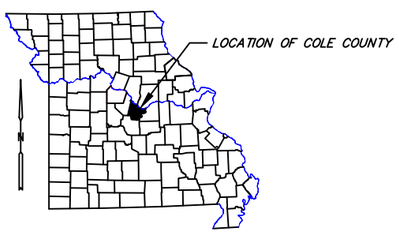
126 E DUNKLIN
CLARK RENTAL PROPERTIES

MECO PROJECT NO. 104-708
MARCH, 2026
COLE COUNTY, MISSOURI



STATE OF MISSOURI

MECO ENGINEERING CO., INC.

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1	9/24/2025	ADDED BASEMENT CEILING FRAMING	GP
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3	11/20/2025	ADDED TEMPORARY FRAMING	GP
4	12/04/2025	UPDATED NOTES & DESIGN CRITERIA	SS
5	3/03/2026	ROOF FRAMING	SS
6	3/30/2026	ADDED FOOTING & STORE FRONT DESIGN	SS
7	6/1/2026	AS-BUILT	BJ

MECO PROJECT NO. 104-708
CITY OF JEFFERSON CITY
COLE COUNTY, MISSOURI

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DESIGN CRITERIA; ⚠

1. CODES AND STANDARDS
   2018 IBC

2. DESIGN LOADS:

   LIVE LOADS:

   ROOF:
   MINIMUM LIVE LOAD: 20 P.S.F.
   GROUND SNOW LOAD: Pg = 20 P.S.F.
   SNOW EXPOSURE FACTOR: Ce = 1.0
   SNOW LOAD IMPORTANCE FACTOR: 1.1
   SNOW THERMAL FACTOR: Ct = 1.0
   SNOW DRIFT LOAD: Pd = 50 P.S.F.
   SNOW DRIFT LENGTH: W = 12'

   FLOOR:
   2ND FLOOR – 40 P.S.F.
   1ST FLOOR – 100 P.S.F.

   DEAD LOADS:

   ROOF = 15 P.S.F.
   FLOOR = 15 P.S.F.

3. WIND LOAD:
   BASIC WIND SPEED: 120 M.P.H
   WIND LOAD IMPORTANCE FACTOR FOR WALLS
   WIND EXPOSURE: B
   BUILDING CATEGORY: ENCLOSED
   WIND EXPOSURES:
   COMPONENTS AND CLADDING WIND PRESSURES(PSF):
   ZONE 1: +10.5, -25.9
   ZONE 2: +10.5, -43.5
   ZONE 3: +10.5, -65.4
   ZONE 4: +23.7, -25.7
   ZONE 5: +23.7, -31.6
   INTERNAL PRESSURE COEFFICIENT: ±0.18

4. SEISMIC LOAD:
   SPECTRAL ACCELERATIONS: Ss = 0.32
   SPECTRAL ACCELERATIONS: S1 = 0.13
   DESIGN SPECTRAL RESPONSE ACCELERATION: Sds = 0.26
   DESIGN SPECTRAL RESPONSE ACCELERATION: Sd1 = 0.18
   OCCUPANCY CATEGORY: II
   SEISMIC DESIGN CATEGORY: B
   SITE CLASS: D
   SITE COEFFICIENTS: Fa = 1.0 Fv = 1.5 V = 43.53K
   IMPORTANCE FACTOR: Ie = 1.0

5. SEISMIC RESISTING SYSTEM:
   LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE

MECO ENGINEERING CO., INC.

SUBMITTED:

EVAN BAX — **ENGINEER**

6/1/2026 — **DATE**

P.E. SEAL

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GENERAL NOTES:

1.) THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE CONSTRUCTION PERSONNEL, PUBLIC, BUILDING AND ITS COMPONENTS PARTS, AND ADJACENT BUILDINGS AND PROPERTIES. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY OR PERMANENT SHORING, BRACING, NEEDLING, UNDERPINNING, OR SHEET PILING, ETC. THAT MAYBE NECESSARY TO BRACE NEW CONSTRUCTION, ADJACENT BUILDINGS, SO THAT THE STRUCTURE IS BRACED FOR WING, SEISMIC, GRAVITY, CONSTRUCTION LOADS, ETC. AND THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OR ANY DAMAGE SUPPORTS AND, OR SHORING AND BRACING ARE INSTALLED.
2.) FALL PROTECTION SUPPORT FROM PERIMETER COLUMNS OR WALLS SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS AS REQUIRED SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
3.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENFORCE ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
4.) THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION FOR THE PROJECT IN A MANNER AND SEQUENCE THAT ARE BASED ON ACCEPTED INDUSTRY STANDARDS THAT RECOGNIZED THE INTERACTION OF THE COMPONENTS THAT COMPRISE THE STRUCTURE, WITHOUT CAUSING DISTRESS, UNANTICIPATED MOVEMENTS OR IRREGULAR LOAD PATHS AS A RESULT OF THE CONSTRUCTION MEANS AND METHODS EMPLOYED.
5.) CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT USED IN CONSTRUCTING THIS PROJECT. SHORING AND RESHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
6.) PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE STRUCTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF THE OPENINGS WITH THE MECHANICAL CONTRACTOR. PROVIDING ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER TRADES SHALL BE PART OF THE GENERAL CONTRACT, WHETHER OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
7.) ALL CONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, PRIOR TO AGREEING TO PERFORM THE WORK. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND LIMITATIONS WILL IN NO WAY RELIEVE THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.
8.) DETAILS LABELED "TYPICAL DETAILS" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILS. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ENGINEERING OF CLARIFICATION REGARDING APPLICABILITY OF "TYPICAL DETAILS."
9.) WORK THESE DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS.
10.) DO NOT SCALE DRAWINGS.
11.) SHOULD ANY OF THE GENERAL NOTES CONFLICT WITH ANY DETAILS OR INSTRUCTIONS ON PLANS, THE STRICTEST PROVISION SHALL GOVERN.
12.) SHOP DRAWINGS AND SUBMITTALS:
A. THESE DRAWINGS SHALL BE CHECKED AND COORDINATED WITH OTHER MATERIALS AND CONTRACTS BY THE GENERAL CONTRACTOR AND SHOP DRAWINGS AN SUBMITTALS SHALL BEAR THE CONTRACTOR'S REVIEW STAMP WITH THE CHECKER'S INITIALS BEFORE BEING SUBMITTED TO THE ARCHITECT FOR APPROVAL
B. WHEN THE FABRICATOR HAS BEEN AUTHORIZED TO USE THE ARCHITECT AND ENGINEER'S DRAWINGS AS ERECTION DRAWINGS, THE FABRICATOR MUST REMOVE ALL TITLE BLOCKS, PROFESSIONAL SEALS AND ANY OTHER REFERENCE TO THE ARCHITECT AND ENGINEER FROM THE ERECTION DRAWING. THE FABRICATOR'S NAME AND TITLE SHALL BE PLACED ON THE ERECTION DRAWING.

WOOD FRAMING NOTES:

1.) ALL WOOD FRAMING MEMBERS SHALL BE #2 SPRUCE-PINE-FIR OR DOUGLAS FIR. ALL WOOD FRAMING MEMBERS SHALL HAVE AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 875 PSI OR GREATER (SINGLE MEMBER USE ONLY).
2.) PROVIDE BLOCKING OR BAND BOARDS AT ALL JOISTS AN DRAFTER BEARING LOCATIONS AND IN THE CENTER OF ALL SPANS OVER 8'-0" MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING SHALL BE 8'-0"
3.) PROVIDE SOLID STUDS BELOW THE FULL WIDTH OF THE TRUSSES AT EACH BEARING POINT OF ALL WOOD TRUSS GIRDERS (SUPPORTING OTHER TRUSSES). STUDS/BLOCKING SHALL BE CONTINUOUS TO THE CONCRETE FLOOR.
4.) STUDS SHALL BE DOUBLED AT CORNERS AND EACH SIDE OF AN OPENING LESS THAN 6'-0" WIDE. PROVIDE 3 STUDS EACH SIDE OF OPENINGS 6'-0" AND WIDER. TWO OF THE FOUR STUDS SHALL BE BELOW THE HEADER AND TWO REMAINING STUDS SHALL BE ADJACENT AND CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF FRAMING ABOVE.
5.) PLACE A DOUBLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL EXTERIOR STUD WALLS. "2X" SILL PLATES SHALL BE BOLTED TO THE GRADE BEAM AT 4'-0" O.C. THE BOLTS SHALL BE ½" DIAM. X 8" LONG WITH 2" HOOK (10" TOTAL LENGTH)
6.) PROVIDE WOOD OR METAL BLOCKING BETWEEN STUDS AT THE INSIDE FACE OF ALL WALLS AT EACH LOCATION WHERE CURTAIN RODS, RAILS, RACKS, ETC. WILL BE ATTACHED AFTER INSTALLATION OF SHEET-ROCK.
7.) PROVIDE 2X4 STUDS AT 16" O.C. AT ALL WALLS LESS THAN 10'-0" U.N.O. PROVIDE 2X6 STUDS AT 16" O.C. AT WALLS 10'-0" TO 14'-0" U.N.O PROVIDE 2X4 BLOCKING @ 4'-0" IN ALL UNSHEATHED WALLS.
8.) THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING {ROOF, CEILING OR FLOOR JOISTS}.
9.) UNLESS OTHERWISE DETAILED, PROVIDE FLUSH TYPE METAL CONNECTIONS FOR OR ROOF JOISTS CONNECTIONS TO SUPPORTING MEMBERS. THE CONNECTION HANGERS SHALL BE TYPE LU AS MANUFACTURED BY SIMPSON COMPANIES. THE TYPE HANGER USED SHALL BE RECOMMENDED BY THE MANUFACTURER FOR THE SIZE JOIST SUPPORTED.
10.) CONNECTIONS OF THE MAJOR STRUCTURAL WOOD MEMBERS AT LOCATIONS SIMILAR TO THOSE DETAILED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED METAL FRAMING CLIPS OF A SIZE AND TYPE REQUIRED TO RESIST ALL APPLIED LOADS. "TOE NAILING" OF MAJOR STRUCTURAL MEMBERS WILL NOT BE PERMITTED.
11.) PROVIDE HOT DIP GALVANIZED NAILS AND BOLTS AT ALL EXTERIOR FRAMING.
12.) THE FOLLOWING MATERIALS SHALL BE TREATED MATERIAL WITH A MANUFACTURER'S GUARANTEE AGAINST DECAP OR ROT OF 20 YEARS OR MORE.
A. THE BOTTOM PLATE IN CONTACT WITH THE FOUNDATION CONCRETE.
B. ALL EXTERIOR FRAMING.
C. ALL FRAMING IN CONTACT WITH OR WITHIN 6" OF THE GRADE.

PLYWOOD NOTES:

1.) ALL OUTSIDE CORNERS SHALL BE BRACED WITH 5/8" CDX PLYWOOD ON EACH SIDE OF THE CORNER OF THE EXTERIOR FACE. PROVIDE A 4'-0" WIDE LAYER OF THE PLYWOOD EACH SIDE OF EACH CORNER (FULL LENGTH OF CORNER WALLS LESS THAN 16'-0" LONG). SHEATHING SHALL EXTEND FROM THE BOTTOM PLATE TO THE TOP PLATE OF THE WALL. SEE PLANS FOR ADDITIONAL PLYWOOD. PROVIDE 8D NAILS @ 4" TO THE BACK-UP FRAMING AT ALL PANEL EDGES AND @ 12" AT INTERIOR SUPPORTS. ALL PLYWOOD EDGES SHALL BE NAILED TO STUDS OR BLOCKING.
2.) ALL PLYWOOD FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH THE FACE GRAIN ORIENTED PERPENDICULAR TO THE SPAN OF THE SUPPORTING MEMBER. ALL PLYWOOD SHALL BE RATED AND STAMPED BY APA OR TECO.
3.) PROVIDE 5/8" CDX PLYWOOD RATED FOR 24" SUPPORT SPACING AT ROOF SHEATHING. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8D NAILS @ 6" O.C. @ PERIMETER SUPPORTS AND @ 12" O.C. @ INTERIOR SUPPORTS. USE APPROVED SPACERS.
4.) PROVIDE 3/4" CDX PLYWOOD RATED FOR 24" SUPPORT SPACING AT FLOOR SHEATHING. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8D NAILS @ 6" O.C. @ PERIMETER SUPPORTS AND @ 12" O.C. @ INTERIOR SUPPORTS. USE APPROVED SPACERS.
5.) DO NOT SUBSTITUTE O.S.B. (ORIENTED STRAND BOARD) FOR PLYWOOD, IT IS NOT ACCEPTABLE.

⚠6 CAST-IN-PLACE CONCRETE:

1.) ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION," ACI 305 "SPECIFICATION FOR HOT WEATHER CONCRETING" AND ACI306, "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING," UNLESS NOTED OTHERWISE FOR THE YEAR REFERENCED IN THE BUILDING CODE NOTED.
2.) ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," ACI 117, "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS," AND THE LATEST ACI DETAILING MANUAL.
3.) ALL PIPE SLEEVE OPENINGS THROUGH CONCRETE SLABS SHALL BE FORMED WITH STANDARD STEEL PIPE.
4.) NO ELECTRICAL CONDUIT SHALL BE PLACED ABOVE THE WELDED WIRE FABRIC OR TOP REINFORCING OF SLAB.
5.) ALL ALUMINUM IN CONTACT WITH CONCRETE OR DISSIMILAR METALS SHALL BE COATED WITH TWO COATS OF COAL TAR EPOXY, APPROVED BY THE ENGINEER, UNLESS OTHERWISE NOTED.
6.) CONCRETE SHALL BE DISCHARGED AT THE SITE WITHIN 1½ HOURS AFTER WATER HAS BEEN ADDED TOT THE CEMENT AND AGGREGATES. ADDITION OF WATER TO THE MIX AT THE PROJECT SITE WILL NOT BE PERMITTED. ALL WATER MUST BE ADDED AT THE BATCH PLANT. SLUMP MAY BE ADJUSTED ONLY THROUGH THE USE OF ADDITIONAL WATER REDUCING ADMIXTURES OR HIGH RANGE WATER REDUCING ADMIXTURE.
7.) ALL CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS, EXCEPT WHERE SPECIFICALLY NOTED.
8.) REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, NO TACK WELDING FOR REINFORCING IN THE FIELD WILL BE PERMITTED.
9.) REINFORCING BARS FOR WELDED APPLICATIONS SHALL CONFORM TO ASTM A706, 60 KSI YIELD STRENGTH.
10.) WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS.
11.) WIRE BAR SUPPORTS SHALL BE FURNISHED FOR ALL REINFORCING WITHIN SLABS, INCLUSIVE OF WELDED WIRE FABRIC. BOTTOM BARS IN SLABS-ON-GRADE MAY BE SUPPORTED BY OTHER SUITABLE SUPPORTS. REINFORCING SHALL BE PROPERLY POSITIONED PRIOR TO CONCRETE PLACEMENT AND MAY NOT BE E-POSITIONED ONCE CONCRETE OPERATIONS HAVE BEGUN. WIRE BAR AND OTHER TYPES OF SUPPORTS SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE.
12.) REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON DRAWINGS.
13.) ALL HOOKS SHOWN ON DRAWINGS SHALL BE STANDARD HOOKS, UNLESS OTHERWISE NOTED.
14.) WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL RUN CONTINUOUSLY AROUND CORNERS AND BE LAPPED AT NECESSARY SPLICES. LAP LENGTHS SHALL BE AS GIVEN IN THE SPLICE AND DEVELOPMENT TABLE.
15.) PROVIDE ADDITIONAL REINFORCING AT THE SIDE AND CORNERS OF ALL OPENINGS IN CONCRETE IN ACCORDANCE WITH TYPICAL DETAILS. MINIMUM ADDITIONAL REQUIREMENTS ARE AS FOLLOWS.
A. (2)-#5 TOP AND BOTTOM IN SLABS
B. (2)-#5 EACH FACE IN WALLS
C. (2)-#5 x 4'-0" LONG DIAGONALLY EACH CORNER OF OPENING
16.) EXTEND BARS A MINIMUM OF 2'-0" BEYOND OPENINGS, HOOK WHERE EXTENSION IS NOT POSSIBLE.
17.) IN REINFORCED CONCRETE WALLS, GRADE BEAMS AND TRENCH FOOTING PROVIDE CORNER DOWELS OF SAME SIZE AND SPACING AS HORIZONTAL REINFORCING. DOWELS SHALL LAP WITH HORIZONTAL REINFORCING IN EACH DIRECTION.
18.) THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDE FOR REINFORCEMENT, UNLESS OTHERWISE NOTED:
A. EARTH FORMED AND CAST DIRECTLY AGAINST SOIL-3"
B. CAST AGAINST FORMS BUT EXPOSED TO EARTH AND WEATHER
#6 AND LARGER - 2"
#5 AND SMALLER - 1½"
C. SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER - ¾"
D. OTHERS - 2"
19.) ALL STRUCTURAL CONCRETE SHALL HAVE A 4000 PSI MINIMUM COMPRESSIVE STRENGTH AT AGE 28 DAYS.
20.) SPLICE LENGTHS:

BAR SIZE	MIN. LAP
#3	1'-3"
#4	1'-7"
#5	2'-0"
#6	2'-6"
#7	3'-6"
#8	4'-0"
#9	4'-6"
#10	5'-0"

A. WHEN LAPPING TWO DIFFERENT SIZE BARS, USE THE LAP DIMENSION OF THE SMALLER BAR OR THE ANCHORAGE DIMENSION OF THE LARGER BAR, USE WHICHEVER DIMENSION IS LARGER.

⚠6 FOUNDATION:

1.) THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE.
2.) ALL FILL MATERIAL SHALL BE FREE OF ORGANIC CONTAMINATIONS AND OTHER DELETERIOUS MATTER.
3.) ALL SOIL SURROUNDING AND UNDER FOOTINGS SHALL BE PROTECTED FROM FROST ACTION AND FREEZING DURING THE COURSE OF CONSTRUCTION.
4.) FOOTING EXCAVATIONS SHOULD BE MADE TO THE REQUIRED LINES AND GRADES AS RAPIDLY AS POSSIBLE. FOOTING EXCAVATIONS BE LEFT OPEN FOR A MINIMUM OF TIME TO PREVENT DISTURBANCE TO THE FOUNDATION SOILS. FOOT TRAFFIC SHOULD BE PREVENTED ON THE BASE OF THE FOOTING EXCAVATIONS IF DISTURBANCE IS NOTED. HAND CLEANING, IF REQUIRED AND SETTING OF REINFORCING STEEL SHOULD THEN BE ACCOMPLISHED FORM THE SIDES OF THE EXCAVATION.
5.) FOR ANCHOR BOLT TEMPLATES, SEE BUTLER MANUFACTURING DRAWINGS.

STATE OF MISSOURI
EVAN M. BAX
NUMBER PE-2025005272
PROFESSIONAL ENGINEER

03/30/2026

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126 E DUNKLIN
CLARK RENTAL PROPERTIES

GENERAL NOTES

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED	SCALE	FILE NO.	PROJECT NO.	SHEET NO.
	E. BAX	G. PURDY	E. BAX			-	104-753 Clark Rental Properties	104-753	S001

NOTES:
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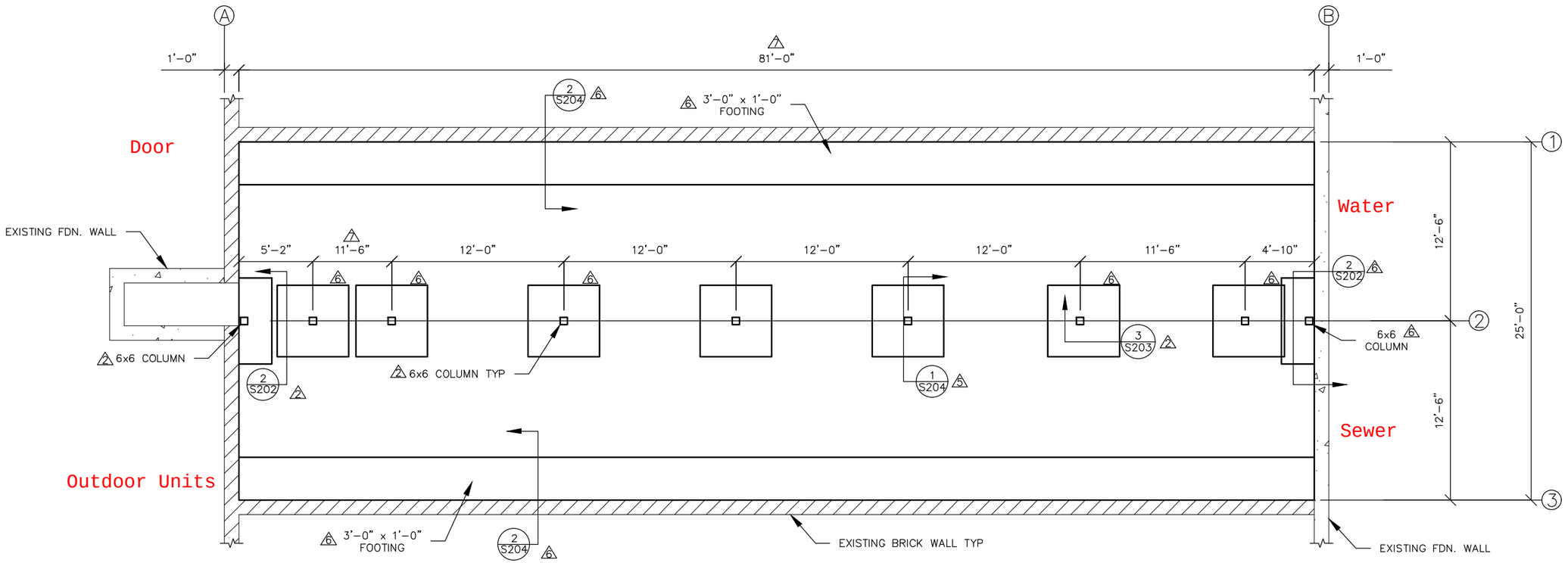

BASEMENT FLOOR LAYOUT

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CLARK RENTAL PROPERTIES

BASEMENT LAYOUT

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	E. BAX	G. PURDY	E. BAX			1/8"=1'-0"	104-753 Clark Rental Properties	104-753	S101

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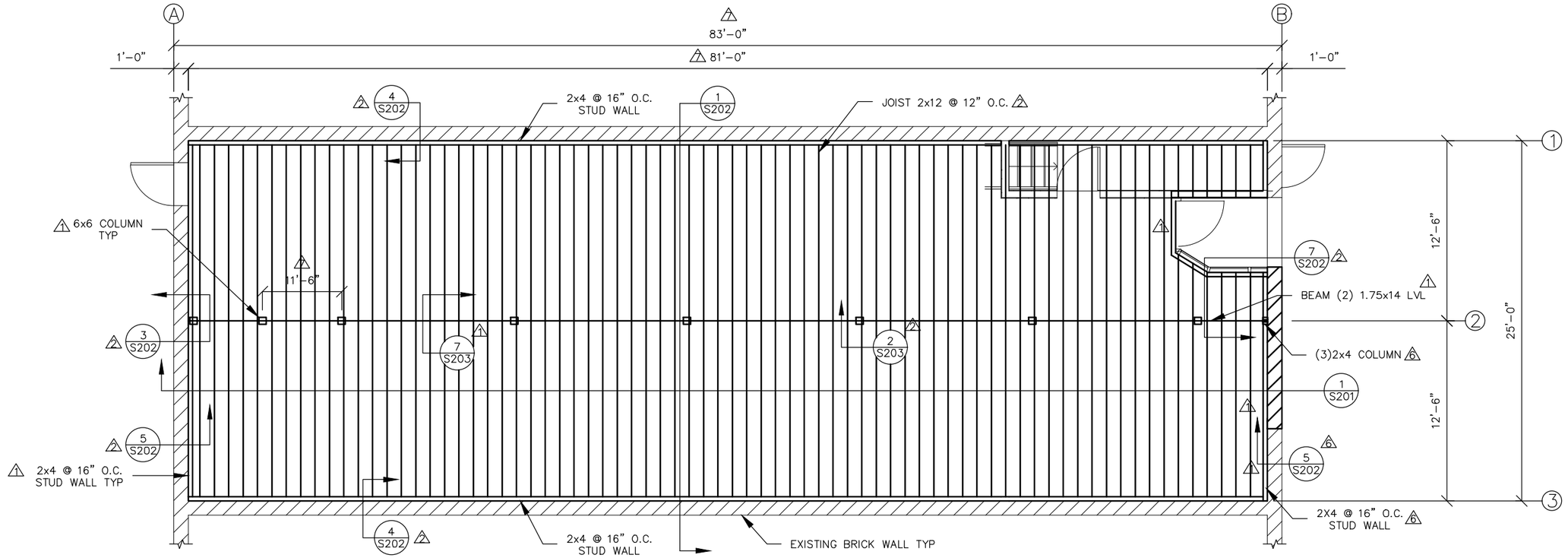

MAIN FLOOR LAYOUT

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6/1/2026

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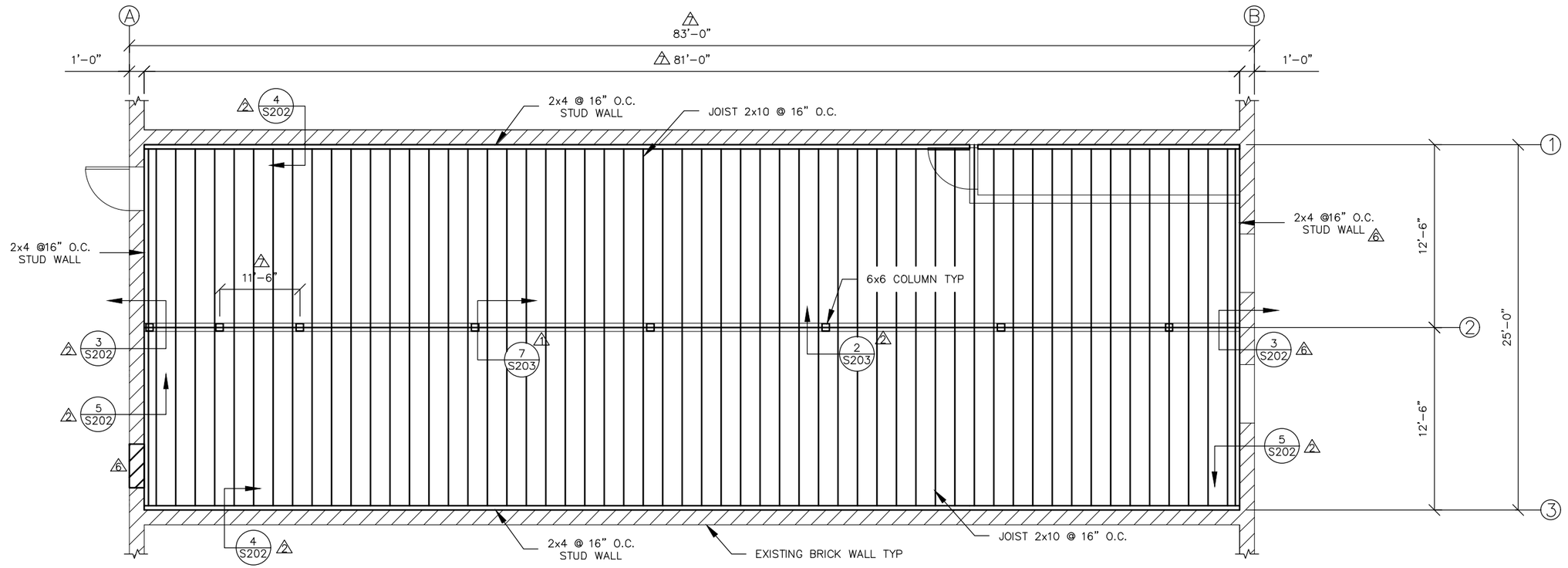
CLARK RENTAL PROPERTIES

MAIN FLOOR LAYOUT

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED
	E. BAX	G. PURDY	E. BAX		

SCALE	FILE NO.	PROJECT NO.	SHEET NO.
1/8"=1'-0"	104-753 Clark Rental Properties	104-753	S102

NOTES:
1. STAIR DESIGN PROVIDED BY OTHERS
2. NO STRUCTURAL ISSUES WITH EXISTING STRUCTURE WERE NOTED ON THE INITIAL SITE VISIT. AFTER DEMOLITION IS COMPLETED, THE EOR SHALL PERFORM A STRUCTURAL INSPECTION TO ADDRESS ANY DETERIORATED/DEGRADED SYSTEMS THAT ARE TO REMAIN.



SECOND FLOOR LAYOUT

STATE OF MISSOURI
EVAN M. BAX
NUMBER PE-2025005272
PROFESSIONAL ENGINEER

6/1/2026

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1	9/24/2025	ADDED BASEMENT CEILING FRAMING	GP
2	11/19/2025	ADDED FOOTING & ADJUSTED FRAMING	GP
3	11/20/2025	ADDED TEMPORARY FRAMING	GP
4	12/04/2025	UPDATED NOTES & DESIGN CRITERIA	SS
5	2/27/2026	ROOF FRAMING	SS
6	5/1/2026	AS-BUILT	BJ

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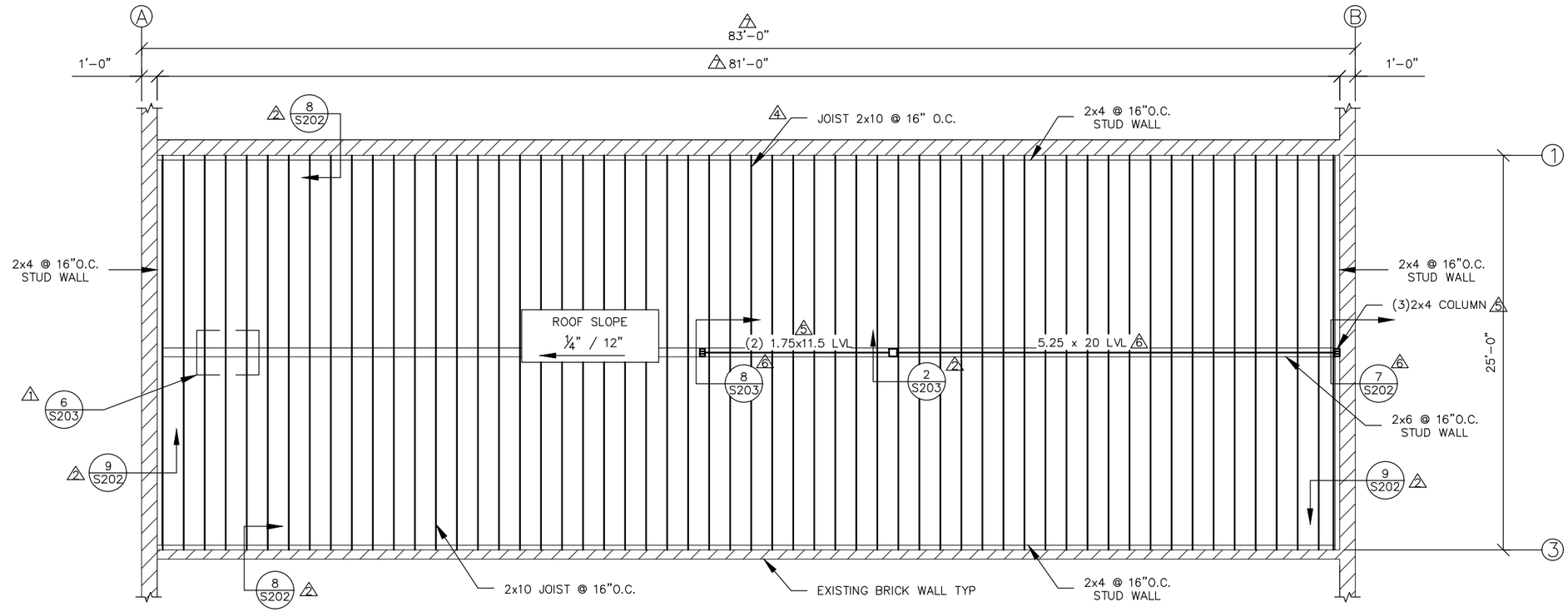
126 E DUNKLIN
CLARK RENTAL PROPERTIES

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED
	E. BAX	G. PURDY	E. BAX		

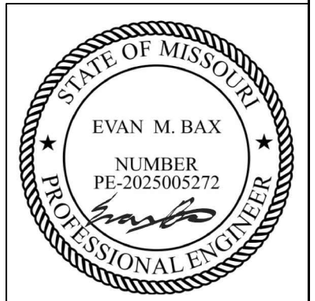
2ND FLOOR LAYOUT

SCALE	FILE NO.	PROJECT NO.	SHEET NO.
1/8"=1'-0"	104-753 Clark Rental Properties	104-753	S103

△2 NOTES:
1. STAIR DESIGN PROVIDED BY OTHERS
2. NO STRUCTURAL ISSUES WITH EXISTING STRUCTURE WERE NOTED ON THE INITIAL SITE VISIT. AFTER DEMOLITION IS COMPLETED, THE EOR SHALL PERFORM A STRUCTURAL INSPECTION TO ADDRESS ANY DETERIORATED/DEGRADED SYSTEMS THAT ARE TO REMAIN.



△1 ROOF PLAN



6/1/2026

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△3	11/20/2025	ADDED TEMPORARY FRAMING	GP
△4	12/04/2025	UPDATED NOTES & DESIGN CRITERIA	SS
△5	2/27/2026	ROOF FRAMING	SS
△6	5/1/2026	AS-BUILT	BJ

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126 E DUNKLIN
CLARK RENTAL PROPERTIES

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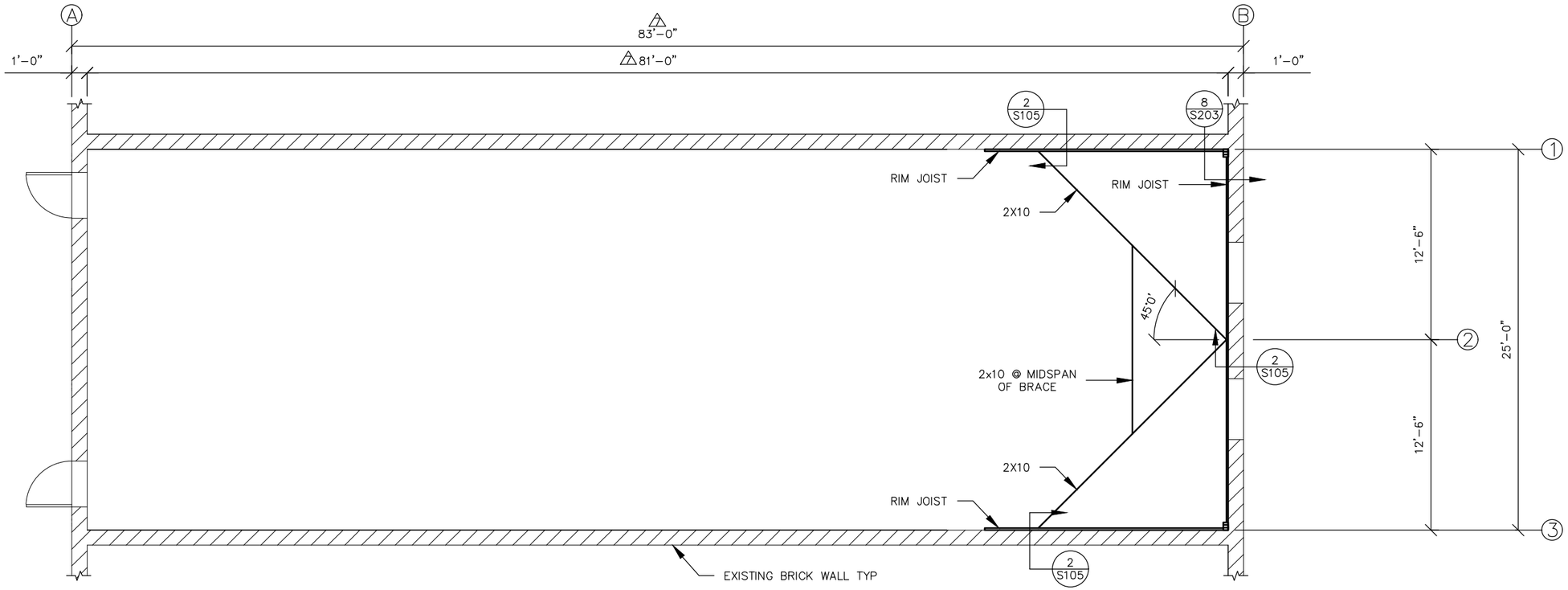
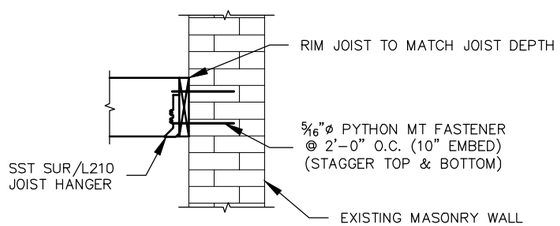
ROOF LAYOUT

SCALE	FILE NO.	PROJECT NO.	SHEET NO.
1/8"=1'-0"	104-753 Clark Rental Properties	104-753	S104

NOTES:
1. TEMPORARY BRACING TO BE INSTALLED DIRECTLY AFTER THE DEMOLITION OF EACH FLOOR.
2. TEMPORARY BRACING TO REMAIN IN PLACE UNTIL THE FRAMING OF EACH NEW FLOOR SYSTEM IS COMPLETE.
3. ELEVATION OF BRACING TO MATCH ELEVATION OF 2ND FLOOR AND ROOF JOISTS.



3 1 S105 SECOND FLOOR & ROOF TEMP. BRACING LAYOUT
SCALE: ⅛"=1'-0"



4 3 2 S105 BRACING CONNECTION DETAIL
SCALE: ½"=1'-0"

STATE OF MISSOURI
EVAN M. BAX
NUMBER PE-2025005272
PROFESSIONAL ENGINEER

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5	2/27/2026	ROOF FRAMING	SS
6	5/1/2026	AS-BUILT	BJ

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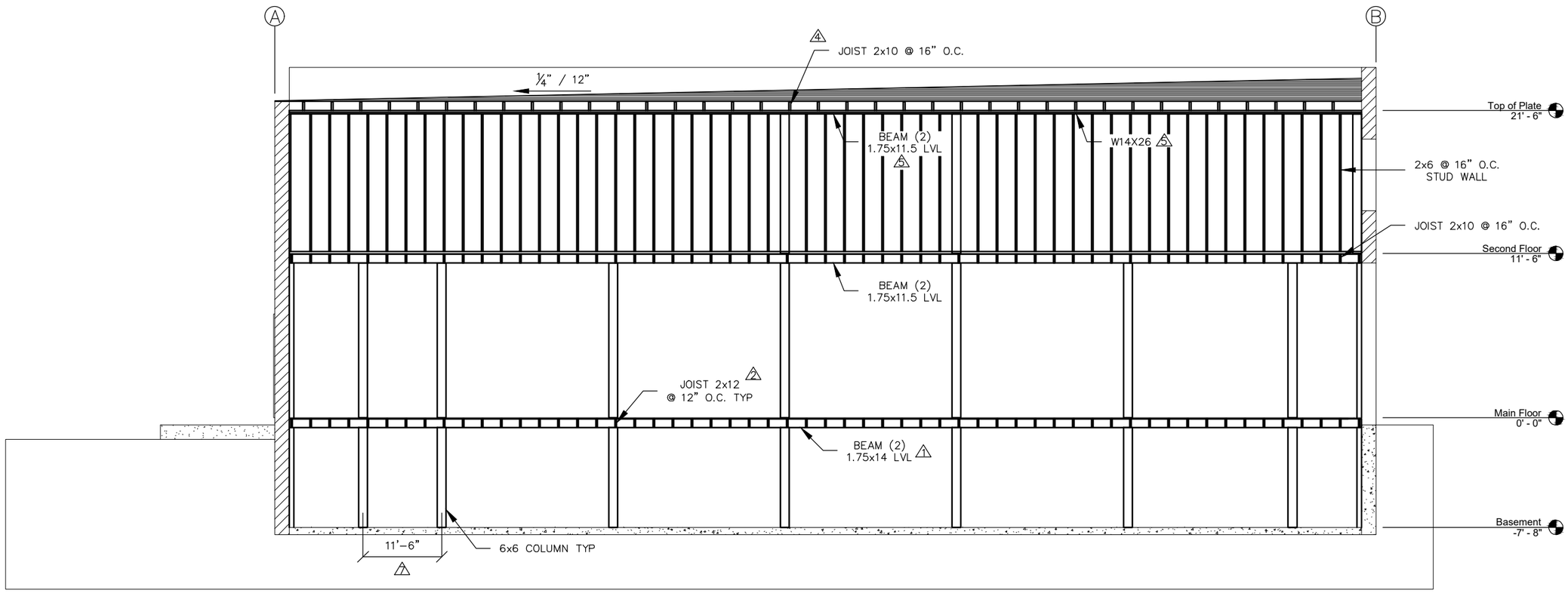
126 E DUNKLIN
CLARK RENTAL PROPERTIES

TEMPORARY BRACING LAYOUT

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED	SCALE	FILE NO.	PROJECT NO.	SHEET NO.
	E. BAX	G. PURDY	E. BAX			VARIES	104-753 Clark Rental Properties	104-753	S105



1 / S201 INTERIOR ELEVATION

STATE OF MISSOURI
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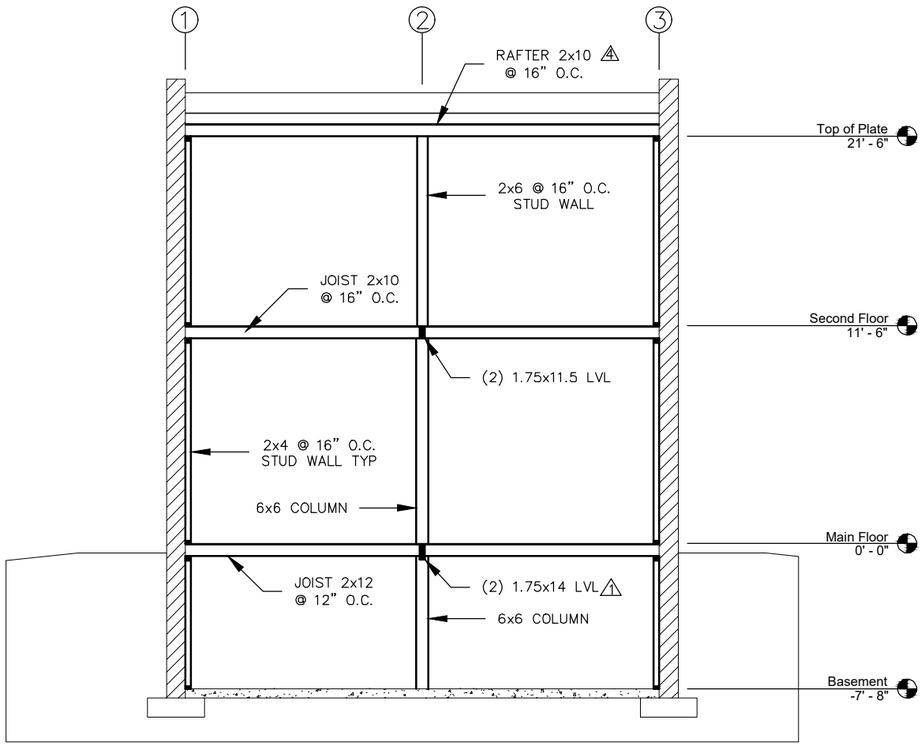
126 E DUNKLIN
CLARK RENTAL PROPERTIES

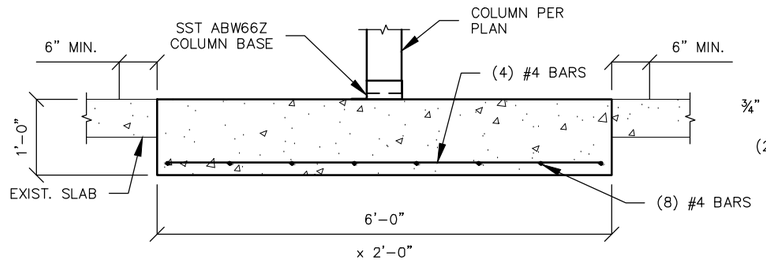
INTERIOR ELEVATION

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED
	E. BAX	G. PURDY	E. BAX		

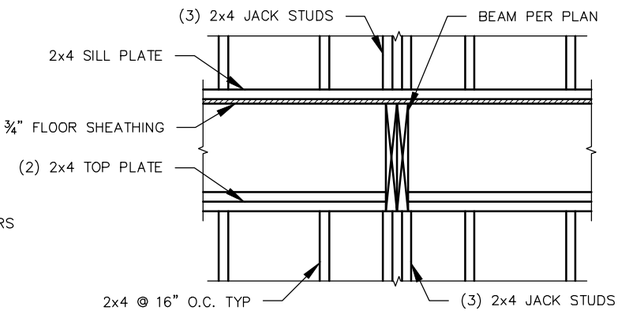
SCALE	FILE NO.	PROJECT NO.	SHEET NO.
1/8"=1'-0"	104-753 Clark Rental Properties	104-753	S201



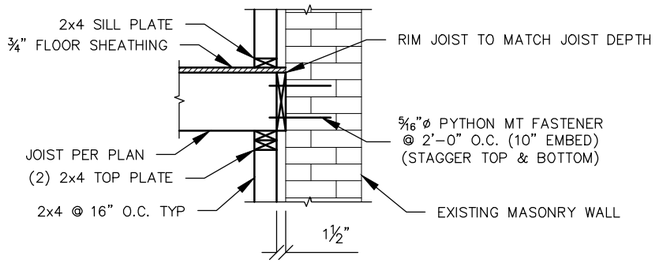
1 S202 SECTION 1
SCALE: ⅛"=1'-0"



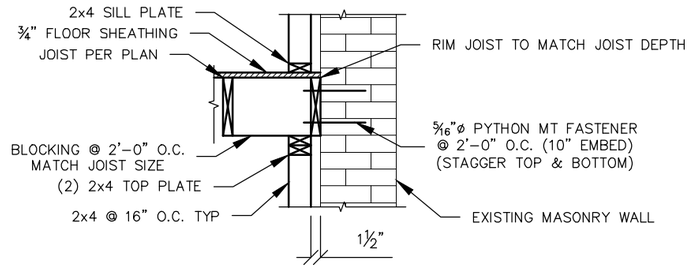
2 2 S202 FOUNDATION DETAIL
SCALE: ½"=1'-0"



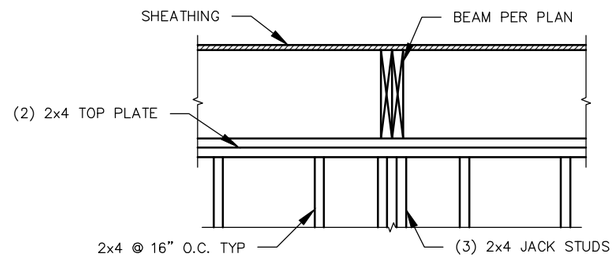
2 3 S202 JACK STUD PLACEMENT DETAIL
SCALE: ½"=1'-0"



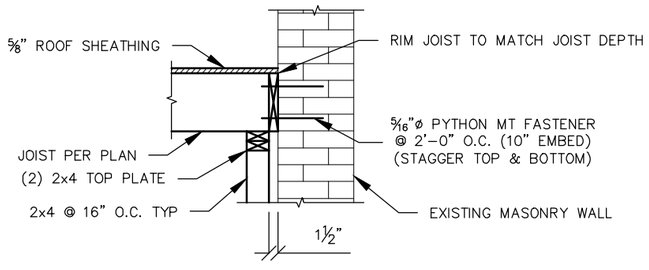
2 4 4 S202 RIM JOIST CONNECTION – JOIST PERPENDICULAR
SCALE: ½"=1'-0"



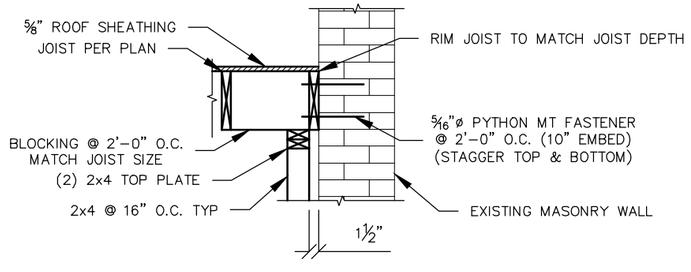
2 4 5 S202 RIM JOIST CONNECTION – JOIST PARALLEL
SCALE: ½"=1'-0"



2 7 S202 JACK STUD PLACEMENT @ ENTRY
SCALE: ½"=1'-0"



2 4 8 S202 RIM JOIST CONNECTION – RAFTER PERP.
SCALE: ½"=1'-0"



2 4 9 S202 RIM JOIST CONNECTION – RAFTER PARALLEL
SCALE: ½"=1'-0"

STATE OF MISSOURI
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NUMBER PE-2025005272
PROFESSIONAL ENGINEER

03/30/2026

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5	2/27/2026	ROOF FRAMING	SS
6	5/1/2026	AS-BUILT	BJ

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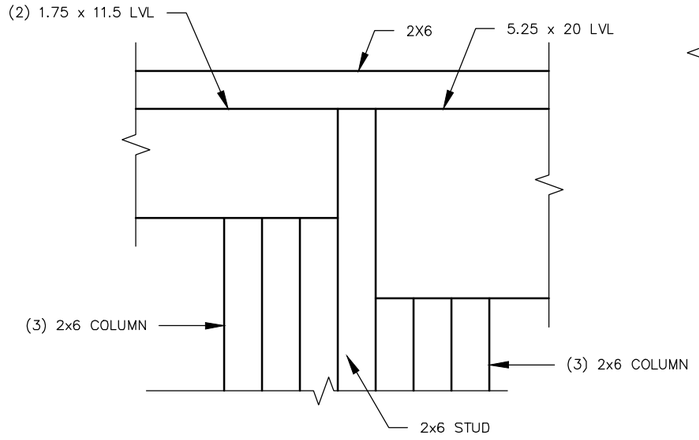
126 E DUNKLIN
CLARK RENTAL PROPERTIES

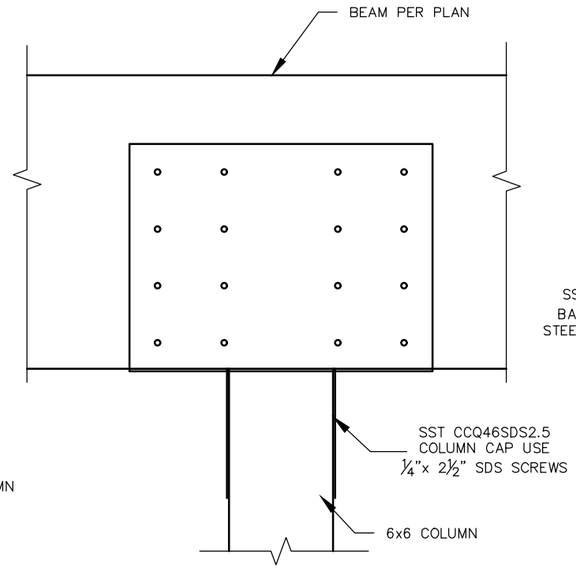
SECTIONS

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED
	E. BAX	G. PURDY	E. BAX		

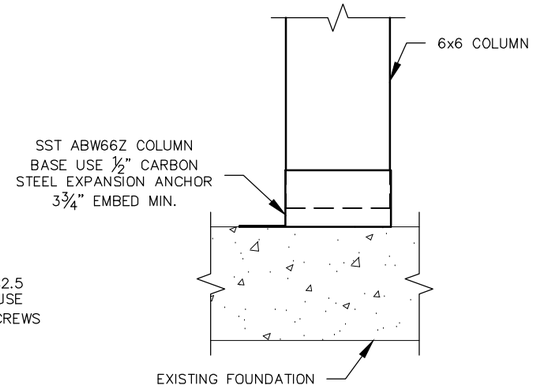
SCALE	FILE NO.	PROJECT NO.	SHEET NO.
VARIES	104-753 Clark Rental Properties	104-753	S202



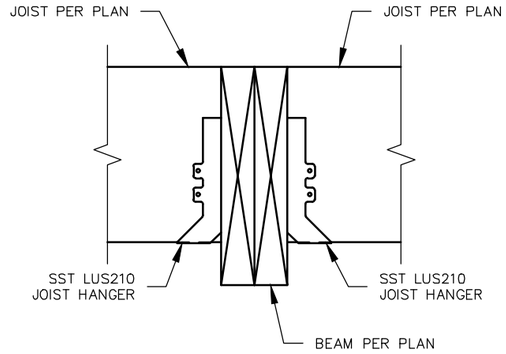
6 1 S203 BEAM CONNECTION DETAIL
SCALE: 1½"=1'-0"



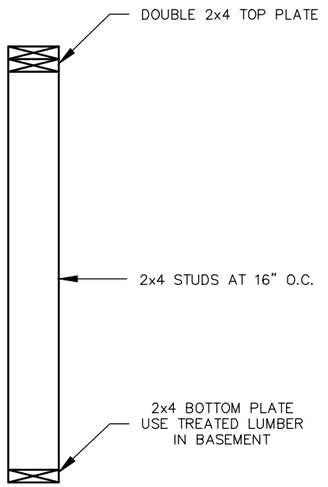
6 2 S203 BEAM CONNECTION DETAIL
SCALE: 1½"=1'-0"



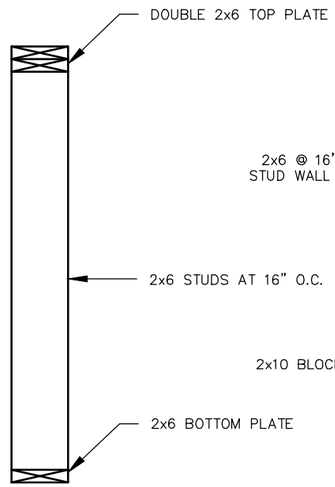
4 3 S203 TYP COLUMN BASE DETAIL
SCALE: 1½"=1'-0"



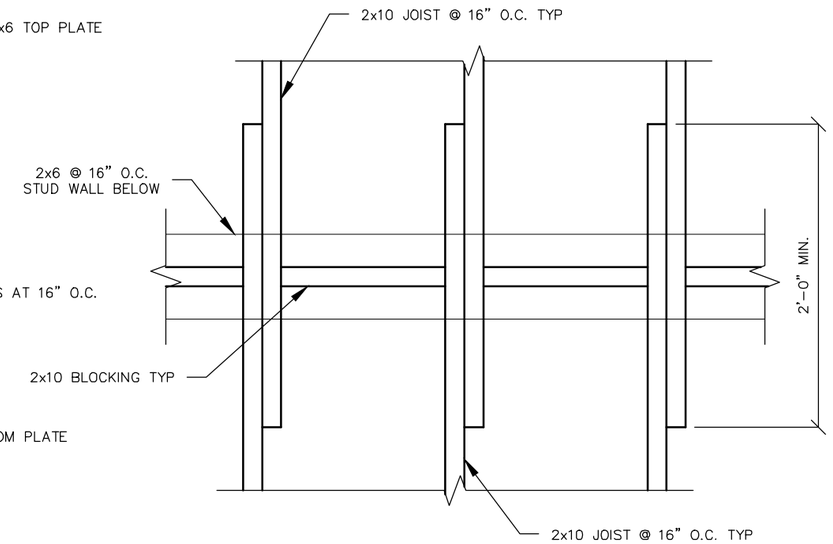
7 S203 JOIST TO BEAM CONNECTION DETAIL
SCALE: 1½"=1'-0"



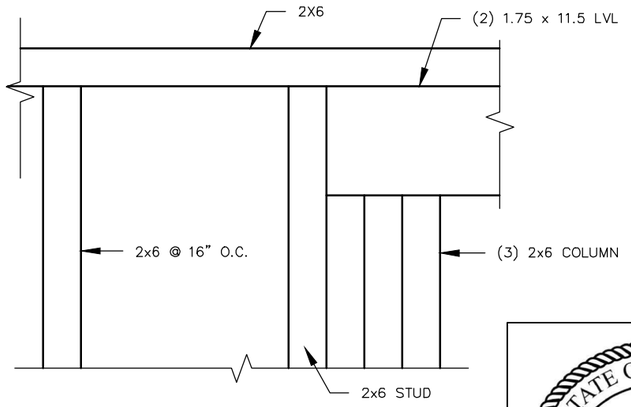
4 S203 TYP 2x4 WALL SECTION
¼"= 1'-0"



5 S203 TYP 2x6 WALL SECTION
¼"= 1'-0"



4 6 S203 2ND FLOOR JOIST OVERLAP CONNECTION
SCALE: 1"=1'-0"



6 8 S203 BEAM CONNECTION DETAIL
SCALE: 1½"=1'-0"

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EVAN M. BAX
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PROFESSIONAL ENGINEER

03/30/2026

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1	5/1/2026	AS-BUILT	BJ

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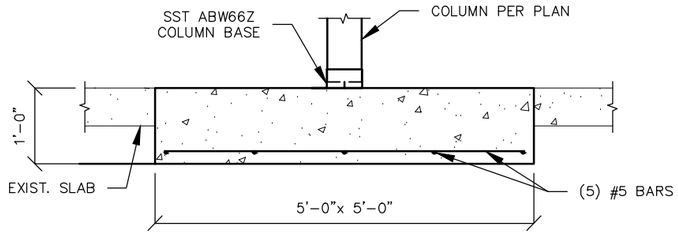
CLARK RENTAL PROPERTIES

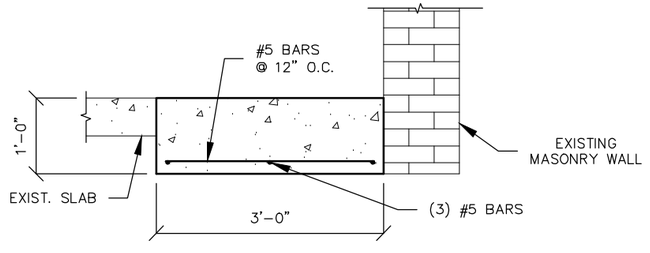
SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED
	E. BAX	G. PURDY	E. BAX		

DETAILS

SCALE	FILE NO.	PROJECT NO.	SHEET NO.
VARIES	104-753 Clark Rental Properties	104-753	S203



6 5 1 S204 TYP FOUNDATION DETAIL
SCALE: ½"=1'-0"



6 2 S204 FOUNDATION DETAIL
SCALE: ½"=1'-0"

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5	2/27/2026	ROOF FRAMING	SS
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CLARK RENTAL PROPERTIES

DETAILS

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED	SCALE	FILE NO.	PROJECT NO.	SHEET NO.
	E. BAX	G. PURDY	E. BAX			½"=1'-0"	104-753 Clark Rental Properties	104-753	S204