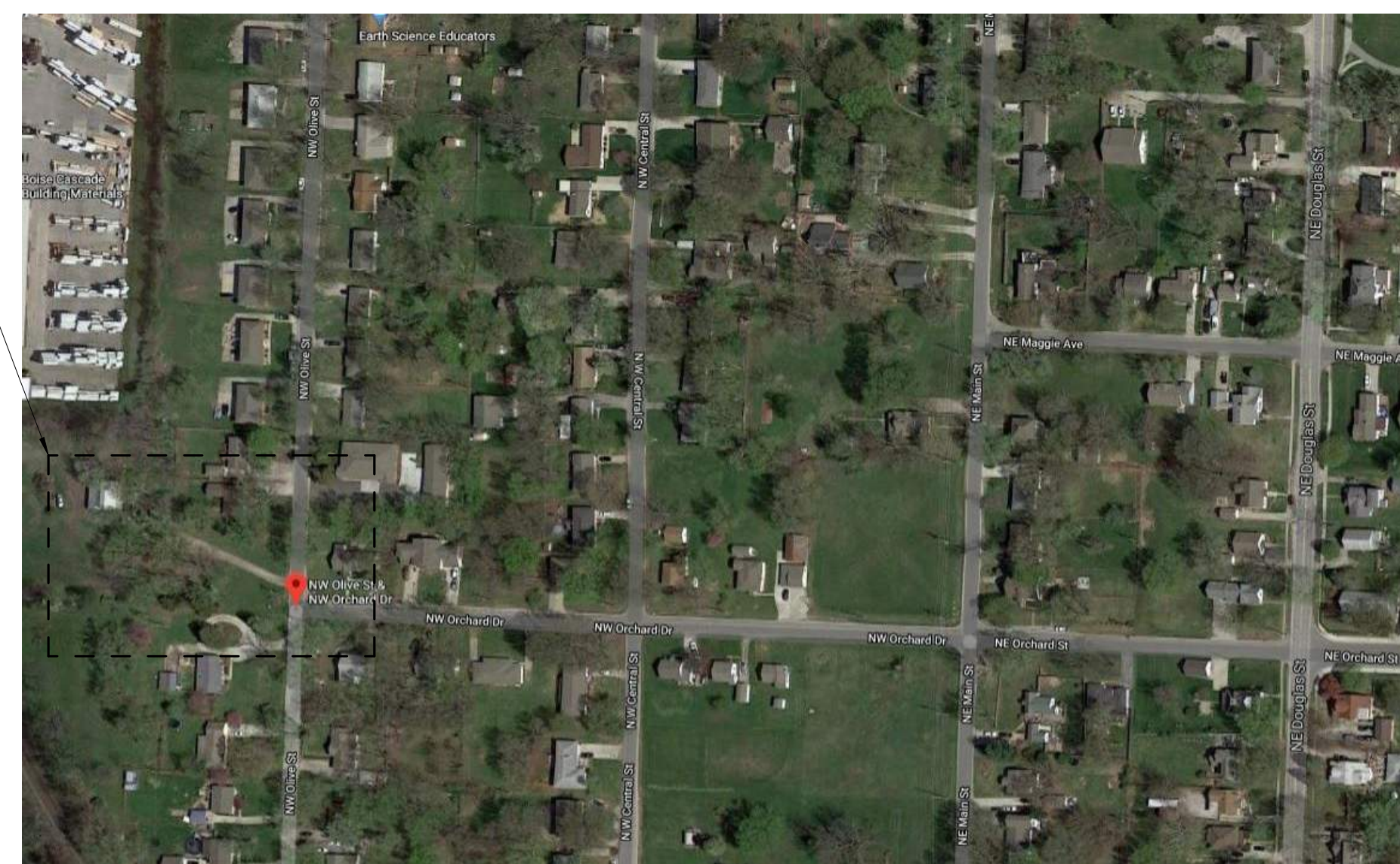


# SEQUOIA DUPLEX - ALT. 1

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



SITE LOCATION MAP



SITE  
LOCATION

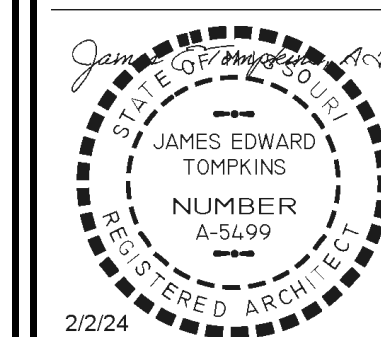
SHEET INDEX

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

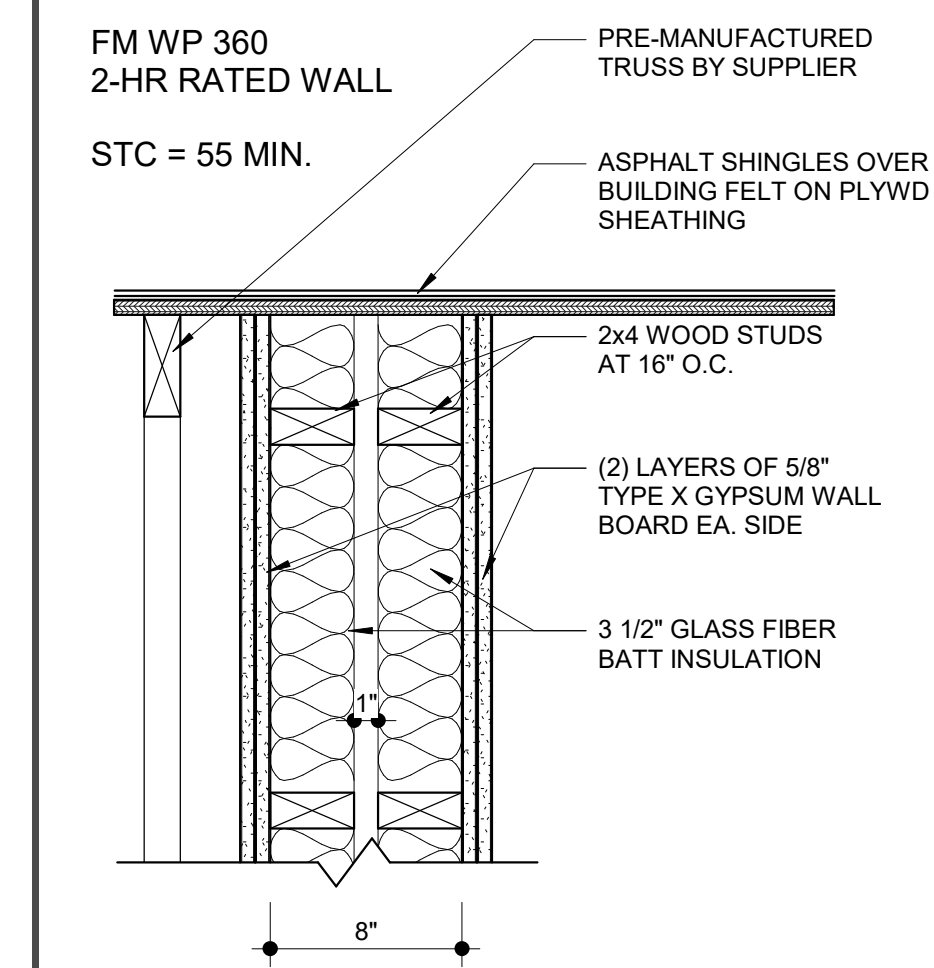


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ARCHITECTS

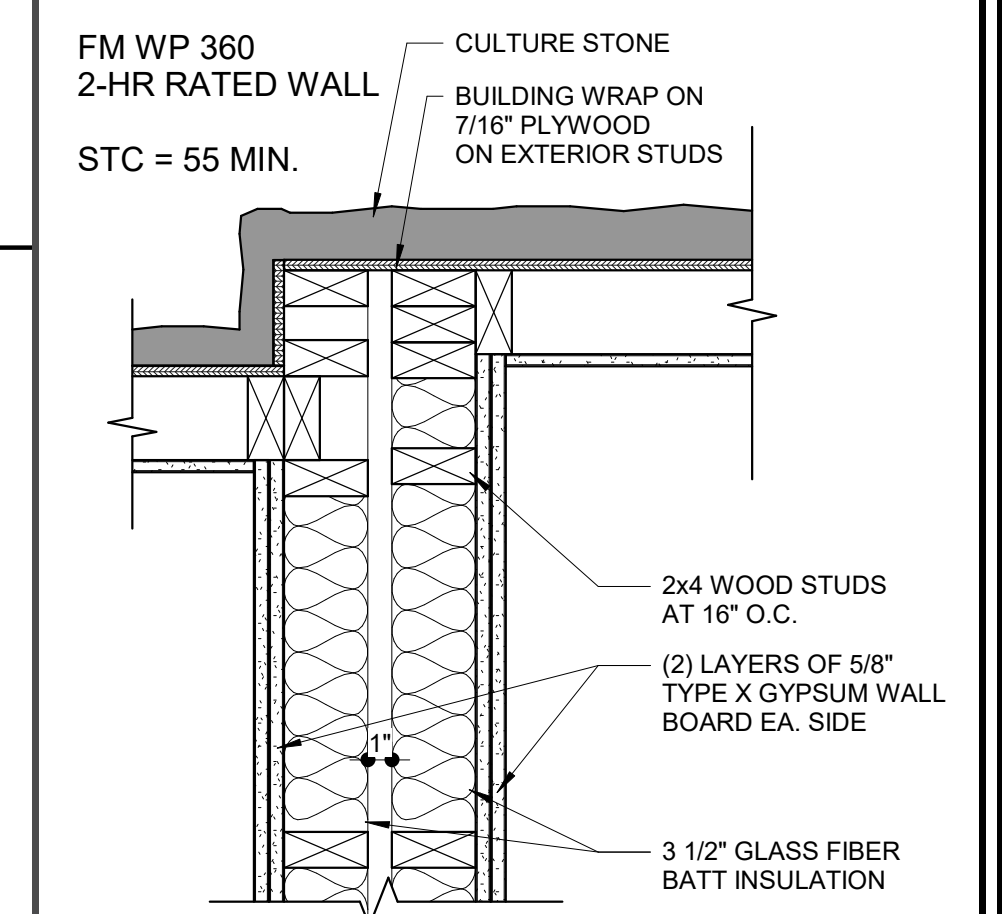
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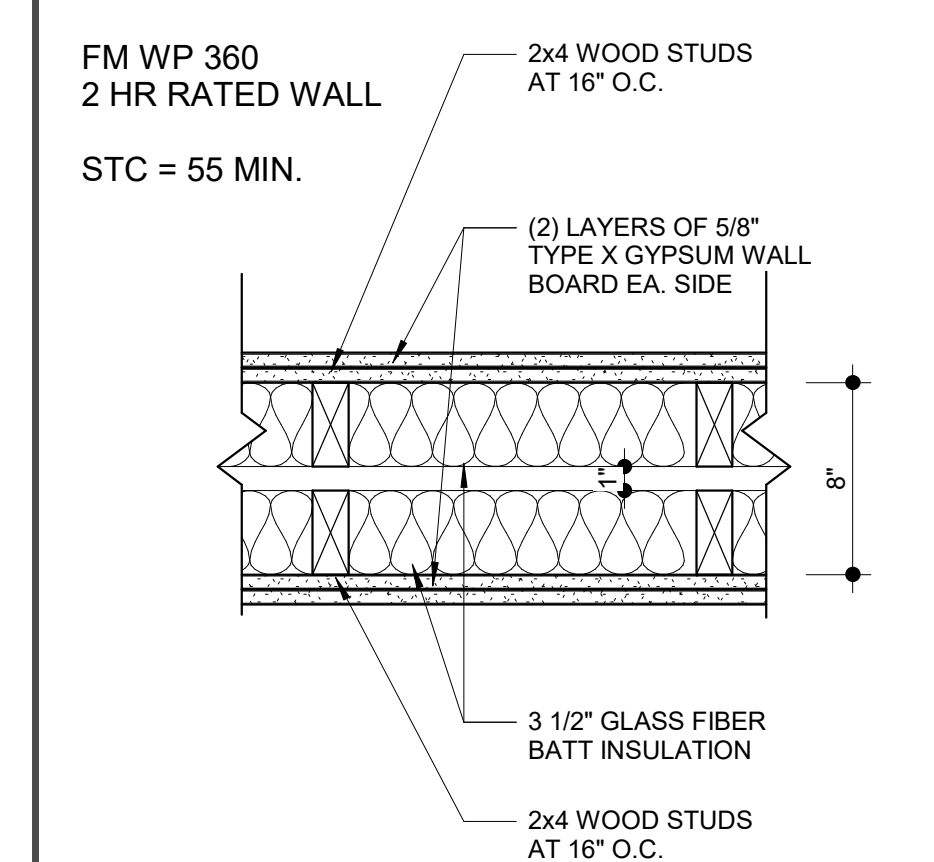
roof wall section



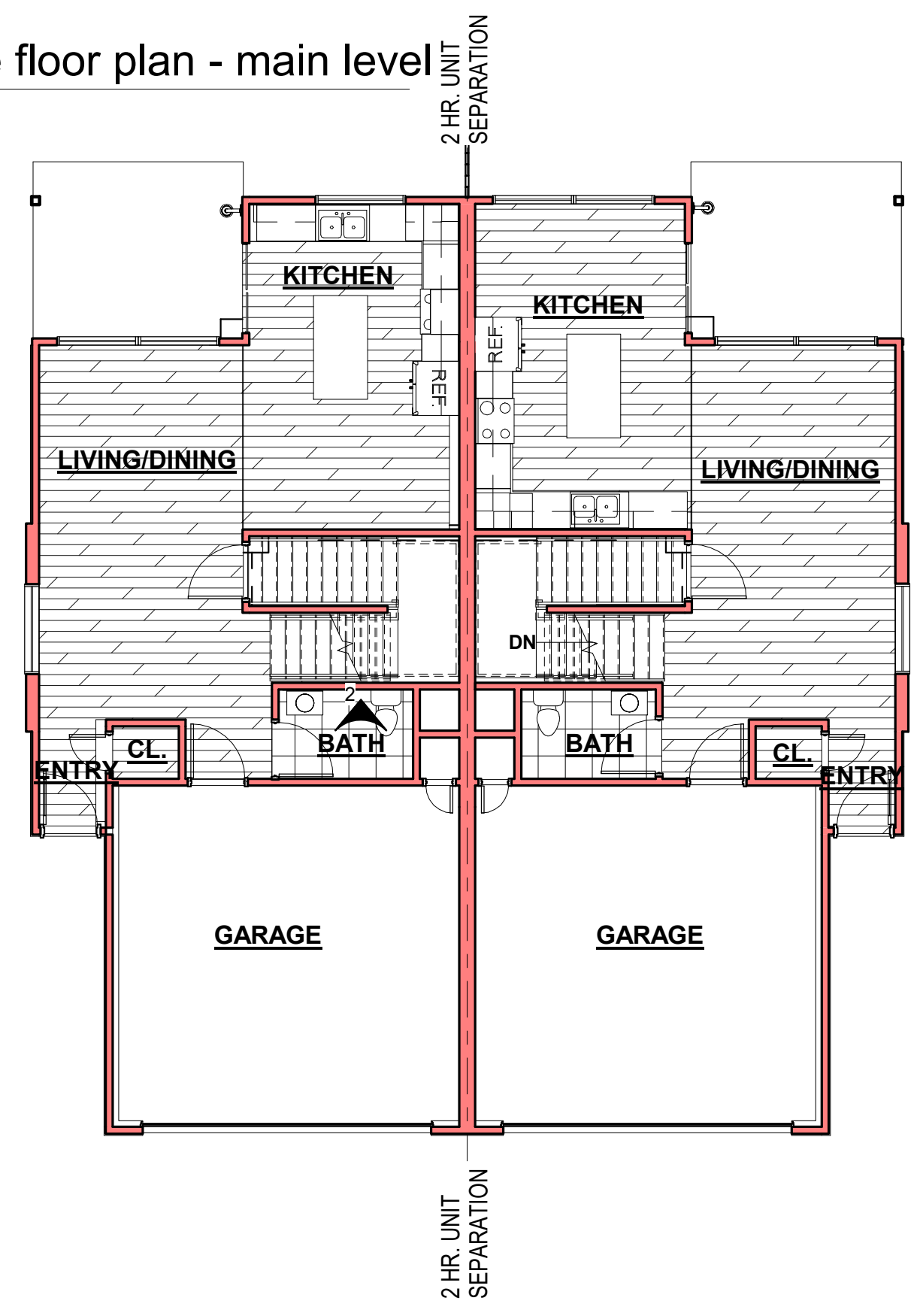
outside corner separation firewall



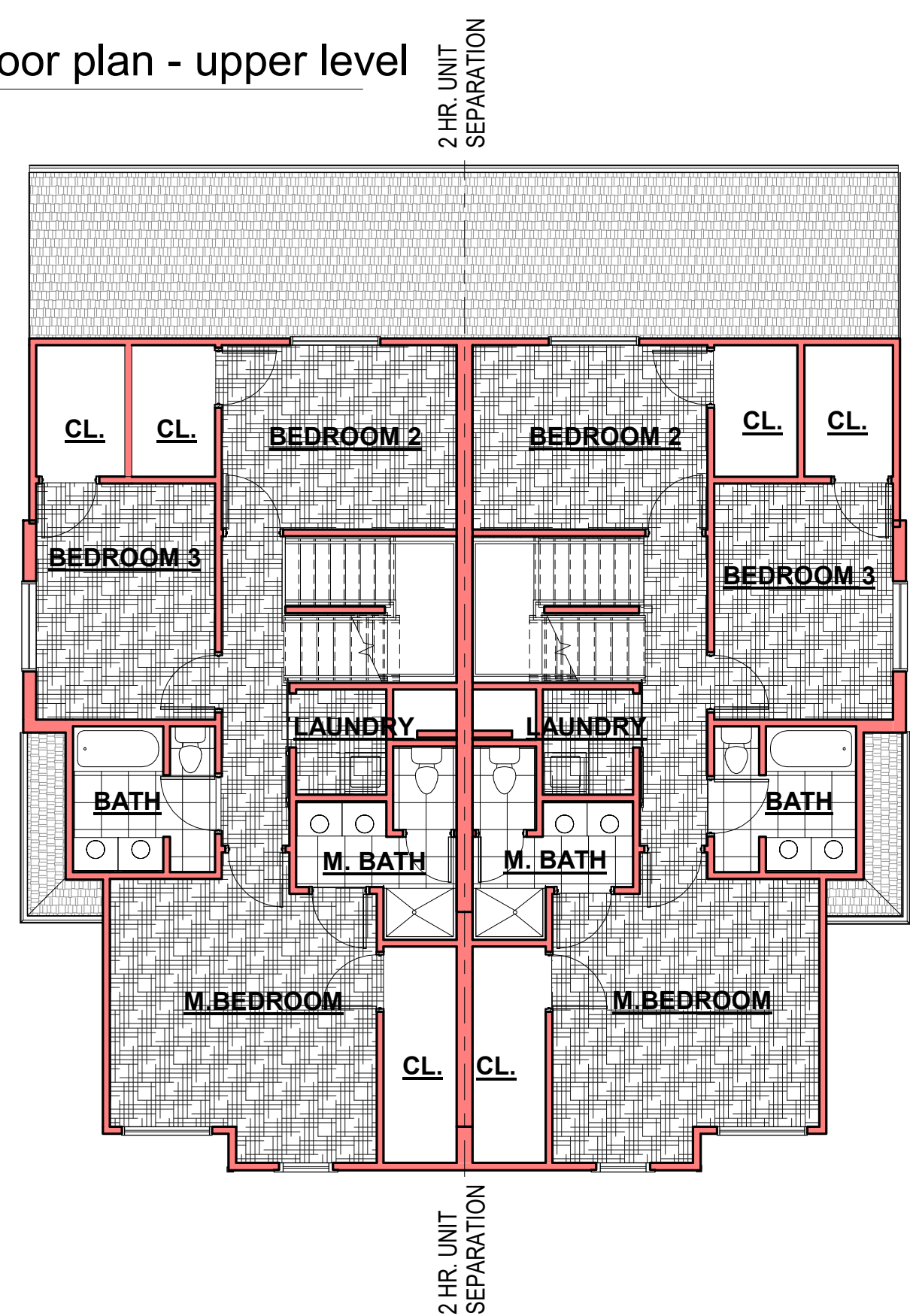
area separation wall



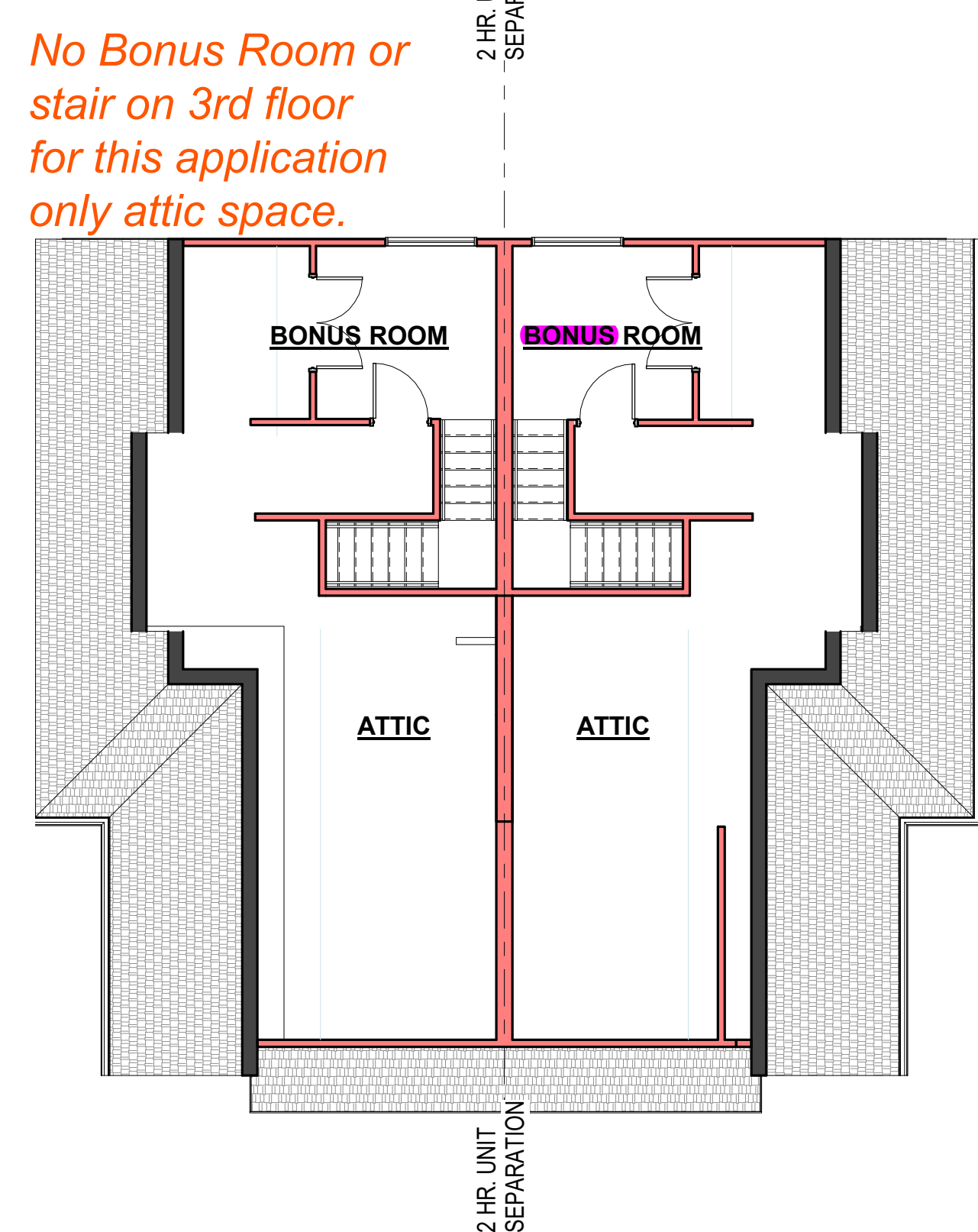
code floor plan - main level



code floor plan - upper level



code floor plan - roof terrace



No Bonus Room or  
stair on 3rd floor  
for this application  
only attic space.

SEQUOIA DUPLEX - ALT. 1  
FOR DICK BURTON  
ORCHARD DRIVE LEE'S SUMMIT, MO

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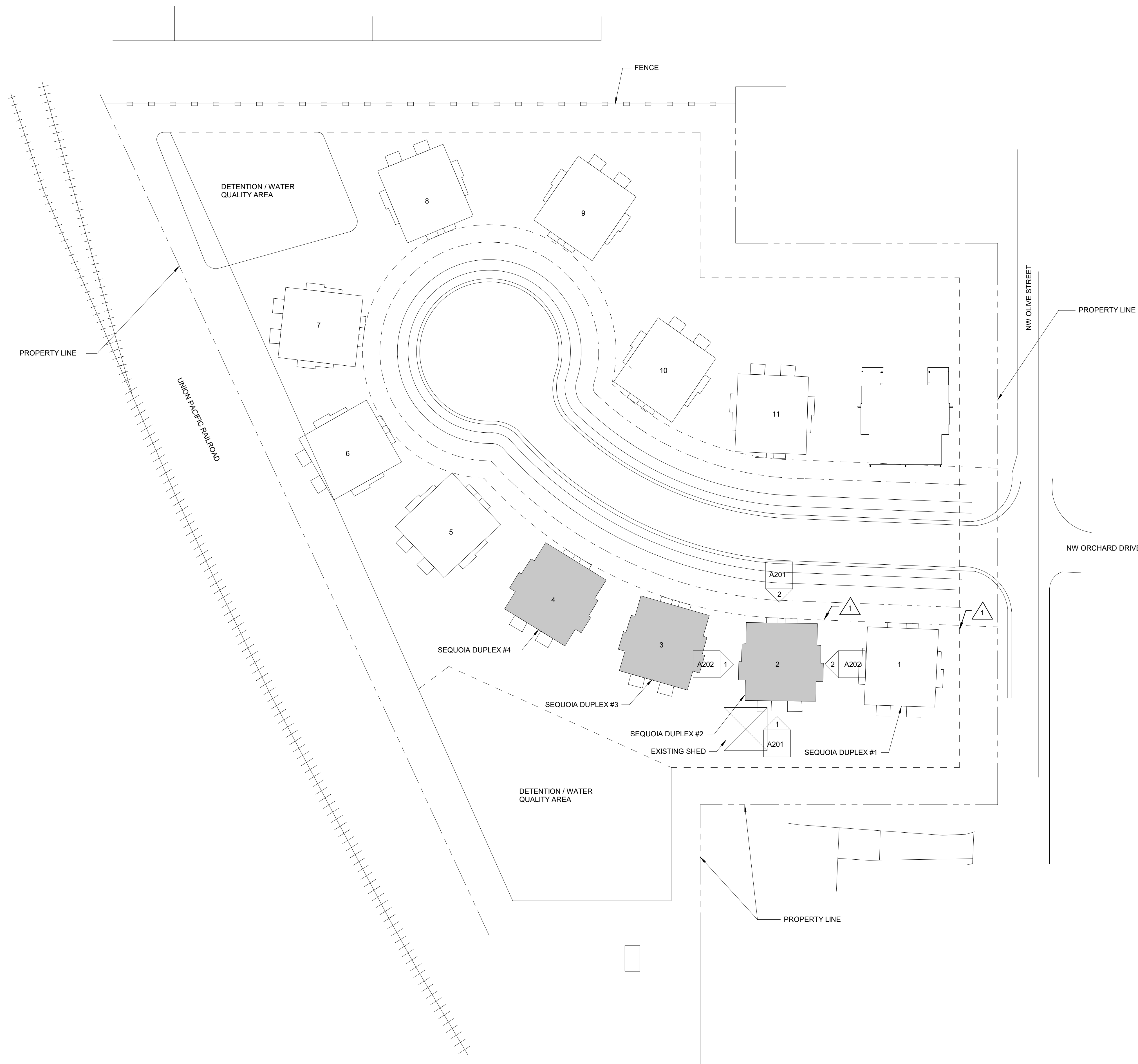
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2023.10.08  
tomkins project no.:  
2020-01

sheet contents:  
TITLE SHEET

sheet no.:

G101



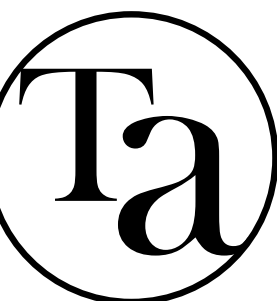


site general notes

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.

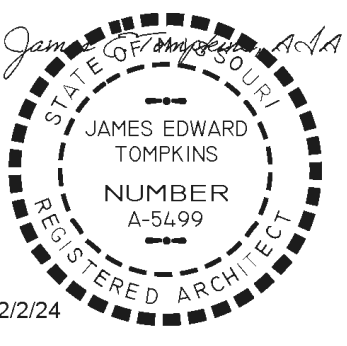
site plan keynotes

△ 1 BUILDING SET BACK LINE



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FOR DICK BURTON  
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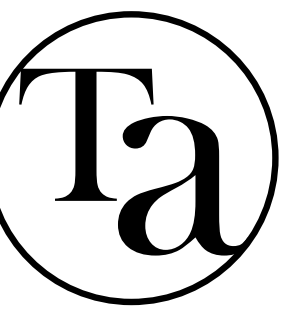
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sheet no.:

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

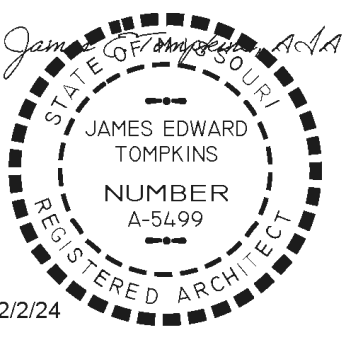


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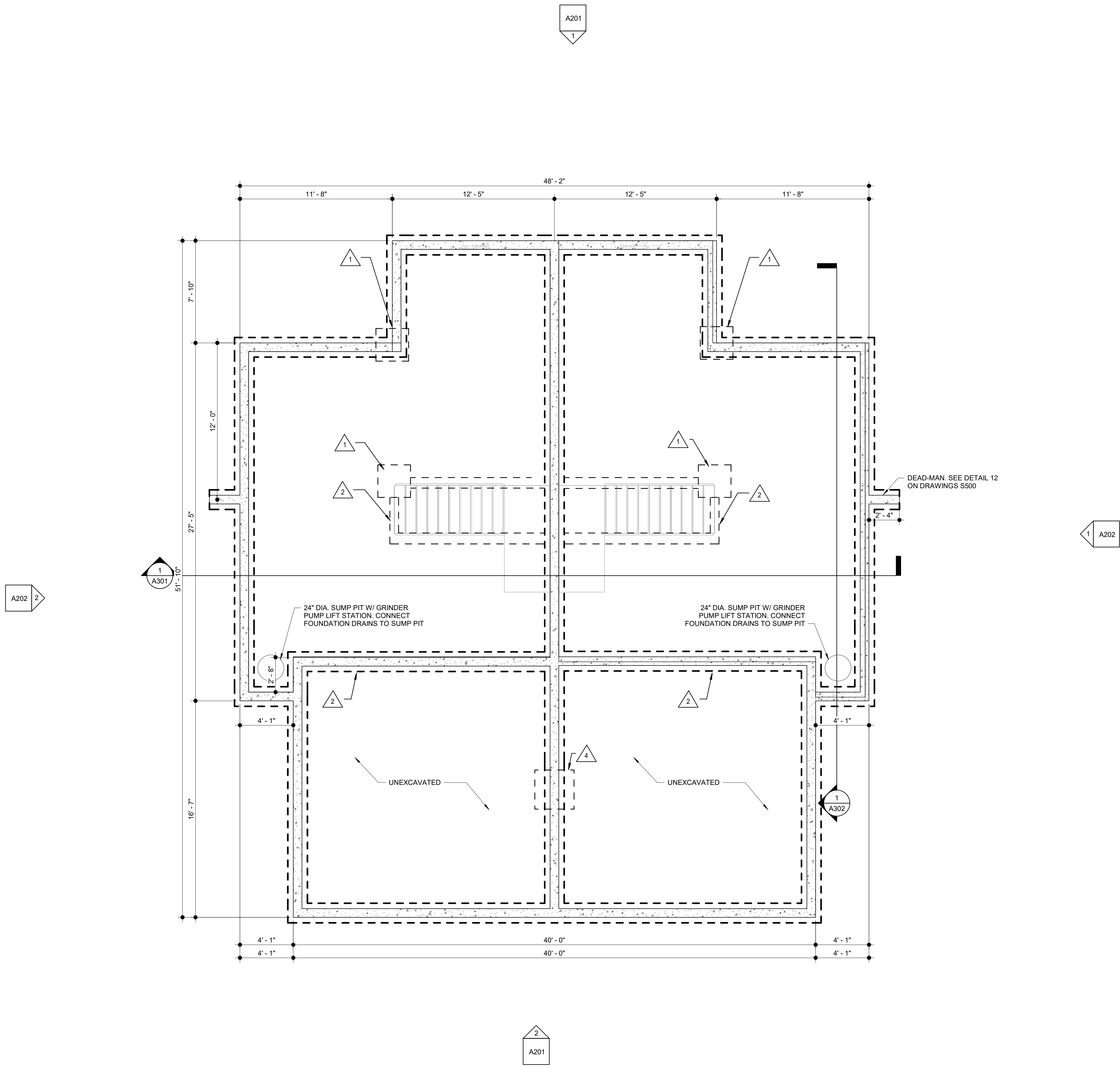
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general notes

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- 2) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
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- 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)1½"x9½" 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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2020-01

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FOUNDATION PLAN

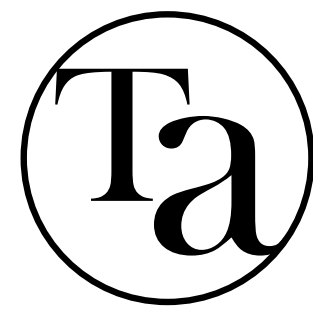
sheet no.:

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

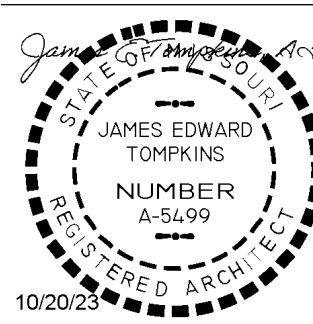
NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

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



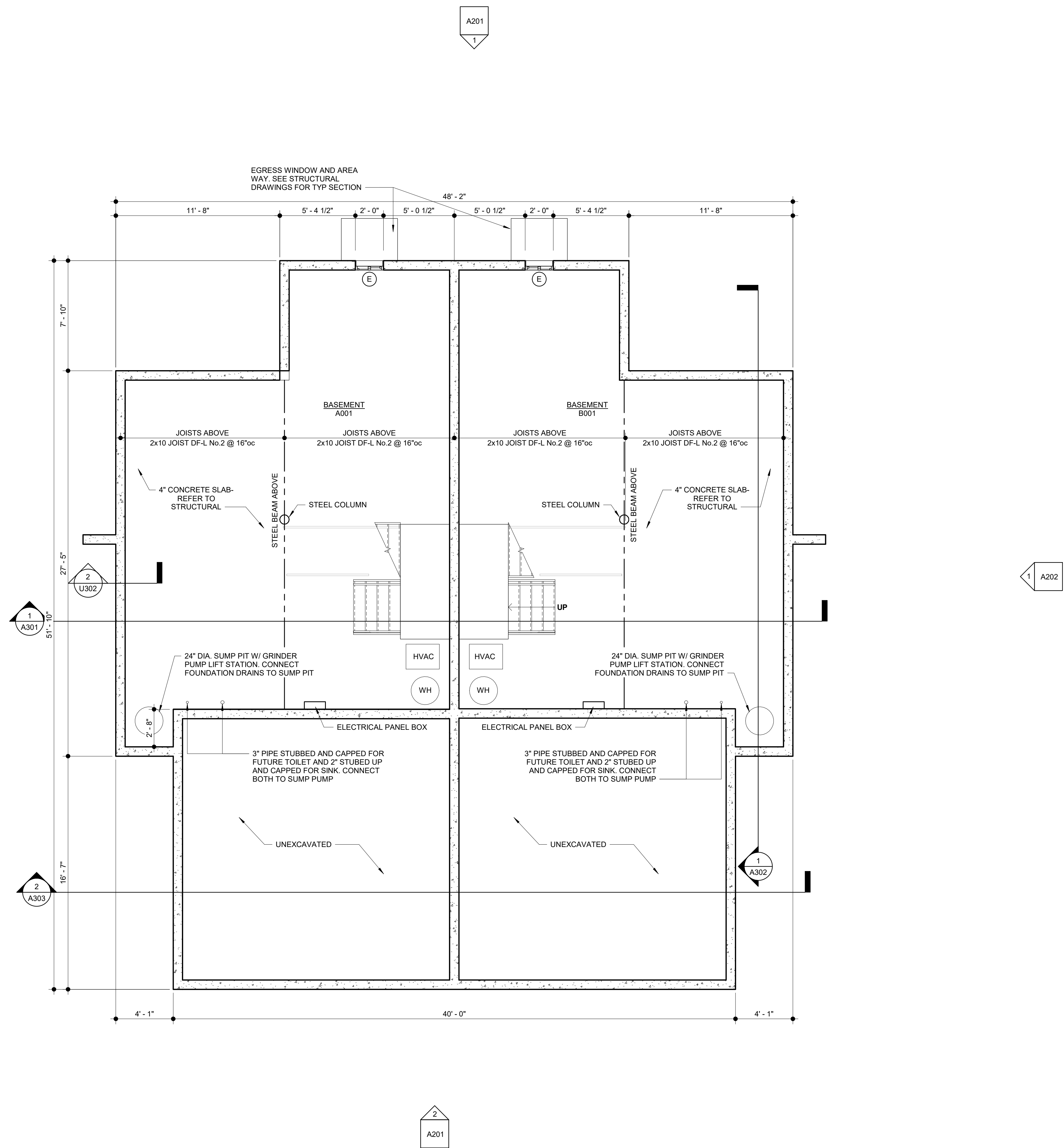
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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEES SUMMIT, MO

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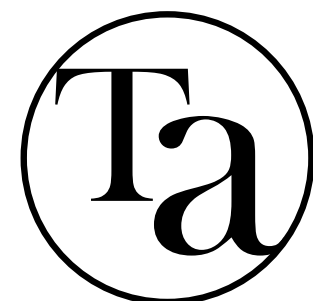
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2020-01

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FLOOR PLAN -  
BASEMENT

sheet no.:

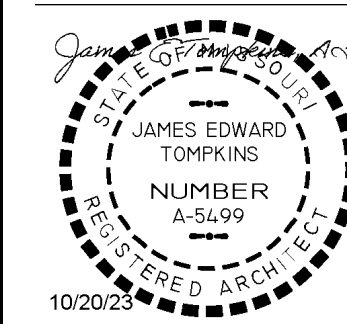
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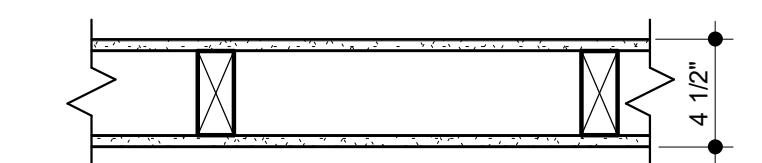


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partition types

GYPSON



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

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

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

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 1/2"x9" LVL UNDER BEARING WALL ABOVE
- 4 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 - GYPSON BOARD; 1/2" GYPSON 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 GYPSON 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

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FOR DICK BURTON  
ORCHARD DRIVE LEES SUMMIT, MO

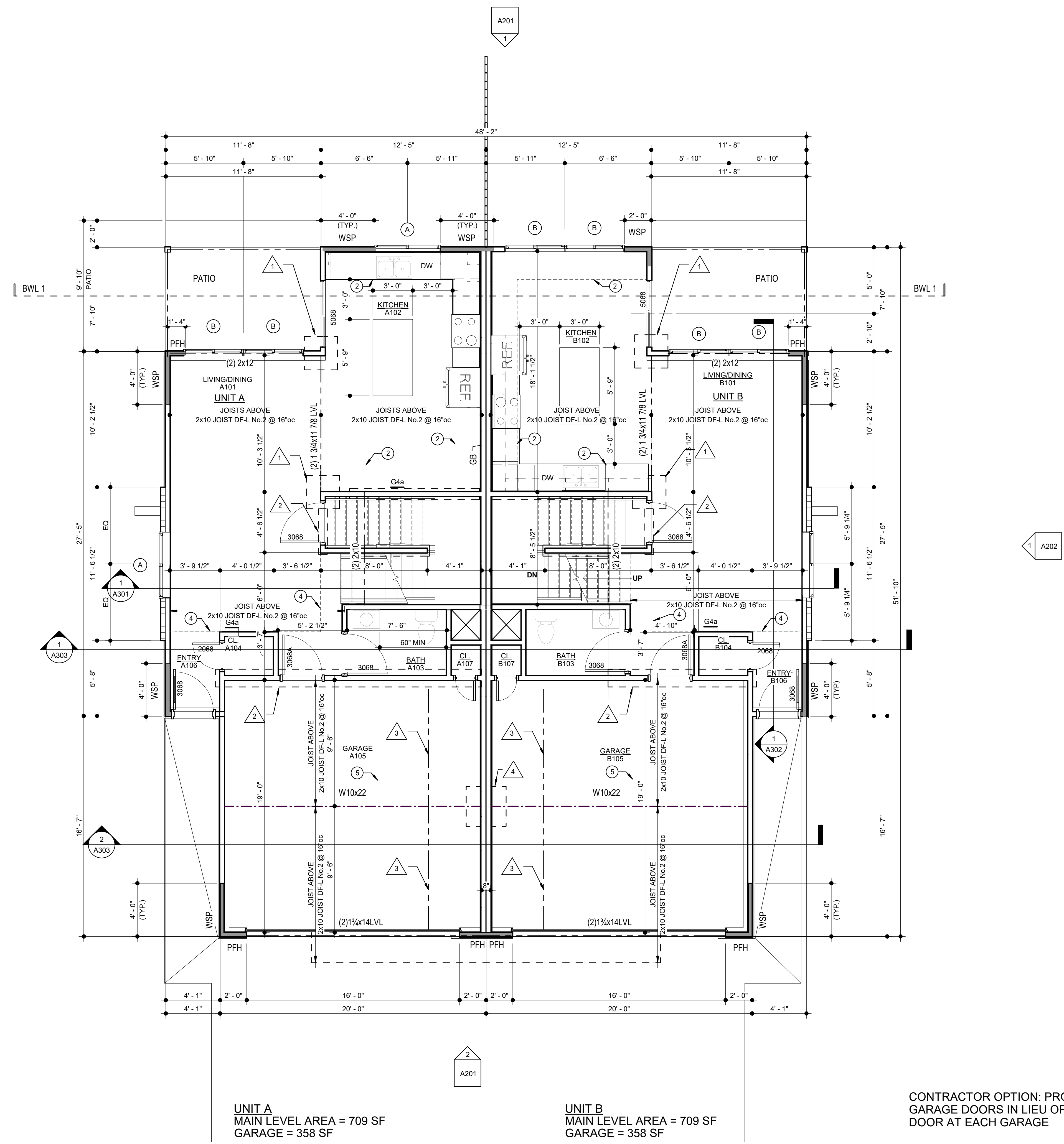
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FLOOR PLAN - MAIN

sheet no.:

A102

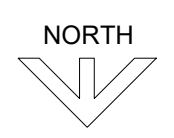


UNIT A  
MAIN LEVEL AREA = 709 SF  
GARAGE = 358 SF

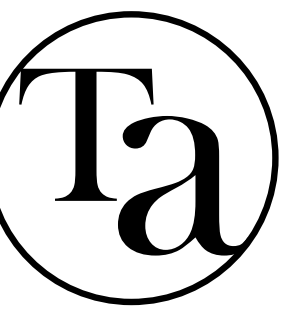
UNIT B  
MAIN LEVEL AREA = 709 SF  
GARAGE = 358 SF

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"

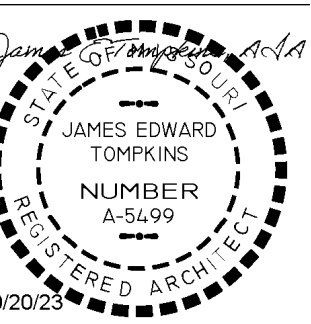






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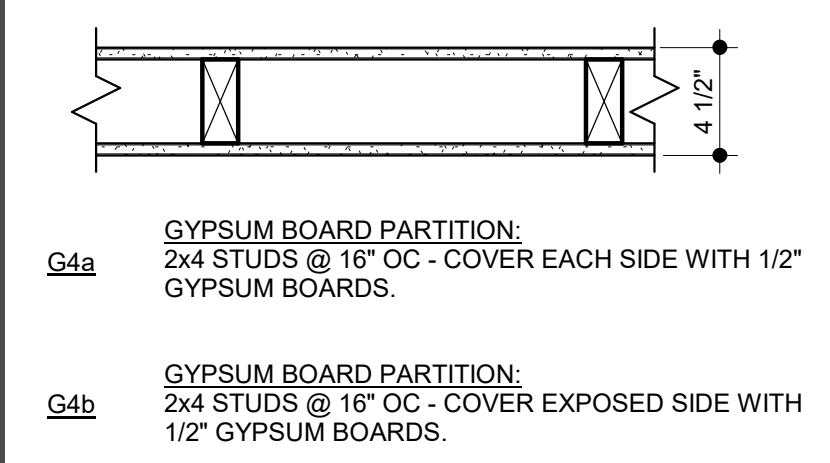


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### partition types

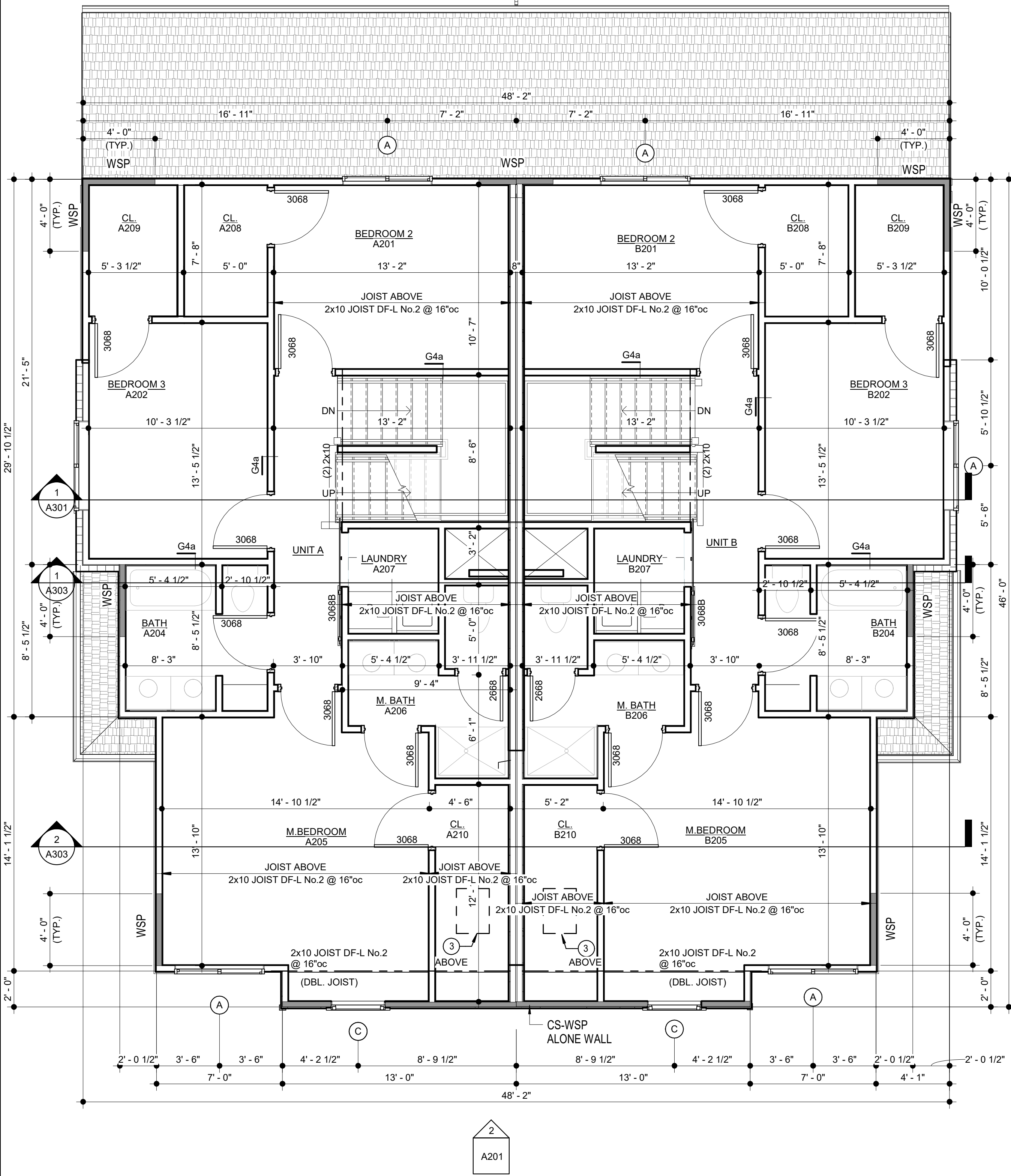
#### GYPSON



### 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
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- 4 SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- 5 4" CONCRETE SLAB - REFER TO STRUCTURAL

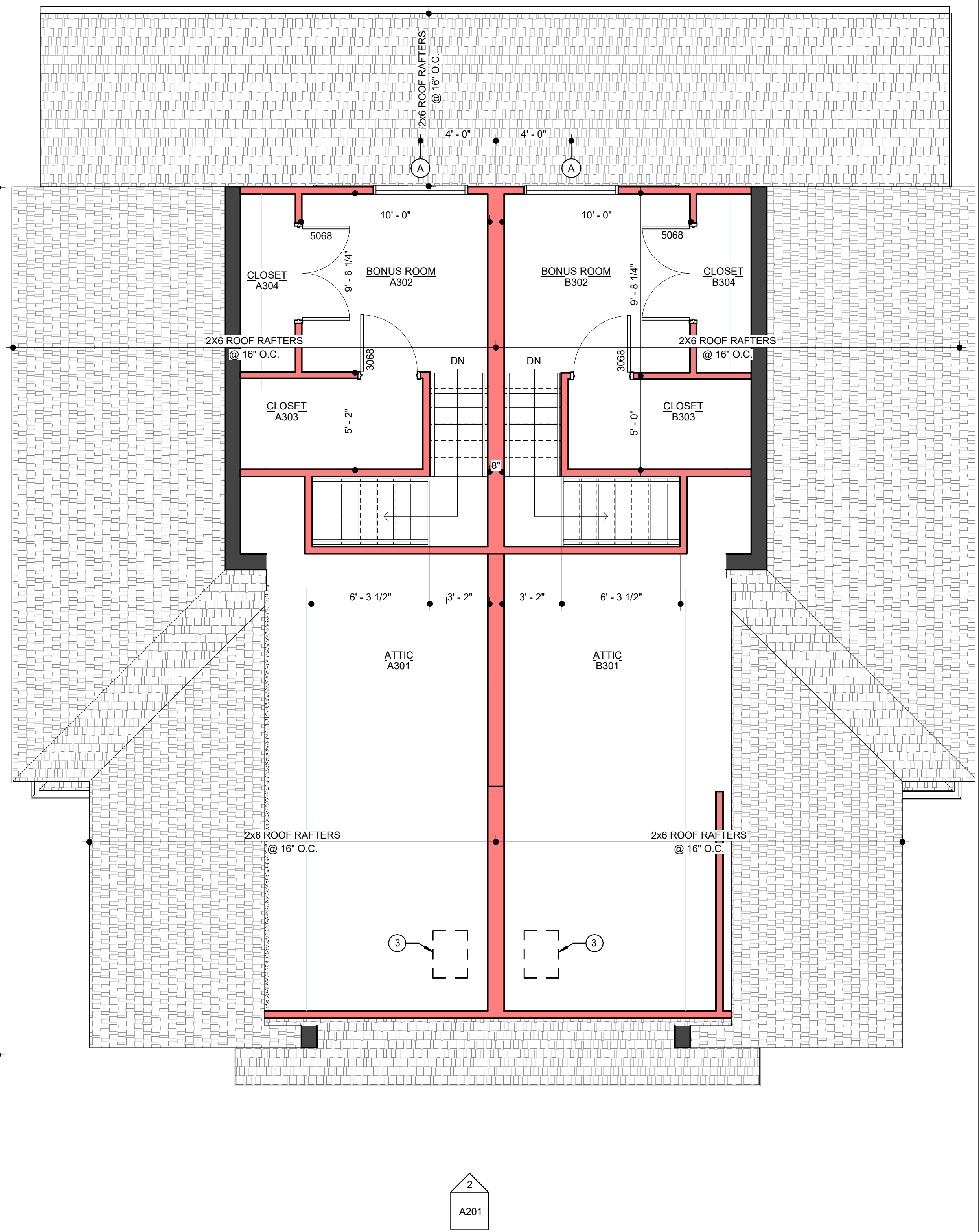
No Bonus Room, Closets or Stairway to 3rd floor only Attic included in this application.



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"

SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEES SUMMIT, MO

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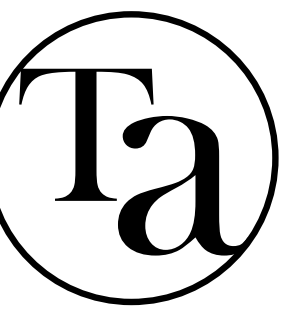
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2020-01

sheet contents:  
FLOOR PLAN -  
SECOND

sheet no.:

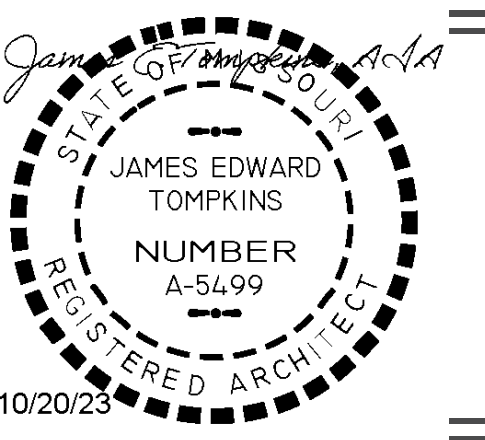
A103





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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"
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. PIPING TO INSTALLATION. ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.

### exterior material legend build

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



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

SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEES SUMMIT, MO

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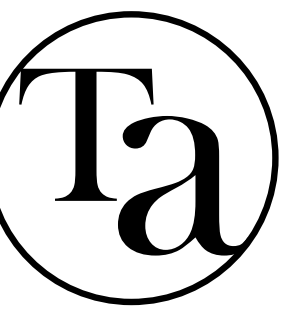
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EXTERIOR ELEVATIONS

sheet no.:

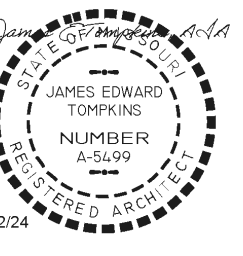
A201





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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"
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

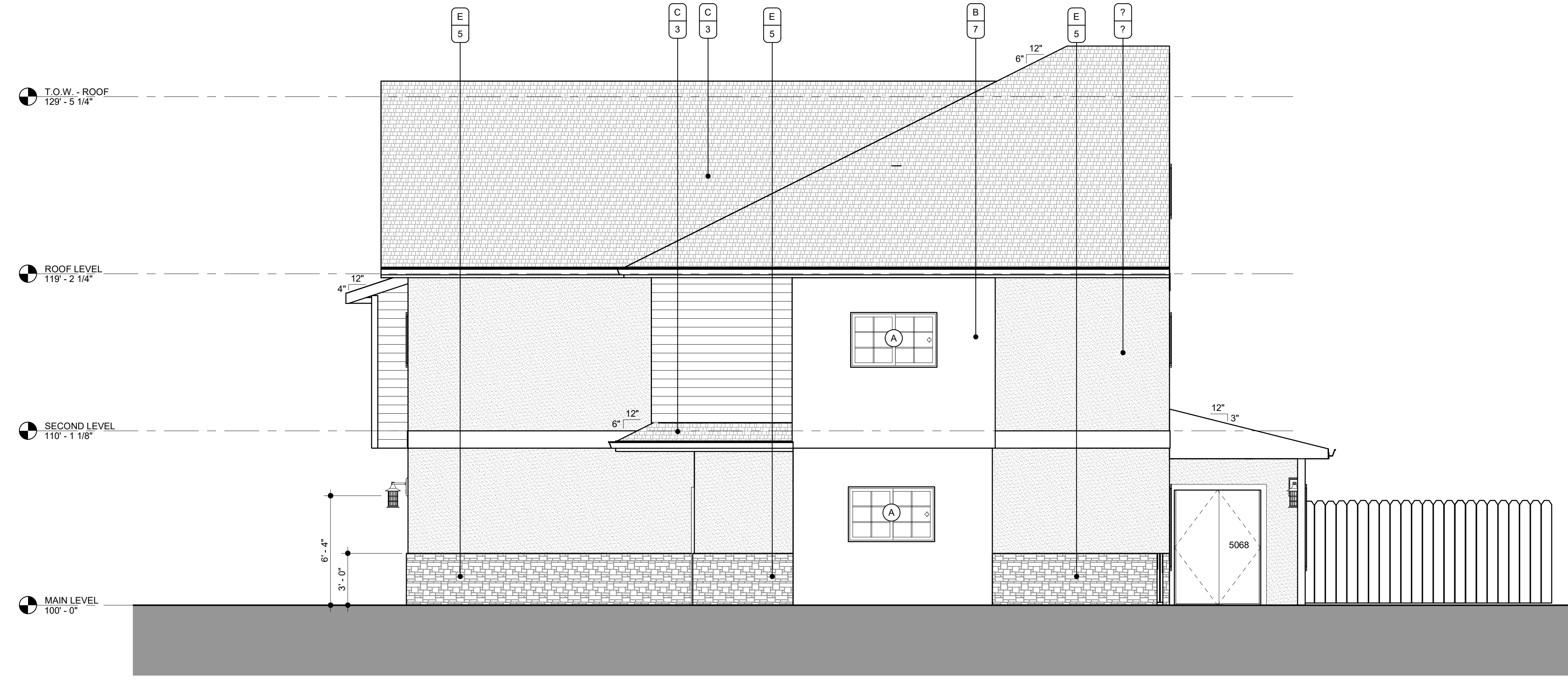
exterior material legend building 4

MATERIAL TYPE

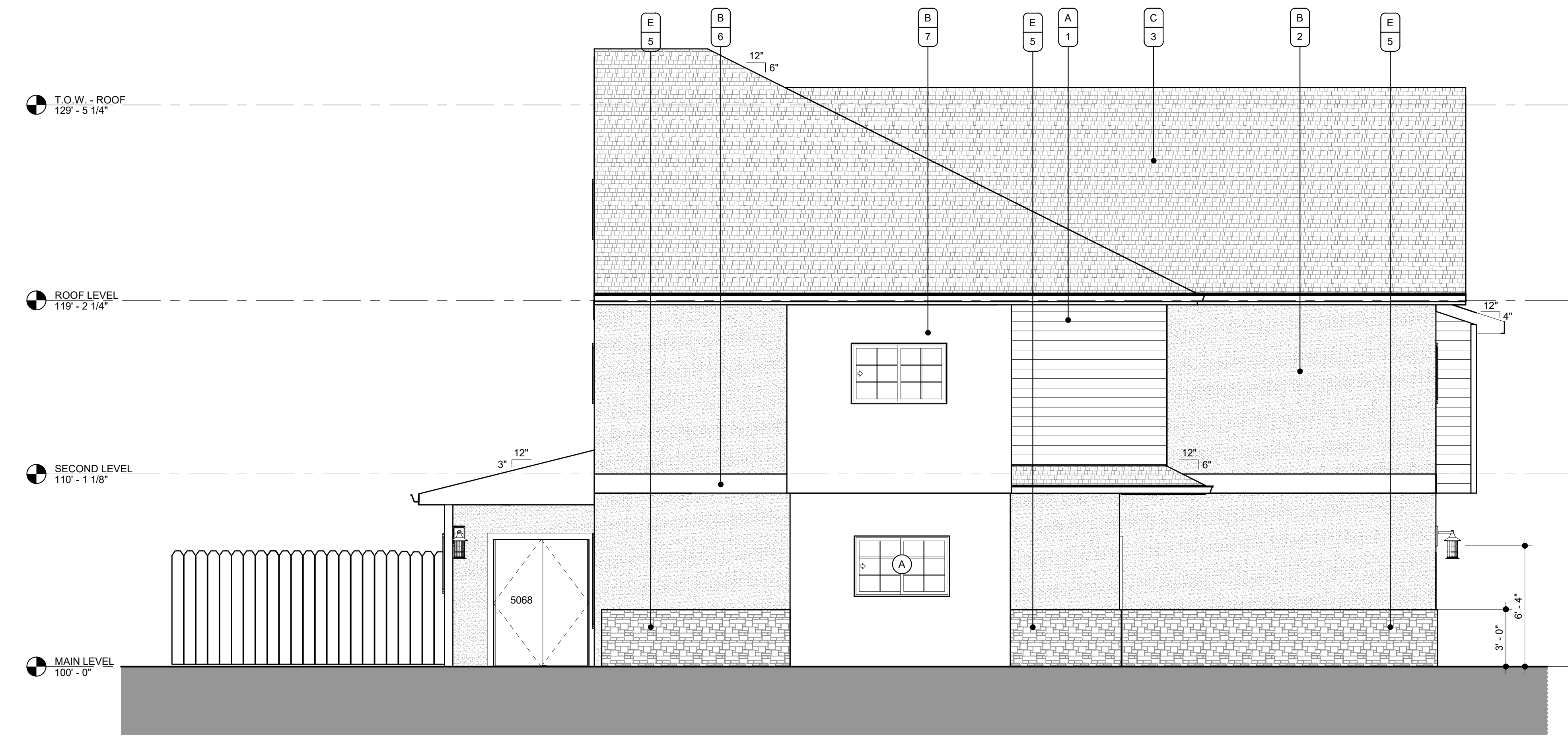
- A. BATTEN BOARD
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. BRICK

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



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

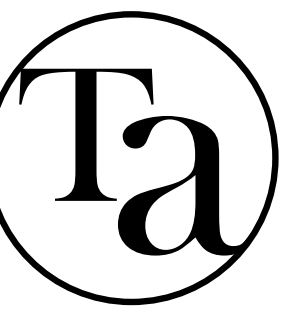
tompkins project no.:  
2020-01

sheet contents:  
EXTERIOR ELEVATIONS

sheet no.:

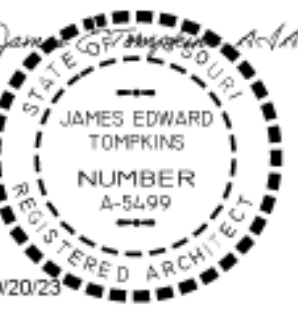
A202





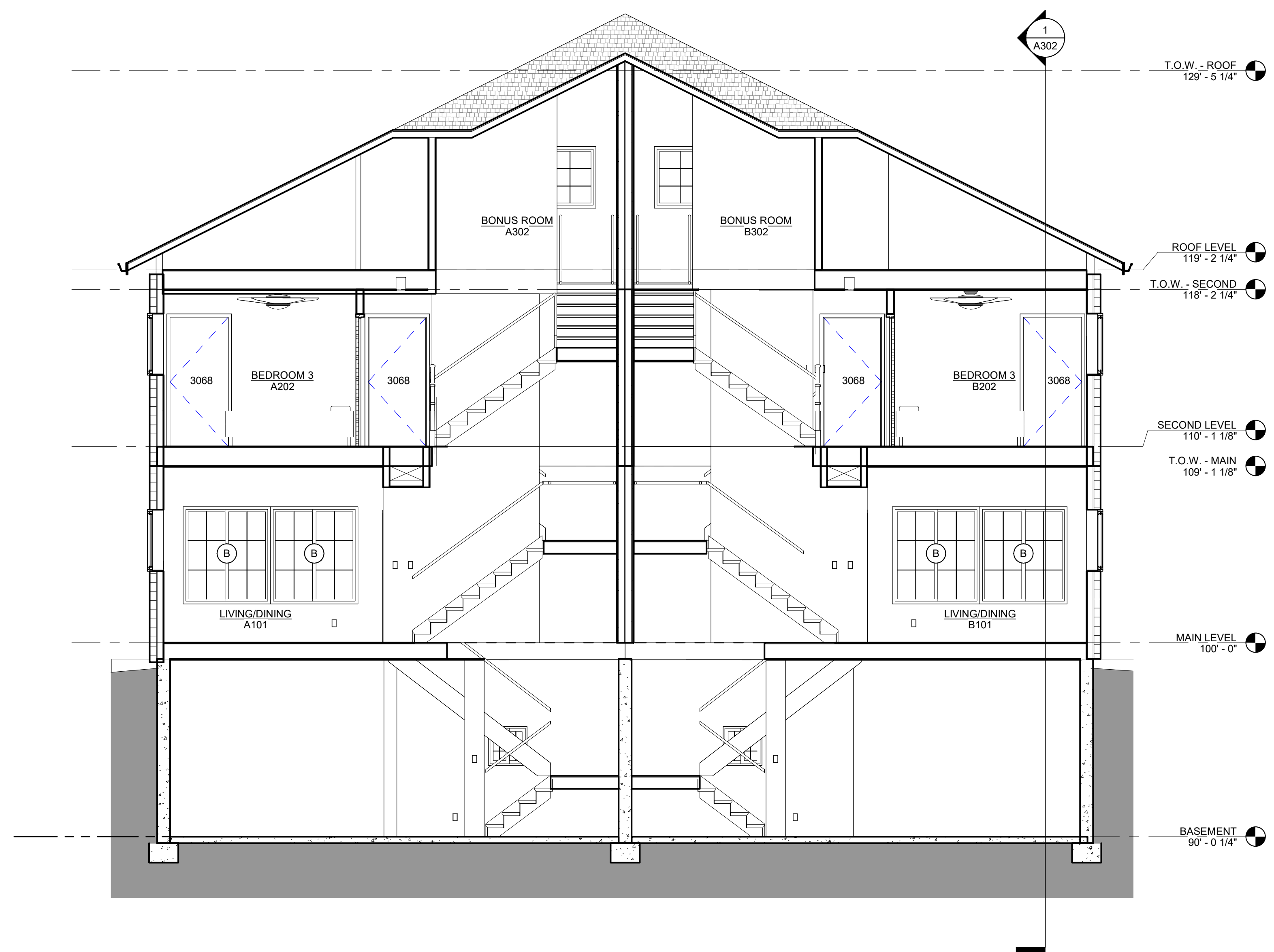
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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEE'S SUMMIT, MO



1 building section stairs looking south

1/4" = 1'-0"

REVISIONS		
No.	Description	Date

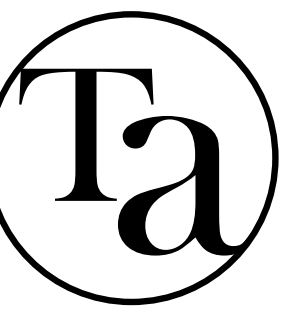
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2023.10.08  
tompkins project no.:  
2020-01

sheet contents:  
BUILDING SECTIONS

sheet no.:

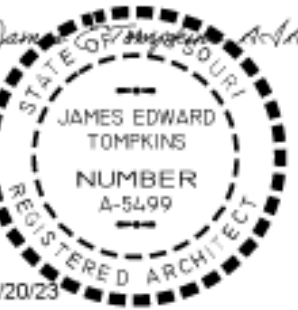
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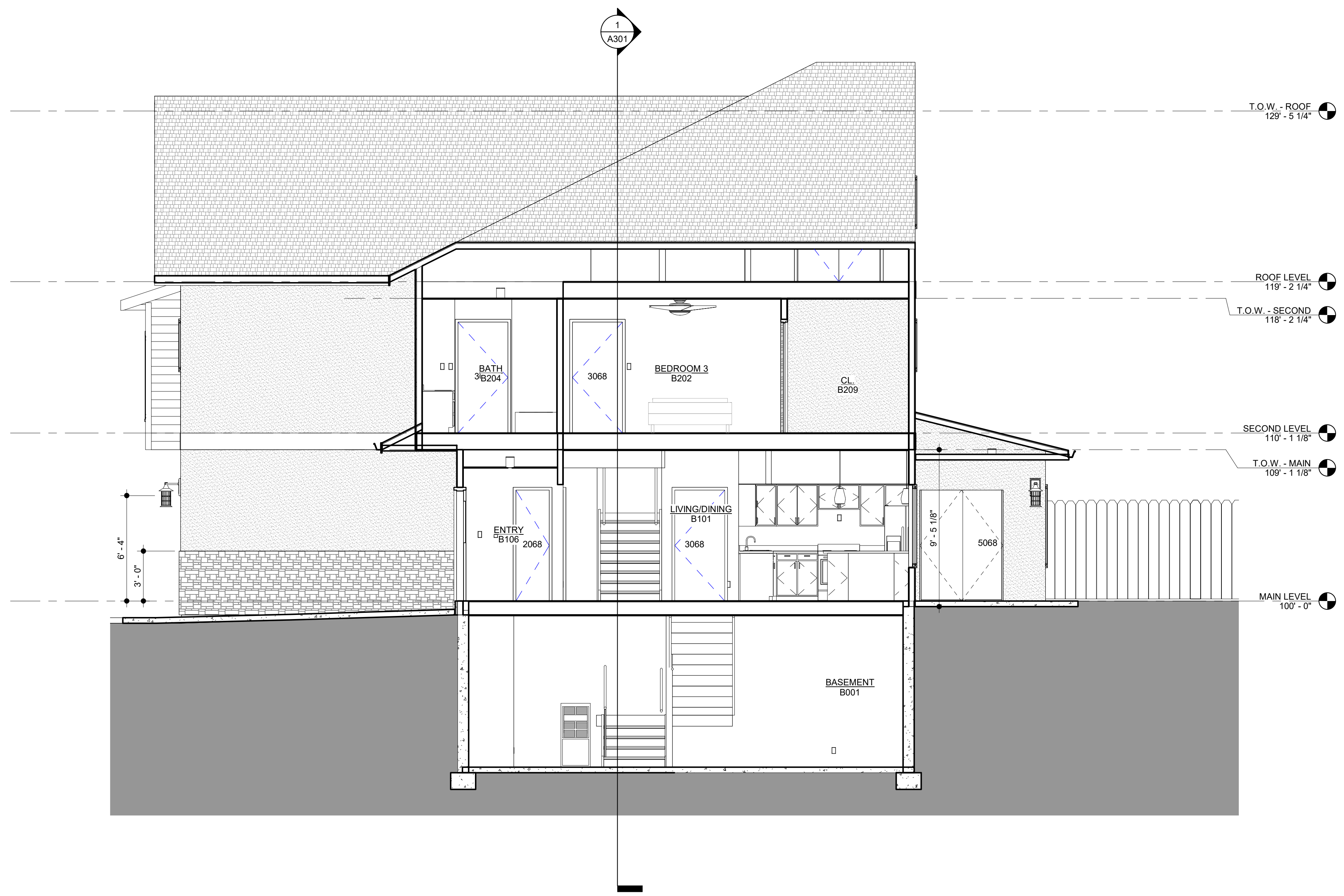
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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEE'S SUMMIT, MO



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

REVISIONS		
No.	Description	Date

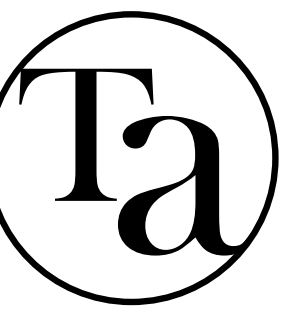
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2023.10.08  
tompkins project no.:  
2020-01

sheet contents:  
BUILDING SECTIONS

sheet no.:

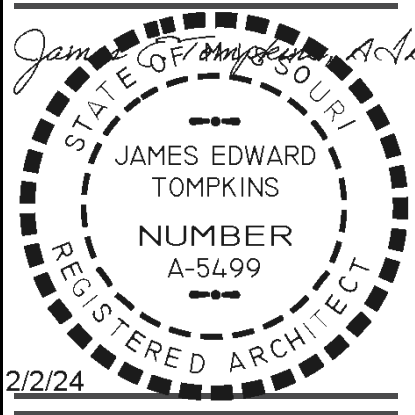
A302





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### roof plan legend

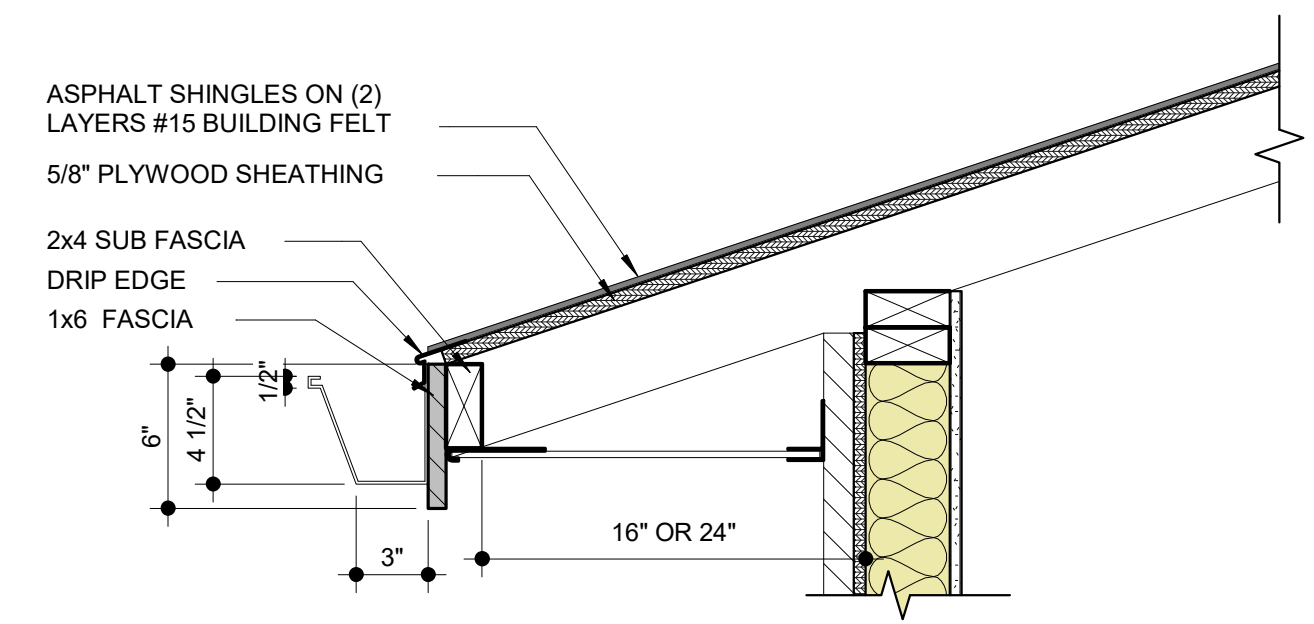
ASPHALT SINGLE ROOF SYSTEM OVER (2) LAYERS #15 BUILDING FELT ON SHEATHING AS INDICATED ON STRUCTURAL

### roof plan keynotes

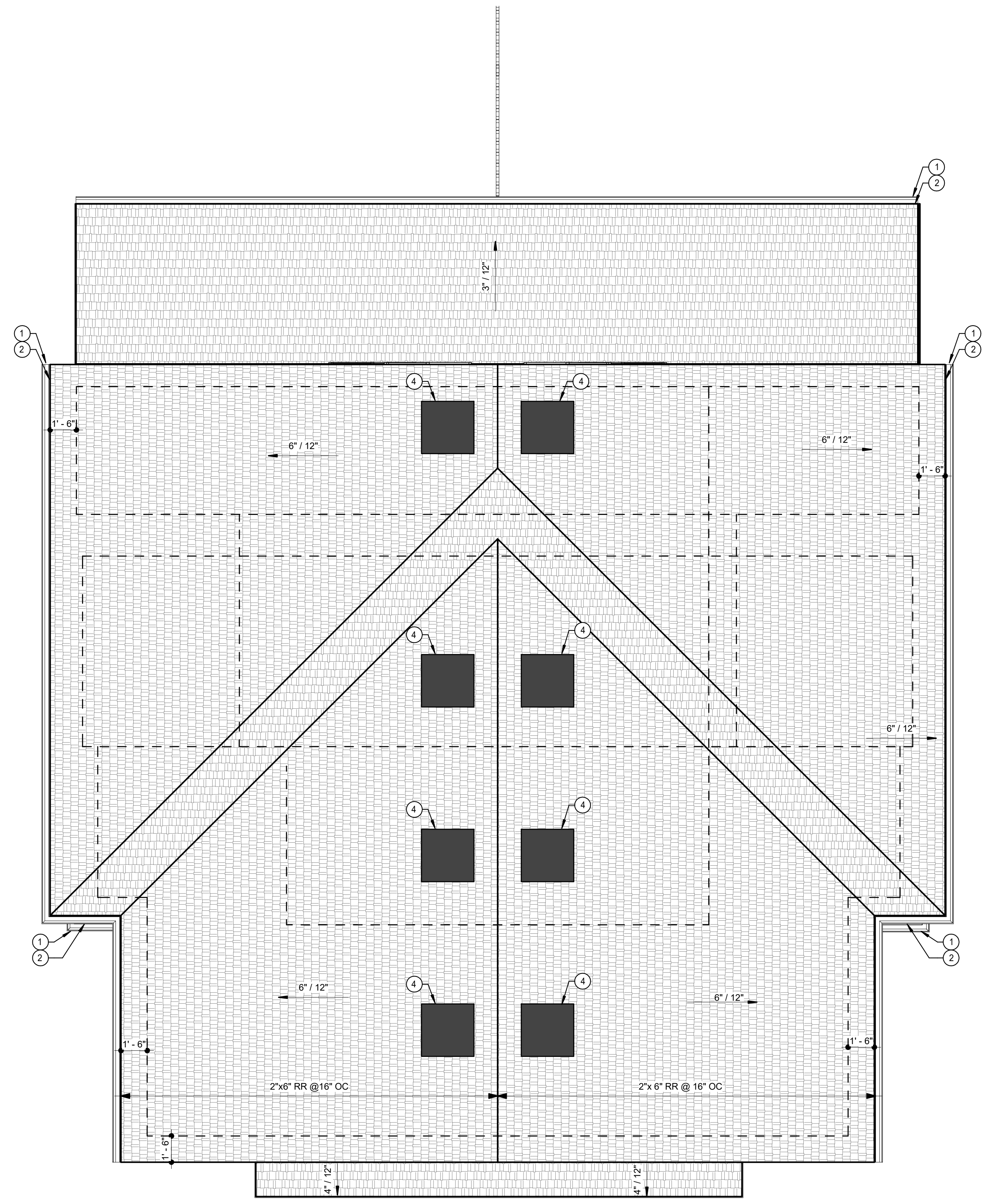
GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL DRAWINGS

ATTIC TO RECEIVE R-49 BLOWN-IN INSULATION

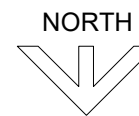
- ① GUTTER
- ② FASCIA
- ③ RIDGE VENT
- ④ ATTIC VENT



**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

## SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEES SUMMIT, MO

### REVISIONS

No.	Description	Date

sheet issue date:  
2023.10.08

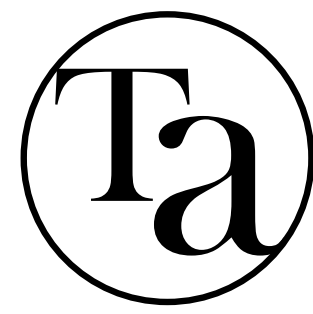
tompkins project no.:  
2020-01

sheet contents:  
ROOF PLAN &  
DETAILS

sheet no.:

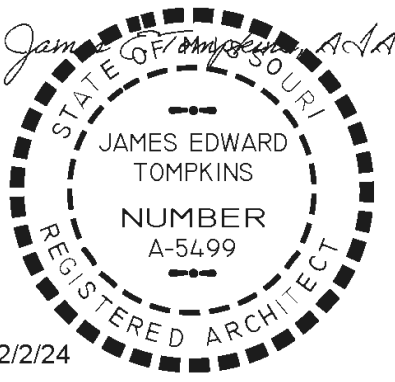
# A401





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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							

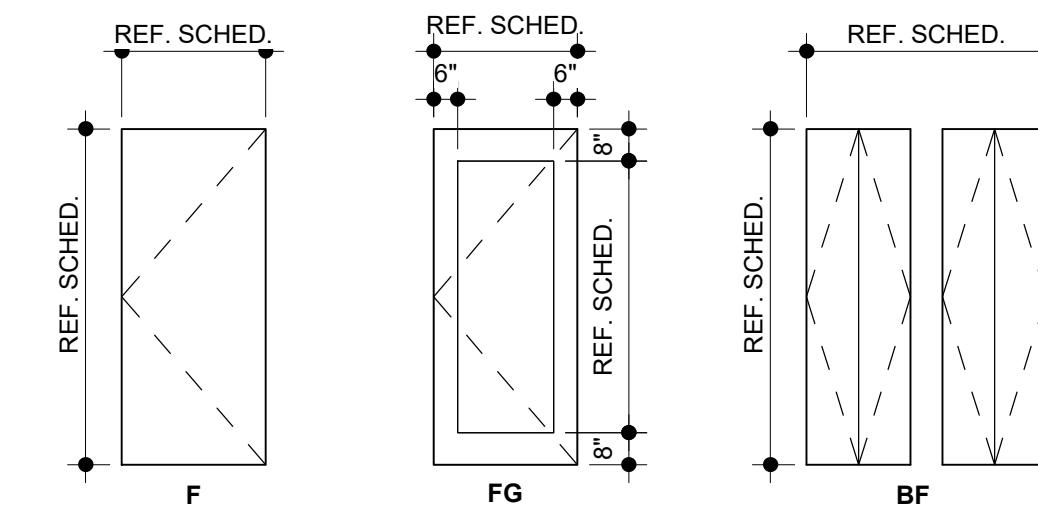
### door schedule notes

#### 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

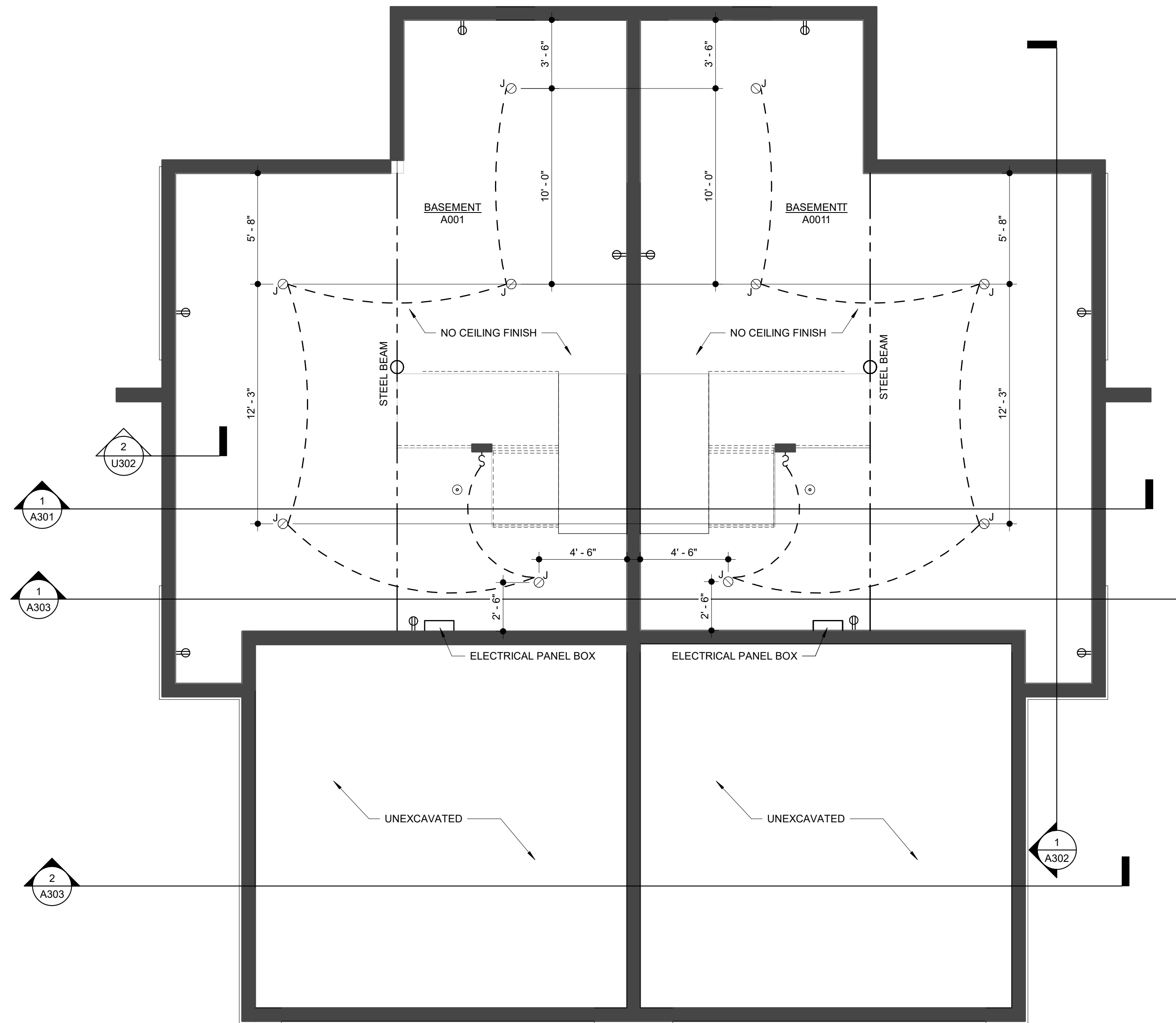
sheet no.:

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

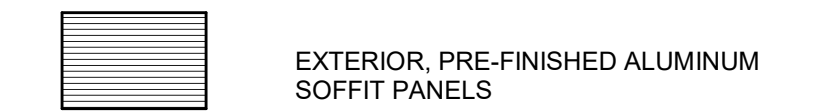
- ① GARAGE OPENER OUTLET IN CEILING
- ② SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- ③ SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- ④ RESTROOM CEILING HEIGHT TO BE 8'-0"

electrical/ceiling general notes

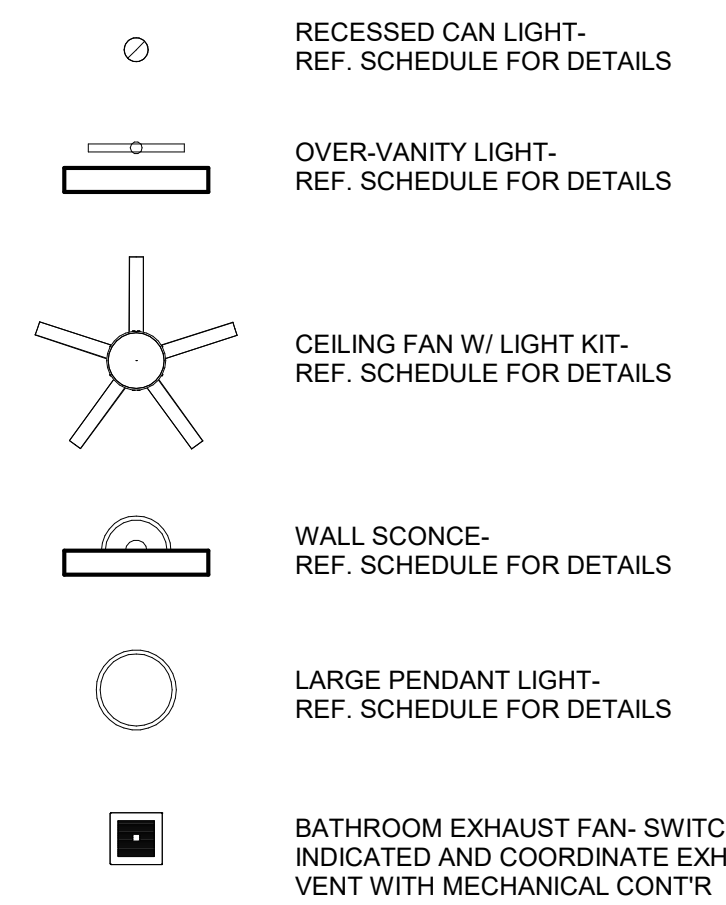
- 1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER R315.
- 2. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
- 3. COORDINATE REQUIREMENTS FOR ALL ELECTRICAL FIXTURES WITH SPECIFIC SELECTED FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.
- 4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION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

electrical/ceiling legend

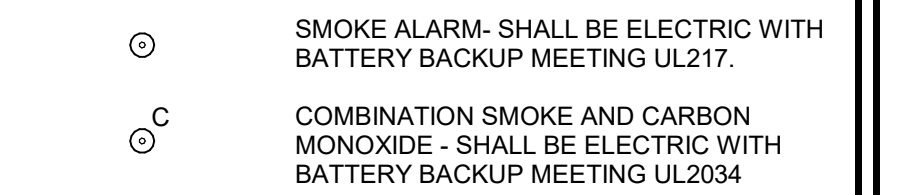
CEILING TYPES



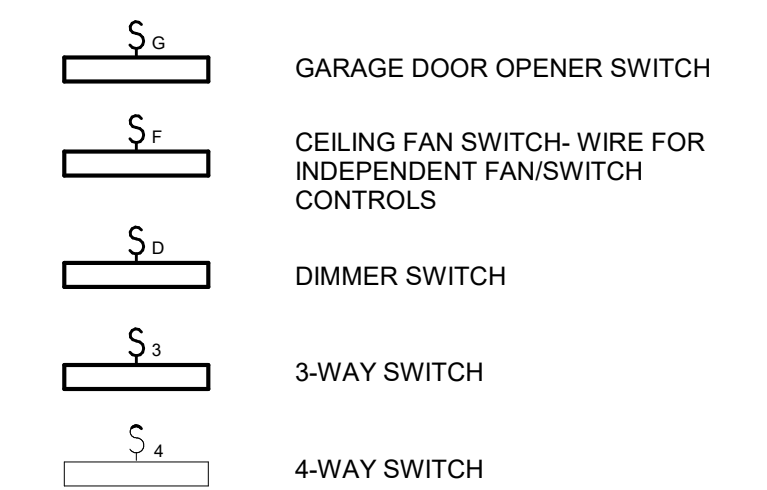
LIGHT FIXTURE TYPES



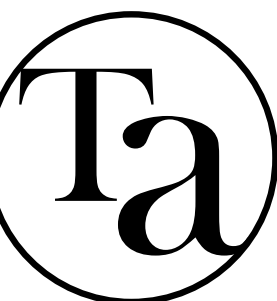
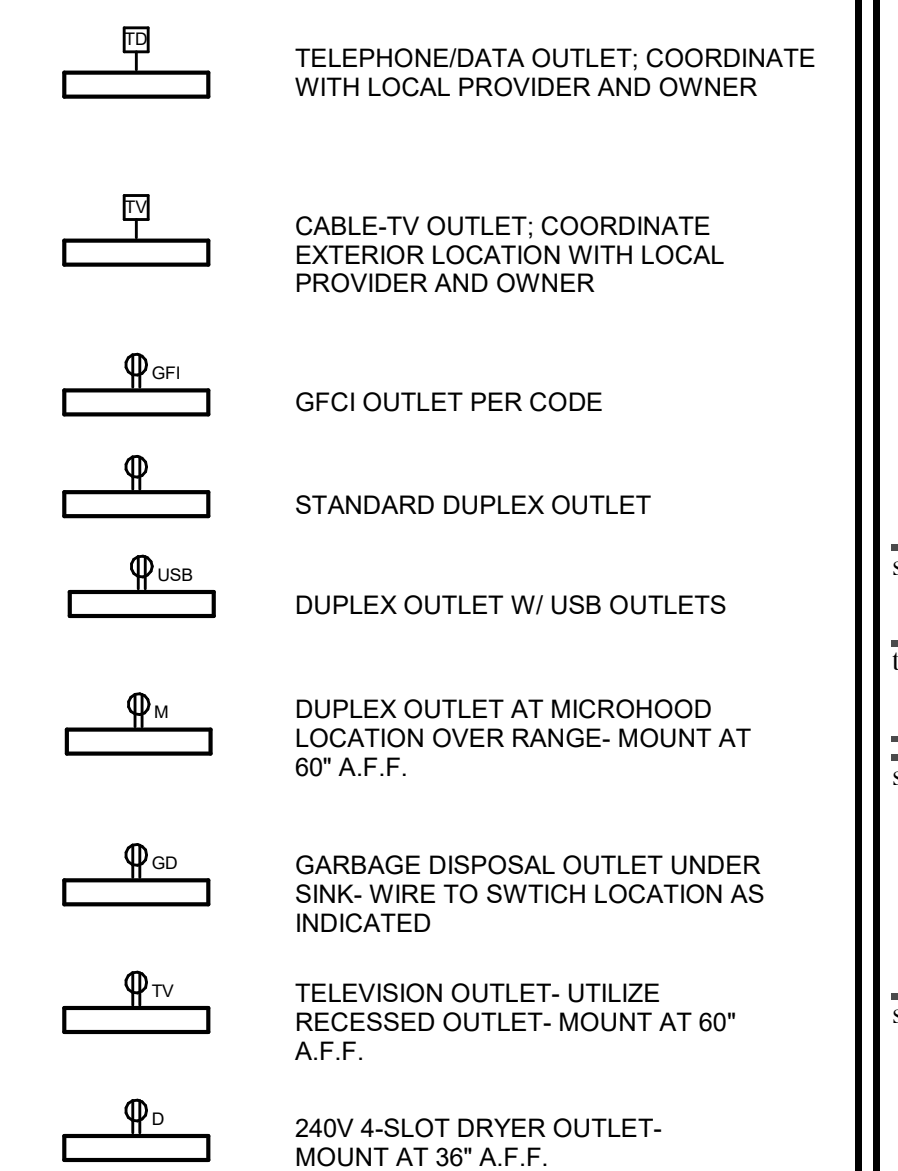
SMOKE ALARM TYPES



SWITCH TYPES

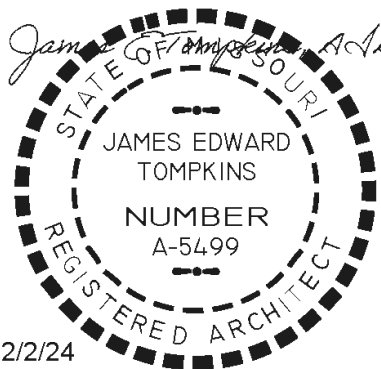


OUTLET TYPES



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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEES SUMMIT, MO

REVISIONS

No.	Description	Date

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

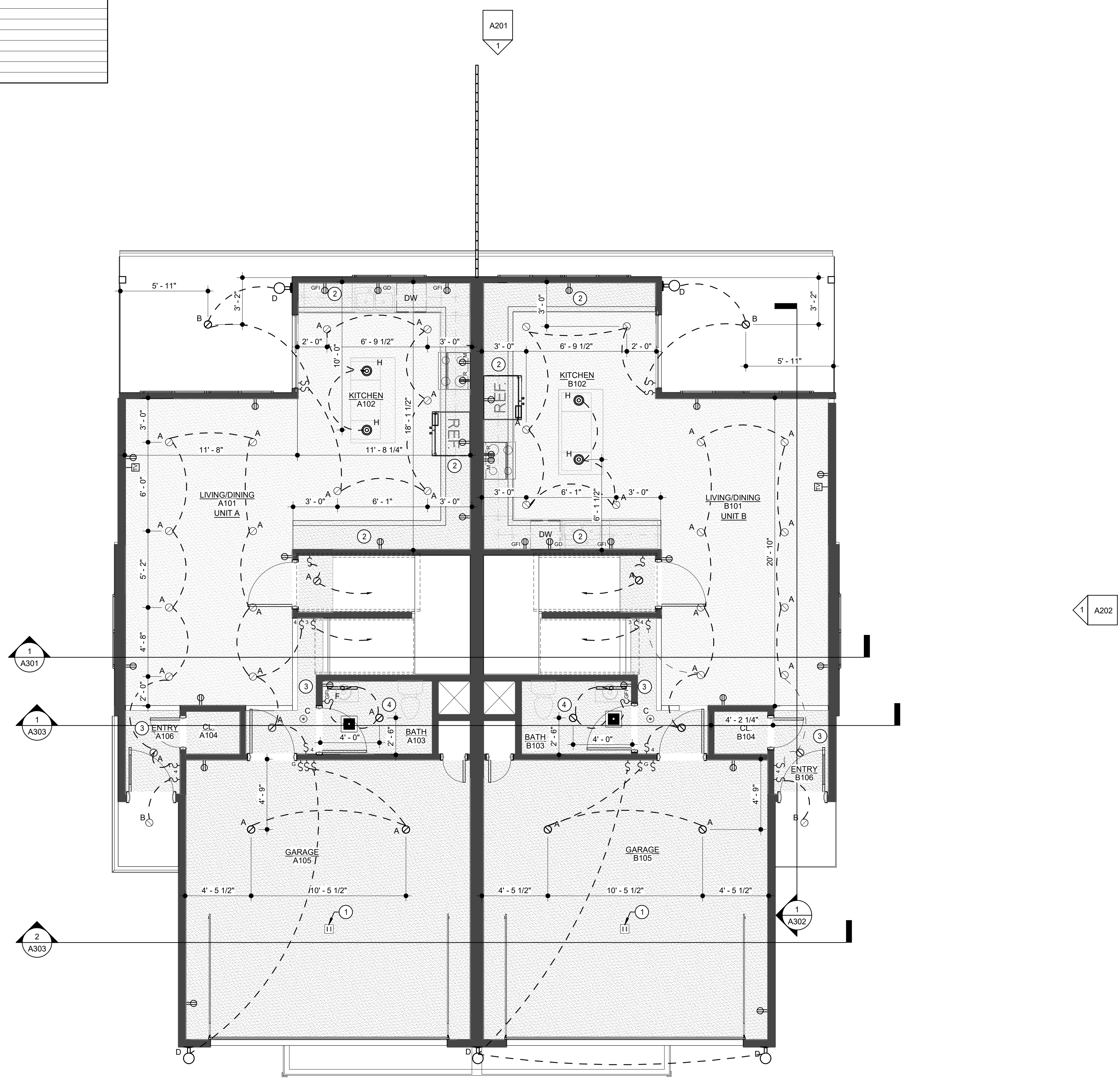
sheet contents:  
CEILING/ELECTRICAL  
PLANS - BASEMENT

sheet no.:

A601



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 - main level  
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**

- EXTERIOR, PRE-FINISHED ALUMINUM SOFFIT PANELS
- PAINTED GYP. BD. CEILING

**LIGHT FIXTURE TYPES**

- RECESSED CAN LIGHT- REF. SCHEDULE FOR DETAILS
- OVER-VANITY LIGHT- REF. SCHEDULE FOR DETAILS
- CEILING FAN W/ LIGHT KIT- REF. SCHEDULE FOR DETAILS
- WALL SCONCE- REF. SCHEDULE FOR DETAILS
- LARGE PENDANT LIGHT- REF. SCHEDULE FOR DETAILS
- BATHROOM EXHAUST FAN- SWITCH AS INDICATED AND COORDINATE EXHAUST VENT WITH MECHANICAL CONTR

**SMOKE ALARM TYPES**

- SMOKE ALARM- SHALL BE ELECTRIC WITH BATTERY BACKUP MEETING UL217.
- COMBINATION SMOKE AND CARBON MONOXIDE - SHALL BE ELECTRIC WITH BATTERY BACKUP MEETING UL2034

**SWITCH TYPES**

- GARAGE DOOR OPENER SWITCH
- CEILING FAN SWITCH- WIRE FOR INDEPENDENT FAN/SWITCH CONTROLS
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH

**OUTLET TYPES**

- TELEPHONE/DATA OUTLET; COORDINATE WITH LOCAL PROVIDER AND OWNER
- CABLE-TV OUTLET; COORDINATE EXTERIOR LOCATION WITH LOCAL PROVIDER AND OWNER
- GFCI OUTLET PER CODE
- STANDARD DUPLEX OUTLET
- DUPLEX OUTLET W/ USB OUTLETS
- DUPLEX OUTLET AT MICROHOOD LOCATION OVER RANGE- MOUNT AT 60" A.F.F.
- GARBAGE DISPOSAL OUTLET UNDER SINK- WIRE TO SWITCH LOCATION AS INDICATED
- TELEVISION OUTLET- UTILIZE RECESSED OUTLET- MOUNT AT 60" A.F.F.
- 240V 4-SLOT DRYER OUTLET- MOUNT AT 36" A.F.F.

**Ta**  
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James Edward Tompkins  
REGISTERED ARCHITECT  
NUMBER A-5499  
2/2/24

**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

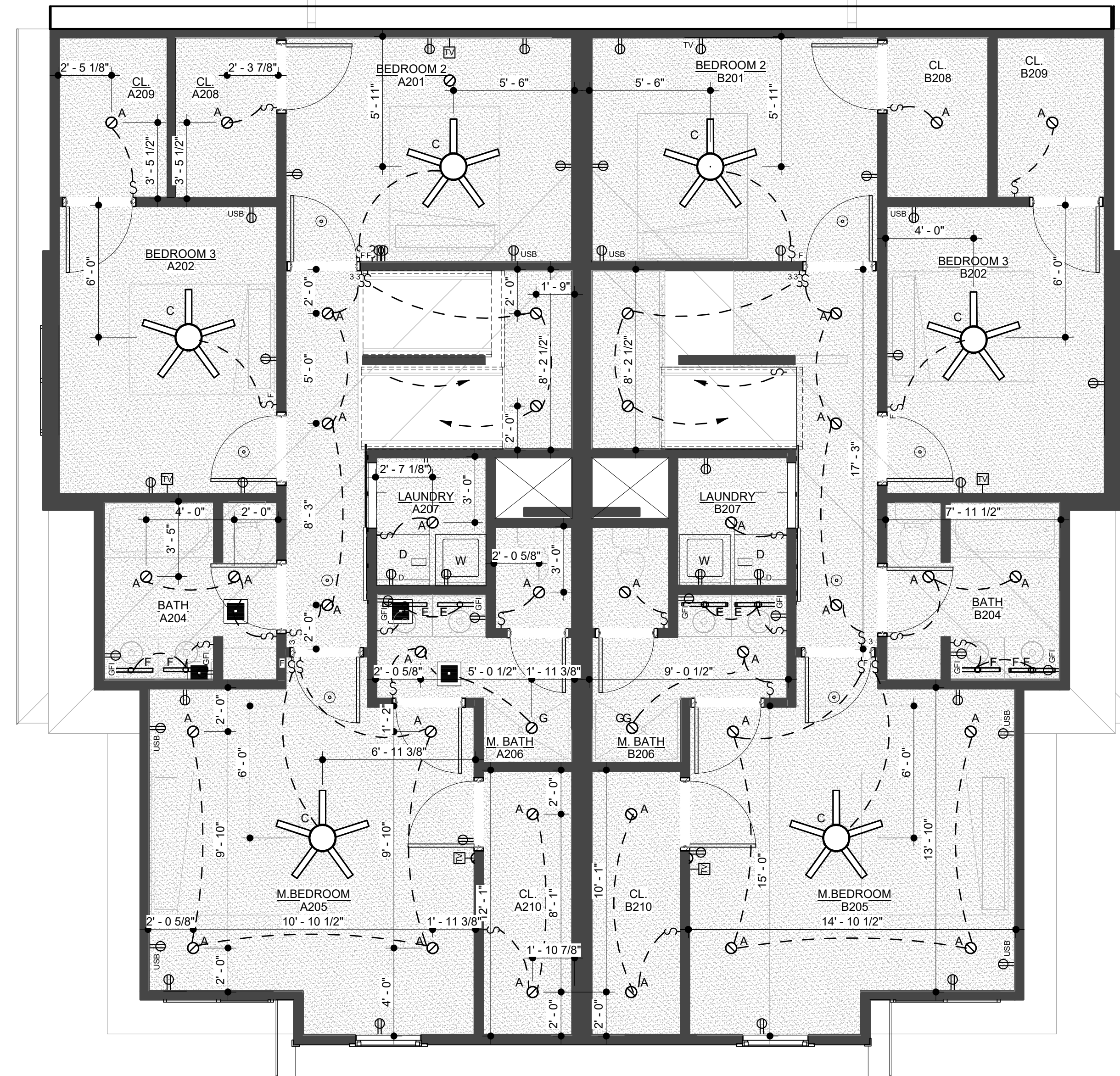
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CEILING/ELECTRICAL  
PLANS - MAIN

sheet no.: **A602**

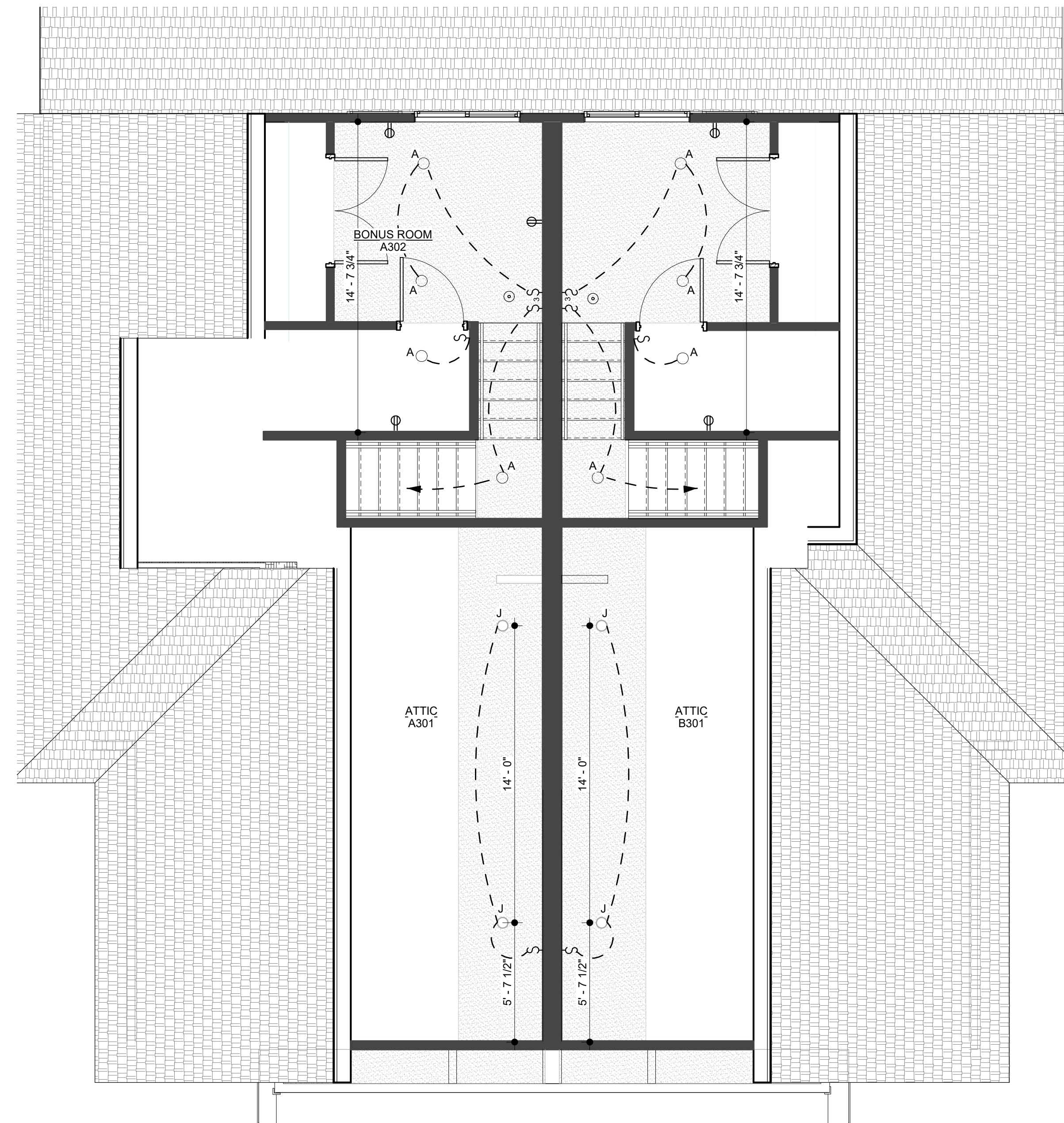


lighting fixture schedule

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		



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



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

electrical/ceiling keynotes

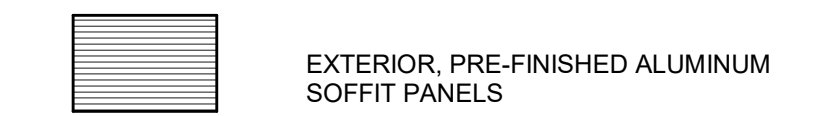
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- 2 SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- 3 SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- 4 RESTROOM CEILING HEIGHT TO BE 8'-0"

electrical/ceiling general notes

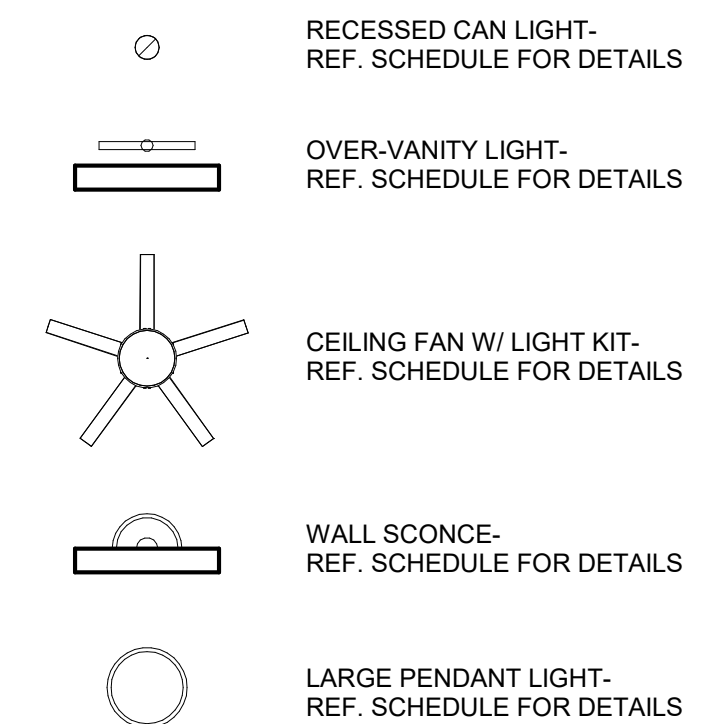
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4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1

electrical/ceiling legend

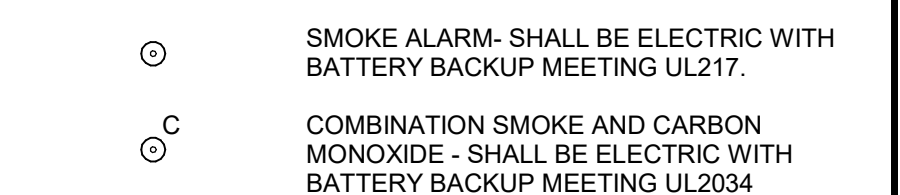
CEILING TYPES



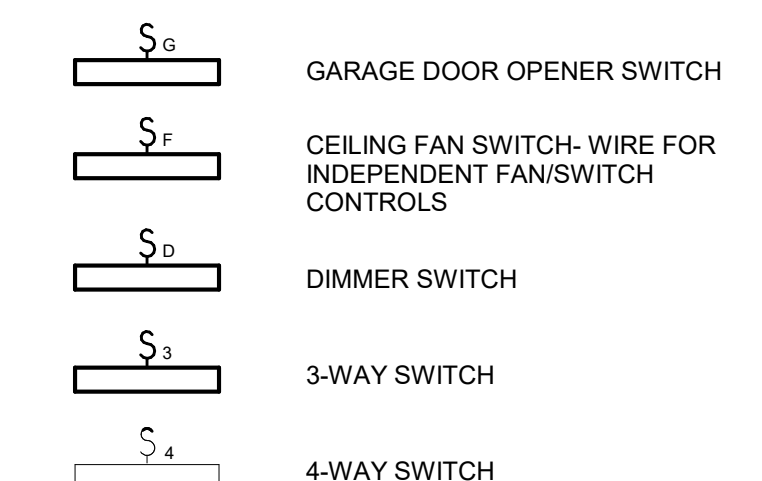
LIGHT FIXTURE TYPES



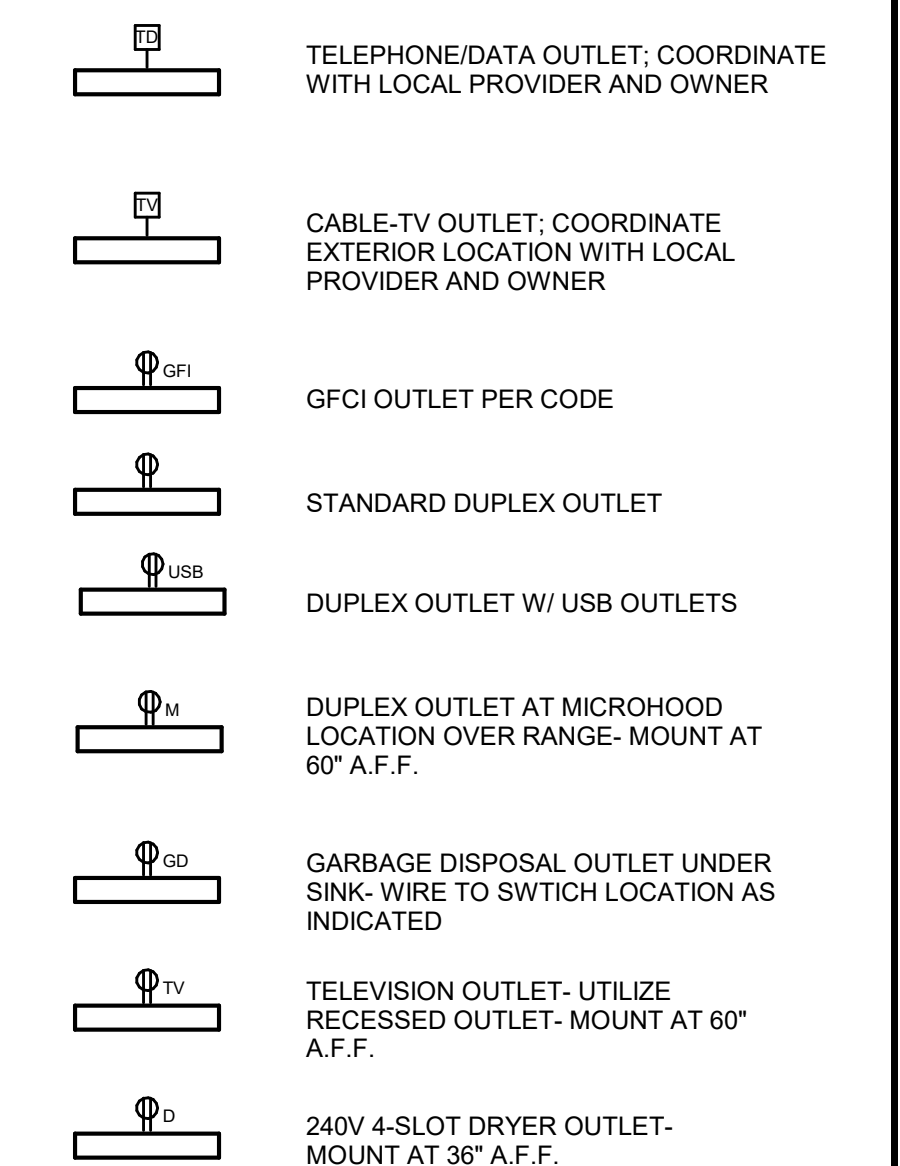
SMOKE ALARM TYPES



SWITCH TYPES

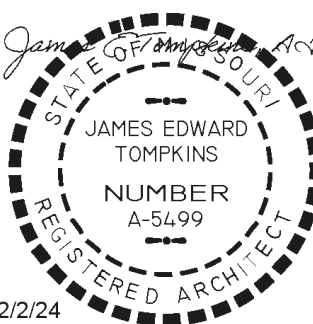


OUTLET TYPES



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SEQUOIA DUPLEX - ALT. 1

FOR DICK BURTON  
ORCHARD DRIVE LEES SUMMIT, MO

REVISIONS

No.	Description	Date

sheet issue date:  
2023.10.08

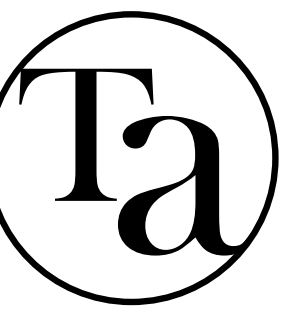
tompkins project no.:  
2020-01

sheet contents:  
CEILING/ELECTRICAL  
PLANS - UPPER

sheet no.:

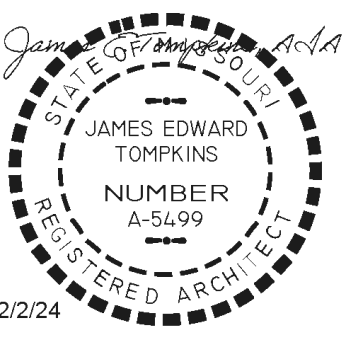
A603





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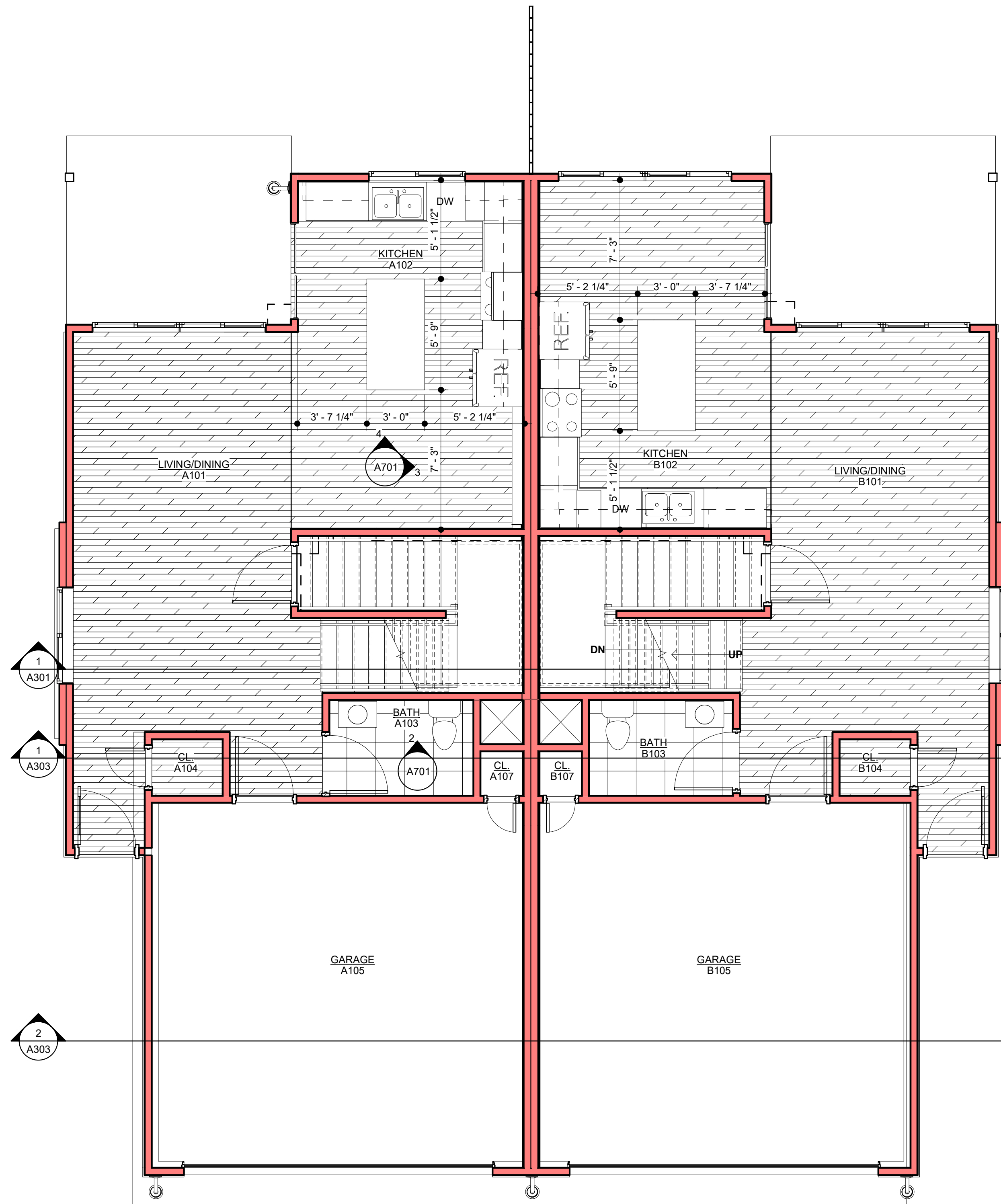


finish legends

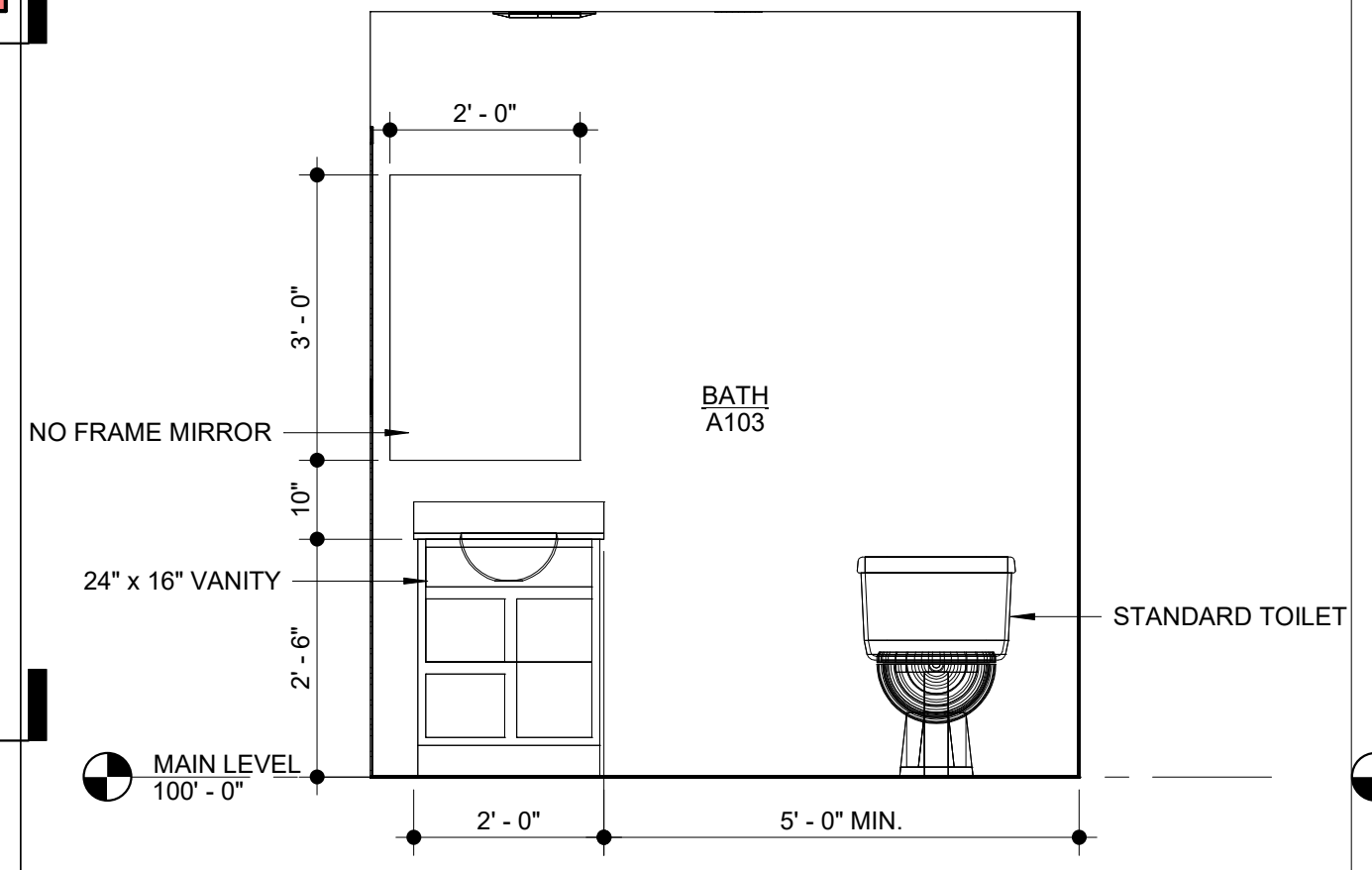
- CARPET
- PORCELAIN FLOOR TILE
- LVP

room finish schedule

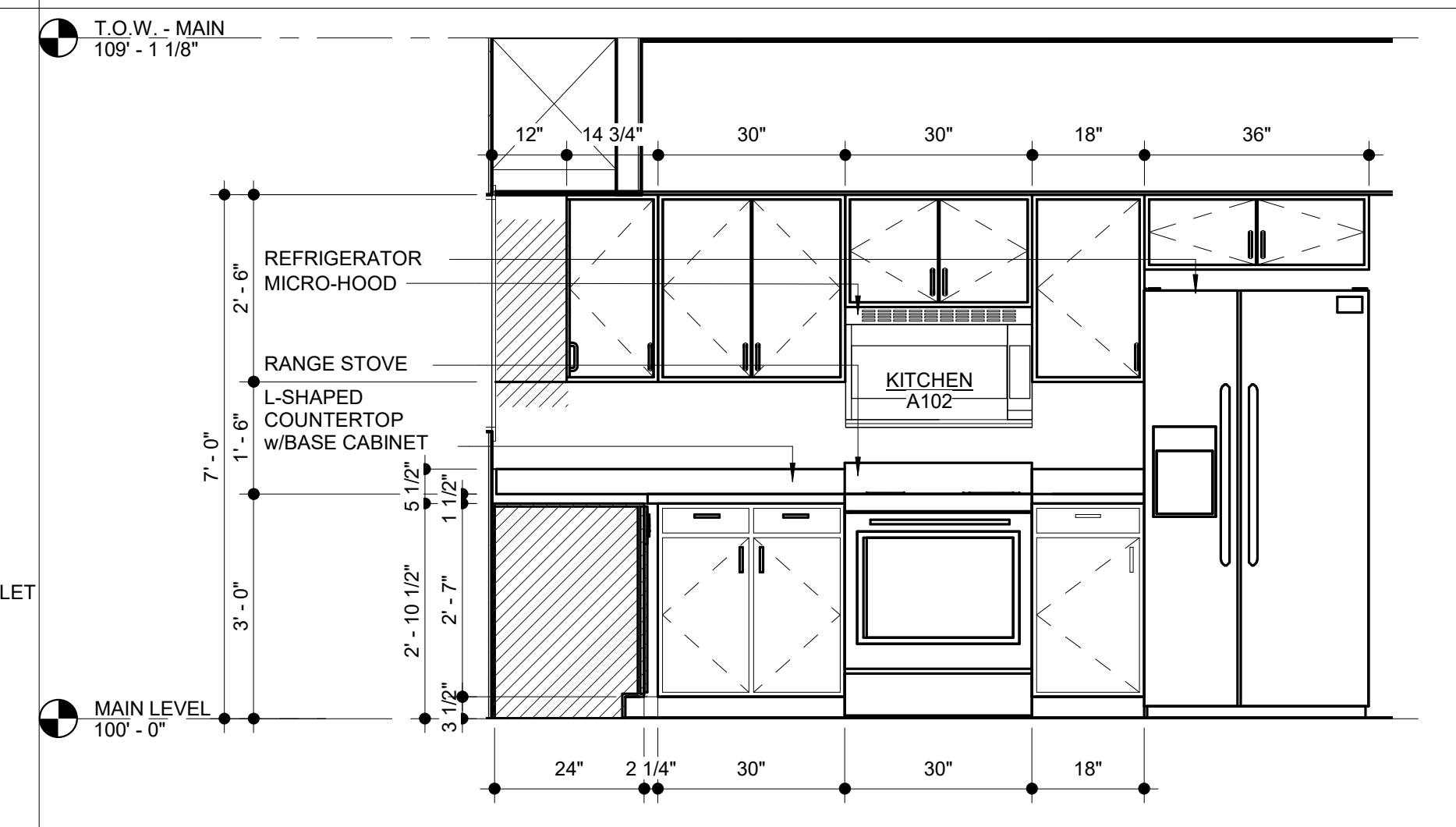
NO.	ROOM NAME	FLOOR
A101	LIVING/DINING	LVP
A102	KITCHEN	LUXURY VINYL PLANK
A103	BATH	PORCELAIN FLOOR TILE
A104	CL	CARPET
A105	GARAGE	CONCRETE
A106	ENTRY	LVP
A107	CL	
A201	BEDROOM 2	LVP
A202	BEDROOM 3	LVP
A204	BATH	PORCELAIN FLOOR TILE
A205	M.BEDROOM	LVP
A206	M. BATH	PORCELAIN FLOOR TILE
A207	LAUNDRY	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	
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	
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	



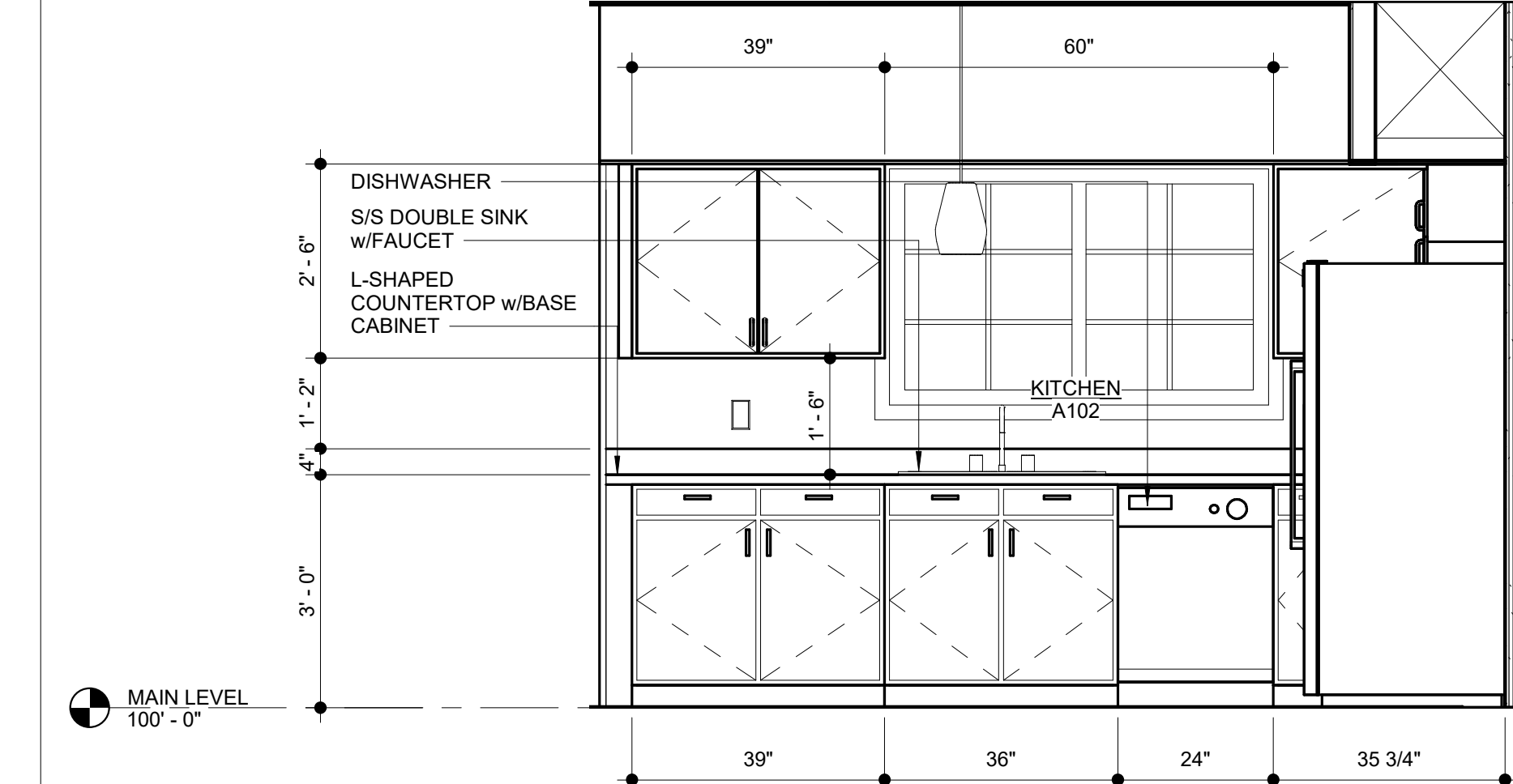
1 finish-furniture plan - main level  
1/4" = 1'-0"



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"

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

sheet no.:

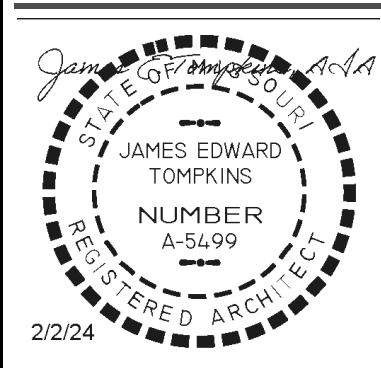
A701





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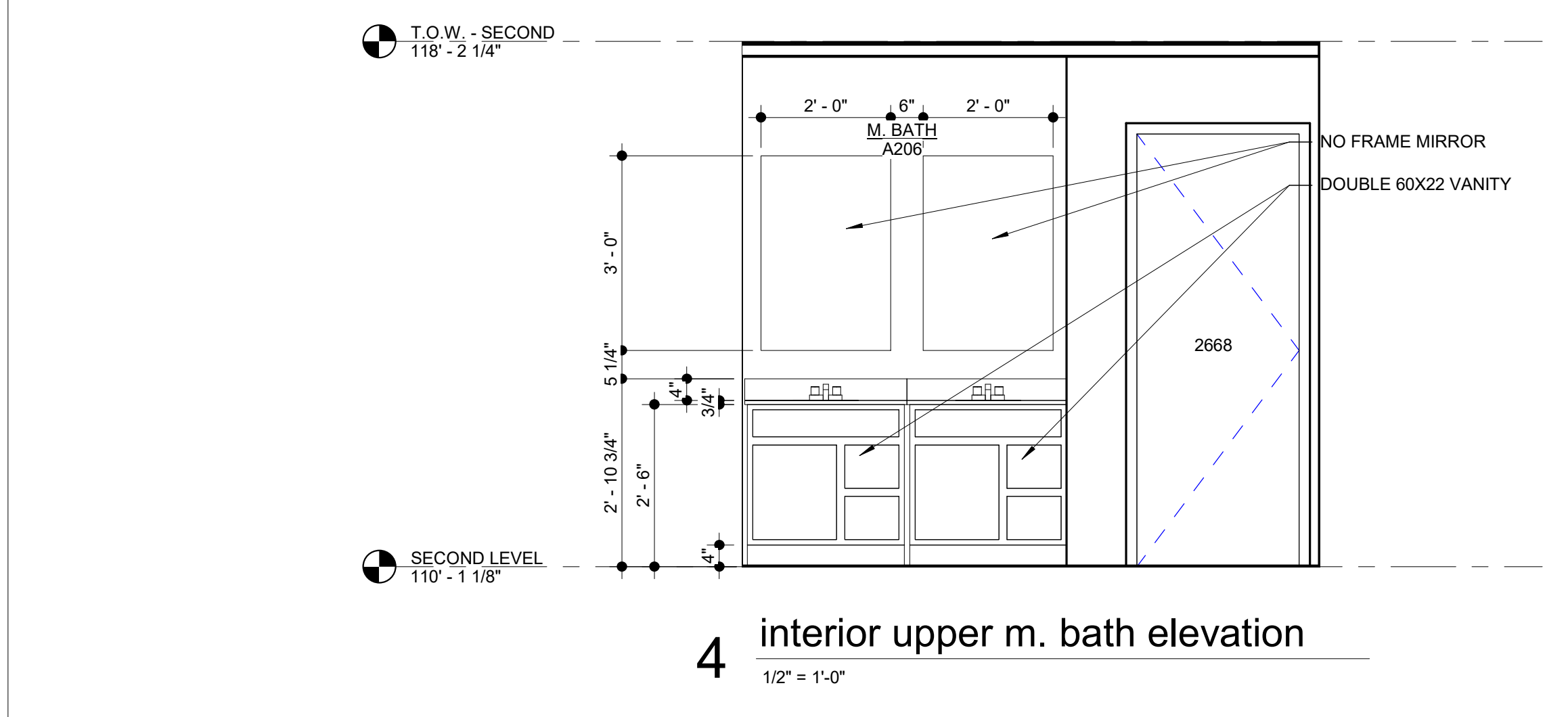
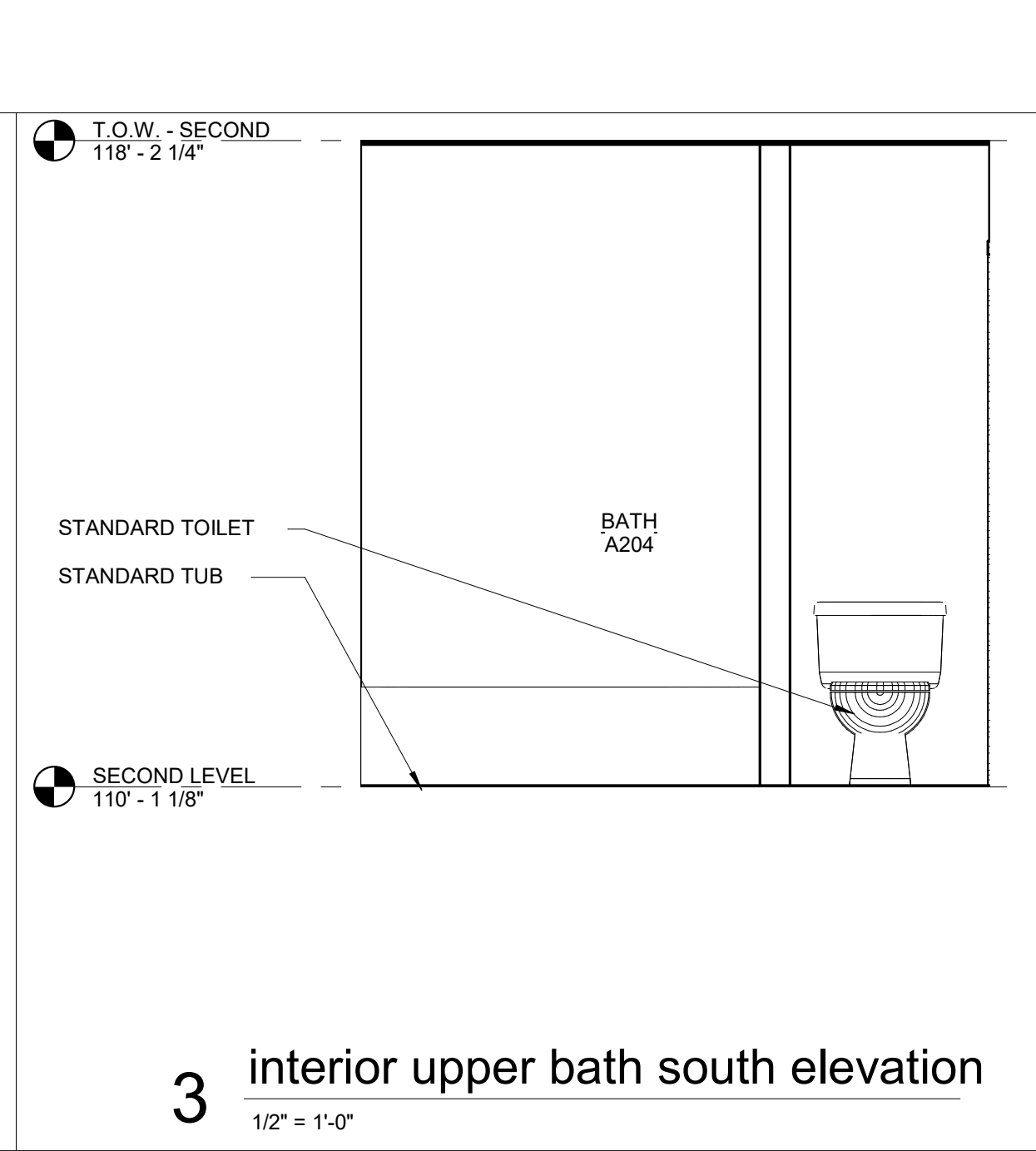
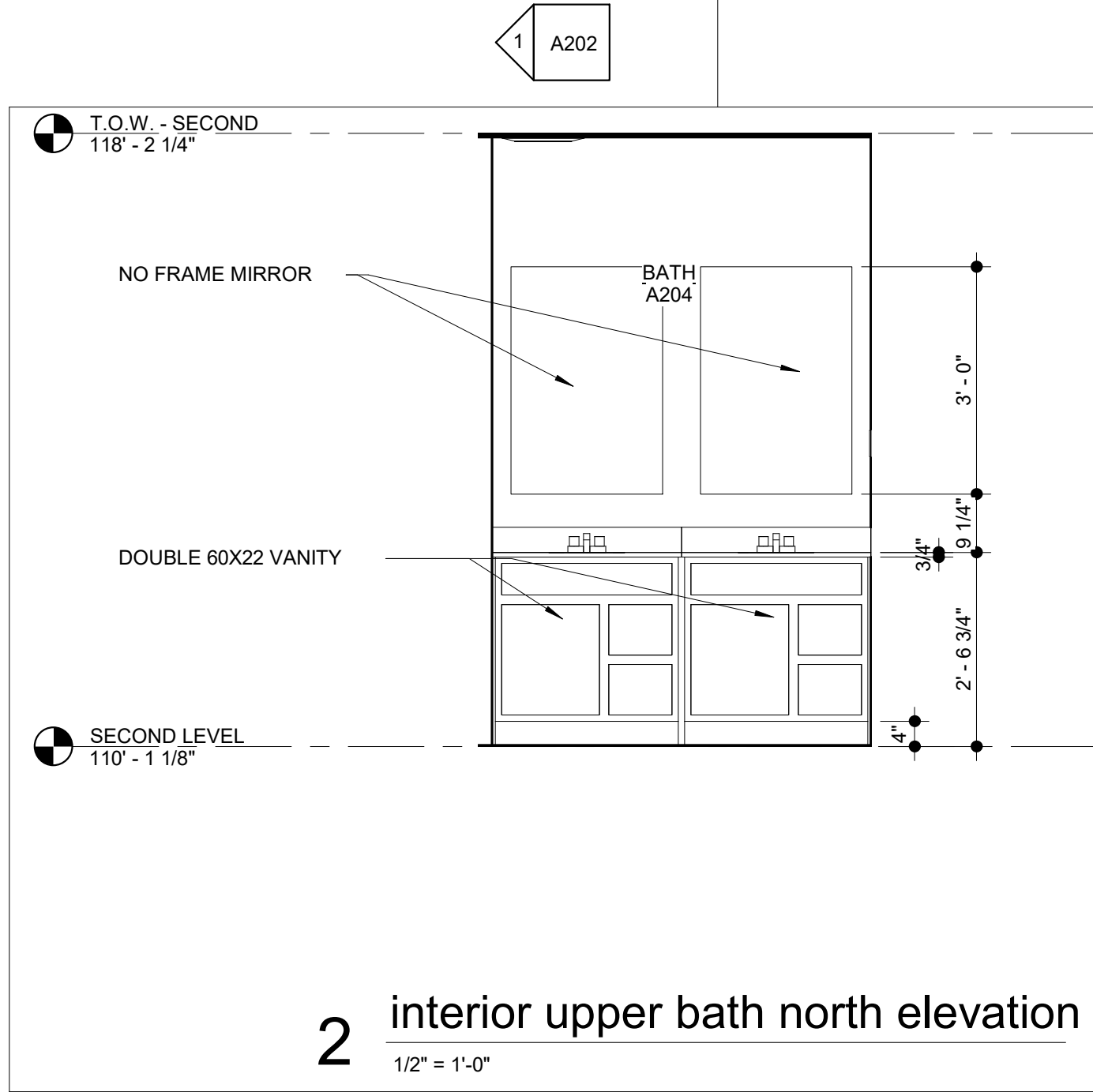
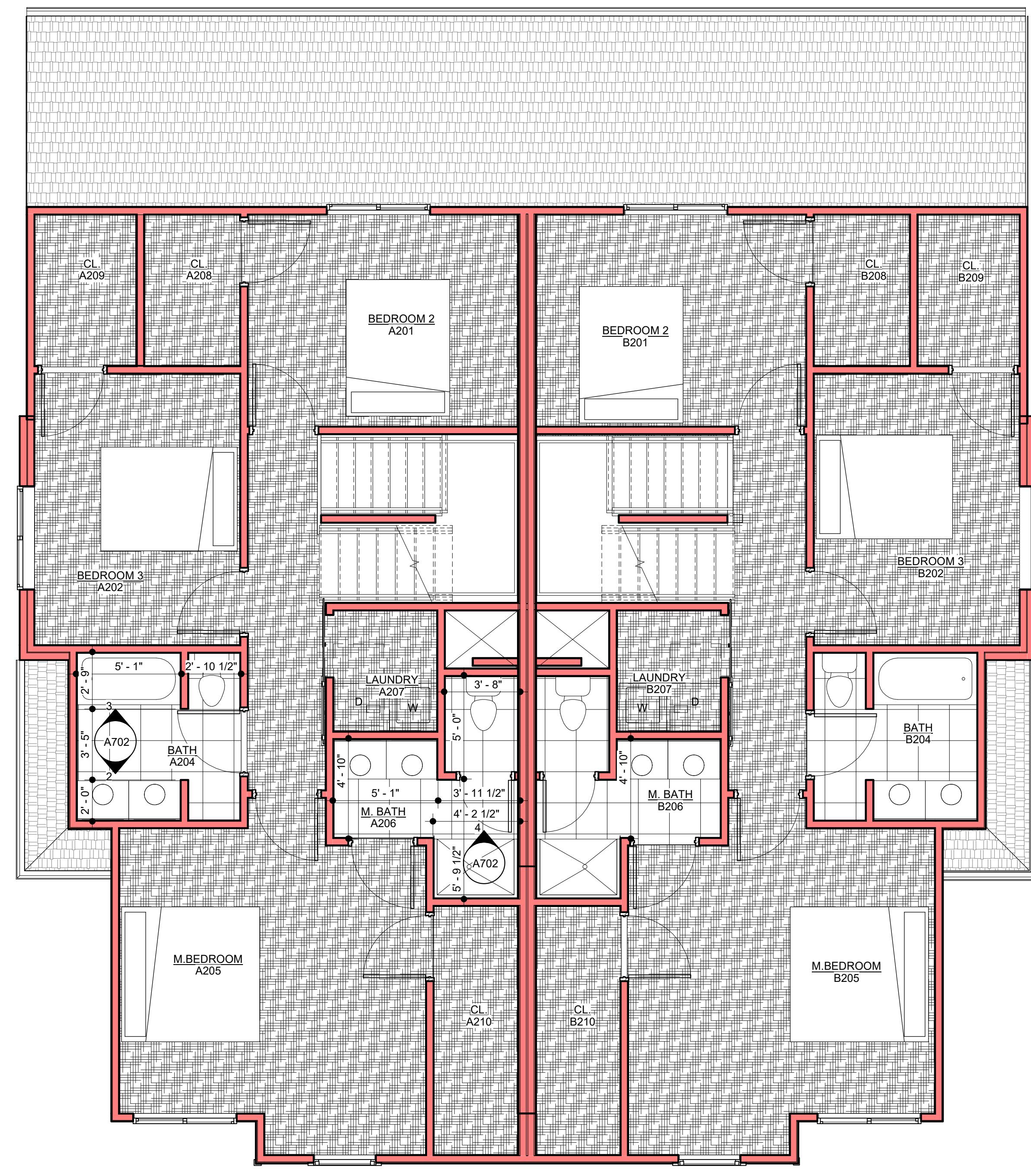


finish legends

- 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
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"

NORTH

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.:

A702