# APARTMENT BUILDING TYPE "C"

# LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

# PROJECT INFORMATION

	S	SITE DATA					
SITE ZONING:	(SEE CIVIL)						
	(SEE CIVIL)						
SITE DENSITY:	(SEE CIVIL)						
NO. OF PARKING SPACES:	(SEE CIVIL)						
BUILD	ING DA	ATA (BLDG	S. 5, 9	<b>8</b> 10	)		
DWELLING UNITS	LABEL	COMPLIANCE WITH	SQ FT	QTY	SUBTOTAL		
1-BR-A	ANSI "B"	ANSI "B", FHA	692	15	10,380 SF		
1-BR-A	ANSI "B"/AV	ANSI "B", FHA/AV	692	1	692 SF		
1-BR-B	ANSI "B"	ANSI "B", FHA	795	7	5,565 SF		
1-BR-B	ANSI "A"	ANSI "A", FHA	795	1	795 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, C	ORRIDOR, COMMON AREA	A & SPRINK	LER ROOM	10,226 SF		
TOTAL BUILDING AREA:					47,450 SF		
TOTAL RENTAL UNITS:	(44) TOTAL UN	NTS, PER BUILDING: (28)	1-BR UNITS	6, (16) 2-BR L	INITS		
CC	DES A	ND REGUL	ATIO]	NS			
BLDG. & RELATED CODES:	2018 IBC, 2018	3 IPC, 2018 IMC, 2018 IEC	C				
ELECT. CODE:							
FIRE CODE:	2018 IFC						
ACCESSIBILITY:	2009 ICC/ANS	61 A117.1, FAIR HOUSING A	NCT				
MISC.:	ALL APPLICAB	LE FEDERAL, STATE, LO	CAL CODES,	LAWS AND	ORDINANCES		
]	BUILDI	NG CODE I	DATA				
USE GROUP:	R-2						
CONSTRUCTION TYPE:	VA						
EXT. WALL CONSTRUCTION:	1-HR RATED EX	XTERIOR WALLS (RATED )	FROM INSID	PE)			
OTHER CONSTRUCTION:	1/2-HR RATED	CORRIDOR WALLS, 1-HR	RATED UNIT	SEPARATIO	N WALLS, LOAD		
	BEARING WAL	LS, ROOF/CEILING & FLO	OR/CEILING	ASSEMBLIE	S, 2-HR WALLS &		
	ROOF/CEILING	@ ELEVATOR & STAIR S	HAFTS, UNF	RATED INTER	IOR WALLS		
ALLOW. AREA PER FLOOR:	Part of the second section of the section o		enanyawa kwasonini		STOCK ST		
AREA ADJUSTMENTS:	TO A STATE OF STREET	70.00	00(1.0025	i) x 30/30 =	9,000 SE/FLOOR		
	Marches Suprise Services Control Control Control	1,000 SF / FLOOR TOTAL			0,000 0171 2001		
ACTUAL AREA PER FLOOR:	Prince Control of Cont	1,		41 (4 ) (1 ) (1 ) (4 ) (4 ) (4 ) (4 ) (4	VCH		
ALLOW. HEIGHT & FLOORS:	THE RESERVE OF THE PROPERTY OF THE PARTY OF		IT LOOKS =	11,700 01 127	1011		
	NONE REQUIRED, NONE TAKEN						
ACTUAL HEIGHT & FLOORS:	Severe A. Milest Carl Miles	11 (12 (12 (13 (13 (13 (13 (13 (13 (13 (13 (13 (13					
SPRINKLER SYSTEM:		GNED AND INSTALLED					
		SHALL INCLUDE ALL AREAS AS					
	APPENDENT AND DESCRIPTION OF THE PROPERTY OF	ABLE BY LOCAL AND STATE CODES. COORDINATE WITH GC/OWNER					
	REGARDING THE INSTALLATION OF THE WET/DRY FIRE SUPRESSION SYSTEM FOR						
	UNCONDITIONED FREEZE PROTECTION PER O.O CODE DATA, PROVIDE FLEXIBLE DRY						
	HEADS AT BA	LCONIES, PROVIDE FREEZE PROTECTED SOFFITS AS REQUIRED ON					

BE INCLUDED IN THE BASE BID.

THE TOP FLOOR PER O.O CODE DATA INFORMATION. THIS COORDINATION SHOULUD

# INDEX TO DRAWINGS

Sheet umber	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
COVER SI	HEET			
)C	COVER SHEET	15 APR 2025	31 OCT 2025	ASI #1
1. <i>OC</i>	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
1.1C	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
1.2C	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
1.3C	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
STRUCTL	JRAL (BY CROCKETT ENGINEERING CONSULTANTS	5)		
00	GENERAL STRUCTURAL DATA	15 APR 2025	15 APR 2025	ISSUE SET
00	FOUNDATION PLAN	15 APR 2025	15 APR 2025	ISSUE SET
10	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
11	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
00	2ND FLOOR FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
00A	SHEAR WALL PLAN	15 APR 2025	15 APR 2025	ISSUE SET
00	3RD FLOOR FRAMING PLAN	15 APR 2025	31 OCT 2025	ASI #1
00	4TH FLOOR FRAMING PLAN	15 APR 2025	31 OCT 2025	ASI #1
10	FLOOR FRAMING DETAILS	15 APR 2025	31 OCT 2025	ASI #1
11	FLOOR FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
00	ROOF FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
10	ROOF FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
11	ROOF FRAMING DETAILS	15 APR 2025	31 OCT 2025	ASI #1
12	ROOF FRAMING DETAILS	15 APR 2025	31 OCT 2025	ASI #1
ARCHITE	CTURAL			
OC .	FIRST FLOOR BUILDING PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #1
C	SECOND FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
2 <i>C</i>	THIRD FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
3C	FOURTH FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
1C	1-BR UNIT DIMENSION PLANS, DOOR SCHEDULE, NOTES & WALL TYPES	15 APR 2025	15 APR 2025	ISSUE SET
5 <i>C</i>	2-BR UNIT DIMENSION PLANS	15 APR 2025	15 APR 2025	ISSUE SET
3C	ENLARGED COMMON AREA DIMENSION PLANS	15 APR 2025	15 APR 2025	ISSUE SET
7C	1-BR ACCESSIBILITY PLANS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
3C	2-BR ACCESSIBILITY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
9C	ENLARGED COMMON AREA ACCESSIBILITY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
.OC	ROOF PLAN, DETAILS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
<u>ос</u>	EXTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
1C	EXTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
OC OC	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
1C	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
2C	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
3C	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
4C	ELEVATOR WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
5C	STAIR SHAFT WALL SECTION & DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
6C	FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
7C	FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
8C	FLASHING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
<u>ос</u>	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
1C	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
2C	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
3C	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
4C	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
5C	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
6C	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
0C	1-BR FINISH PLANS, FINISH SCHEDULE & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
1C	2-BR FINISH PLANS & FINISH SCHEDULE	15 APR 2025	15 APR 2025	ISSUE SET
2C	COMMON AREA FINISH PLANS & FINISH	15 APR 2025	16 MAY 2025	ADDENDUM #1
00	SCHEDULE	1E APP 0007	1E ARR 0007	100115 0-7
OC	INTERIOR ELEVATIONS NOTES AND DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
1C	1-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
2C	1-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
3C	2-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
4C	2-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
.OC	15T & 2ND FLOOR REFLECTED CEILING PLANS	15 APR 2025	15 APR 2025	ISSUE SET
.1C	3RD & 4TH FLOOR REFLECTED CEILING PLANS	15 APR 2025	15 APR 2025	ISSUE SET
$\cap C$	19ST & OND FLOOD LIFE GAFETY PLANS	15 APP 2025	15 APP 2025	IGGLIF GET

1ST & 2ND FLOOR LIFE SAFETY PLANS

3RD & 4TH FLOOR LIFE SAFETY PLANS

15 APR 2025 | 15 APR 2025 | ISSUE SET

15 APR 2025 | 15 APR 2025 | ISSUE SET

Sheet		Sheet Issue	Revision	Revision
Number	Sheet Name	Date	Date	Description
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 (BLDG. 5 ONLY)	15 APR 2025	15 APR 2025	ISSUE SET
M1 <i>O</i> 1	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	15 APR 2025	ISSUE SET
EL102	LIGHTING PLAN - THIRD & FOURTH FLOORS	15 APR 2025	15 APR 2025	ISSUE SET
E501	ELECTRICAL DETAILS	15 APR 2025	16 MAY 2025	ADDENDUM #
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 #
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 FLOOR	15 APR 2025	15 APR 2025	ISSUE SET
P501	PLUMBING DETAILS & SCHEDULES	15 APR 2025	15 APR 2025	ISSUE SET
UMEP1.1	ANSI A - 1 BR TYPE B - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #
UMEP1.2	ANSI B - 1 BR - TYPE A - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #
UMEP1.3	ANSI B - AV - 1 BR - TYPE A - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #
UMEP1.4	ANSI B - 1 BR TYPE B - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #
UMEP1.5	ANSI B - 1 BR TYPE C - UNIT MEP PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #
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 #
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 #

# NOTE: INDEX TO DRAWINGS HAS BEEN UPDATE TO REFLECT THE SHEETS REVISED BY ASI #1.

# 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

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

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

PM: <u>RS</u> DT: <u>TY</u>

PC: <u>CD</u> QC: <u>MK</u>

PLAN SET NO.

ARCHITECT LICENSE#

MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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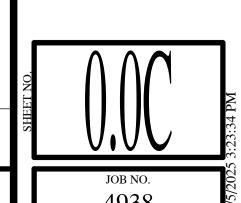
ISSUE/REVISIONS 15 APR 2025 ISSUE SET 16 MAY 2025 ADDENDUM #1

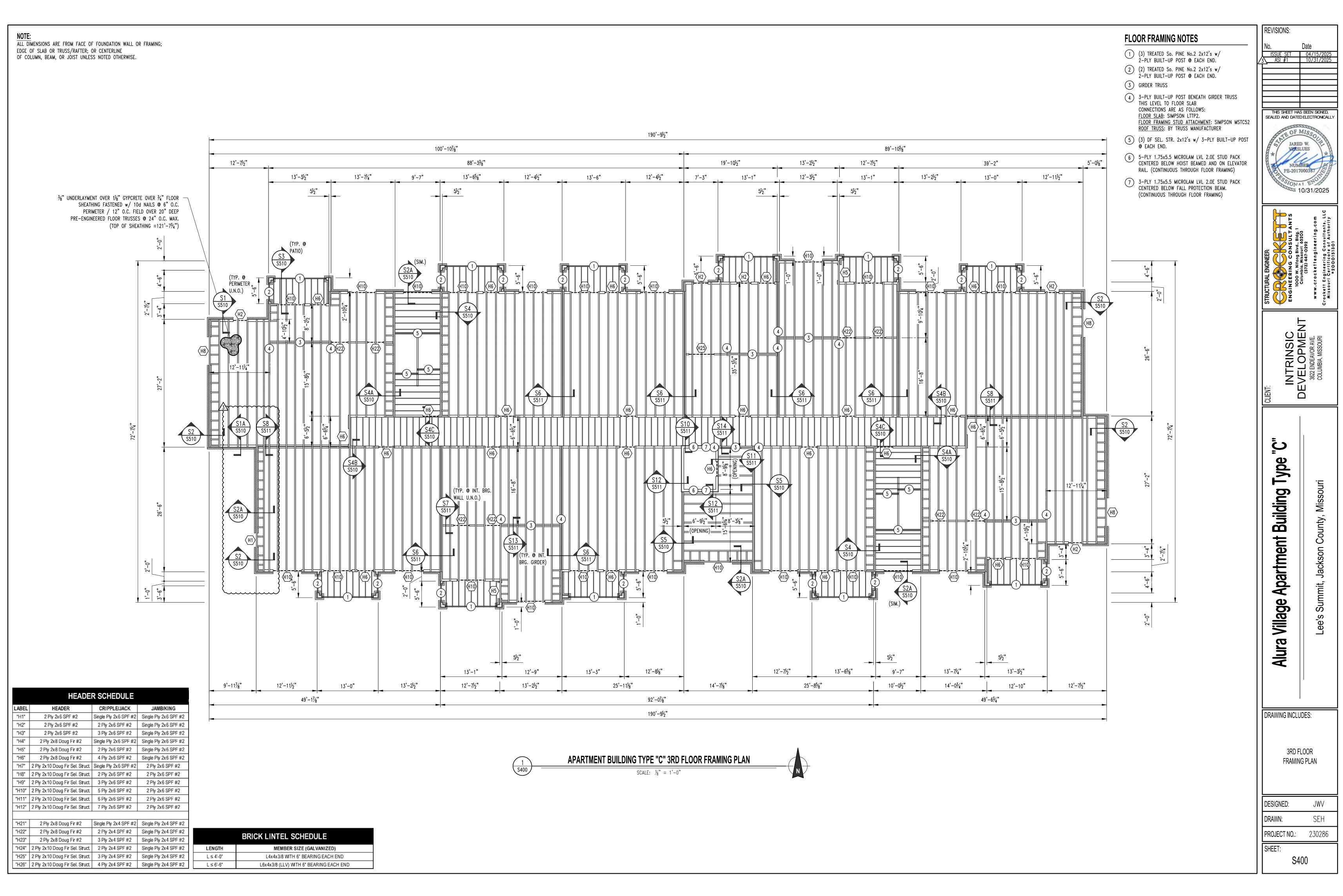
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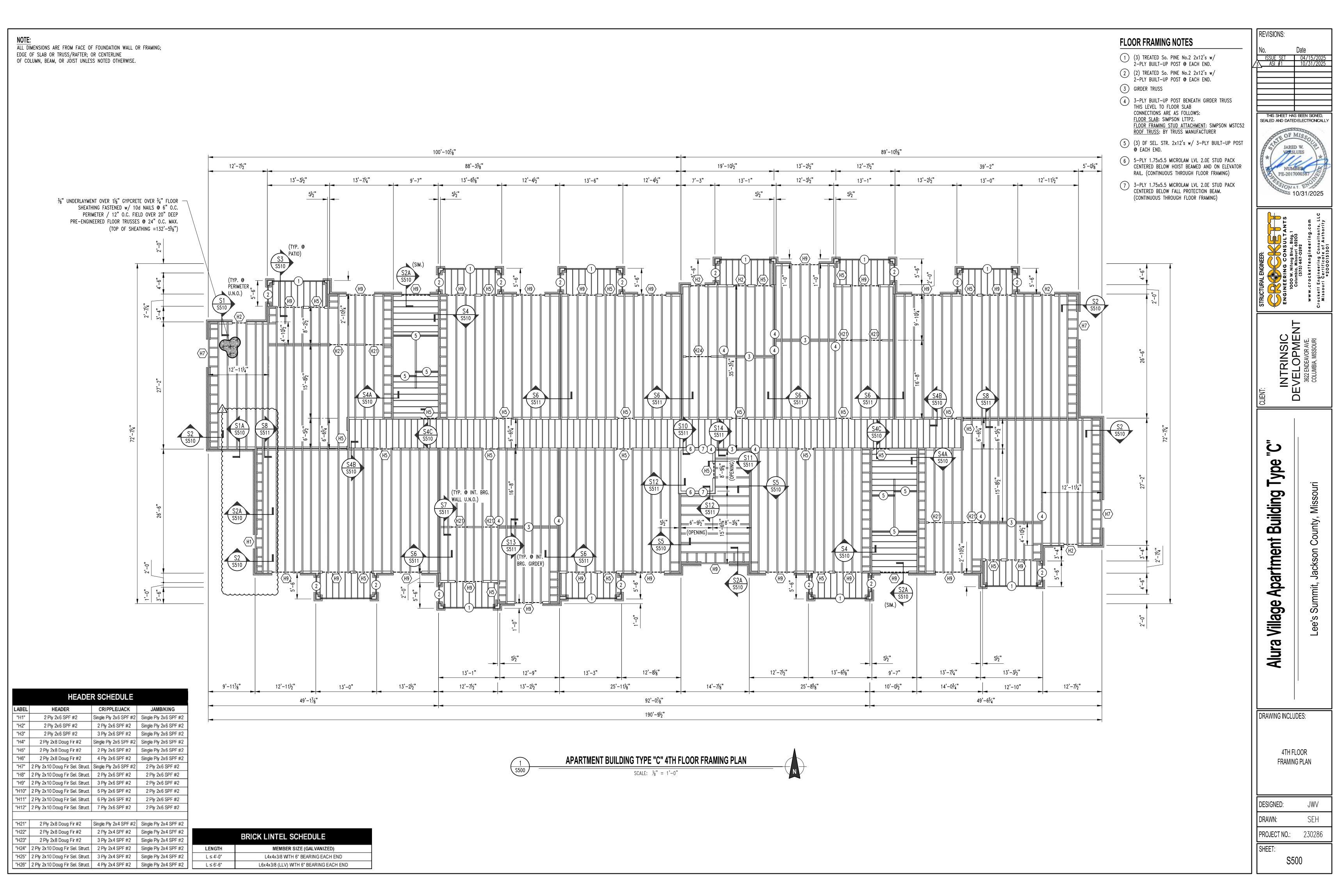
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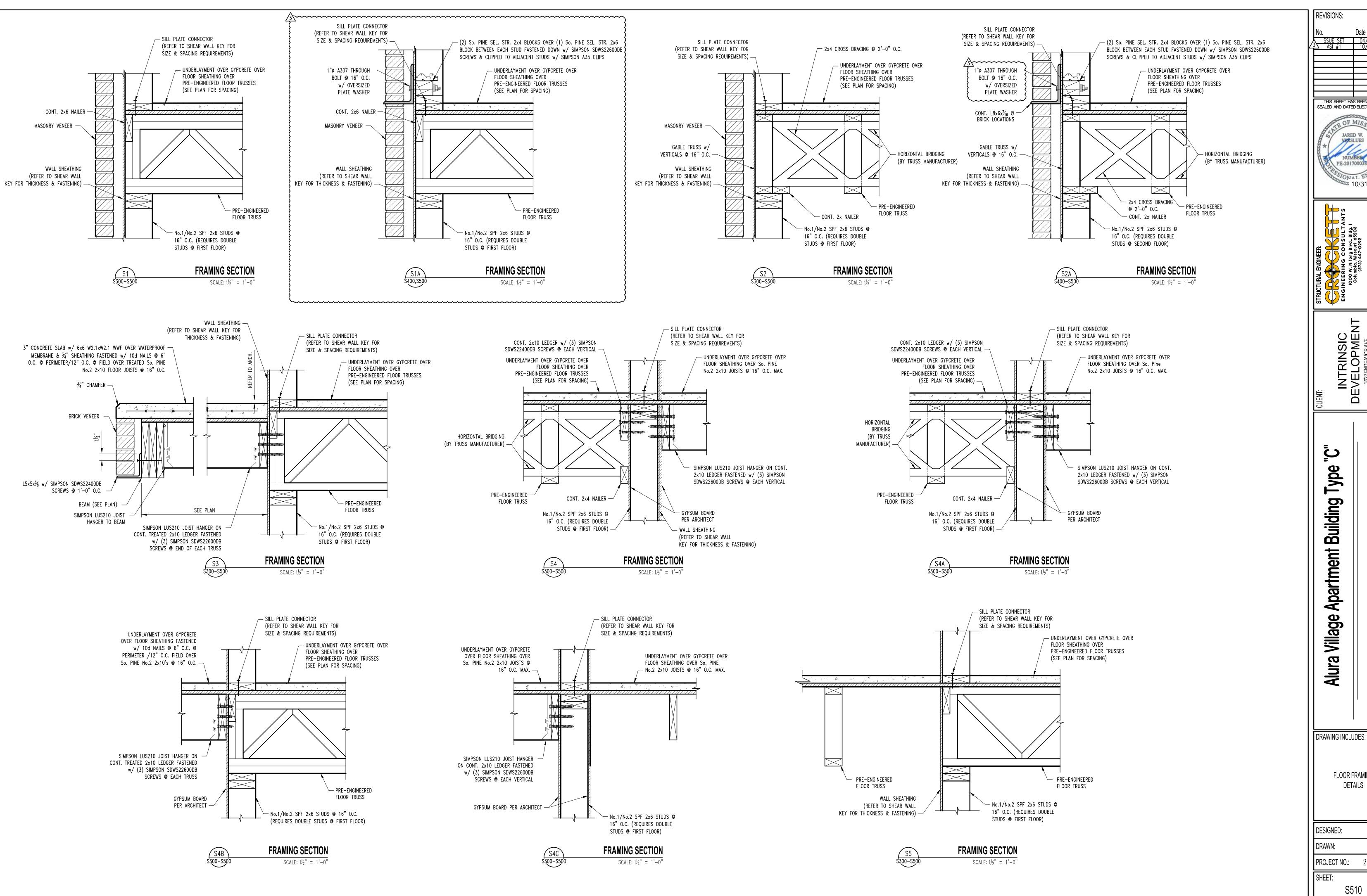
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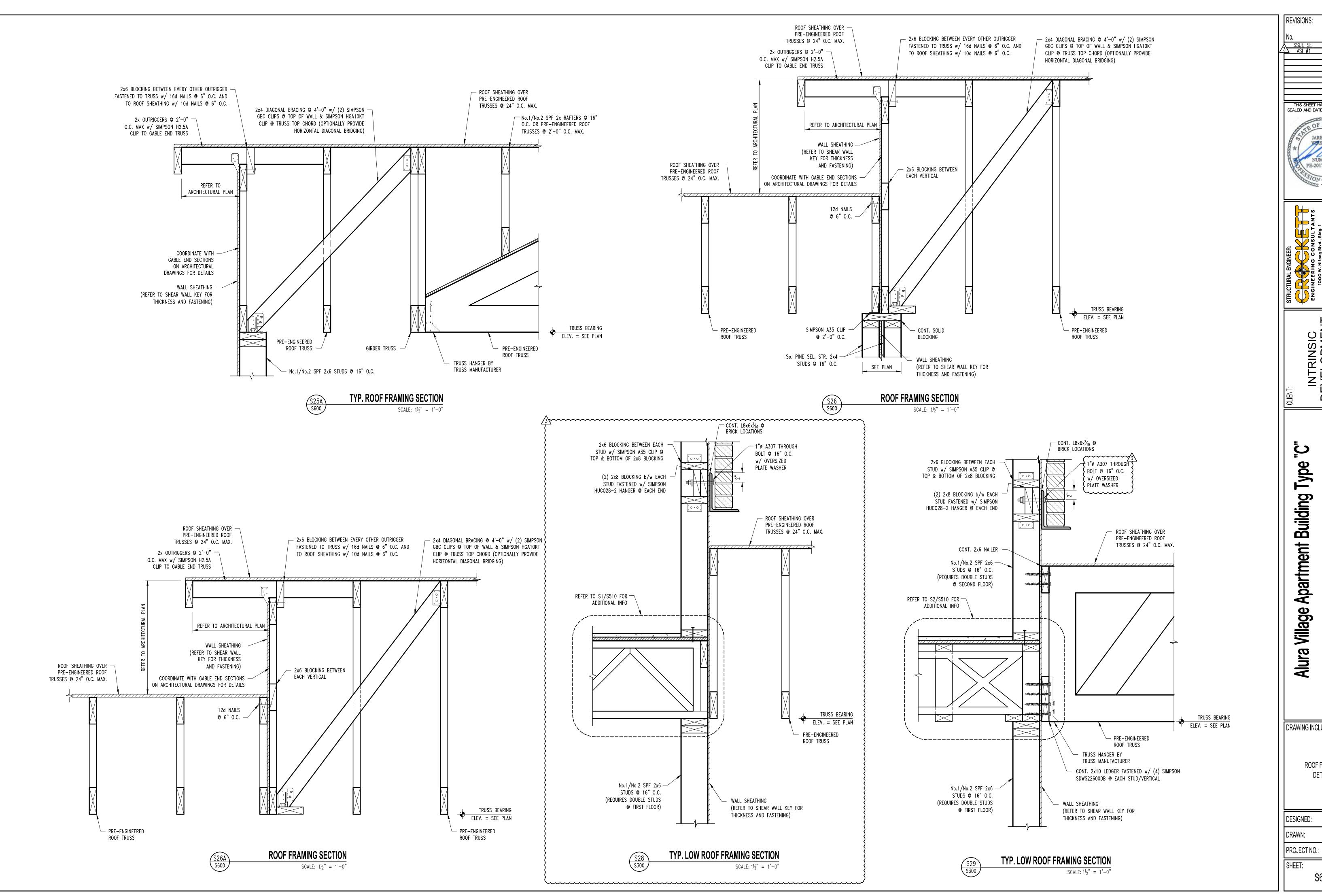


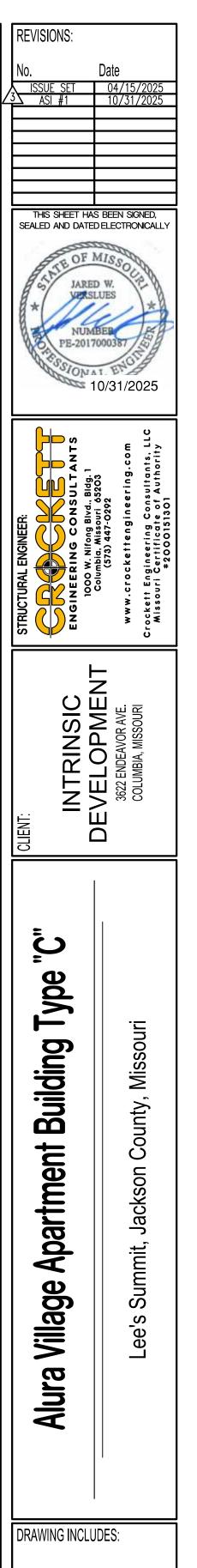


SSUE SET 04/15/2025 ASI #1 10/31/2025 THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY 10/31/2025

FLOOR FRAMING DETAILS

JWV SEH





**ROOF FRAMING** DETAILS

JWV SEH

