

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 (BLDGs. 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 IRC, 2018 IMC, 2018 IECC			
ELECT. CODE:		2017 NEC			
FIRE CODE:		2018 IFB			
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 #200310301

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

