



TOMPKINS ARCHITECTS

www.tom-arch.com
816.284.6518

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.
- 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.
- 3) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
- 4) ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
- 5) INTERIOR WALLS ARE TO BE COMPRISED OF 2X4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
- 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) DOORS AND LIGHTING ARE COMPLIANT WITH THE PHYSICAL SECURITY ORDINANCE IN THE KANSAS CITY BUILDING AND REHABILITATION CODE - SECTION 326.
- 9) COORDINATE ALL WALLS AND DIMENSIONS ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.
- 10) ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION, U.N.O.
- 12) ALL BASEMENT WALLS TO BE FURRED OUT WITH 2X4 STUDS AND SHALL RECEIVE R-13 BATT INSULATION U.N.O.

partition types

GYPSUM



648 GYPSUM BOARD PARTITION:
2X4 STUDS @ 16" O.C. - COVER EACH SIDE WITH 1/2" GYPSUM BOARDS.

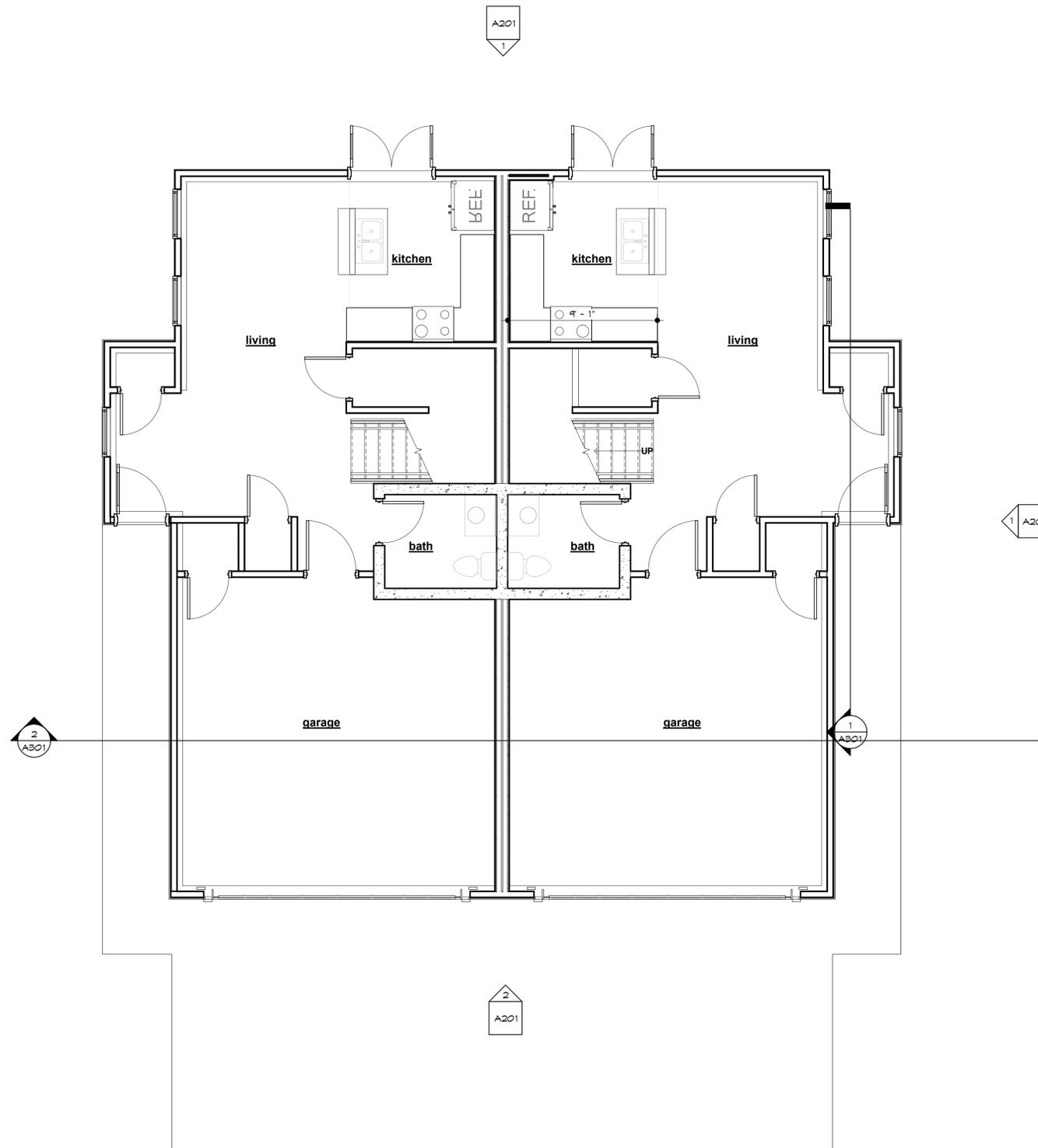
649 GYPSUM BOARD PARTITION:
2X4 STUDS @ 16" O.C. - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

GYPSUM BOARD GENERAL NOTES

- UNLESS NOTED OTHERWISE, EXTEND GYPSUM BOARD 4" ABOVE FINISHED CEILING ELEVATION.
- UNLESS NOTED OTHERWISE, PROVIDE 4" ACOUSTICAL INSULATION IN ALL PARTITIONS.
- FRAME AROUND DUCTWORK, BACK BRACE AS REQUIRED FOR STABILITY.
- REFER TO HOLLOW METAL FRAME DETAILS FOR ADDITIONAL DETAIL REQUIREMENTS.
- EXTEND STUDS TO TOP RUNNER ATTACHED TO STRUCTURE ABOVE, OR BACK BRACE TO STRUCTURE AS NECESSARY TO FULLY STABILIZE THE PARTITIONS.
- REFER TO COLUMN DETAILS FOR ADDITIONAL DETAIL REQUIREMENTS.
- REFER TO FINISH SCHEDULE FOR WALL FINISH.
- ALL PENETRATIONS THROUGH GYPSUM BOARD PARTITIONS EXPOSED TO VIEW WILL BE TRIMMED NEAT AND TRUE AND SEALED.

architectural plan keynotes

- 1) STAIR UP TO SECOND LEVEL - (15) RISERS AT APPROX. 1 1/2" AND (14) TREADS AT 10 1/2"
- 2) STAIR UP TO MAIN LEVEL - (15) RISERS AT APPROX. 1 1/4" AND (14) TREADS AT 10 1/2"



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



BURTON DUPLEX

ORCHARD DRIVE LEE'S SUMMIT, MO

sheet issue date:

2020.01.14

tompkins project no.:

2020-01

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FLOOR PLAN - MAIN

sheet no.:

A101



TOMPKINS ARCHITECTS

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partition types

GYPSUM



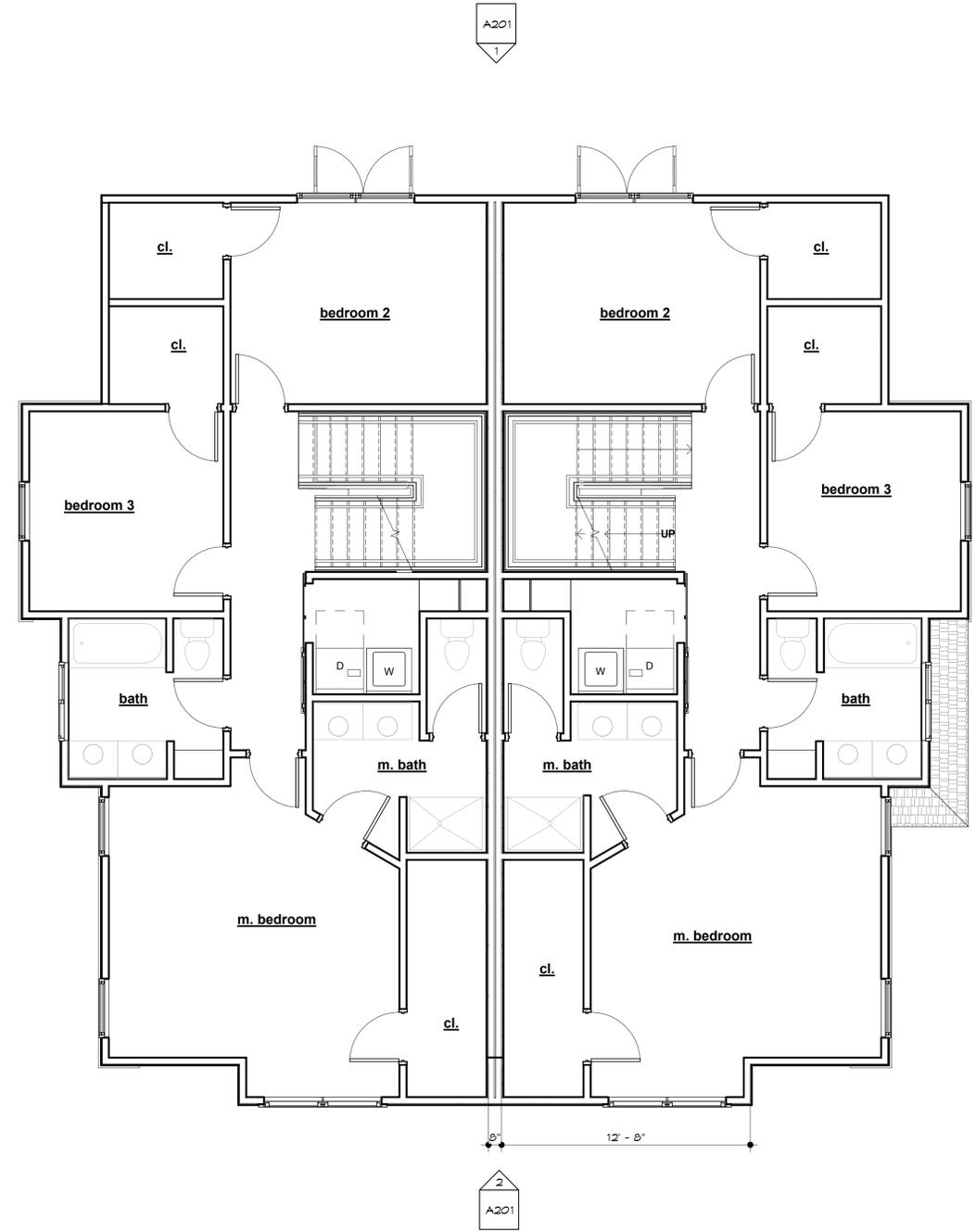
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- 64b GYPSUM BOARD PARTITION:
2x4 STUDS @ 16" O.C. - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

GYPSUM BOARD GENERAL NOTES

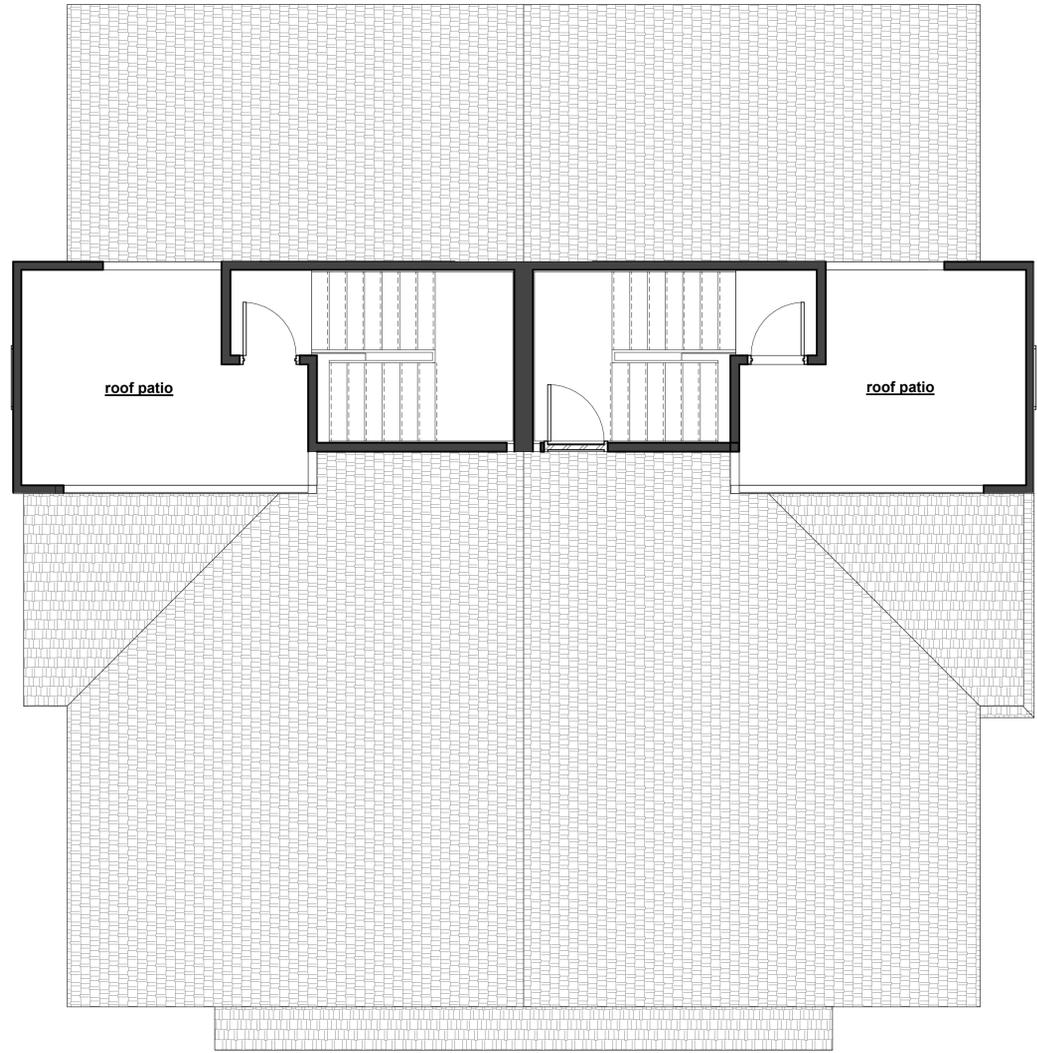
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architectural plan keynotes

- ① STAIR UP TO SECOND LEVEL - (15) RISERS AT APPROX. 7 1/2" AND (14) TREADS AT 10 1/2"
- ② STAIR UP TO MAIN LEVEL - (15) RISERS AT APPROX. 7 1/4" AND (14) TREADS AT 10 1/2"



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



2 architectural floor plan - roof terrace
1/4" = 1'-0"

BURTON DUPLEX

ORCHARD DRIVE LEE'S SUMMIT, MO

REVISIONS

No.	Description	Date

sheet issue date:
2020.01.14

tompkins project no.:
2020-01

sheet contents:
FLOOR PLAN -
SECOND

sheet no.:

A102

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TOMPKINS ARCHITECTS

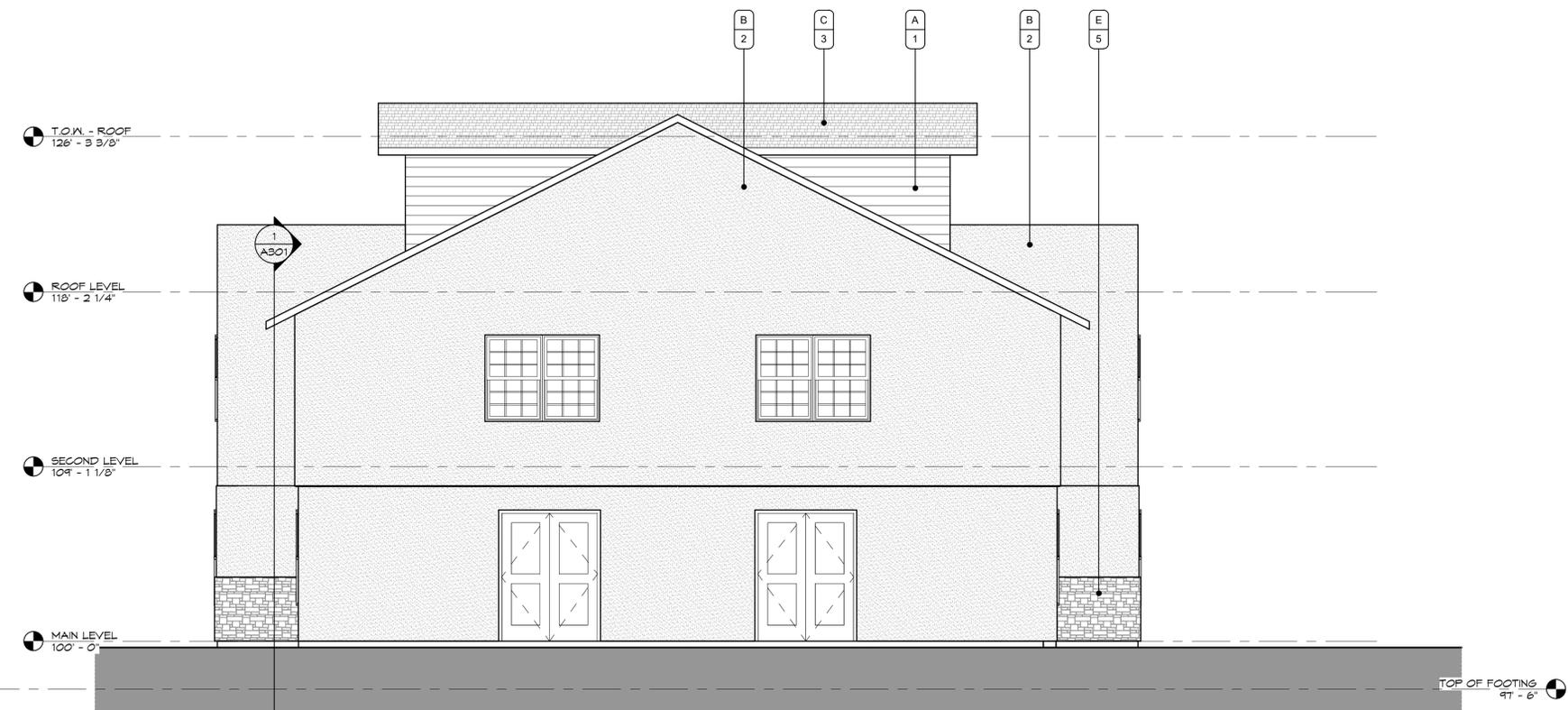
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exterior elevation general notes

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. REFER TO SHEET A601 FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
5. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
6. 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

- MATERIAL TYPE
- A. HORIZONTAL CEMENTITIOUS SIDING
 - B. HARD-COAT STUCCO
 - C. ASPHALT SHINGLES
 - D. CEMENTITIOUS BUILDING TRIM
 - E. MANUFACTURED BUILDING STONE
- MATERIAL FINISH
- 1. PAINT, TBD
 - 2. PAINT, TBD
 - 3. PER MANUFACTURER, TBD
 - 4. PAINT, TBD
 - 5. PER MANUFACTURER, TBD



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



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

BURTON DUPLEX

ORCHARD DRIVE LEE'S SUMMIT, MO

REVISIONS

No.	Description	Date

sheet issue date:
2020.01.14

tompkins project no.:
2020-01

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:

A201



TOMPKINS ARCHITECTS

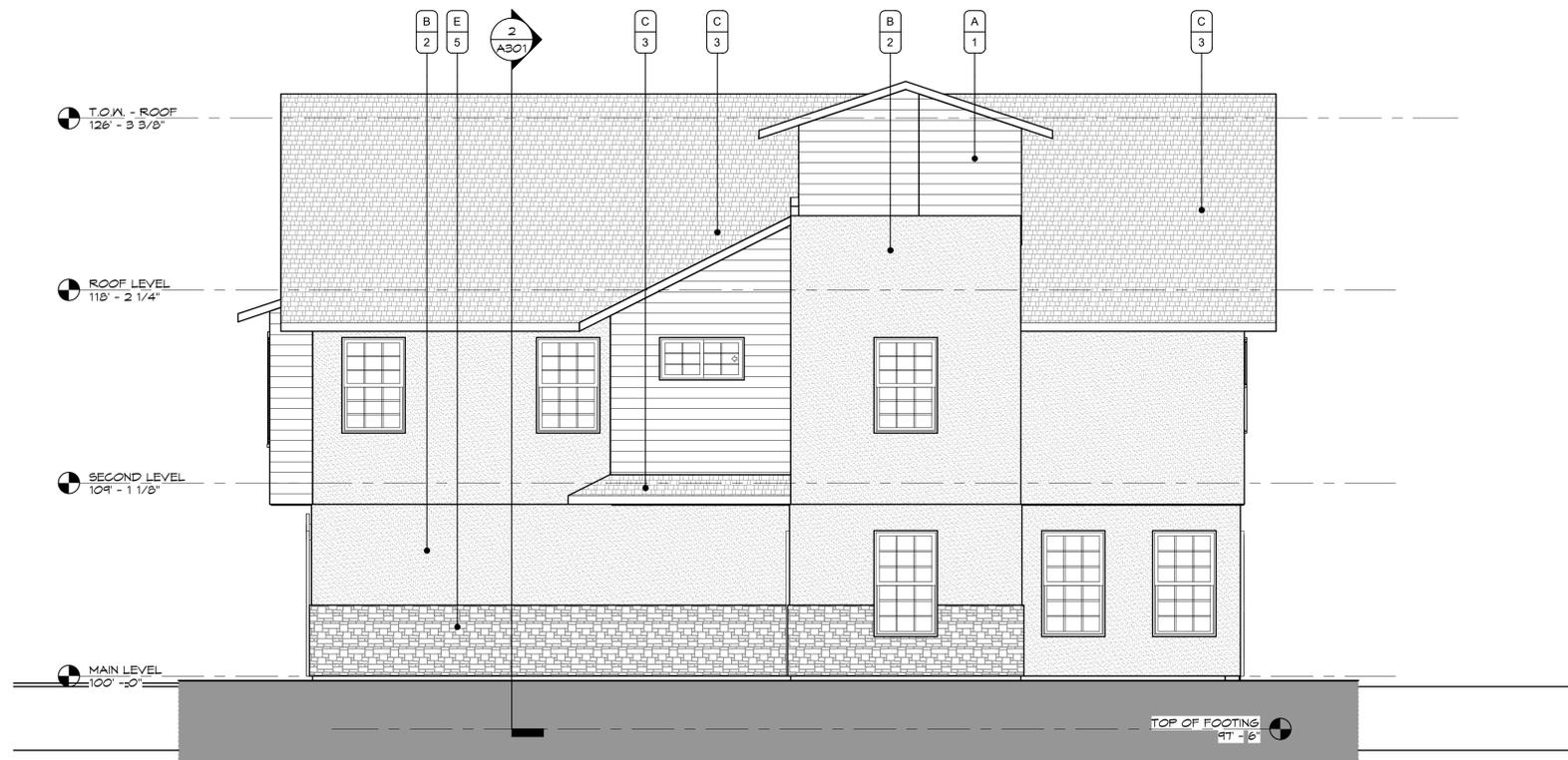
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exterior elevation general notes

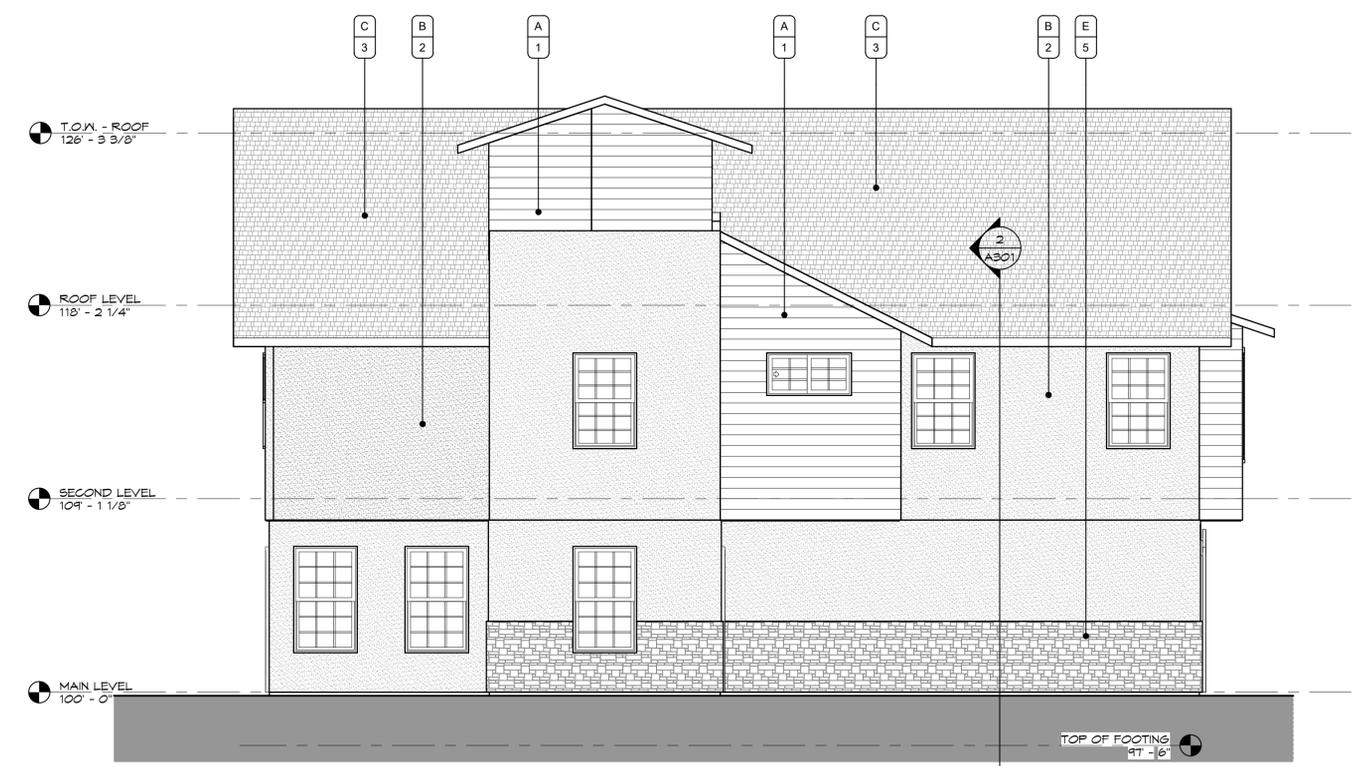
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 - E. MANUFACTURED STONE
- MATERIAL FINISH
- 1. PAINT, TBD
 - 2. PAINT, TBD
 - 3. PER MANUFACTURER, TBD
 - 4. PAINT, TBD
 - 5. PER MANUFACTURER, TBD



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



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

BURTON DUPLEX

ORCHARD DRIVE LEE'S SUMMIT, MO

REVISIONS

No.	Description	Date

sheet issue date: 2020.01.14
tompkins project no.: 2020-01

sheet contents: EXTERIOR ELEVATIONS

sheet no.:

A202