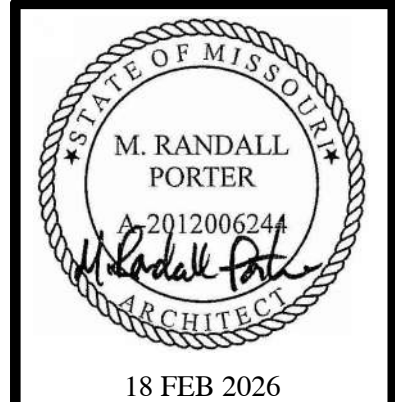




18 FEB 2026  
M. RANDALL PORTER  
ARCHITECT LICENSE#  
A-2012006244

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  
18 FEB 2026 ASI #3

0.0C  
JOB NO.  
4938  
2/19/2026 10:45:56 AM

# ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK

## APARTMENT BUILDING TYPE "C"

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 (BLDG. 5, 9 & 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, 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 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                                      |                                                              |                  |                       |                              |
| 0.0C                                                 | COVER SHEET                                                  | 15 APR 2025      | 18 FEB 2026           | ASI #3                       |
| SP1.0C                                               | SPECIFICATIONS                                               | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| SP1.1C                                               | SPECIFICATIONS                                               | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| SP1.2C                                               | SPECIFICATIONS                                               | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| SP1.3C                                               | 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      | 18 FEB 2026           | ASI #3                       |
| 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      | 16 JAN 2026           | ASI #2                       |
| 3 - ARCHITECTURAL                                    |                                                              |                  |                       |                              |
| A1.0C                                                | FIRST FLOOR BUILDING PLAN                                    | 15 APR 2025      | 16 MAY 2025           | ADDENDUM #1                  |
| A1.1C                                                | SECOND FLOOR BUILDING PLAN                                   | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.2C                                                | THIRD FLOOR BUILDING PLAN                                    | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.3C                                                | FOURTH FLOOR BUILDING PLAN                                   | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.4C                                                | 1-BR UNIT DIMENSION PLANS, DOOR SCHEDULE, NOTES & WALL TYPES | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.5C                                                | 2-BR UNIT DIMENSION PLANS                                    | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.6C                                                | ENLARGED COMMON AREA DIMENSION PLANS                         | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.7C                                                | 1-BR ACCESSIBILITY PLANS & NOTES                             | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.8C                                                | 2-BR ACCESSIBILITY PLANS                                     | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A1.9C                                                | ENLARGED COMMON AREA ACCESSIBILITY PLANS                     | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A2.0C                                                | ROOF PLAN, DETAILS & NOTES                                   | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A3.0C                                                | EXTERIOR ELEVATIONS                                          | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A3.1C                                                | EXTERIOR ELEVATIONS                                          | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.0C                                                | WALL SECTIONS                                                | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.1C                                                | WALL SECTIONS                                                | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.2C                                                | WALL SECTIONS                                                | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.3C                                                | WALL SECTIONS                                                | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.4C                                                | ELEVATOR WALL SECTIONS                                       | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.5C                                                | STAIR SHAFT WALL SECTION & DETAILS                           | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.6C                                                | FRAMING DETAILS                                              | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.7C                                                | FRAMING DETAILS                                              | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A4.8C                                                | FLASHING DETAILS                                             | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A5.0C                                                | FIRE RATED ASSEMBLIES                                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A5.1C                                                | FIRE RATED ASSEMBLIES                                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A5.2C                                                | FIRE RATED ASSEMBLIES                                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A5.3C                                                | FIRE RATED ASSEMBLIES                                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A5.4C                                                | FIRE RATED ASSEMBLIES                                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A5.5C                                                | FIRE RATED ASSEMBLIES                                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A5.6C                                                | FIRE RATED ASSEMBLIES                                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A6.0C                                                | 1-BR FINISH PLANS, FINISH SCHEDULE & NOTES                   | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A6.1C                                                | 2-BR FINISH PLANS & FINISH SCHEDULE                          | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A6.2C                                                | COMMON AREA FINISH PLANS & FINISH SCHEDULE                   | 15 APR 2025      | 16 MAY 2025           | ADDENDUM #1                  |
| A7.0C                                                | INTERIOR ELEVATIONS NOTES AND DETAILS                        | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A7.1C                                                | 1-BR INTERIOR ELEVATIONS                                     | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A7.2C                                                | 1-BR INTERIOR ELEVATIONS                                     | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A7.3C                                                | 2-BR INTERIOR ELEVATIONS                                     | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A7.4C                                                | 2-BR INTERIOR ELEVATIONS                                     | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A8.0C                                                | 1ST & 2ND FLOOR REFLECTED CEILING PLANS                      | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| A8.1C                                                | 3RD & 4TH FLOOR REFLECTED CEILING PLANS                      | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| LS1.0C                                               | 1ST & 2ND FLOOR LIFE SAFETY PLANS                            | 15 APR 2025      | 15 APR 2025           | ISSUE SET                    |
| LS1.1C                                               | 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.

### 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

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

- (2) TREATED So. PINE No.2 2x10's w/ 2-PLY BUILT-UP POST @ EACH END.
- 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.
- 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
- REFER TO TYPICAL GIRDER TO HEADER DETAIL ON SHEET S612.
- ROOF HATCH REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 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)
- (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.



STRUCTURAL ENGINEER:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nibbrig Blvd., Suite 1  
Columbia, Missouri 65203  
(573) 447-0992  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#200313101

CLIENT:  
**INTRINSIC  
DEVELOPMENT**  
3632 ENDAVOR AVE.  
COLUMBIA, MISSOURI

**Alura Village Apartment Building Type "C"**

Lee's Summit, Jackson County, Missouri

### DRAWING INCLUDES:

ROOF FRAMING  
PLAN

DESIGNED: JWW

DRAWN: SEH

PROJECT NO.: 230286

### SHEET:

S600

