

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK

APARTMENT BUILDING TYPE "A"

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



WALLACE ARCHITECTS, L.L.C.
 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
 16 JAN 2026 ASI #2
 18 FEB 2026 ASI #3

SHEET NO. **0.0A**
 JOB NO. 4938
 2/19/2026 10:08:15 AM

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 #3

INDEX TO DRAWINGS

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S200	FOUNDATION PLAN	15 APR 2025	16 JAN 2026	ASI #2
S210	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
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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 #3.

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:			10,226 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
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:			10,226 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.					

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 (2) 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 MSTCS2
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)
- ⑨ (2) DF SEL. STR. 2x10'S FASTENED w/ SIMPSON HUCQ210-2-SDS TO 3-PLY BUILT-UP POST @ EACH END.

REVISIONS:

No.	Date
ISSUE SET	04/15/2025
ASI #1	10/31/2025
ASI #2	01/16/2026
ASI #3	02/18/2026

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.



DATE: 02/18/2026

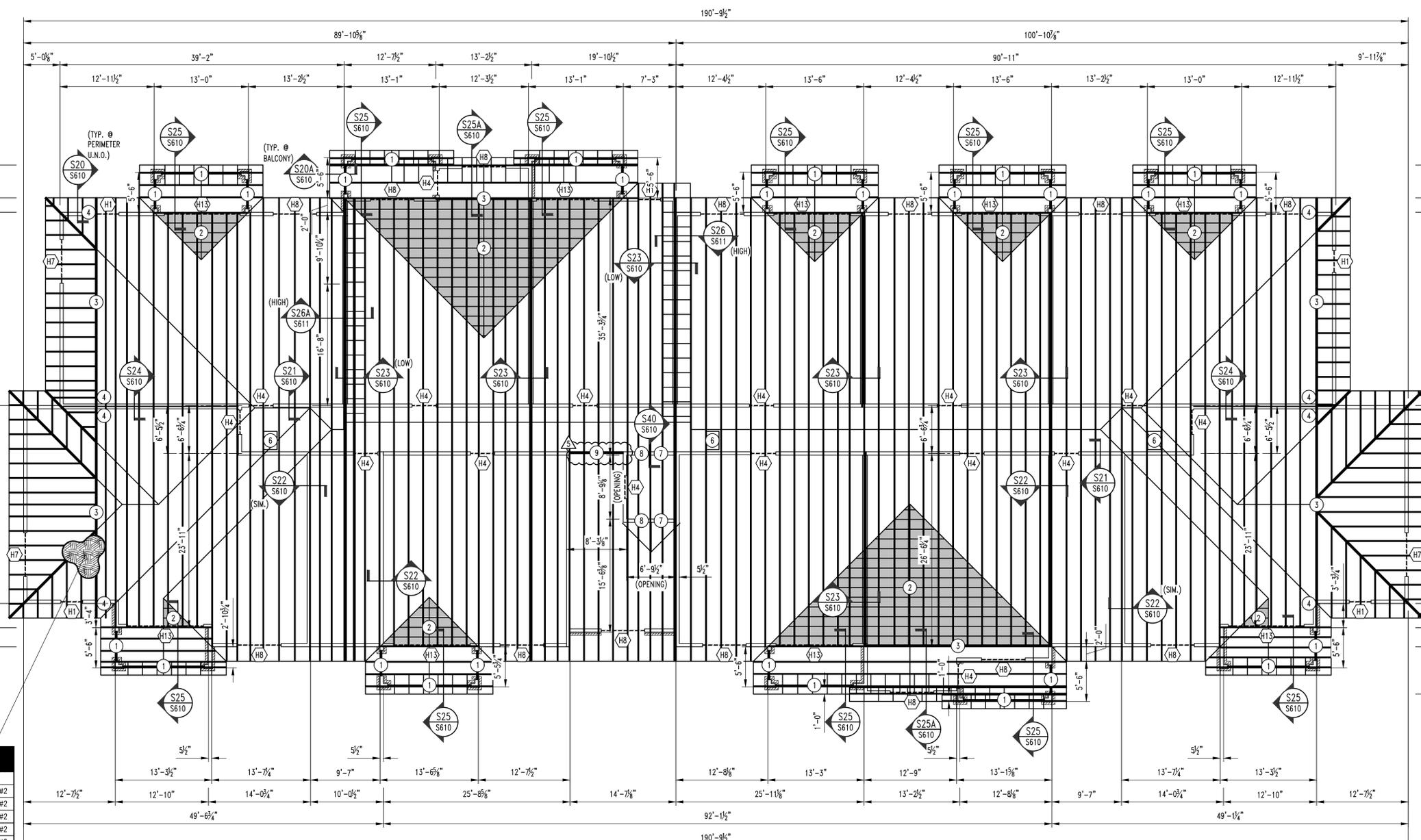
STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. NIKOS BLVD. SUITE 1
COLUMBIA, MISSOURI 65205
(314) 447-0592
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #200310301

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



1/4" 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. = 141'-6 1/4")

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 Fr #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H5"	2 Ply 2x8 Doug Fr #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H6"	2 Ply 2x8 Doug Fr #2	4 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H7"	2 Ply 2x10 Doug Fr Sel. Struct	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H8"	2 Ply 2x10 Doug Fr Sel. Struct	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H9"	2 Ply 2x10 Doug Fr Sel. Struct	3 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H10"	2 Ply 2x10 Doug Fr Sel. Struct	5 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H11"	2 Ply 2x10 Doug Fr Sel. Struct	6 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H12"	2 Ply 2x10 Doug Fr Sel. Struct	7 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H13"	3 Ply 2x10 Doug Fr 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 Fr #2	Single Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H22"	2 Ply 2x8 Doug Fr #2	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H23"	2 Ply 2x8 Doug Fr #2	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H24"	2 Ply 2x10 Doug Fr Sel. Struct	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H25"	2 Ply 2x10 Doug Fr Sel. Struct	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H26"	2 Ply 2x10 Doug Fr Sel. Struct	4 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2

APARTMENT BUILDING TYPE "A" ROOF FRAMING PLAN

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

