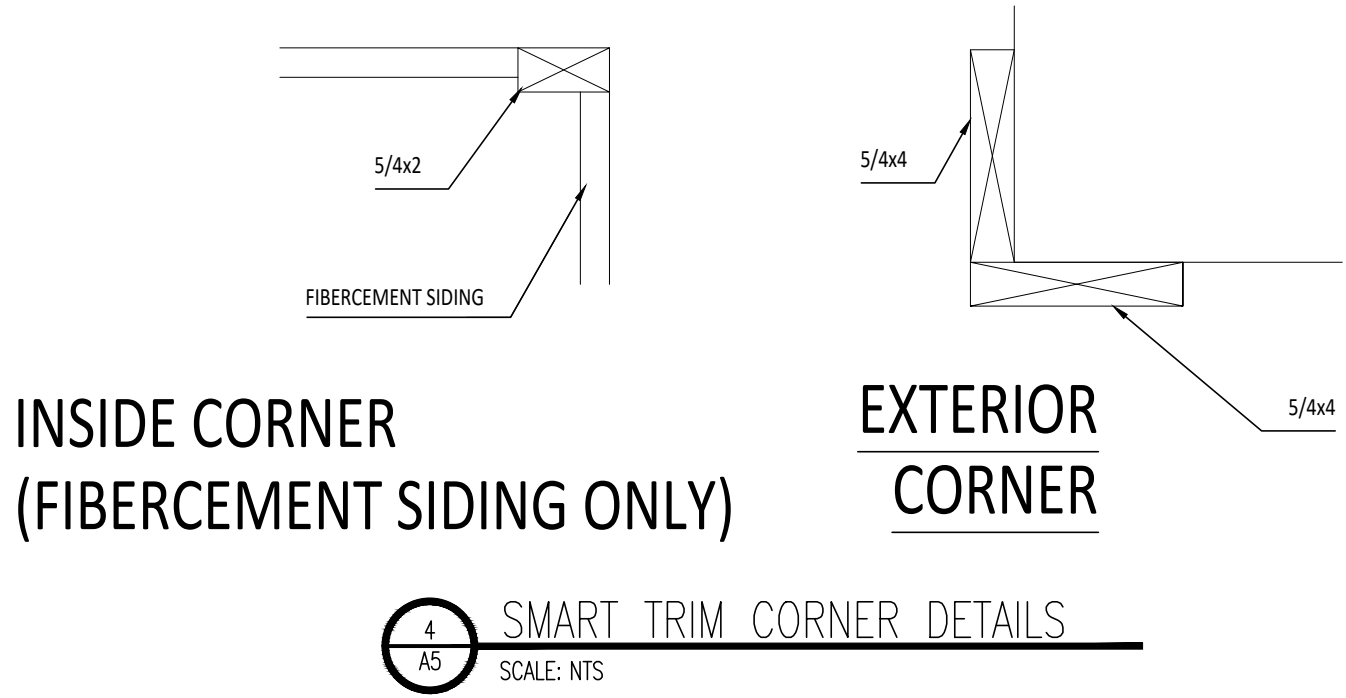
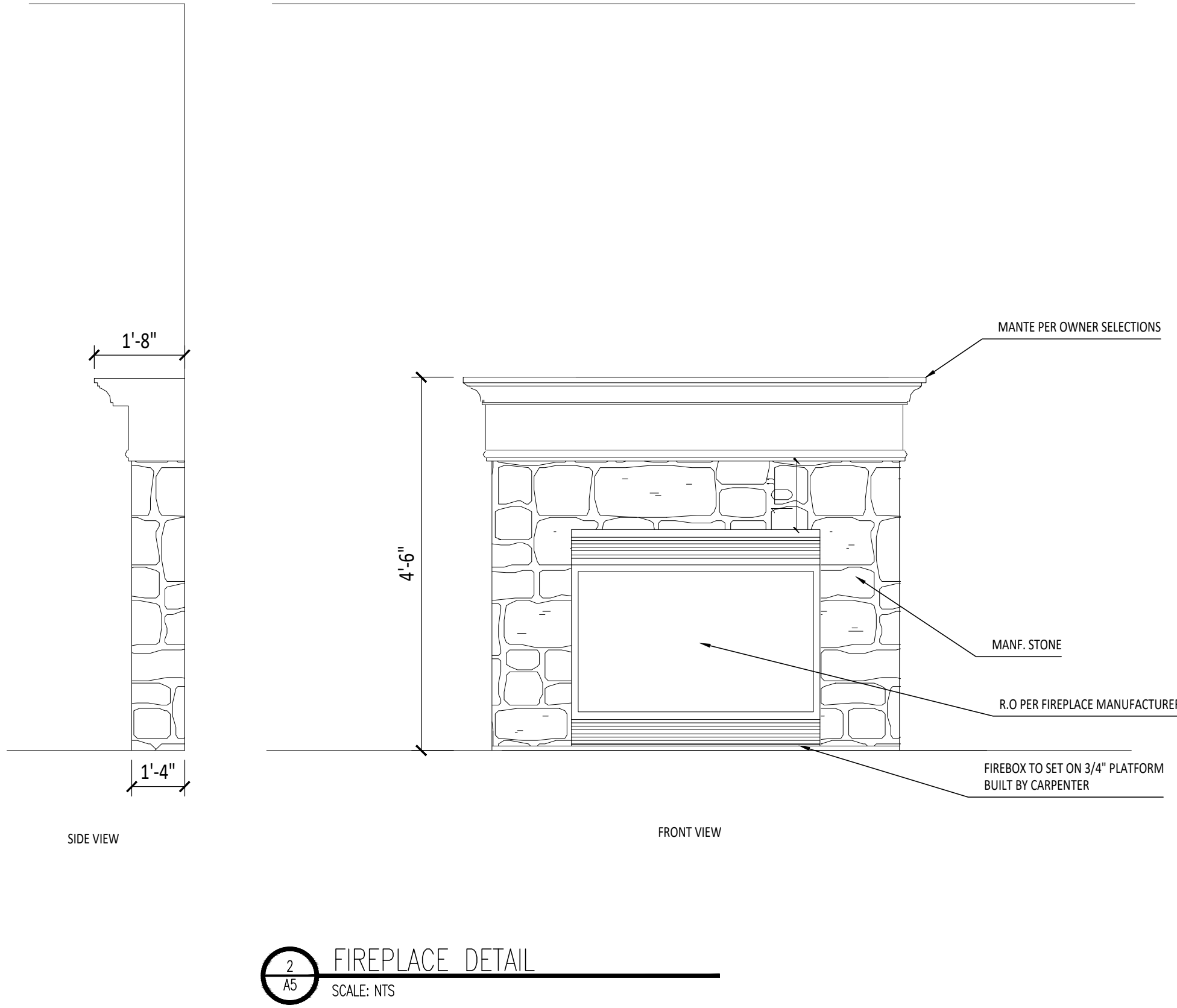
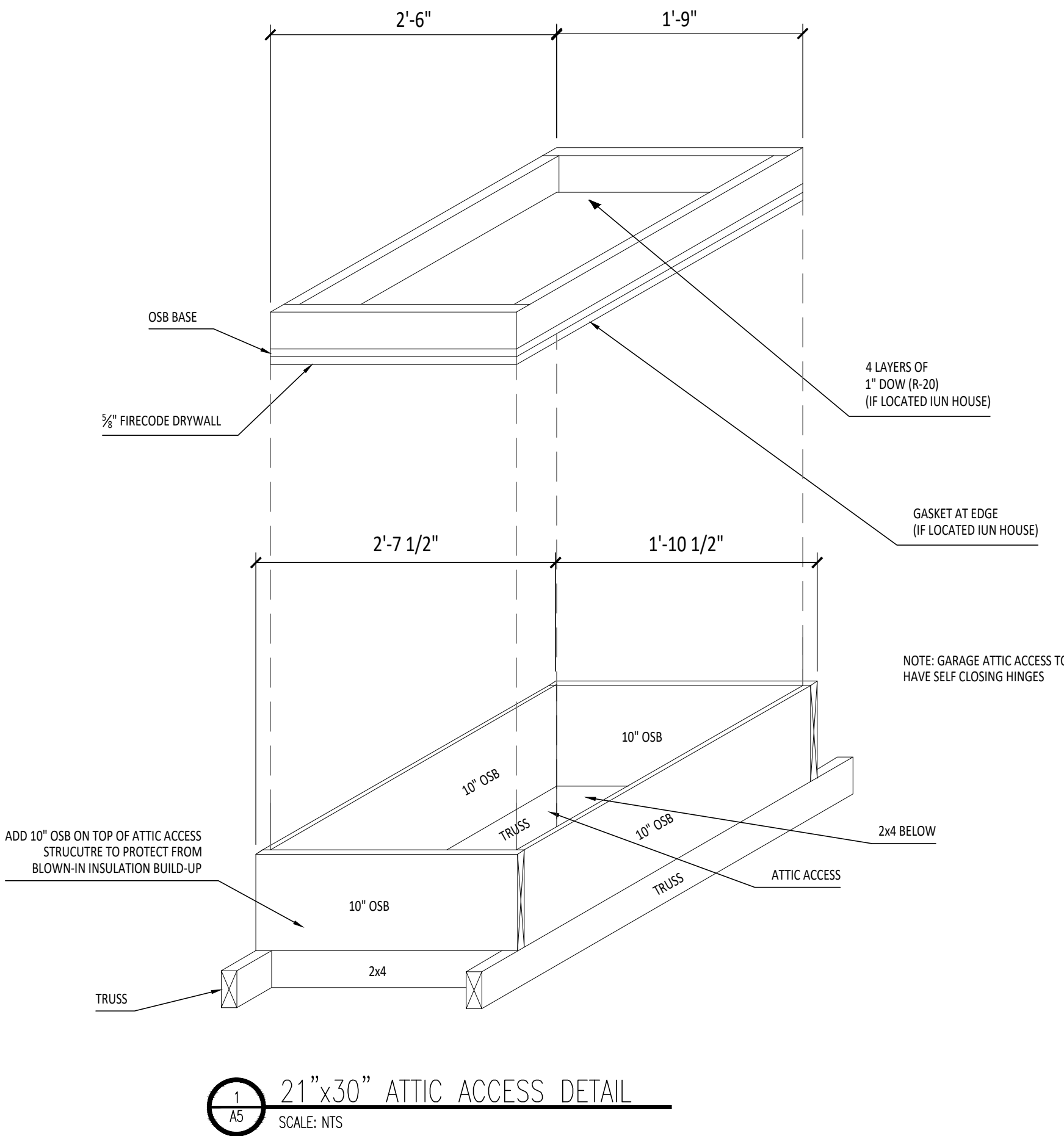
1 FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



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PUMPHREY RESIDENCE

PROJECT  
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SHEET TITLE  
DETAILS

ISSUE DATE  
6/12/2026

REVISIONS  
NO. DATE DESCRIPTION

BID PLANS  
DRAWN BY R. RODRIGUEZ  
CHECK BY M. EMEM  
PROJECT NO.  
SHEET NO. A5

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SHEET TITLE  
ELECTRICAL PLANS

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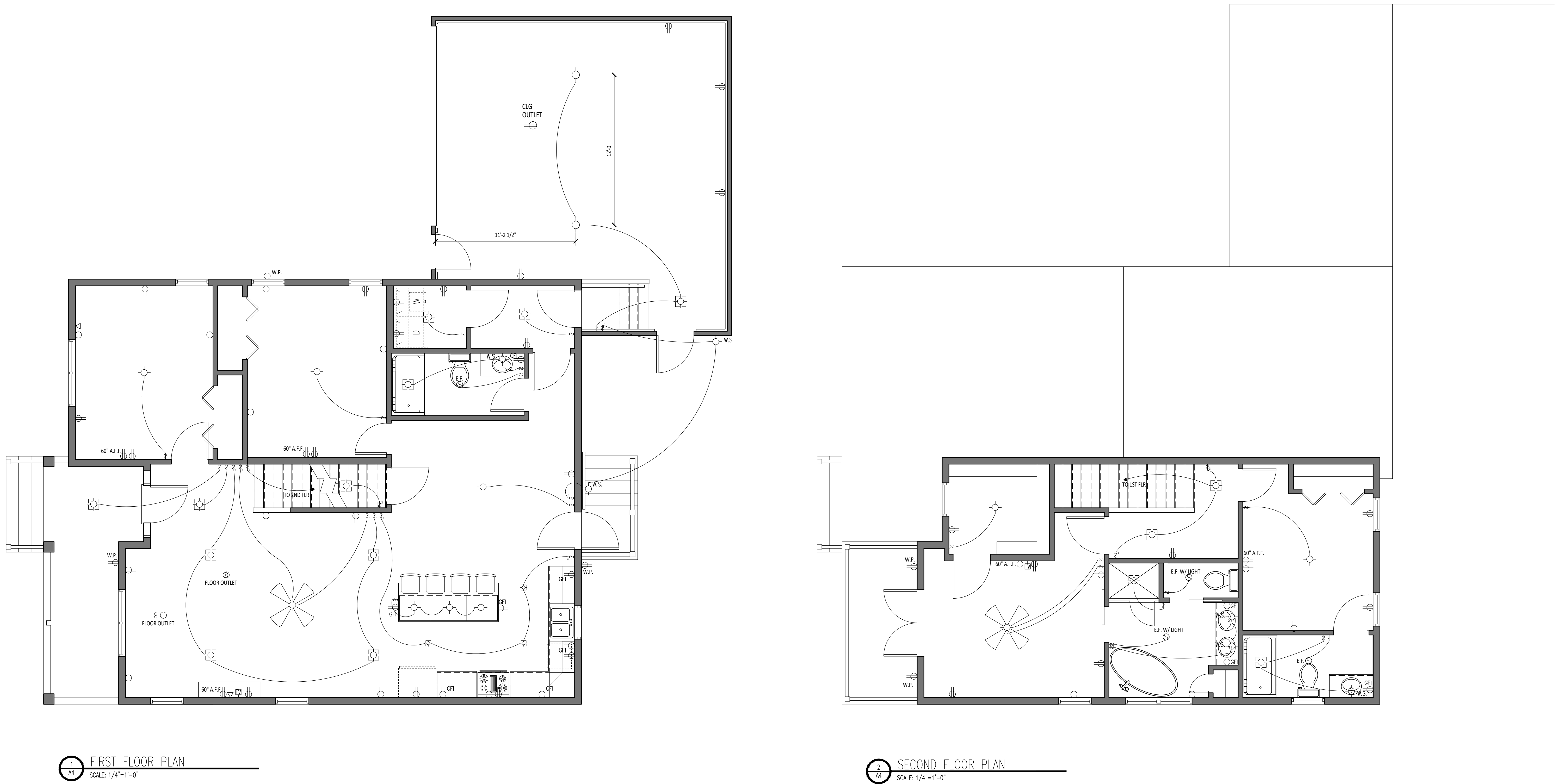
BID PLANS

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PROJECT NO.

SHEET NO. E1



ELECTRICAL KEY CODE:

-  = SMOKE DETECTOR

 = EYE BALL FIXTURE

 = RECESSED FIXTURE

 = MINI RECESSED FIXTURE

 = WALL SCONCE

 = WALL RECEPTACLE

 = SWITCHED WALL RECEPTACLE

 = ELEC. EXHAUST FAN

 = CEILING FIXTURE

 = FLORESCENT FIXTURE

 = SWITCH

 = THREE WAY SWITCH

 = DIMMER SWITCH
-  = FLOOR RECEPTACLE

 = GROUND FAULT INSUL. RECEPTACLE

 = WATER PROOF RECEPTACLE

 = 220 VOLT RECEPTACLE

 = USB A PORT

 = USB B PORT

 = USB C PORT

 = SEPARATE CIRCUIT

 = THERMOSTAT

 = CAT-6 JACK

 = CABLE TV JACK

 = CEILING FAN

 = SECURITY SYSTEM PANEL

