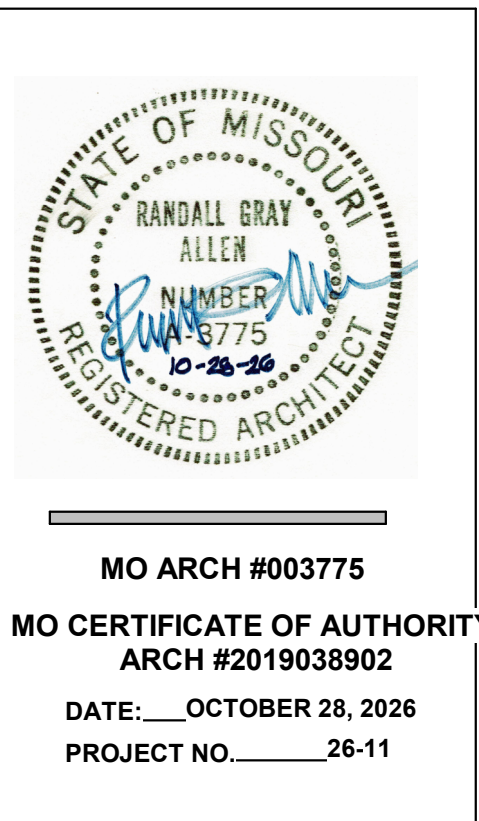


NEW APARTMENT CLARK PROPERTIES

126 EAST DUNKLIN STREET
JEFFERSON CITY, MISSOURI



1805 GREEN BERRY ROAD,
JEFFERSON CITY, MISSOURI

FINAL PERMIT
DOCUMENTS

BUILDING CODE SUMMARY

CLARK RENTAL PROPERTIES
126 E. DUNKLIN STREET — JEFFERSON CITY, MISSOURI

APPLICABLE CODES

2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
Applicable adopted electrical code, accessibility standard and City amendments.

PROJECT CLASSIFICATION: 2018 IEBC — Work Area Compliance Method, Level 3 Alteration.

PROJECT SCOPE: Renovation of an existing two-story masonry building with basement, including reconstruction of interior structural components, new roof construction and completion of one Level 2 dwelling unit. All four existing masonry exterior walls are retained, with modifications to existing rear openings at Level 1. Level 1 is reserved for future tenant development and is not approved for occupancy under this permit.

IBC CHAPTER 3 — OCCUPANCY CLASSIFICATION

LEVEL 2: Group R-3 — One dwelling unit.

LEVEL 1: Future commercial tenant space. Not approved for occupancy under this permit. Occupancy classification and tenant improvements shall be established under a separate permit.

BASEMENT: Building-service/mechanical equipment and accessory storage only. No public or habitable occupancy. Exterior access only.

IBC CHAPTERS 5 & 6 — BUILDING HEIGHT, AREA AND CONSTRUCTION

CONSTRUCTION TYPE: V-B

BUILDING AREA: Approximately 1,875 SF per level.

BUILDING HEIGHT: Two stories above grade plane with basement.

Primary reconstructed structural system consists of wood bearing walls, wood columns, wood floor and roof framing, and structural wood panel sheathing. Existing perimeter masonry exterior walls are retained.

IBC CHAPTER 7 — FIRE-RESISTANCE CONSTRUCTION

Existing masonry side exterior walls are located entirely on the subject property and are not shared party walls. Existing masonry construction and the no-opening condition at side property-line walls shall be maintained.

The Level 2 residential occupancy and future Level 1 tenant space are addressed under the existing-building alteration compliance path. Fire-resistance requirements applicable to the occupied residential level, its floor assembly and its means of egress shall be provided in accordance with the applicable IEBC and IBC provisions.

Future Level 1 tenant improvements shall provide any additional fire-resistance construction required for the approved occupancy.

IBC CHAPTER 9 / IEBC 803 AND 904 — FIRE PROTECTION

AUTOMATIC SPRINKLER SYSTEM: NOT REQUIRED FOR THE PROPOSED LEVEL 2 GROUP R-3 ALTERATION UNDER THE 2018 IEBC WORK AREA COMPLIANCE METHOD.

The project retains the existing building's four masonry exterior walls and continues the established residential use of Level 2. The work is classified as a Level 3 alteration under the 2018 IEBC.

The automatic sprinkler retrofit provisions of IEBC 803.2.2 and 904 do not identify Group R-3 as an occupancy requiring sprinkler installation solely because of the proposed alteration.

Accordingly, an automatic sprinkler system is not included in the proposed Level 2 residential renovation.

Provide smoke alarms and carbon monoxide detection in accordance with applicable adopted codes.

Fire-protection requirements for the future Level 1 tenant occupancy shall be addressed under the subsequent tenant-finish permit.

IBC CHAPTER 10 — MEANS OF EGRESS

The Level 2 dwelling is served by a dedicated interior stair discharging through a separate Level 1 exterior door to the public way.

STAIR DESIGN:

- Minimum clear width: 36 inches
- Design riser height: 7½ inches
- Design tread depth: 10½ inches
- Minimum headroom: 80 inches
- Provide required handrails, guards and landings.

Required egress doors shall provide a minimum 32-inch clear opening with the door open 90 degrees.

The rear deck and exterior stair provide additional access to the alley.

EMERGENCY ESCAPE AND RESCUE: IBC 1030. Bedroom doors to the rear deck comply as emergency escape.

IBC CHAPTER 11 — ACCESSIBILITY

Level 2 contains one Group R-3 dwelling unit. Accessible, Type A and Type B dwelling-unit requirements are not triggered by the proposed configuration.

Level 1 accessibility requirements shall be established under the future tenant-finish permit.

The basement is limited to building-service/mechanical and accessory-storage functions.

IBC CHAPTERS 12 & 14 — INTERIOR ENVIRONMENT AND EXTERIOR WALLS

Provide required light, ventilation, ceiling heights and environmental controls for the Level 2 dwelling.

Provide **R-13 batt insulation** in new 2×4 stud cavities adjacent to existing exterior masonry walls. Maintain approximately ½-inch separation between new framing and existing masonry.

IBC CHAPTER 15 / IECC — ROOF AND ENERGY CONSERVATION

Provide new roof construction consisting of structural wood roof sheathing, closed-cell spray polyurethane foam insulation, tapered EPS insulation, approved cover board and fully adhered single-ply roofing membrane.

ROOF THERMAL ASSEMBLY:

- 3 inches minimum closed-cell SPF directly against underside of roof sheathing.
- Tapered EPS insulation above roof deck at ¼ inch per foot toward rear gutter.
- Complete assembly thermal performance: R-38 minimum equivalent.
- Compliance demonstrated by area-weighted whole-assembly U-factor calculation.

The Level 2 floor thermal insulation and final Level 1 ceiling construction are deferred to the future Level 1 tenant-finish permit in accordance with the phased construction approach reviewed with the Building Official.

IBC CHAPTER 17 — STRUCTURAL WORK

Structural design and construction of foundations, footings and primary framing are provided by others under separate contract and documents.

Structural inspections and special inspections shall be provided as required by the applicable code and approved structural documents.

PERMIT SCOPE AND PHASING

This permit includes completion of one Level 2 Group R-3 dwelling unit, associated architectural improvements, building envelope, means of egress and building systems shown on the construction documents.

LEVEL 1 — FUTURE TENANT SPACE — NOT APPROVED FOR OCCUPANCY UNDER THIS PERMIT.

BASEMENT — BUILDING SERVICE / MECHANICAL AND ACCESSORY STORAGE ONLY.

Future Level 1 tenant development shall be permitted separately and shall comply with the applicable requirements for the selected occupancy.

LEVEL 1 IS FUTURE TENANT SPACE AND IS NOT AUTHORIZED FOR OCCUPANCY UNDER THIS PERMIT; DO NOT CONSTRUCT UNAPPROVED TENANT IMPROVEMENTS.

BASEMENT IS LIMITED TO BUILDING SERVICE, MECHANICAL EQUIPMENT AND ACCESSORY STORAGE; ACCESS IS FROM REAR EXTERIOR ONLY.

REFER TO SEPARATELY CONTRACTED STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS; COORDINATE PENETRATIONS AND EQUIPMENT BEFORE CONSTRUCTION.

FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS; REPORT CONFLICTS BEFORE FABRICATION OR INSTALLATION.

PROTECT ADJACENT PROPERTY, EXISTING MASONRY AND PUBLIC ALLEY DURING CONSTRUCTION; MAINTAIN APPROVED TEMPORARY ACCESS AND DRAINAGE.

PROVIDE INTERIOR SWING DOORS AS SCHEDULED; COORDINATE UNDERCUTS AND TRANSFER AIR REQUIREMENTS WITH MECHANICAL DOCUMENTS.

PROVIDE NEW INTERIOR NONBEARING WOOD STUD PARTITIONS WHERE INDICATED; COORDINATE STUD SIZE AND SPACING WITH WALL HEIGHT AND FINISH.

PROVIDE KITCHEN AND BATH CASEWORK AS INDICATED; SECURE TO WALL BACKING AND COORDINATE APPLIANCE AND PLUMBING CLEARANCES.

2 A000 GENERAL NOTES

SCALE: 12" = 1'-0"

1 A000 CODE REVIEW

SCALE: 12" = 1'-0"

THE DESIGN PROFESSIONALS SEAL ON THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMO. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONALS SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC. MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL.

ENGINEERING WORK IS SEPERATELY CONTRACTED AS A PART OF THIS PROJECT. THIS WORK IS SHOWN ON OTHER DOCUMENTS.

ARCHITECTURAL SHEET LIST	
SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A001	COVER SHEET 2
A002	SITE PLAN
A100	FLOOR PLAN - 0-1
A101	FLOOR PLANS - 2 UPPER FLOOR
A102	CEILING PLANS
A103	ROOF PLAN
A401	GENERAL SECTIONS
A402	GENERAL SECTIONS
A403	GENERAL SECTIONS
A404	GENERAL SECTIONS
A501	WALL SECTIONS AND DETAILS
A502	DETAILS

A000

ROOFING SCOPE AND SPECIFICATION

NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET
JEFFERSON CITY, MISSOURI

1 GENERAL REQUIREMENTS

PROVIDE LABOR, MATERIALS, EQUIPMENT, DELIVERY, HOISTING, STAGING, TEMPORARY PROTECTION, DISPOSAL, INSTALLATION, MANUFACTURER INSPECTION AND WARRANTY FEES FOR A COMPLETE, WATERTIGHT, FULLY ADHERED TPO ROOF SYSTEM. VISIT THE SITE BEFORE BIDDING. VERIFY ROOF GEOMETRY, PARAPET CONDITIONS, ACCESS AND MATERIAL HANDLING. SUBMIT QUESTIONS AND DISCREPANCIES TO THE ARCHITECT/CONTRACTOR BEFORE BIDDING; MATERIAL CLARIFICATIONS SHALL BE ISSUED TO ALL BIDDERS.

USE AN APPLICATOR AUTHORIZED BY THE SELECTED ROOF-SYSTEM MANUFACTURER TO INSTALL THE SPECIFIED SYSTEM AND OBTAIN ITS WARRANTY. FURNISH A COORDINATED ASSEMBLY ACCEPTED IN WRITING BY THAT MANUFACTURER FOR THE ACTUAL, EPS INSULATION, COVER BOARD, ATTACHMENT, FLASHINGS AND ROOF-EDGE CONDITIONS. INCLUDE ALL COMPONENTS REQUIRED BY THE ACCEPTED ASSEMBLY.

2 INCLUDED WORK AND WORK BY OTHERS

BASE BID INCLUDES TAPERED EPS AND ANY REQUIRED ASSEMBLY LAYERS; COVER BOARD AND ATTACHMENT; FULLY ADHERED TPO ROOF MEMBRANE; PERIMETER AND ANGLE-CHANGE SECUREMENT; PENETRATION AND PARAPET FLASHINGS; PARAPET FURRING AND CONTINUOUS FLASHING SUBSTRATE; REMOVAL OF EXISTING CLAY TILE AND METAL COPINGS AT PARAPETS RECEIVING NEW COPING; NEW PREFINISHED METAL COPING, CLEATS AND COUNTERFLASHINGS; REAR EDGE METAL; AND THE REAR GUTTER, OUTLETS AND DOWNSPOUTS. INCLUDE MINOR SURFACE CLEANING AND PREPARATION NEEDED FOR THIS WORK AND RESTORATION OF OPPOSITE-FACE FLASHING DISTURBED BY COPING REPLACEMENT.

GENERAL CONTRACTOR PROVIDES STRUCTURAL ROOF FRAMING, LVL BEAMS AND CONNECTIONS, STRUCTURAL ROOF SHEATHING AND FASTENING, STRUCTURAL EDGE BLOCKING AND ANCHORAGE, REMAINING GENERAL ROOF DEMOLITION, AND SUBSTANTIAL MASONRY REPAIR. COORDINATE THOSE ITEMS WITH THE ROOFING WORK.

BELOW-DECK CLOSED-CELL SPRAY POLYURETHANE FOAM IS PROVIDED UNDER A SEPARATE CONTRACT COORDINATED BY THE GENERAL CONTRACTOR. EXCLUDE ITS INSTALLATION COST FROM THE ROOFING BASE BID. COORDINATE THIS REQUIRED COMPONENT WITH THE ABOVE-DECK ROOF ASSEMBLY; IT IS NOT AN OPTIONAL ENERGY MEASURE. REQUIREMENTS FOR THAT SEPARATE WORK ARE IDENTIFIED IN SECTION 7.

3 ROOF SYSTEM MATERIALS

MEMBRANE: CARLISLE SURE-WELD 60-MIL REINFORCED TPO, FULLY ADHERED, WHITE, OR APPROVED EQUIVALENT REINFORCED TPO OF THE SAME THICKNESS AND INSTALLATION TYPE. PROVIDE BONDING ADHESIVES, PRIMERS, CLEANERS, SEALANTS AND WELDABLE FLASHING ACCESSORIES APPROVED BY THE SELECTED SYSTEM MANUFACTURER.

COVER BOARD: CARLISLE SECURSHIELD HD PLUS, 1/2-INCH HIGH-DENSITY POLYISOCYANURATE ROOF COVER BOARD, OR APPROVED EQUIVALENT ACCEPTED FOR THE COMPLETE ASSEMBLY. INSTALL CONTINUOUSLY ABOVE THE TAPERED EPS.

TAPERED INSULATION: 1.5 PCF EPS SUPPLIED BY IOWA EPS PRODUCTS, OR APPROVED EQUAL. SUBMIT ASTM C578 CLASSIFICATION, DENSITY, COMPRESSIVE STRENGTH, THERMAL PROPERTIES, THICKNESS RANGE AND DIMENSIONAL DATA. OBTAIN WRITTEN ROOF-MANUFACTURER ACCEPTANCE OF THE SPECIFIC EPS PRODUCT AND ATTACHMENT FOR THE REQUIRED ASSEMBLY AND 20-YEAR NDL WARRANTY. INCLUDE

ANY ADDITIONAL SEPARATOR, BASE LAYER OR THERMAL BARRIER REQUIRED BY THE SELECTED APPROVED ROOF ASSEMBLY.

ATTACHMENT: PROVIDE APPROVED INSULATION PLATES, FASTENERS AND/OR ADHESIVES APPROPRIATE FOR THE WOOD SUBSTRATE AND EACH INSULATION THICKNESS. USE PRODUCTS COMPATIBLE WITH EPS AND ALL ADJACENT MATERIALS. STATE THE PROPOSED ATTACHMENT METHOD IN THE BID AND SHOW FIELD, PERIMETER, CORNER AND LOCAL SECUREMENT IN THE SUBMITTAL. FULLY ADHERED MEMBRANE DOES NOT IMPLY THAT EVERY UNDERLYING LAYER IS ADHESIVE-ATTACHED.

4 DIMENSIONS AND TAPER

PROVIDE A FINISHED ROOF SLOPE OF 1/4 INCH PER FOOT OVER THE LEVEL ROOF DECK, DIRECTED TO THE REAR GUTTER. PROVIDE 1-INCH MINIMUM EPS AT THE REAR LOW SIDE.

SUBMIT A TAPERED LAYOUT WITH MATERIAL LIMITS, LAYERED FILL, MINIMUM AND MAXIMUM EPS THICKNESSES, ROOF ELEVATIONS, DRAINAGE DIRECTION AND SECTIONS THROUGH BEAM CROSSINGS AND PARAPET INTERFACES. STAGGER JOINTS AND SUPPORT COVER BOARD CONTINUOUSLY. PROVIDE APPROVED LOCAL CRICKETS AND TRANSITIONS WHERE NEEDED TO PREVENT OBSTRUCTIONS TO DRAINAGE.

5 FRAMING AND THERMAL COORDINATION

COORDINATE WITH THE 2×10 ROOF JOISTS AND LVL BEAMS SHOWN IN THE CURRENT ROOF SECTIONS. STRUCTURAL MATERIALS, SPANS, SPACING, CONNECTIONS AND FASTENING REMAIN GOVERNED BY THE ENGINEER'S DOCUMENTS. LVL BEAMS PROJECT ABOVE ADJACENT ROOF SHEATHING; FIT THE TAPERED EPS AROUND THESE PROJECTIONS WITHOUT MODIFYING STRUCTURAL MEMBERS. PROVIDE CONTINUOUS COVER-BOARD SUPPORT AND PRESERVE THE ROOF SLOPE ACROSS EACH BEAM. REFER PARTICULARLY TO 3/R102 AND 6/R103.

ROOF THERMAL PERFORMANCE: PROVIDE THE COMBINED ROOF INSULATION SYSTEM TO SATISFY THE R-38 THERMAL-PERFORMANCE CRITERION ACCEPTED BY THE JEFFERSON CITY BUILDING OFFICIAL FOR THIS PROJECT. RETAIN DOCUMENTATION OF THAT ACCEPTANCE IN THE PROJECT RECORD.

THE INTENDED THERMAL ASSEMBLY COMBINES BELOW-DECK CLOSED-CELL FOAM WITH ABOVE-DECK TAPERED INSULATION. SUBMIT A DOCUMENTED ASSEMBLY U-FACTOR CALCULATION USING ACTUAL INSULATION THICKNESSES AND AREA WEIGHTING OF THERMAL TRANSMITTANCE.

6 SPRAY FOAM UNDER SEPARATE CONTRACT

PROVIDE MINIMUM 3-INCH INSTALLED THICKNESS OF CLOSED-CELL SPRAY POLYURETHANE FOAM DIRECTLY AGAINST THE UNDERSIDE OF ROOF SHEATHING, CONTINUOUSLY WITHIN JOIST BAYS, WITH PERIMETER CONNECTIONS AND PENETRATIONS AIR SEALED. COORDINATE TREATMENT AT LVL BEAMS AND BLOCKING WITH THE APPROVED ASSEMBLY. SUBMIT PRODUCT EVALUATION REPORT, AGED R-VALUE, AIR-BARRIER DATA AND VAPOR PERMEANCE AT THE SPECIFIED THICKNESS. CONFIRM INTENDED VAPOR-RETARDER PERFORMANCE FROM PRODUCT DATA.

APPLY TO CLEAN, DRY SUBSTRATES WITHIN THE FOAM MANUFACTURER'S TEMPERATURE AND MOISTURE LIMITS. PROTECT SURROUNDING WORK, VERIFY THICKNESS, FILL VOIDS AND CORRECT THIN AREAS. COORDINATE INSTALLATION AND INSPECTIONS BEFORE CEILING CLOSURE. INTERIOR GYPSUM CEILING AND REQUIRED PROTECTION OF THE FOAM ARE PROVIDED BY OTHERS. DO NOT ADD AN ABOVE-DECK VAPOR RETARDER WITHOUT ARCHITECT REVIEW OF THE COMPLETE MOISTURE-CONTROL ASSEMBLY.

7 PARAPET FURRING AND FLASHING SUBSTRATE

PREPARE EXPOSED MASONRY BY REMOVING LOOSE MATERIAL AT ATTACHMENT AND FLASHING LOCATIONS. REPORT UNSTABLE MASONRY, OPEN JOINTS AND DETERIORATED WALL TOPS. SUBSTANTIAL MASONRY RECONSTRUCTION OR REPOINTING IS BY THE GENERAL CONTRACTOR; DO NOT COVER CONDITIONS THAT PREVENT SOUND ANCHORAGE OR WATERTIGHT FLASHING.

PROVIDE NOMINAL 2×4 PRESERVATIVE-TREATED HORIZONTAL WOOD FURRING/BLOCKING AGAINST MASONRY, WITH NOMINAL 2×4 VERTICAL FLAT FURRING OVER THE HORIZONTAL MEMBERS, AT 24 INCHES

ON CENTER. PROVIDE CONTINUOUS SUPPORT AT EDGES, COPING INTERFACES, CORNERS AND BACKING JOINTS. HORIZONTAL AND VERTICAL MEMBER ORIENTATION AND SPACING SHALL FOLLOW THE APPROVED DETAIL; SUBMIT ANCHORAGE INTO SOUND MASONRY AND CONNECTION BETWEEN FURRING LAYERS. FASTENERS SHALL BE COMPATIBLE WITH THE WOOD TREATMENT.

FACE FURRING WITH CONTINUOUS 1/2-INCH EXTERIOR FLASHING-SUBSTRATE BOARD EXPRESSLY APPROVED BY THE ROOF-SYSTEM MANUFACTURER FOR VERTICAL TPO ADHESION AND THE PROPOSED SUPPORT SPACING. DO NOT BRIDGE OPEN FURRING SPACES WITH MEMBRANE.

8 PARAPET FLASHINGS AND NEW COPING

REMOVE EXISTING CLAY TILE AND METAL COPINGS AT LOCATIONS RECEIVING NEW WORK AND PROVIDE NEW CONTINUOUS PREFINISHED METAL COPING, COUNTERFLASHINGS, CLEATS AND TREATED SUPPORT BLOCKING AS SHOWN IN 4/R102, 5/R102 AND 6/R102. EXTEND NEW COPING TO COVER THE WALL-TOP BUILDOUT AND PROTECT BOTH THE NEW ROOF-SIDE FLASHING AND THE OPPOSITE WALL FACE.

PROVIDE CARLISLE SECUREDGE CF SNAP-ON COPING OR EQUAL WITH MINIMUM 0.040-INCH, ALUMINUM FACTORY-APPLIED 70-PERCENT PVDF FINISH, AND COLOR SELECTED BY THE ARCHITECT. INCLUDE MANUFACTURER'S 20-GAUGE GALVANIZED STEEL CLIPS, CONCEALED SPLICE PLATES, FASTENERS, END CLOSURES, AND FIELD-FABRICATED CORNERS USING MANUFACTURER-APPROVED JOINT AND SEALING METHODS. FIELD-VERIFY DIMENSIONS; COVER THE COMPLETED PARAPET ASSEMBLY AND BOTH WALL FACES, WITH INWARD SLOPE AND HEMMED DRIP EDGES.

INSTALL OVER CONTINUOUS, SECURELY ANCHORED BLOCKING USING THE MANUFACTURER'S APPROVED ATTACHMENT ARRANGEMENT. PROVIDE AN ANSI/SPRI/FM 4435/ES-1-TESTED ASSEMBLY ADEQUATE FOR PROJECT WIND LOADS; SUBMIT SHOP DRAWINGS AND MANUFACTURER ACCEPTANCE OF FIELD-CORNER CONSTRUCTION, ACTUAL DIMENSIONS, AND ATTACHMENT DETAILS. OBTAIN WRITTEN CONFIRMATION OF ELIGIBILITY FOR INCLUSION IN THE SPECIFIED CARLISLE 20-YEAR NDL ROOF-SYSTEM WARRANTY.

PROTECT ADJACENT ROOFS AND EXISTING OPPOSITE-FACE WALL FLASHINGS. RESTORE ALL FLASHING DISTURBED BY COPING REMOVAL TO CONTINUOUS WATERTIGHT CONDITION, MAINTAINING ADJACENT DRAINAGE. COORDINATE OWNER-AUTHORIZED ACCESS WHERE NEEDED. REFER TO THE DIFFERENT EXISTING WALL HEIGHTS SHOWN IN 2/R103, 3/R103 AND 1/R103; DO NOT ASSUME ONE COPING PROFILE FITS ALL CONDITIONS.

9 REAR GUTTER AND DRAINAGE

PROVIDE APPROVED ROOF-EDGE/DRIP METAL INTEGRATED WITH TPO, A CONTINUOUS NOMINAL 6-INCH K-STYLE GUTTER, 0.032-INCH ALUMINUM, SEAMLESS, END CAPS, OUTLETS, 3 X 4 0.032 INCH ALUMINUM DOWNSPOUTS, ELBOWS AND STRAPS AT THE REAR, DIRECT DISCHARGE TO THE APPROVED REAR ALLEY.

10 ASSEMBLY ATTACHMENT AND APPROVAL

INSTALL MEMBRANE, INSULATION, COVER BOARD AND EDGE SYSTEMS IN ACCORDANCE WITH THE ROOF MANUFACTURER'S ACCEPTED ASSEMBLY. PROJECT UPLIFT REQUIREMENT IS 36 PSF.

SUBMIT ATTACHMENT REQUIREMENTS, INCLUDING THE THICK EPS AREAS AND SUBSTRATE ENGAGEMENT. PROVIDE SUPPLEMENTAL SECUREMENT AT PERIMETERS, CORNERS, PENETRATIONS AND ANGLE CHANGES AS REQUIRED.

11 INSTALLATION AND PROTECTION

VERIFY DECK MATERIAL, FASTENING, MOISTURE CONDITION AND READINESS BEFORE ROOFING. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT OF DEFICIENCIES AND COMPLETE REQUIRED CORRECTIVE WORK BEFORE COVERING. DO NOT CONCEAL STRUCTURAL CONNECTIONS REQUIRING INSPECTION UNTIL RELEASED BY THE RESPONSIBLE PARTIES. COORDINATE MEP PENETRATIONS BEFORE ROOFING AND PROVIDE APPROVED CURBS AND FLASHINGS FOR ROOFING INTERFACES WITHIN THIS SCOPE.

KEEP INSULATION AND COVER BOARD DRY DURING STORAGE AND INSTALLATION. INSTALL DRY, UNDAMAGED MATERIALS WITH TIGHT JOINTS AND STAGGERED JOINTS BETWEEN LAYERS. PROVIDE UNIFORM MEMBRANE ADHESION AND HOT-AIR-WELDED SEAMS. MAKE TEST WELDS, PROBE SEAMS AND REPAIR DEFICIENCIES IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.

MAKE DAILY WORK WATERTIGHT; PROVIDE TEMPORARY SEALS AND DRAINAGE. PROTECT INTERIORS, ADJACENT ROOFS AND COMPLETED WORK FROM WATER AND DAMAGE. REMOVE ROOFING-GENERATED DEBRIS AND LEAVE GUTTERS, OUTLETS AND DOWNSPOUTS CLEAN AND UNOBSTRUCTED.

12 SUBMITTALS AND CLOSEOUT

BEFORE PROCUREMENT, SUBMIT PRODUCT DATA; COMPLETE-SYSTEM APPROVAL; EPS ACCEPTANCE; FIRE AND UPLIFT ASSEMBLY DOCUMENTATION; ATTACHMENT BY ROOF ZONE; TAPER PLAN AND ELEVATIONS; THERMAL CALCULATION; BEAM TRANSITIONS; PARAPET FURRING, ANCHORS AND SUBSTRATE BOARD; COPING AND OPPOSITE-FACE TIE-INS; REAR EDGE AND DRAINAGE DETAILS; PENETRATION FLASHINGS; AND THE PROPOSED WARRANTY FORMS.

BEFORE INSTALLATION, COORDINATE WITH THE GENERAL CONTRACTOR, AND RELEVANT TRADES. CONFIRM SUBSTRATE READINESS, INSPECTIONS, SEQUENCING, PROTECTION, PENETRATIONS AND INTERFACE RESPONSIBILITIES. AT COMPLETION, ARRANGE THE SELECTED MANUFACTURER'S INSPECTION, CORRECT DEFICIENCIES AND PROVIDE FINAL WARRANTIES, PRODUCT AND ASSEMBLY RECORDS, TAPER LAYOUT, MAINTENANCE INSTRUCTIONS.

13 WARRANTIES

PROVIDE A 20-YEAR NO-DOLLAR-LIMIT ROOF-SYSTEM WARRANTY FROM CARLISLE OR THE APPROVED EQUIVALENT ROOF-SYSTEM MANUFACTURER, ISSUED TO THE OWNER FOR THE COMPLETED ACCEPTED ASSEMBLY. INCLUDE INSPECTION AND ISSUANCE FEES. SUBMIT THE ACTUAL WARRANTY FORM IDENTIFYING WIND LIMITS, EXCLUSIONS, COVERED COMPONENTS AND MAINTENANCE OBLIGATIONS. OBTAIN WRITTEN CONFIRMATION OF COVERAGE APPLICABLE TO EPS, FLASHINGS AND METAL EDGES; IDENTIFY ITEMS OUTSIDE MANUFACTURER COVERAGE.

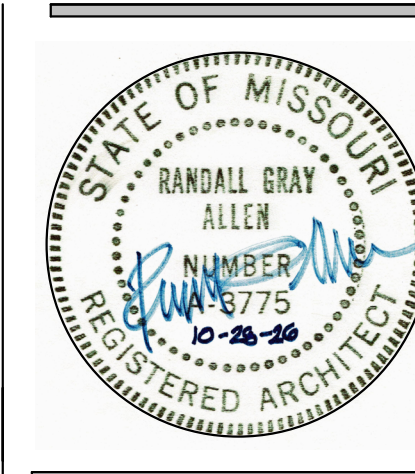
PROVIDE A TWO-YEAR INSTALLER WORKMANSHIP WARRANTY COVERING ROOFING AND CONTRACTOR-FURNISHED FLASHINGS AND SHEET METAL, INCLUDING CORRECTION OF LEAKS ATTRIBUTABLE TO THIS CONTRACTOR'S WORK. WARRANTY COMMENCEMENT SHALL FOLLOW THE FINAL CONTRACT REQUIREMENTS.

14 APPROVED EQUIVALENT SYSTEMS

APPROVED EQUIVALENT MANUFACTURERS AND PRODUCTS MAY BE INCLUDED IN THE BASE BID WHEN ACCEPTED BY THE ARCHITECT BEFORE BIDDING. SUBMIT A COMPLETE FULLY ADHERED 60-MIL REINFORCED TPO SYSTEM WITH EQUIVALENT COVER BOARD, APPROVED EPS, COMPATIBLE ACCESSORIES, REQUIRED ASSEMBLY PERFORMANCE AND A 20-YEAR NDL WARRANTY. PROVIDE PRODUCT COMPARISON, ASSEMBLY APPROVALS, WARRANTY FORM AND EVERY DEVIATION FROM THE BASIS OF DESIGN. APPROVAL OF A MEMBRANE ALONE DOES NOT APPROVE AN INCOMPATIBLE MIX OF COMPONENTS. ADVISE ALL BIDDERS OF ACCEPTED SUBSTITUTIONS BY ADDENDUM.

126 KEYNOTES - ALL NOTES

KEY VALUE	KEYNOTE TEXT
023000.A	EXISTING MASONRY PARAPET/ WALL TO REMAIN. REMOVE LOOSE MATERIAL AT NEW ATTACHMENTS AND FLASHINGS; REPORT UNSOUND MASONRY BEFORE COVERING.
023000.B	REMOVE EXISTING CLAY TILE OR METAL COPING AT NEW WORK. PROTECT WALL TOP AND OPPOSITE-FACE FLASHING; PROVIDE NEW COPING AND WATERTIGHT TIE-INS.
023000.C	EXISTING ADJACENT ROOF AND WALL FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION AND RESTORE FLASHINGS DISTURBED BY NEW COPING WORK.
023000.D	EXISTING SOUTH MASONRY WALL TO REMAIN AS MODIFIED PREVIOUSLY.
023000.E	EXISTING 6 x 6 x 3/8 STEEL ANGLES TO REMAIN IN PLACE TO PROVIDE SUPPORT FOR NEW WOOD DECK.
023000.F	EXISING S12 x 40.8 STEEL BEAM TO REMAIN FOR REUSE SUPPORTING NEW WOOD DECK.
023000.G	EXISTING STEEL COLUMNS TO REMAIN IN PLACE TO PROVIDE SUPPORT FOR NEW WOOD DECK.
023000.H	EXISTING ALLEY TO PUBLIC WAY.
023000.I	EXIST ACCESS TO PUBLIC WAY. APPROX 50'
023000.J	ADJACENT BUILDING WALL.
061000.A	2X10 WOOD ROOF JOISTS. SEE STRUCTURAL DOCUMENTS SLOPE PROVIDED BY TAPERED EPS.
061000.B	LVL ROOF BEAM. SEE STRUCTURAL DOCUMENTS FIT EPS AROUND ABOVE-DECK PROJECTION; MAINTAIN CONTINUOUS ROOF SLOPE AND COVER-BOARD SUPPORT.
061000.C	5/8-INCH WOOD STRUCTURAL ROOF SHEATHING.SEE STRUCTURAL DOCUMENTS.
061000.D	PRESERVATIVE-TREATED 2X4 HORIZONTAL FURRING/ BLOCKING AT MASONRY, 24 INCHES O.C.; ANCHOR INTO SOUND MASONRY PER APPROVED DETAIL.
061000.E	PRESERVATIVE-TREATED 2X4 VERTICAL FLAT FURRING OVER HORIZONTAL BLOCKING, 24 INCHES O.C.; PROVIDE SUPPORT AT SUBSTRATE-BOARD EDGES AND JOINTS.
061000.F	CONTINUOUS PRESERVATIVE-TREATED WOOD COPING SUPPORT/ BLOCKING AND CLEAT BACKING. SIZE AND ANCHOR TO SUIT WALL-TOP BUILDOUT AND APPROVED COPING SYSTEM.
061000.H	BUILD UP PARAPET AT LOWER SECTION TO MAINTAIN ELEVATION ABOVE NEW TAPERED INSULATION. SEE DETAIL
061000.K	NEW WOOD FLOOR JOISTS, SUBFLOOR AND FRAMING CONNECTIONS PER STRUCTURAL DOCUMENTS; COORDINATE OPENINGS AND PENETRATIONS.
061000.L	NEW 2 x 10 TREATED DOUGLAS FIR WOOD JOISTS AT 16" OC.
061000.N	NEW EXTERIOR DECKING OVER NEW JOISTS VERIFY 16" SPACING COMPATIBILITY..
061000.O	NEW WOOD STAIR. EQUAL (APPROX). 7 1/4" RISERS AND 10 1/2" TREADS.
061000.P	NEW 2 x 4 FURRING WALL WITH 3 1/2 INCH (R-13) THERMAL BATT INSULATION AND 1/2" DRYWALL.
061000.R	NEW PREFINISHED ALUMINUM GUARDRAIL AROUND DECK. COMPLY WITH IBC 2018 CODE REQUIREMENTS.
061000.T	NEW 3 - 2X10 BEAM OVER COLUMNS
061000.U	NEW 6X6 TREATED WOOD COLUMNS.
072100.A	1.5 PCF TAPERED EPS BY IOWA EPS PRODUCTS OR APPROVED EQUAL; 1-INCH MINIMUM AT REAR, APPROXIMATELY 21-1/2 INCHES AT FRONT FOR 82-FOOT RUN. SLOPE 1/4 INCH PER FOOT TO REAR GUTTER.
072100.B	1/2-INCH HIGH-DENSITY POLYISOCYANURATE ROOF COVER BOARD, CARLISLE SECURSHIELD HD PLUS OR APPROVED EQUAL; CONTINUOUS ABOVE EPS IN ACCEPTED ROOF ASSEMBLY.
072100.C	MINIMUM 3-INCH CLOSED-CELL SPRAY POLYURETHANE FOAM AGAINST UNDERSIDE OF ROOF SHEATHING; AIR SEAL PERIMETER AND PENETRATIONS.
075423.A	WHITE 60-MIL REINFORCED TPO, CARLISLE SURE-WELD OR APPROVED EQUAL, FULLY ADHERED. PROVIDE COMPATIBLE ACCESSORIES AND MANUFACTURER 20-YEAR NDL ROOF-SYSTEM WARRANTY.
075423.B	CONTINUOUS 1/2-INCH EXTERIOR FLASHING-SUBSTRATE BOARD OVER PARAPET FURRING, EXPRESSLY APPROVED FOR VERTICAL TPO ADHESION AND SUPPORT SPACING BY SELECTED ROOF MANUFACTURER.
075423.C	FULLY ADHERED TPO WALL FLASHING OVER APPROVED SUBSTRATE; EXTEND TO PROTECTED TERMINATION AT NEW COPING. PROVIDE WELDED CORNERS AND MANUFACTURER-REQUIRED TERMINATION.
075423.D	MANUFACTURER-APPROVED MEMBRANE SECUREMENT AT ROOF-TO-WALL ANGLE CHANGE; PROVIDE BASE ATTACHMENT AND WATERTIGHT FLASHING PER ACCEPTED SYSTEM DETAIL.
076200.H	EXTEND NEW COPING DETAIL VERTICAL UP UNDER EXISTING CLAY TILE COPING AND SEAL OFF WITH ROOF SEALANT
076200.A	NEW PREFINISHED METAL COPING WITH CONTINUOUS CLEATS, SLOPED WALL-TOP PROTECTION, DRIPS AND MOVEMENT JOINTS; COVER WALL-TOP BUILDOUT AND PROTECT BOTH WALL FACES. SUBMIT MATERIAL, THICKNESS AND ATTACHMENT.
076200.B	NEW PREFINISHED METAL COUNTERFLASHING/ PROTECTED TPO TERMINATION INTEGRATED WITH COPING; PROVIDE MECHANICALLY SECURED WEATHERPROOF TRANSITION.
076200.C	ROOF-MANUFACTURER-APPROVED REAR EDGE/DRIP METAL INTEGRATED WITH TPO AND EXTENDING INTO GUTTER; PROVIDE ACCEPTED MEMBRANE-TO-METAL DETAIL.
076200.D	CONTINUOUS 6-INCH K-STYLE PREFINISHED GUTTER WITH SUPPORTS, END CAPS AND OUTLETS. SLOPE TO DOWNSPOUTS; COORDINATE REAR ROOF DRAINAGE AND APPROVED DISCHARGE.
076200.E	PREFINISHED DOWNSPOUTS, ELBOWS AND STRAPS; SIZE, QUANTITY AND LOCATIONS PER COORDINATED ROOF DRAINAGE PLAN. DISCHARGE AT APPROVED REAR ALLEY LOCATIONS.
076200.F	PREFINISHED 1 X 10 AND 1 X 6 FASCIA TO MATCH GUTTER AND DOWNSPOUTS
076200.I	TURN CORNER WITH NEW COPING DETAIL TO TRANSITION TO EAST AND WEST WALLS
076200.J	TERMINATE COPING DETAIL SIMILAR TO OTHER NEW COPING.
081113.C	EXISTING WINDOW TO REMAIN. FINISH TRIM ON INSIDE.
081113.D	NEW WINDOW TO FIT EXISTING OPENING. NON EGRESS.
092900.B	PROVIDE 5/8-INCH GYPSUM BOARD AT NEW FLAT LEVEL 2 CEILING BELOW ROOF JOISTS AND BEAMS; COORDINATE FOAM-PLASTIC THERMAL-BARRIER REQUIREMENTS.
100000.A	REMOVE ALL EXISTING WOOD DECK, STAIRS AND INCIDENTAL CONSTRUCTION.STEEL BEAM FRAME AND COLUMNS SHALL REMAIN IN PLACE IN THE REUSED.
100000.B	1.5" DIA RAIL, HEIGHT; 36" ABOVE THE STAIR NOSINGS, CLEARANCE 2" BETWEEN THE RAIL AND THE WALL. RETURN TOP AND BOTTOM TO WALL. PROVIDE MATCHING RAIL ON OPPOSITE WALL.

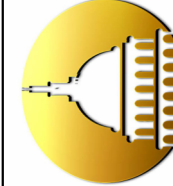


THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHOWN IS BY OTHERS.

ARETÉ
CONTRACTING



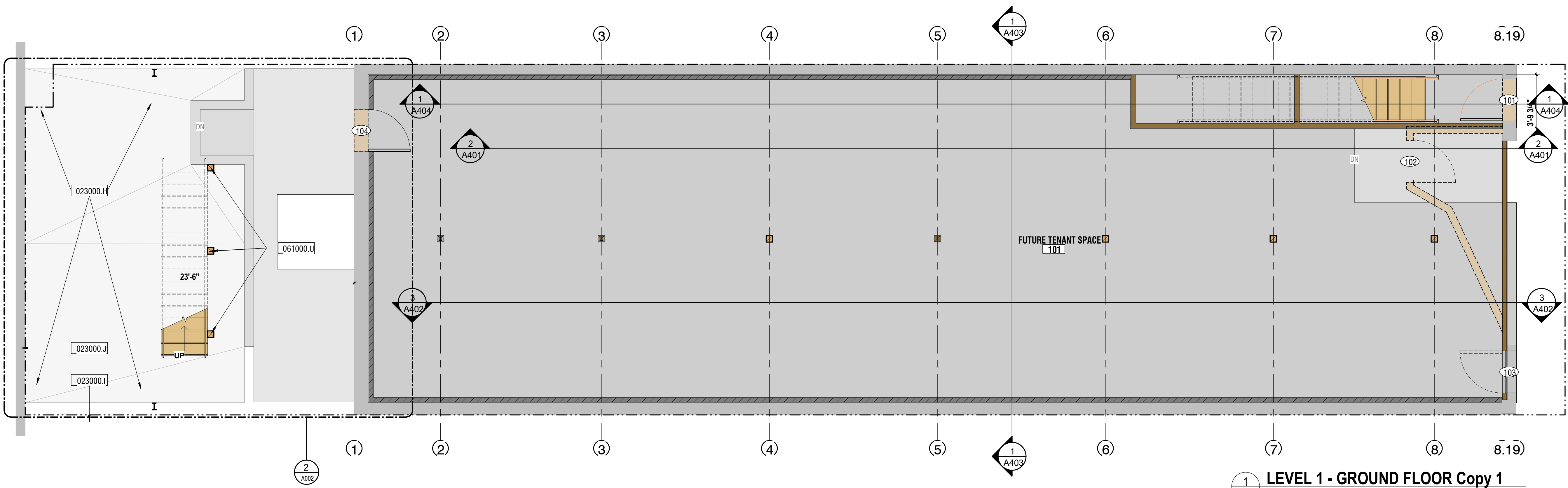
RGA CONSULTING LLC

MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI

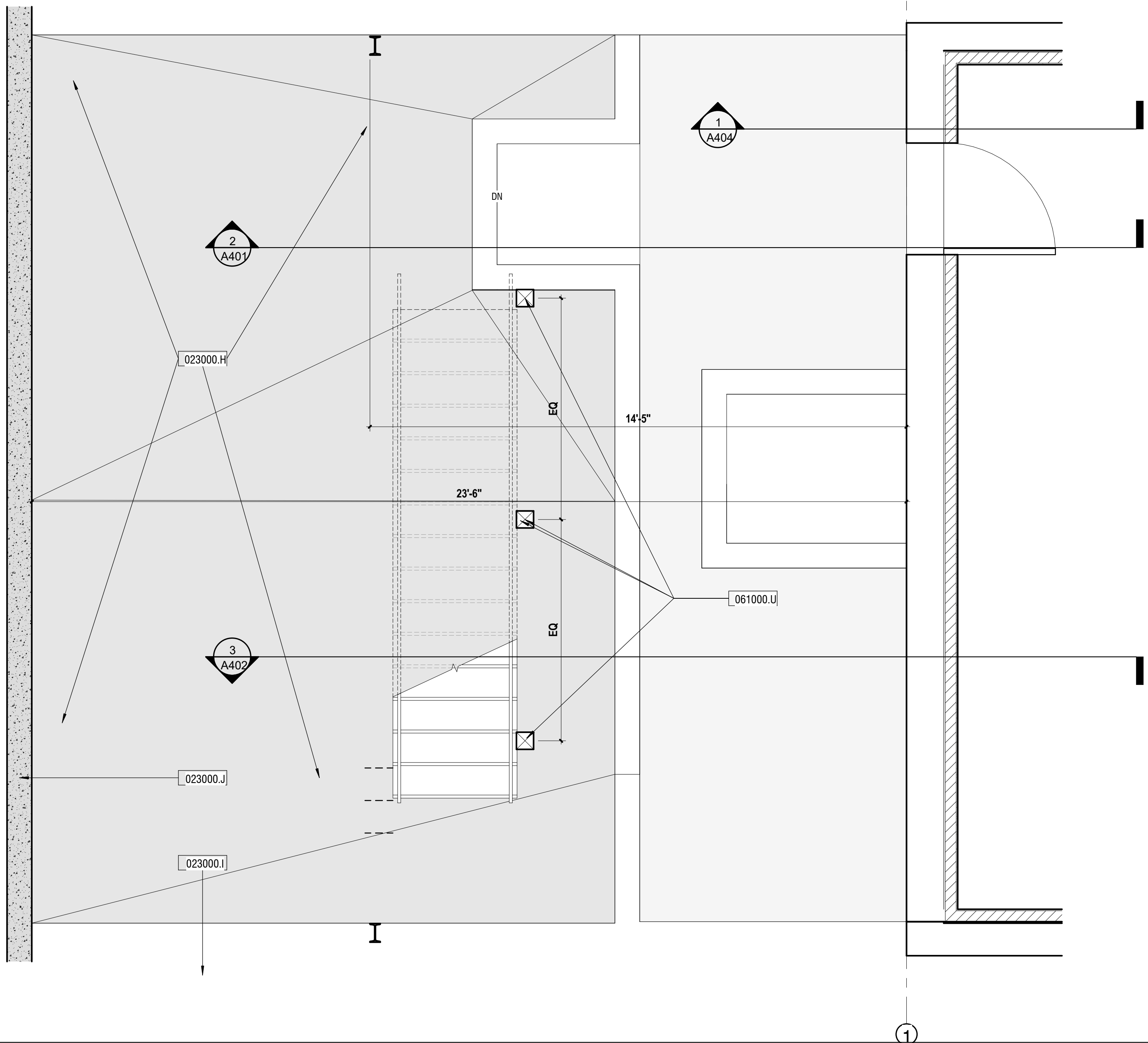
FINAL PERMIT
DOCUMENTS



NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI



1
A002
LEVEL 1 - GROUND FLOOR Copy 1
SCALE: 1/4" = 1'-0"



2
A002
LEVEL 1 - GROUND FLOOR Copy 1 - Callout 1
SCALE: 1/2" = 1'-0"

126 KEYNOTES - SHEET	
KEY VALUE	KEYNOTE TEXT
023000.H	EXISTING ALLEY TO PUBLIC WAY.
023000.I	EXIST ACCESS TO PUBLIC WAY. APPROX 50'
023000.J	ADJACENT BUILDING WALL.
061000.U	NEW 6X6 TREATED WOOD COLUMNS.



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHOWN ON OTHER DRAWINGS.

ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64109

FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

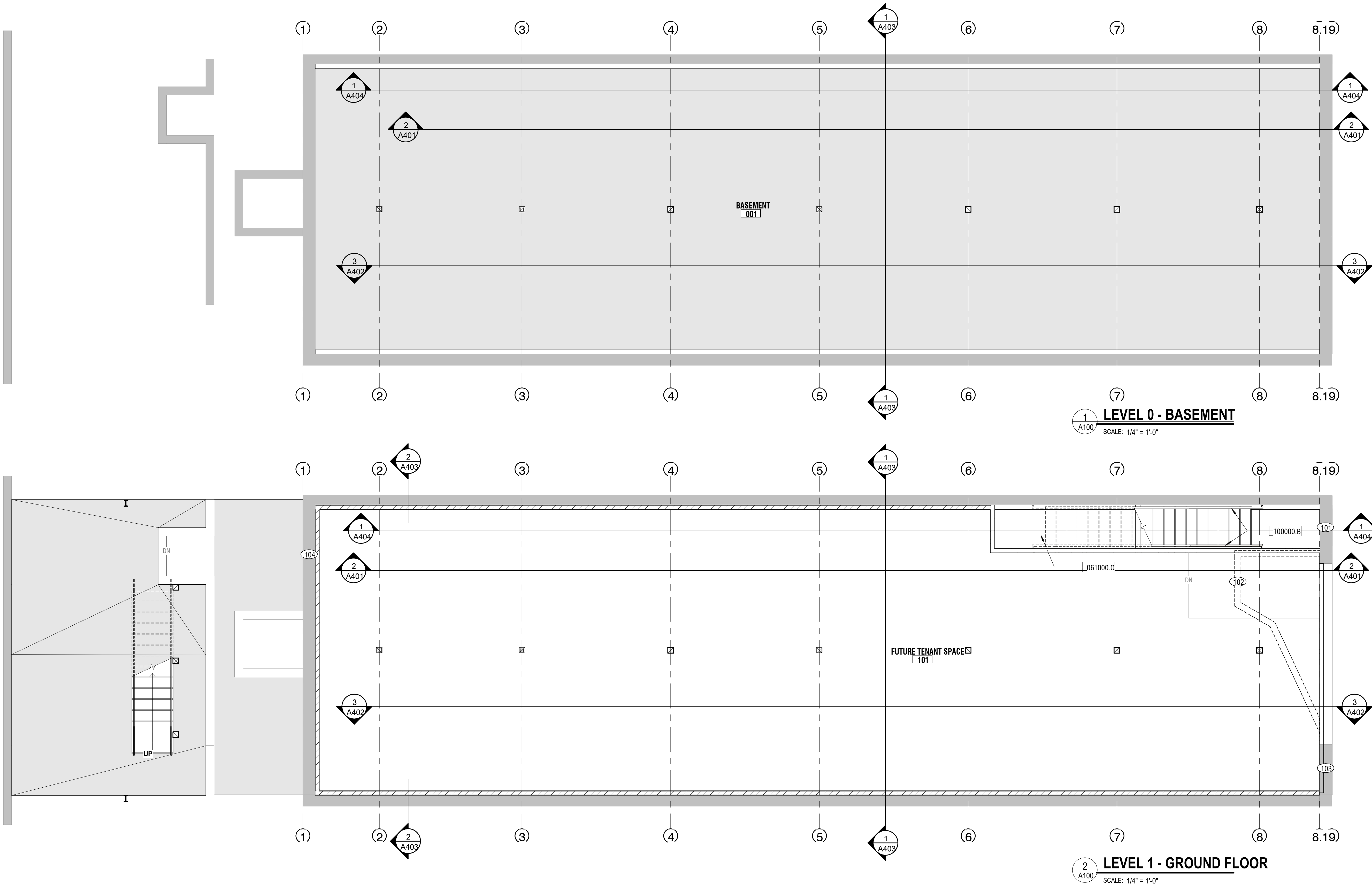
NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI

A002
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11

WALL TYPE SCHEDULE		
TYPE MARK	TYPE	WALL WIDTH
A	CLARK A - 4.5" Interior Partition	4 1/2"
B	CLARK B - 6.5" Interior Partition - Sound	8"
C	CLARK C - 6.5" Interior Partition	6 1/2"
D	CLARK D - 4" Furring	4 1/2"
E	CLARK E - Roof Side Wall 1.5-1.5-.5	3 1/2"
F	CLARK F - Existing EXT Wall - WEST	9"
G	CLARK G - Existing EXT Wall - SOUTH	1'-0"
H	CLARK H - Existing EXT Wall - EAST	11"
J	CLARK J - Existing EXT WALL - NORTH	1'-0"
K	CLARK K - 2" Furring	2"
L	RP_Concrete 12"	8"
M	Ext-Generic-6"	6"

CLARK - DOOR SCHEDULE								
LEVEL	#	WIDTH	HEIGHT	TYPE	FUNCTION	COMMENTS	PHASE CREATED	PHASE DEMOLISHED
LEVEL 1								
LEVEL 1	101	3'-0"	6'-8"	Exterior Door - Single Plain-A	EXTERIOR		New	None
LEVEL 1	102	3'-0"	6'-8"	Exterior Door - Single Plain-B	DEMO		Existing	New
LEVEL 1	103	3'-0"	6'-8"	Exterior Door - Single Plain-B	DEMO		Existing	New
LEVEL 1	104	3'-0"	6'-8"	Interior Door - Single Plain-C	EXTERIOR		New	None
LEVEL 2								
LEVEL 2	201	3'-0"	6'-8"	Interior Door - Single Plain-E	ENTRY		New	None
LEVEL 2	202	3'-0"	6'-8"	Interior Door - Single Plain-C	SWINGING BATHROOM		New	None
LEVEL 2	203	2'-6"	6'-8"	Interior Door - Single Plain-D	SWINGING BATHROOM		New	None
LEVEL 2	204	3'-0"	6'-8"	Interior Door - Single Plain-A	SWINGING BEDROOM	RETURN GRILLE 24WX18H	New	None
LEVEL 2	205	5'-0"	6'-8"	Interior Door - Double Sliding Closet	BI-PARTING CLOSET		New	None
LEVEL 2	206	3'-0"	6'-8"	Exterior Door - Single Plain-B	EXTERIOR		New	None
LEVEL 2	207	3'-0"	6'-8"	Interior Door - Single Plain-B	SWINGING MECHANICAL		New	None
LEVEL 2	208	3'-0"	6'-8"	Interior Door - Single Plain-A	SWINGING BEDROOM		New	None
LEVEL 2	209	3'-0"	6'-8"	Exterior Door - Single Plain-B	EXTERIOR		New	None
LEVEL 2	210	5'-0"	6'-8"	Interior Door - Double Sliding Closet	BI-PARTING CLOSET		New	None
LEVEL 2	211	3'-0"	6'-8"	Interior Door - Single Plain-D	SWINGING BATHROOM		New	None

126 KEYNOTES - SHEET	
KEY VALUE	KEYNOTE TEXT
061000.O	NEW WOOD STAIR. EQUAL (APPROX). 7 1/4" RISERS AND 10 1/2" TREADS.
100000.B	1.5" DIA RAIL, HEIGHT: 36" ABOVE THE STAIR NOSINGS, CLEARANCE 2" BETWEEN THE RAIL AND THE WALL. RETURN TOP AND BOTTOM TO WALL. PROVIDE MATCHING RAIL ON OPPOSITE WALL.



STATE OF MISSOURI

RANDALL GRAY

ALLER

NUMBER

10-26-26

REGISTERED ARCHITECT

THE DESIGN PROFESSIONALS SEAL

THIS DRAWING HAS BEEN AFFIXED

ACCORDANCE WITH THE

REQUIREMENTS OF CHAPTER 327

RSMo. THE DESIGN PROFESSIONAL

TAKES RESPONSIBILITY ONLY FOR

THEIR RESPECTIVE WORK SHOWN ON

THIS DRAWING AND HEREBY

DISCLAIMS RESPONSIBILITY FOR

OTHER DRAWINGS AND/OR

SPECIFICATIONS NOT DIRECTLY

BEARING THE DESIGN PROFESSIONAL

SEAL.

ONLY THE WORK SHOWN ON THIS

SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING

AND STRUCTURAL ENGINEERING WORK

IS SEPARATELY CONTRACTED AS A

PART OF THIS PROJECT. THAT WORK

SHOWN ON THIS SHEET IS BY

ARETÉ

CONTRACTING

RGA CONSULTING LLC

MO CERTIFICATE OF AUTHORITY, ARCH #2019038902

MO ARCH #003775

1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64109

FINAL PERMIT

DOCUMENTS

RGA

CONSULTING LLC

NEW APARTMENT

CLARK PROPERTIES

126 EAST DUNKLIN STREET,

JEFFERSON CITY, MISSOURI

A100

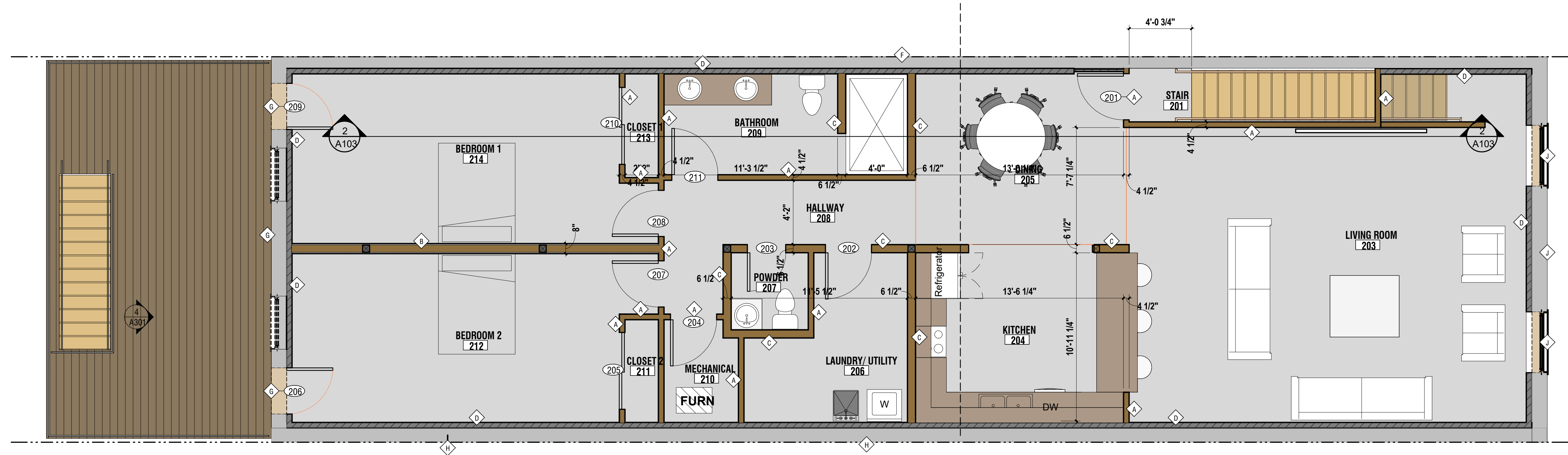
DATE: _____ OCTOBER 28, 2026

PROJECT NO. _____ 26-11

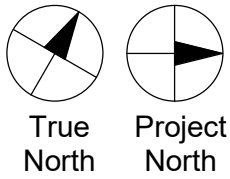
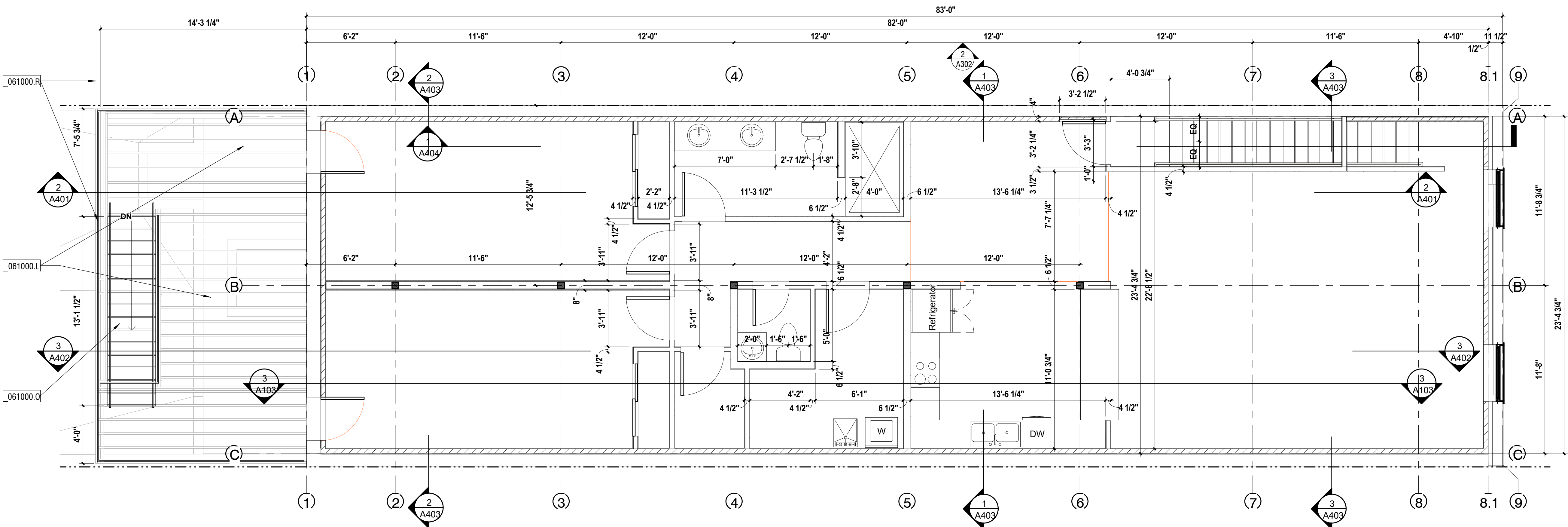
WALL TYPE SCHEDULE		
TYPE MARK	TYPE	WALL WIDTH
A	CLARK A - 4.5" Interior Partition	4 1/2"
B	CLARK B - 6.5" Interior Partition - Sound	8"
C	CLARK C - 6.5" Interior Partition	6 1/2"
D	CLARK D - 4" Furring	4 1/2"
E	CLARK E - Roof Side Wall 1.5-1.5-.5	3 1/2"
F	CLARK F - Existing EXT Wall - WEST	9"
G	CLARK G - Existing EXT Wall - SOUTH	1'-0"
H	CLARK H - Existing EXT Wall - EAST	11"
J	CLARK J - Existing EXT WALL - NORTH	1'-0"
K	CLARK K - 2" Furring	2"
L	RP_Concrete 12"	8"
M	Ext-Generic-6"	6"

CLARK - DOOR SCHEDULE								
LEVEL	#	WIDTH	HEIGHT	TYPE	FUNCTION	COMMENTS	PHASE CREATED	PHASE DEMOLISHED
LEVEL 1								
LEVEL 1	101	3'-0"	6'-8"	Exterior Door - Single Plain-A	EXTERIOR		New	None
LEVEL 1	102	3'-0"	6'-8"	Exterior Door - Single Plain-B	DEMO		Existing	New
LEVEL 1	103	3'-0"	6'-8"	Exterior Door - Single Plain-B	DEMO		Existing	New
LEVEL 1	104	3'-0"	6'-8"	Interior Door - Single Plain-C	EXTERIOR		New	None
LEVEL 2								
LEVEL 2	201	3'-0"	6'-8"	Interior Door - Single Plain-E	ENTRY		New	None
LEVEL 2	202	3'-0"	6'-8"	Interior Door - Single Plain-C	SWINGING BATHROOM		New	None
LEVEL 2	203	2'-6"	6'-8"	Interior Door - Single Plain-D	SWINGING BATHROOM		New	None
LEVEL 2	204	3'-0"	6'-8"	Interior Door - Single Plain-A	SWINGING BEDROOM	RETURN GRILLE 24WX18H	New	None
LEVEL 2	205	5'-0"	6'-8"	Interior Door - Double Sliding Closet	BI-PARTING CLOSET		New	None
LEVEL 2	206	3'-0"	6'-8"	Exterior Door - Single Plain-B	EXTERIOR		New	None
LEVEL 2	207	3'-0"	6'-8"	Interior Door - Single Plain-B	SWINGING MECHANICAL		New	None
LEVEL 2	208	3'-0"	6'-8"	Interior Door - Single Plain-A	SWINGING BEDROOM		New	None
LEVEL 2	209	3'-0"	6'-8"	Exterior Door - Single Plain-B	EXTERIOR		New	None
LEVEL 2	210	5'-0"	6'-8"	Interior Door - Double Sliding Closet	BI-PARTING CLOSET		New	None
LEVEL 2	211	3'-0"	6'-8"	Interior Door - Single Plain-D	SWINGING BATHROOM		New	None

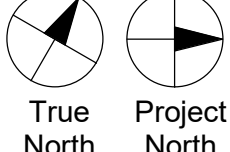
126 KEYNOTES - SHEET	
KEY VALUE	KEYNOTE TEXT
061000.L	NEW 2 x 10 TREATED DOUGLAS FIR WOOD JOISTS AT 16" OC.
061000.O	NEW WOOD STAIR. EQUAL (APPROX). 7 1/4" RISERS AND 10 1/2" TREADS.
061000.R	NEW PREFINISHED ALUMINUM GUARDRAIL AROUND DECK. COMPLY WITH IBC 2018 CODE REQUIREMENTS.



1 LEVEL 2 - APARTMENT
SCALE: 1/4" = 1'-0"



2 LEVEL 2 - APARTMENT - DIM
SCALE: 1/4" = 1'-0"



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT THAT WORK SHOWN ON OTHER DOCUMENTS.

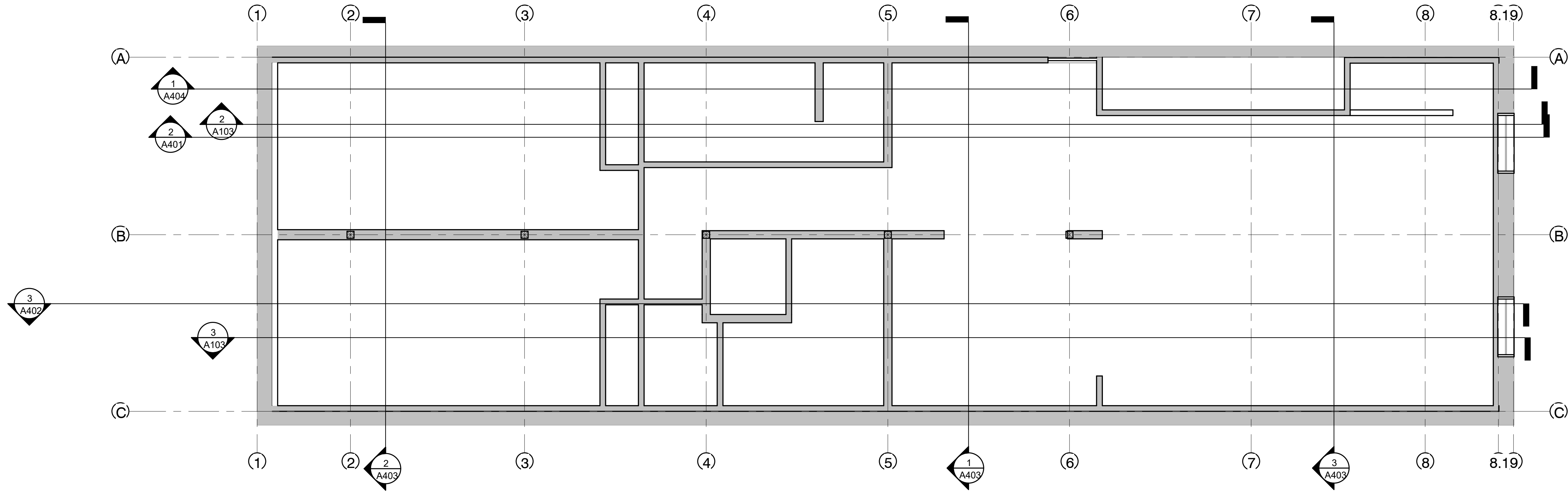
UPPER FLOOR PLAN

ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI

FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI

A101
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11



2 RC PLAN - LEVEL 2
A102 SCALE: 1/4" = 1'-0"



THE DESIGN PROFESSIONALS SEAL
THIS DRAWING HAS BEEN AFFIXED
IN ACCORDANCE WITH THE
REQUIREMENTS OF CHAPTER 327
RSMo. THE DESIGN PROFESSIONAL
TAKES RESPONSIBILITY ONLY FOR
THEIR RESPECTIVE WORK SHOWN ON
THIS DRAWING AND HEREBY
DISCLAIMS RESPONSIBILITY FOR
OTHER DRAWINGS AND/OR
SPECIFICATIONS NOT DIRECTLY
BEARING THE DESIGN PROFESSIONAL
SEAL.

ONLY THE WORK SHOWN ON THIS
SHEET IS BY RGA CONSULTING LLC.

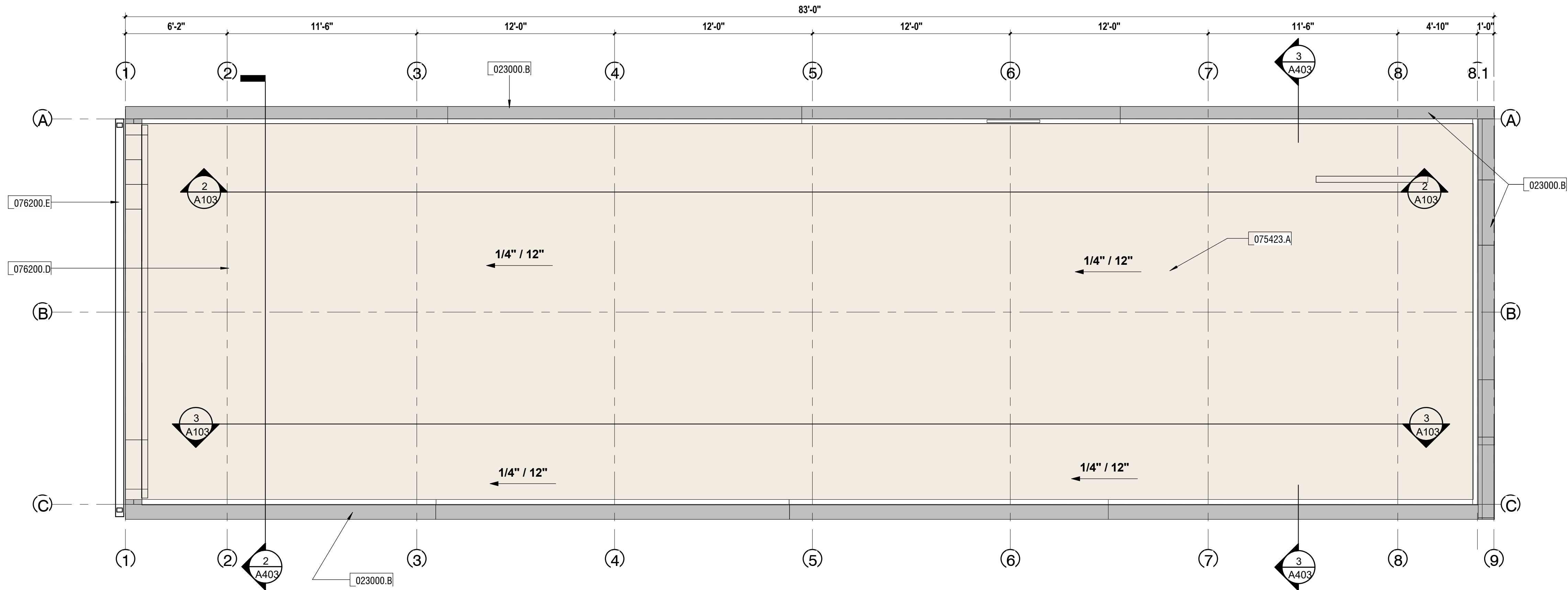
MECHANICAL, ELECTRICAL, PLUMBING
AND STRUCTURAL ENGINEERING WORK
IS SEPARATELY CONTRACTED AS A
PART OF THIS PROJECT. THAT WORK
SHOWN ON THESE PLANS

ARETÉ
CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64109

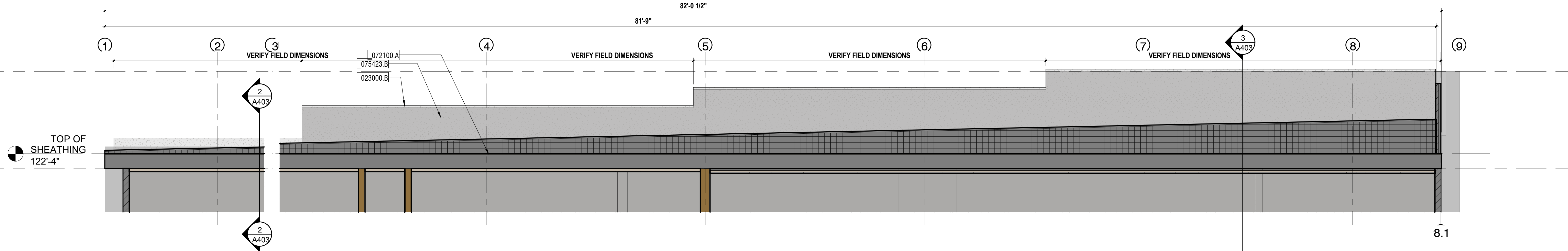
FINAL PERMIT
DOCUMENTS
RGA
CONSULTING LLC

NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI 64109

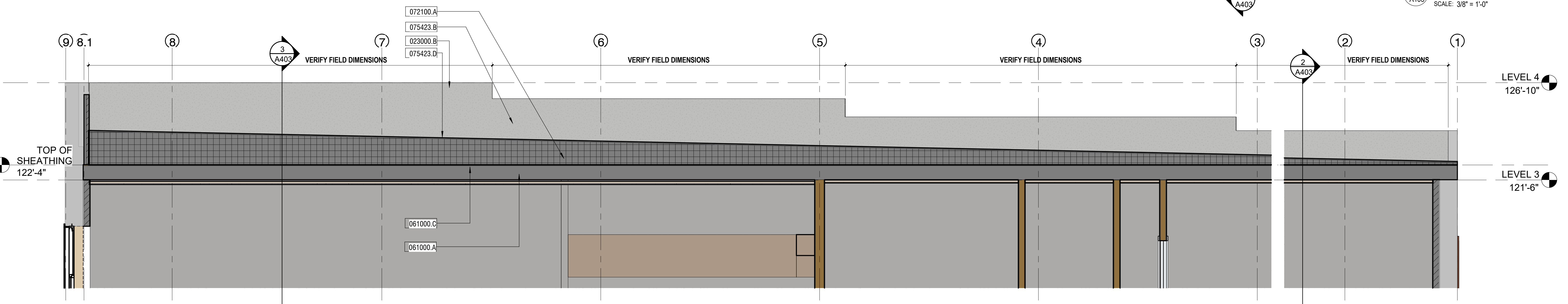
A102
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11



1
A103
ROOF PLAN BID
SCALE: 1/4" = 1'-0"



2
A103
BUILDING SECTION 2R
SCALE: 3/8" = 1'-0"



3
A103
BUILDING SECTION 3R
SCALE: 3/8" = 1'-0"

126 ROOF KEYNOTES - SHEET	
KEY VALUE	KEYNOTE TEXT
023000.B	REMOVE EXISTING CLAY TILE OR METAL COPING AT NEW WORK. PROTECT WALL TOP AND OPPOSITE-FACE FLASHING; PROVIDE NEW COPING AND WATERTIGHT TIE-INS.
061000.A	2X10 WOOD ROOF JOISTS. SEE STRUCTURAL DOCUMENTS SLOPE PROVIDED BY TAPERED EPS.
061000.C	5/8-INCH WOOD STRUCTURAL ROOF SHEATHING.SEE STRUCTURAL DOCUMENTS.
072100.A	1.5 PCF TAPERED EPS BY IOWA EPS PRODUCTS OR APPROVED EQUAL; 1-INCH MINIMUM AT REAR, APPROXIMATELY 21-1/2 INCHES AT FRONT FOR 82-FOOT RUN. SLOPE 1/4 INCH PER FOOT TO REAR GUTTER.
075423.A	WHITE 60-MIL REINFORCED TPO, CARLISLE SURE-WELD OR APPROVED EQUAL, FULLY ADHERED. PROVIDE COMPATIBLE ACCESSORIES AND MANUFACTURER 20-YEAR NDL ROOF-SYSTEM WARRANTY.
075423.B	CONTINUOUS 1/2-INCH EXTERIOR FLASHING-SUBSTRATE BOARD OVER PARAPET FURRING, EXPRESSLY APPROVED FOR VERTICAL TPO ADHESION AND SUPPORT SPACING BY SELECTED ROOF MANUFACTURER.
075423.D	MANUFACTURER-APPROVED MEMBRANE SECUREMENT AT ROOF-TO-WALL ANGLE CHANGE; PROVIDE BASE ATTACHMENT AND WATERTIGHT FLASHING PER ACCEPTED SYSTEM DETAIL.
076200.D	CONTINUOUS 6-INCH K-STYLE PREFINISHED GUTTER WITH SUPPORTS, END CAPS AND OUTLETS. SLOPE TO DOWNSPOUTS; COORDINATE REAR ROOF DRAINAGE AND APPROVED DISCHARGE.
076200.E	PREFINISHED DOWNSPOUTS, ELBOWS AND STRAPS; SIZE, QUANTITY AND LOCATIONS PER COORDINATED ROOF DRAINAGE PLAN. DISCHARGE AT APPROVED REAR ALLEY LOCATIONS.



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHOWN IS NOT THE RESPONSIBILITY OF RGA CONSULTING LLC.

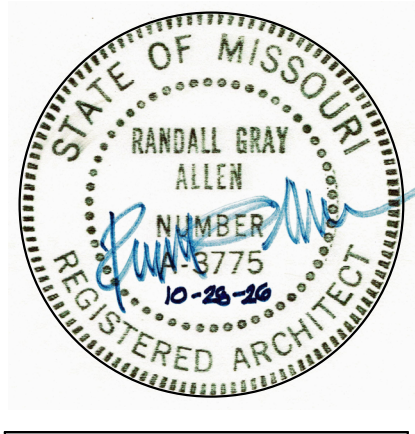
ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64109

FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI

A103
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11

126 KEYNOTES - SHEET	
KEY VALUE	KEYNOTE TEXT
023000.E	EXISTING 6 x 6 x 3/8 STEEL ANGLES TO REMAIN IN PLACE TO PROVIDE SUPPORT FOR NEW WOOD DECK.
023000.G	EXISTING STEEL COLUMNS TO REMAIN IN PLACE TO PROVIDE SUPPORT FOR NEW WOOD DECK.
081113.C	EXISTING WINDOW TO REMAIN. FINISH TRIM ON INSIDE.
081113.D	NEW WINDOW TO FIT EXISTING OPENING. NON EGRESS.
100000.A	REMOVE ALL EXISTING WOOD DECK, STAIRS AND INCIDENTAL CONSTRUCTION. STEEL BEAM FRAME AND COLUMNS SHALL REMAIN IN PLACE IN THE REUSED.



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHALL BE SHOWN ON SEPARATE SHEETS.

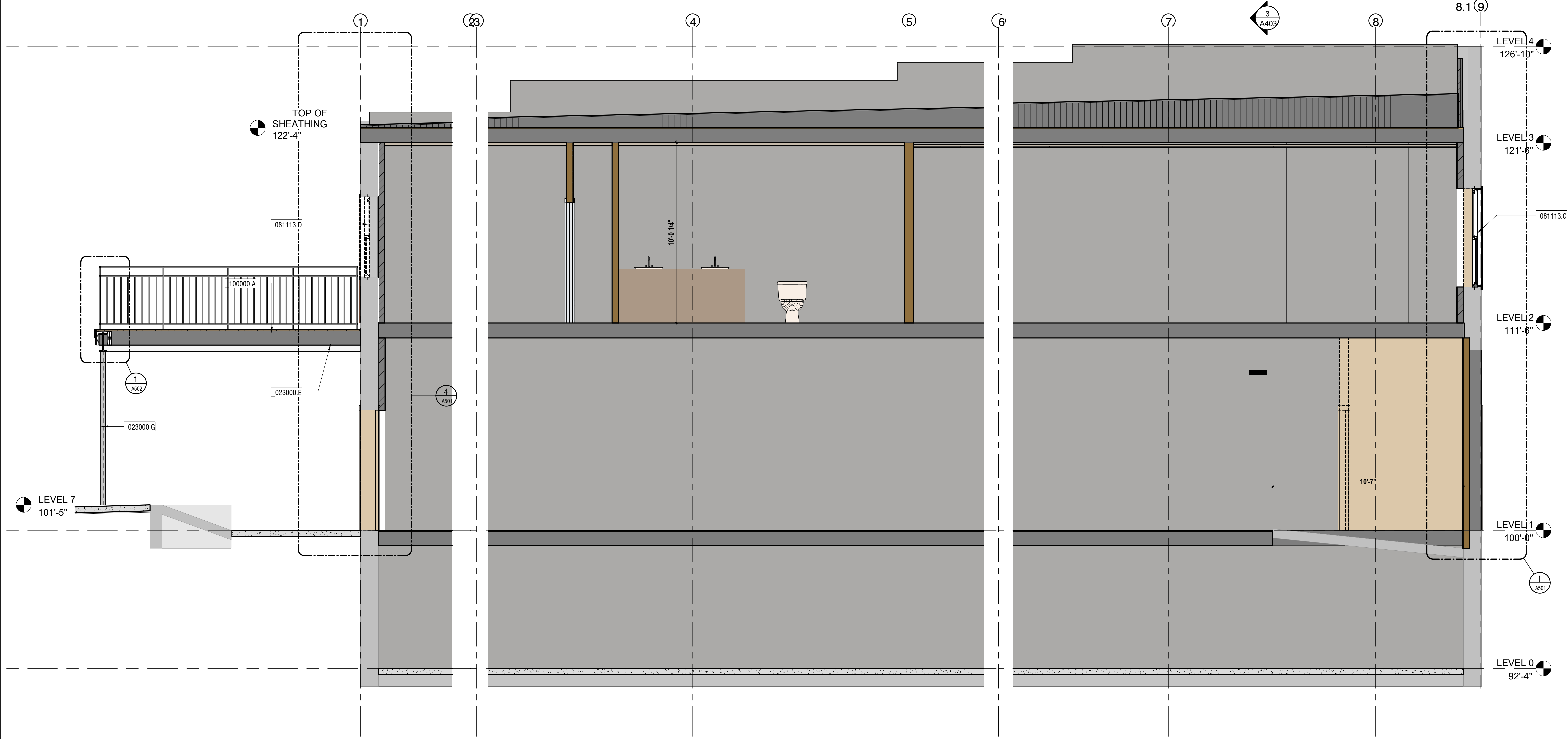
GENERAL NOTES

ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI

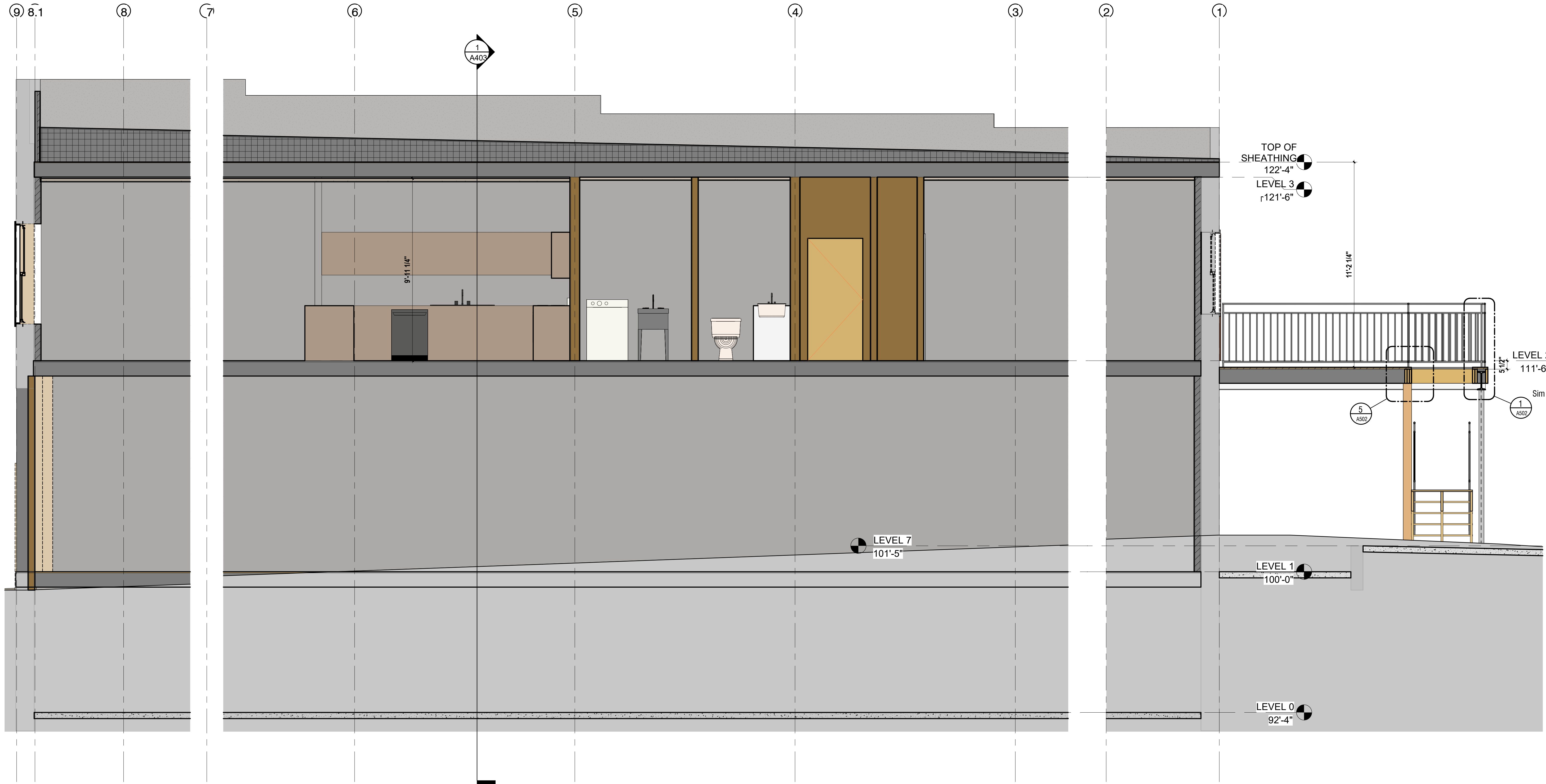
FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI

A401
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11



BUILDING SECTION 2
SCALE: 3/8" = 1'-0"



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHALL BE SHOWN ON SEPARATE SHEETS.

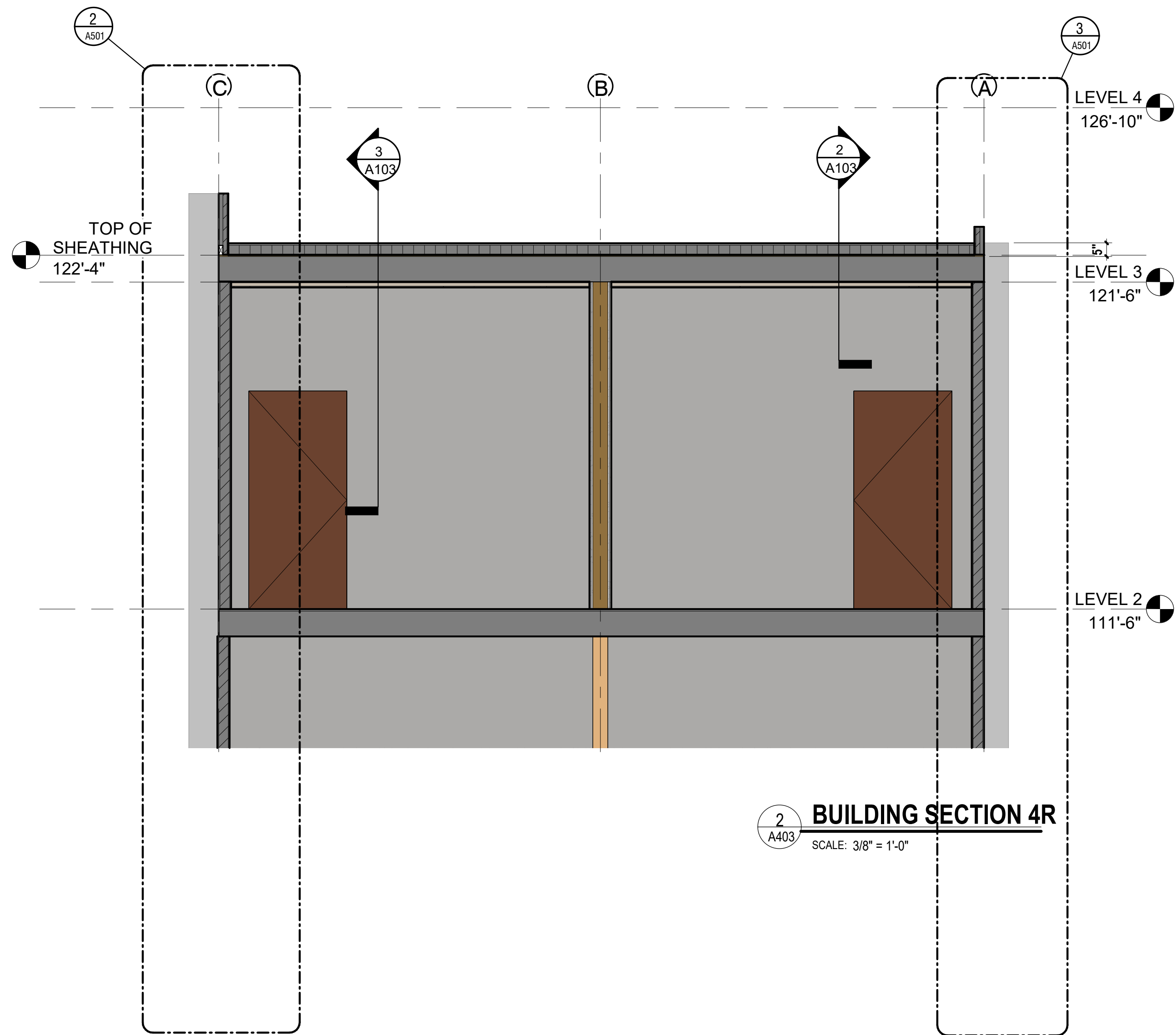
ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64109

FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

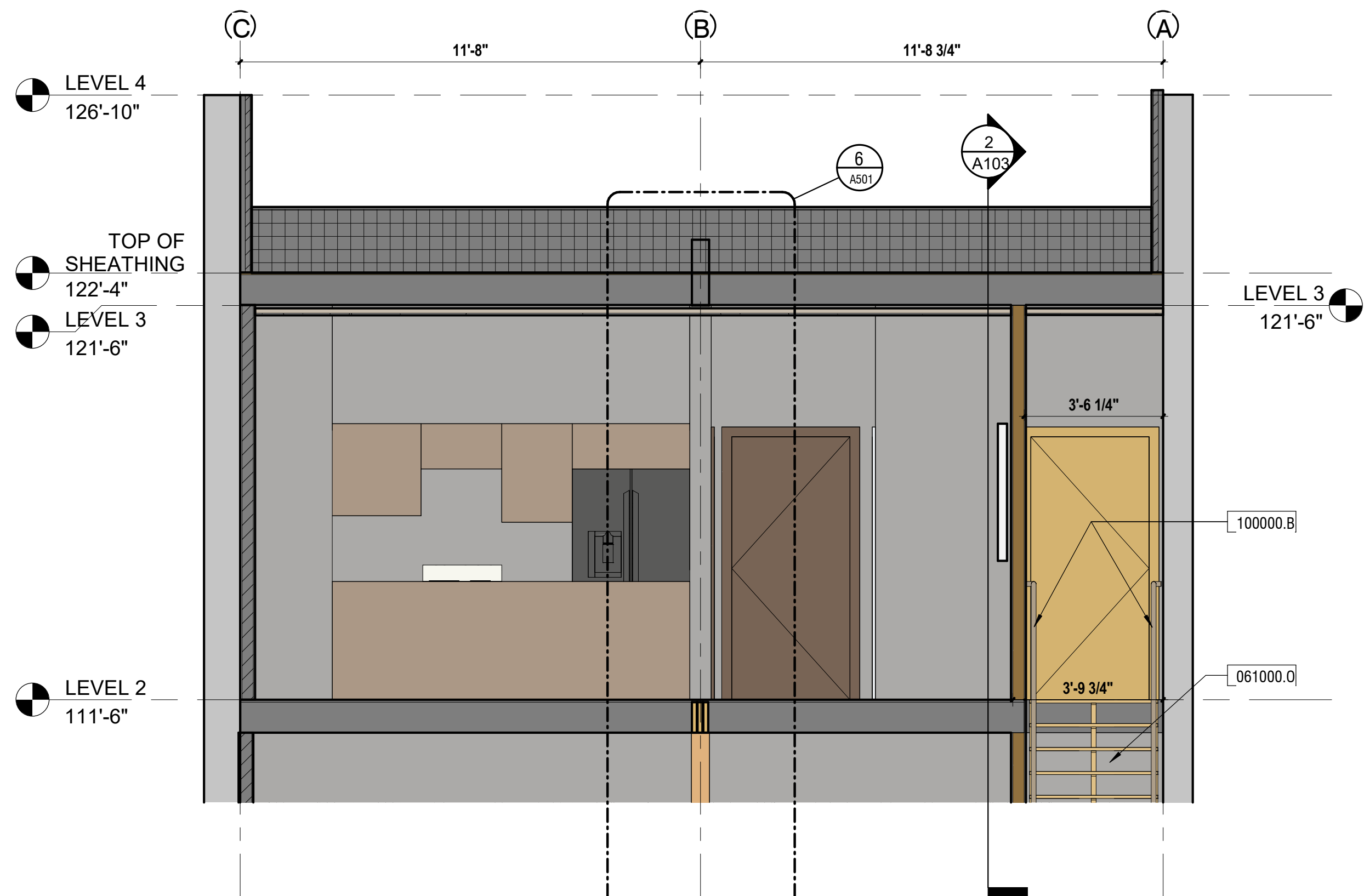
**NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI**

A402
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11

BUILDING SECTION 5
SCALE: 3/8" = 1'-0"

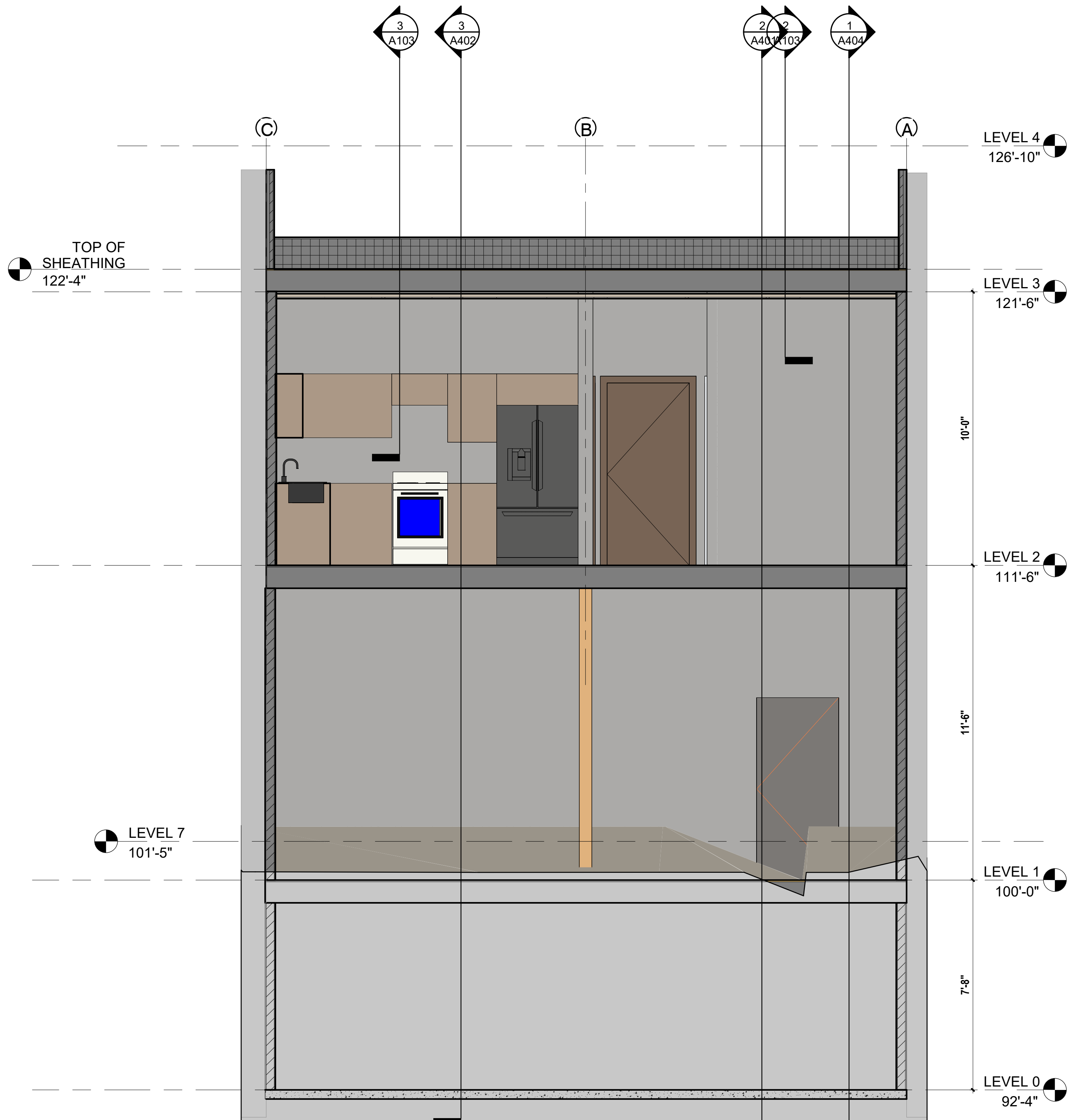


BUILDING SECTION 4R
SCALE: 3/8" = 1'-0"

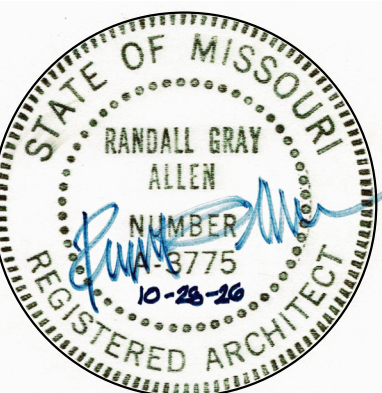


BUILDING SECTION 5R
SCALE: 3/8" = 1'-0"

126 KEYNOTES - SHEET	
KEY VAL UE	KEYNOTE TEXT
061000 .O	NEW WOOD STAIR. EQUAL (APPROX). 7 1/4" RISERS AND 10 1/2" TREADS.
100000 .B	1.5" DIA RAIL, HEIGHT: 36" ABOVE THE STAIR NOSINGS, CLEARANCE 2" BETWEEN THE RAIL AND THE WALL. RETURN TOP AND BOTTOM TO WALL. PROVIDE MATCHING RAIL ON OPPOSITE WALL.



BUILDING SECTION 3
SCALE: 3/8" = 1'-0"



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHALL BE SHOWN ON SEPARATE SHEETS.

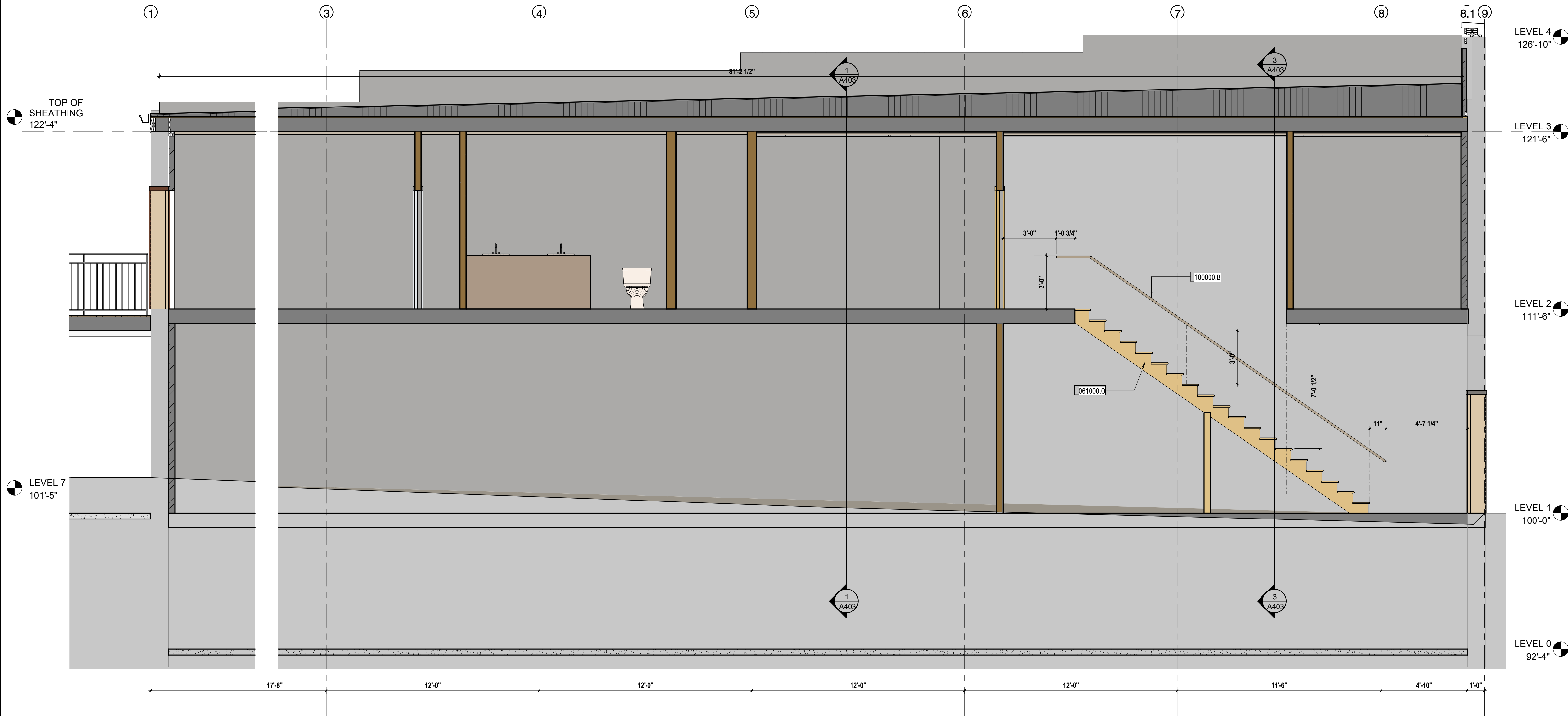
ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64109

FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

NEW APARTMENT CLARK PROPERTIES
126 EAST DUNKLIN STREET, JEFFERSON CITY, MISSOURI

A403
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11

126 KEYNOTES - SHEET	
KEY VALUE	KEYNOTE TEXT
061000.O	NEW WOOD STAIR. EQUAL (APPROX). 7 1/4" RISERS AND 10 1/2" TREADS.
100000.B	1.5" DIA RAIL, HEIGHT: 36" ABOVE THE STAIR NOSINGS, CLEARANCE 2" BETWEEN THE RAIL AND THE WALL. RETURN TOP AND BOTTOM TO WALL. PROVIDE MATCHING RAIL ON OPPOSITE WALL.



1/A404 Section 7
SCALE: 3/8" = 1'-0"



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

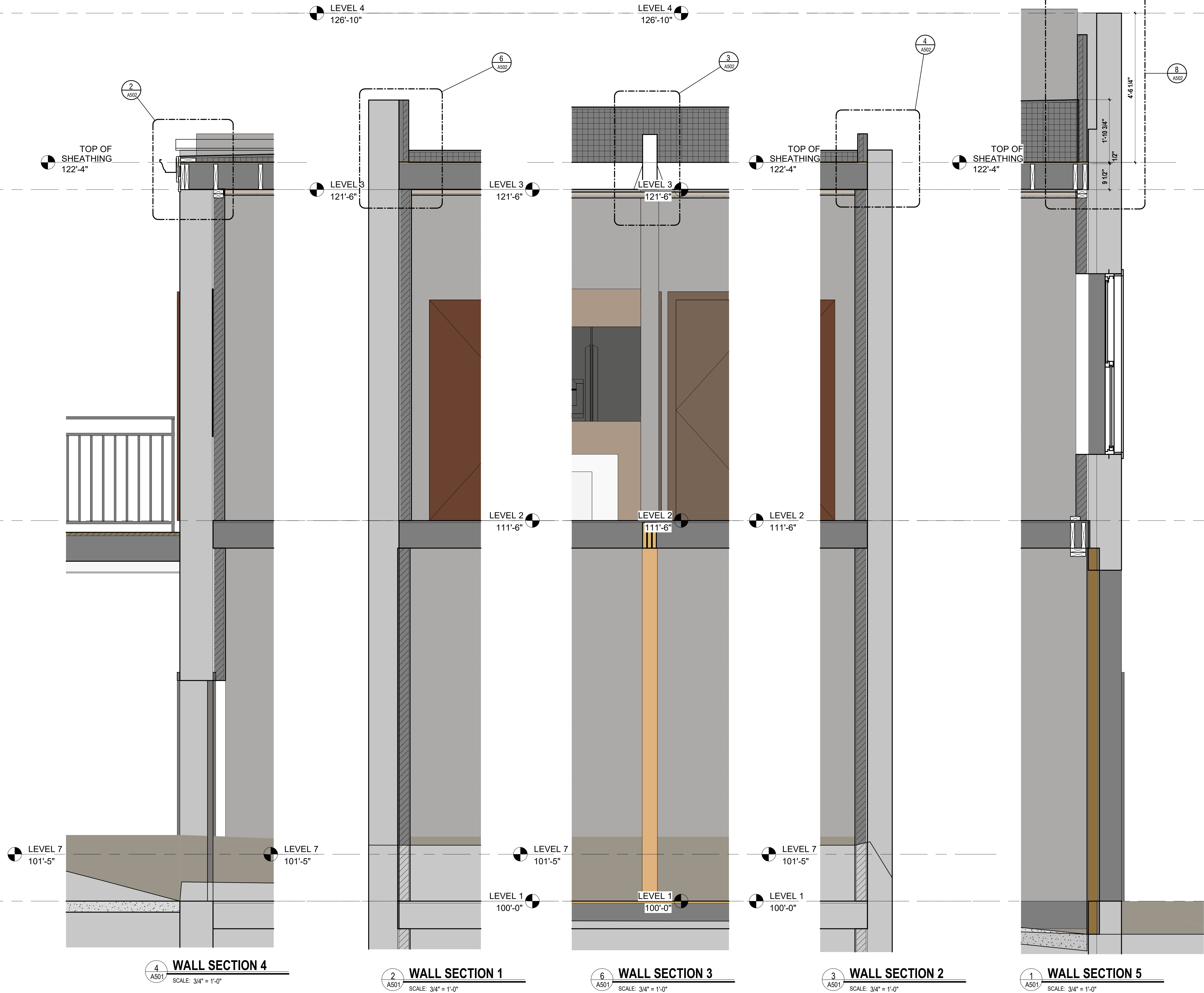
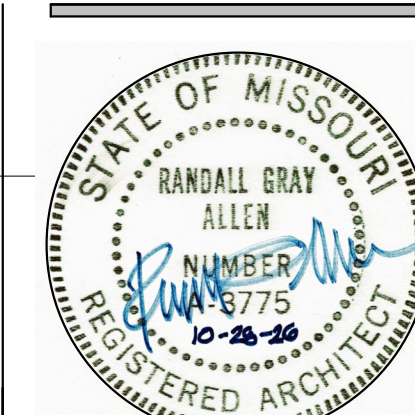
MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHOWN HEREON IS THE PROPERTY OF RGA CONSULTING LLC.

ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64501

FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI

A404
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT THAT IS NOT SHOWN ON THESE DOCUMENTS.

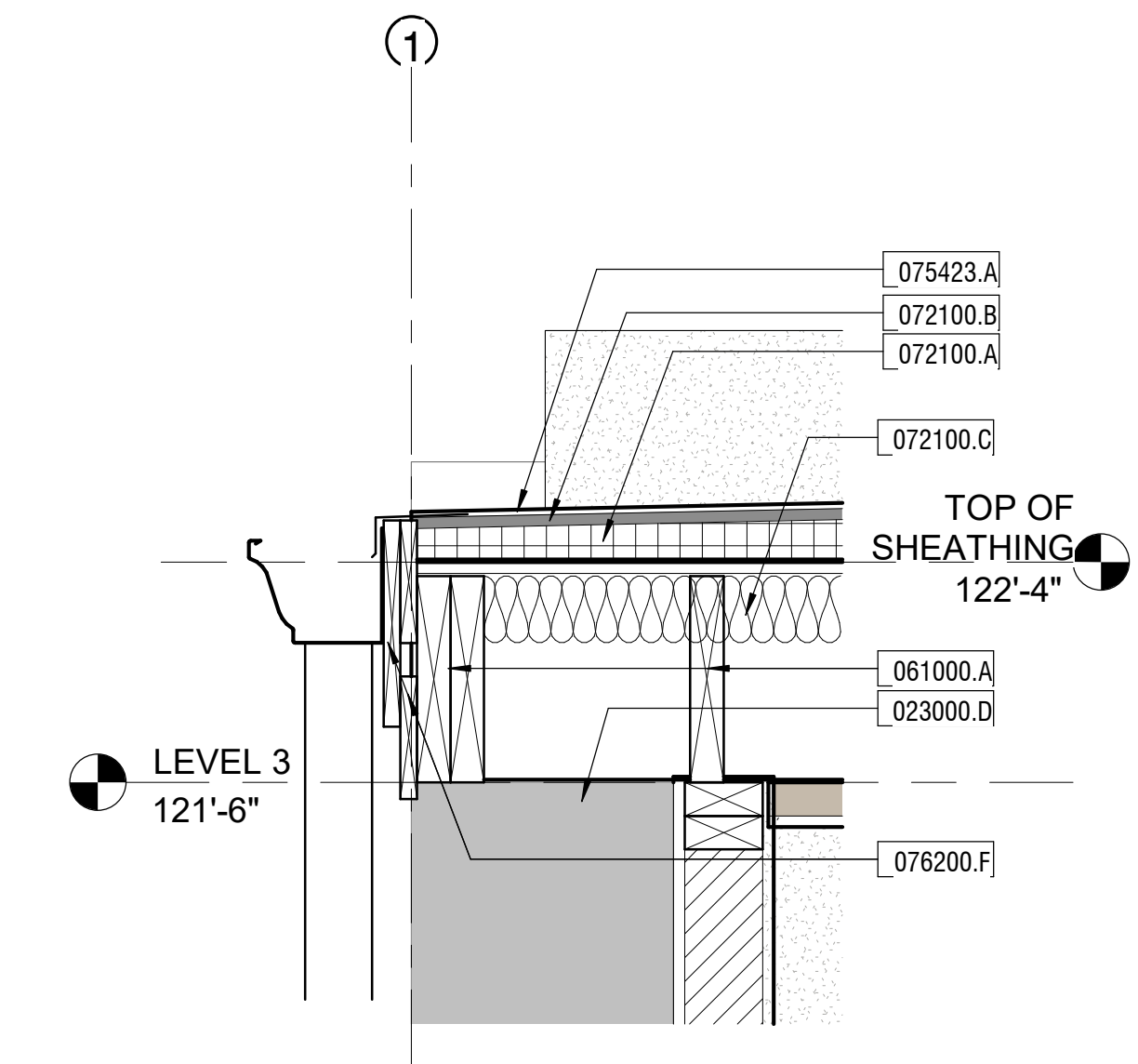
DETAILS

ARETÉ CONTRACTING
RGA CONSULTING LLC
 MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
 MO ARCH #003775
 1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI 64109

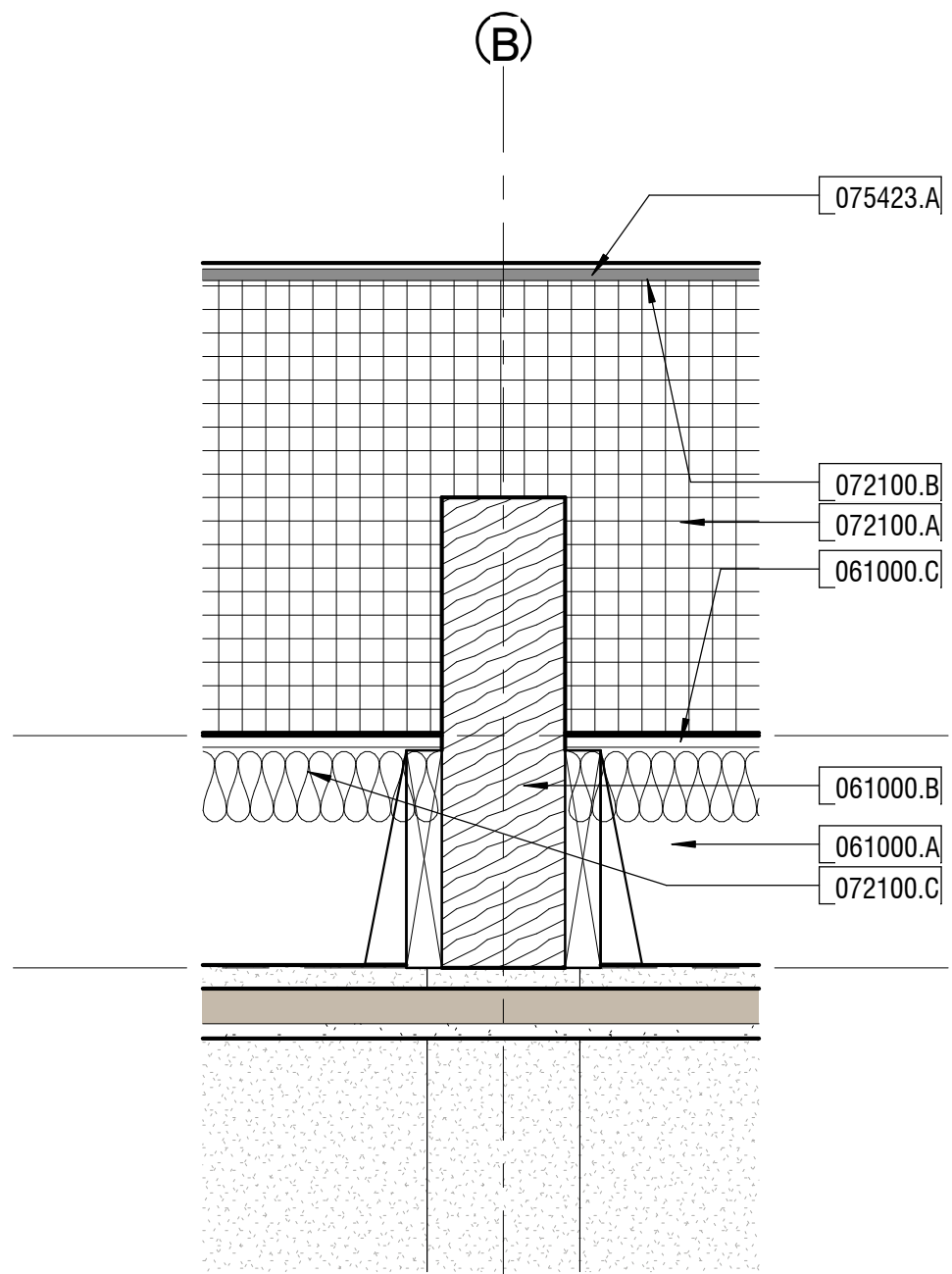
LEVEL 2 111'-6"
 FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

NEW APARTMENT
CLARK PROPERTIES
 126 EAST DUNKLIN STREET,
 JEFFERSON CITY, MISSOURI

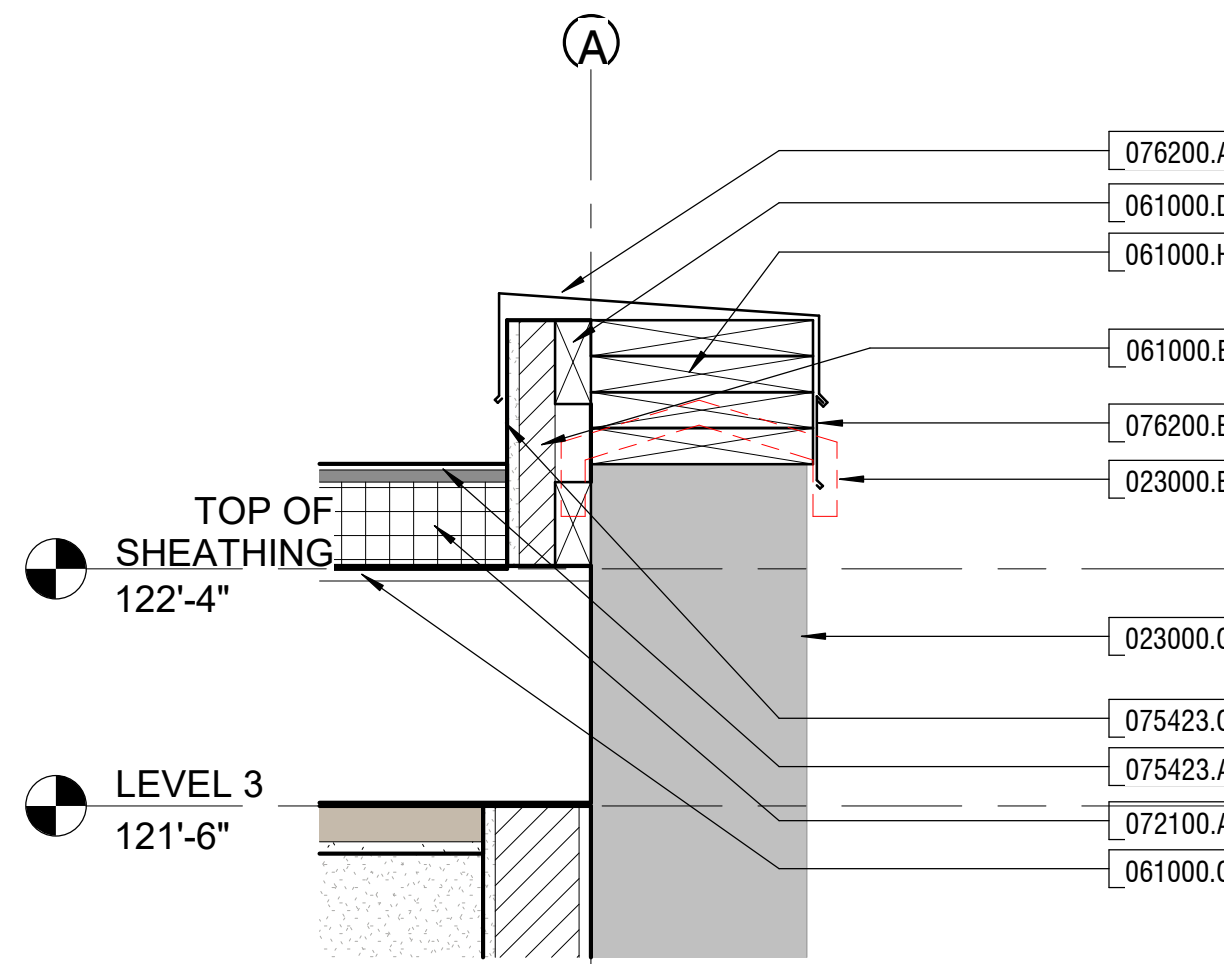
A501
 DATE: OCTOBER 28, 2026
 PROJECT NO. 26-11



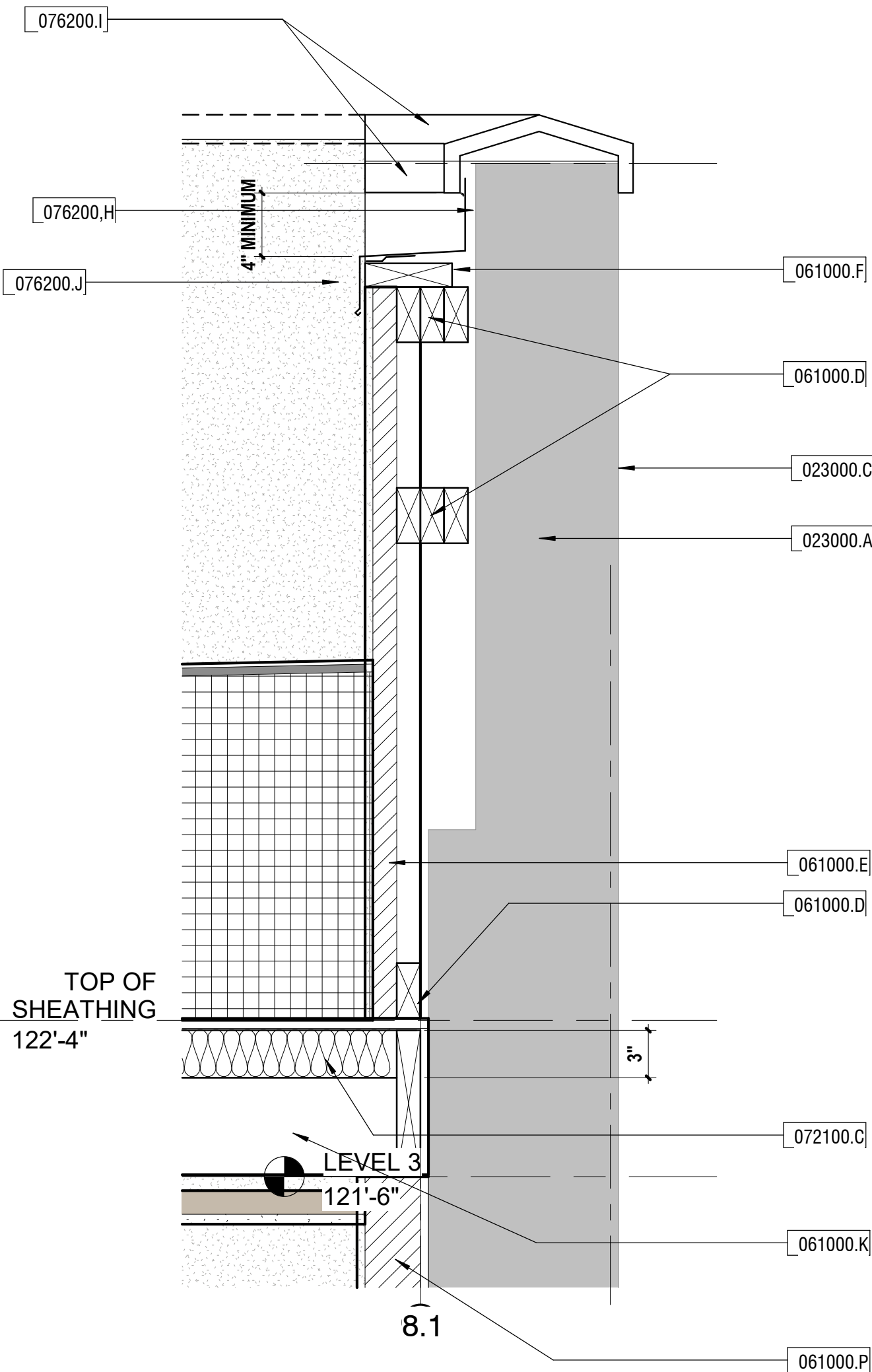
2 SOUTHWALL COPING DETAIL
SCALE: 1 1/2" = 1'-0"



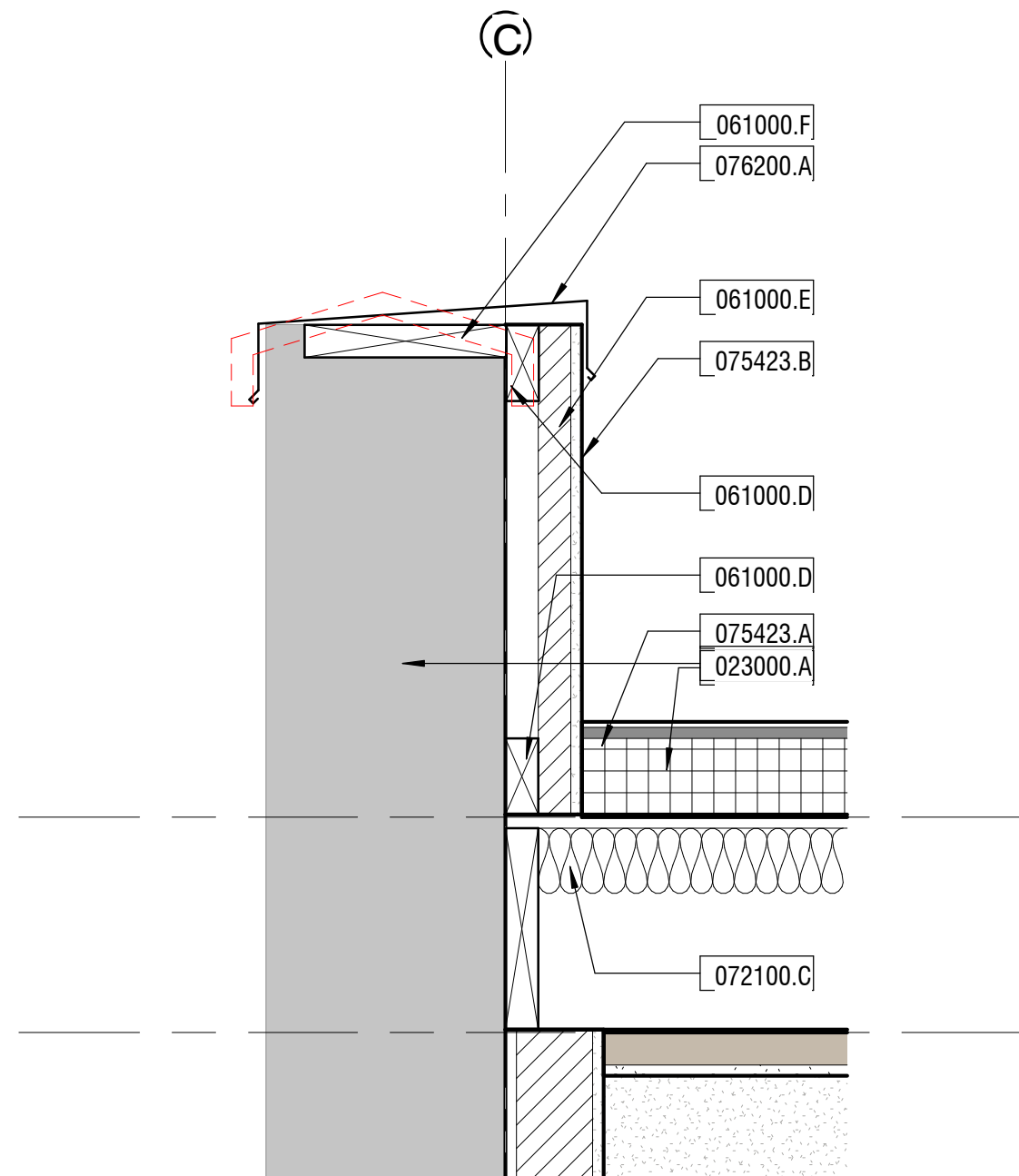
3 LVL BEAM DETAIL
SCALE: 1 1/2" = 1'-0"



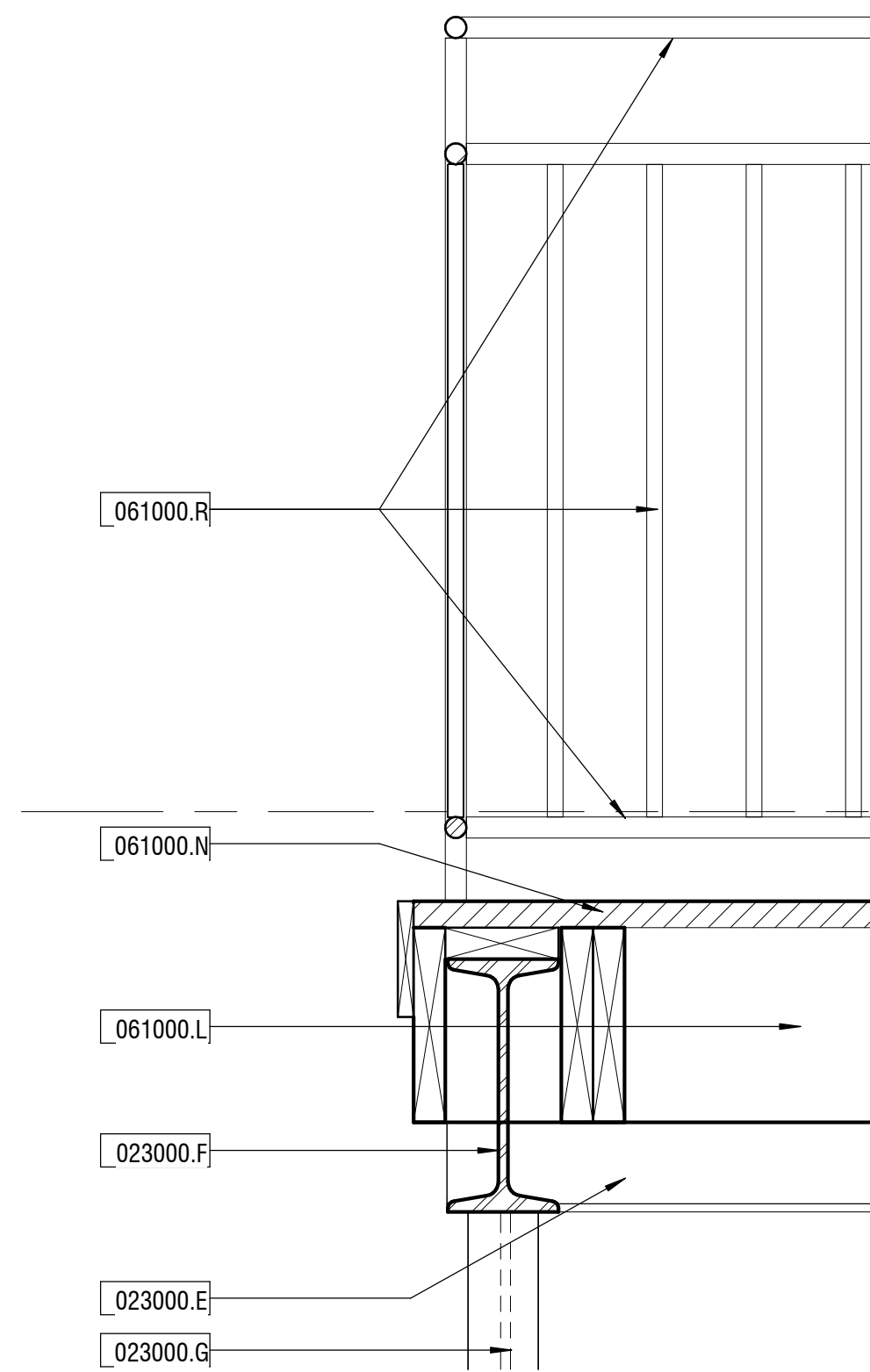
4 LOWER COPING DETAIL
SCALE: 1 1/2" = 1'-0"



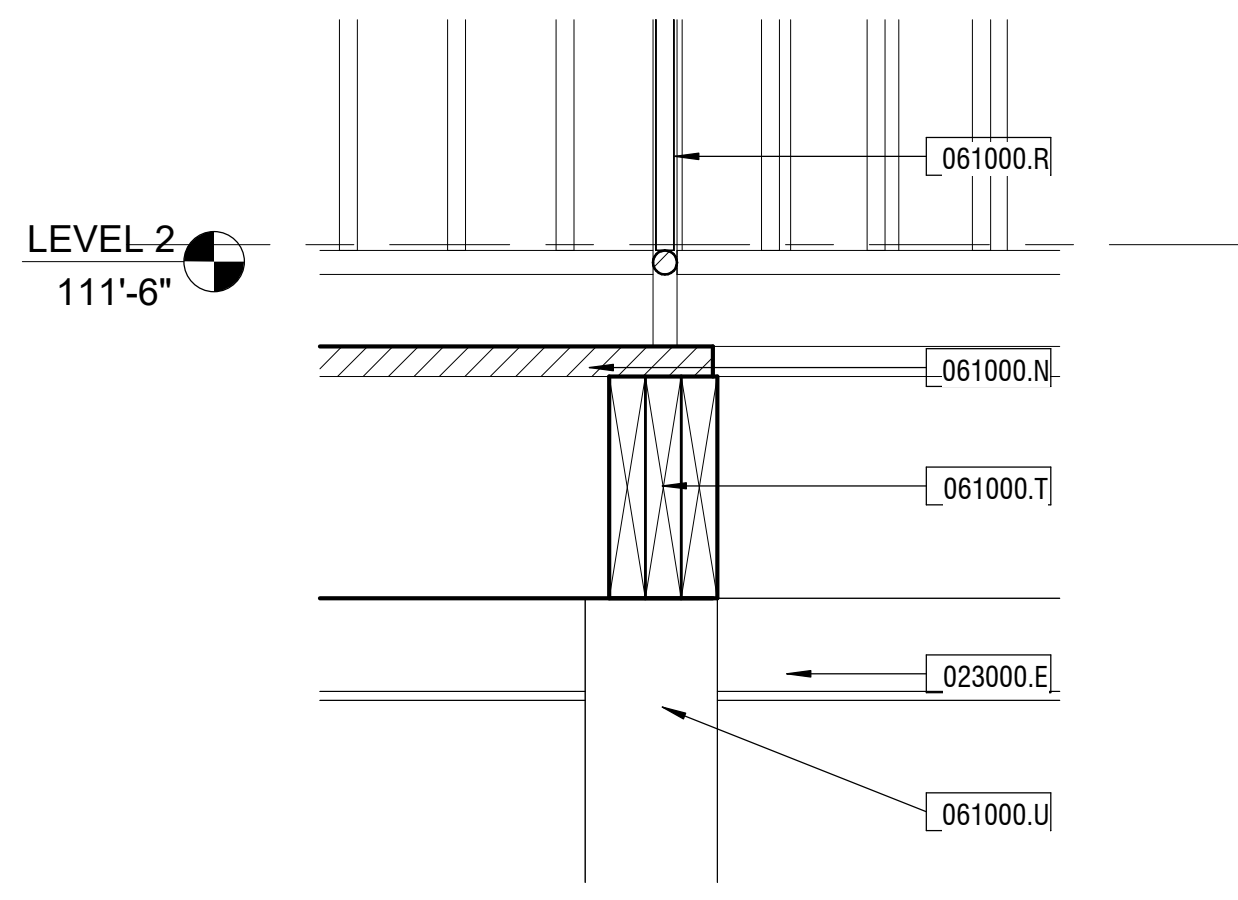
8 NORTH WALL COPING DETAIL REV COPING
SCALE: 1 1/2" = 1'-0"



6 EAST WALL COPING DETAIL
SCALE: 1 1/2" = 1'-0"



1 DETAIL AT DECK - SOUTH
SCALE: 1 1/2" = 1'-0"



5 DETAIL AT DECK BEAM
SCALE: 1 1/2" = 1'-0"

126 ROOF KEYNOTES - SHEET	
KEY VALUE	KEYNOTE TEXT
023000.A	EXISTING MASONRY PARAPET/ WALL TO REMAIN. REMOVE LOOSE MATERIAL AT NEW ATTACHMENTS AND FLASHINGS; REPORT UNSOUND MASONRY BEFORE COVERING.
023000.B	REMOVE EXISTING CLAY TILE OR METAL COPING AT NEW WORK. PROTECT WALL TOP AND OPPOSITE-FACE FLASHING; PROVIDE NEW COPING AND WATERTIGHT TIE-INS.
023000.C	EXISTING ADJACENT ROOF AND WALL FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION AND RESTORE FLASHINGS DISTURBED BY NEW COPING WORK.
023000.D	EXISTING SOUTH MASONRY WALL TO REMAIN AS MODIFIED PREVIOUSLY.
023000.E	EXISTING 6 x 6 x 3/8 STEEL ANGLES TO REMAIN IN PLACE TO PROVIDE SUPPORT FOR NEW WOOD DECK.
023000.F	EXISTING S12 x 40.8 STEEL BEAM TO REMAIN FOR REUSE SUPPORTING NEW WOOD DECK.
023000.G	EXISTING STEEL COLUMNS TO REMAIN IN PLACE TO PROVIDE SUPPORT FOR NEW WOOD DECK.
061000.A	2X10 WOOD ROOF JOISTS. SEE STRUCTURAL DOCUMENTS SLOPE PROVIDED BY TAPERED EPS.
061000.B	LVL ROOF BEAM. SEE STRUCTURAL DOCUMENTS FIT EPS AROUND ABOVE-DECK PROJECTION; MAINTAIN CONTINUOUS ROOF SLOPE AND COVER-BOARD SUPPORT.
061000.C	5/8-INCH WOOD STRUCTURAL ROOF SHEATHING. SEE STRUCTURAL DOCUMENTS.
061000.D	PRESERVATIVE-TREATED 2X4 HORIZONTAL FURRING/ BLOCKING AT MASONRY, 24 INCHES O.C.; ANCHOR INTO SOUND MASONRY PER APPROVED DETAIL.
061000.E	PRESERVATIVE-TREATED 2X4 VERTICAL FLAT FURRING OVER HORIZONTAL BLOCKING, 24 INCHES O.C.; PROVIDE SUPPORT AT SUBSTRATE-BOARD EDGES AND JOINTS.
061000.F	CONTINUOUS PRESERVATIVE-TREATED WOOD COPING SUPPORT/ BLOCKING AND CLEAT BACKING. SIZE AND ANCHOR TO SUIT WALL-TOP BUILDOUT AND APPROVED COPING SYSTEM.
061000.H	BUILD UP PARAPET AT LOWER SECTION TO MAINTAIN ELEVATION ABOVE NEW TAPERED INSULATION. SEE DETAIL.
061000.K	NEW WOOD FLOOR JOISTS, SUBFLOOR AND FRAMING CONNECTIONS PER STRUCTURAL DOCUMENTS; COORDINATE OPENINGS AND PENETRATIONS.
061000.L	NEW 2 x 10 TREATED DOUGLAS FIR WOOD JOISTS AT 16" OC.
061000.N	NEW EXTERIOR DECKING OVER NEW JOISTS VERIFY 16" SPACING COMPATIBILITY..
061000.P	NEW 2 x 4 FURRING WALL WITH 3 1/2 INCH (R-13) THERMAL BATT INSULATION AND 1/2" DRYWALL.
061000.R	NEW PREFINISHED ALUMINUM GUARDRAIL AROUND DECK. COMPLY WITH IBC 2018 CODE REQUIREMENTS.
061000.T	NEW 3 - 2X10 BEAM OVER COLUMNS
061000.U	NEW 6X6 TREATED WOOD COLUMNS.
072100.A	1.5 PCF TAPERED EPS BY IOWA EPS PRODUCTS OR APPROVED EQUAL; 1-INCH MINIMUM AT REAR, APPROXIMATELY 21-1/2 INCHES AT FRONT FOR 82-FOOT RUN. SLOPE 1/4 INCH PER FOOT TO REAR GUTTER.
072100.B	1/2-INCH HIGH-DENSITY POLYISOCYANURATE ROOF COVER BOARD, CARLISLE SECURSHIELD HD PLUS OR APPROVED EQUAL; CONTINUOUS ABOVE EPS IN ACCEPTED ROOF ASSEMBLY.
072100.C	MINIMUM 3-INCH CLOSED-CELL SPRAY POLYURETHANE FOAM AGAINST UNDERSIDE OF ROOF SHEATHING; AIR SEAL PERIMETER AND PENETRATIONS.
075423.A	WHITE 60-MIL REINFORCED TPO, CARLISLE SURE-WELD OR APPROVED EQUAL, FULLY ADHERED. PROVIDE COMPATIBLE ACCESSORIES AND MANUFACTURER 20-YEAR NDL ROOF-SYSTEM WARRANTY.
075423.B	CONTINUOUS 1/2-INCH EXTERIOR FLASHING-SUBSTRATE BOARD OVER PARAPET FURRING, EXPRESSLY APPROVED FOR VERTICAL TPO ADHESION AND SUPPORT SPACING BY SELECTED ROOF MANUFACTURER.
075423.C	FULLY ADHERED TPO WALL FLASHING OVER APPROVED SUBSTRATE; EXTEND TO PROTECTED TERMINATION AT NEW COPING. PROVIDE WELDED CORNERS AND MANUFACTURER-REQUIRED TERMINATION.
076200.H	EXTEND NEW COPING DETAIL VERTICAL UP UNDER EXISTING CLAY TILE COPING AND SEAL OFF WITH ROOF SEALANT
076200.A	NEW PREFINISHED METAL COPING WITH CONTINUOUS CLEATS, SLOPED WALL-TOP PROTECTION, DRIPS AND MOVEMENT JOINTS; COVER WALL-TOP BUILDOUT AND PROTECT BOTH WALL FACES. SUBMIT MATERIAL, THICKNESS AND ATTACHMENT.
076200.B	NEW PREFINISHED METAL COUNTERFLASHING/ PROTECTED TPO TERMINATION INTEGRATED WITH COPING; PROVIDE MECHANICALLY SECURED WEATHERPROOF TRANSITION.
076200.F	PREFINISHED 1 X 10 AND 1 X 6 FASCIA TO MATCH GUTTER AND DOWNSPOUTS
076200.I	TURN CORNER WITH NEW COPING DETAIL TO TRANSITION TO EAST AND WEST WALLS
076200.J	TERMINATE COPING DETAIL SIMILAR TO OTHER NEW COPING.



THE DESIGN PROFESSIONALS SEAL THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327 RSMo. THE DESIGN PROFESSIONAL TAKES RESPONSIBILITY ONLY FOR THEIR RESPECTIVE WORK SHOWN ON THIS DRAWING AND HEREBY DISCLAIMS RESPONSIBILITY FOR OTHER DRAWINGS AND/OR SPECIFICATIONS NOT DIRECTLY BEARING THE DESIGN PROFESSIONAL SEAL.

ONLY THE WORK SHOWN ON THIS SHEET IS BY RGA CONSULTING LLC.

MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING WORK IS SEPARATELY CONTRACTED AS A PART OF THIS PROJECT. THAT WORK SHOWN ON THIS DOCUMENT.

ARETÉ CONTRACTING
RGA CONSULTING LLC
MO CERTIFICATE OF AUTHORITY, ARCH #2019038902
MO ARCH #003775
1805 GREEN BERRY ROAD, JEFFERSON CITY, MISSOURI

FINAL PERMIT DOCUMENTS
RGA CONSULTING LLC

NEW APARTMENT
CLARK PROPERTIES
126 EAST DUNKLIN STREET,
JEFFERSON CITY, MISSOURI

A502
DATE: OCTOBER 28, 2026
PROJECT NO. 26-11