

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
PROJECT UNIT, MISSOURI
01/29/2026 10:00:26

M. RANDALL PORTER

2012006244

ARCHITECT

16 JAN 2026
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 573-258-7200

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

11 OCT 2025

ASI #1

16 JAN 2026

ASI #2

16 JAN 2026

14:30:00 PM

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 "A"	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	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 IRC, 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 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 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

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
1 - COVER SHEET				
0.0A	COVER SHEET	15 APR 2025	16 JAN 2026	ASI #2
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	16 JAN 2026	ASI #2
S210	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S211	FOUNDATION DETAILS	15 APR 2025	16 JAN 2026	ASI #2
S300	2ND FLOOR FRAMING PLAN	15 APR 2025	16 JAN 2026	ASI #2
S300A	SHEAR WALL PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S400	3RD FLOOR FRAMING PLAN	15 APR 2025	16 JAN 2026	ASI #2
S500	4TH FLOOR FRAMING PLAN	15 APR 2025	16 JAN 2026	ASI #2
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	16 JAN 2026	ASI #2
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S611	ROOF FRAMING DETAILS	15 APR 2025	31 OCT 2025	ASI #1
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3 - ARCHITECTURAL				
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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
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A4.4A	ELEVATOR WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
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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
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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
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 #2.

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: _____

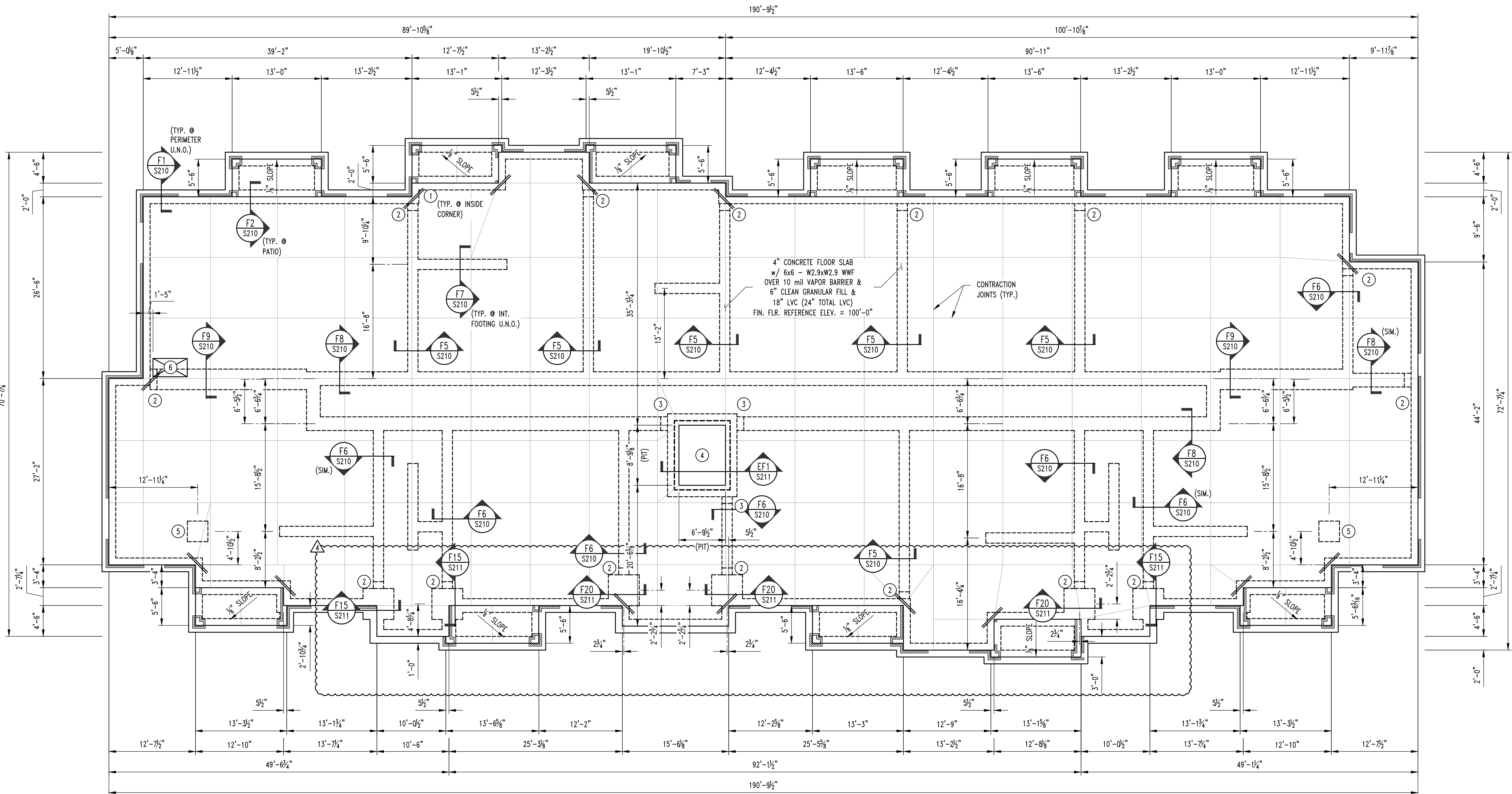
CONTRACTOR: INTRINSIC DEVELOPMENT, LLC
3622 ENDEAVOR AVE., STE. 101, COLUMBIA, MO 65201
BY: _____ DATE: _____

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

PLAN SET NO. _____

ASI #2

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.



1
S200

APARTMENT BUILDING TYPE "A" FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



FOUNDATION NOTES

- REENTRANT CORNER BARS, REFER TO TYPICAL CRACK CONTROL REINFORCING DETAIL ON SHEET S210.
- FOOTING STEP, REFER TO DETAIL FS1/S211.
- FOOTING STEP, REFER TO DETAIL FS2/S211.
- CONFIRM FINAL ELEVATOR SHAFT DIMENSIONS w/ ELEVATOR SUPPLIER PRIOR TO INSTALLATION OF PIT.
- 3'-0" SQ. x 2'-0" DEEP PAD FOOTING w/ (3) #5 x 2'-6" EACH WAY; TOP & BOTTOM.
- RECESSED FLOOR SLAB FOR ADA SHOWER (CONFIRM SIZE w/ SHOWER MANUFACTURER PRIOR TO INSTALLATION) (REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.)

REVISIONS:

No.	Date
ISSUE SET	04/15/2025
ASI #1	10/31/2025
ASI #2	01/16/2026

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Suite 1
Columbia, Missouri 65203
(573) 447-0993
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200010101

CLIENT:
**INTRINSIC
DEVELOPMENT**
3822 ENDAVOR AVE.
COLUMBIA, MISSOURI

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

DRAWING INCLUDES:

FOUNDATION
PLAN

DESIGNED: JWW

DRAWN: SEH

PROJECT NO.: 230286

SHEET:

S200

REVISIONS:

No.	Date
ISSUE SET	04/15/2025
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STRUCTURAL ENGINEER:
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(573) 447-0992
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000191001

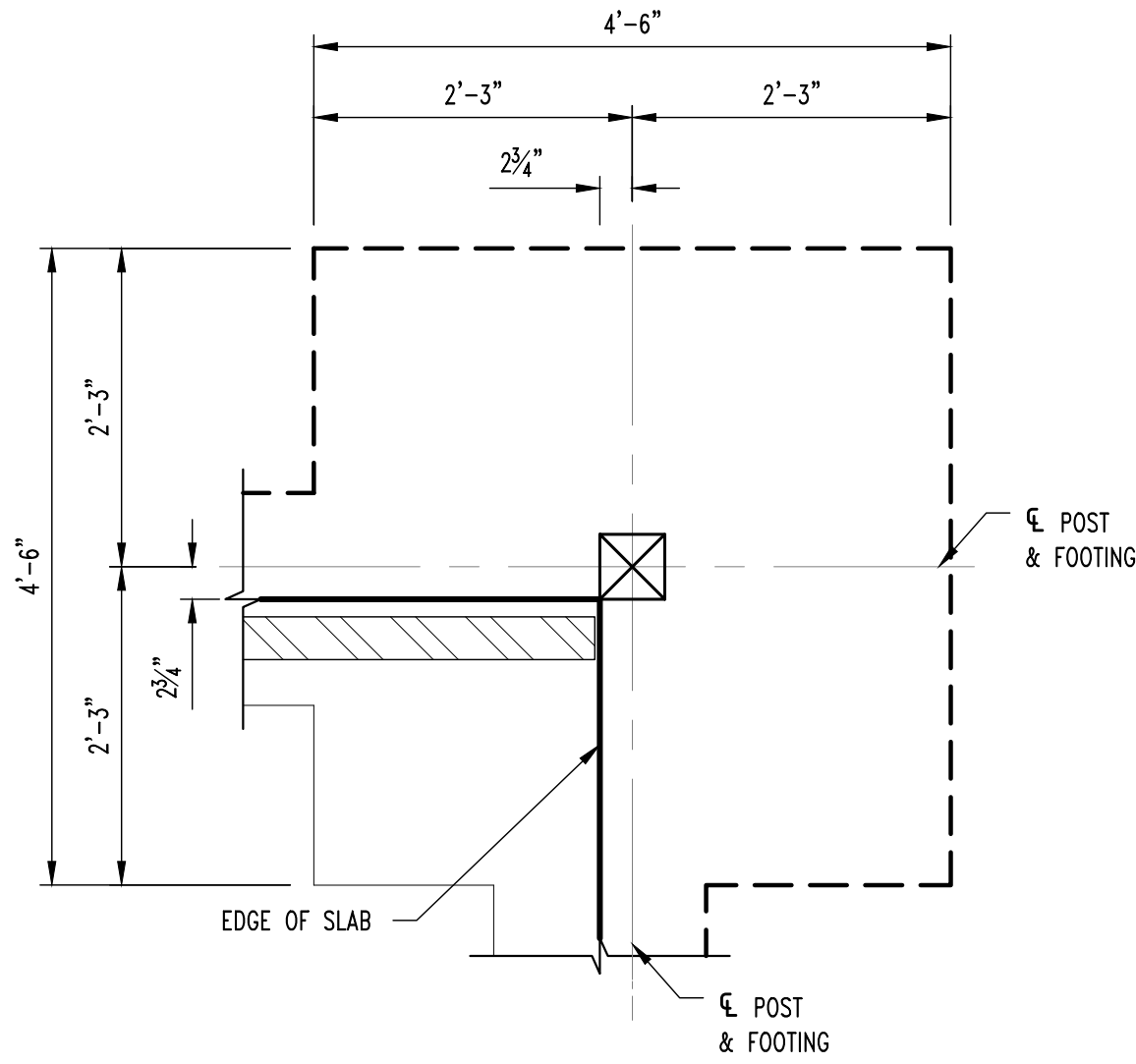
CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

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

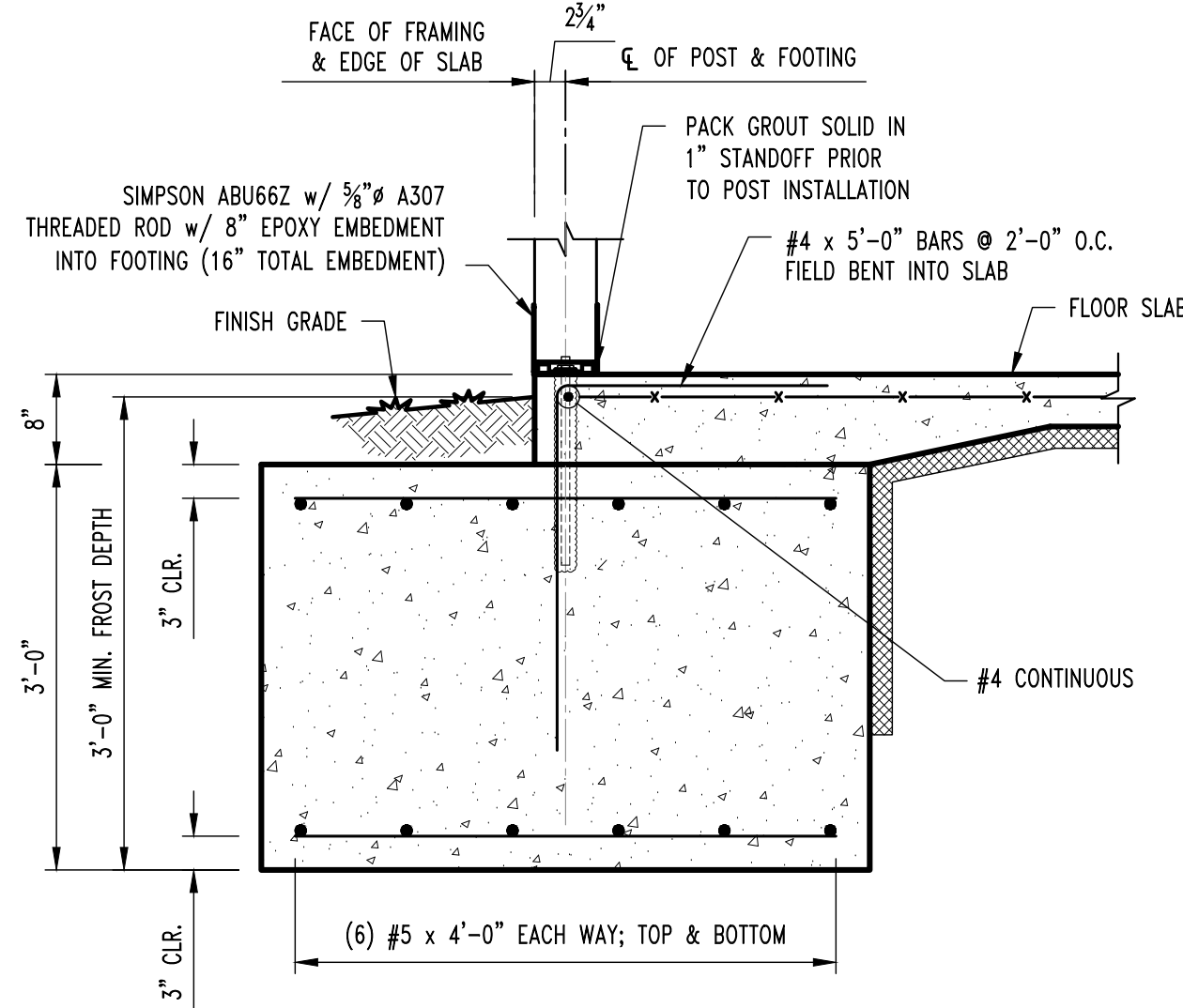
DRAWING INCLUDES:

FOUNDATION
DETAILS

DESIGNED: JWW
DRAWN: SEH
PROJECT NO.: 230286
SHEET:
S211

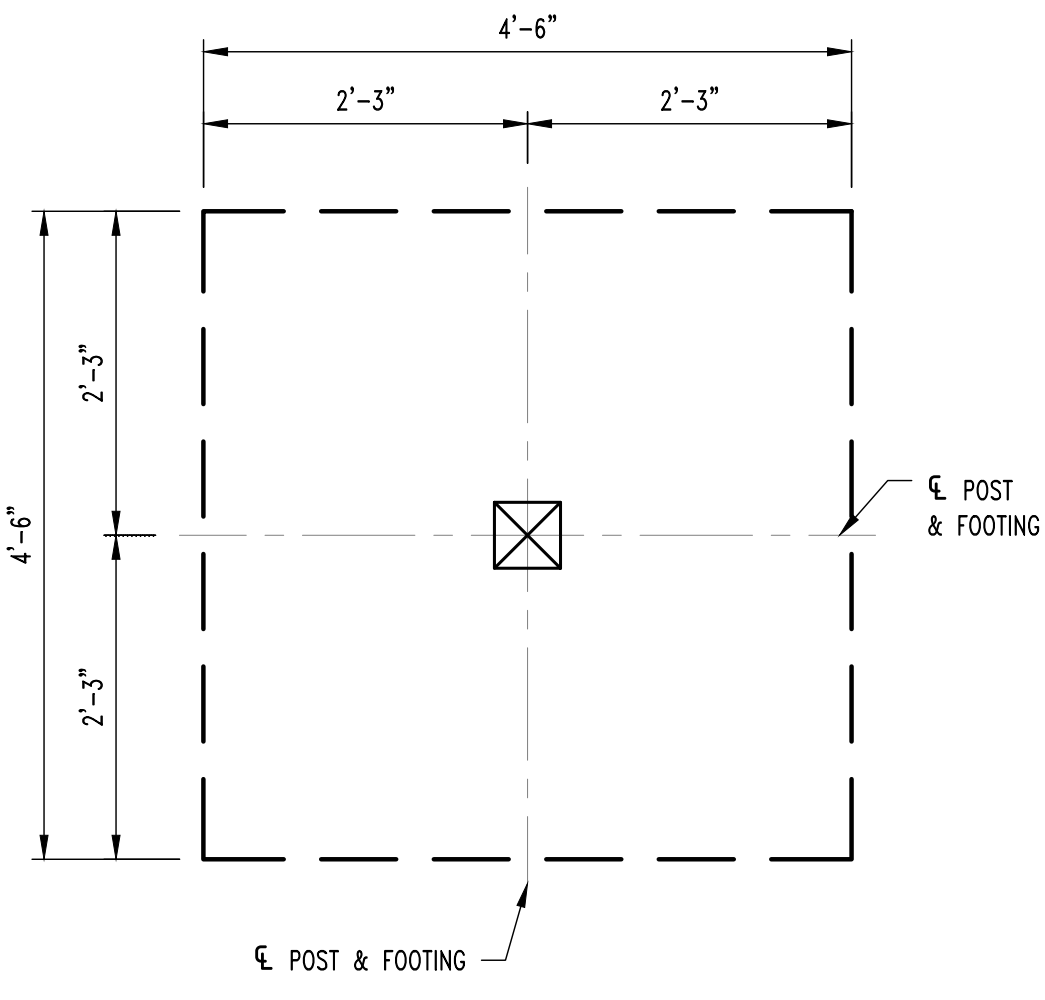


PLAN VIEW

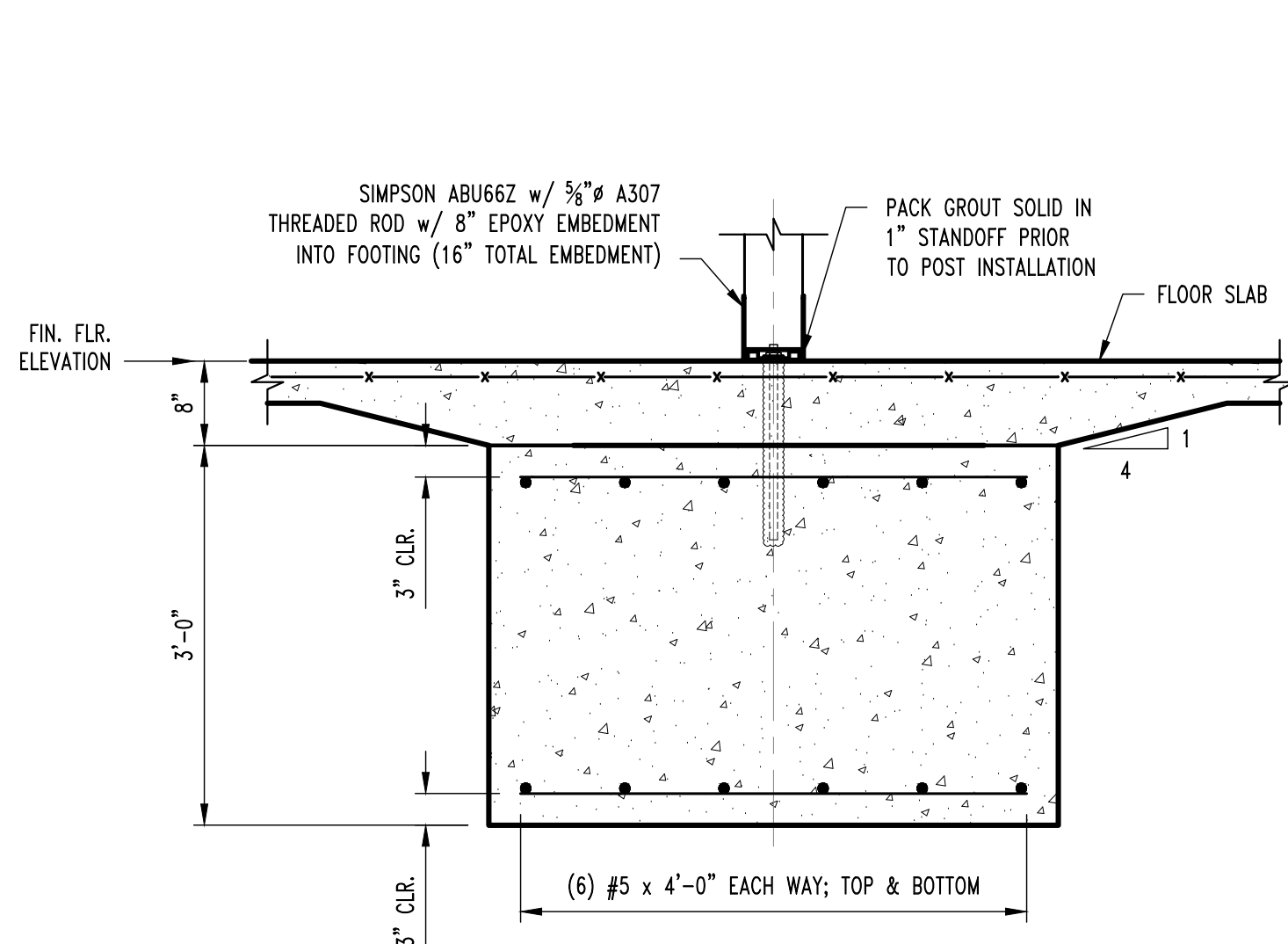


COLUMN FOOTING SECTION

SCALE: 3/4" = 1'-0"

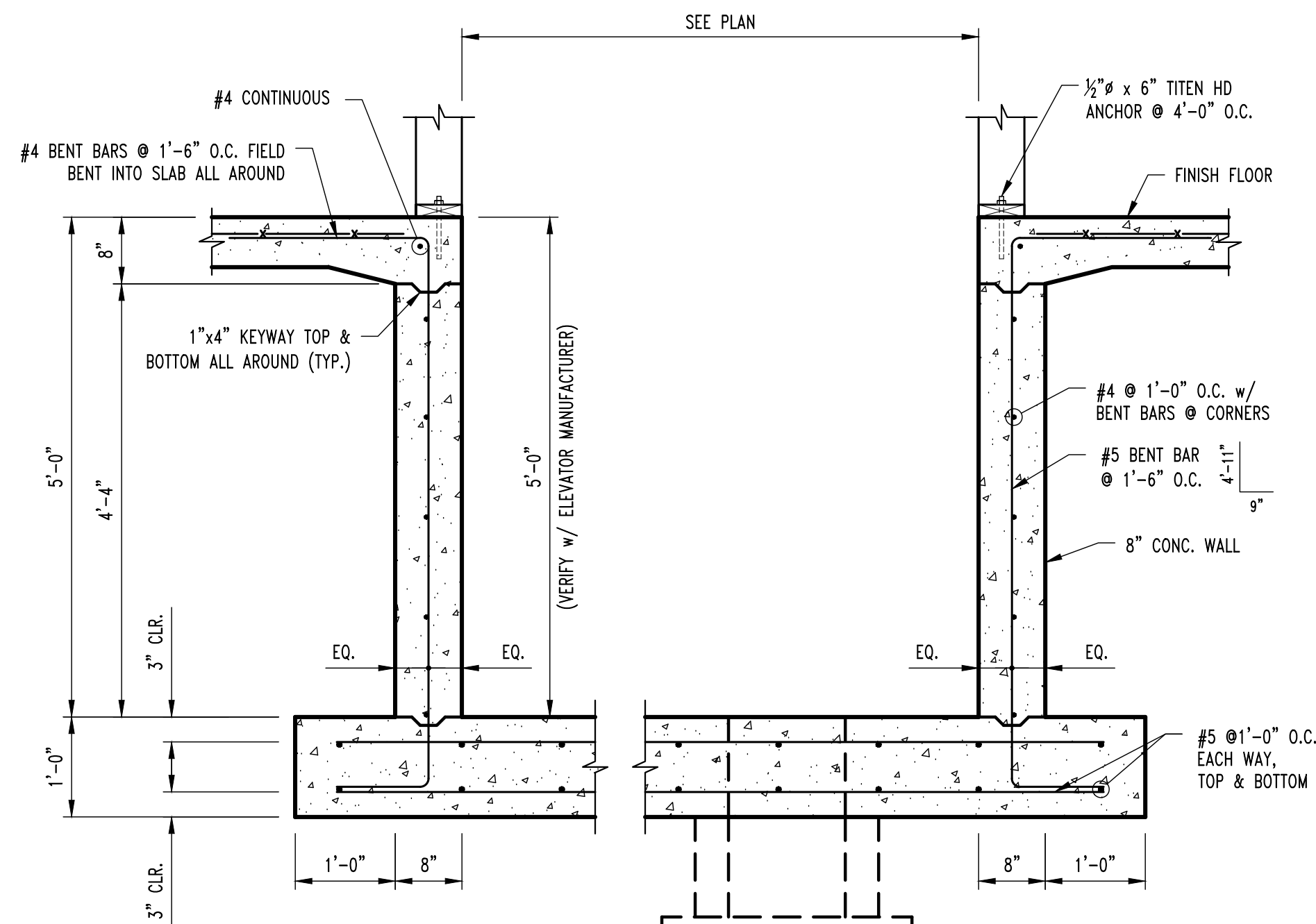


PLAN VIEW



COLUMN FOOTING SECTION

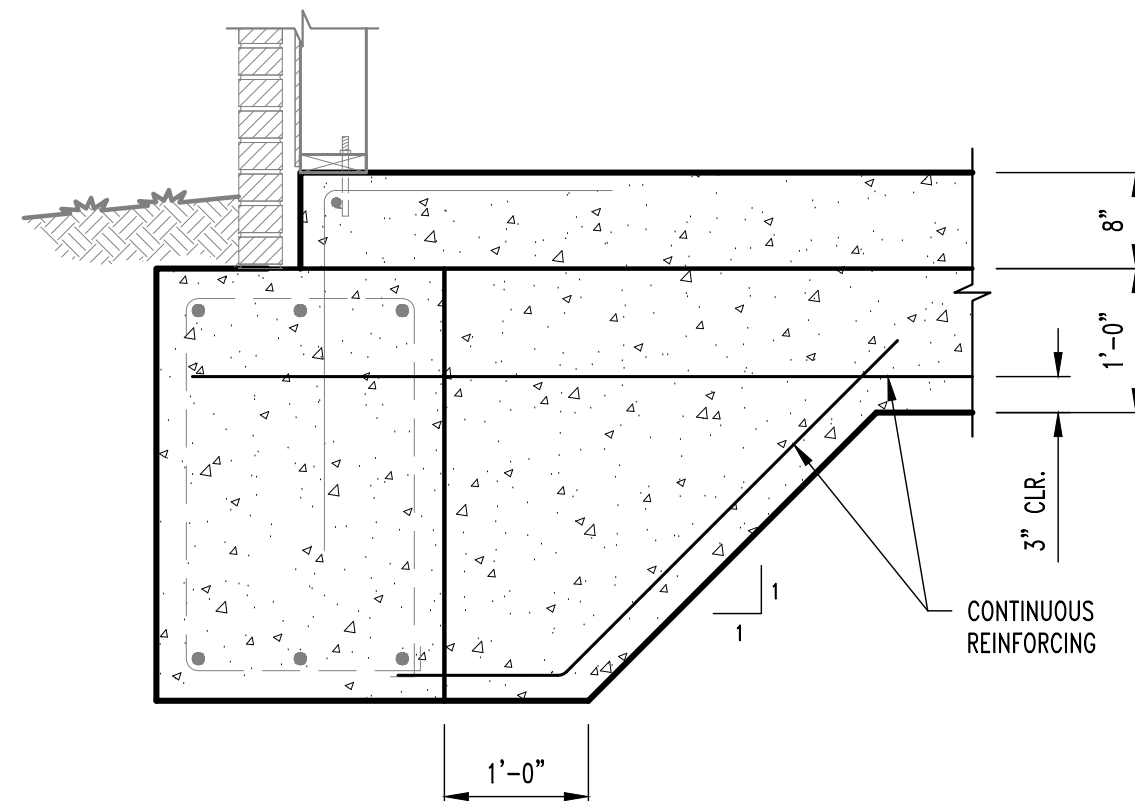
SCALE: 3/4" = 1'-0"



ELEVATOR PIT SECTION

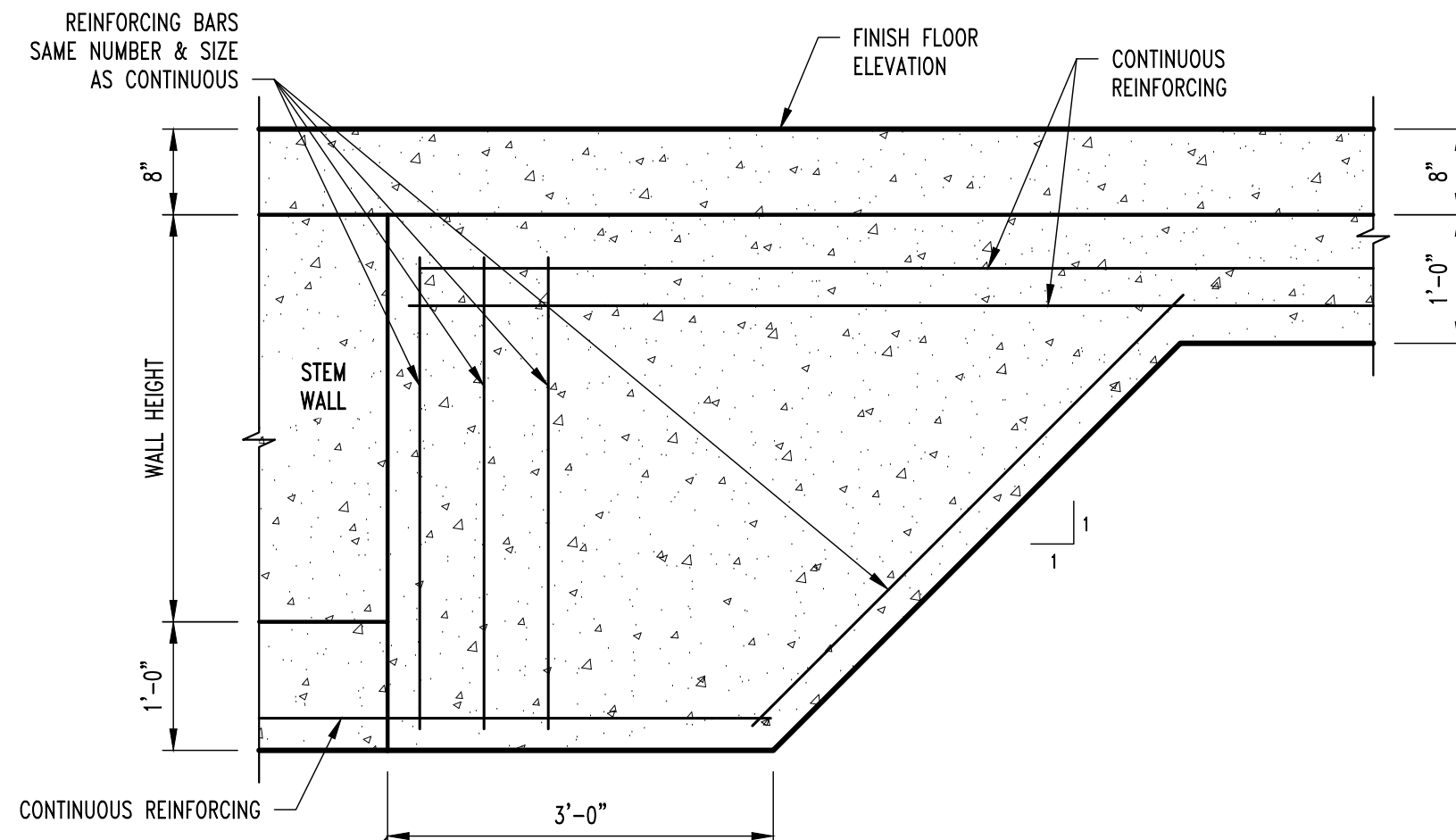
SCALE: 3/4" = 1'-0"

NOTE:
COORDINATE DIMENSIONS w/ ELEVATOR
MANUFACTURER PRIOR TO INSTALL



FOOTING STEP SECTION

SCALE: 3/4" = 1'-0"



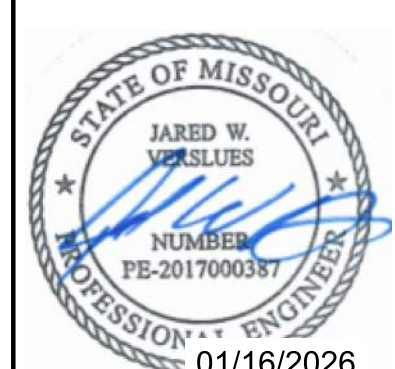
FOOTING STEP DETAIL

SCALE: 3/4" = 1'-0"

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(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200013101

CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

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

DRAWING INCLUDES:

2ND FLOOR
FRAMING PLAN

DESIGNED: JWW

DRAWN: SEH

PROJECT NO.: 230286

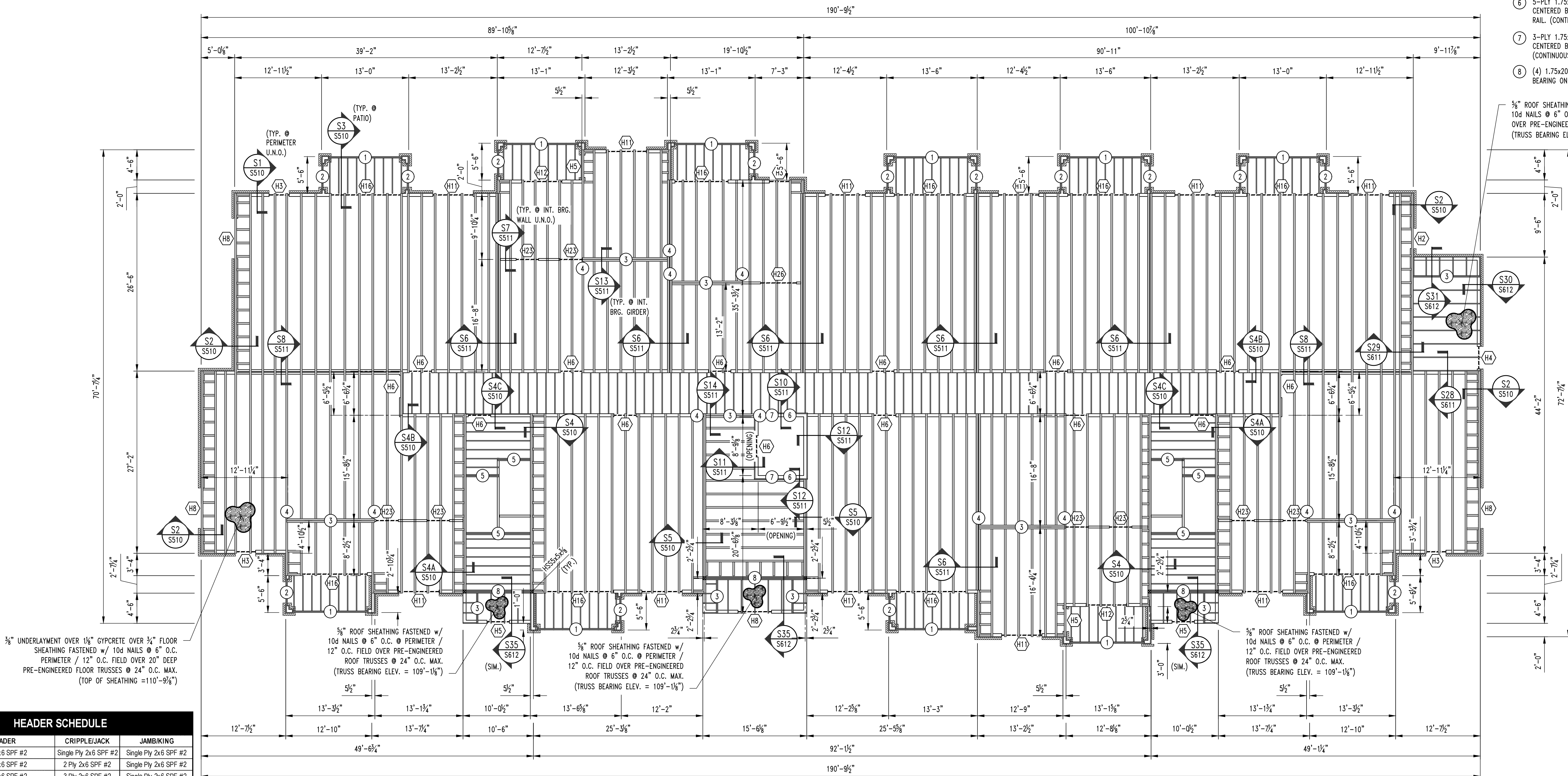
SHEET:

S300

FLOOR FRAMING NOTES

- (1) TREATED So. PINE No.2 2x12's w/
2-PLY BUILT-UP POST @ EACH END.
- (2) TREATED So. PINE No.2 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 LITTP2.
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)
- (8) (4) 1.75x20 MICROLAM LVL 2.0E BEAM w/ FULL
BEARING ON 6x6 POST IN WALL CAVITY @ EACH END

5/8" ROOF SHEATHING FASTENED w/
10d NAILS @ 6" O.C. @ PERIMETER / 12" O.C. FIELD
OVER PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX.
(TRUSS BEARING ELEV. = 109'-1 1/8")



3/8" UNDERLAYMENT OVER 1 1/4" 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 = 110'-9 3/4")

5/8" ROOF SHEATHING FASTENED w/
10d NAILS @ 6" O.C. @ PERIMETER /
12" O.C. FIELD OVER PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C. MAX.
(TRUSS BEARING ELEV. = 109'-1 1/8")

5/8" ROOF SHEATHING FASTENED w/
10d NAILS @ 6" O.C. @ PERIMETER /
12" O.C. FIELD OVER PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C. MAX.
(TRUSS BEARING ELEV. = 109'-1 1/8")

HEADER SCHEDULE			
LABEL	HEADER	CRIPPLE/JACK	JAMBU/IRKING
"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
"H13"	3 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H14"	3 Ply 1.75x11.25 Microlam LVL 2.0E	3 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H15"	3 Ply 1.75x11.25 Microlam LVL 2.0E	4 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H16"	3 Ply 1.75x11.25 Microlam LVL 2.0E	5 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2

BRICK LINTEL SCHEDULE			
LABEL	BRICK LINTEL	CRIPPLE/JACK	JAMBU/IRKING
"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" 2ND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

REVISIONS:

No.	Date
ISSUE SET	04/15/2025
ASI #1	10/31/2025
ASI #2	01/16/2026

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Columbia, Missouri 65203
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www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200019101

CLIENT:
INTRINSIC DEVELOPMENT
3632 ENCLAVOR 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

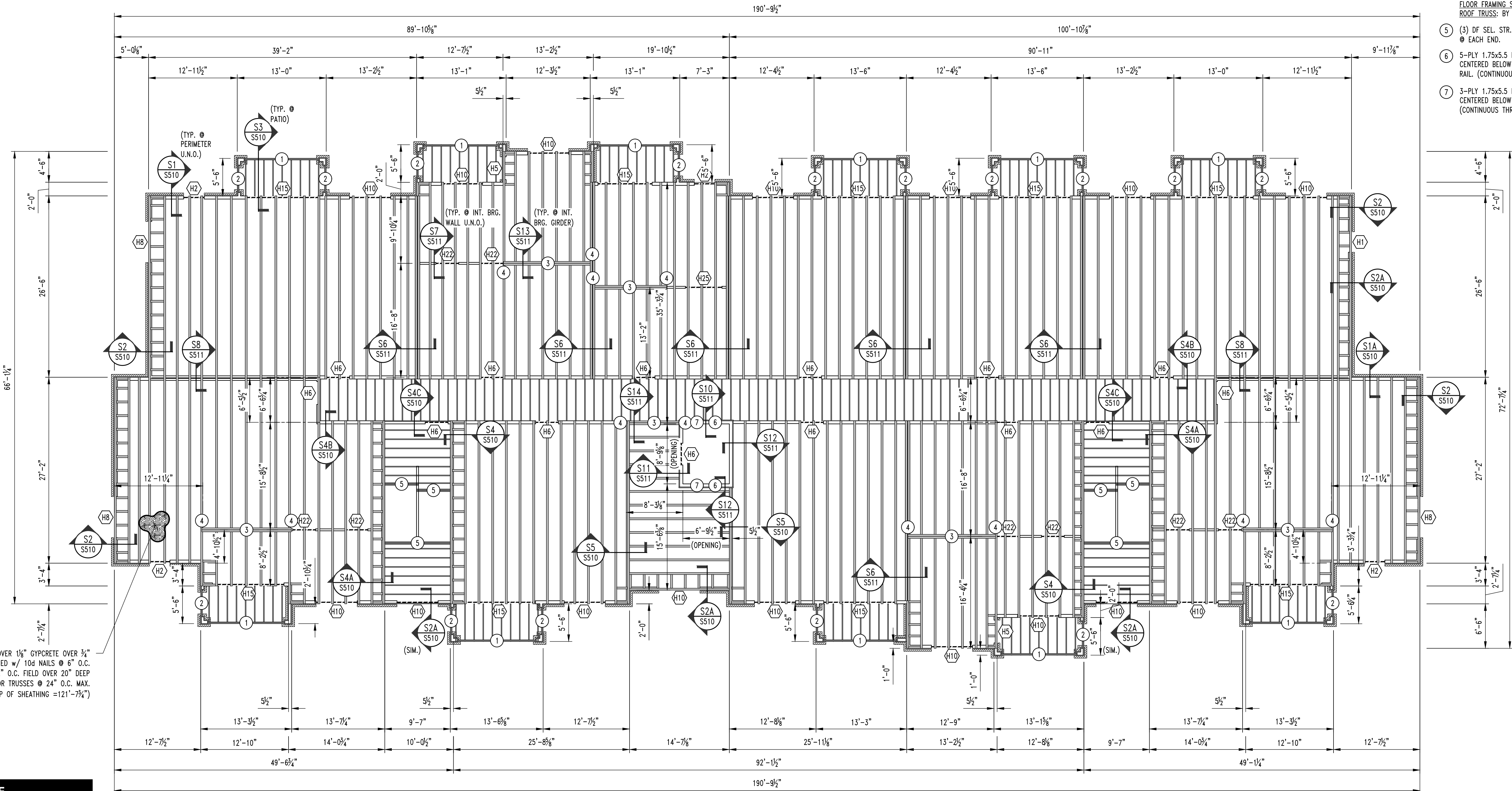
PROJECT NO.: 230286

SHEET:

S400

FLOOR FRAMING NOTES

- (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 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)



3/8" UNDERLAYMENT OVER 1 1/8" 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 =121'-7 3/4")

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
"H13"	3 Ply 2x10 Doug Fir Sel. Struct	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H14"	3 Ply 1.75x11.25 Microlam LVL 2.0E	3 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H15"	3 Ply 1.75x11.25 Microlam LVL 2.0E	4 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H16"	3 Ply 1.75x11.25 Microlam LVL 2.0E	5 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2

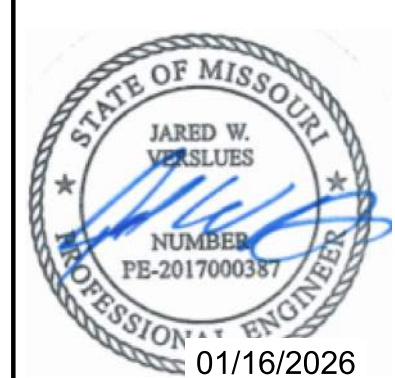
BRICK LINTEL SCHEDULE

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

REVISIONS:

No.	Date
ISSUE SET	04/15/2025
ASI #1	10/31/2025
ASI #2	01/16/2026

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY.



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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200310101

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

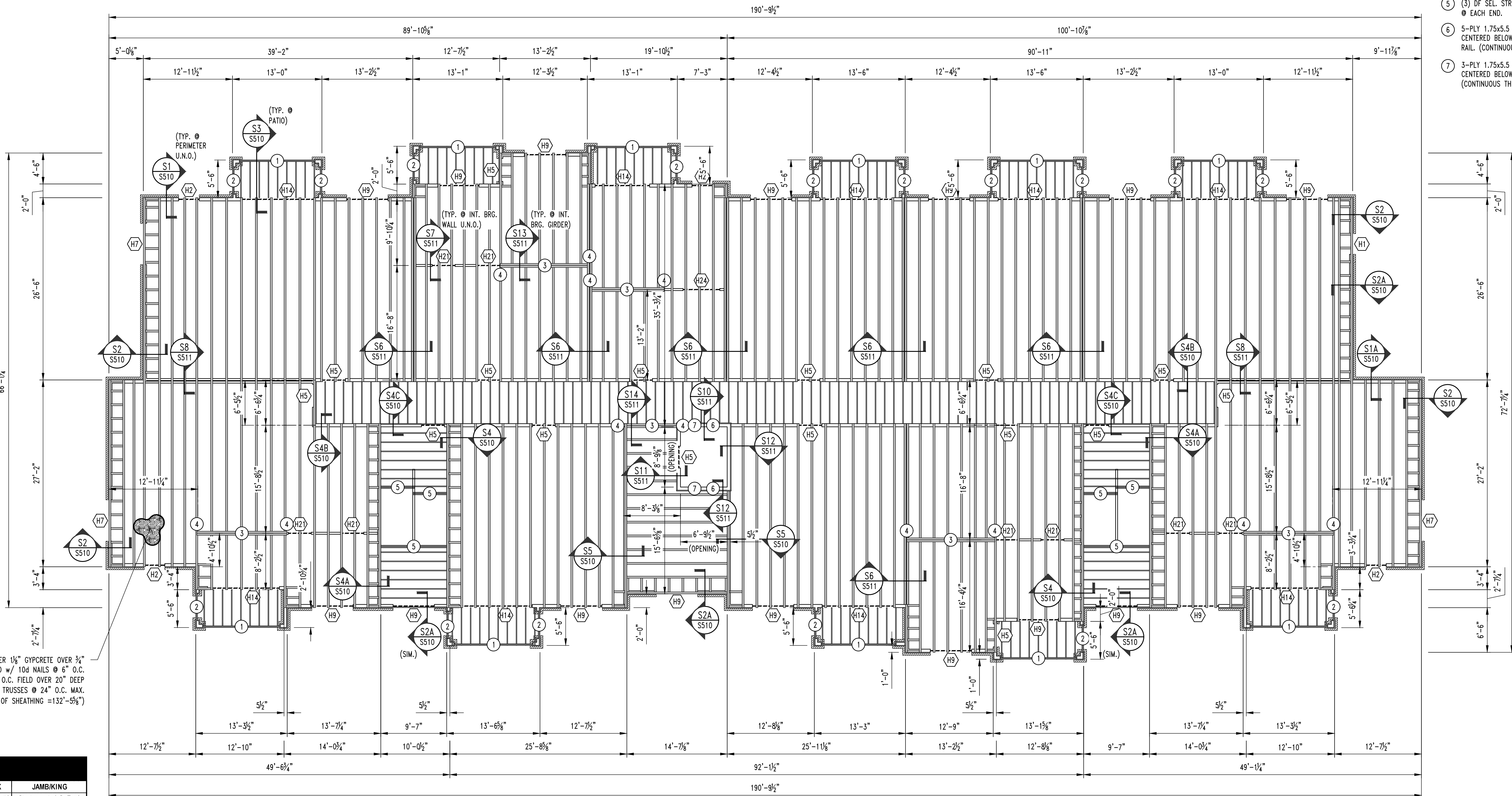
DRAWN: SEH

PROJECT NO.: 230286

SHEET:
S500

FLOOR FRAMING NOTES

- (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 LITTP2.
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)



3/8" UNDERLAYMENT OVER 1/8" 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")

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
"H13"	3 Ply 2x10 Doug Fir Sel. Struct	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H14"	3 Ply 1.75x11.25 Microlam LVL 2.0E	3 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H15"	3 Ply 1.75x11.25 Microlam LVL 2.0E	4 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H16"	3 Ply 1.75x11.25 Microlam LVL 2.0E	5 Ply 2x6 SPF #2	3 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

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.

ROOF FRAMING NOTES

- (1) TREATED So. PINE No.2 2x10's w/ 2-PLY BUILT-UP POST @ EACH END.
- (2) FRAME ROOF OVER PRE-ENGINEERED TRUSSES TO CREATE RIDGE, VALLEY, OR HIP AS SHOWN w/ No.1/No.2 SPF 2x RAFTERS @ 16" O.C. OR PRE-ENGINEERED ROOF TRUSSES @ 2'-0" O.C. MAX.
- (3) GIRDER TRUSS
- (4) 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS THIS LEVEL TO FLOOR SLAB CONNECTIONS ARE AS FOLLOWS:
FLOOR SLAB: SIMPSON LITP2.
FLOOR FRAMING STUD ATTACHMENT: SIMPSON WTS22
ROOF TRUSS: BY TRUSS MANUFACTURER
- (5) REFER TO TYPICAL GIRDER TO HEADER DETAIL ON SHEET S612.
- (6) ROOF HATCH REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- (7) 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW HOIST BEAMED AND ON ELEVATOR RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
- (8) 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW FALL PROTECTION BEAM. (CONTINUOUS THROUGH FLOOR FRAMING)

REVISIONS:	
No.	Date
ISSUE SET	04/15/2025
ASI #1	10/31/2025
ASI #2	01/16/2026
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY	
	
01/16/2026	

STRUCTURAL ENGINEER:
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200310101

CLIENT:
INTRINSIC DEVELOPMENT
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

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

DRAWING INCLUDES:

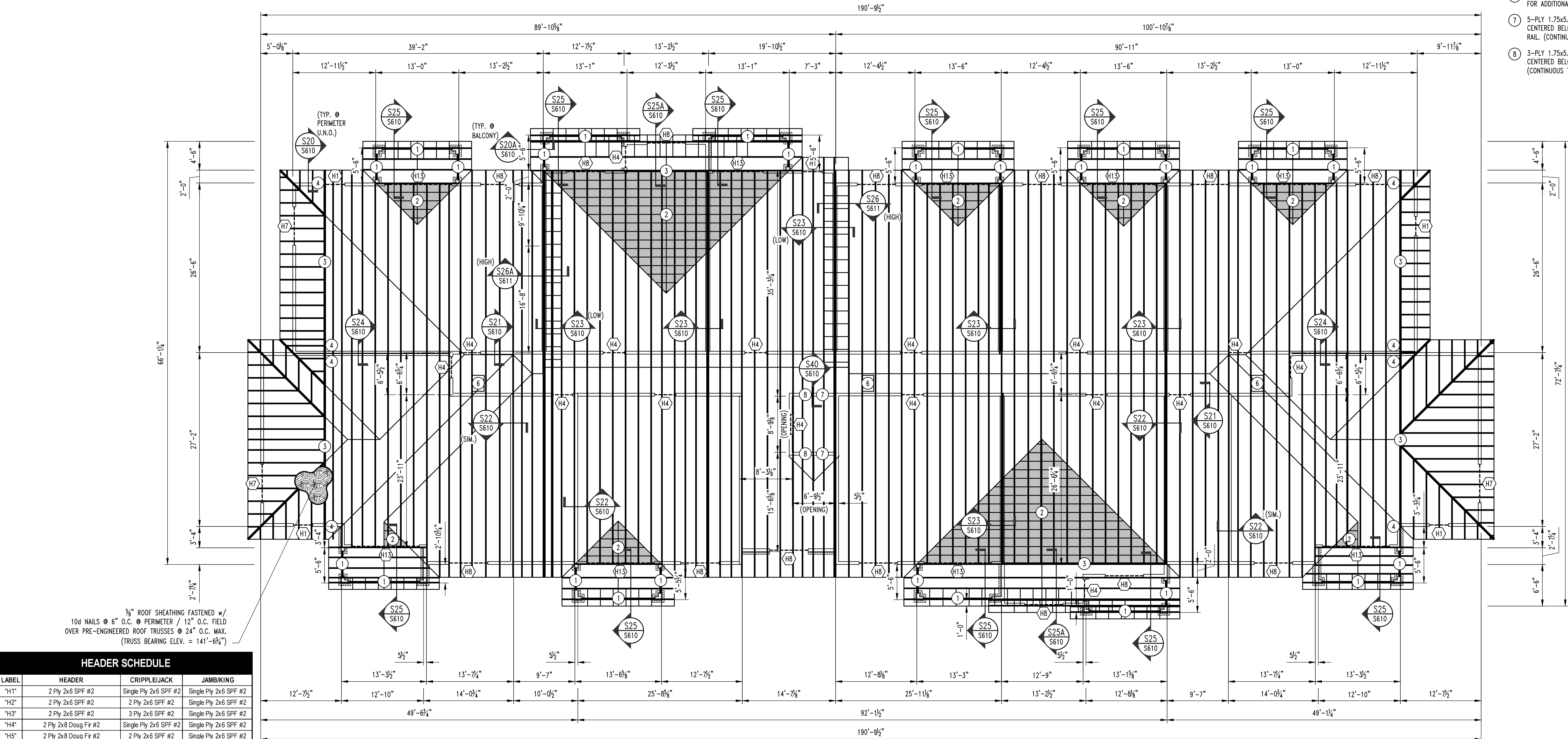
ROOF FRAMING
PLAN

DESIGNED: JWV

DRAWN: SEH

PROJECT NO.: 230286

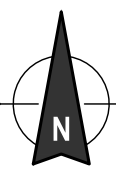
SHEET:
S600



HEADER SCHEDULE			
LABEL	HEADER	CRIPPLE/JACK	JAM/BIKING
"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
"H13"	3 Ply 2x10 Doug Fir Sel. Struct	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H14"	3 Ply 1.75x11.25 Microlam LVL 2.0E	3 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H15"	3 Ply 1.75x11.25 Microlam LVL 2.0E	4 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2
"H16"	3 Ply 1.75x11.25 Microlam LVL 2.0E	5 Ply 2x6 SPF #2	3 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

APARTMENT BUILDING TYPE "A" ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"



REVISIONS:

No.	Date
ISSUE SET	04/15/2025
ASI #1	10/31/2025
ASI #2	01/16/2026

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Missouri Certificate of Authority
#200301001

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3622 ELEVATOR AVE.
COLUMBIA, MISSOURI

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

DRAWING INCLUDES:

ROOF FRAMING
DETAILS

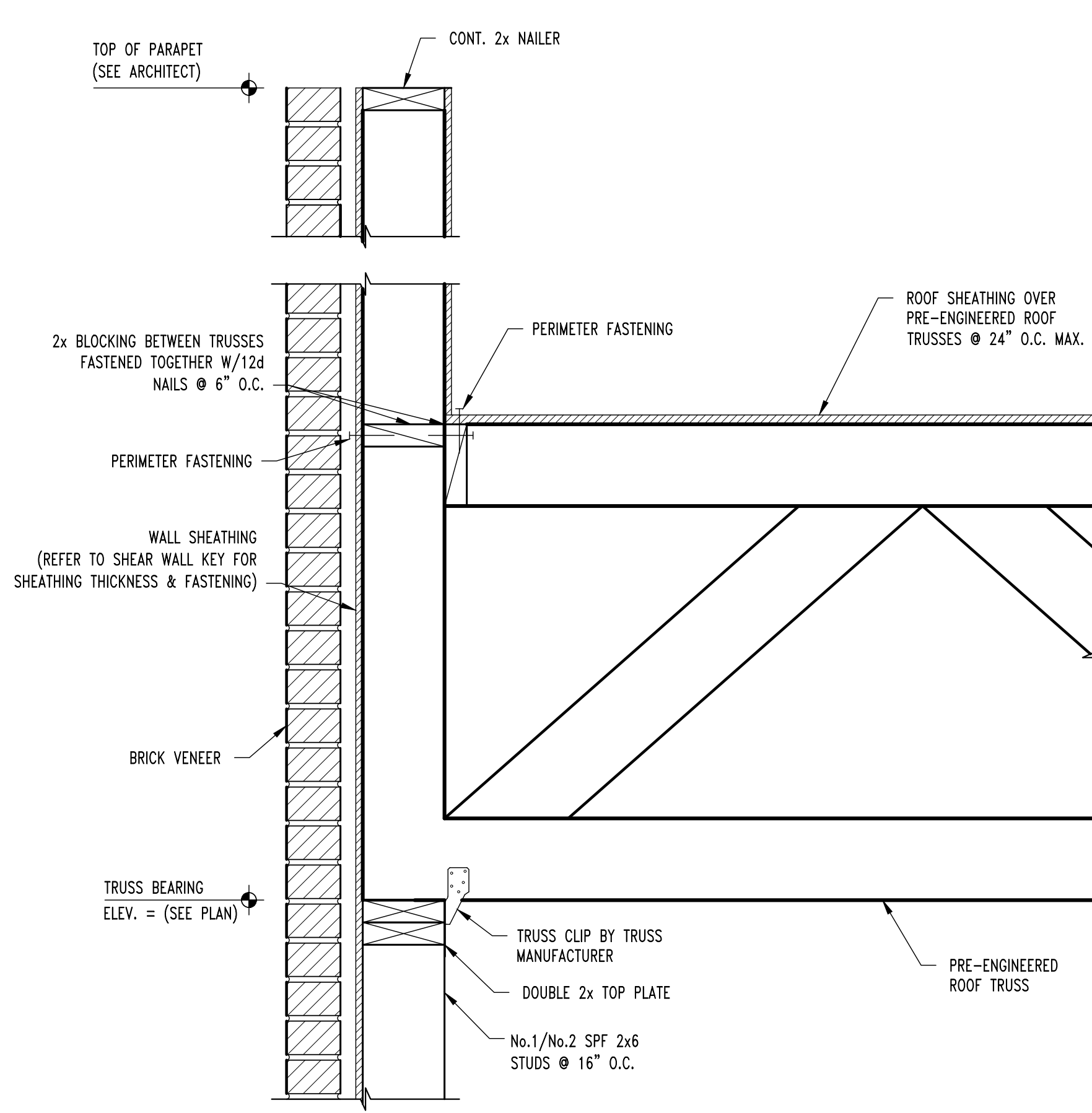
DESIGNED: JWW

DRAWN: SEH

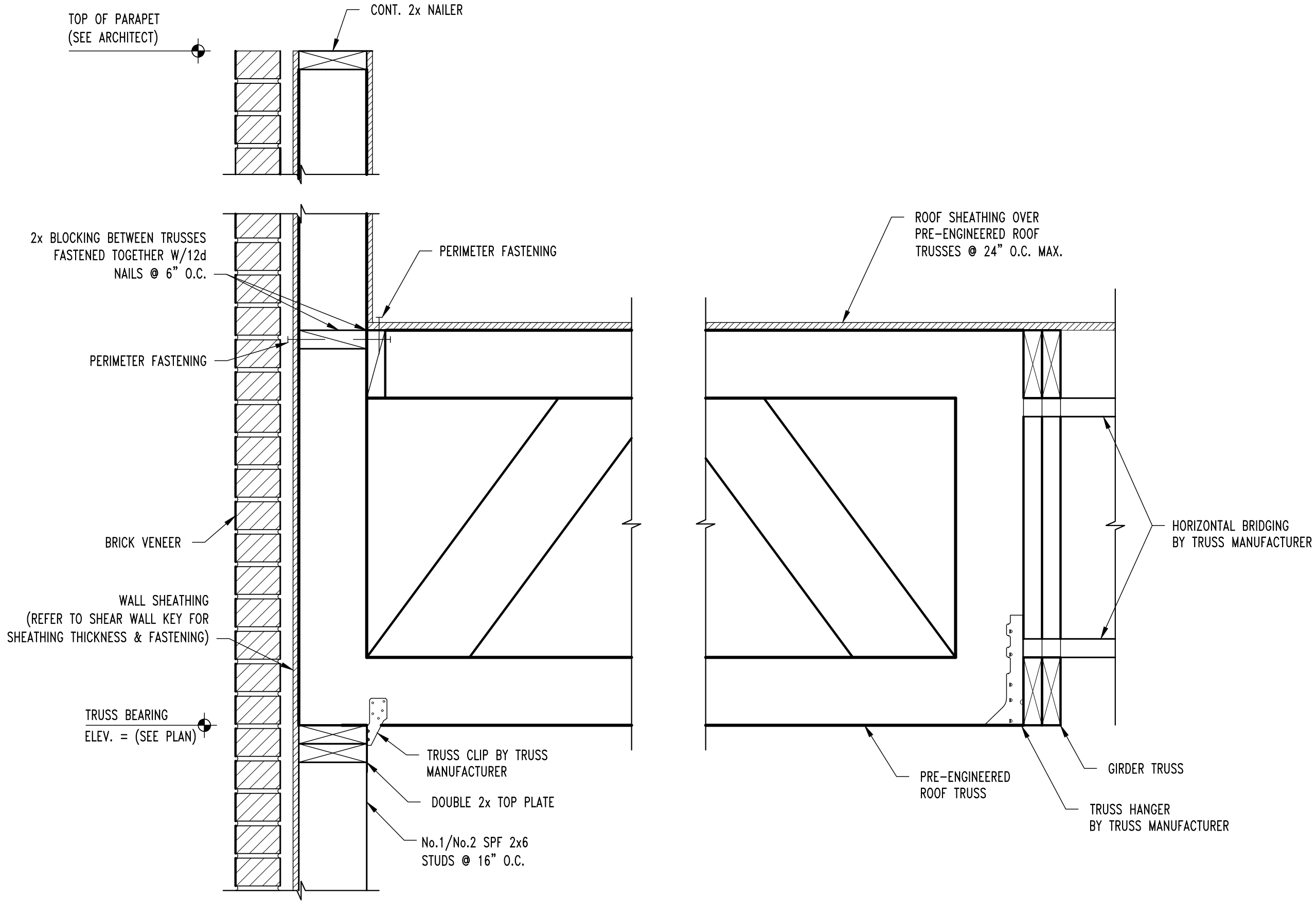
PROJECT NO.: 230286

SHEET:

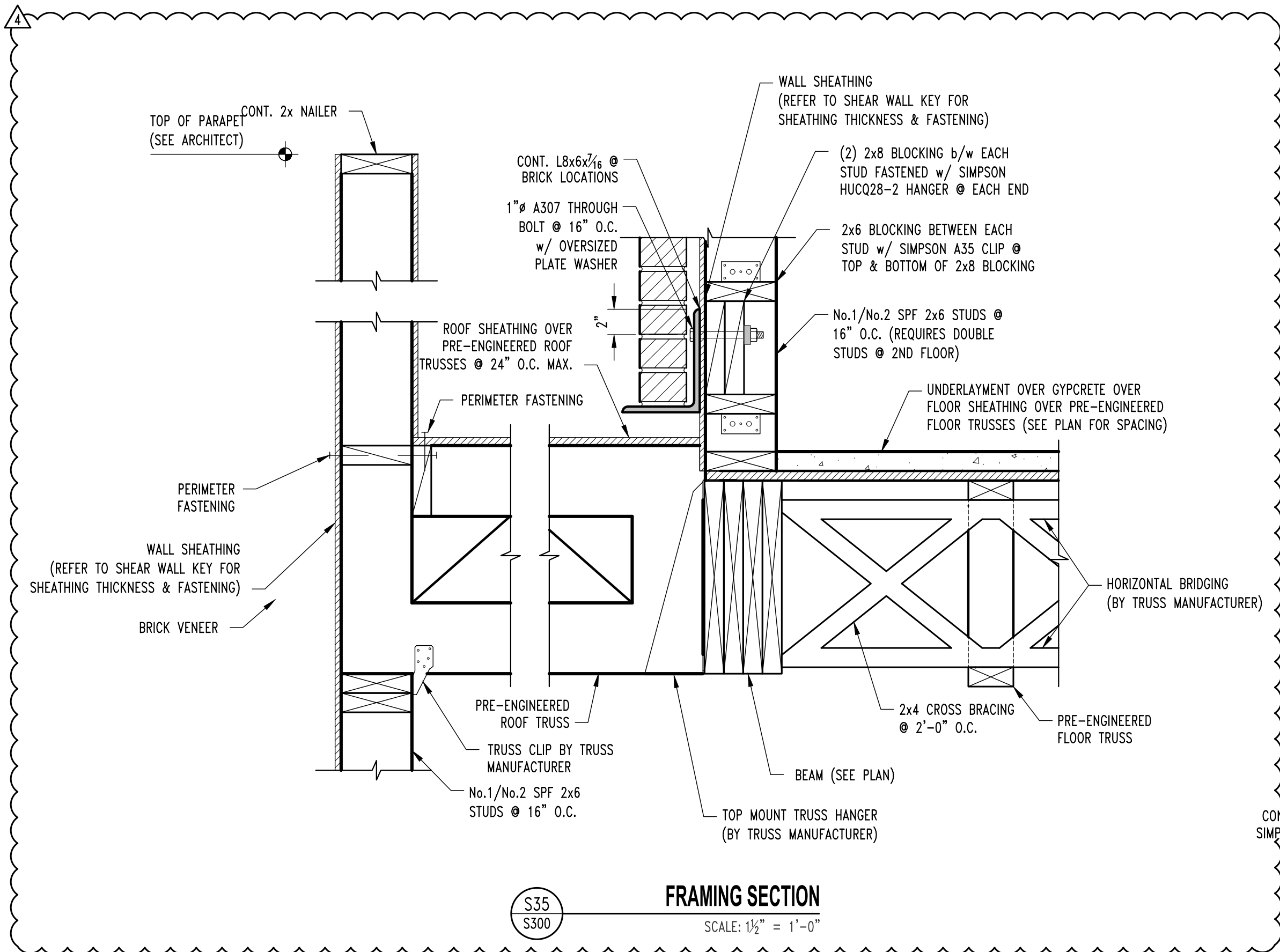
S612



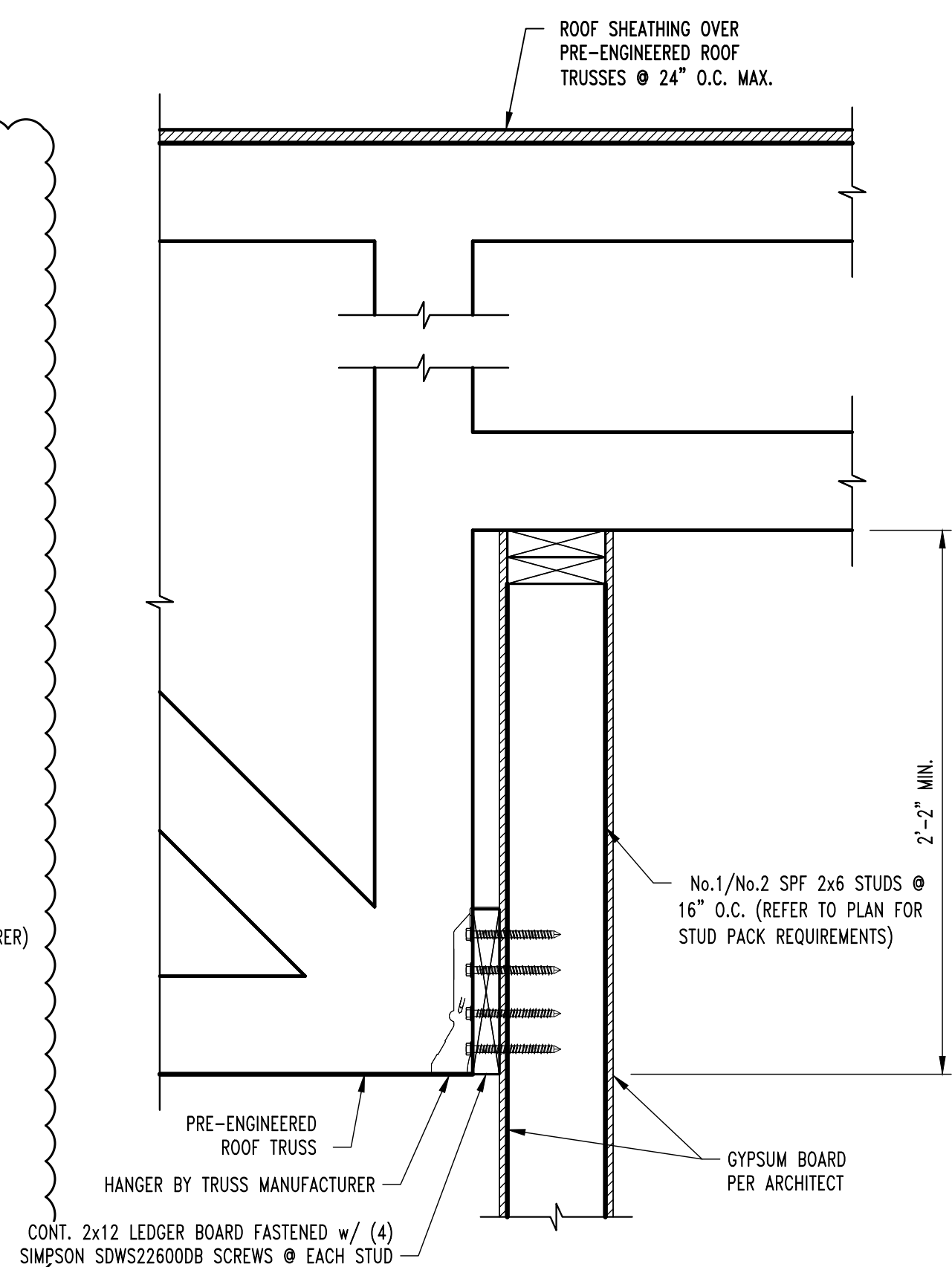
**S30
S300** **ROOF FRAMING SECTION**
SCALE: 1/2" = 1'-0"



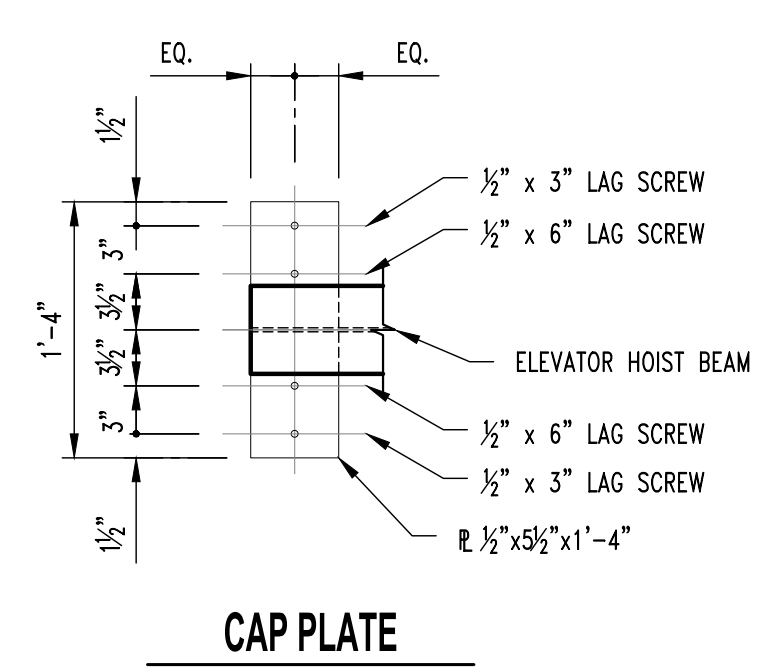
**S31
S300** **ROOF FRAMING SECTION**
SCALE: 1/2" = 1'-0"



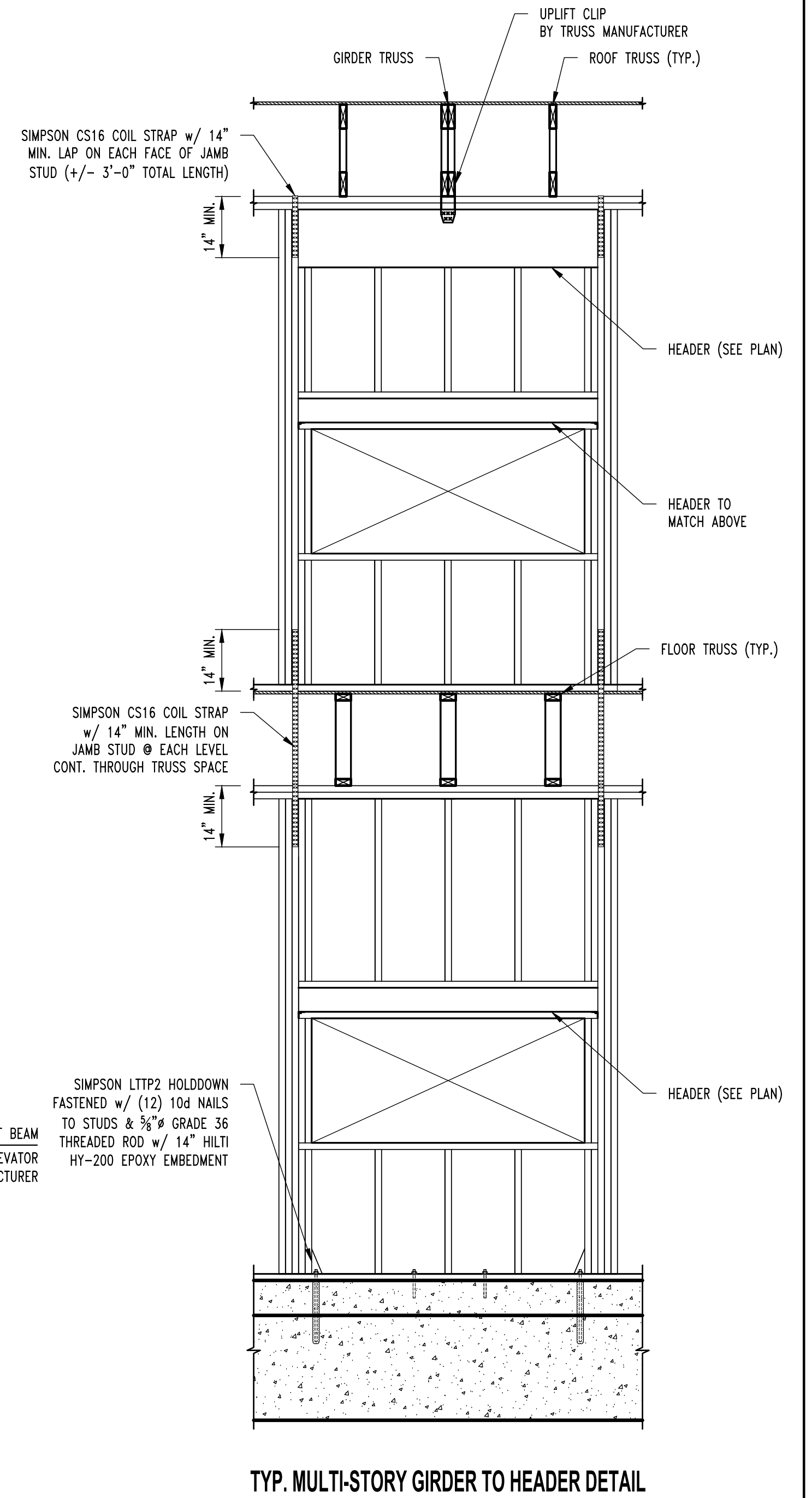
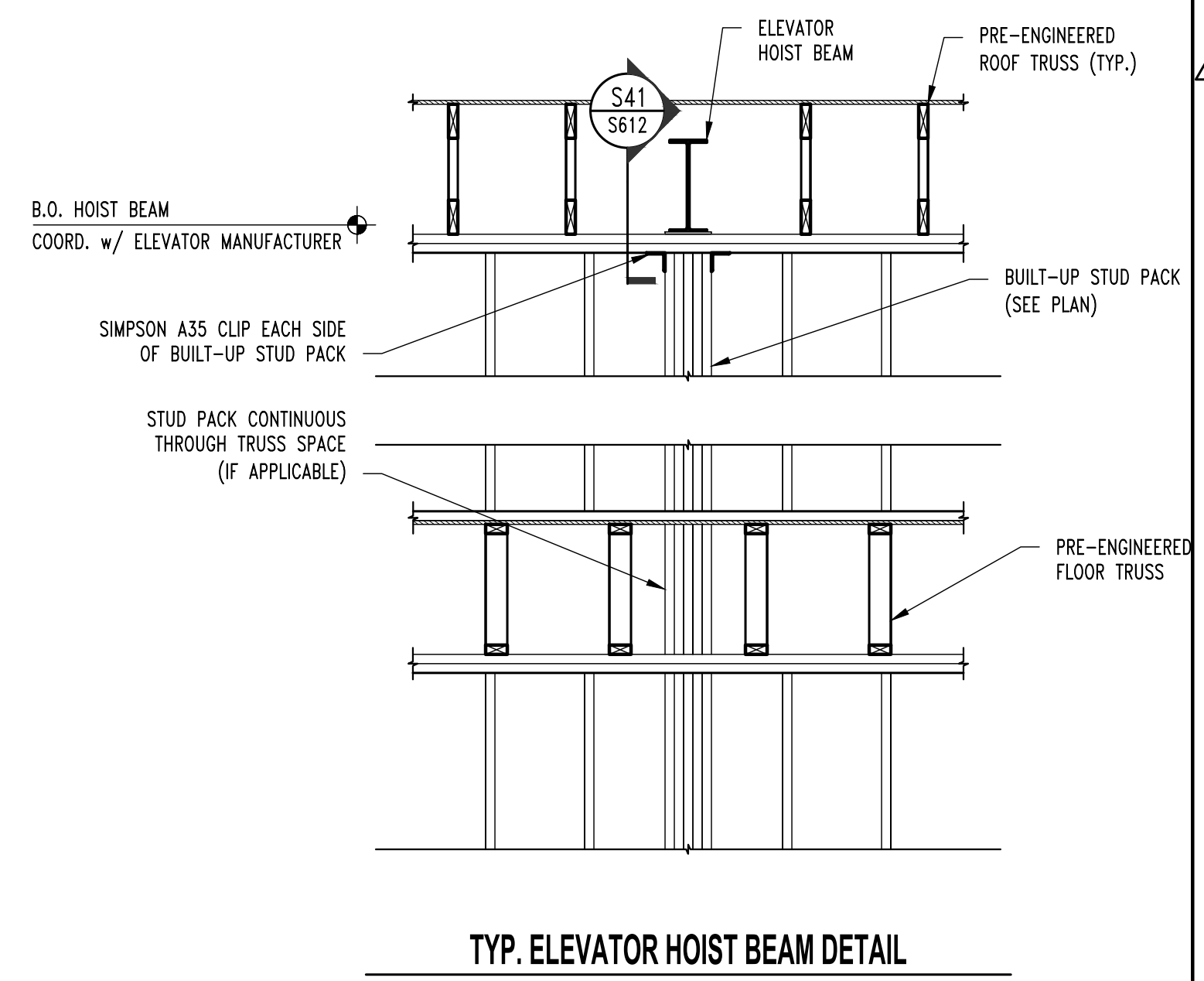
**S35
S300** **FRAMING SECTION**
SCALE: 1/2" = 1'-0"



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



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



TYP. MULTI-STORY GIRDER TO HEADER DETAIL