ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK

APARTMENT BUILDING TYPE "A"

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA

SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)

BUILDING DATA (BLDGS. 4, 6, 8 & 11)

DWELLING UNITS	LABEL	COMPLIANCE WITH	SQ FT	QTY	SUBTOTAL
1-BR-A	ANSI "B"	ANSI "B", FHA	692	16	11,072 SF
1-BR-B	ANSI "B"	ANSI "B", FHA	795	8	6,360 SF
1-BR-C	ANSI "B"	ANSI "B", FHA	572	4	2,288 SF
2-BR-A	ANSI "B"	ANSI "B", FHA	1051	6	6,306 SF
2-BR-A	ANSI "A"	ANSI "A", FHA	1051	1	1,051 SF
2-BR-A	ANSI "B"/AV	ANSI "B", FHA/AV	1051	1	1,051
2-BR-B	ANSI "B"	ANSI "B", FHA	1137	8	9,096 SF
DWELLING UNIT AREA:				44	37,224 SF
NON-DWELLING AREA:	BALCONIES, CORRIDOR, COMMON AREA & SPRINKLER ROOM				10,226 SF
TOTAL BUILDING AREA:					47,450 SF
TOTAL RENTAL UNITS:	(44) TOTAL UNITS, PER BUILDING: (28) 1-BR UNITS, (16) 2-BR UNITS				

BUILDING DATA (BLDG. 1)

DWELLING UNITS	LABEL	COMPLIANCE WITH	SQ FT	QTY	SUBTOTAL
1-BR-A	ANSI "B"	ANSI "B", FHA	692	16	11,072 SF
1-BR-B	ANSI "B"	ANSI "B", FHA	795	8	6,360 SF
1-BR-C	ANSI "B"	ANSI "B", FHA	572	4	2,288 SF
2-BR-A	ANSI "B"	ANSI "B", FHA	1051	8	8,408 SF
2-BR-B	ANSI "B"	ANSI "B", FHA	1137	8	9,096 SF
DWELLING UNIT AREA:				44	37,224 SF
NON-DWELLING AREA:	BALCONIES, CORRIDOR, COMMON AREA & SPRINKLER ROOM				10,226 SF
TOTAL BUILDING AREA:					47,450 SF
TOTAL RENTAL UNITS:	(44) TOTAL UNITS, PER BUILDING: (28) 1-BR UNITS, (16) 2-BR UNITS				

CODES AND REGULATIONS

BLDG. & RELATED CODES:	2018 IBC, 2018 IPC, 2018 IMC, 2018 IECC
ELECT. CODE:	2017 NEC
FIRE CODE:	2018 IFC
ACCESSIBILITY:	2009 ICC/ANSI A117.1, FAIR HOUSING ACT
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES

BUILDING CODE DATA

USE GROUP:	R-2
CONSTRUCTION TYPE:	VA
EXT. WALL CONSTRUCTION:	1-HR RATED EXTERIOR WALLS (RATED FROM INSIDE)
OTHER CONSTRUCTION:	1/2-HR RATED CORRIDOR WALLS, 1-HR RATED UNIT SEPARATION WALLS, LOAD BEARING WALLS, ROOF/CEILING & FLOOR/CEILING ASSEMBLIES, 2-HR WALLS & ROOF/CEILING @ ELEVATOR & STAIR SHAFTS, UNRATED INTERIOR WALLS
ALLOW. AREA PER FLOOR:	R-2 = 12,000 SF
AREA ADJUSTMENTS:	FULL FRONTAGE INCREASE R-2 = 12,000(1.00+.25) x 30/30 = 9,000 SF/FLOOR INCREASE = 21,000 SF / FLOOR TOTAL ALLOWABLE FOR R-2
ACTUAL AREA PER FLOOR:	1ST FLOOR = 12,101 SF, 2ND, 3RD & 4TH FLOORS = 11,783 SF EACH
ALLOW. HEIGHT & FLOORS:	R-2 = 60'-0", 4 STORIES
HEIGHT ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN
ACTUAL HEIGHT & FLOORS:	58'-4 1/2", 4 STORIES
SPRINKLER SYSTEM:	NFPA 13R DESIGNED AND INSTALLED BY ACCREDITED FIRE PROTECTION SYSTEM DESIGNER AND INSTALLER. PROTECTION SHALL INCLUDE ALL AREAS AS APPLICABLE BY LOCAL AND STATE CODES. COORDINATE WITH GC/OWNER REGARDING THE INSTALLATION OF THE WET/DRY FIRE SUPRESSION SYSTEM FOR UNCONDITIONED FREEZE PROTECTION PER 0.0 CODE DATA, PROVIDE FLEXIBLE DRY HEADS AT BALCONIES, PROVIDE FREEZE PROTECTED SOFFITS AS REQUIRED ON THE TOP FLOOR PER 0.0 CODE DATA INFORMATION. THIS COORDINATION SHOULUD BE INCLUDED IN THE BASE BID.

INDEX TO DRAWINGS

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
1 - COVER SHEET				
0.0A	COVER SHEET	15 APR 2025	31 OCT 2025	ASI #1
SP1.0A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SP1.1A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SP1.2A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SP1.3A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
2 - STRUCTURAL (BY CROCKETT ENGINEERING CONSULTANTS)				
S100	GENERAL STRUCTURAL DATA	15 APR 2025	15 APR 2025	ISSUE SET
S200	FOUNDATION PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S210	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S211	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S300	2ND FLOOR FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S300A	SHEAR WALL PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S400	3RD FLOOR FRAMING PLAN	15 APR 2025	31 OCT 2025	ASI #1
S500	4TH FLOOR FRAMING PLAN	15 APR 2025	31 OCT 2025	ASI #1
S510	FLOOR FRAMING DETAILS	15 APR 2025	31 OCT 2025	ASI #1
S511	FLOOR FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S600	ROOF FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S610	ROOF FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S611	ROOF FRAMING DETAILS	15 APR 2025	31 OCT 2025	ASI #1
S612	ROOF FRAMING DETAILS	15 APR 2025	31 OCT 2025	ASI #1
3 - ARCHITECTURAL				
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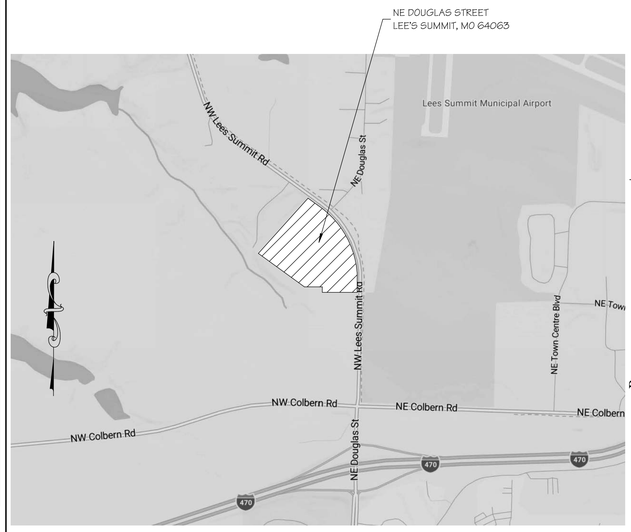
A1.1A	SECOND FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
A1.2A	THIRD FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
A1.3A	FOURTH FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
A1.4A	1-BR UNIT DIMENSION PLANS, DOOR SCHEDULE, NOTES & WALL TYPES	15 APR 2025	15 APR 2025	ISSUE SET
A1.5A	2-BR UNIT DIMENSION PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A1.6A	ENLARGED COMMON AREA DIMENSION PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A1.7A	1-BR ACCESSIBILITY PLANS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
A1.8A	2-BR ACCESSIBILITY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A1.9A	ENLARGED COMMON AREA ACCESSIBILITY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A2.0A	ROOF PLAN, DETAILS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
A3.0A	EXTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A3.1A	EXTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.0A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.1A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.2A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.3A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.4A	ELEVATOR WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.5A	STAIR SHAFT WALL SECTION & DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A4.6A	FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A4.7A	FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A4.8A	FLASHING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A5.0A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.1A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.2A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.3A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.4A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.5A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.6A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A6.0A	1-BR FINISH PLANS, FINISH SCHEDULE & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
A6.1A	2-BR FINISH PLANS & FINISH SCHEDULE	15 APR 2025	15 APR 2025	ISSUE SET
A6.2A	COMMON AREA FINISH PLANS & FINISH SCHEDULE	15 APR 2025	16 MAY 2025	ADDENDUM #1
A7.0A	INTERIOR ELEVATIONS NOTES AND DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A7.1A	1-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A7.2A	1-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A7.3A	2-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A7.4A	2-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A8.0A	1ST & 2ND FLOOR REFLECTED CEILING PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A8.1A	3RD & 4TH FLOOR REFLECTED CEILING PLANS	15 APR 2025	15 APR 2025	ISSUE SET
L51.0A	1ST & 2ND FLOOR LIFE SAFETY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
L51.1A	3RD & 4TH FLOOR LIFE SAFETY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
4 - MEP (BY J-SQUARED ENGINEERING)				
MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET	15 APR 2025	15 APR 2025	ISSUE SET
MEP2	SITE UTILITIES PLAN	15 APR 2025	15 APR 2025	ISSUE SET
MEP3	SITE LIGHTING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
MEP4	SITE LIGHTING PLAN (BUILDING 1 ONLY)	15 APR 2025	15 APR 2025	ISSUE SET
M101	HVAC PLAN - FIRST & SECOND FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
M102	HVAC PLAN - THIRD & FOURTH FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
M501	HVAC DETAILS & SCHEDULES	15 APR 2025	15 APR 2025	ISSUE SET
EP101	POWER PLAN - FIRST & SECOND FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
EP102	POWER PLAN - THIRD & FOURTH FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
EL101	LIGHTING PLAN - FIRST & SECOND FLOORS	15 APR 2025	16 MAY 2025	ADDENDUM #1
EL102	LIGHTING PLAN - SECOND FLOOR	15 APR 2025	15 APR 2025	ISSUE SET
E501	ELECTRICAL DETAILS	15 APR 2025	16 MAY 2025	ADDENDUM #1
E601	ELECTRICAL SCHEDULES	15 APR 2025	15 APR 2025	ISSUE SET
FP101	FIRE PROTECTION PLAN - FIRST & SECOND FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
FP102	FIRE PROTECTION PLAN - THIRD & FOURTH FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
PS101	SANITARY SEWER PLAN - FIRST & SECOND FLOORS	15 APR 2025	16 MAY 2025	ADDENDUM #1
PS102	SANITARY SEWER PLAN - THIRD & FOURTH FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
PW101	WATER PLAN - FIRST & SECOND FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
PW102	WATER PLAN - THIRD & FOURTH FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
P501	PLUMBING DETAILS & SCHEDULES	15 APR 2025	15 APR 2025	ISSUE SET
UMEP1.2	ANSI-B 1 BR - TYPE A - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #1
UMEP1.4	ANSI B - 1 BR - TYPE B - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #1
UMEP1.5	ANSI B - 1 BR - TYPE C - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #1
UMEP2.1.1	ANSI A - 2 BR - TYPE A - UNIT HVAC & WATER PLAN (BLDGS. 4, 6, 8 & 11 ONLY)	15 APR 2025	15 APR 2025	ISSUE SET
UMEP2.1.2	ANSI A - 2 BR - TYPE A - UNIT POWER & LIGHTING PLAN (BLDGS. 4, 6, 8 & 11 ONLY)	15 APR 2025	16 MAY 2025	ADDENDUM #1
UMEP2.2.1	ANSI B - AV - 2 BR - TYPE A - HVAC & WATER PLAN (BLDGS. 4, 6, 8 & 11 ONLY)	15 APR 2025	15 APR 2025	ISSUE SET
UMEP2.2.2	ANSI B - AV - 2 BR - TYPE A - POWER & LIGHTING PLAN (BLDGS. 4, 6, 8 & 11 ONLY)	15 APR 2025	16 MAY 2025	ADDENDUM #1
UMEP2.3.1	ANSI B - 2 BR - TYPE A - UNIT HVAC & WATER PLAN	15 APR 2025	15 APR 2025	ISSUE SET
UMEP2.3.2	ANSI B - 2 BR - TYPE A - UNIT POWER & LIGHTING PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #1
UMEP2.4.1	ANSI B - 2 BR - TYPE B - UNIT HVAC & WATER PLAN	15 APR 2025	15 APR 2025	ISSUE SET
UMEP2.4.2	ANSI B - 2 BR - TYPE B - UNIT POWER & LIGHTING PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #1

NOTE: INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISED BY ASI #1. (3)

ARCHITECT'S JOB NO. 4938

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, LLC
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: DATE:

OWNER: THE VILLAGE AT DISCOVERY PARK, LLC
3622 ENDEAVOR AVE., STE. 101, COLUMBIA, MO 65201
BY: DATE:

CONTRACTOR: INTRINSIC DEVELOPMENT, LLC
3622 ENDEAVOR AVE., STE. 101, COLUMBIA, MO 65201
BY: DATE:

PM: RS DT: TY
PC: CD QC: MK

PLAN SET NO. _____

ASI #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
31 OCT 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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1ST ISSUE
15 APR 2025

ISSUE/REVISIONS

1	15 APR 2025	ISSUE SET
2	16 MAY 2025	ADDENDUM #1
3	31 OCT 2025	ASI #1
4		
5		
6		

SHEET NO.
0.0A

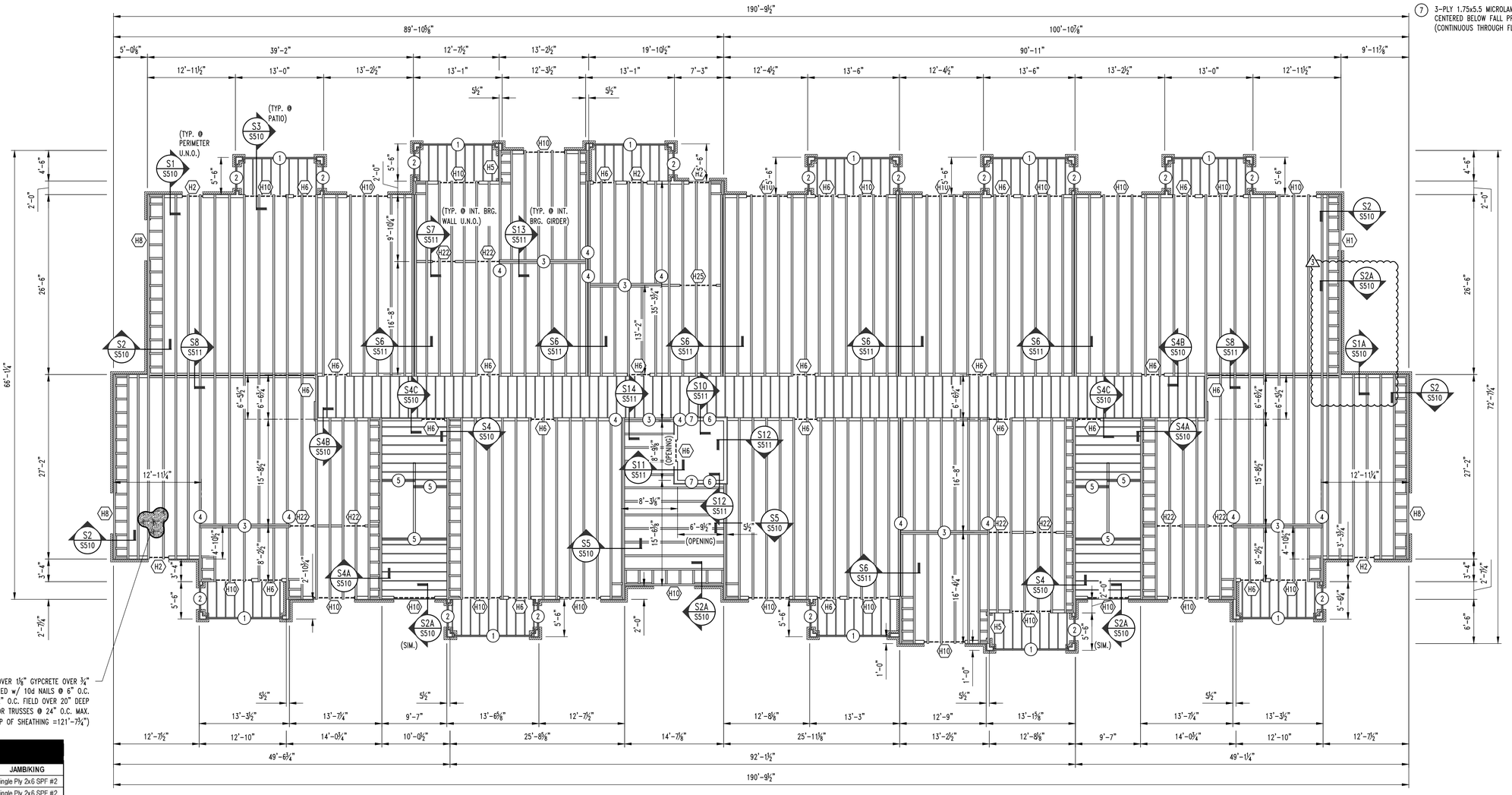
JOB NO.
4938

11/5/2025 3:15:19 PM

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.

FLOOR FRAMING NOTES

1. (3) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
2. (2) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
3. GIRDER TRUSS
4. 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS THIS LEVEL TO FLOOR SLAB
   CONNECTIONS ARE AS FOLLOWS:
   FLOOR SLAB: SIMPSON LTTP2.
   FLOOR FRAMING STUD ATTACHMENT: SIMPSON MSTC52
   ROOF TRUSS: BY TRUSS MANUFACTURER
5. (3) DF SEL. STR. 2x12's w/ 3-PLY BUILT-UP POST @ EACH END.
6. 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW HOIST BEAMED AND ON ELEVATOR RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
7. 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW FALL PROTECTION BEAM. (CONTINUOUS THROUGH FLOOR FRAMING)



⅜" UNDERLAYMENT OVER 1⅛" GYPCRETE OVER ¾" FLOOR SHEATHING FASTENED w/ 10d NAILS @ 6" O.C. PERIMETER / 12" O.C. FIELD OVER 20" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. MAX. (TOP OF SHEATHING =121'-7¾")

HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMB/KING
"H1"	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H2"	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H3"	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H4"	2 Ply 2x8 Doug Fir #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H5"	2 Ply 2x8 Doug Fir #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H6"	2 Ply 2x8 Doug Fir #2	4 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H7"	2 Ply 2x10 Doug Fir Sel. Struct.	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H8"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H9"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H10"	2 Ply 2x10 Doug Fir Sel. Struct.	5 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H11"	2 Ply 2x10 Doug Fir Sel. Struct.	6 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H12"	2 Ply 2x10 Doug Fir Sel. Struct.	7 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H21"	2 Ply 2x8 Doug Fir #2	Single Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H22"	2 Ply 2x8 Doug Fir #2	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H23"	2 Ply 2x8 Doug Fir #2	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H24"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H25"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H26"	2 Ply 2x10 Doug Fir Sel. Struct.	4 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2

BRICK LINTEL SCHEDULE

LENGTH	MEMBER SIZE (GALVANIZED)
L ≤ 4'-0"	L4x4x3/8 WITH 6" BEARING EACH END
L ≤ 6'-6"	L6x4x3/8 (LLV) WITH 6" BEARING EACH END

1 S400 **APARTMENT BUILDING TYPE "A" 3RD FLOOR FRAMING PLAN**
SCALE: ⅛" = 1'-0"

REVISIONS:

No.		Date
1	ISSUE SET	04/15/2025
1	ASI #1	10/31/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
JARED W. VEESLUES
NUMBER PE-2017000387
PROFESSIONAL ENGINEER
10/31/2025

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006013501

CLIENT:
INTRINSIC DEVELOPMENT
3622 ENDEAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:
3RD FLOOR FRAMING PLAN

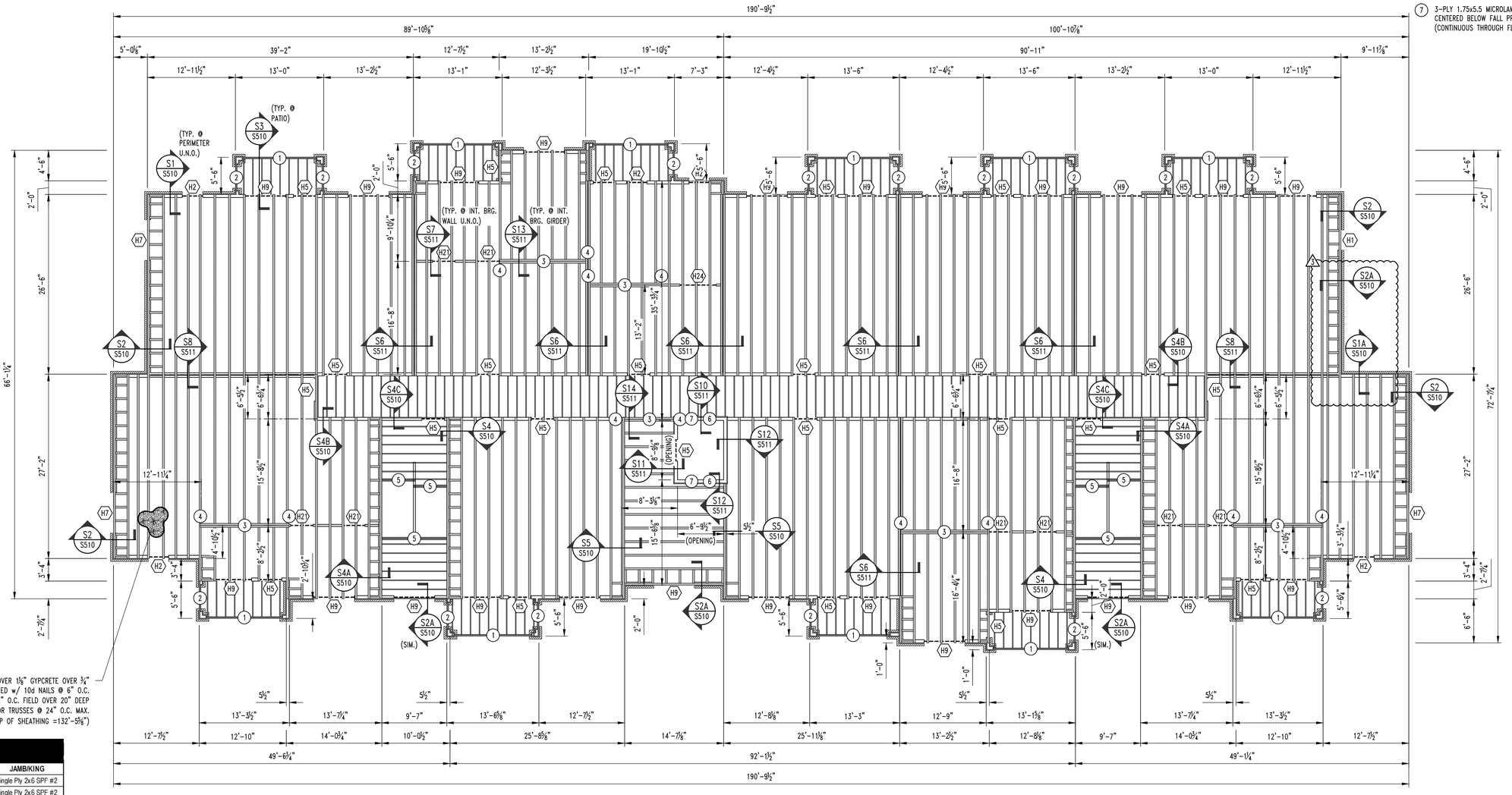
DESIGNED:	JWV
DRAWN:	SEH
PROJECT NO.:	230286

SHEET: S400

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.

FLOOR FRAMING NOTES

1. (3) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
2. (2) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
3. GIRDER TRUSS
4. 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS THIS LEVEL TO FLOOR SLAB
   CONNECTIONS ARE AS FOLLOWS:
   FLOOR SLAB: SIMPSON LTTP2.
   FLOOR FRAMING STUD ATTACHMENT: SIMPSON MSTC52
   ROOF TRUSS: BY TRUSS MANUFACTURER
5. (3) DF SEL. STR. 2x12's w/ 3-PLY BUILT-UP POST @ EACH END.
6. 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW HOIST BEAMED AND ON ELEVATOR RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
7. 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW FALL PROTECTION BEAM. (CONTINUOUS THROUGH FLOOR FRAMING)



HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMB/KING
"H1"	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H2"	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H3"	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H4"	2 Ply 2x8 Doug Fir #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H5"	2 Ply 2x8 Doug Fir #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H6"	2 Ply 2x8 Doug Fir #2	4 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H7"	2 Ply 2x10 Doug Fir Sel. Struct.	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H8"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H9"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H10"	2 Ply 2x10 Doug Fir Sel. Struct.	5 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H11"	2 Ply 2x10 Doug Fir Sel. Struct.	6 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H12"	2 Ply 2x10 Doug Fir Sel. Struct.	7 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H21"	2 Ply 2x8 Doug Fir #2	Single Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H22"	2 Ply 2x8 Doug Fir #2	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H23"	2 Ply 2x8 Doug Fir #2	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H24"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H25"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H26"	2 Ply 2x10 Doug Fir Sel. Struct.	4 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2

BRICK LINTEL SCHEDULE

LENGTH	MEMBER SIZE (GALVANIZED)
L ≤ 4'-0"	L4x4x3/8 WITH 6" BEARING EACH END
L ≤ 6'-6"	L6x4x3/8 (LLV) WITH 6" BEARING EACH END

1 S500 **APARTMENT BUILDING TYPE "A" 4TH FLOOR FRAMING PLAN**
SCALE: ⅛" = 1'-0"

REVISIONS:

No.		Date
1	ISSUE SET	04/15/2025
1	ASI #1	10/31/2025

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STATE OF MISSOURI
JARED W. VEESLUES
NUMBER PE-2017000387
PROFESSIONAL ENGINEER
10/31/2025

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006013501

CLIENT:
INTRINSIC DEVELOPMENT
3622 ENDEAVOR AVE.
COLUMBIA, MISSOURI

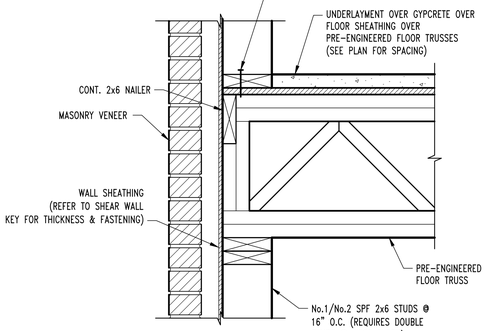
Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

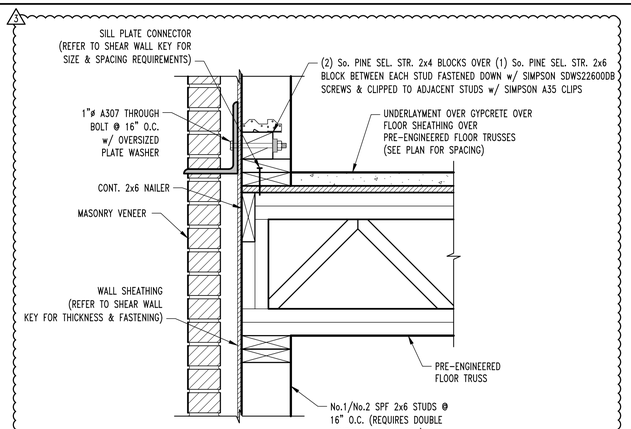
DRAWING INCLUDES:
4TH FLOOR FRAMING PLAN

DESIGNED:	JWV
DRAWN:	SEH
PROJECT NO.:	230286

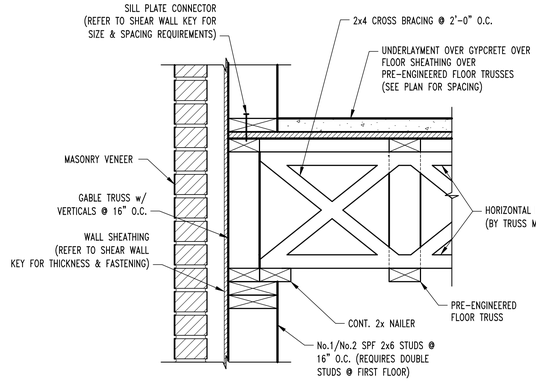
SHEET: S500



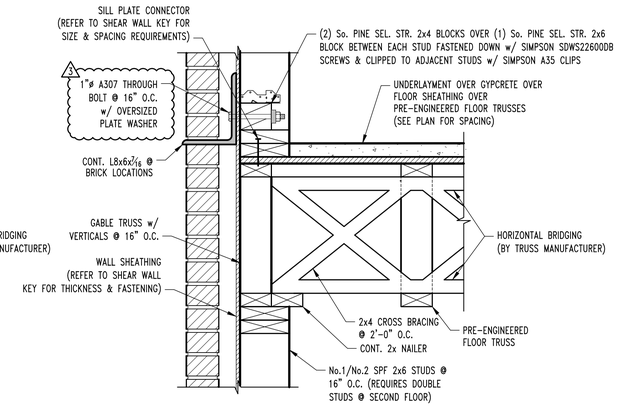
S1 S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



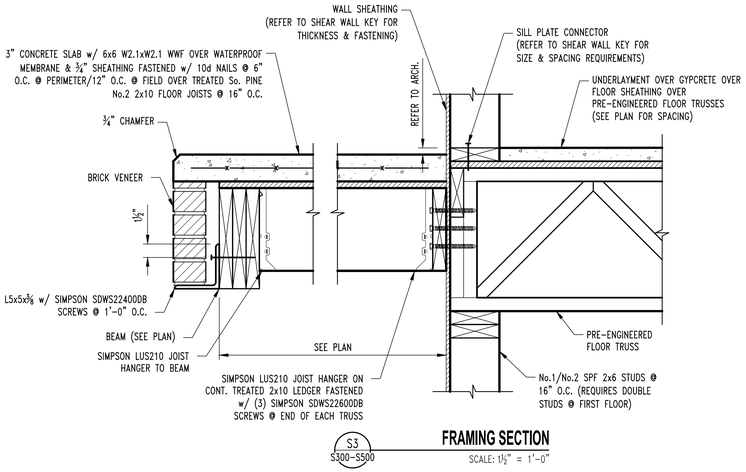
S1A S400,S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



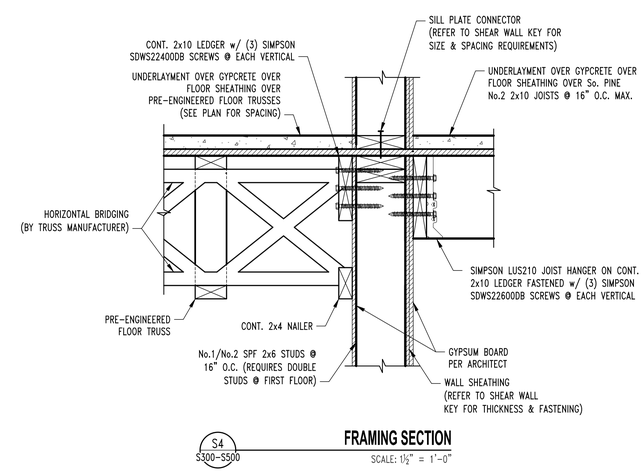
S2 S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



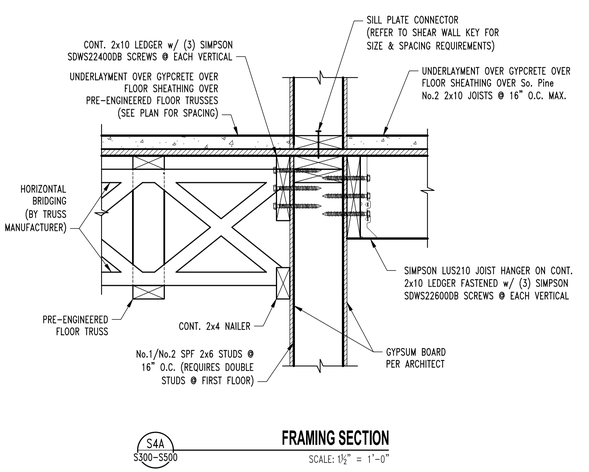
S2A S400–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



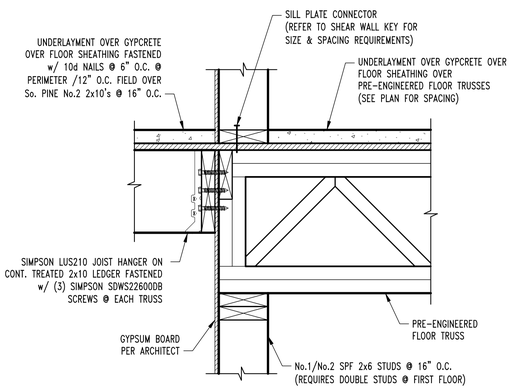
S3 S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



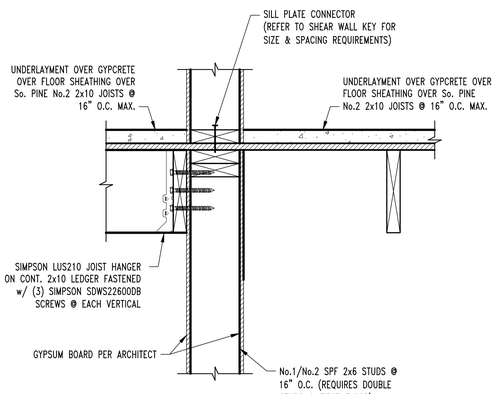
S4 S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



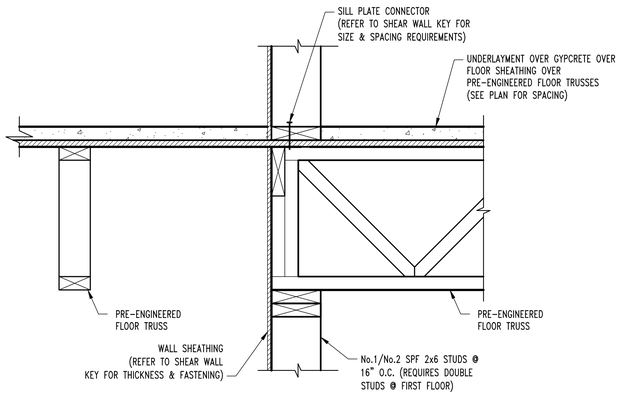
S4A S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



S4B S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



S4C S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"



S5 S300–S500 **FRAMING SECTION** SCALE: 1½" = 1'–0"

REVISIONS:

No.	Date
ISSUE SET	04/15/2025
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CLIENT:
INTRINSIC DEVELOPMENT
3622 ENDEAVOR AVE.
COLUMBIA, MISSOURI

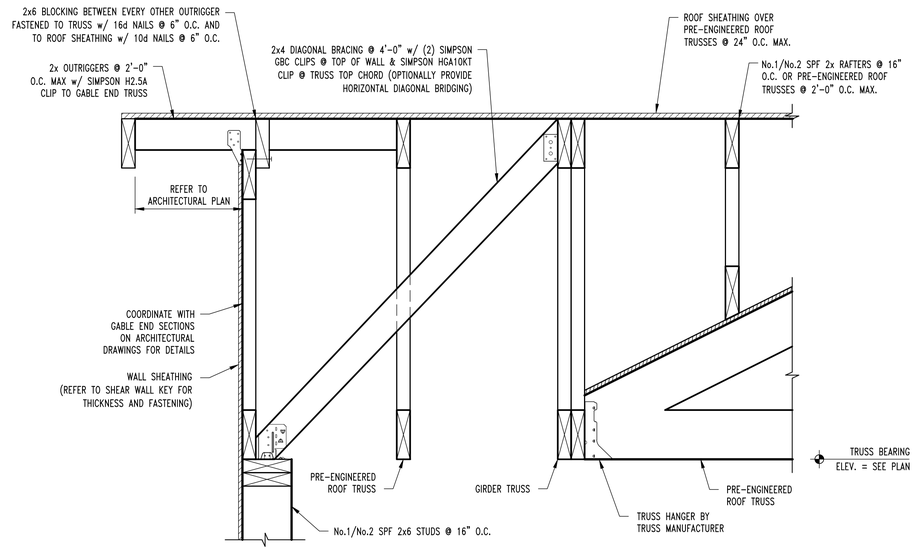
Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:
FLOOR FRAMING DETAILS

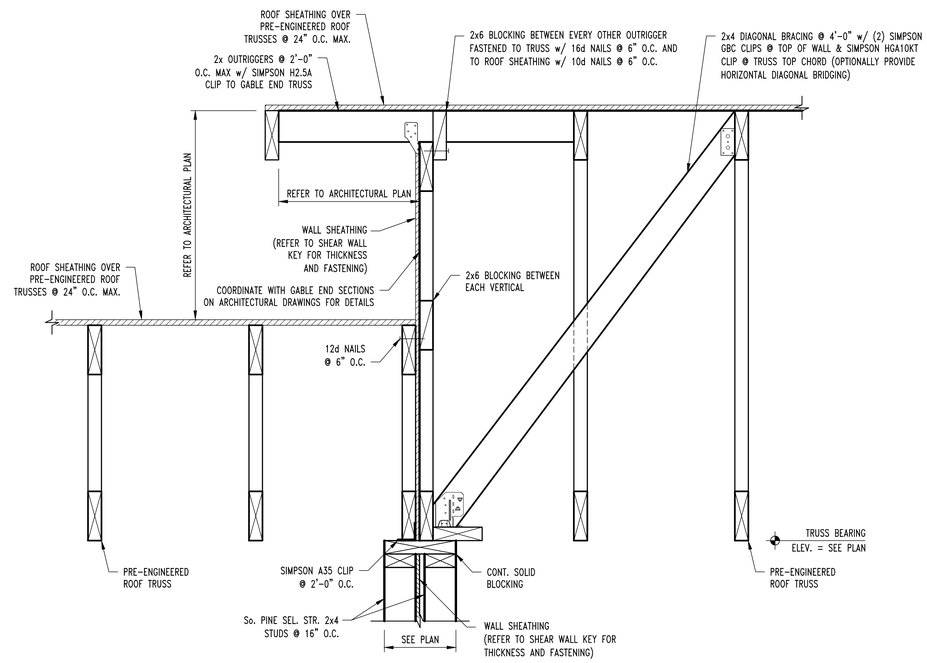
DESIGNED: JWV
DRAWN: SEH
PROJECT NO.: 230286

SHEET:
S510



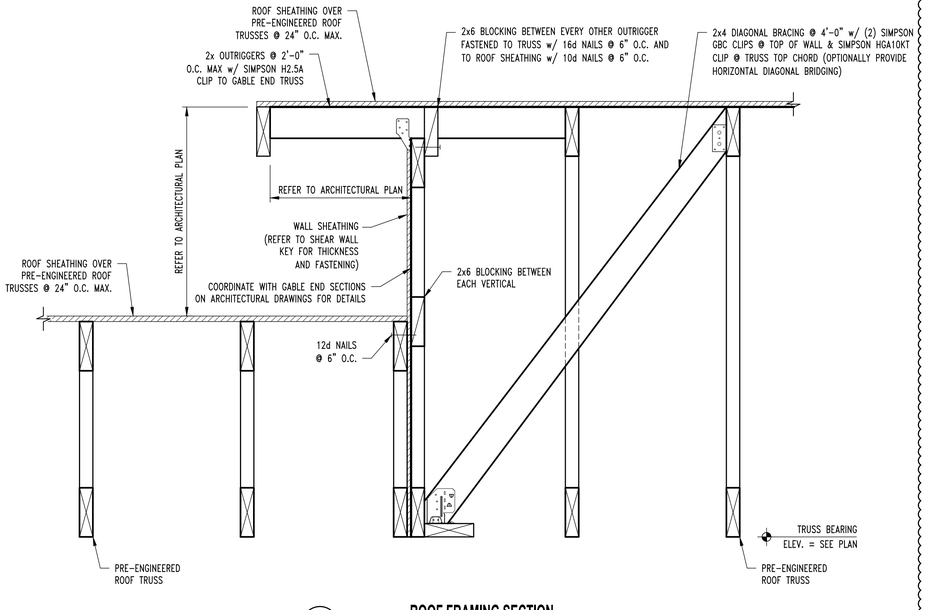
S25A / S600 **TYP. ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"



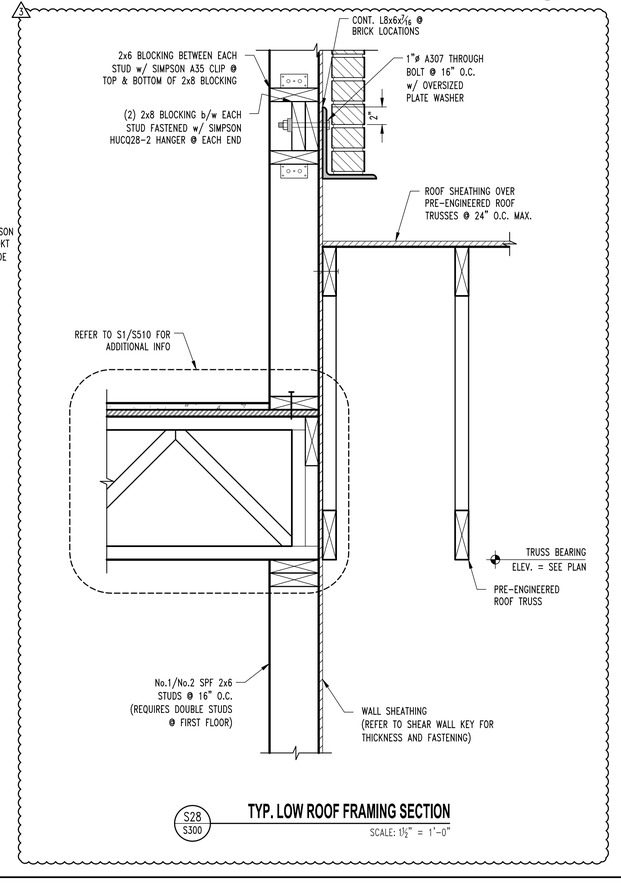
S26 / S600 **ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"



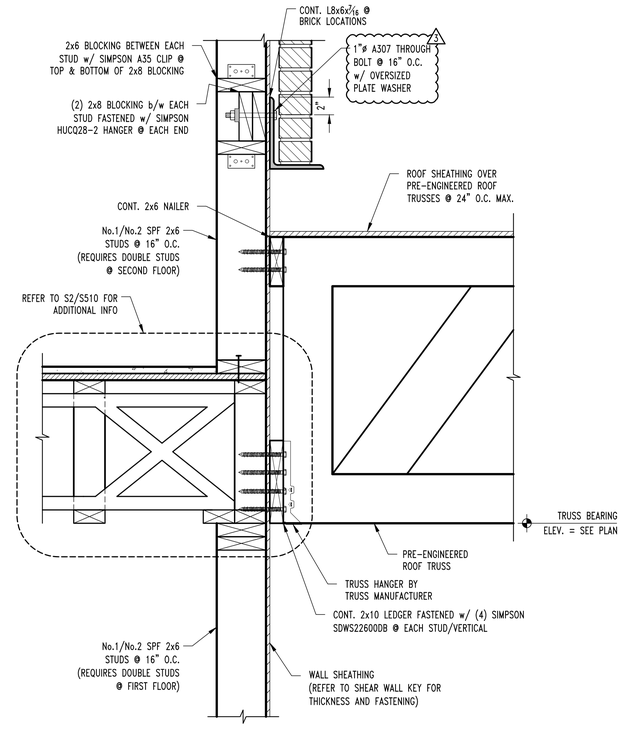
S26A / S600 **ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"



S28 / S300 **TYP. LOW ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"



S29 / S300 **TYP. LOW ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"

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Alura Village Apartment Building Type "A"

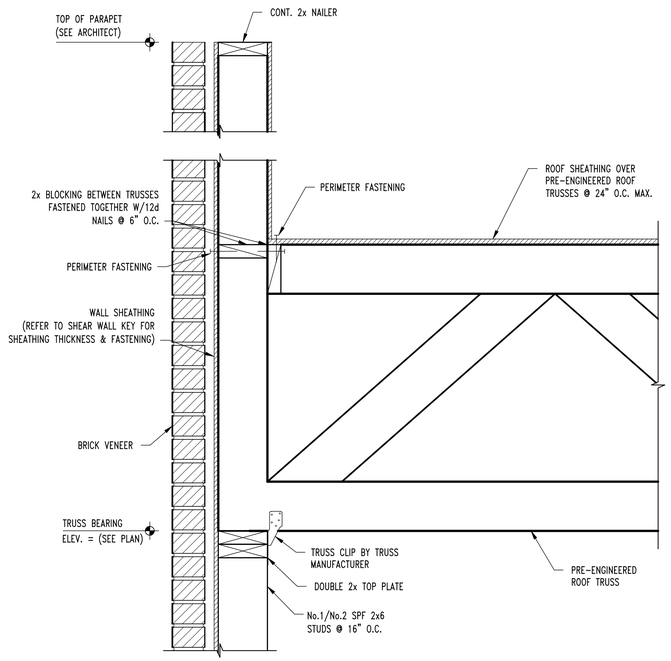
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

ROOF FRAMING DETAILS

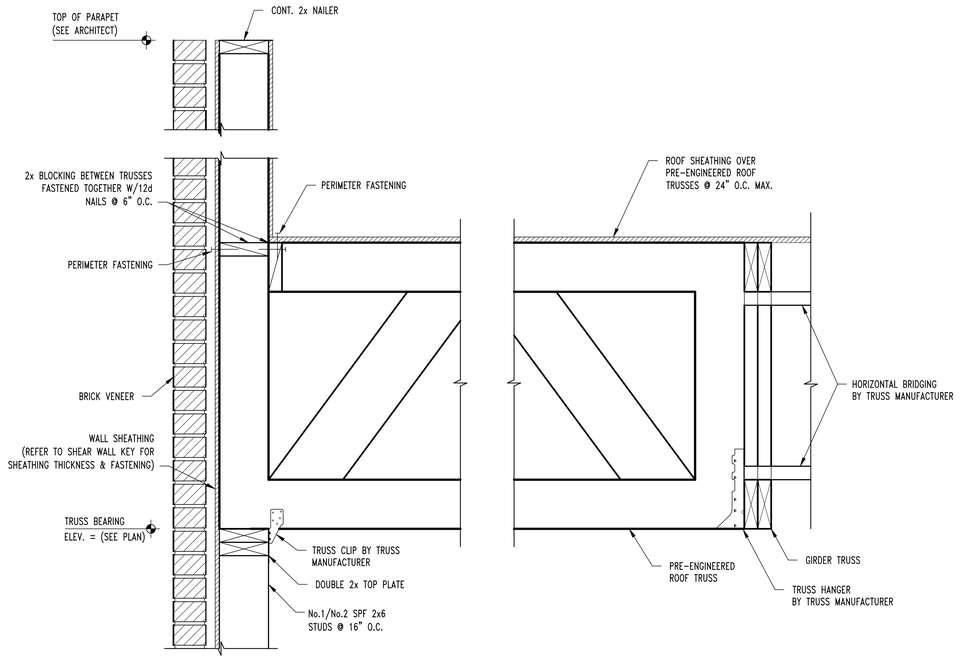
DESIGNED:	JWV
DRAWN:	SEH
PROJECT NO.:	230286

SHEET:
S611



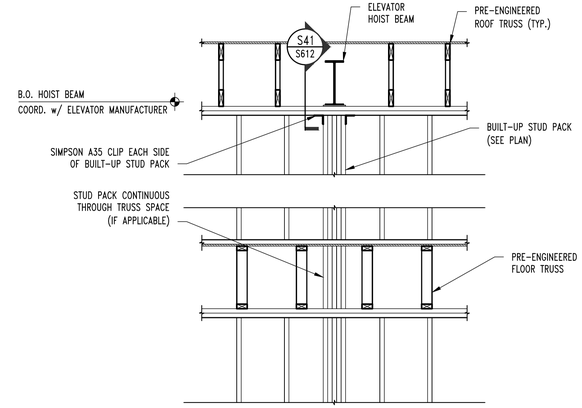
S30 / S300 **ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"

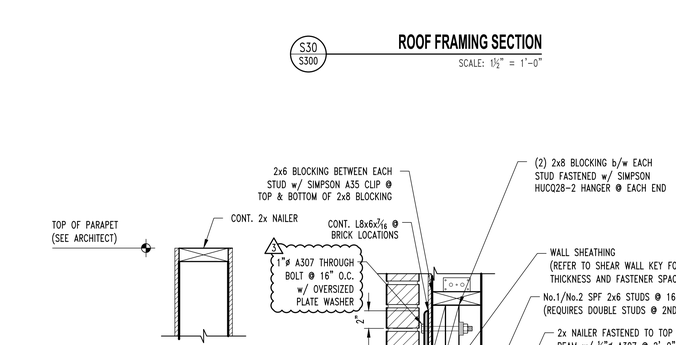


S31 / S300 **ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"

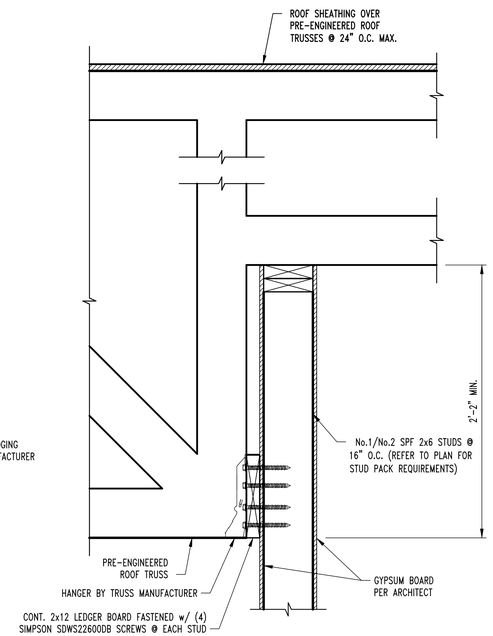


TYP. ELEVATOR HOIST BEAM DETAIL



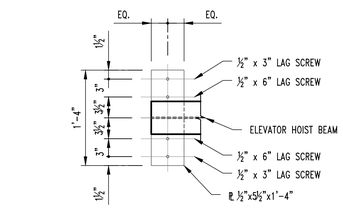
S35 / S300 **FRAMING SECTION**

SCALE: 1½" = 1'-0"

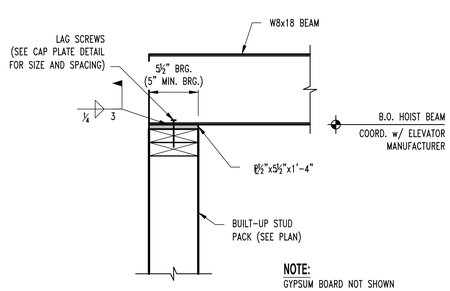


S40 / S600 **TYP. ROOF FRAMING SECTION**

SCALE: 1½" = 1'-0"



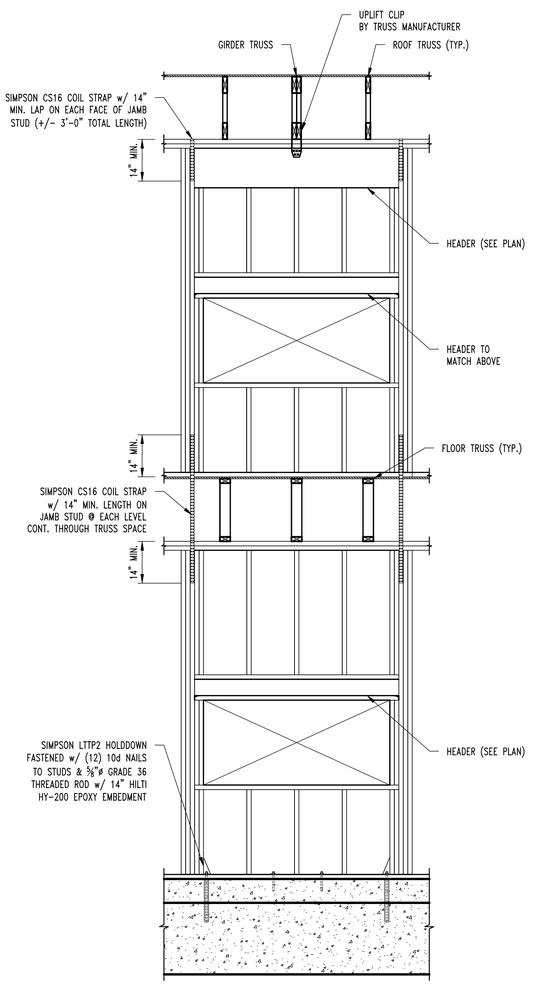
CAP PLATE



NOTE:
GYPSUM BOARD NOT SHOWN
FOR CLARITY. REFER TO ARCH
FOR REQUIREMENTS.

S41 / S612 **HOIST BEAM BEARING DETAIL**

SCALE: 1½" = 1'-0"



TYP. MULTI-STORY GIRDER TO HEADER DETAIL

REVISIONS:

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Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:
ROOF FRAMING DETAILS

DESIGNED:	JWV
DRAWN:	SEH
PROJECT NO.:	230286

SHEET:
S612