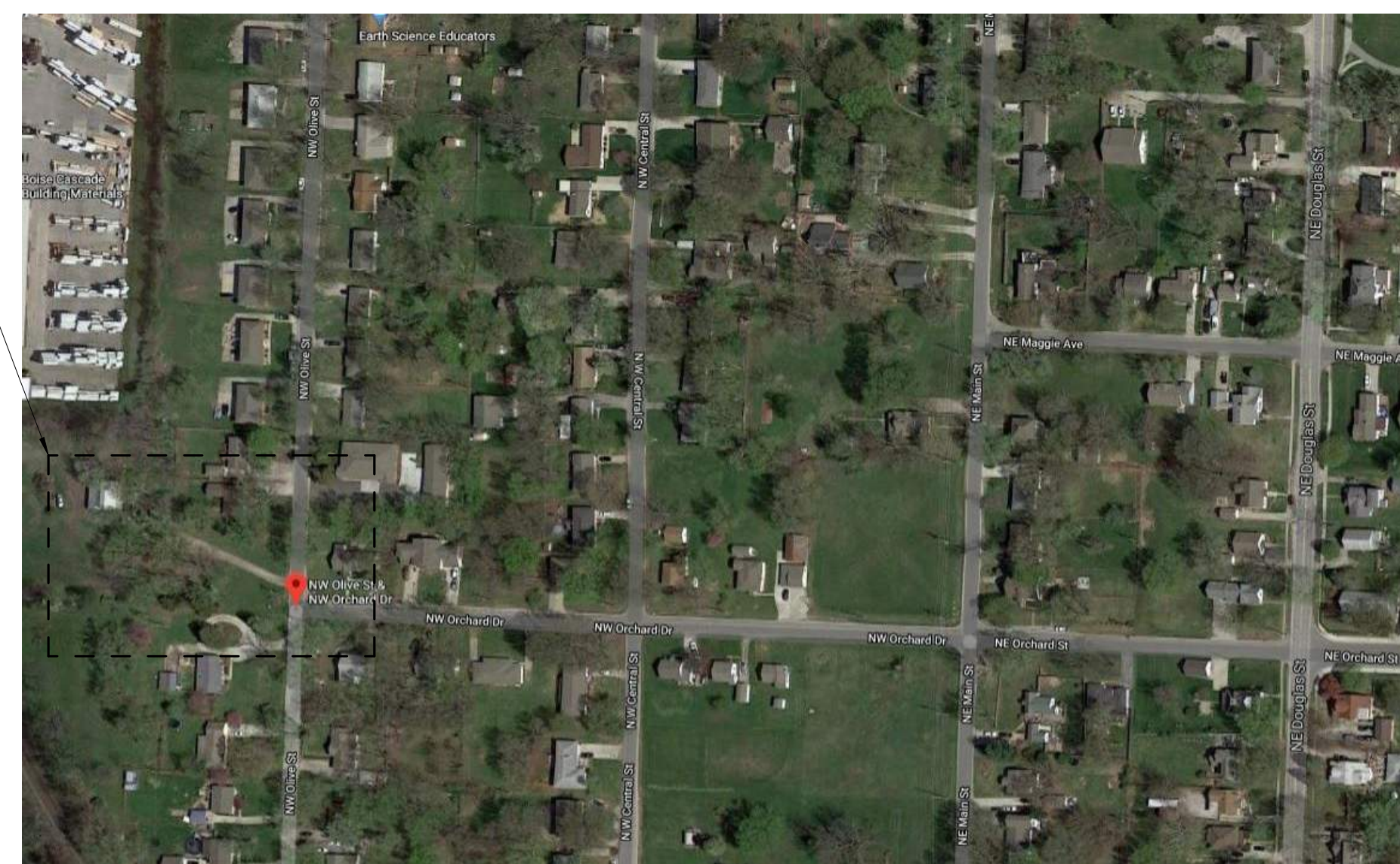


SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEE'S SUMMIT,
2020-01



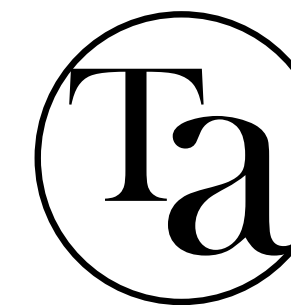
SITE LOCATION MAP



SITE LOCATION

SHEET INDEX

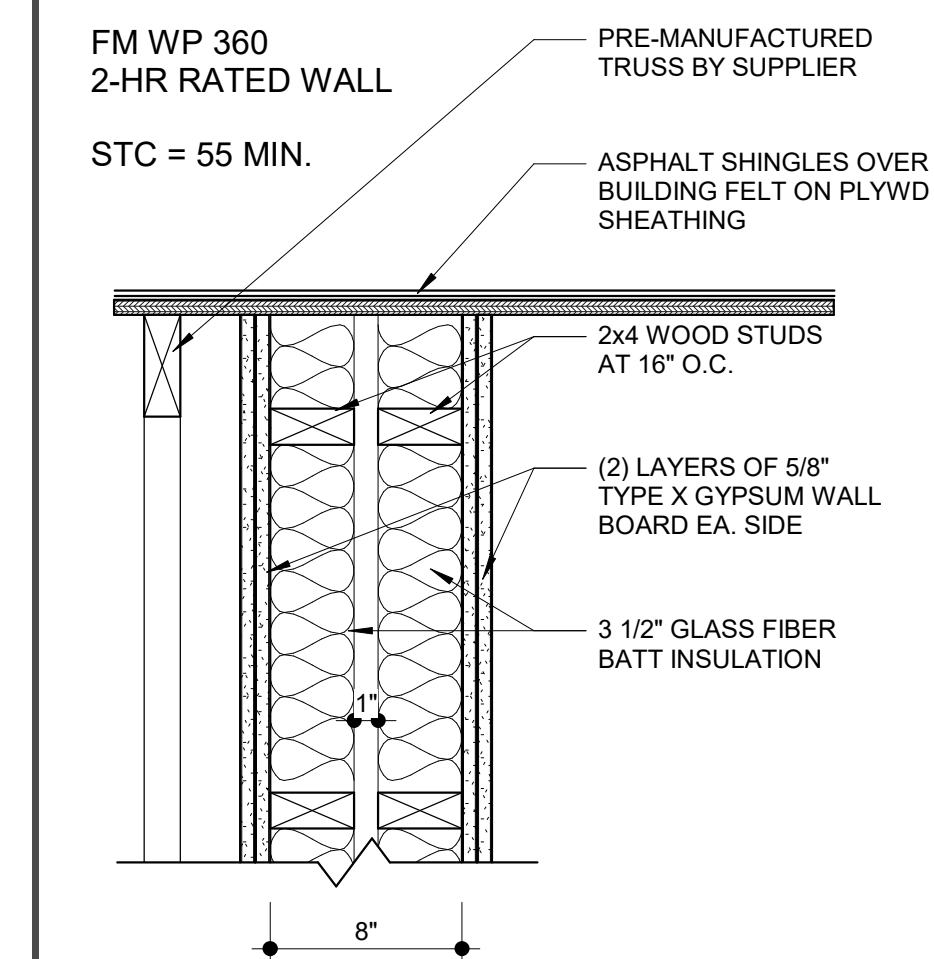
| INFORMATION | |
|---------------|----------------------------------|
| G101 | TITLE SHEET |
| G201 | INFORMATION |
| ARCHITECTURAL | |
| A102 | FLOOR PLAN - MAIN |
| A103 | FLOOR PLAN - SECOND |
| A201 | EXTERIOR ELEVATIONS |
| A202 | EXTERIOR ELEVATIONS |
| A301 | BUILDING SECTIONS |
| A401 | ROOF PLAN & DETAILS |
| A501 | DOOR AND WINDOW INFORMATION |
| A602 | CEILING/ELECTRICAL PLANS - MAIN |
| A603 | CEILING/ELECTRICAL PLANS - UPPER |
| A701 | FINISH/FURNITURE PLANS - MAIN |
| A702 | FINISH/FURNITURE PLANS - UPPER |



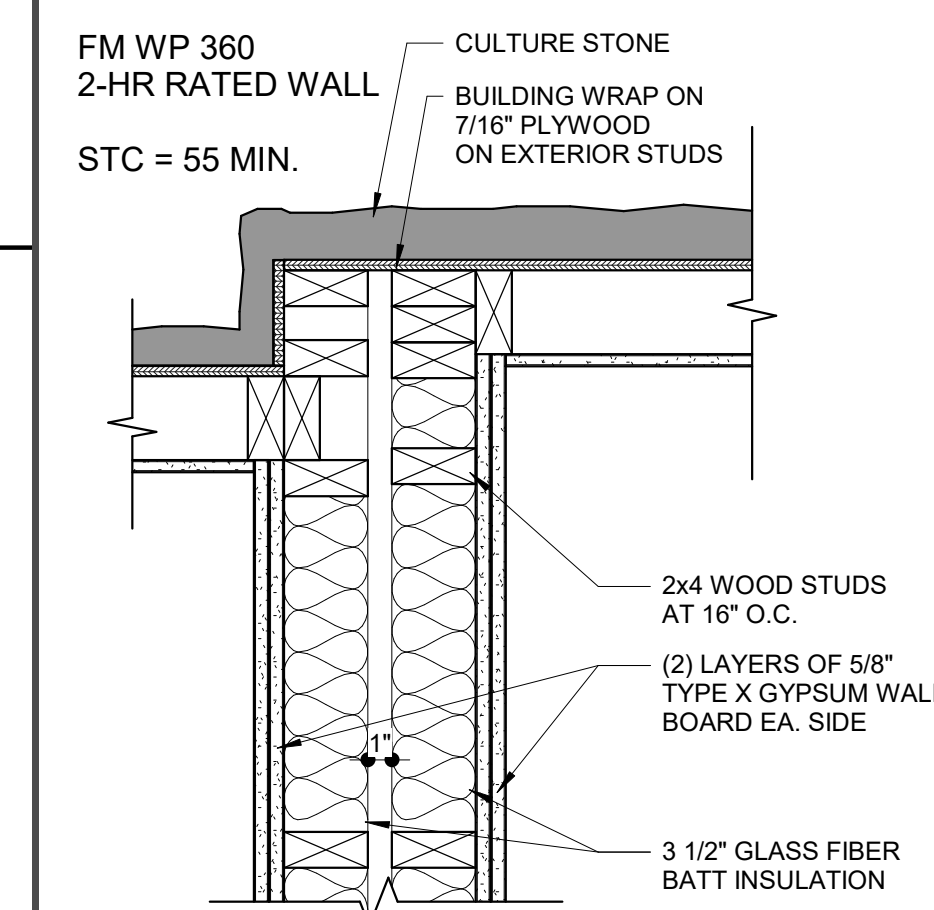
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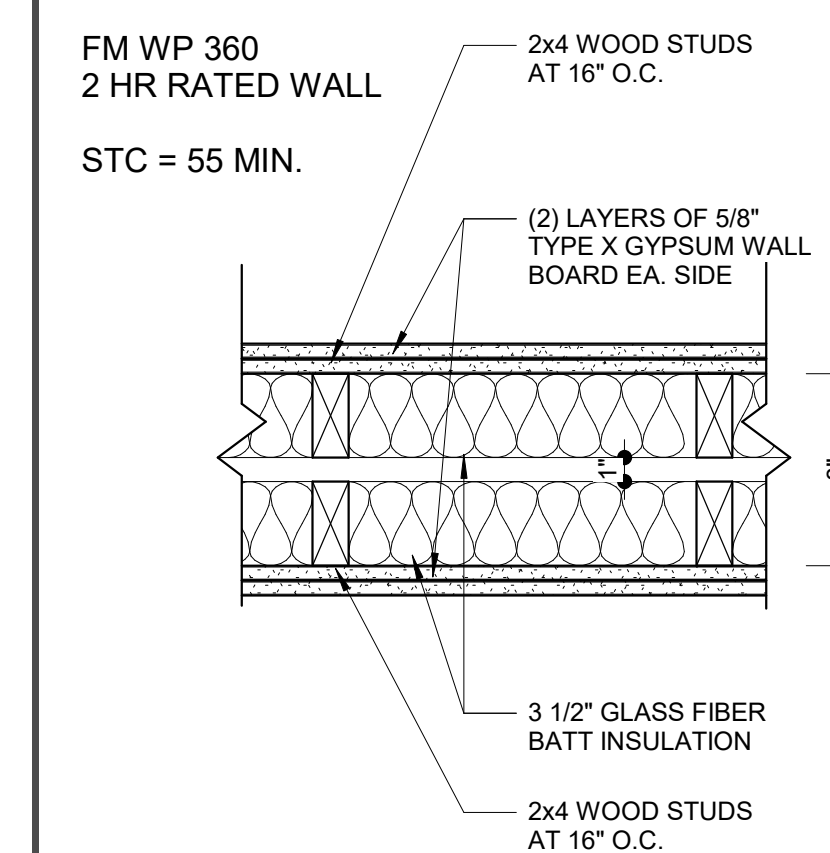
roof wall section



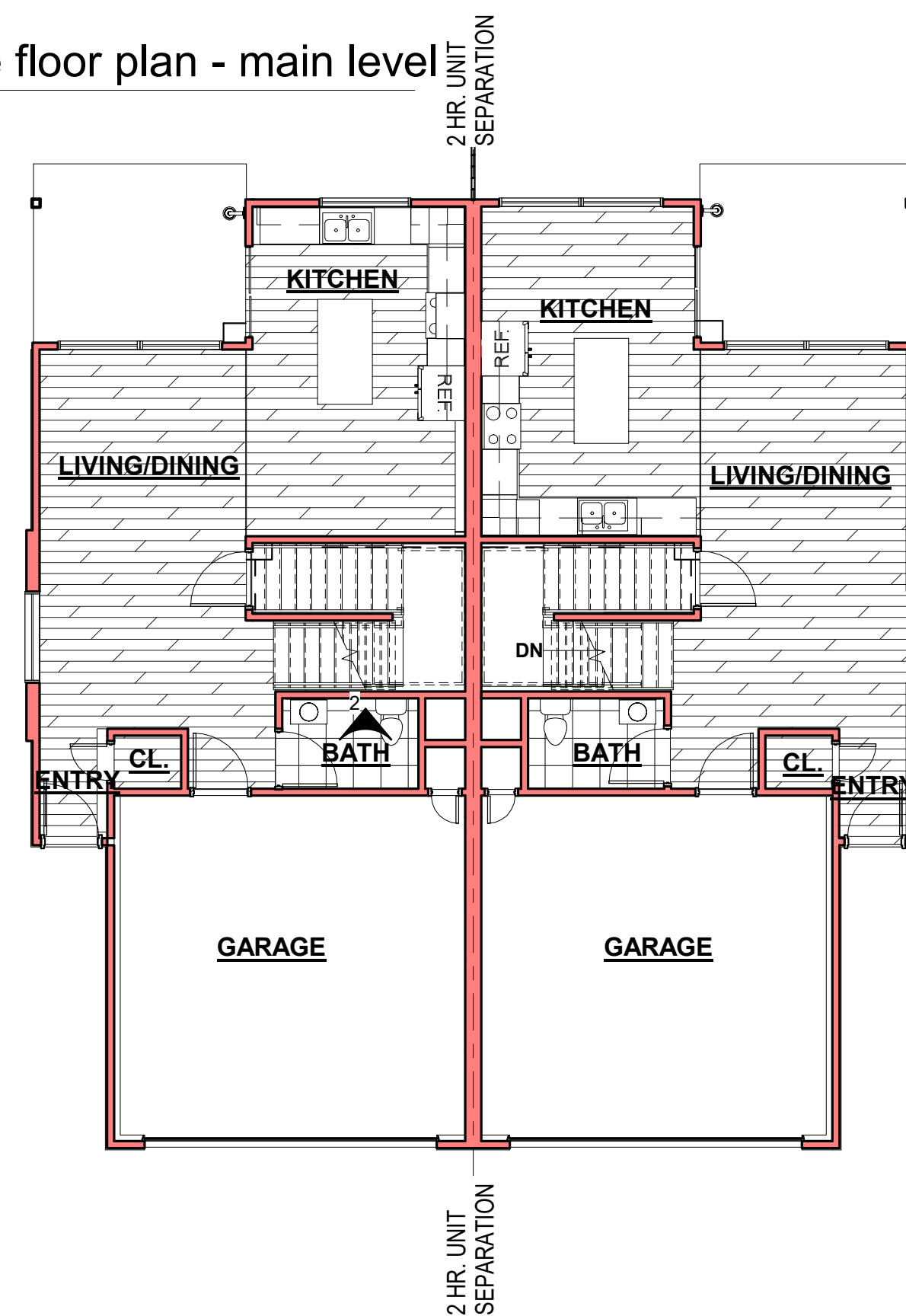
outside corner separation firewall



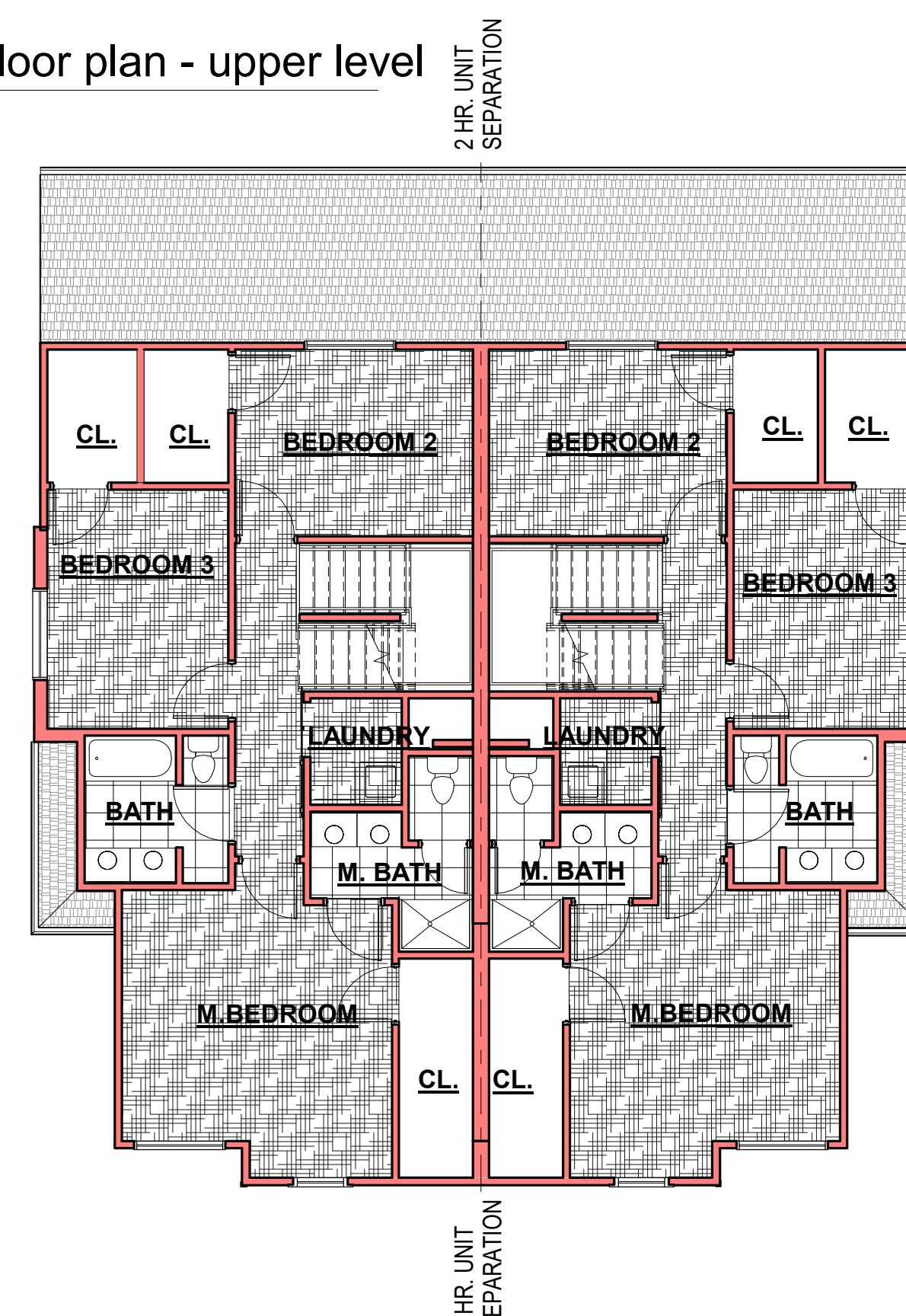
area separation wall



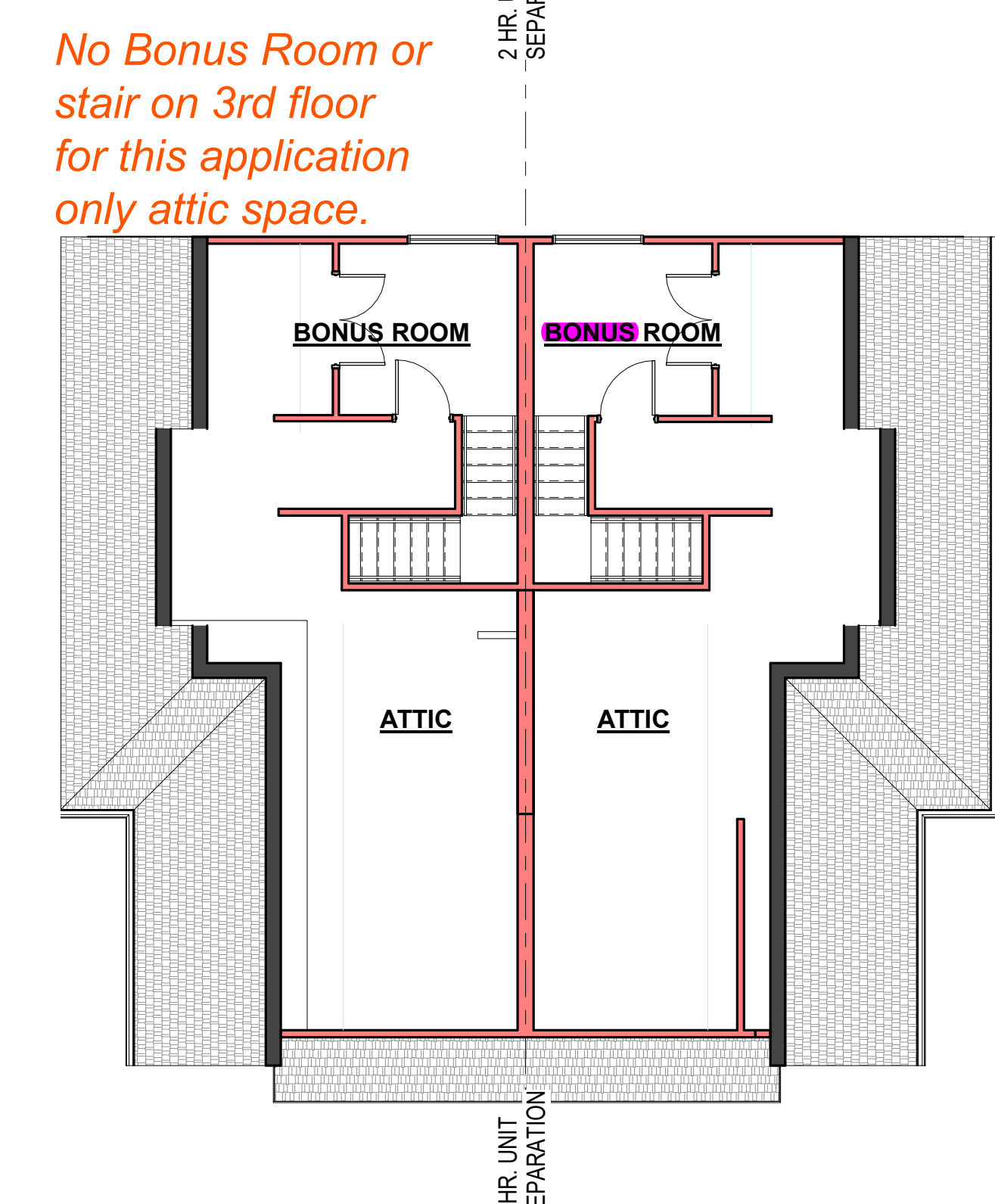
code floor plan - main level



code floor plan - upper level



code floor plan - roof terrace



SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON

ORCHARD DRIVE LEE'S SUMMIT, MO

REVISIONS
No. Description Date

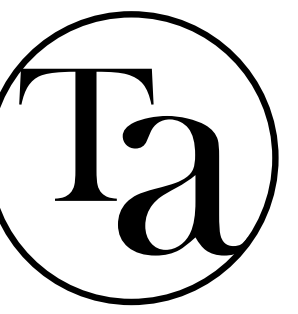
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2023.10.08

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2020-01

sheet contents:
TITLE SHEET

sheet no.:

G101



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FOR DICK BURTON
ORCHARD DRIVE LEE'S SUMMIT, MO

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| No. | Description | Date |
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sheet issue date:
2023.10.08
tompkins project no.:
2020-01

sheet contents:
SITE PLAN & DETAILS

sheet no.:

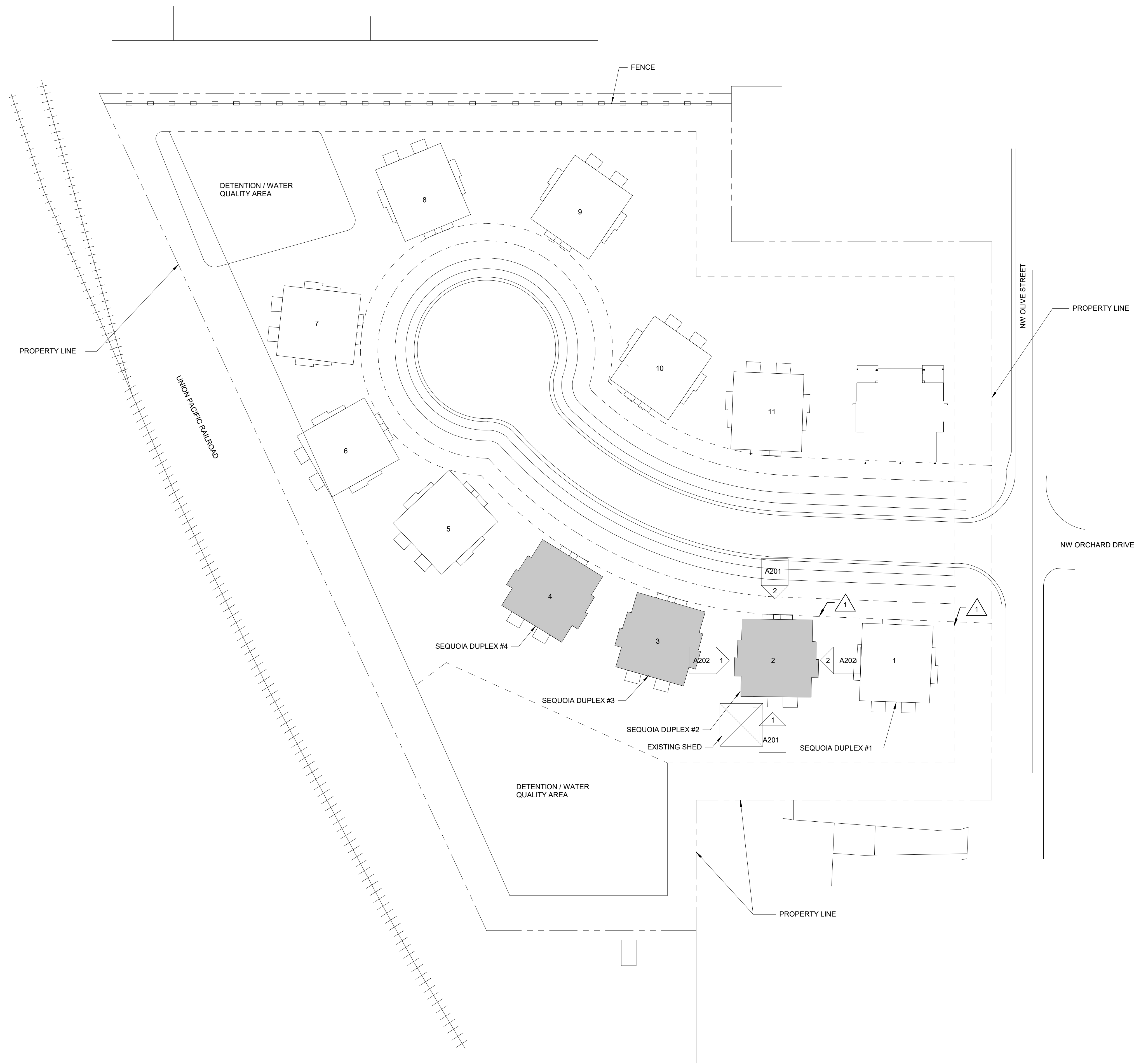
A001

site general notes

1. CONTRACTOR TO REMOVE TRASH AND DEBRIS FROM SITE PRIOR TO START OF EXCAVATION.
2. CONTRACTOR TO CUT ROUGH GRADE TO 4" BELOW FINAL FLATWORK.
3. CONTRACTOR TO LOCATE DEBRIS AND CONCRETE PIECES TO DESIGNATED LOCATION ON/NEAR SITE.
4. FINAL GRADE TO BE PITCHED AWAY FROM FOUNDATION 6" IN 10' UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO CALL MISSOURI ONE CALL SYSTEM PRIOR TO START OF EXCAVATION
6. COORDINATE SITE REQUIREMENTS w/CIVIL ENGINEERING DRAWINGS.

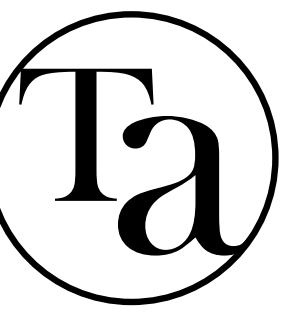
site plan keynotes

- △ 1 BUILDING SET BACK LINE



1 architectural site plan
1" = 30'-0"



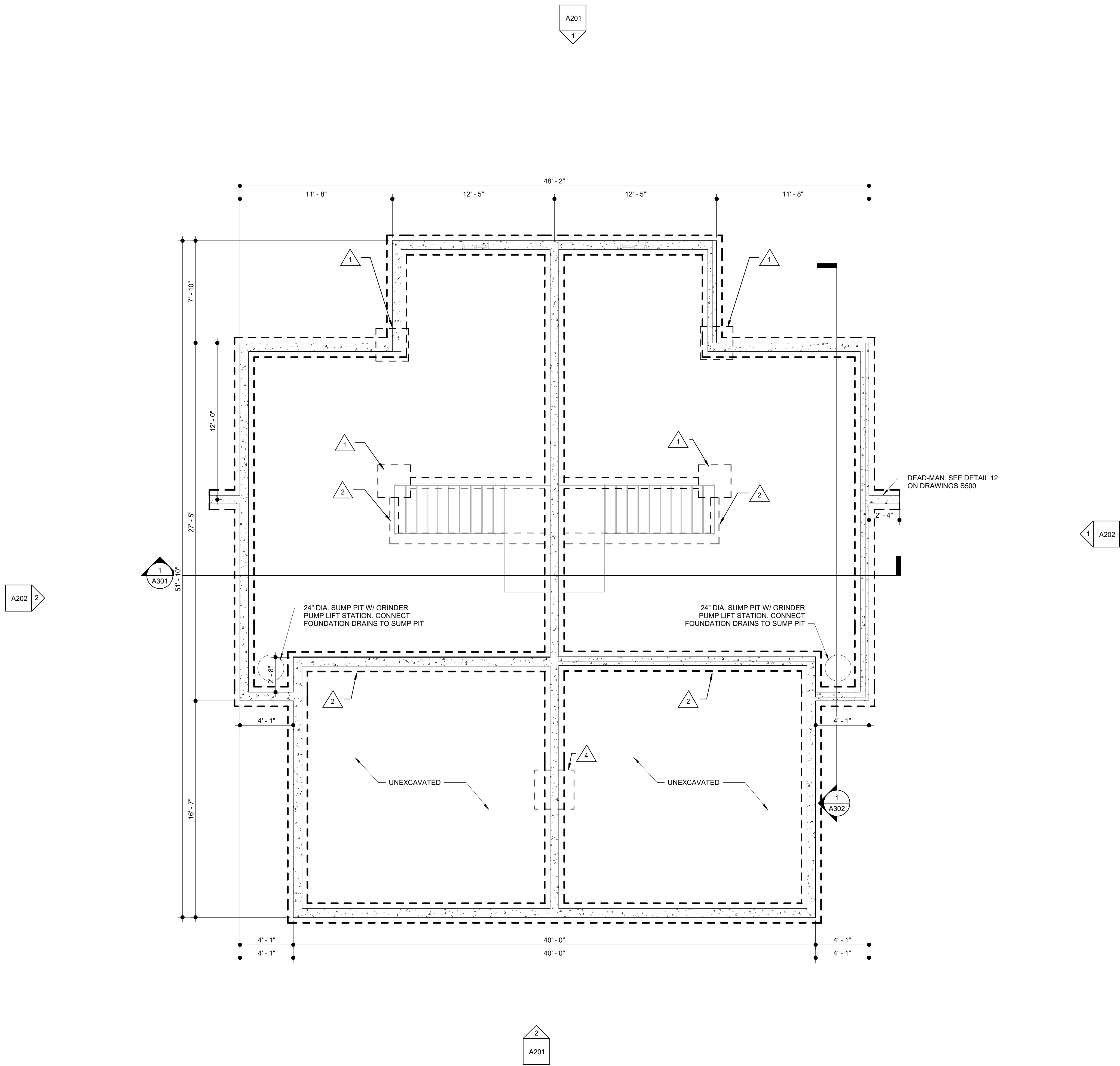


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general notes

- 1) GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, BETWEEN MULTIPLE SPECIFICATION SECTIONS AND/OR BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
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- 4) ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
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- 6) MECHANICAL/PLUMBING CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
- 7) ELECTRICAL CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
- 8) ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION, U.N.O.



structural plan keynotes

- 1 2'-6"x2'-6"x1'-0" FOOTING W/ (5) #4 BARS EACH WAY, EACH SIDE OF BEAM
- 2 8"x16" WALL FOOTING W/ (3) #4, TYP WHERE SHOWN
- 3 (2)1"x9" LVL UNDER BEARING WALL ABOVE
- 4 3'-0"x3'-0"x1'-0" FOOTING W/ (6) #4 BARS EACH WAY

SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

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| No. | Description | Date |
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2020-01

sheet contents:
FOUNDATION PLAN

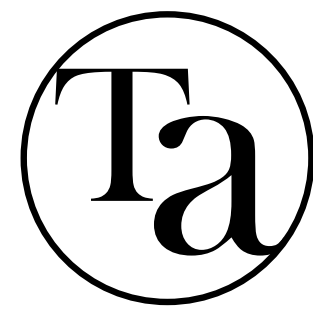
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A100

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINFORCING STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

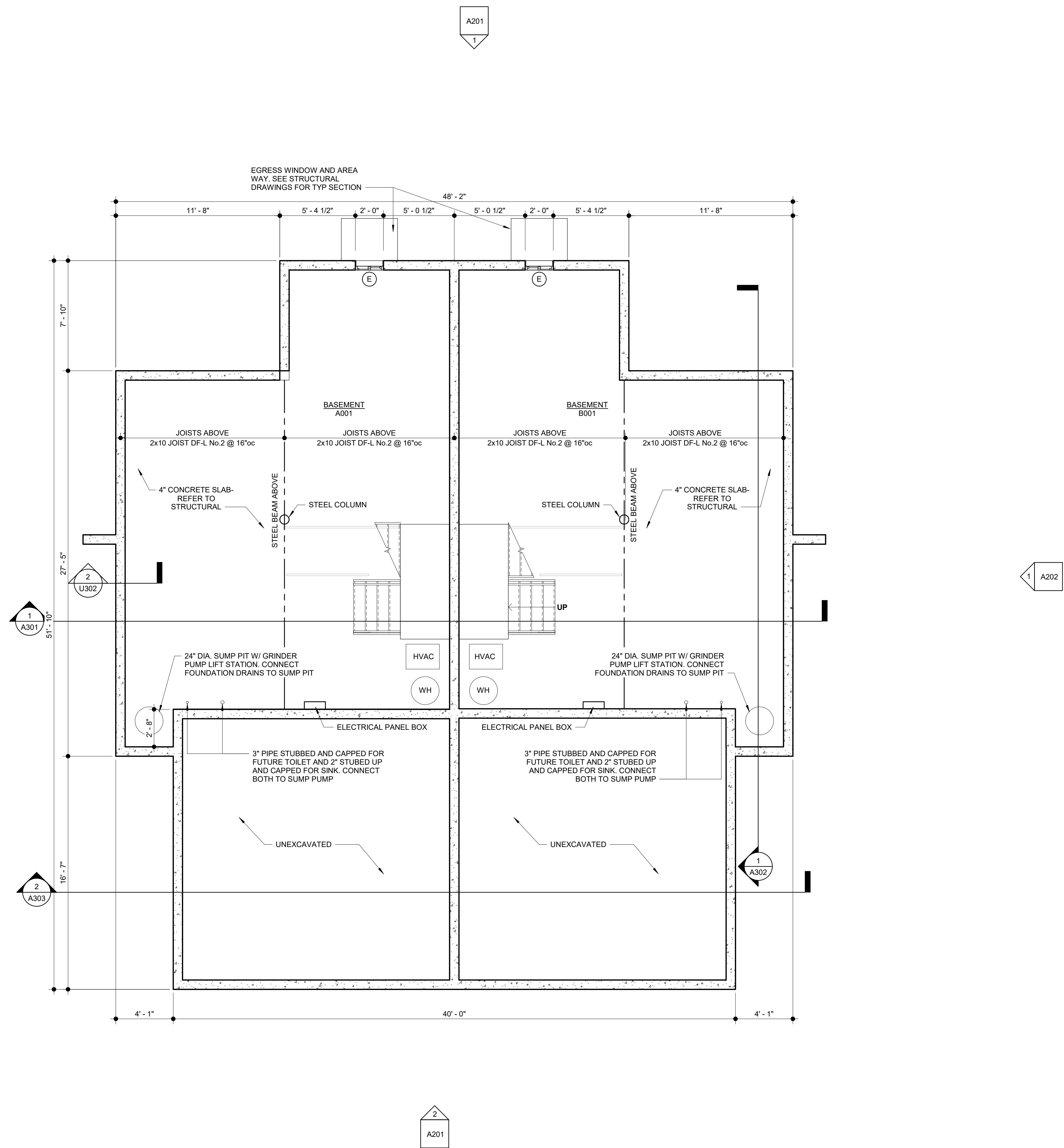


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general notes

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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

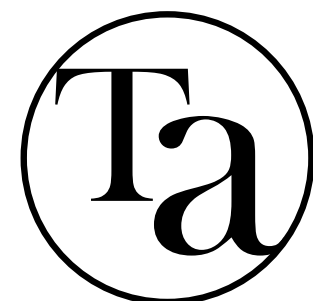
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2020-01

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FLOOR PLAN -
BASEMENT

sheet no.:



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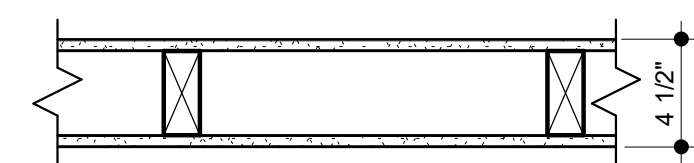
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general notes

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partition types

GYPSUM



G4a GYPSUM BOARD PARTITION:
2x4 STUDS @ 16" OC - COVER EACH SIDE WITH 1/2" GYPSUM BOARDS.

G4b GYPSUM BOARD PARTITION:
2x4 STUDS @ 16" OC - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

architectural plan keynotes

- STAIR MAIN TO SECOND LEVEL- (15) RISERS AT APPROX. 7 1/2" AND (14) TREADS AT 10"
- SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- ATTIC ACCESS. ROUGH FRAMED OPENING TO NOT BE LESS THAN 22" X 30". ACCESS TO MEET THE REQUIREMENTS OF R807.1 OF THE IRC.
- SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- 4" CONCRETE SLAB - REFER TO STRUCTURAL

structural plan keynotes

- 2'-6"x2'-6"x1'-0" FOOTING W/ (5) #4 BARS EACH WAY, EACH SIDE OF BEAM
- 8"x16" WALL FOOTING W/ (3) #4, TYP WHERE SHOWN
- (2) 1 1/2"x9" LVL UNDER BEARING WALL ABOVE
- 3'-0"x3'-0"x1'-0" FOOTING W/ (6) #4 BARS EACH WAY

typical braced wall method

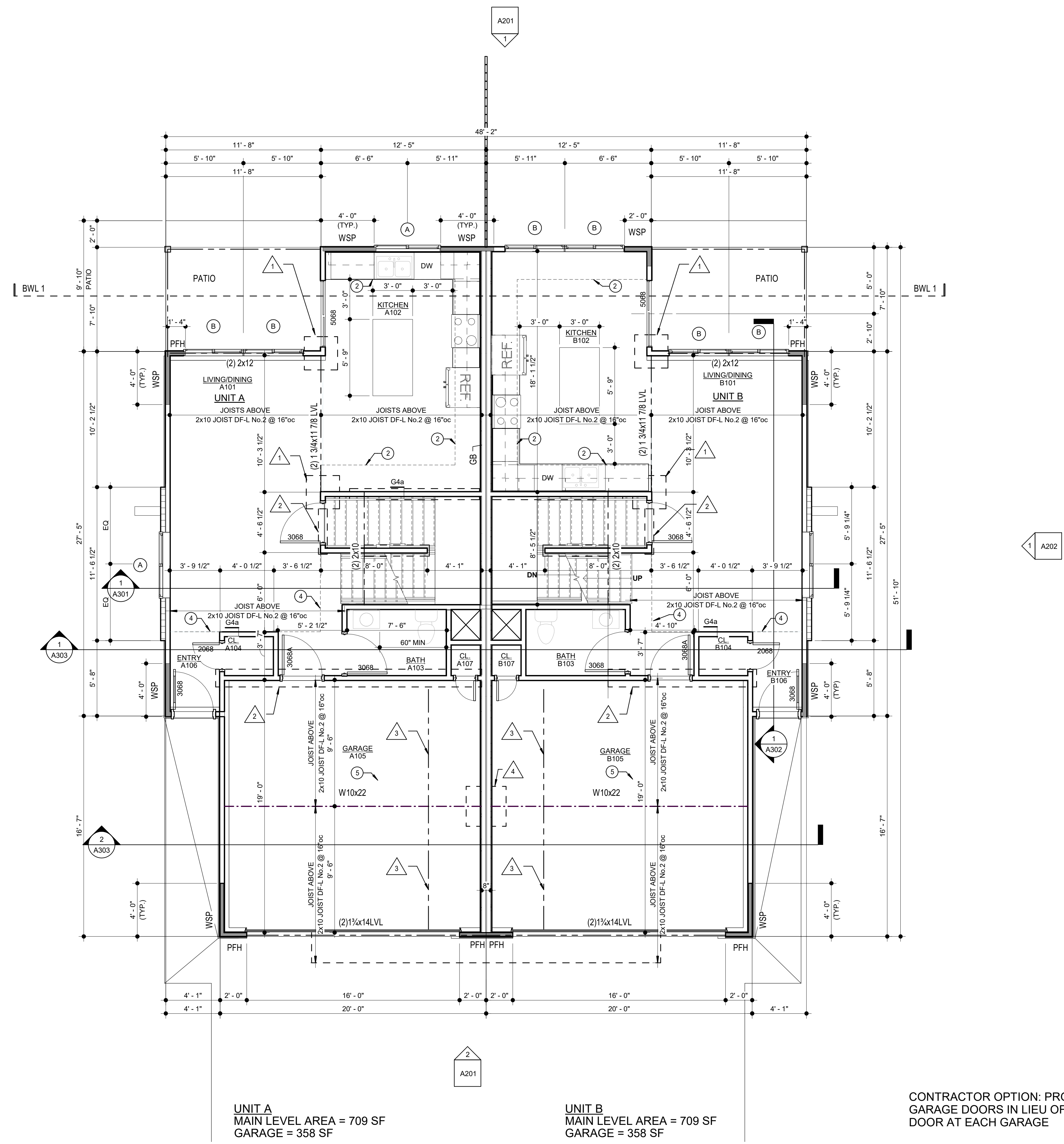
WSP - WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING, FASTEN WITH 6d COMMON NAILS (.131"x2"x2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, WHERE SHOWN ON PLANS. UNLESS OTHERWISE NOTED, PANEL WIDTH = 4'-0".

CS-WSP - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING, FASTEN WITH 6d COMMON NAILS (.131"x2"x2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, PLACED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

GB - GYPSUM BOARD; 1/2" GYPSUM BOARD WITH 13 GAGE, 1 3/8" LONG, 19/64" HEAD; 0.098" DIA, 1 3/8" LONG, ANNULAR-RINGED; 6d COOLER NAIL, 0.092" DIA, 1 7/8" LONG, 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1 7/8" LONG, 19/64" HEAD; TYPE W OR TYPE S SCREWS, AT 7"oc EDGES & 7"oc FIELD

PFH - PORTAL FRAME WITH HOLD-DOWNS; REF PORTAL FRAME WITH HOLD-DOWNS DETAIL

PFG - PORTAL FRAME AT GARAGE; REF PORTAL FRAME AT GARAGE DETAIL



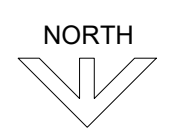
UNIT A
MAIN LEVEL AREA = 709 SF
GARAGE = 358 SF

UNIT B
MAIN LEVEL AREA = 709 SF
GARAGE = 358 SF

CONTRACTOR OPTION: PROVIDE TWO 8'X7' GARAGE DOORS IN LIEU OF ONE GARAGE DOOR AT EACH GARAGE

1 architectural floor plan - main level

1/4" = 1'-0"



SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

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FLOOR PLAN - MAIN

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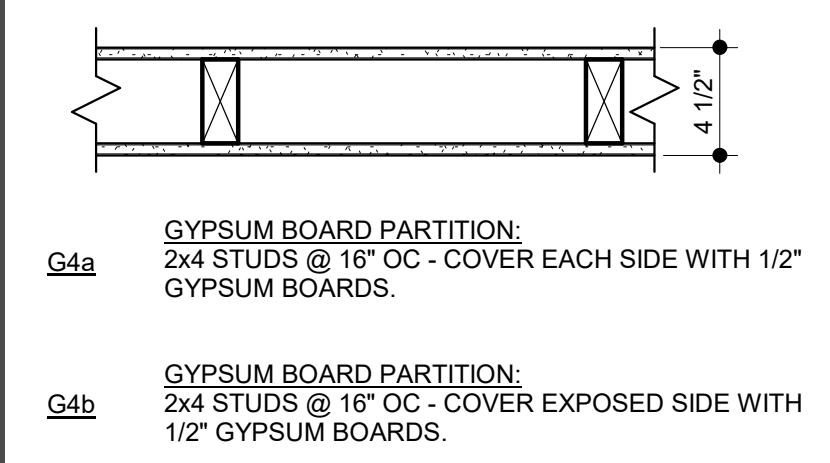
A102

general notes

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partition types

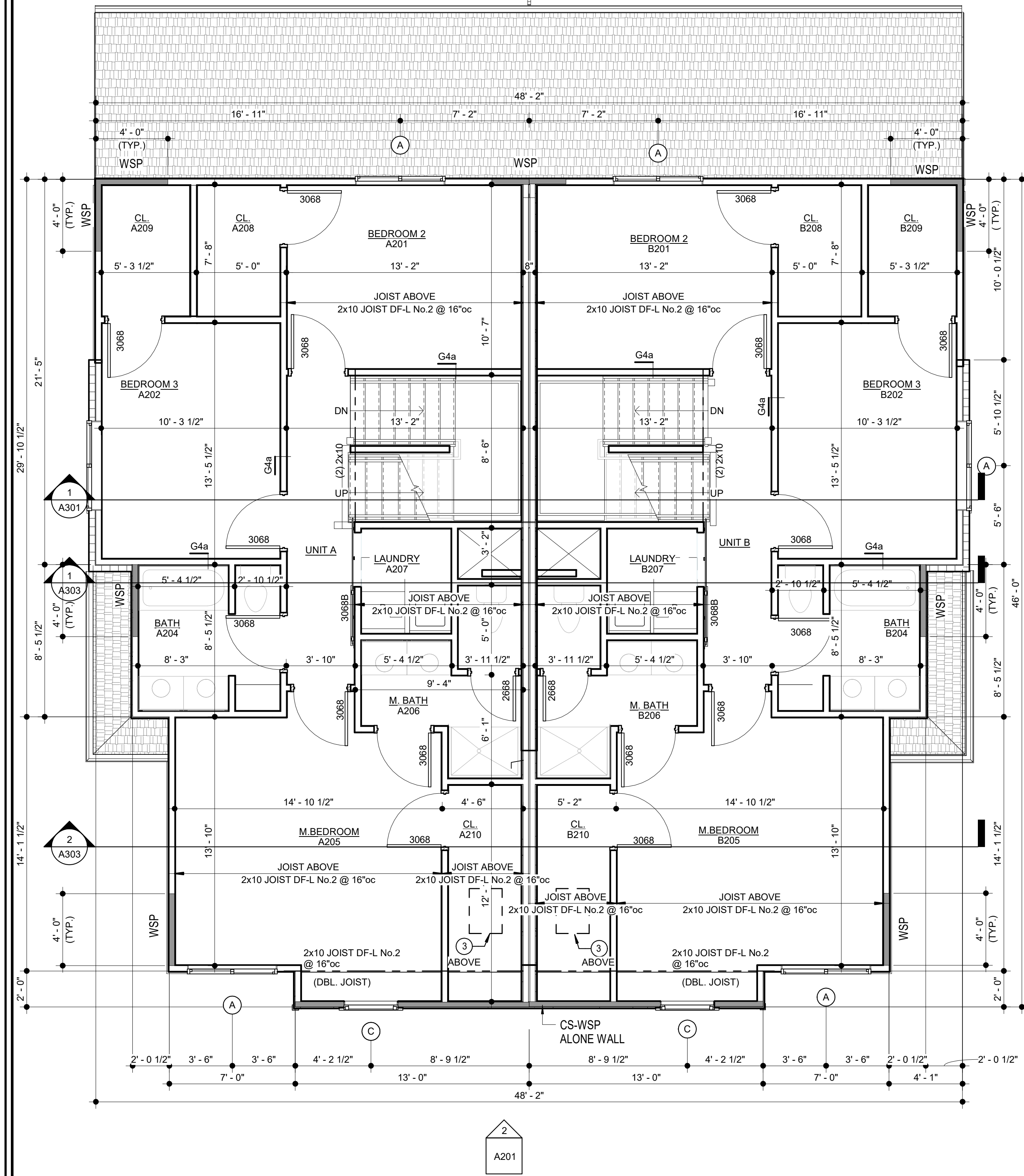
GYP SUM



architectural plan keynotes

- 1 STAIR MAIN TO SECOND LEVEL- (15) RISERS AT APPROX. 7 1/2" AND (14) TREADS AT 10"
- 2 SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- 3 ATTIC ACCESS. ROUGH FRAMED OPENING TO NOT BE LESS THAN 22" X 30". ACCESS TO MEET THE REQUIREMENTS OF R807.1 OF THE IRC.
- 4 SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- 5 4" CONCRETE SLAB - REFER TO STRUCTURAL

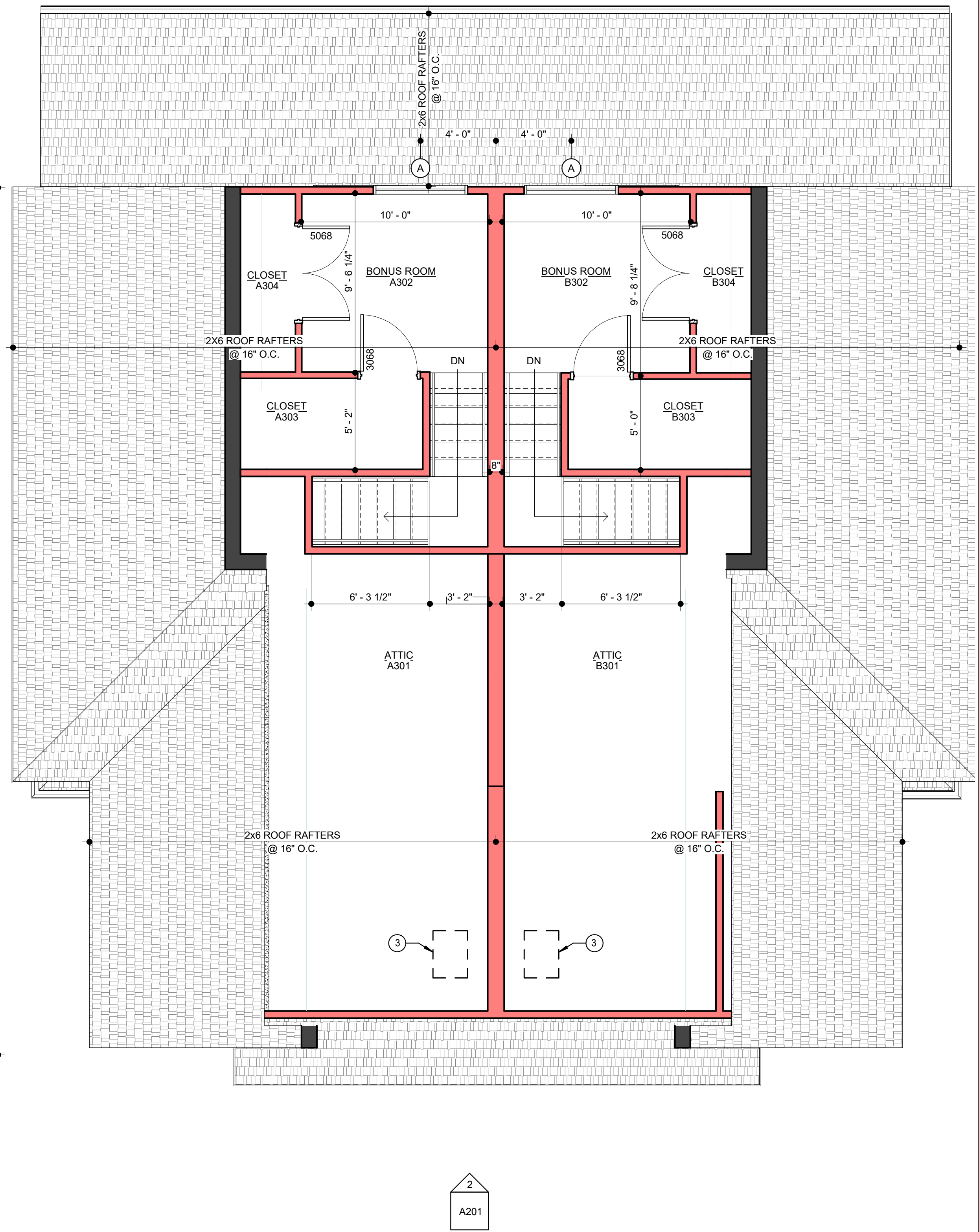
No Bonus Room, Closets or Stairway to 3rd floor only Attic included in this application.



UNIT A
SECOND LEVEL AREA = 922 SF

UNIT B
SECOND LEVEL AREA = 922 SF

1 architectural floor plan - second level
1/4" = 1'-0"



UNIT A
ATTIC LEVEL AREA = 478 SF

UNIT B
ATTIC LEVEL AREA = 478 SF

2 architectural floor plan - attic level
1/4" = 1'-0"

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2020-01

sheet contents:
FLOOR PLAN -
SECOND

sheet no.:



1 south elevation
1/4" = 1'-0"



2 north elevation
1/4" = 1'-0"

exterior elevation general notes

1. SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 10'-0"
2. MAINTAIN MIN. 8" CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD
3. EXTERIOR SIDING INDICATED ON DRAWINGS SHALL BE INSTALLED OVER BUILDING WRAP, RESULTING IN A WATER-RESISTIVE EXTERIOR WALL SYSTEM COMPLIANT WITH IRC SECTION 703.2
4. WHERE DIFFERENTIAL BETWEEN PORCH/PATIO AND SURROUNDING GRADE IS GREATER THAN 18" GUARDRAIL SHALL BE PROVIDED. THE GUARDRAIL SHALL BE 42" TALL AND SHALL BE CONSTRUCTED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH IT.
5. REFER TO SHEET A601 FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
6. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
7. ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT, PRIOR TO INSTALLATION. ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.

exterior material legend building 2

MATERIAL TYPE

- A. LAP SIDING
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. BRICK

MATERIAL FINISH

1. PAINT, COLOR 1, TBD
2. EIFS FINISH COAT - 3, COLOR TBD
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD

exterior material legend building 3

MATERIAL TYPE

- A. T-1-11
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. MANUFACTURED STONE

MATERIAL FINISH

1. PAINT, COLOR 1, TBD
2. EIFS FINISH COAT - 3, COLOR TBD
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD

exterior material legend building 4

MATERIAL TYPE

- A. BATTEN BOARD
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. BRICK

MATERIAL FINISH

1. PAINT, COLOR 1, TBD
2. EIFS FINISH COAT - 3, COLOR TBD
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD

SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

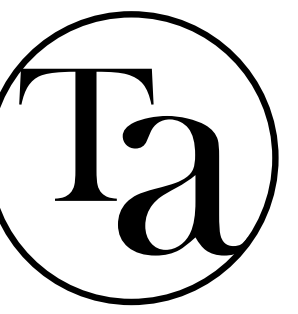
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2020-01

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:
A201



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exterior elevation general notes

1. SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 10'-0"
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7. ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT. PRIOR TO INSTALLATION. ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.

exterior material legend building 2

MATERIAL TYPE

- A. LAP SIDING
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. BRICK

MATERIAL FINISH

1. PAINT, COLOR 1, TBD
2. EIFS FINISH COAT - 3, COLOR TBD
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD

exterior material legend building 3

MATERIAL TYPE

- A. T 1-11
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. MANUFACTURED STONE

MATERIAL FINISH

1. PAINT, COLOR 1, TBD
2. EIFS FINISH COAT - 3, COLOR TBD
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD

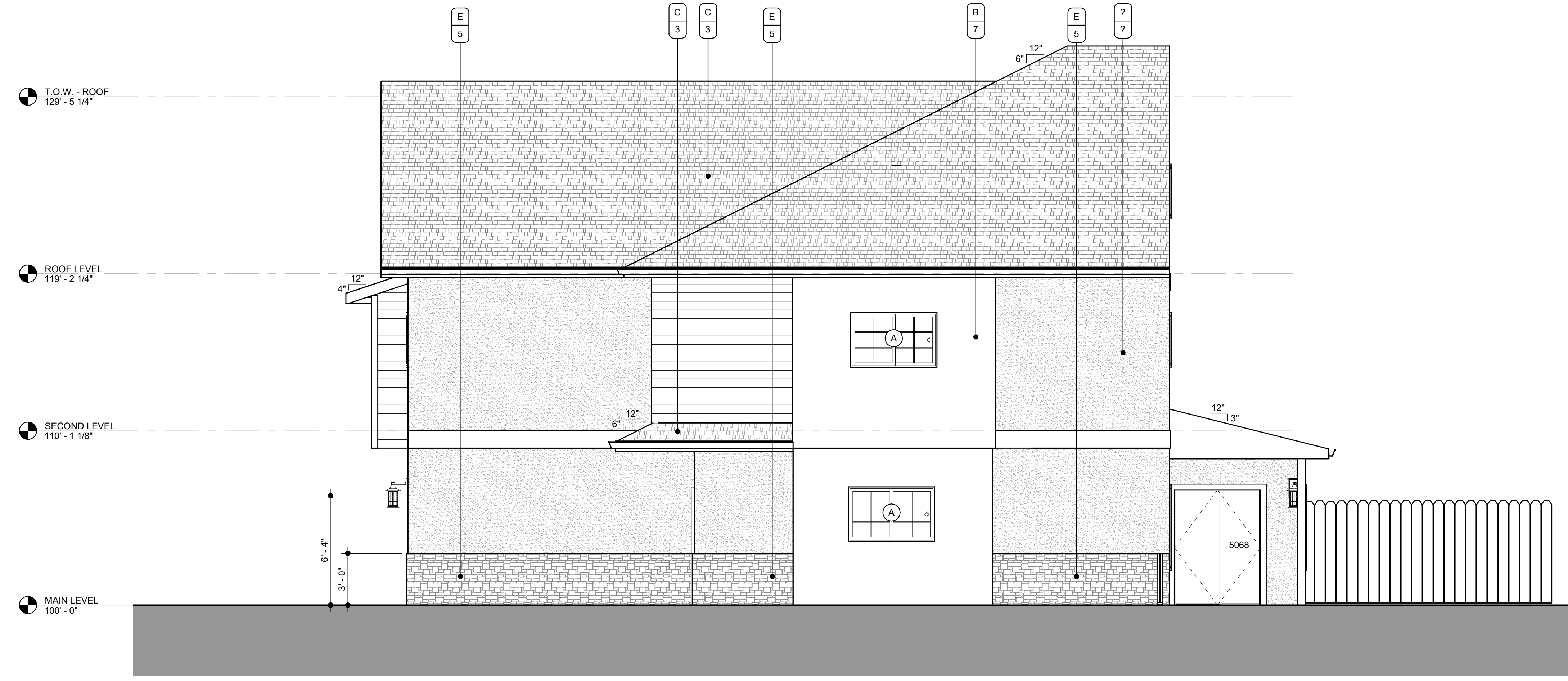
exterior material legend building 4

MATERIAL TYPE

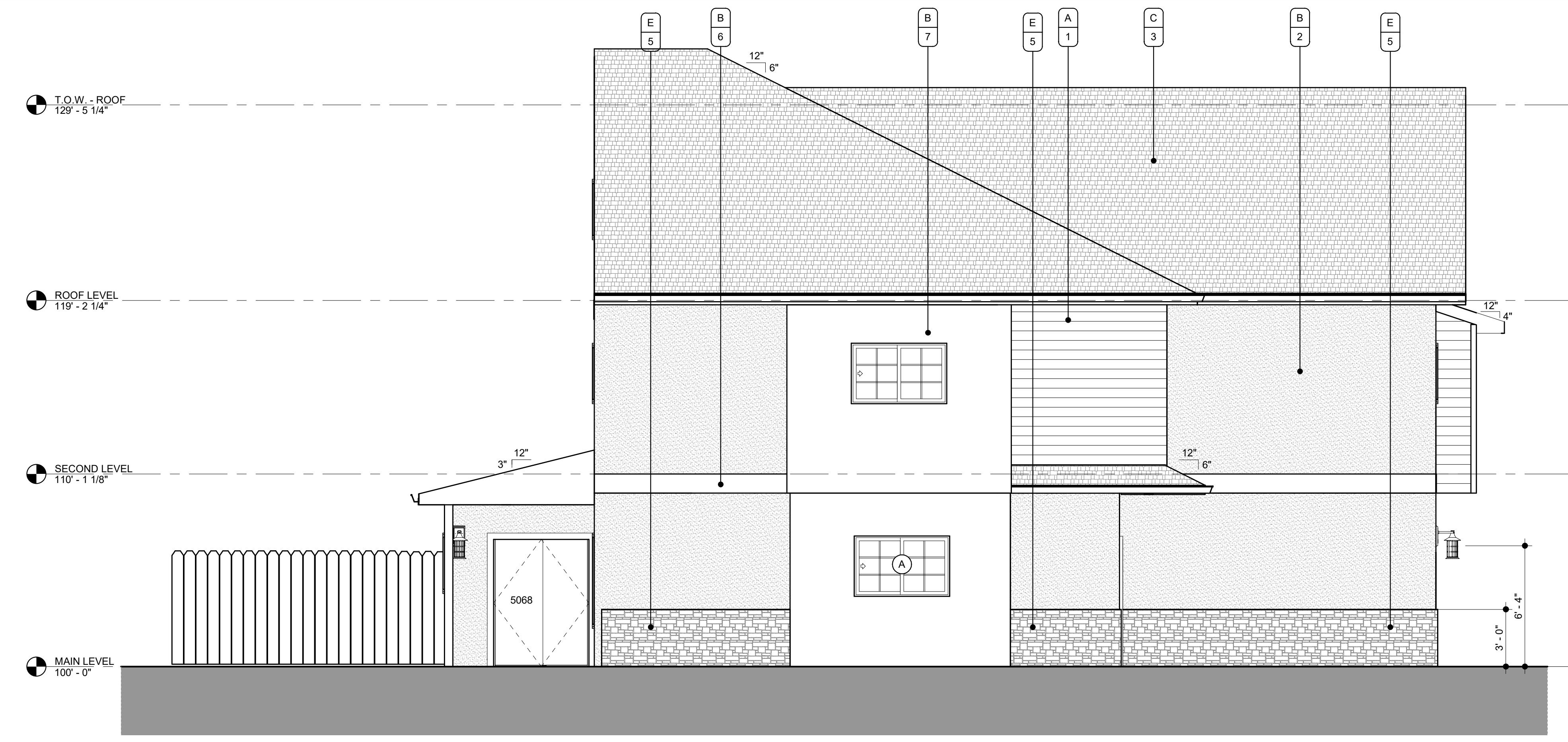
- A. BATTEN BOARD
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. BRICK

MATERIAL FINISH

1. PAINT, COLOR 1, TBD
2. EIFS FINISH COAT - 3, COLOR TBD
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD



1 west elevation
1/4" = 1'-0"



2 east elevation
1/4" = 1'-0"

SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |

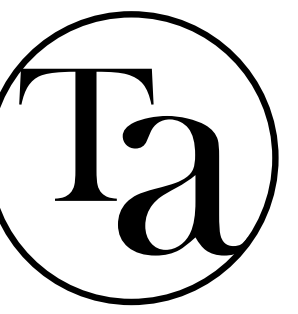
sheet issue date:
2023.10.08

tompkins project no.:
2020-01

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:

A202

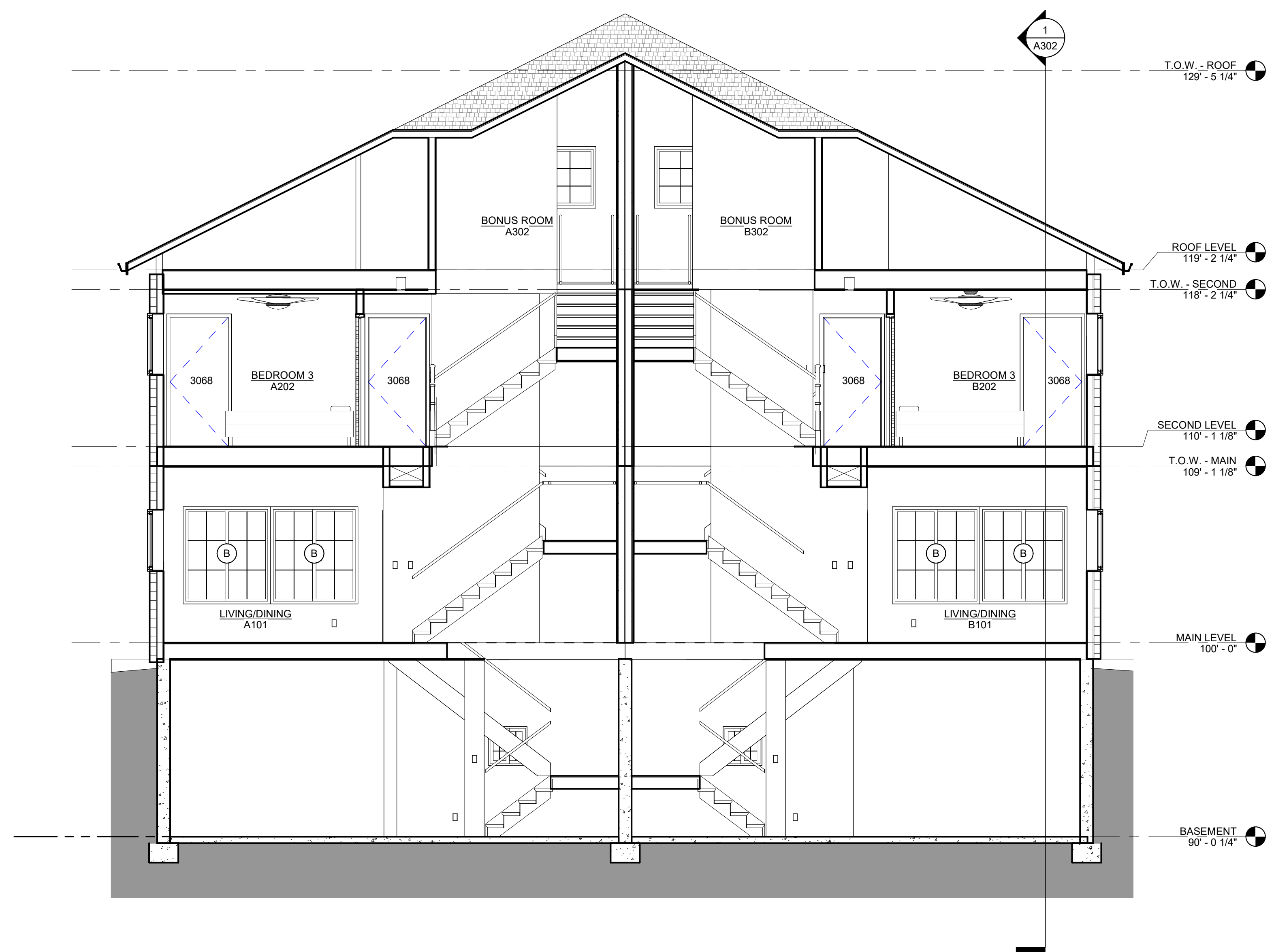


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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEE'S SUMMIT, MO



1 building section stairs looking south

1/4" = 1'-0"

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |

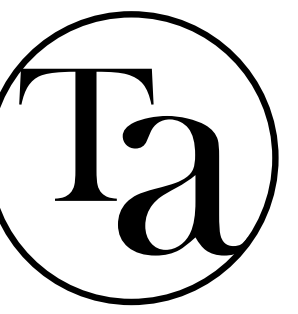
sheet issue date:
2023.10.08

tompkins project no.:
2020-01

sheet contents:
BUILDING SECTIONS

sheet no.:

A301

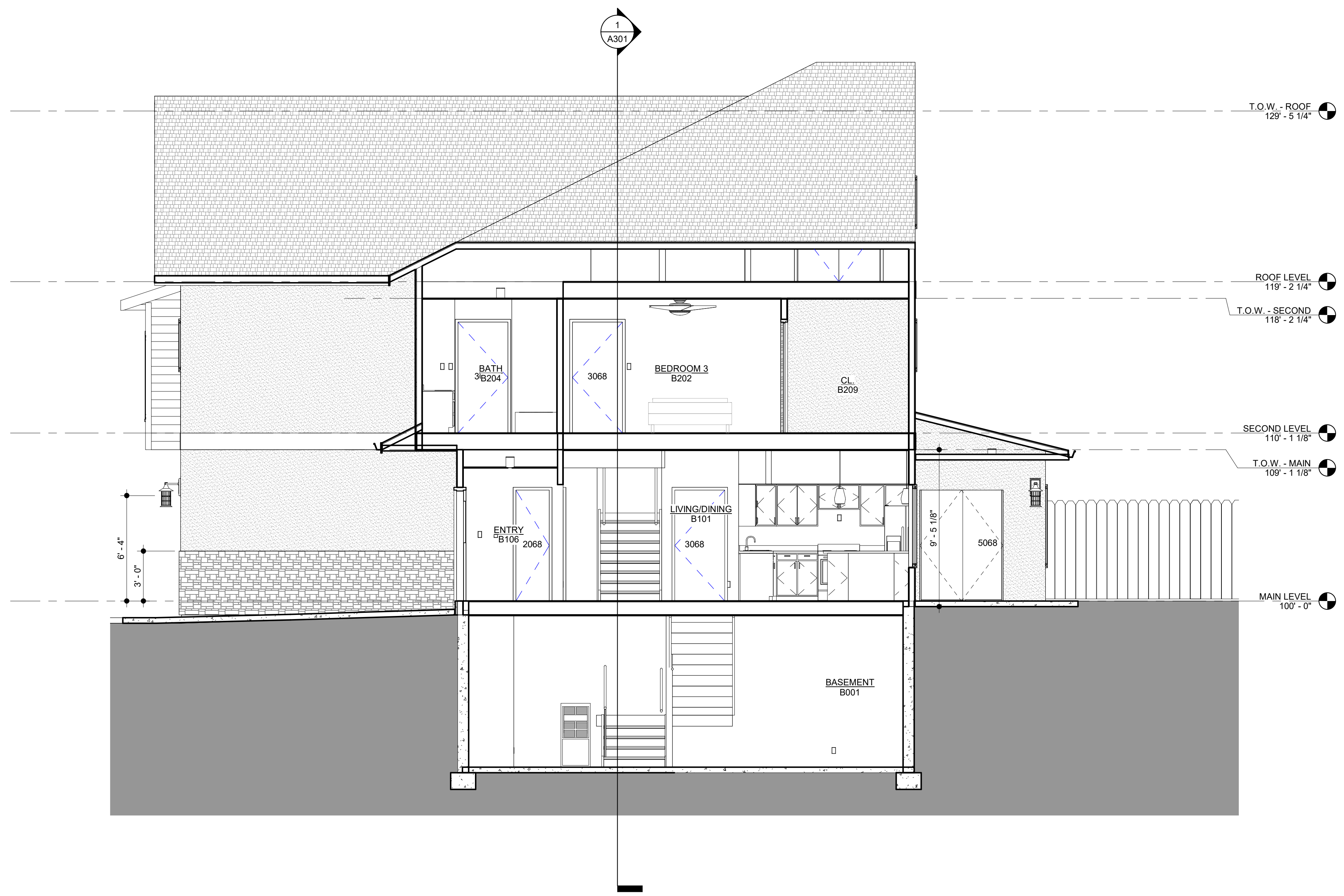


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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEE'S SUMMIT, MO



1 building section looking north
1/4" = 1'-0"

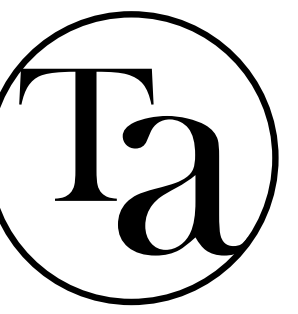
| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |

sheet issue date:
2023.10.08
 tompkins project no.:
2020-01

sheet contents:
BUILDING SECTIONS

sheet no.:

A302



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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

REVISIONS
No. Description Date

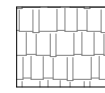
sheet issue date:
2023.10.08
tompkins project no.:
2020-01

sheet contents:
ROOF PLAN &
DETAILS

sheet no.:

A401

roof plan legend

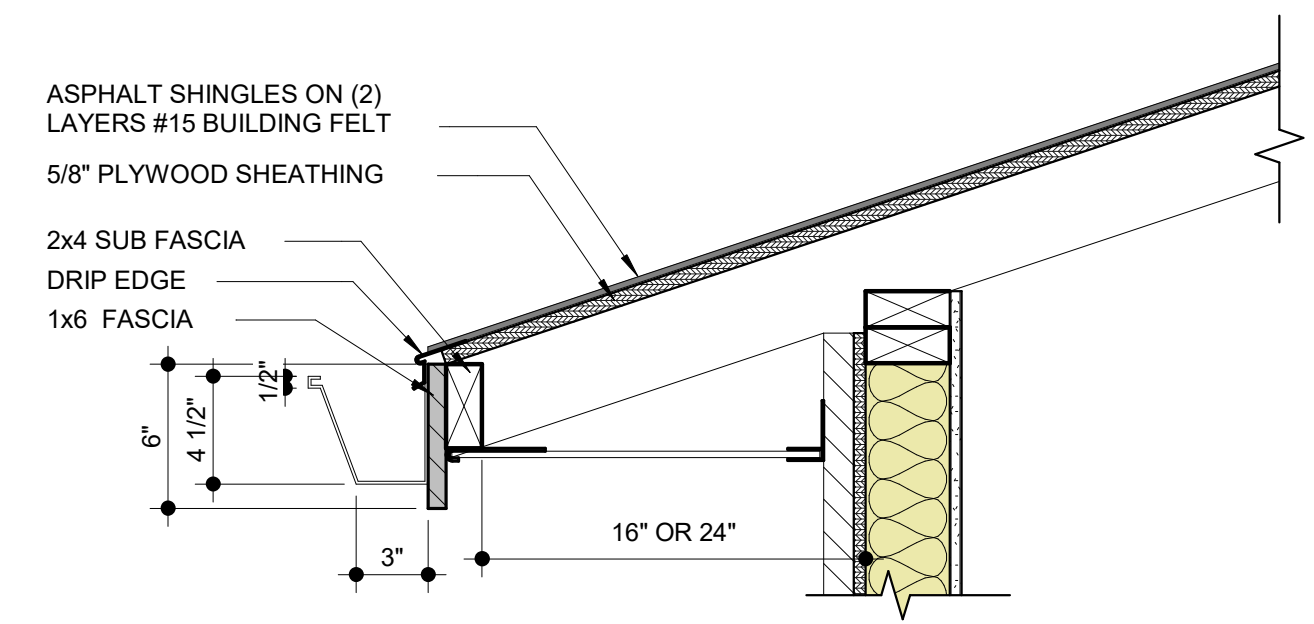
 ASPHALT SINGLE ROOF SYSTEM OVER (2) LAYERS #15 BUILDING FELT ON SHEATHING AS INDICATED ON STRUCTURAL

roof plan keynotes

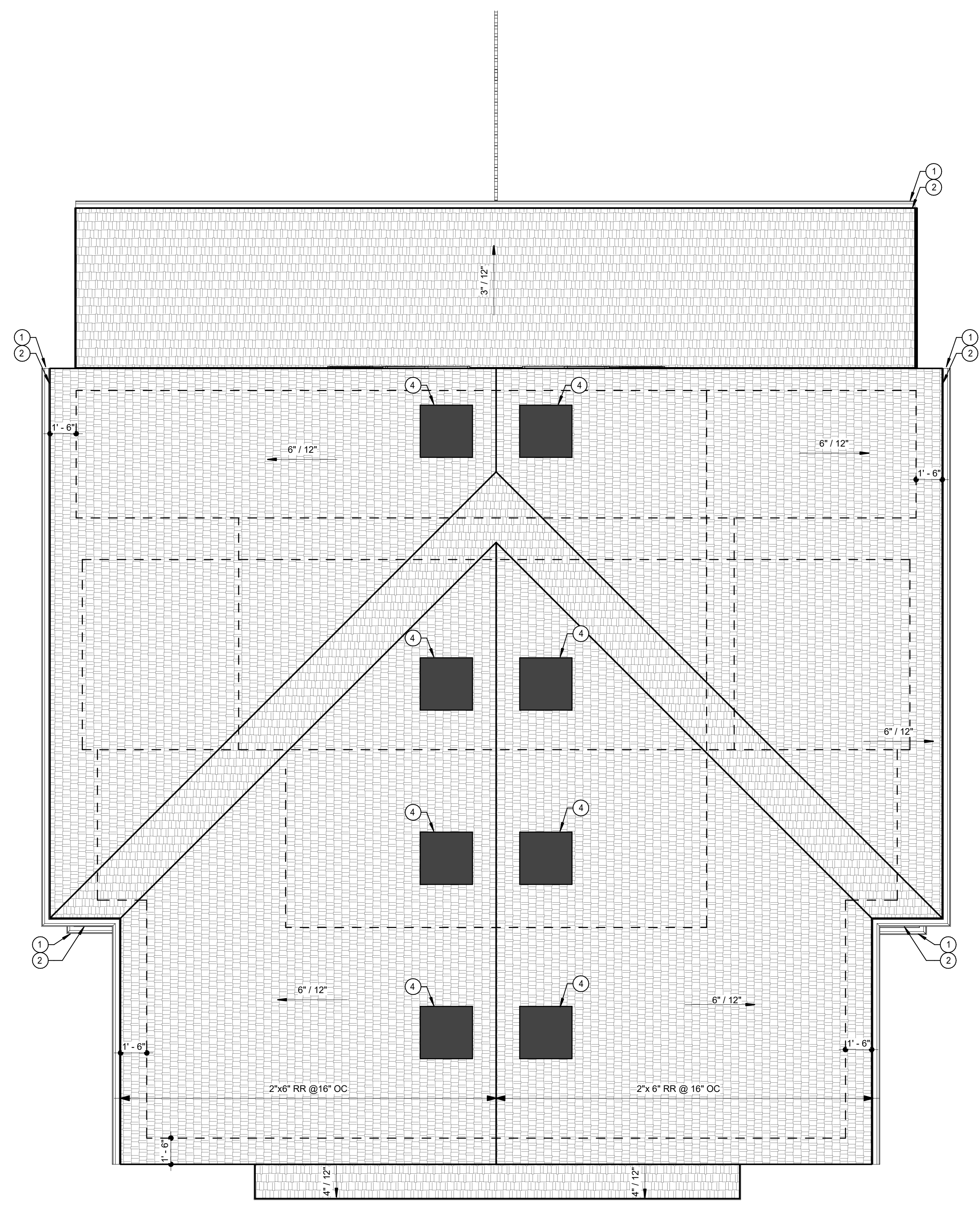
GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL DRAWINGS

ATTIC TO RECEIVE R-49 BLOWN-IN INSULATION

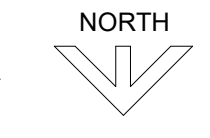
- ① GUTTER
- ② FASCIA
- ③ RIDGE VENT
- ④ ATTIC VENT



2 roof gutter detail
1 1/2" = 1'-0"



1 architectural roof plan
1/4" = 1'-0"



NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINFORCING STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN



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| PLAN MARK | Width | DOOR OPENING SIZE | | Door Type (A)Door Type (A) | Door Material (B)Door Material (B) | | NOTES |
|-----------------|----------|-------------------|--|----------------------------|------------------------------------|----|----------------------|
| | | H | | | | | |
| 2068 | 2' - 0" | 6' - 8" | | F | | W | |
| 2668 | 2' - 6" | 6' - 8" | | F | | W | |
| 2669 | 1' - 6" | 6' - 8" | | F | | W | |
| 2671 | 1' - 6" | 6' - 8" | | F | | W | |
| 3068 | 3' - 0" | 6' - 8" | | | | W | |
| 3068A | 3' - 0" | 6' - 8" | | F | | W | 20 MIN. SELF CLOSING |
| 3068B | 3' - 0" | 6' - 8" | | F | | WD | SLIDING BARN DOOR |
| 5068 | 5' - 0" | 6' - 8" | | | | | |
| 70160 | 16' - 0" | 7' - 0" | | OHD | | S | |
| Grand total: 40 | | | | | | | |

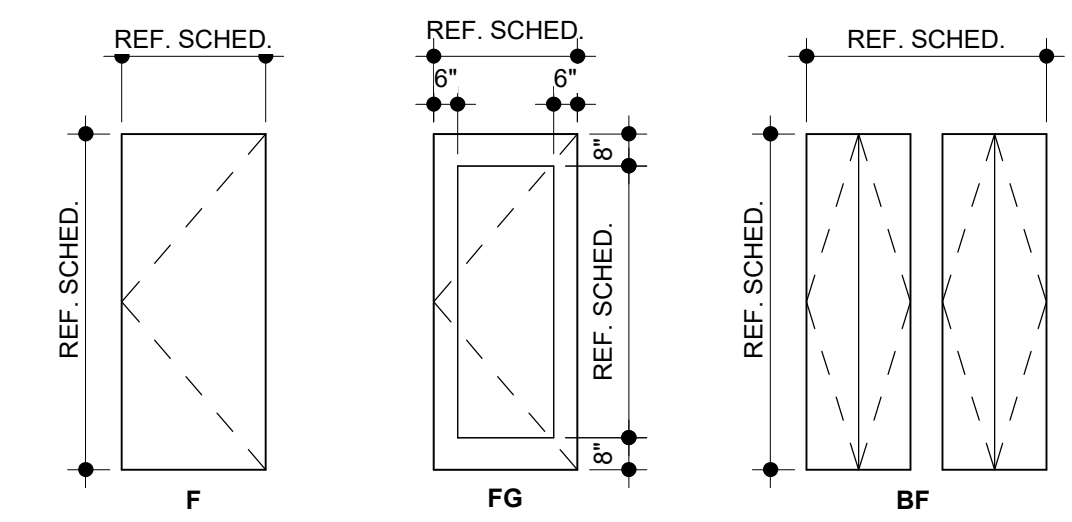
door schedule notes

DOOR GENERAL NOTES

- DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING.
- THE GARAGE DOOR(S) SHALL MEET DASMA 90 MPH REQUIREMENTS

DOOR SCHEDULE LEGEND

DOOR TYPES
 F = Flush
 FG = Full Glass
 OHD = Overhead Door
 BF = Bi-fold
 DOOR MATERIAL AND FRAME MATERIAL:
 S = Steel
 A = Aluminum
 W = Wood



door types

1/4" = 1'-0"

| window schedule | | | | |
|-----------------|--------------------------|---------|---------|---------------|
| PLAN MARK | CONFIGURATION | WIDTH | HEIGHT | COMMENTS |
| A | SINGLE - SLIDER WINDOW | 5' - 0" | 3' - 2" | |
| B | SINGLE - SLIDER WINDOW | 4' - 6" | 5' - 0" | |
| C | SINGLE - CASEMENT WINDOW | 3' - 0" | 5' - 0" | |
| E | SINGLE - SLIDER WINDOW | 2' - 0" | 2' - 0" | EGRESS WINDOW |

window schedule notes

WINDOW GENERAL NOTES

- EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.
- WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2 AS WHERE NEEDED.
- WINDOWS, DOORS, AND OTHER GLAZING WILL COMPLY WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING.

WINDOW THERMAL PROPERTIES

MANUFACTURER: JELD-WEN
 PRODUCT LINE: BUILDER'S VINYL W/ LOW-E
 U-FACTOR: 0.33
 SHGC: 0.35

SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

sheet issue date:
2023.10.08

tompkins project no.:
2020-01

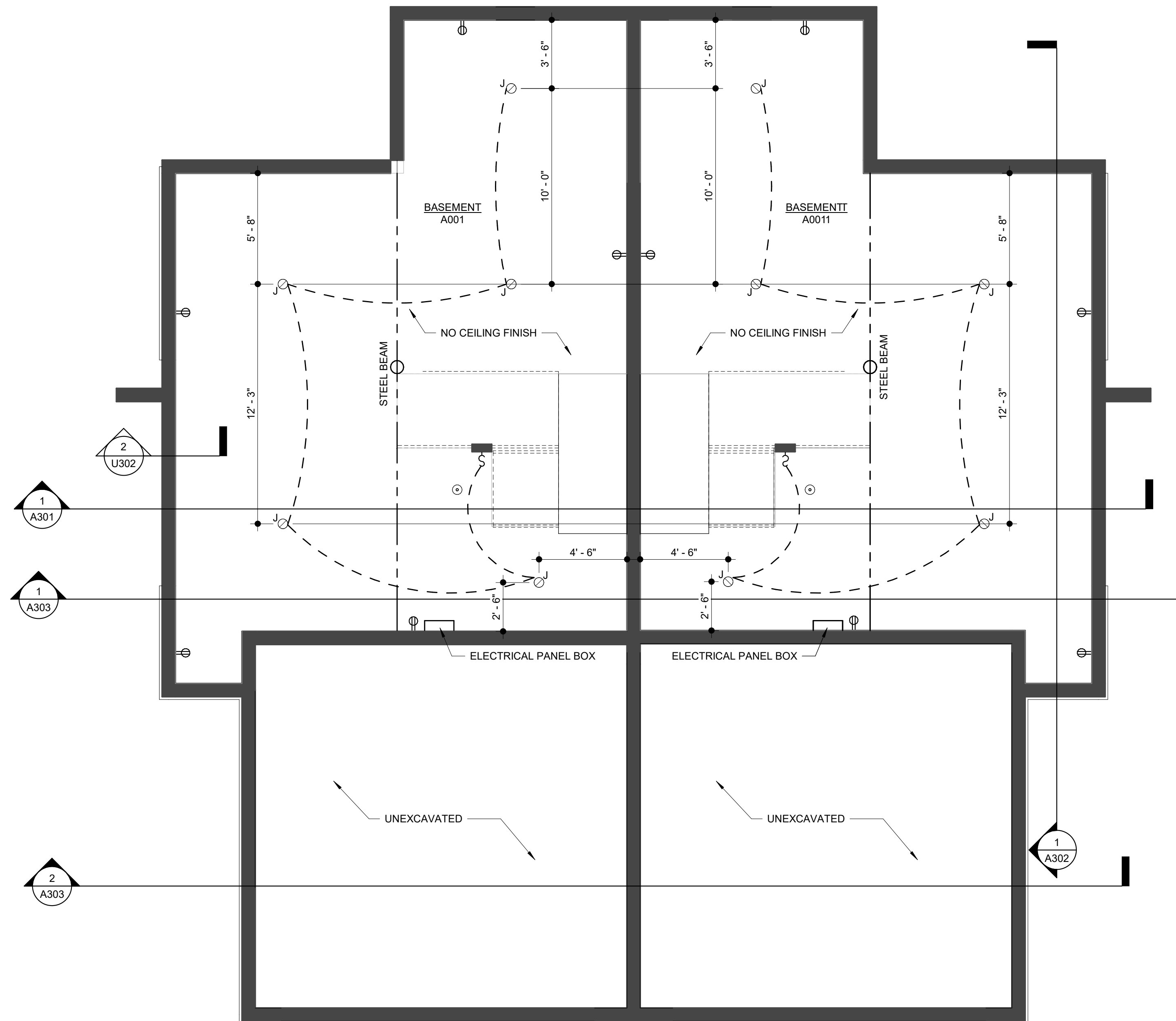
sheet contents:
DOOR AND WINDOW
INFORMATION

sheet no.:

A501

lighting fixture schedule

| TYPE MARK | DESCRIPTION | COMMENTS |
|------------------|--|----------|
| A | 6" LED RECESSED CAN LIGHT | |
| B | 6" LED RECESSED CAN LIGHT FOR EXTERIOR | |
| C | BEDROOM CEILING FAN W/ LIGHT KIT | |
| D | EXTERIOR WALL SCONCE | |
| E | OVER-VANITY FIXTURE- MASTER BATH | |
| F | OVER-VANITY FIXTURE- HALF BATH | |
| G | 6" LED RECESSED CAN LIGHT FOR WET LOCATION | |
| H | ISLAND PENDANT | |
| J | LIGHT SOCKET | |
| Grand total: 126 | | |



1 ceiling/electrical plan - basement
1/4" = 1'-0"

electrical/ceiling keynotes

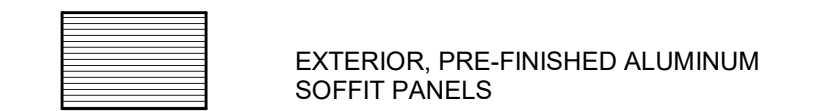
- ① GARAGE OPENER OUTLET IN CEILING
- ② SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- ③ SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- ④ RESTROOM CEILING HEIGHT TO BE 8'-0"

electrical/ceiling general notes

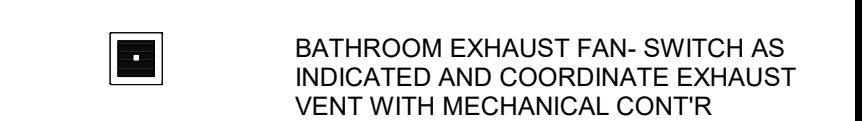
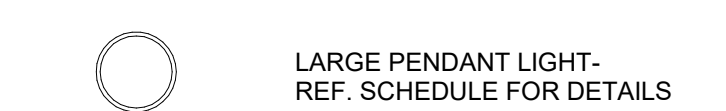
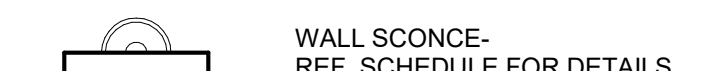
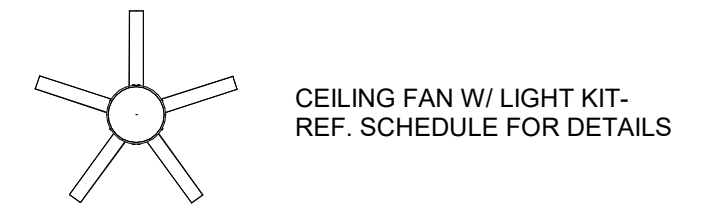
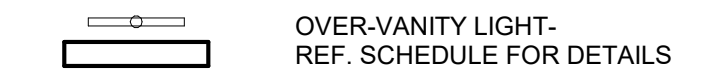
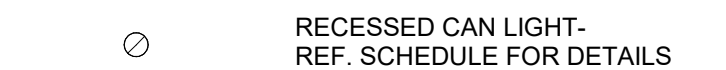
- 1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER R315.
- 2. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
- 3. COORDINATE REQUIREMENTS FOR ALL ELECTRICAL FIXTURES WITH SPECIFIC SELECTED FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.
- 4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1

electrical/ceiling legend

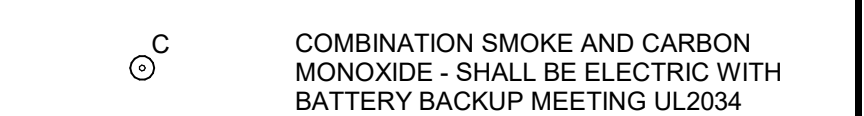
CEILING TYPES



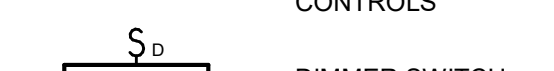
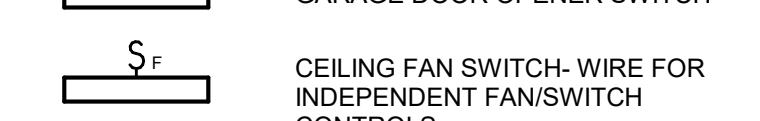
LIGHT FIXTURE TYPES



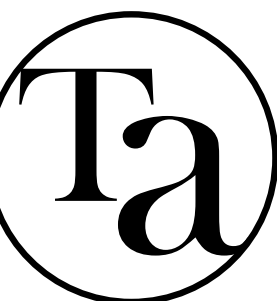
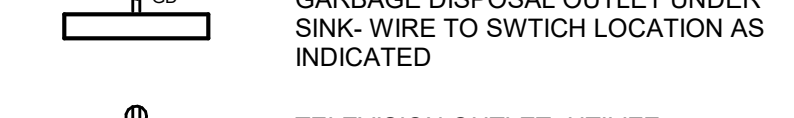
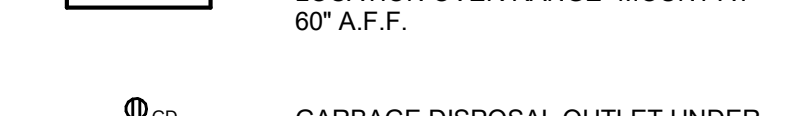
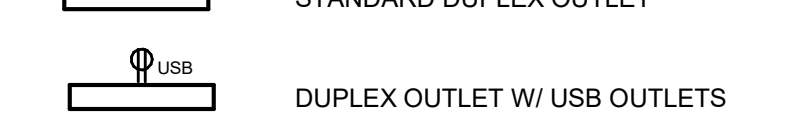
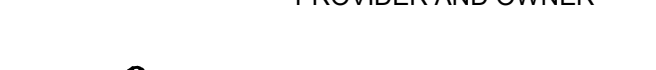
SMOKE ALARM TYPES



SWITCH TYPES



OUTLET TYPES



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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

REVISIONS

| No. | Description | Date |
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| | | |
| | | |

sheet issue date:
2023.10.08
tompkins project no.:
2020-01

sheet contents:
CEILING/ELECTRICAL
PLANS - BASEMENT

sheet no.:

A601



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SEQUOIA DUPLEX - ALT. 1
FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |

sheet issue date:
2023.10.08
tompkins project no.:
2020-01

sheet contents:
CEILING/ELECTRICAL
PLANS - MAIN

sheet no.:

A602

| lighting fixture schedule | | |
|---------------------------|--|----------|
| TYPE MARK | DESCRIPTION | COMMENTS |
| A | 6" LED RECESSED CAN LIGHT | |
| B | 6" LED RECESSED CAN LIGHT FOR EXTERIOR | |
| C | BEDROOM CEILING FAN W/ LIGHT KIT | |
| D | EXTERIOR WALL SCONCE | |
| E | OVER-VANITY FIXTURE- MASTER BATH | |
| F | OVER-VANITY FIXTURE- HALF BATH | |
| G | 6" LED RECESSED CAN LIGHT FOR WET LOCATION | |
| H | ISLAND PENDANT | |
| J | LIGHT SOCKET | |
| Grand total: 126 | | |

electrical/ceiling keynotes

- ① GARAGE OPENER OUTLET IN CEILING
- ② SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- ③ SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- ④ RESTROOM CEILING HEIGHT TO BE 8'-0"

electrical/ceiling general notes

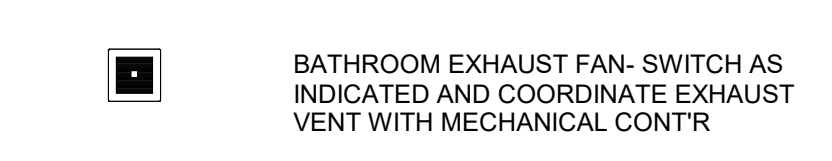
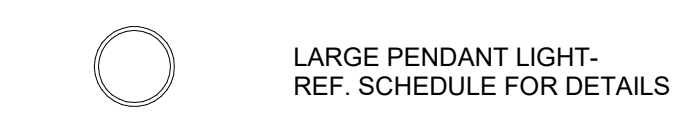
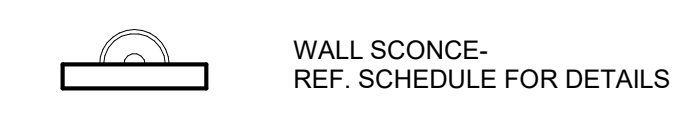
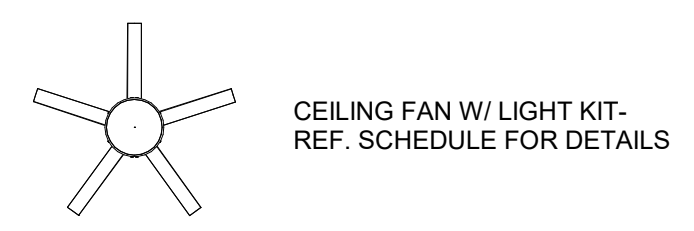
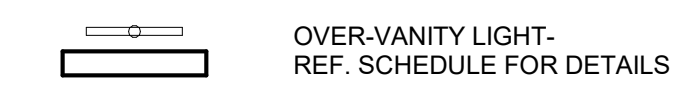
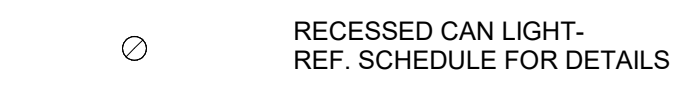
- 1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER R315.
- 2. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
- 3. COORDINATE REQUIREMENTS FOR ALL ELECTRICAL FIXTURES WITH SPECIFIC SELECTED FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.
- 4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1

electrical/ceiling legend

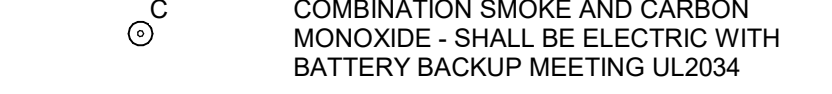
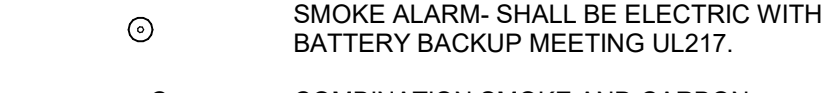
CEILING TYPES



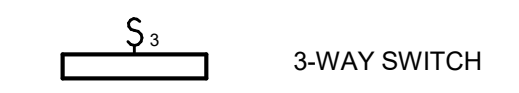
LIGHT FIXTURE TYPES



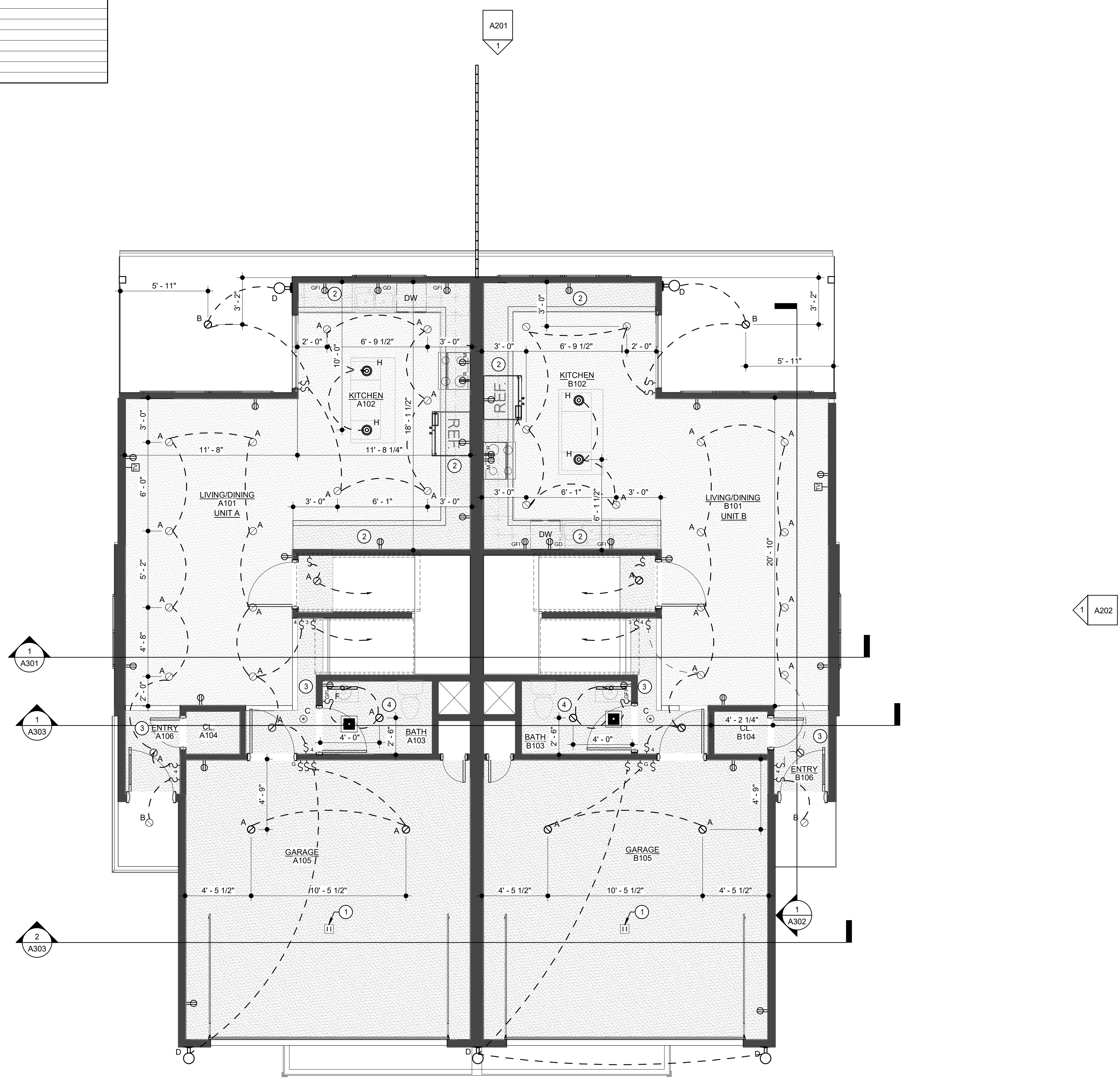
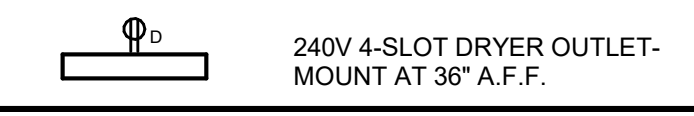
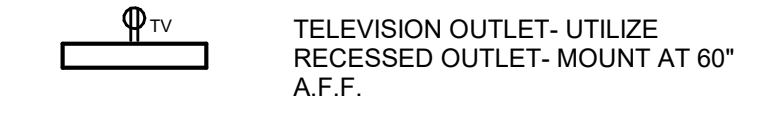
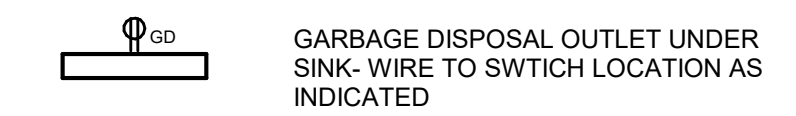
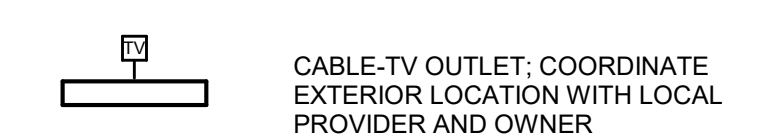
SMOKE ALARM TYPES



SWITCH TYPES



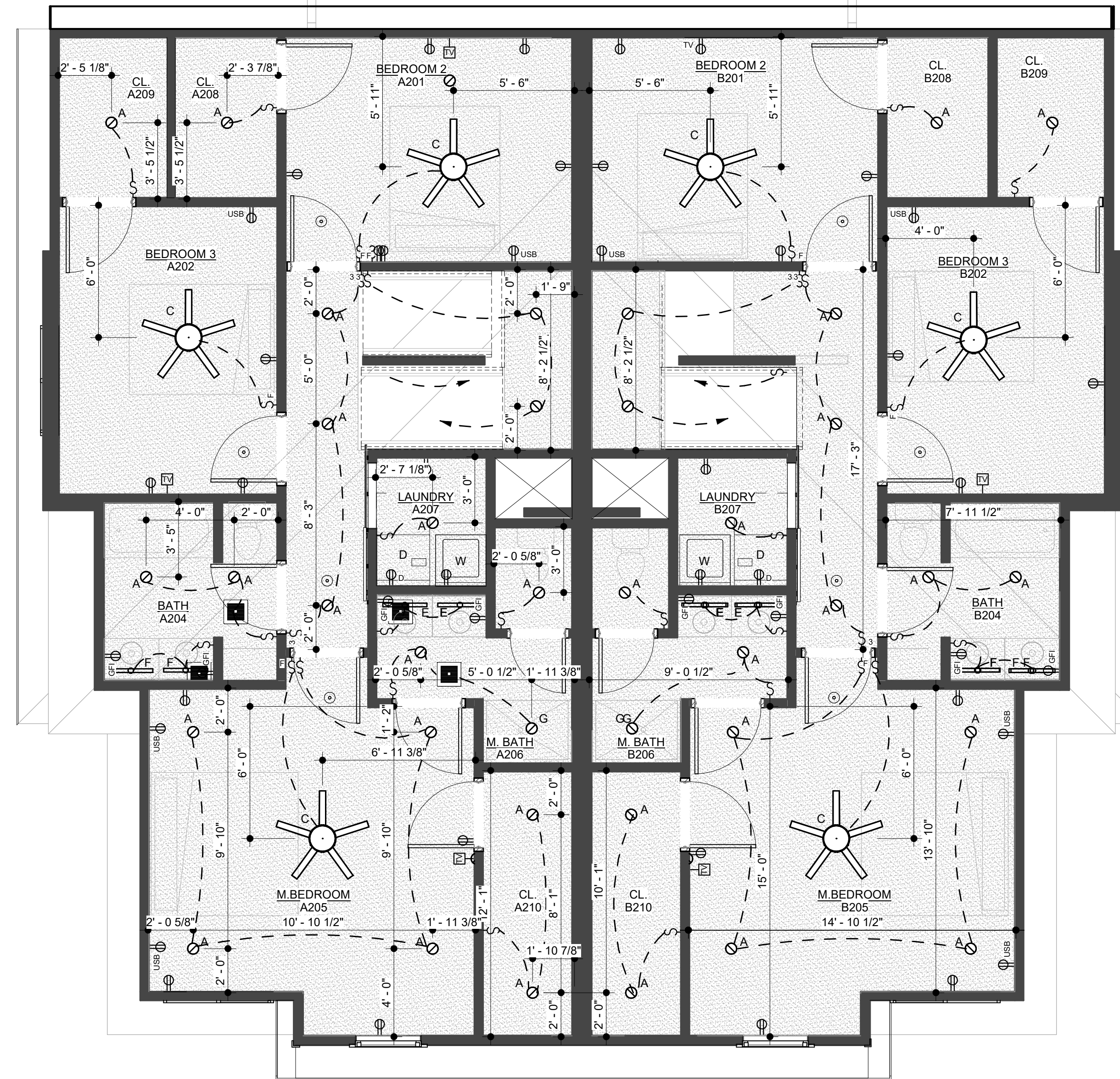
OUTLET TYPES



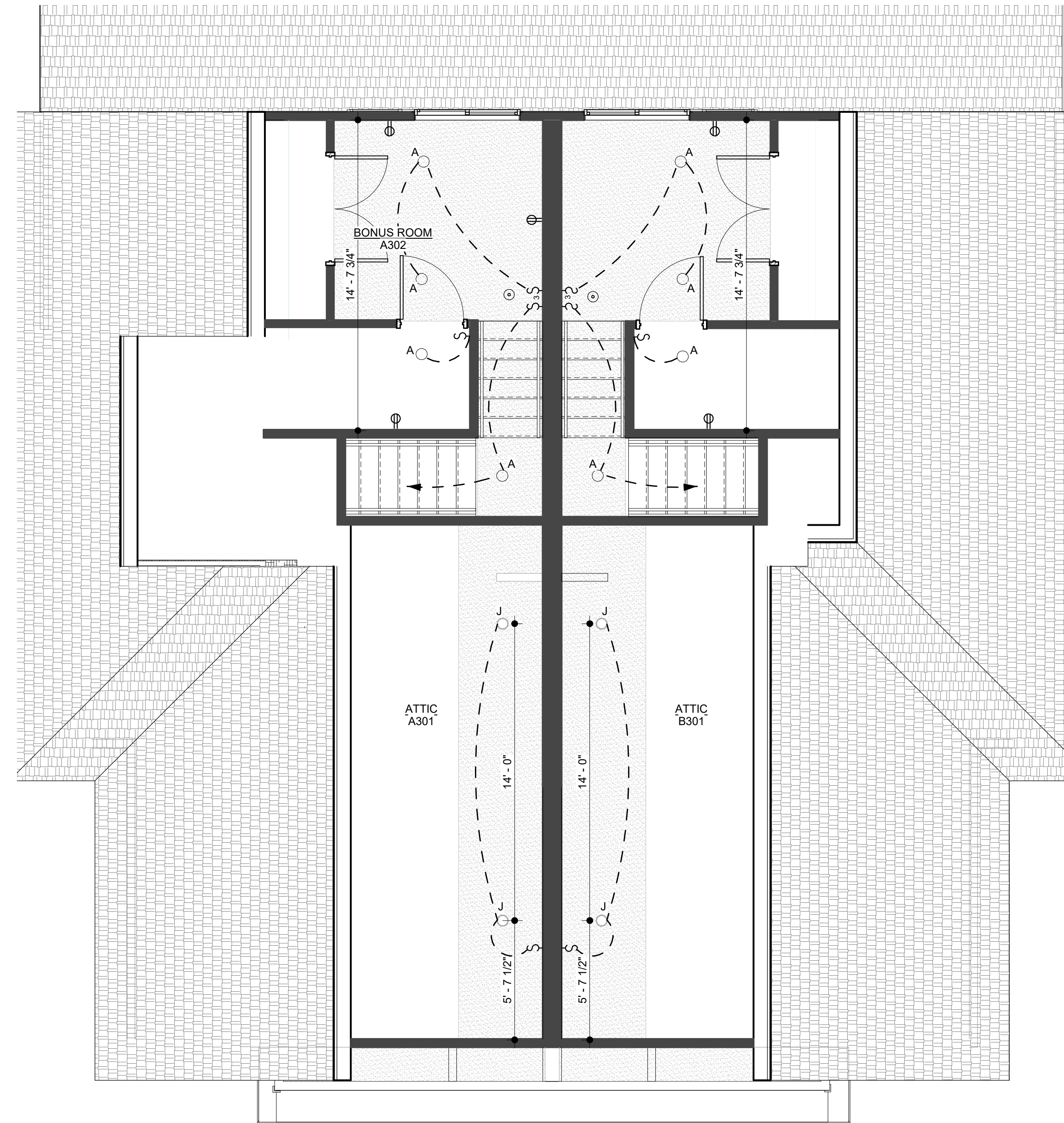
1 ceiling/electrical plan - main level
1/4" = 1'-0"

lighting fixture schedule

| TYPE MARK | DESCRIPTION | COMMENTS |
|------------------|--|----------|
| A | 6" LED RECESSED CAN LIGHT | |
| B | 6" LED RECESSED CAN LIGHT FOR EXTERIOR | |
| C | BEDROOM CEILING FAN W/ LIGHT KIT | |
| D | EXTERIOR WALL SCONCE | |
| E | OVER-VANITY FIXTURE- MASTER BATH | |
| F | OVER-VANITY FIXTURE- HALF BATH | |
| G | 6" LED RECESSED CAN LIGHT FOR WET LOCATION | |
| H | ISLAND PENDANT | |
| J | LIGHT SOCKET | |
| Grand total: 126 | | |



1 ceiling/electrical plan - upper level
1/4" = 1'-0"



2 ceiling/electrical plan - roof terrace
1/4" = 1'-0"

electrical/ceiling keynotes

- 1 GARAGE OPENER OUTLET IN CEILING
- 2 SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- 3 SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- 4 RESTROOM CEILING HEIGHT TO BE 8'-0"

electrical/ceiling general notes

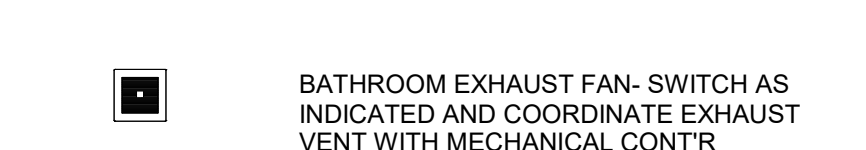
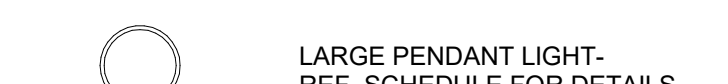
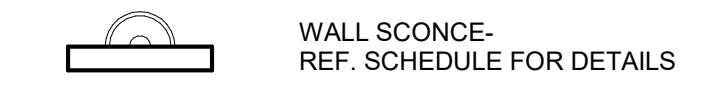
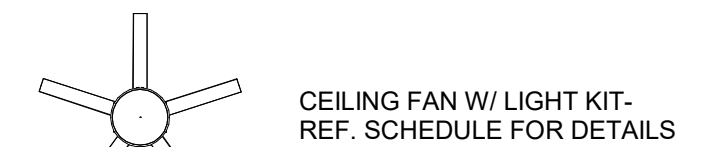
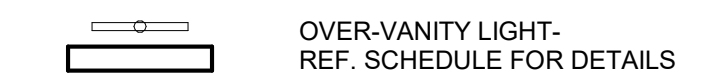
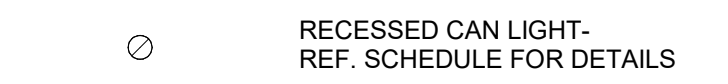
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electrical/ceiling legend

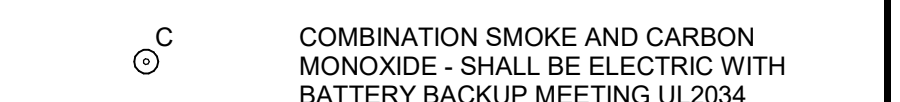
CEILING TYPES



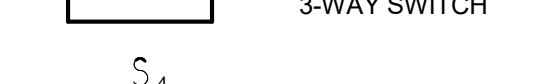
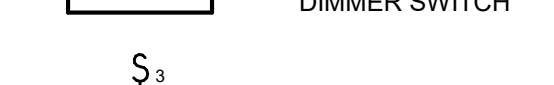
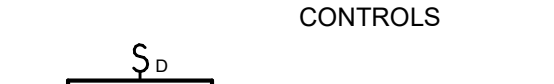
LIGHT FIXTURE TYPES



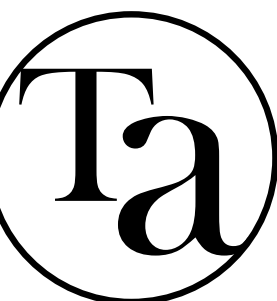
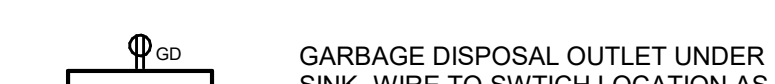
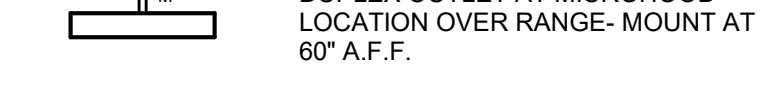
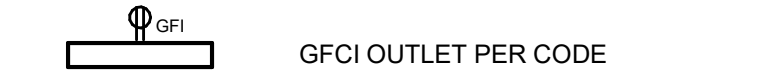
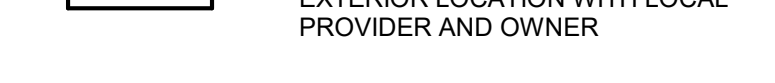
SMOKE ALARM TYPES



SWITCH TYPES



OUTLET TYPES



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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |

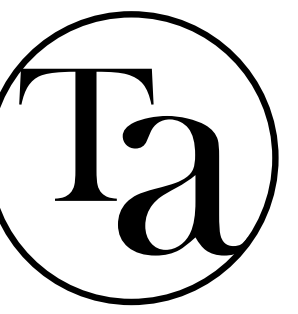
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2023.10.08

tompkins project no.:
2020-01

sheet contents:
CEILING/ELECTRICAL
PLANS - UPPER

sheet no.:

A603



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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |

sheet issue date:
2023.10.08
tompkins project no.:
2020-01

sheet contents:
FINISH/FURNITURE
PLANS - MAIN

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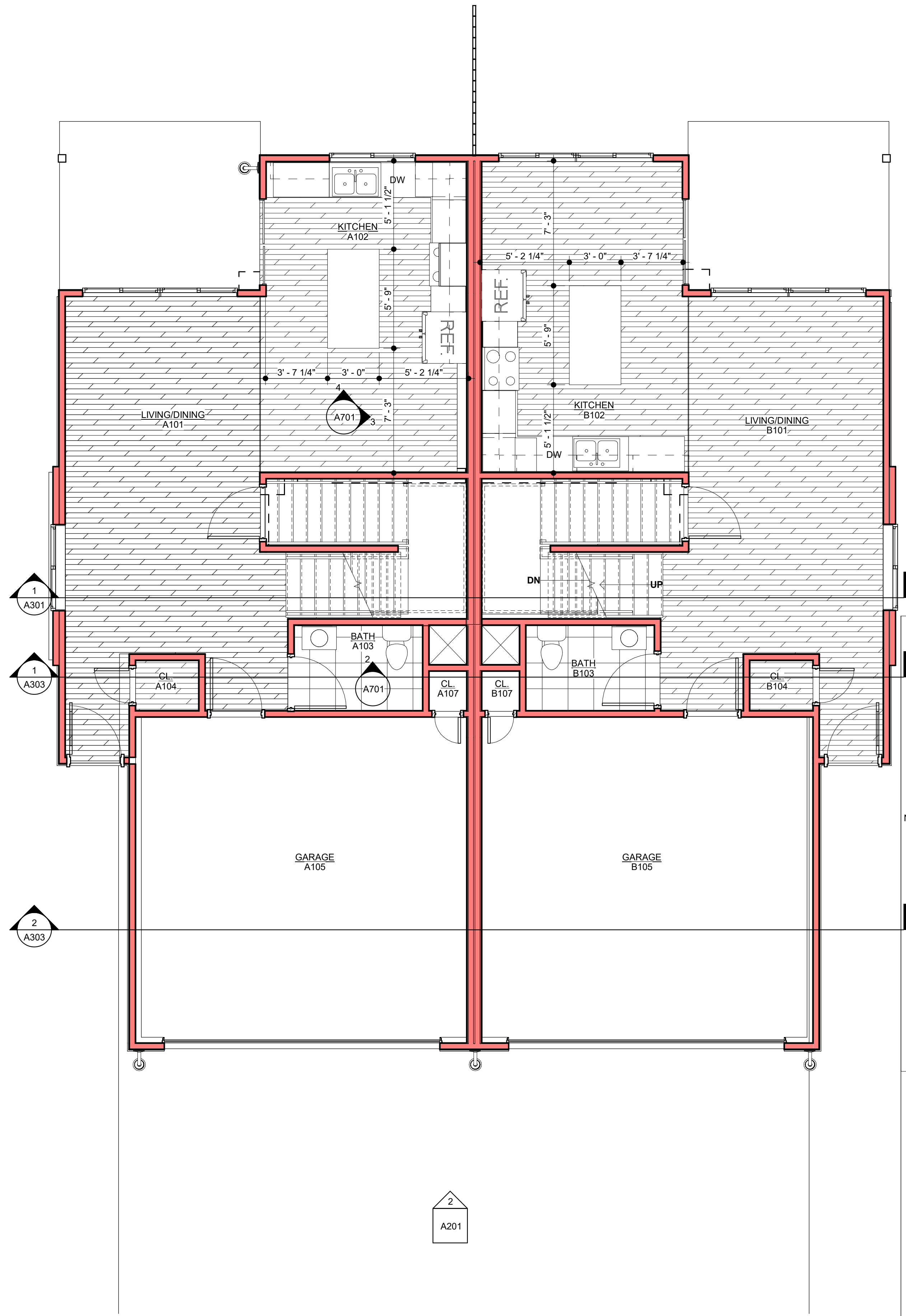
A701

finish legends

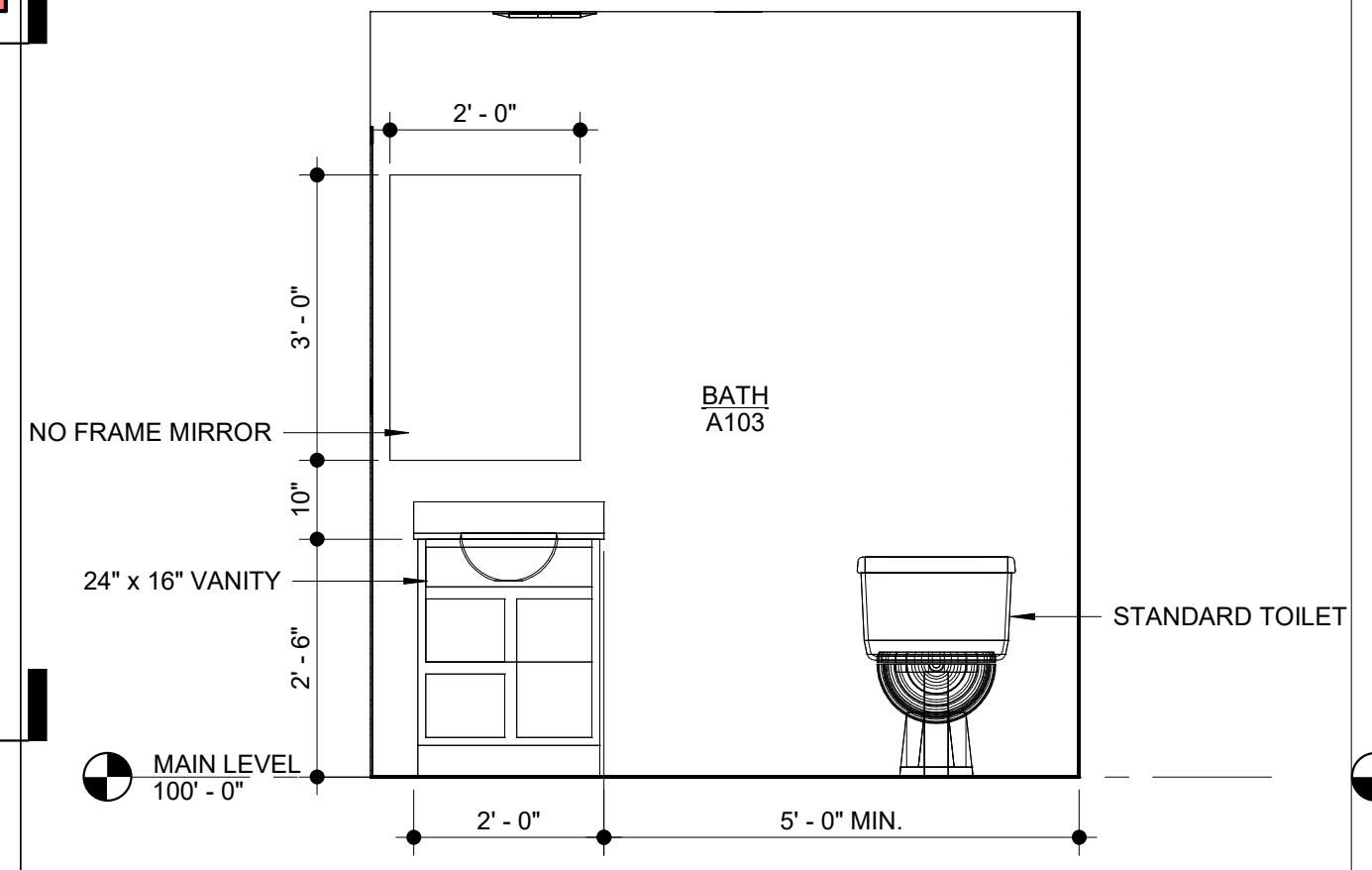
- CARPET
- PORCELAIN FLOOR TILE
- LVP

room finish schedule

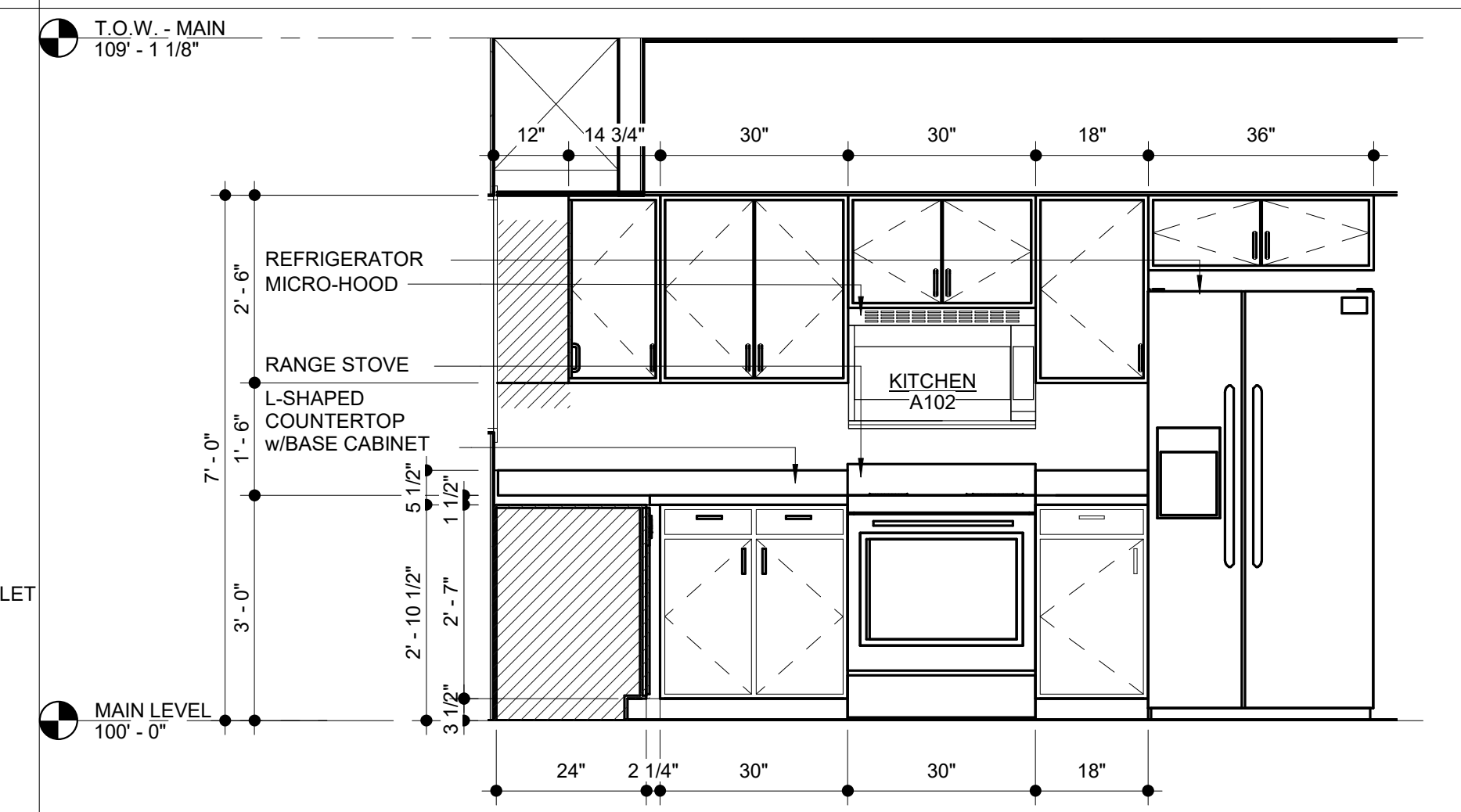
| NO. | ROOM NAME | FLOOR |
|------|---------------|----------------------|
| A101 | LIVING/DINING | LVP |
| A102 | KITCHEN | LUXURY VINYL PLANK |
| A103 | BATH | PORCELAIN FLOOR TILE |
| A103 | BATH | PORCELAIN FLOOR TILE |
| A104 | CL. | CARPET |
| A105 | GARAGE | CONCRETE |
| A106 | ENTRY | LVP |
| A107 | CL. | LVP |
| A201 | BEDROOM 2 | LVP |
| A202 | BEDROOM 3 | LVP |
| A204 | BATH | PORCELAIN FLOOR TILE |
| A205 | M.BEDROOM | LVP |
| A206 | M. BATH | PORCELAIN FLOOR TILE |
| A207 | LAUNDRY | LVP |
| A208 | CL. | CARPET |
| A209 | CL. | CARPET |
| A210 | CL. | CARPET |
| A211 | DUCT SHAFT | PORCELAIN FLOOR TILE |
| A301 | ROOF PATIO | LVP |
| A301 | ATTIC | LVP |
| A302 | BONUS ROOM | CARPET |
| A303 | STORAGE | LVP |
| A303 | CLOSET | - NO FINISH- |
| A304 | CLOSET | - NO FINISH- |
| B101 | LIVING/DINING | LVP |
| B102 | KITCHEN | LUXURY VINYL PLANK |
| B103 | BATH | PORCELAIN FLOOR TILE |
| B104 | CL. | CARPET |
| B105 | GARAGE | CONCRETE |
| B106 | ENTRY | LVP |
| B107 | CL. | LVP |
| B201 | BEDROOM 2 | LVP |
| B202 | BEDROOM 3 | LVP |
| B204 | BATH | PORCELAIN FLOOR TILE |
| B205 | M.BEDROOM | LVP |
| B206 | M. BATH | PORCELAIN FLOOR TILE |
| B207 | LAUNDRY | LVP |
| B208 | CL. | CARPET |
| B209 | CL. | CARPET |
| B210 | CL. | CARPET |
| B211 | FRM | PORCELAIN FLOOR TILE |
| B301 | ROOF PATIO | LVP |
| B301 | ATTIC | LVP |
| B302 | BONUS ROOM | CARPET |
| B303 | ROOF PATIO | LVP |
| B303 | CLOSET | - NO FINISH- |
| B304 | CLOSET | - NO FINISH- |



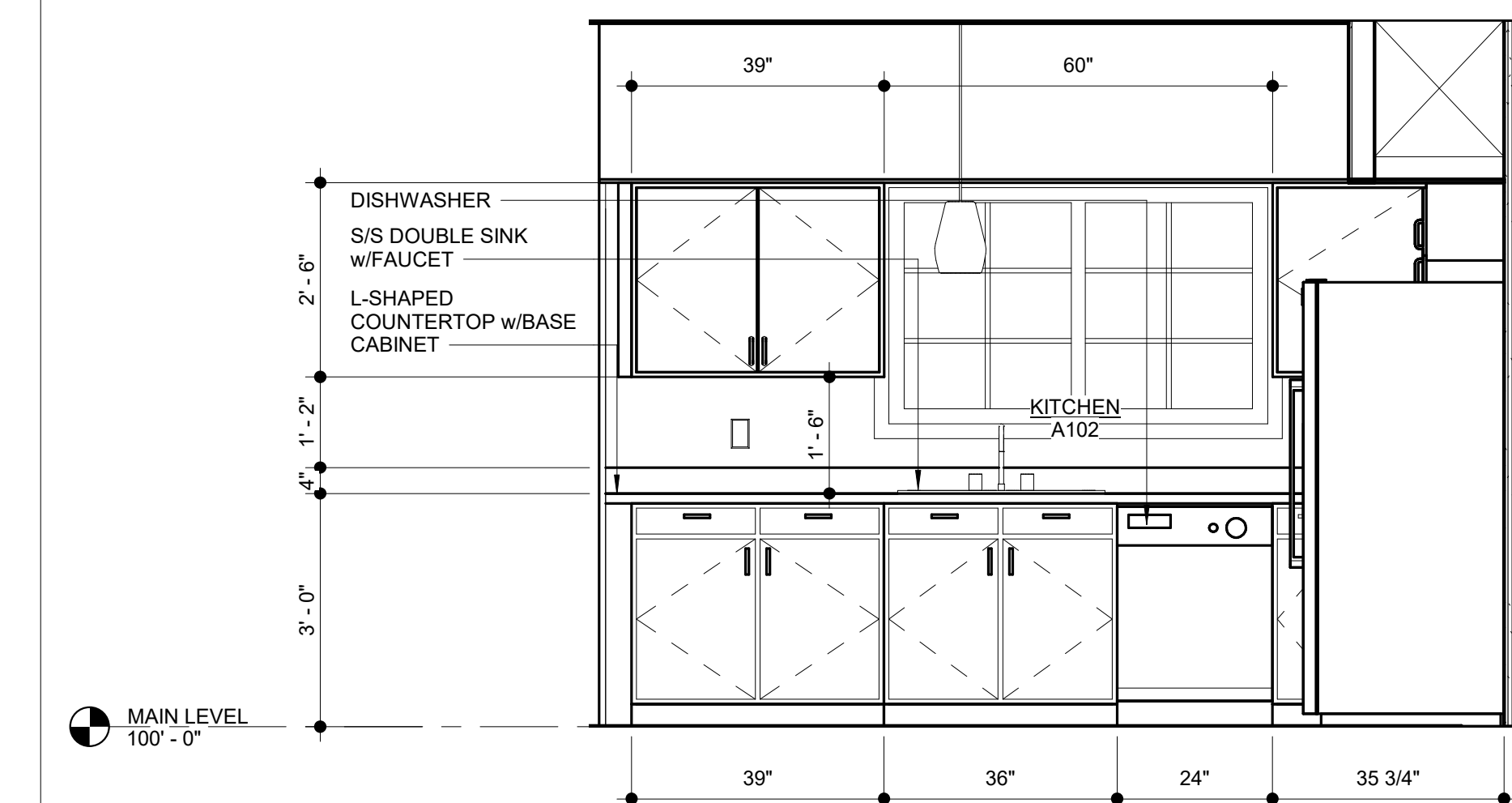
1 finish-furniture plan - main level
1/4" = 1'-0"



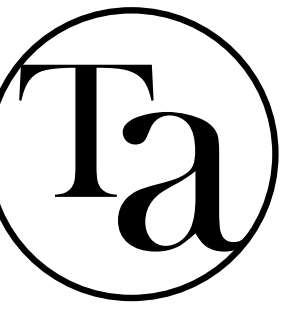
2 interior north main bath elevation
1/2" = 1'-0"



3 interior east main kitchen elevation
1/2" = 1'-0"



4 interior north main kitchen elevation
1/2" = 1'-0"



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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON
ORCHARD DRIVE LEES SUMMIT, MO

REVISIONS
No. Description Date

sheet issue date:
2023.10.08
tompkins project no.:
2020-01

sheet contents:
FINISH/FURNITURE
PLANS - UPPER

sheet no.:

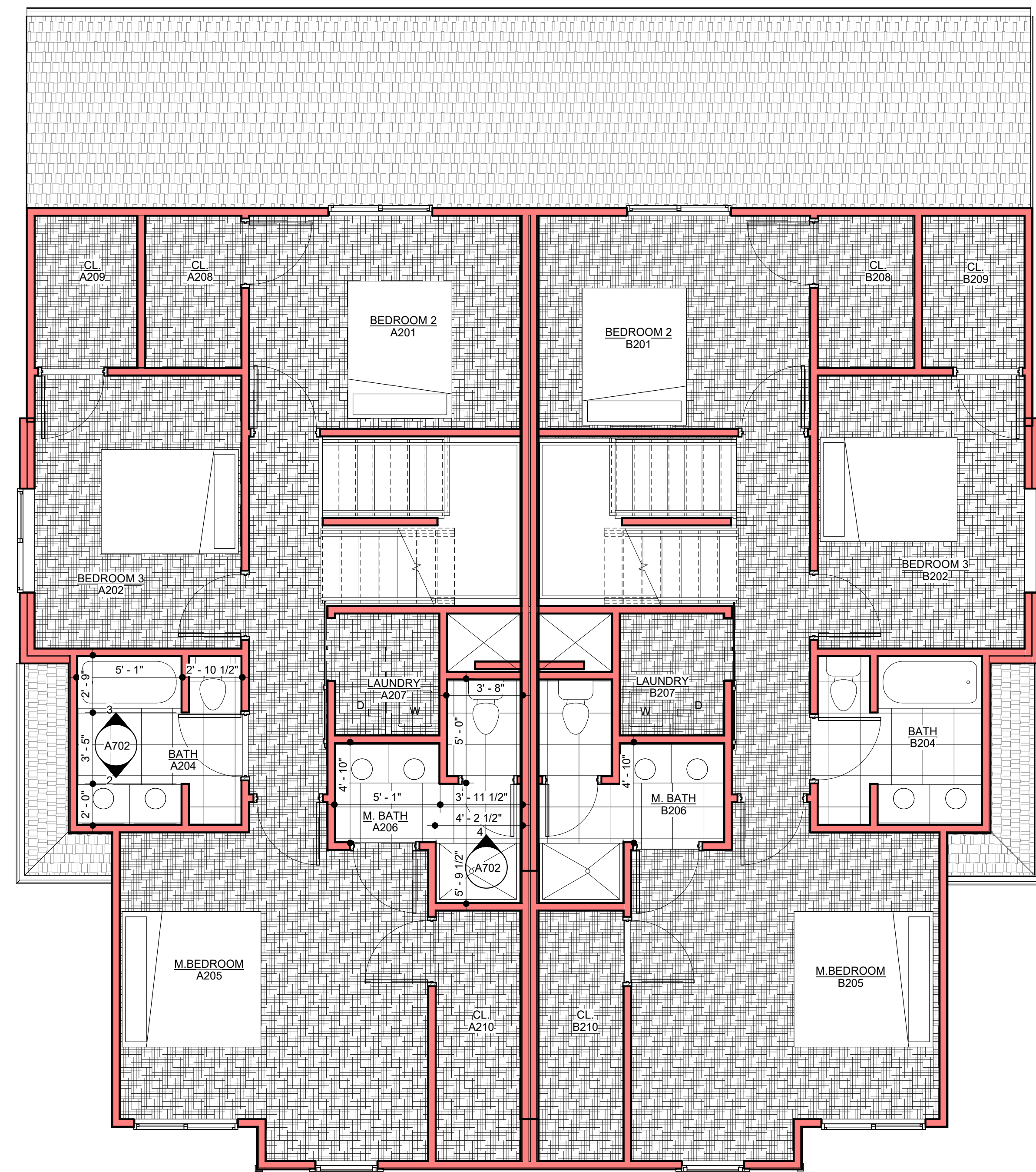
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finish legends

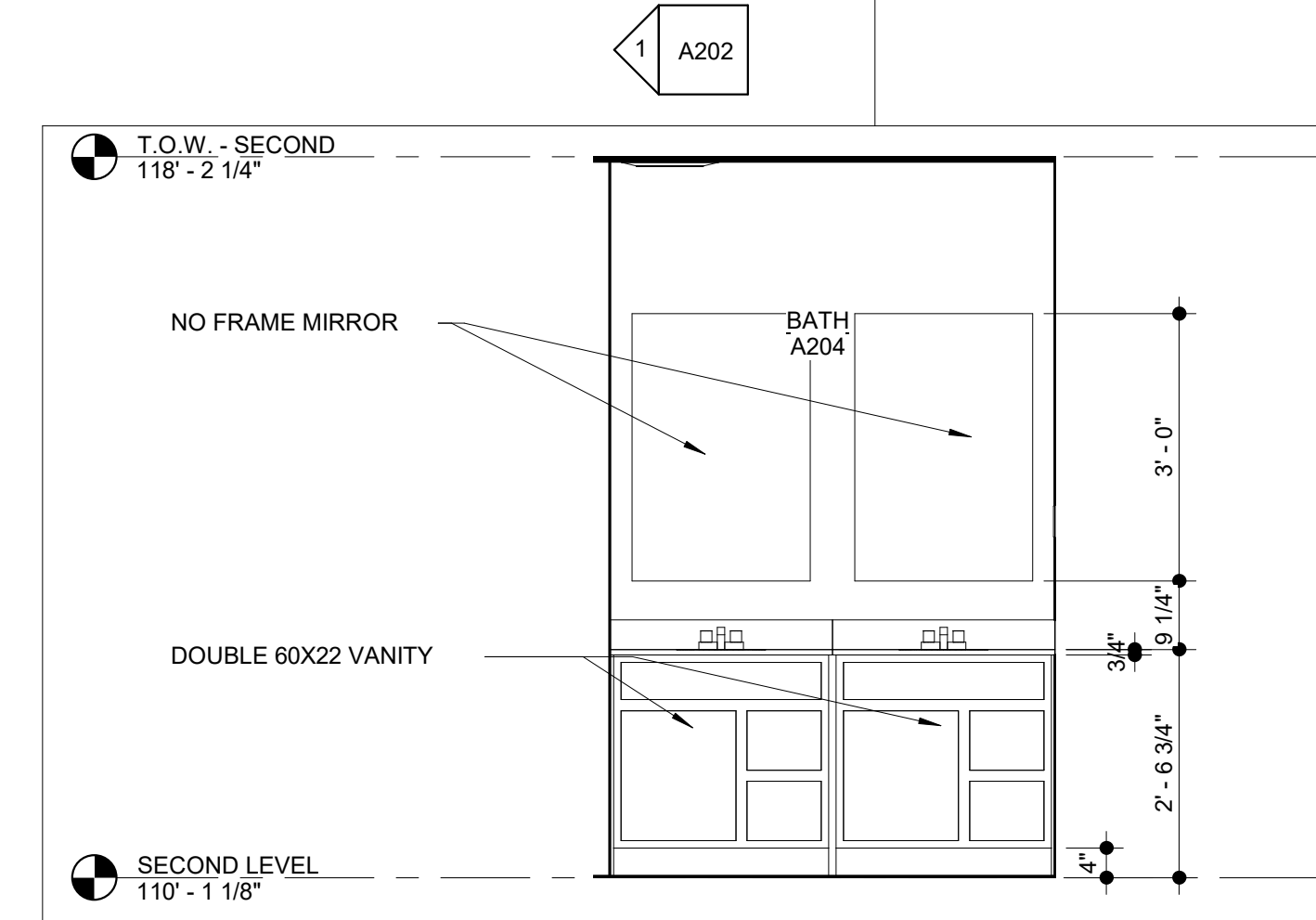
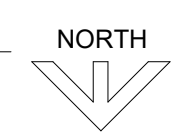
- CARPET
- PORCELAIN FLOOR TILE
- LVP

room finish schedule

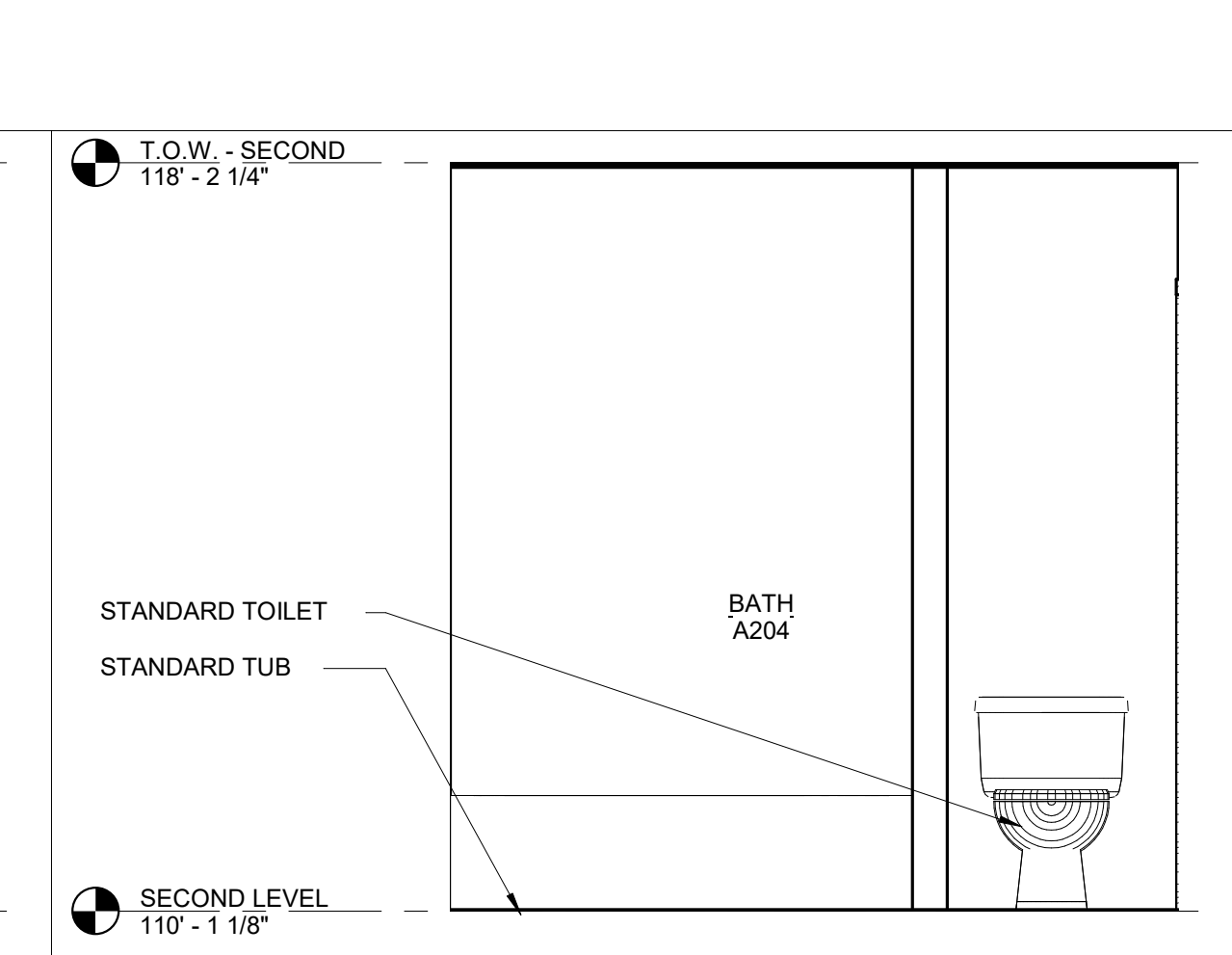
| NO. | ROOM NAME | FLOOR |
|------|---------------|----------------------|
| A101 | LIVING/DINING | LVP |
| A102 | KITCHEN | LUXURY VINYL PLANK |
| A103 | BATH | PORCELAIN FLOOR TILE |
| A104 | CL. | CARPET |
| A105 | GARAGE | CONCRETE |
| A106 | ENTRY | LVP |
| A107 | CL. | LVP |
| A201 | BEDROOM 2 | LVP |
| A202 | BEDROOM 3 | LVP |
| A204 | BATH | PORCELAIN FLOOR TILE |
| A205 | M.BEDROOM | LVP |
| A206 | M. BATH | PORCELAIN FLOOR TILE |
| A207 | LAUNDRY | LVP |
| A208 | CL. | CARPET |
| A209 | CL. | CARPET |
| A210 | CL. | CARPET |
| A211 | DUCT SHAFT | PORCELAIN FLOOR TILE |
| A301 | ROOF PATIO | LVP |
| A301 | ATTIC | LVP |
| A302 | BONUS ROOM | CARPET |
| A303 | STORAGE | LVP |
| A303 | CLOSET | - NO FINISH- |
| A304 | CLOSET | - NO FINISH- |
| B101 | LIVING/DINING | LVP |
| B102 | KITCHEN | LUXURY VINYL PLANK |
| B103 | BATH | PORCELAIN FLOOR TILE |
| B104 | CL. | CARPET |
| B105 | GARAGE | CONCRETE |
| B106 | ENTRY | LVP |
| B107 | CL. | LVP |
| B201 | BEDROOM 2 | LVP |
| B202 | BEDROOM 3 | LVP |
| B204 | BATH | PORCELAIN FLOOR TILE |
| B205 | M.BEDROOM | LVP |
| B206 | M. BATH | PORCELAIN FLOOR TILE |
| B207 | LAUNDRY | LVP |
| B208 | CL. | CARPET |
| B209 | CL. | CARPET |
| B210 | CL. | CARPET |
| B211 | FRM | PORCELAIN FLOOR TILE |
| B301 | ROOF PATIO | LVP |
| B301 | ATTIC | LVP |
| B302 | BONUS ROOM | CARPET |
| B303 | ROOF PATIO | LVP |
| B303 | CLOSET | - NO FINISH- |
| B304 | CLOSET | - NO FINISH- |



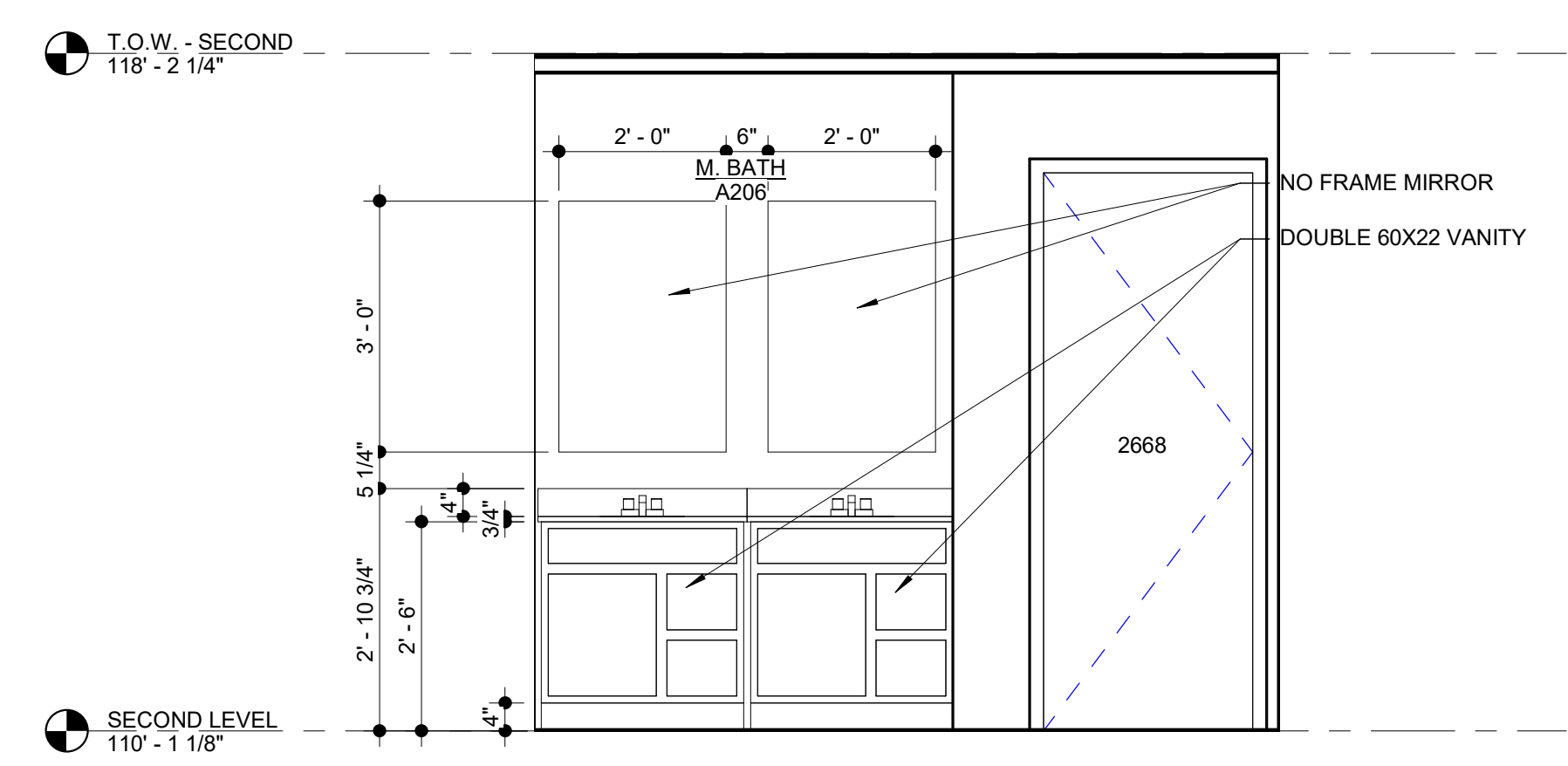
1 finish-furniture plan - second level
1/4" = 1'-0"



2 interior upper bath north elevation
1/2" = 1'-0"



3 interior upper bath south elevation
1/2" = 1'-0"



4 interior upper m. bath elevation
1/2" = 1'-0"