

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK

APARTMENT BUILDING TYPE "A"

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
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1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
▲ 15 APR 2025 ISSUE SET
▲ 16 MAY 2025 ADDENDUM #1
▲ 31 OCT 2025 ASI #1

SHEET NO. **0.0A**
JOB NO. 4938
1/15/2025 3:13:19 PM

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

PROJECT INFORMATION

SITE DATA					
SITE ZONING: (SEE CIVIL)					
SITE SIZE: (SEE CIVIL)					
SITE DENSITY: (SEE CIVIL)					
NO. OF PARKING SPACES: (SEE CIVIL)					
BUILDING DATA (BLDG. 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"/AY	ANSI "B", FHA/AY	1051	1	1,051 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		
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	6	6,306 SF
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DWELLING UNIT AREA:			44		37,224 SF
NON-DWELLING AREA:			BALCONIES, CORRIDOR, COMMON AREA & SPRINKLER ROOM		
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(100-25) x 20/30 = 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 SUPPRESSION SYSTEM FOR UNCONDITIONED FREEZE PROTECTION PER O.O CODE DATA, PROVIDE FLEXIBLE DRY HEADS AT BALCONIES, PROVIDE FREEZE PROTECTED SOFFITS AS REQUIRED ON THE TOP FLOOR PER O.O CODE DATA INFORMATION. THIS COORDINATION SHOULD BE INCLUDED IN THE BASE BID.					

INDEX TO DRAWINGS

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1 - COVER SHEET				
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SPI.1A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SPI.2A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SPI.3A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
2 - STRUCTURAL (BY CROCKETT ENGINEERING CONSULTANTS)				
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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
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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
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S600	ROOF FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
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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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A1.3A	FOURTH FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
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A1.7A	1-BR ACCESSIBILITY PLANS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
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A2.0A	ROOF PLAN, DETAILS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
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LS1.0A	1ST & 2ND FLOOR LIFE SAFETY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
LS1.1A	3RD & 4TH FLOOR LIFE SAFETY PLANS	15 APR 2025	15 APR 2025	ISSUE SET

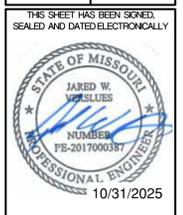
NOTE: INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISED BY ASI #1.

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 LTP2.
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)

REVISIONS:

No.	Date
1	04/15/2025
2	10/31/2025



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. NIKOS BLVD. SUITE 1
COLUMBIA, MISSOURI 65205
www.crockettengineering.com
(314) 487-0992
Missouri Certificate of Authority #200201001

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

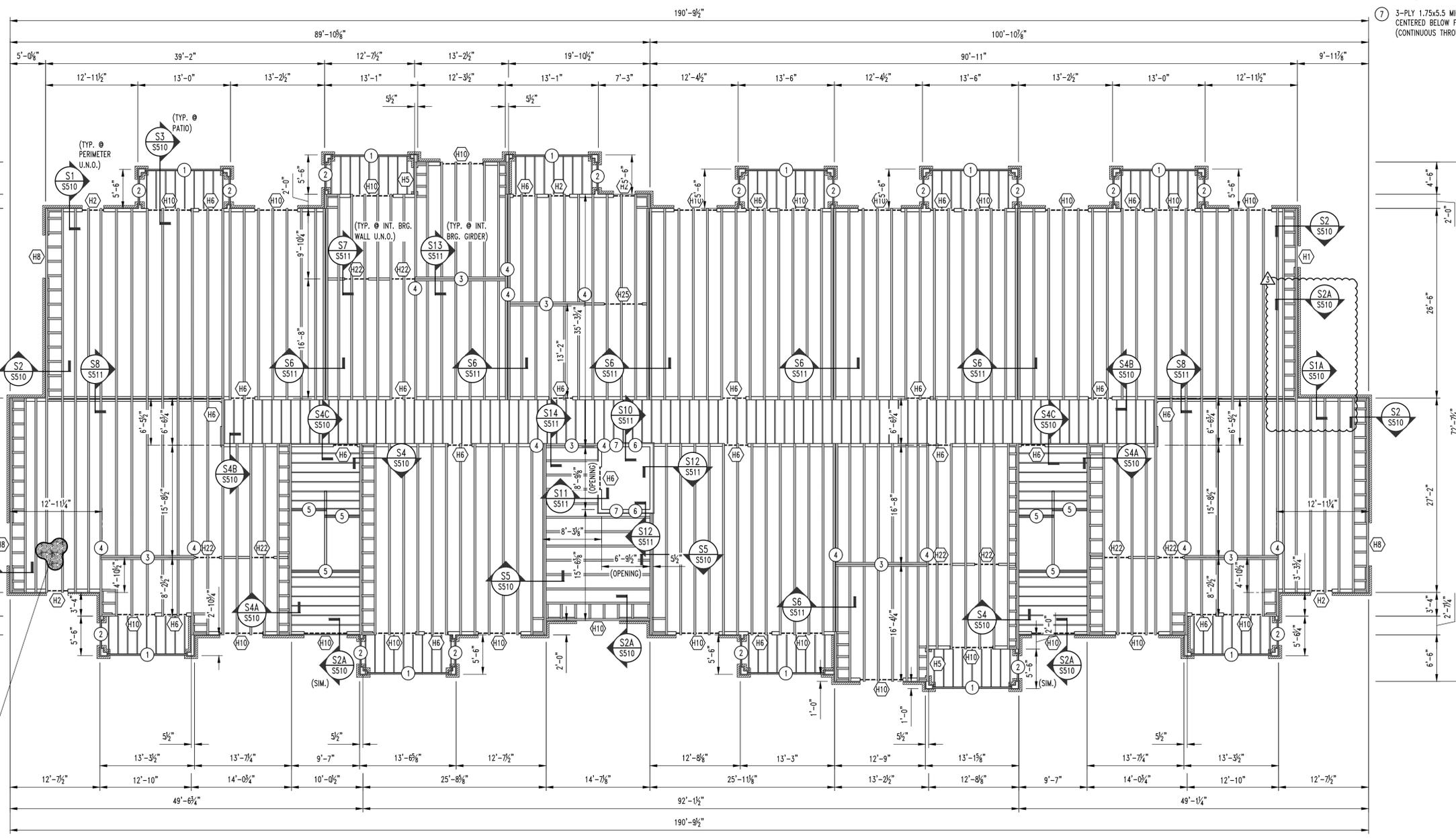
DESIGNED: JWV
DRAWN: SEH
PROJECT NO.: 230286
SHEET: S400

HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMBUKING
"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



APARTMENT BUILDING TYPE "A" 3RD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"
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) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
 - GIRDER TRUSS
 - 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS THIS LEVEL TO FLOOR SLAB CONNECTIONS ARE AS FOLLOWS:
FLOOR SLAB: SIMPSON LTP2.
FLOOR FRAMING STUD ATTACHMENT: SIMPSON MSTC52
ROOF TRUSS: BY TRUSS MANUFACTURER
 - (3) DF SEL. STR. 2x12's w/ 3-PLY BUILT-UP POST @ EACH END.
 - 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW HOIST BEAMED AND ON ELEVATOR RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
 - 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW FALL PROTECTION BEAM. (CONTINUOUS THROUGH FLOOR FRAMING)

REVISIONS:

No.	Date
1	04/15/2025
2	10/31/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

JARED W. VOGLUES
PROFESSIONAL ENGINEER
NUMBER
PE-2017000387
10/31/2025

STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
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COLUMBIA, MISSOURI 65205
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200210101

CLIENT:
INTRINSIC DEVELOPMENT
3622 ELEVATOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:
4TH FLOOR FRAMING PLAN

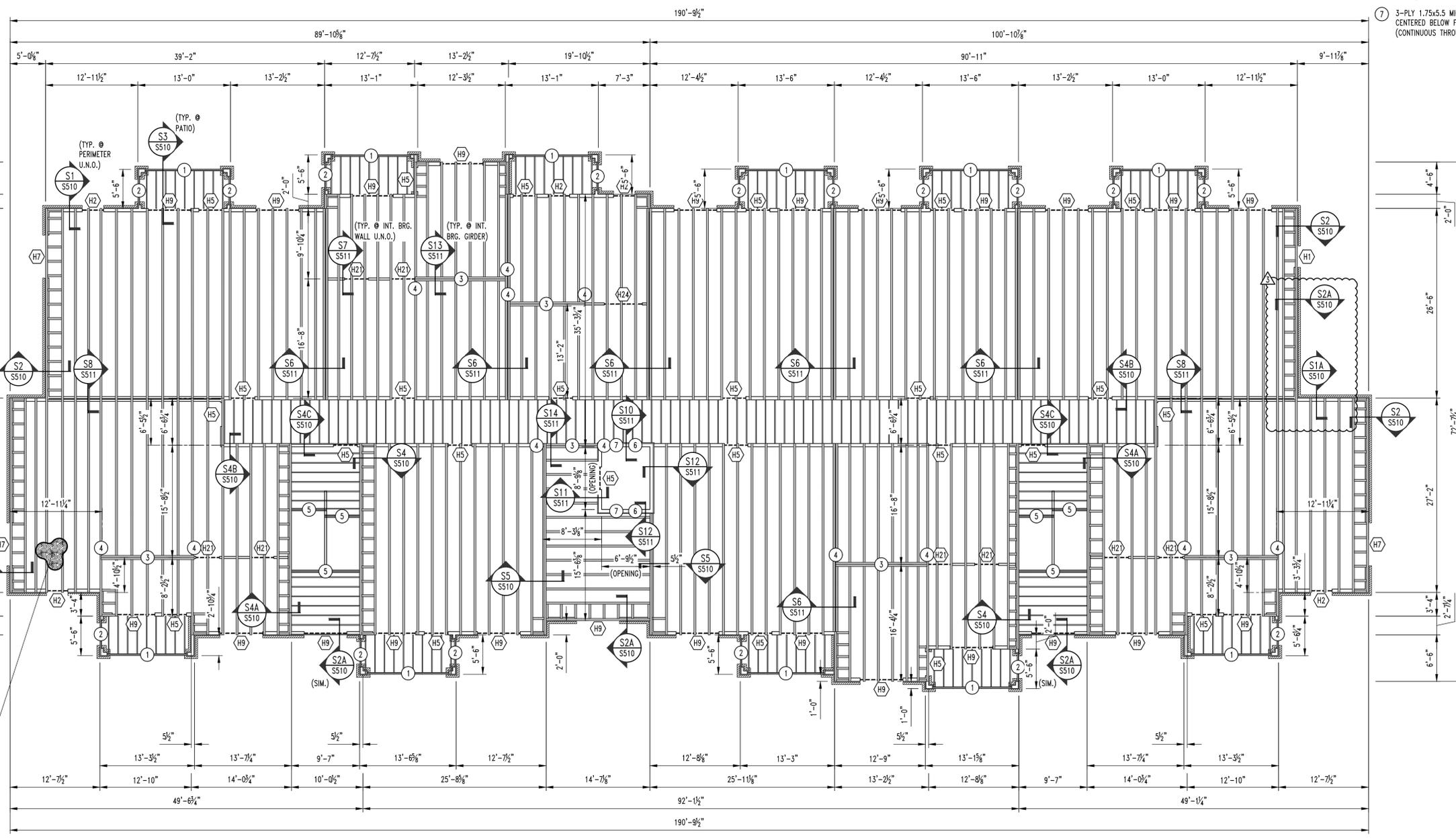
DESIGNED: JWW
DRAWN: SEH
PROJECT NO.: 230286
SHEET: S500

HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMBUKING
"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

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



3/8" UNDERLAYMENT OVER 1 1/2" GYPCRETE OVER 3/4" 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 = 132'-5 1/2")

APARTMENT BUILDING TYPE "A" 4TH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"
1 S500

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

THIS SHEET HAS BEEN SIGNED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CROCKETT
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #200201001

CLIENT:
INTRINSIC DEVELOPMENT
3622 ENCLAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

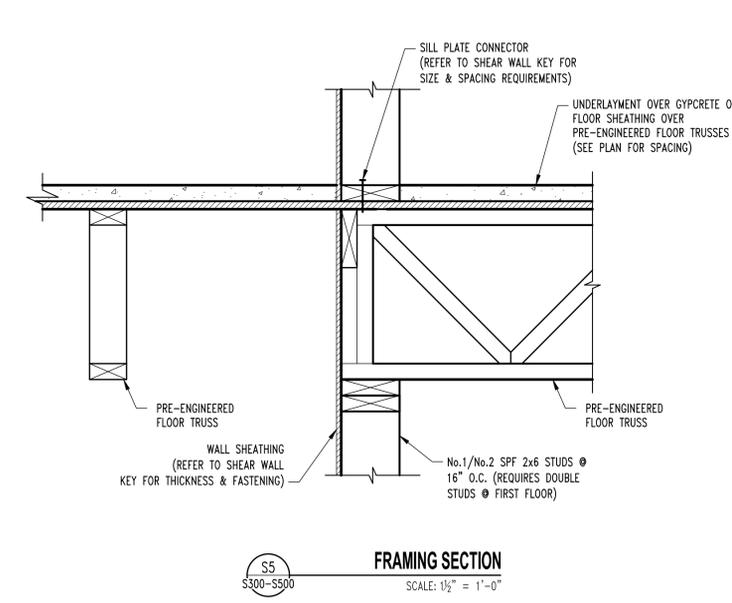
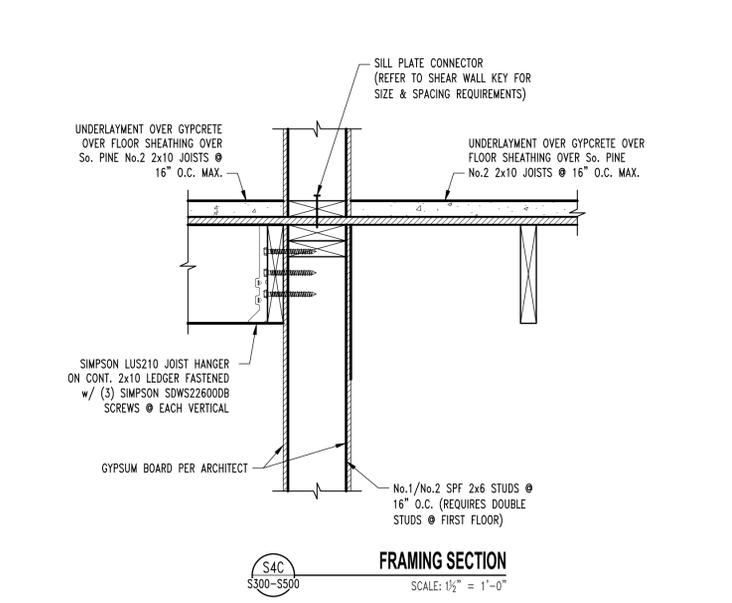
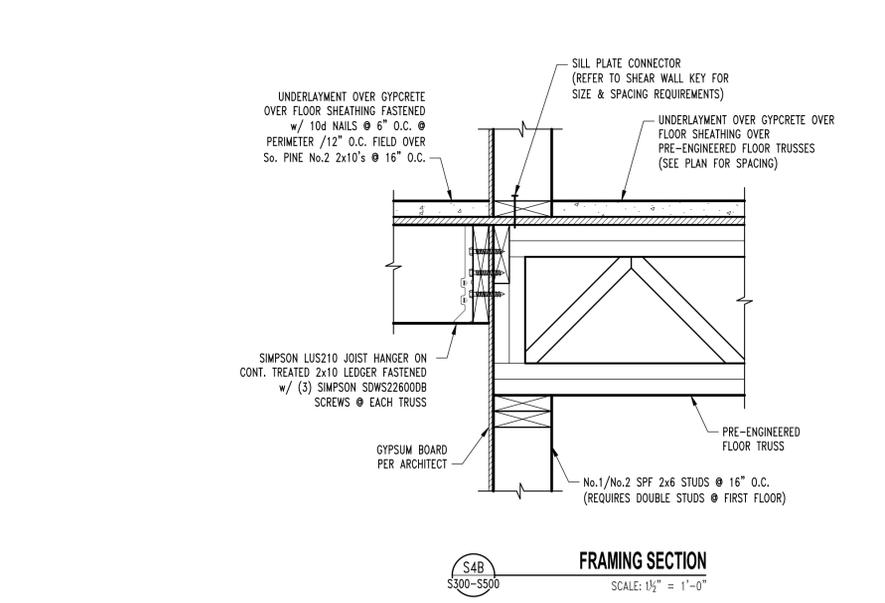
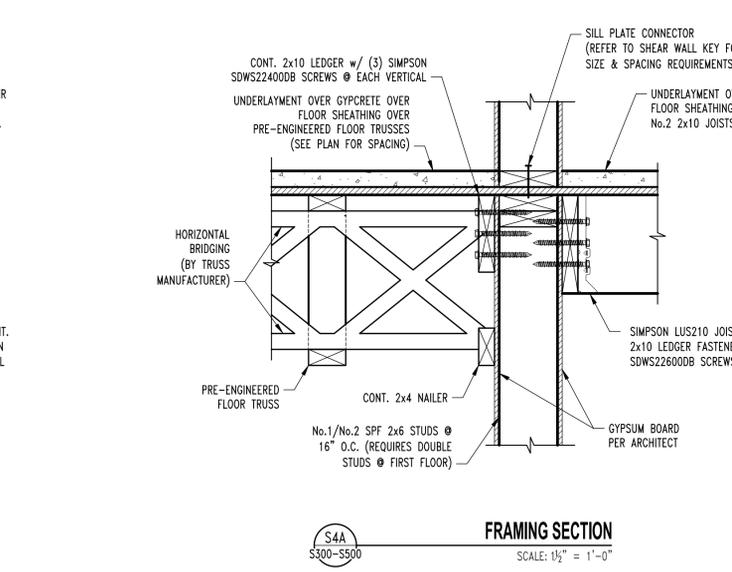
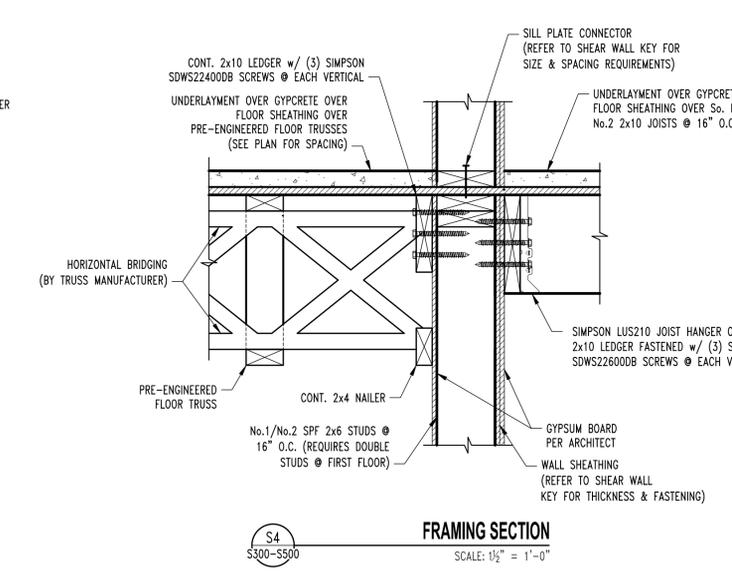
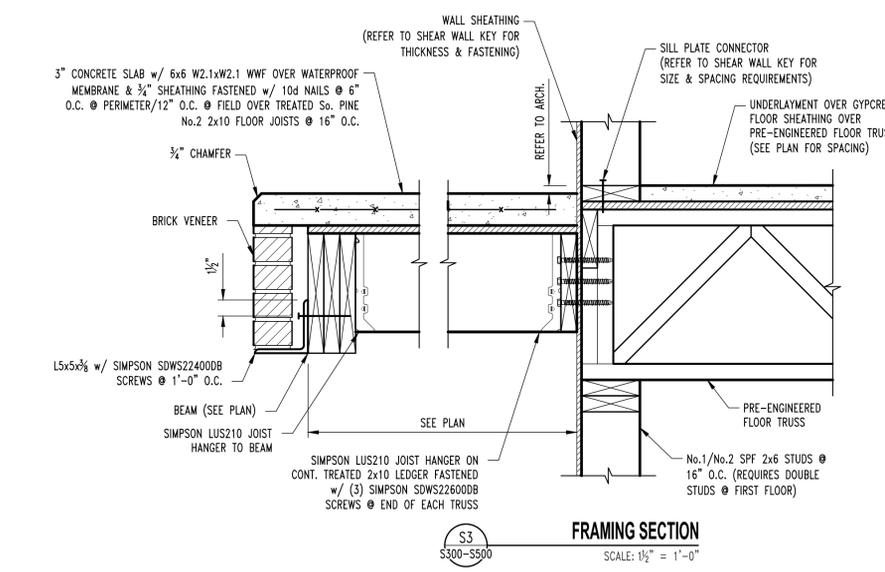
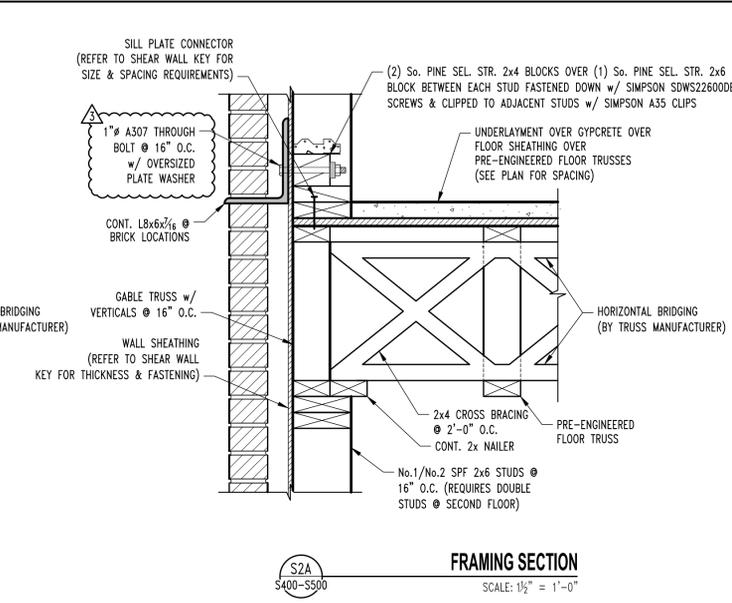
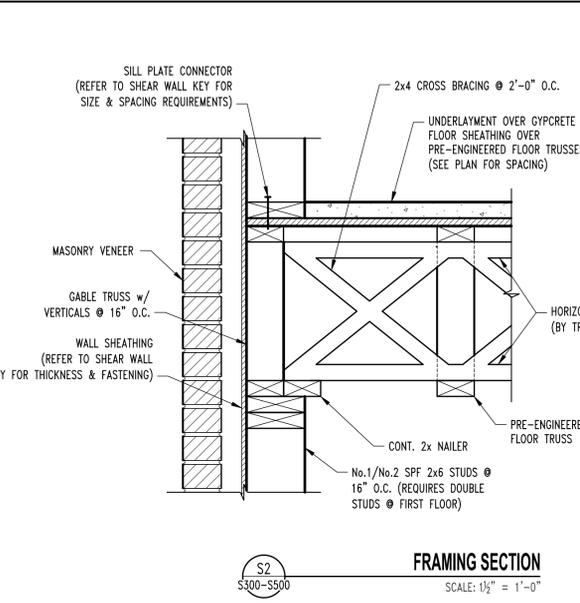
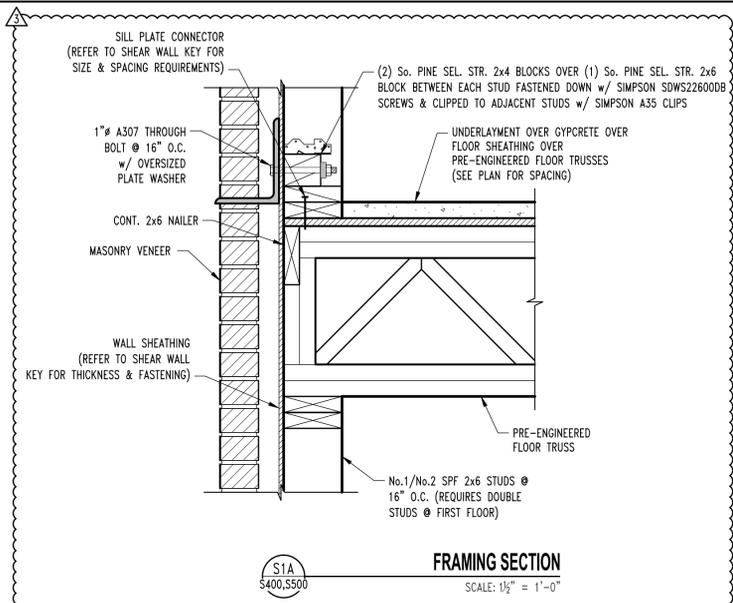
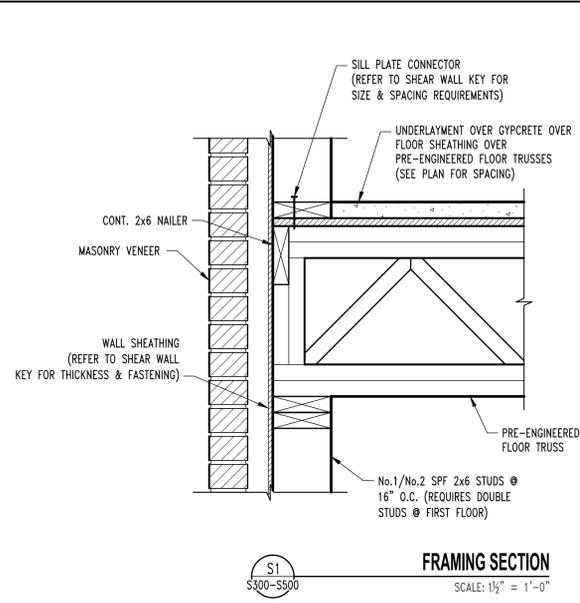
DRAWING INCLUDES:

FLOOR FRAMING DETAILS

DESIGNED: JWV
DRAWN: SEH

PROJECT NO.: 230286

SHEET: S510



No.	Date
ISSUE SET	04/15/2025
AS1 #1	10/31/2025



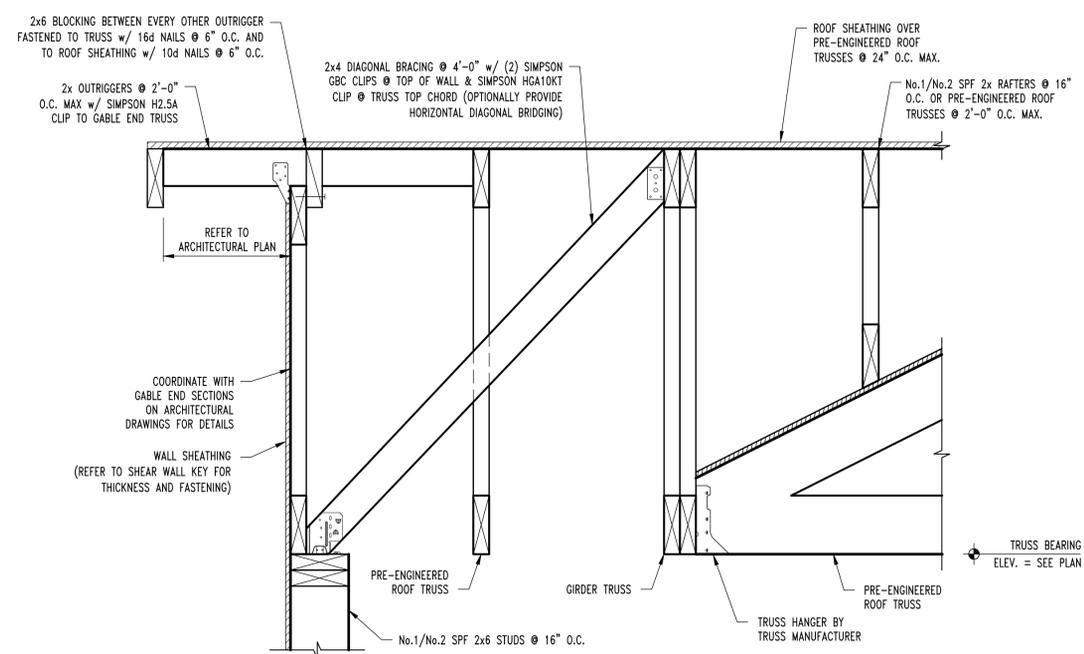
STRUCTURAL ENGINEER
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Niras Blvd. Suite 1
Columbia, Missouri 65205
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #200310101

CLIENT:
INTRINSIC DEVELOPMENT
3632 ENCLAVOR AVE.
COLUMBIA, MISSOURI

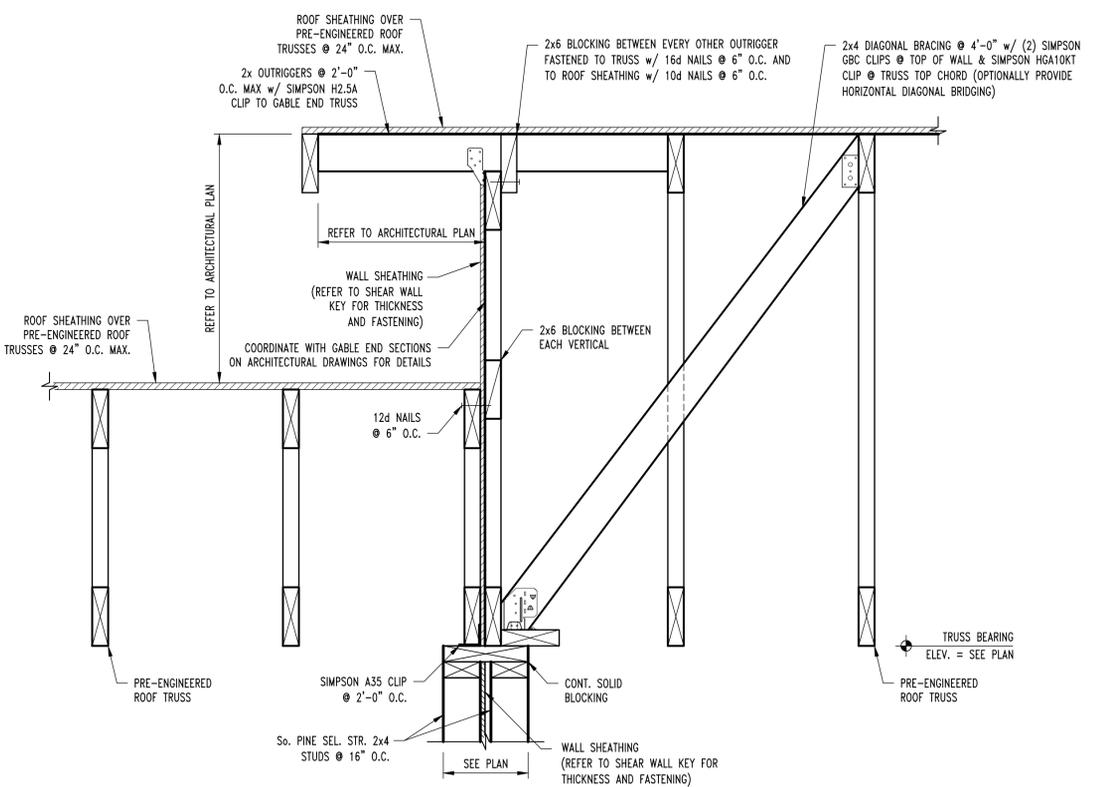
Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:
ROOF FRAMING DETAILS

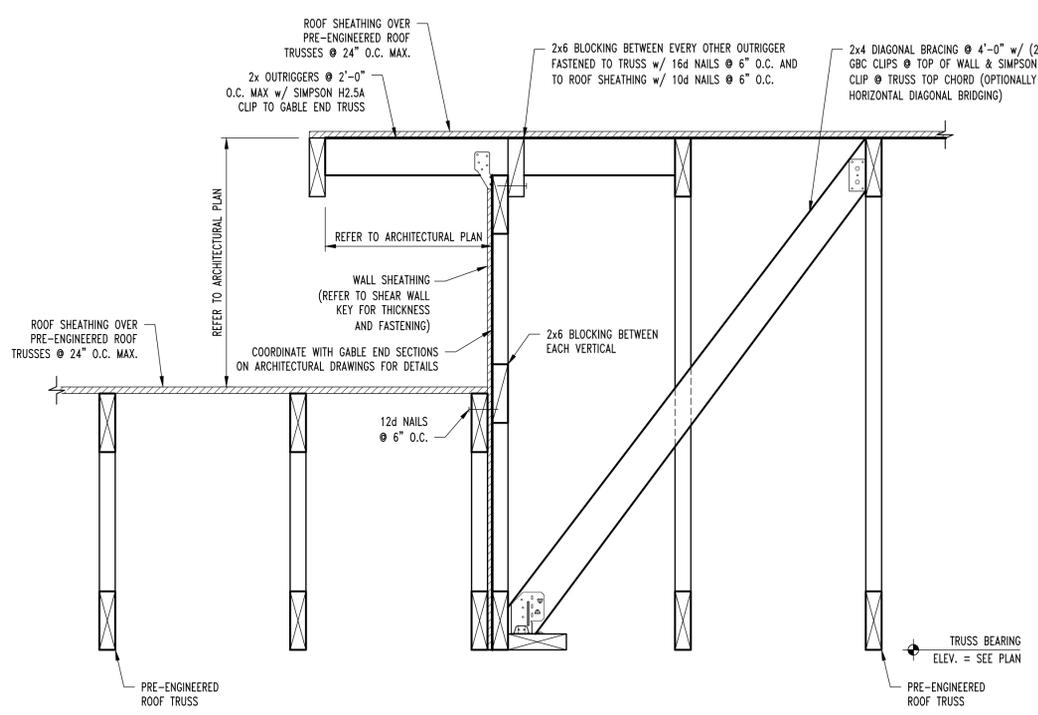
DESIGNED: JWW
DRAWN: SEH
PROJECT NO.: 230286
SHEET: S611



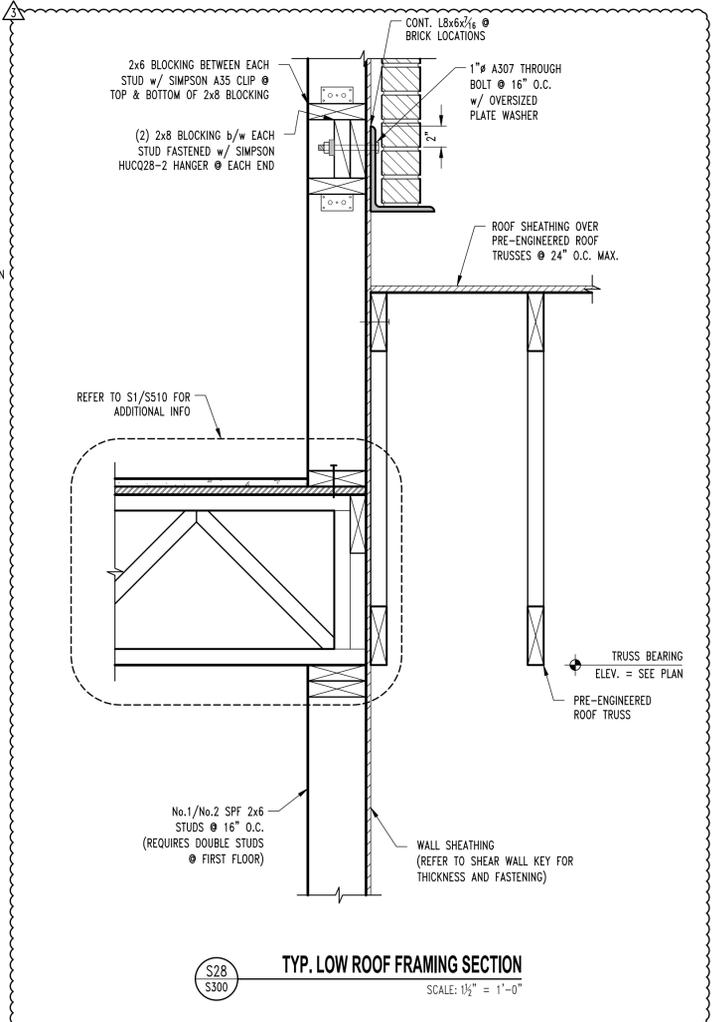
S25A S600
TYP. ROOF FRAMING SECTION
SCALE: 1 1/2" = 1'-0"



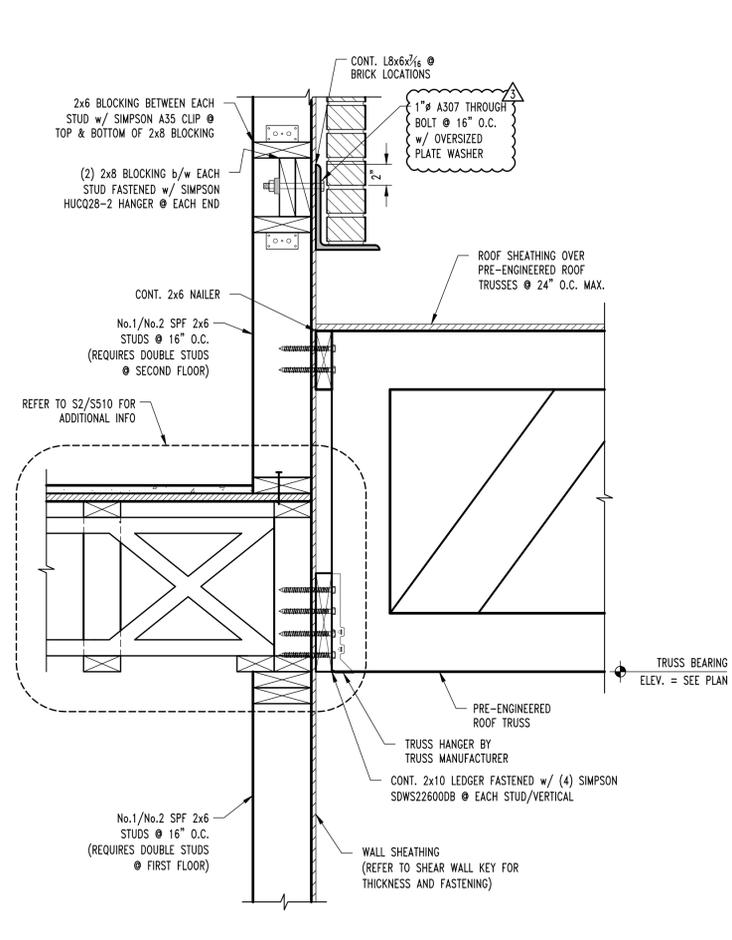
S26 S600
ROOF FRAMING SECTION
SCALE: 1 1/2" = 1'-0"



S26A S600
ROOF FRAMING SECTION
SCALE: 1 1/2" = 1'-0"



S28 S300
TYP. LOW ROOF FRAMING SECTION
SCALE: 1 1/2" = 1'-0"



S29 S300
TYP. LOW ROOF FRAMING SECTION
SCALE: 1 1/2" = 1'-0"

No.	Date
ISSUE SET	04/15/2025
AS1 #1	10/31/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

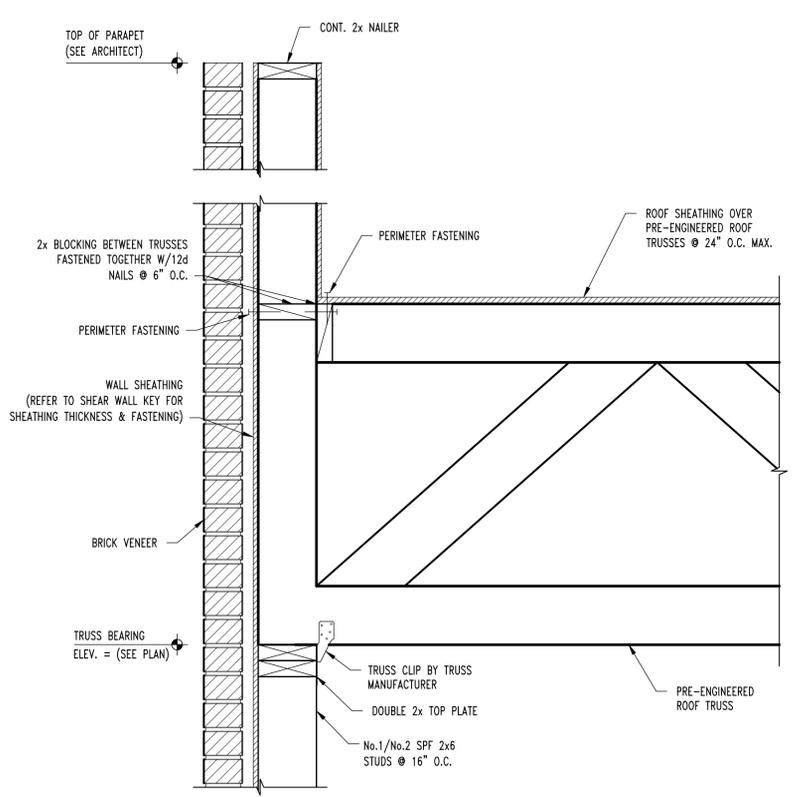
STRUCTURAL ENGINEER
CROCKETT
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CLIENT:
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3822 ENCLAVOR AVE.
COLUMBIA, MISSOURI

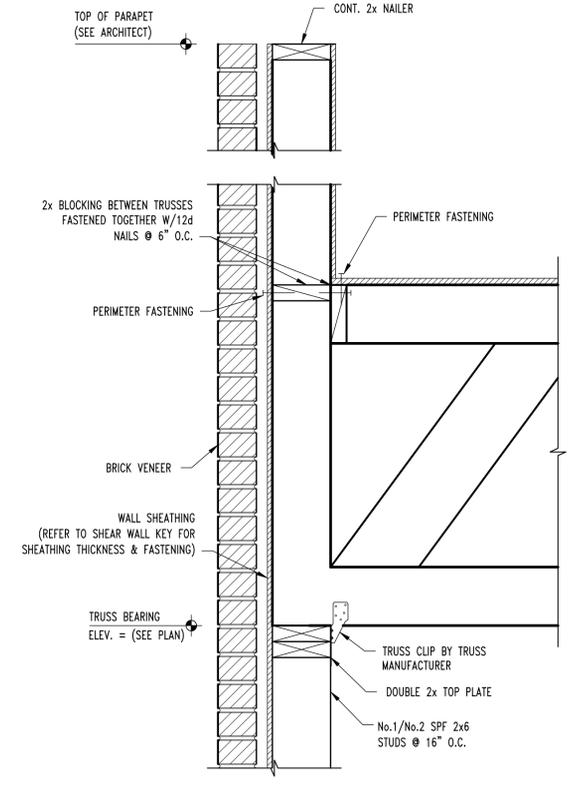
Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:
ROOF FRAMING DETAILS

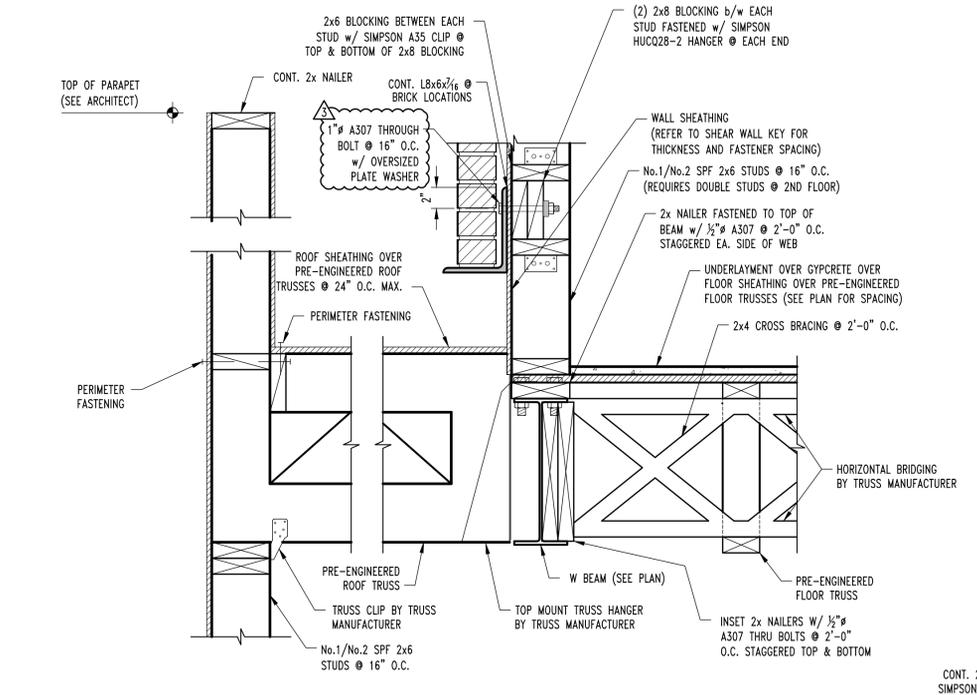
DESIGNED: JWV
DRAWN: SEH
PROJECT NO.: 230286
SHEET: S612



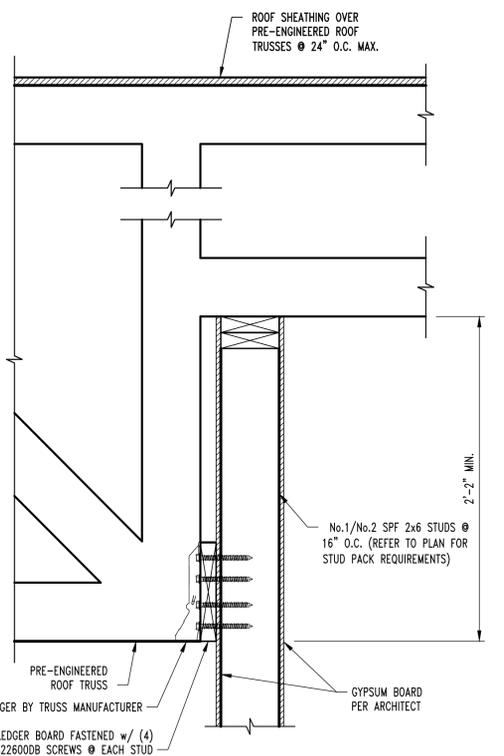
S30
S300
ROOF FRAMING SECTION
SCALE: 1/2" = 1'-0"



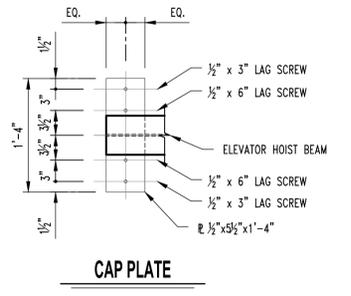
S31
S300
ROOF FRAMING SECTION
SCALE: 1/2" = 1'-0"



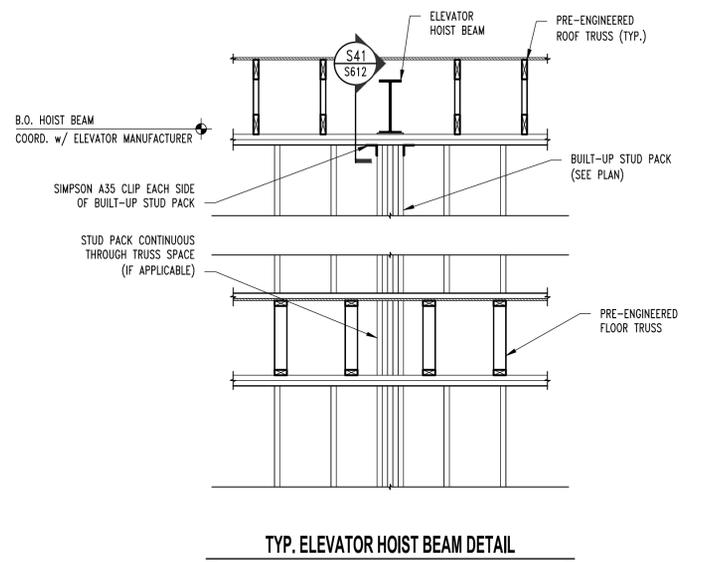
S35
S300
FRAMING SECTION
SCALE: 1/2" = 1'-0"



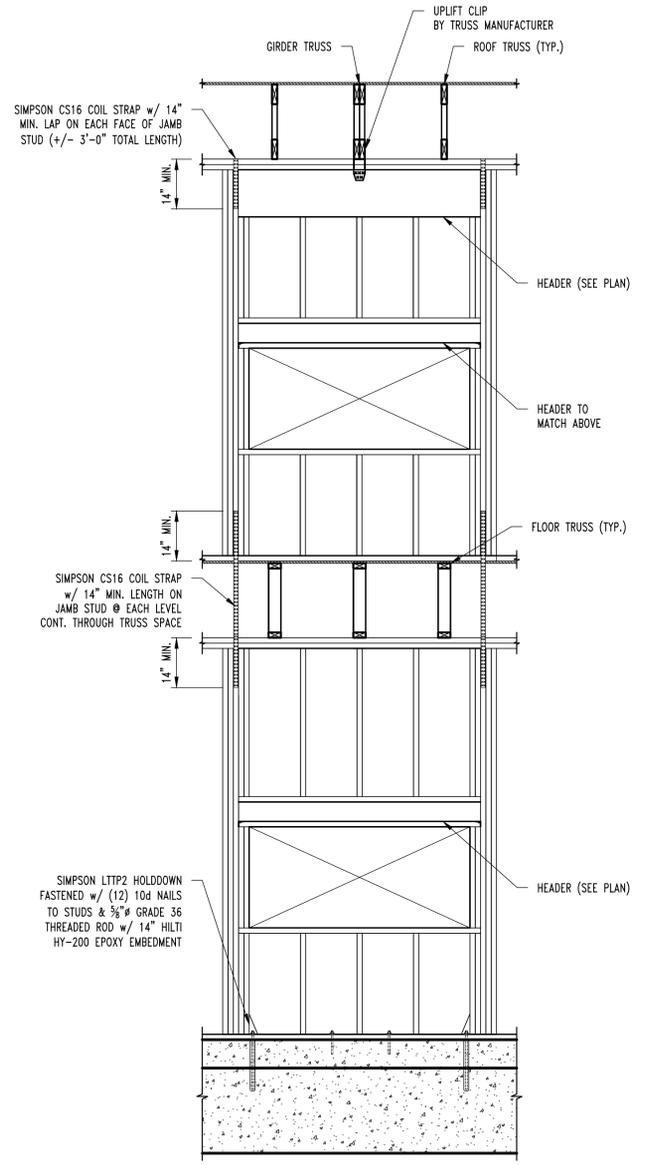
S40
S600
TYP. ROOF FRAMING SECTION
SCALE: 1/2" = 1'-0"



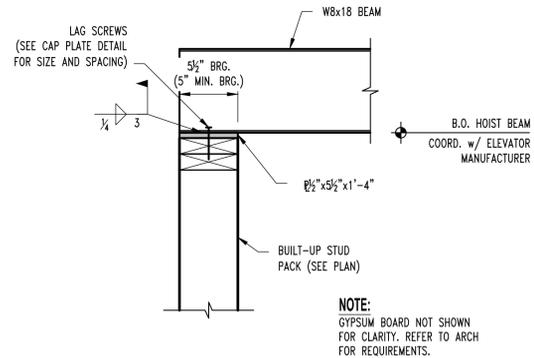
S41
S612
HOIST BEAM BEARING DETAIL
SCALE: 1/2" = 1'-0"



TYP. ELEVATOR HOIST BEAM DETAIL



TYP. MULTI-STORY GIRDER TO HEADER DETAIL



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