



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 6.2.23 DATE OF ARB MEETING 6-14 ESTIMATED COST \$250,000

PROJECT ADDRESS 20 ALGONQUIN WOOD PLACE GLENDALE, MO 63122

NAME OF PROPERTY OWNER BRIAN & LAURA PARKER PHONE NUMBER (804) 426-8565

CONTRACTOR (NAME) TOM ROBERTS % ARTISAN CONSTRUCTORS PHONE NUMBER 314-560-7740

CONTRACTOR ADDRESS 2300 WILDWOOD FOREST DR. WILDWOOD, MO 63038

ARCHITECT (NAME) MARK CRITCHFIELD % MAINLINE GROUP ARCHITECTURE PHONE NUMBER 314-872-3955

ARCHITECT ADDRESS 9751 CLAYTON RD, LAQUE, MO 63124

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New front porch approx 5' x 8'

1 1/2 bay garage addition at rear of house with covered terrace above

FLOOR AREA RATIO 19.5% (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 400 SQ. FT. GARAGE

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,636 SQ. FT.

TOTAL SQ. FT. OF LOT 13,500 # WIDTH AND DEPTH OF LOT (FT.) 60' x 227'

HEIGHT OF STRUCTURE approx 29' @ GABLE EX. NUMBER OF STORIES 2 + BASEMENT

ESTIMATED COMMENCE DATE 18'-8" @ ADDITION To be determined EST. COMPLETION DATE T-B-D.

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure: \$150.00
New Home: \$200.00

Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

(CHECKLIST ON REVERSE SIDE)

- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations). *ON CIVIL*
- 3. The location of all downspouts and drainage pipes indicating where runoff will be taken. Differential runoff should be captured by a storm water system. *ON CIVIL*
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This "tree protection zone" must be indicated on the plans. *PART OF SITE PLAN*
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.

Mark H. Citterio
SIGNATURE OF APPLICANT

June 2, 2023
DATE

*KEED A.P., Principal
Mainline Group Architecture, Inc.*

LANDSCAPE PLAN CHECKLIST

The Architectural Review Guidelines, adopted by Ordinance 3-14, August 4, 2014, require Applicants to submit a landscape plan. The following checklist sets forth what must generally be included in the Applicant's submission to fulfill the requirement to submit a landscape plan:

1. Project title listing project name, owner name and name of firm or individual preparing the plan.
2. Scaled base plan using current information from the site development plan depicting existing and proposed grades, and showing final arrangements of all buildings and structures.
3. Location of all lot lines, building setbacks, and easements as depicted on the overall site plan.
4. North arrow.
5. Graphic and Written Scale.
6. Graphic legend depicting existing vegetation and proposed conditions.
7. Location of all improvements such as walks, patios, driveways, and walls shown on the site development plan.
8. Location of all existing and proposed utilities and sewers.
9. Location of all proposed sediment control devices. *ON CIVIL*
10. Graphic depiction of all existing trees including location, types and caliper inch as measured at a Diameter Breast Height (DBH) of 4.5 feet above grade.
11. Graphic depiction of the accurate drip line canopy of all existing trees showing the extent of the critical root zone. *No changes to trees - 1 removed*
12. Clear designation and tabulation of all existing trees to be saved or preserved, removed or impacted.
13. Proposed tree protection and preservation measures for all saved and impacted trees depicted on plan. *1 tree removed - other trees far enough away*
14. Graphic depiction and plant schedule of all proposed trees to be planted including location, species and caliper inch as measured at a DBH of 4.5 feet above grade.
15. Graphic depiction and plant schedule of all proposed landscape plantings, shrubs, lawn areas and groundcovers.
16. Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

THE PARKER RESIDENCE

20 ALGONQUIN WOOD PLACE,
GLENDALE, MO 63122

ADDITION AND TERRACE - ARCHITECTURAL REVIEW BOARD SET

JUNE 2, 2023

DRAWING LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR
	DWG. NO. SECTION / DETAIL REFERENCE SHEET. NO.
	DWG. NO. INTERIOR ELEVATION REFERENCE SHEET. NO.
	ROOM NAME & NO.
	DOOR NO. - SEE DOOR SCHEDULE
	PARTITION TYPE
	ELEVATION
	WINDOW NO.-SEE WINDOW SCHEDULE
	KEYED NOTE

CODE DATA

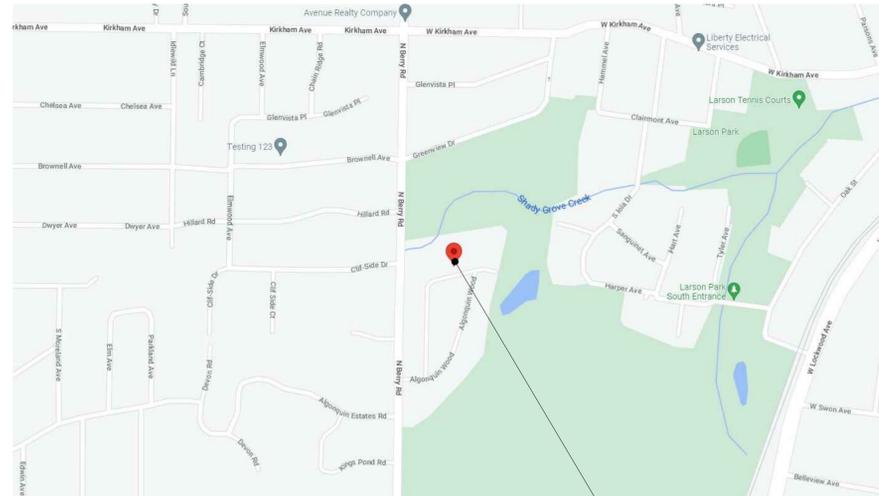
- MUNICIPALITY: GLENDALE, MISSOURI
- CODES ENFORCED:
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2011 INTERNATIONAL ELECTRICAL CODE ICC
- ZONING DISTRICT:
R-1
- SUBDIVISION: ALGONQUIN WOOD
- LOT NUMBER: 20
- LOT AREA: 13,500 sq. ft.
- IMPERVIOUS COVERAGE: PER CIVIL
- LIVING AREA:
FIRST FLOOR: 1,318 SQ. FT.
SECOND FLOOR: 922 SQ. FT.
TOTAL: 2,240 SQ. FT.
EXISTING GARAGE: 396 SQ. FT.
NEW GARAGE: 400 SQ. FT.
TOTAL GARAGE: 796 SQ. FT. @ 50% = 398 SQ. FT.
TOTAL FAR 2,638 / 13,500 = 19.5% (30%) MAX.
- SCOPE OF WORK:
NEW FRONT PORCH.
1 BAY GARAGE ADDITION AT REAR OF HOUSE
WITH COVERED TERRACE.

PROJECT TEAM

OWNER	BRIAN AND LAURA PARKER 20 ALGONQUIN WOOD GLENDALE, MO 63122
ARCHITECT	MAINLINE GROUP ARCHITECTURE, INC. 9751 CLAYTON RD. ST. LOUIS, MO 63124 P: 314.872.3955 CONTACT: MARK CRITCHFIELD
CONTRACTOR	ARTISAN CONSTRUCTORS 2300 WILDWOOD FOREST DR WILDWOOD, MO 63038 P: 314.560-7740 CONTACT: TOM ROBERTS tom@artisanconstructors.com
CIVIL ENGINEER	CIVIL DESIGN INC. 5220 OAKLAND AVENUE ST. LOUIS, MO. 63110 P: 314.863.5570 CONTACT: DOUG LEIPZIGER

SHEET INDEX

COVER	COVER SHEET
P1.0	CONTEXT PHOTOGRAPHS
P1.1	EXISTING PHOTOGRAPHS
C1.0	CIVIL - DEMOLITION PLAN
C2.0	CIVIL - SITE PLAN
C3.0	CIVIL - DETAILS
A0.1	SITE SURVEY /SITE AND LANDSCAPE PLAN
D1.0	DEMOLITION PLAN
A1.0	LOWER AND FIRST FLOOR PLANS
A1.1	REFLECTED CEILING PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR VIEWS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS



PROJECT LOCATION



FRONT - EXISTING AND PROPOSED



REAR - EXISTING AND PROPOSED

MAINLINE
GROUP ARCHITECTURE, INC.
9751 Clayton Rd • Ladue, MO 63124
Ph: 314.872.3955 • Fax: 314.872.3927 • www.mingard.net

MISSOURI STATE CERTIFICATE OF AUTHORITY # 2004031043

PRELIMINARY PRINT- NOT FOR CONSTRUCTION

PARKER RESIDENCE
20 ALGONQUIN WOOD PLACE
GLENDALE, MO 63122

JOB NO.: 4222
ISSUE DATE: 06-02-23
REVISION DATES:



DANIEL A. ELAVSKY - ARCHITECT
MO#: 2008010396

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CONTACT:
MARK CRITCHFIELD
DESIGN PHASE:
CONSTRUCTION DOCUMENTS

COVER SHEET

COVER



22 ALGONQUIN WOOD



21 ALGONQUIN WOOD



20 ALGONQUIN WOOD
SUBJECT PROPERTY



19 ALGONQUIN WOOD



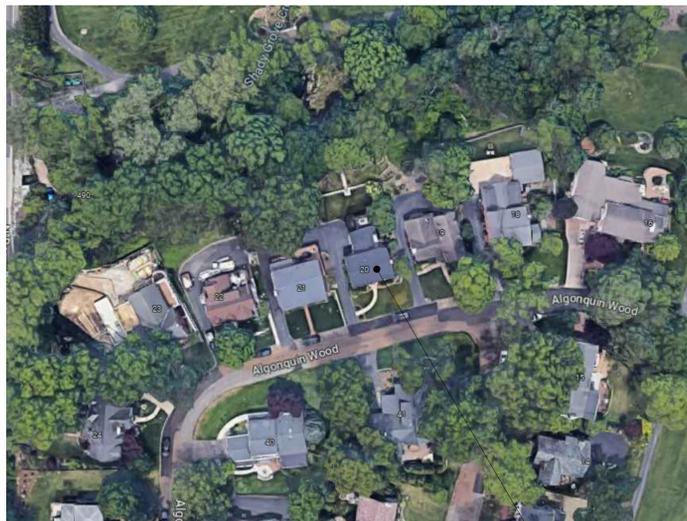
41 ALGONQUIN WOOD



40 ALGONQUIN WOOD



23 ALGONQUIN WOOD



 PROJECT LOCATION



VIEW OF NEIGHBORING BACK YARDS



AREA OF ADDITION

PRELIMINARY PRINT- NOT FOR CONSTRUCTION





VIEW OF RIGHT SIDE



VIEW OF RIGHT SIDE



VIEW OF RIGHT SIDE



VIEW OF REAR



VIEW OF LEFT SIDE



VIEW OF LEFT SIDE



VIEW TO BACK YARD



COMBINED VIEW OF BACKYARD

PRELIMINARY PRINT- NOT FOR CONSTRUCTION

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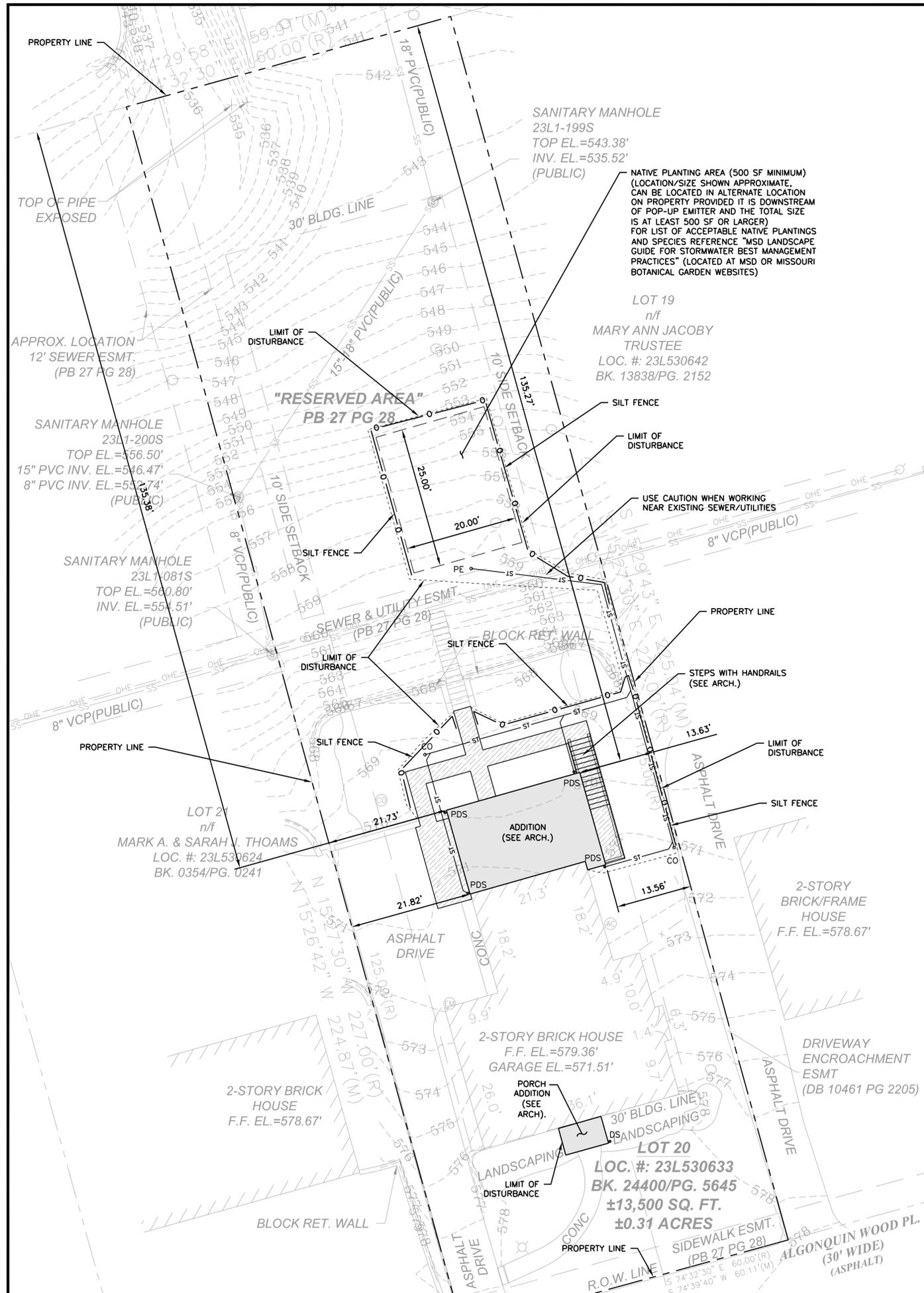


DANIEL A. ELAVSKY - ARCHITECT
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CONTACT:
MARK CRITCHFIELD
DESIGN PHASE:
CONSTRUCTION DOCUMENTS

EXISTING HOUSE



SITE NOTES (APPLY TO ALL CIVIL SHEETS):

- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OR TRENCHING TO AVOID DAMAGE THERETO.
- THE LOCATION OF THE DOWNSPOUTS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT USE CIVIL DRAWINGS TO CONSTRUCT OR LOCATE FOOTINGS/FOUNDATION OF BUILDING. CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS TO CONSTRUCT OR LOCATE FOOTINGS/FOUNDATION OF BUILDING.
- NO SLOPE SHALL EXCEED 1V:3H.
- ANY UTILITY CONNECTIONS SHALL BE COMPLETED TO THE APPROPRIATE STANDARDS OF EACH RESPECTIVE UTILITY COMPANY.

EROSION CONTROL NOTES:

- CONTRACTOR SHALL USE SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PUT IN PLACE BEFORE ANY DEMOLITION OR CONSTRUCTION IS SET TO BEGIN. EROSION CONTROL SHALL NOT BE REMOVED UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL.
- EARTHWORK SHALL BE HAULED ON OR OFF SITE AT CONTRACTOR'S EXPENSE.
- ALGONQUIN WOOD PLACE TO BE INSPECTED DAILY FOR SEDIMENT AND MUD FROM CONSTRUCTION ACTIVITIES. ANY SEDIMENT OR MUD FOUND DURING DAILY INSPECTION SHALL BE REMOVED FROM STREET ON THE SAME DAY DISCOVERED. ALL CLEANING/WASHING OF STREETS SHALL BE COMPLETED TO CITY OF GLENDALE/ST. LOUIS COUNTY AND MISSOURI DEPARTMENT OF NATURAL RESOURCE (MNR) STANDARDS.
- CITY OF GLENDALE/ST. LOUIS COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL SILTATION DEVICES AS IT DEEMS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ERRECTING ADDITIONAL SILTATION DEVICES AS REQUESTED TO THE SATISFACTION OF THE CITY OF GLENDALE/ST. LOUIS COUNTY AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ANY INLETS RECEIVING RUNOFF FROM PROJECT DISTURBED AREAS.
- WHEN DEWATERING EXCAVATIONS, THE CONTRACTOR SHALL NOT DISCHARGE MUDDY WATER.

STORM DRAINAGE NOTES:

- ALL STORM DRAINAGE COLLECTION PIPING SHALL BE 4" PVC PIPE @ 1% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
- POP-UP EMITTER(S) SHALL BE LOCATED AT LEAST 10' AWAY FROM PROPERTY LINE(S).

DIFFERENTIAL RUNOFF CALCULATIONS (15-YEAR, 20-MINUTE STORM):
(CALCULATIONS GIVEN BELOW ARE FOR DISTURBED AREA ONLY)

EXISTING	AREA(SF)	ACRES	PI	CFS
ROOF	0	0.000	3.54	0.000
PVMT	281	0.006	3.54	0.021
GREEN	1,816	0.042	1.70	0.071
TOTALS	2,097	0.048	N/A	0.092

PROPOSED	AREA(SF)	ACRES	PI	CFS
ROOF	425	0.010	3.54	0.035
PVMT	340	0.008	3.54	0.028
GREEN	1,332	0.030	1.70	0.051
TOTALS	2,097	0.048	N/A	0.114

TOTAL CHANGE IN CFS FOR ENTIRE PROPERTY = +0.022 CFS.
THE DISTURBED AREA FOR THIS PROJECT IS 0.048 ACRES.

CITY OF GLENDALE STORMWATER MITIGATION NOTES:

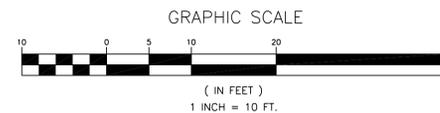
CITY OF GLENDALE REQUIRES STORMWATER MITIGATION FOR INCREASE IN IMPERVIOUS AREA.
INCREASE IN IMPERVIOUS AREA = 340+425-281 = 484 SF = MINIMUM MITIGATION AREA
NATIVE PLANTINGS AREA WILL ACT AS MITIGATION DEVICE
SIZE OF NATIVE PLANTINGS AREA = 500 SF (OR LARGER)
SINCE SIZE OF NATIVE PLANTINGS AREA IS LARGER THAN SIZE OF MINIMUM MITIGATION AREA, CITY OF GLENDALE MITIGATION REQUIREMENTS ARE SATISFIED.

SURVEYOR NOTES:

- (PER BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY CHECKPOINT SURVEYING, LLC)
- BASIS OF BEARING: MISSOURI STATE PLAN COORDINATES EAST ZONE (NAD83), GPS OBSERVED MODOT VRS NETWORK SYSTEM
 - VERTICAL DATUM: GPS OBSERVED MODOT VRS NETWORK SYSTEM (NAVD88).

LEGEND:

- ST DOWNSPOUT COLLECTION PIPING
- PROPERTY LINE
- PAVEMENT/WALL/SITE FEATURE/ETC. SPECIFIED BY ARCHITECT
- PE POP-UP EMITTER
- PDS PIPED DOWNSPOUT
- DS DOWNSPOUT TO SPLASH TO GRADE W/SPLASHBLOCK
- CO CLEANOUT
- LIMITS OF DISTURBANCE
- SILT FENCE



06-02-2023
DOUGLAS LEIPZIGER
CIVIL ENGINEER
MO# PE-2022025621

DATE: 06/02/2023
CDI #: R6265
DESIGNED BY: DHL
DRAWN BY: DHL
CHECKED BY: DHL

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:
CDI
CIVIL DESIGN, INC.
WBE / DBE
Missouri
of Authority #2022020604

5720 Oakford Avenue
St. Louis, MO 63110
314.863.5570

**IMPROVEMENTS AT
20 ALGONQUIN WOOD PL.**
GLENDALE, MISSOURI 63122

SHEET TITLE
SITE PLAN
SHEET NO.
C2

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 cfs. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30 foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench.
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.33 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be at least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and 1/2 inch long. Excavate a trench to bury the bottom of the fabric/fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than 1/2 the fence height or 12", whichever is less.
- ✓ Replace torn or clogged fabric; repair loose fabric.
- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SITING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic requirements shown in Table 1 below.

Table 1- Temporary Silt Fence Property Requirements

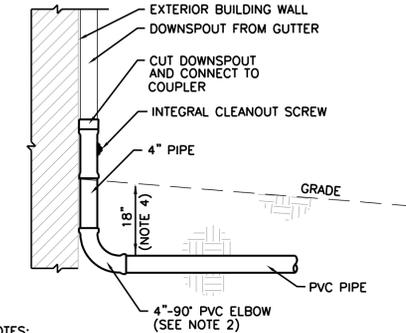
Physical Property	Test Method	Units	MARV Geotextile Requirements		
			Supported Silt Fence ²	Unsupported Silt Fence	
				Woven Elongation ≥ 50%	Non-Woven Elongation ≥ 50%
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	---	---
Grab Strength (Minimum):	Machine Direction	ASTM D 4632	pounds	90	125
	Cross Machine Direction			90	100
Permittivity (Minimum)	ASTM D 4491	sec ⁻¹	0.05	0.05	0.05
Apparent Opening Size (AOS) ³	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355		70% after 500 h of exposure		

Notes:

- MARV Minimum Average Roll Value
- ¹ Elongation measured in accordance with ASTM D 4632
- ² Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)
- ³ Maximum Average Roll Value

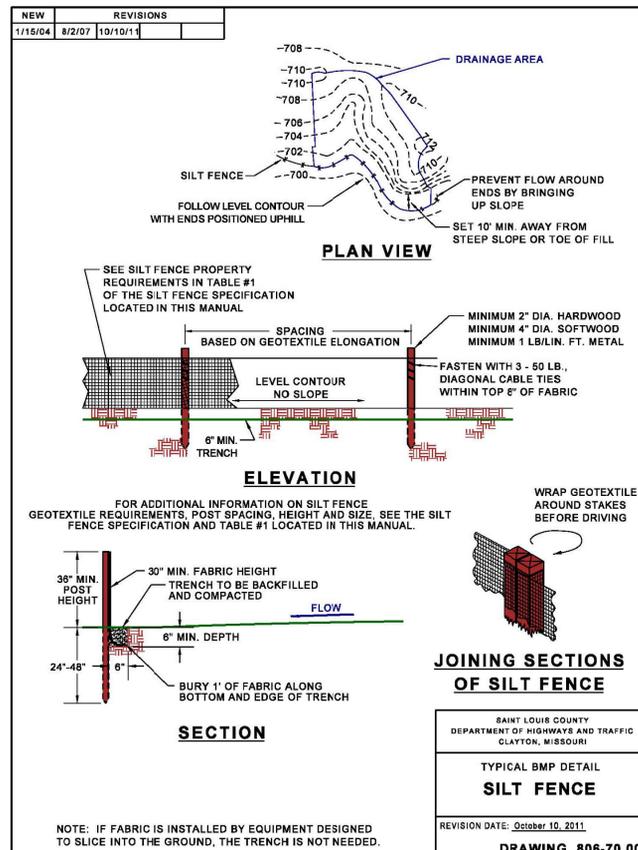
SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, regrade trench area and vegetate.

TYPICAL DETAIL - 806-70.0



NOTES:

1. NOT USED.
2. IF 90° ELBOW CONFLICTS WITH BUILDING FOOTING, CONSTRUCT ELBOW AT TOP OF FOOTING AND SLOPE AT MAXIMUM GRADE TO 18" BELOW GRADE.
3. REMOVE/REPLACE/ADD DOWNSPOUT STRAPS AS NECESSARY TO SECURE PIPING IN PLACE.
4. USE 18" COVER WHERE SITE CONDITIONS WILL ALLOW POSITIVE DRAINAGE.
5. OWNER'S REPRESENTATIVE TO SELECT COLOR, TYPE, AND STYLE OF DOWNSPOUT AND APPURTENANCES.



06-02-2023
DOUGLAS LEIPZIGER
CIVIL ENGINEER
MO# PE-2022025621

DATE: 06/02/2023
CDI #: R6265
DESIGNED BY: DHL
DRAWN BY: DHL
CHECKED BY: DHL

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:
CDI
CIVIL DESIGN, INC.
WBE / DBE certified
of Authority #2022020604
5220 Oakford Avenue
St. Louis, MO 63110
314.863.5570

IMPROVEMENTS AT
20 ALGONQUIN WOOD PL.
GLENDALE, MISSOURI 63122

SHEET TITLE
DETAILS
SHEET NO.
C3

SITE PLAN GENERAL NOTES:

- REFER TO SHEET A1.0 FOR ADDITIONAL INFORMATION.
- SITE CONDITIONS TO BE REVIEWED BY CONTRACTOR. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO STARTING WORK.
- UTILITY LOCATIONS TO BE REVIEWED BY CONTRACTOR.
- LOCATIONS FOR WALKS, DRIVEWAYS, GENERAL LANDSCAPE AND GRADING IS DIAGRAMMATIC. ACTUAL LOCATIONS TO BE DETERMINED ON SITE.
- STAKE OUT NEW CONSTRUCTION BY A LICENSED SURVEYOR TO ASSURE COMPLIANCE WITH ALL PERMITTED APPROVALS.
- TREES AND BRUSH WHERE REQUIRED TO BE REMOVED OR INTERFERE WITH NEW CONSTRUCTION SHALL BE TAKEN DOWN, STUMPS REMOVED AND HAULED AWAY. PROTECT AND PRESERVE ALL TREES MARKED OR INDICATED BY THE OWNER TO BE SAVED. DO NOT STORE MATERIALS AND EQUIPMENT WITHIN THE TREE DRIP LINE.
- ROCK EXCAVATION, IF REQUIRED, SHALL BE CONDUCTED ACCORDING TO RESTRICTIONS OF GOVERNING AUTHORITIES. WORK SHALL NOT PROCEED UNTIL QUANTITY TO BE REMOVED AND COST FOR REMOVAL IS VERIFIED AND APPROVED BY OWNER.
- SURVEY INFORMATION HAS BEEN TAKEN FROM DRAWINGS PROVIDED BY OTHERS AND IS NOT THE RESPONSIBILITY OF THE ARCHITECT. SUBSURFACE CONDITIONS SHALL NOT BE THE RESPONSIBILITY OF THIS ARCHITECT. CONTRACTOR SHALL PLACE ALL FOOTINGS ON VIRGIN SOIL. CONTRACTOR TO CONFIRM AND NOTIFY ARCHITECT IF SOIL BEARING CAPACITY IS LESS THAN 2,000 PSF BEFORE PROCEEDING WITH WORK.
- UNDERGROUND PIPES, TANKS, SERVICES, ETC. SHALL BE LOCATED BY THE CONTRACTOR WHO SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THEIR PROTECTION.
- TERMITE CONTROL TO BE APPROVED BY GOVERNING AUTHORITY. TREAT BELOW ALL SLABS, ENTRY PADS, PORCHES, AND ON THE OUTSIDE FACE OF FOUNDATION WALLS TO INCLUDE SOIL JUST OUTSIDE FOUNDATIONS.
- CONTRACTOR TO VERIFY ABSENCE OF GROUND WATER. INSPECT EXCAVATION PRIOR TO POURING CONCRETE. IF GROUND WATER IS DISCOVERED, NOTIFY ARCHITECT.
- ALL LANDSCAPING INCLUDING TREES AND SHRUBS TO REMAIN UNLESS NOTED OTHERWISE.

KEYED LEGEND:

- NEW TERRACE OVER GARAGE
- NEW STEPS
- RELOCATED AZALEA
- NEW AZALEAS
- NEW CONCRETE SIDEWALK
- NEW COVERED FRONT PORCH

GENERAL DEMOLITION NOTES:

- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF DEMOLITION.
- GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR NECESSARY DEMOLITION PERMITS AS REQUIRED TO ACCOMPLISH THIS WORK.
- GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT PROTECTION DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS DISCOVERED DURING DEMOLITION THAT ARE IN NEED OF EVALUATION.
- PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED PRIOR TO ANY DEMOLITION. ALL ERECTIONS PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL SAFEGUARDS REQUIRED BY NATIONAL, STATE, AND LOCAL ORDINANCES FOR PROTECTION OF THE WORKERS AND THE PUBLIC.
- ALL DEBRIS TO BE COMPLETELY REMOVED FROM SITE LEGALLY AND DISPOSED OF PER OWNER'S INSTRUCTION.
- ALL SIDING TO BE REPLACED.
- REFER TO DOOR AND WINDOW SCHEDULE TO DETERMINE UNIT REPLACEMENT.

KEYED LEGEND:

- EXISTING DECK AND STAIRS TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- REMOVE MATURE AZALEA SHRUB AND PRESERVE FOR NEW LOCATION
- REMOVE CONCRETE STOOP
- EXISTING ASPHALT DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- EXISTING RETAINING WALL AND STEPS

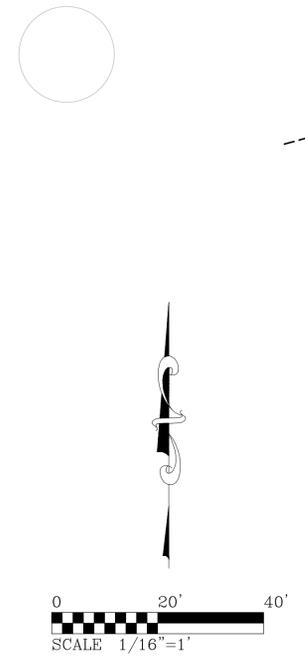
TREE SCHEDULE:

T1	8" CALIPER	KEEP EXISTING
T2	8" CALIPER	REMOVE
T3	24" CALIPER	KEEP EXISTING
T4	24" CALIPER	KEEP EXISTING
T5	16" CALIPER	KEEP EXISTING
T6	8" CALIPER	KEEP EXISTING
T7	18" CALIPER	KEEP EXISTING

2 EXISTING SITE SURVEY
1/16" = 1'-0"

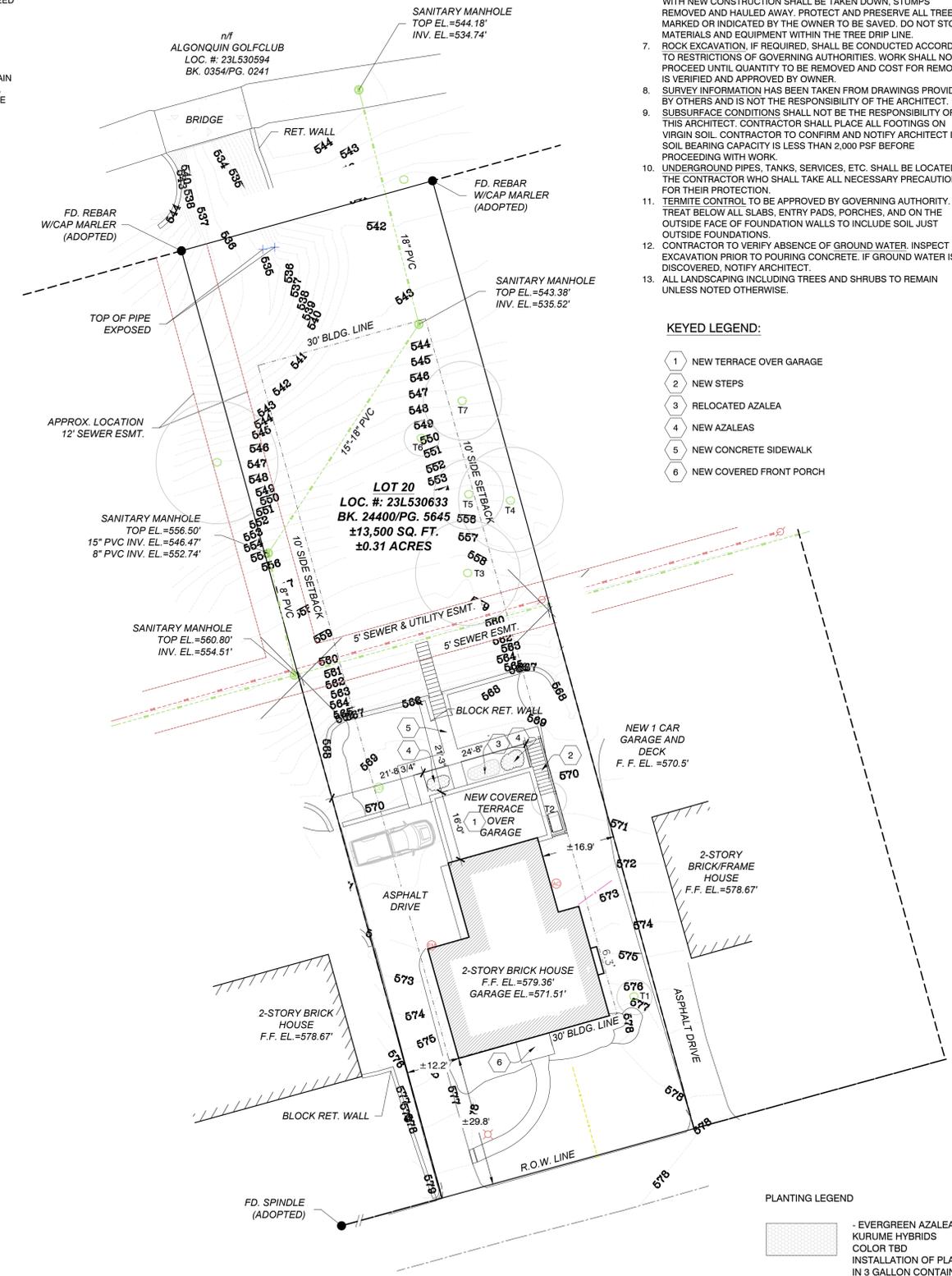
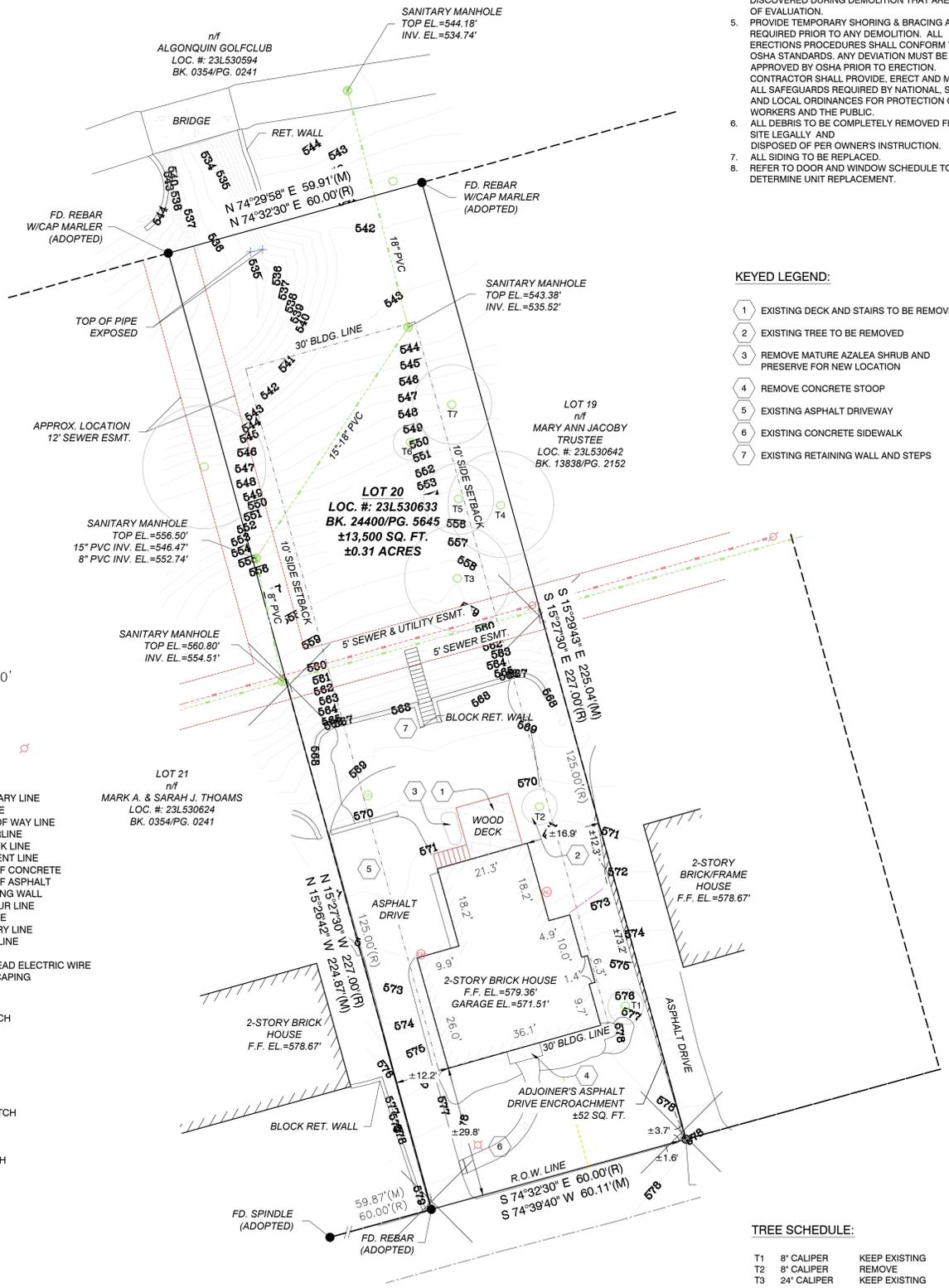
1 SITE PLAN / LANDSCAPE PLAN
1/16" = 1'-0"

- - FOUND MONUMENT (AS NOTED)
- (R) - RECORD DISTANCE
- (M) - MEASURED DISTANCE
- ⊕ - SITE BENCHMARK
- - SANITARY MANHOLE
- - CLEANOUT
- - UTILITY POLE
- - LIGHT POLE
- - TREE
- - AIR CONDITIONER
- - ELECTRIC METER
- - AZALEA - MATCH EXISTING



- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- RETAINING WALL
- CONTOUR LINE
- GAS LINE
- SANITARY LINE
- FENCE LINE
- WALK
- OVERHEAD ELECTRIC WIRE
- LANDSCAPING

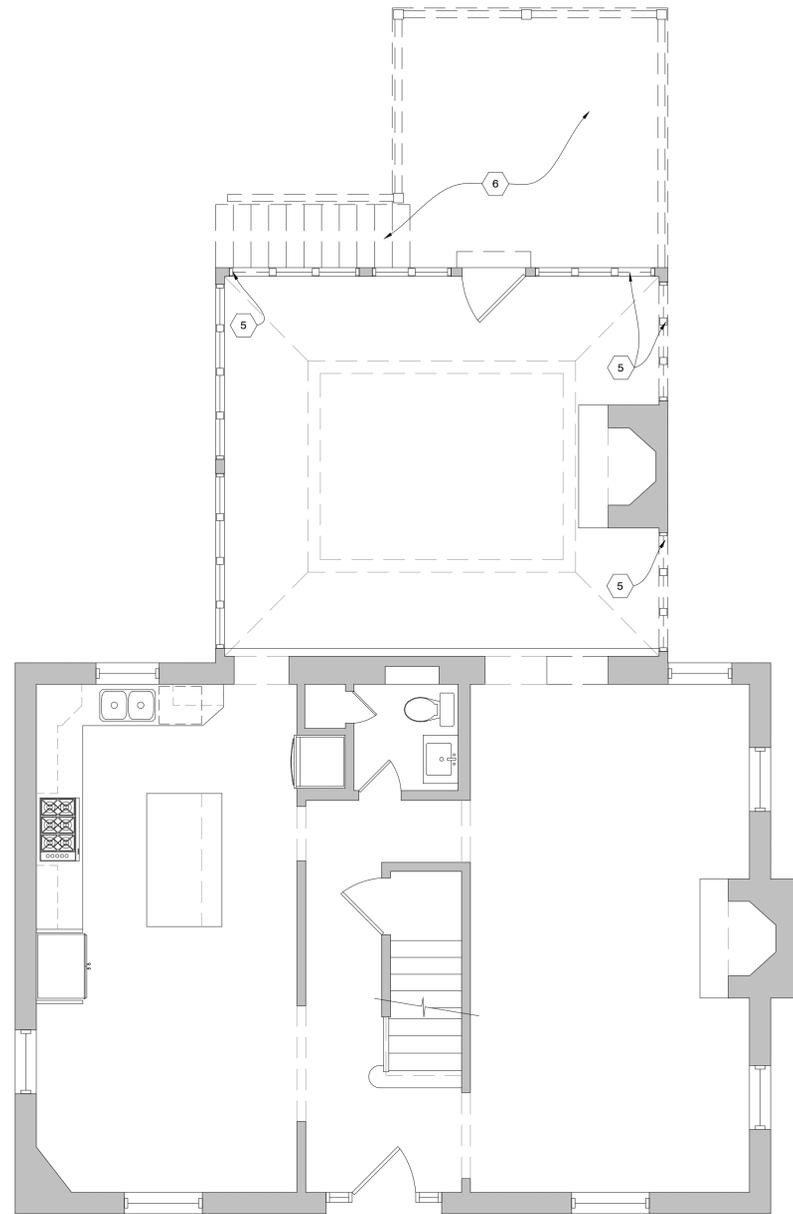
- BUILDING HATCH
- WOOD HATCH
- CONCRETE HATCH
- ASPHALT HATCH



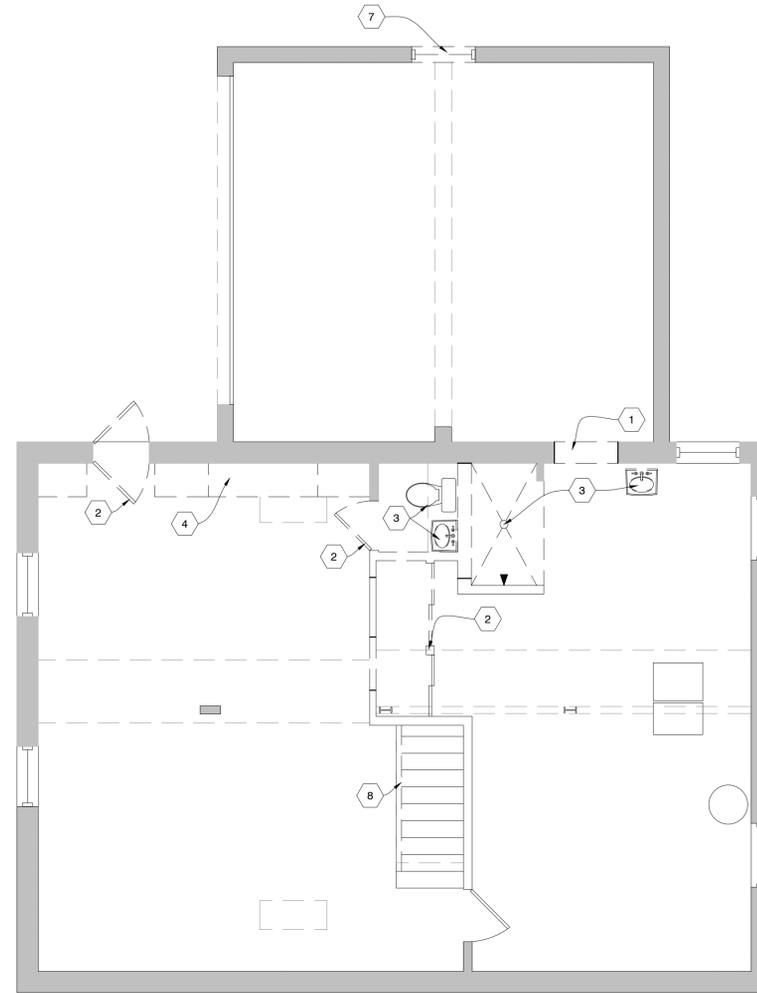
PLANTING LEGEND:

- EVERGREEN AZALEA: KURUME HYBRIDS
- COLOR TBD
- INSTALLATION OF PLANTS IN 3 GALLON CONTAINERS

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2 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



1 LOWER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF DEMOLITION.
2. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR NECESSARY DEMOLITION PERMITS AS REQUIRED TO ACCOMPLISH THIS WORK.
3. GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT PROTECTION DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
4. NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS DISCOVERED DURING DEMOLITION THAT ARE IN NEED OF EVALUATION.
5. PROVIDE TEMPORARY SHORINGS & BRACINGS AS REQUIRED PRIOR TO ANY DEMOLITION. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL SAFEGUARDS REQUIRED BY NATIONAL, STATE, AND LOCAL ORDINANCES FOR PROTECTION OF THE WORKERS AND THE PUBLIC.
6. ALL EXISTING INTERIOR FINISHES TO BE REMOVED TO LEVEL OF STRUCTURE BEHIND. NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS REGARDING WOOD, STEEL, CONCRETE, PLUMBING, MECHANICAL OR ELECTRICAL LINES THAT MAY BE DISCOVERED FOR EVALUATION.
7. REMOVE WALL FRAMING / MASONRY WHERE NOTED.
8. REVIEW ELECTRICAL FIXTURES INCLUDING WALL OUTLETS, LIGHTS AND SWITCHES WITH OWNER PRIOR TO REMOVAL.
9. ANY REMAINING WALLS TO BE PATCHED, SKIM COATED, SANDED AND/OR TEXTURED, AND PRIMED TO RECEIVE NEW PAINT.
10. ALL DEBRIS TO BE COMPLETELY REMOVED FROM SITE LEGALLY AND DISPOSED OF PER OWNER'S INSTRUCTION.
11. ALL SIDING TO BE REPLACED.
12. ALL WINDOW UNITS TO BE REPLACED.

KEYED DEMOLITION NOTES:

- 1 DEMO CONCRETE WALL FOR NEW OPENING
- 2 REMOVE DOORS
- 3 REMOVE PLUMBING FIXTURE. ADJUST LOCATION PER PLAN
- 4 REMOVE CASEWORK
- 5 REMOVE WINDOWS FOR FUTURE INFILL
- 6 REMOVE ENTIRE DECK AND STAIRS
- 7 REMOVE WINDOW AND WALL BELOW FOR NEW DOOR
- 8 EXISTING RAILING TO BE REPLACED

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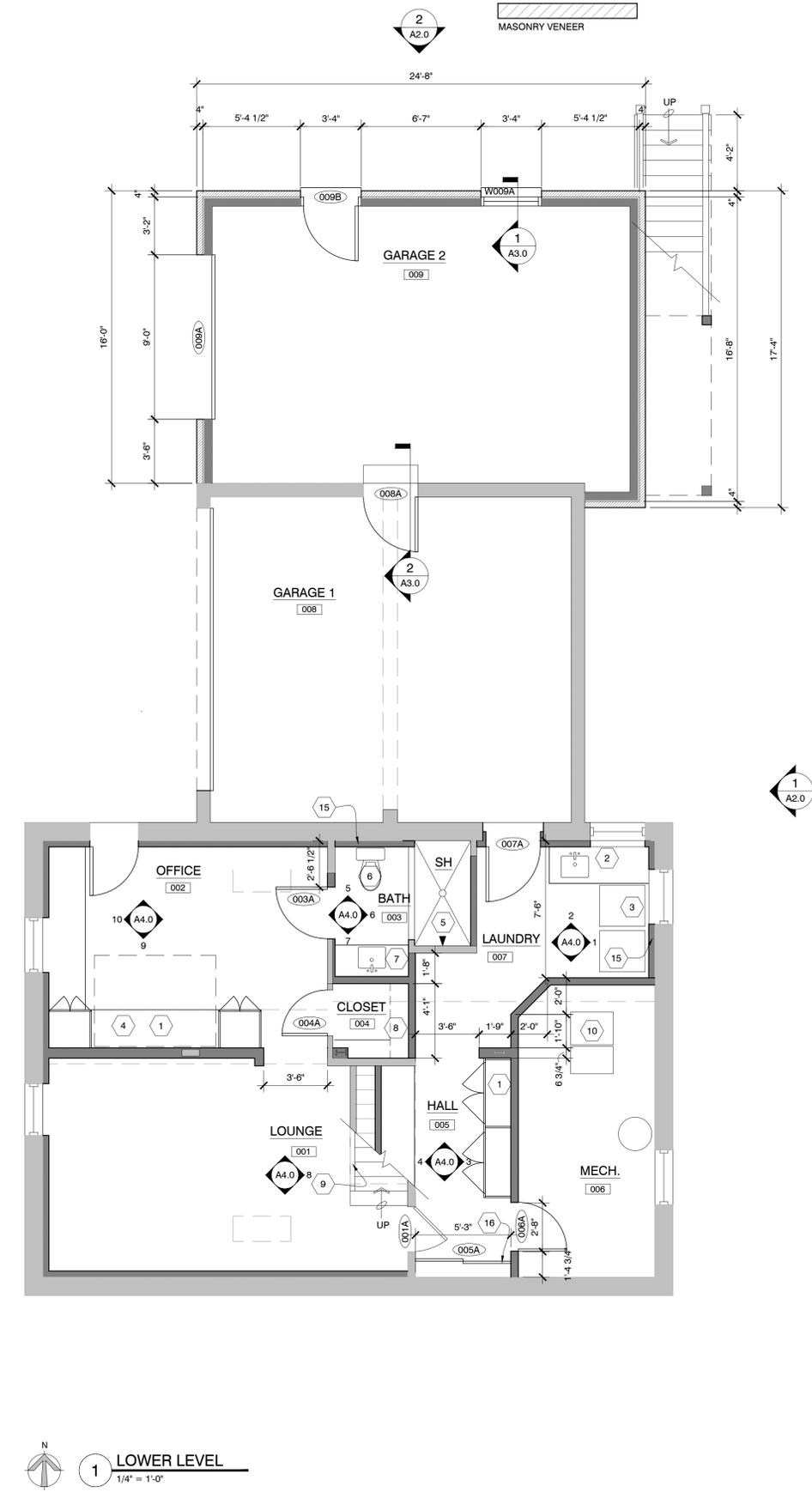
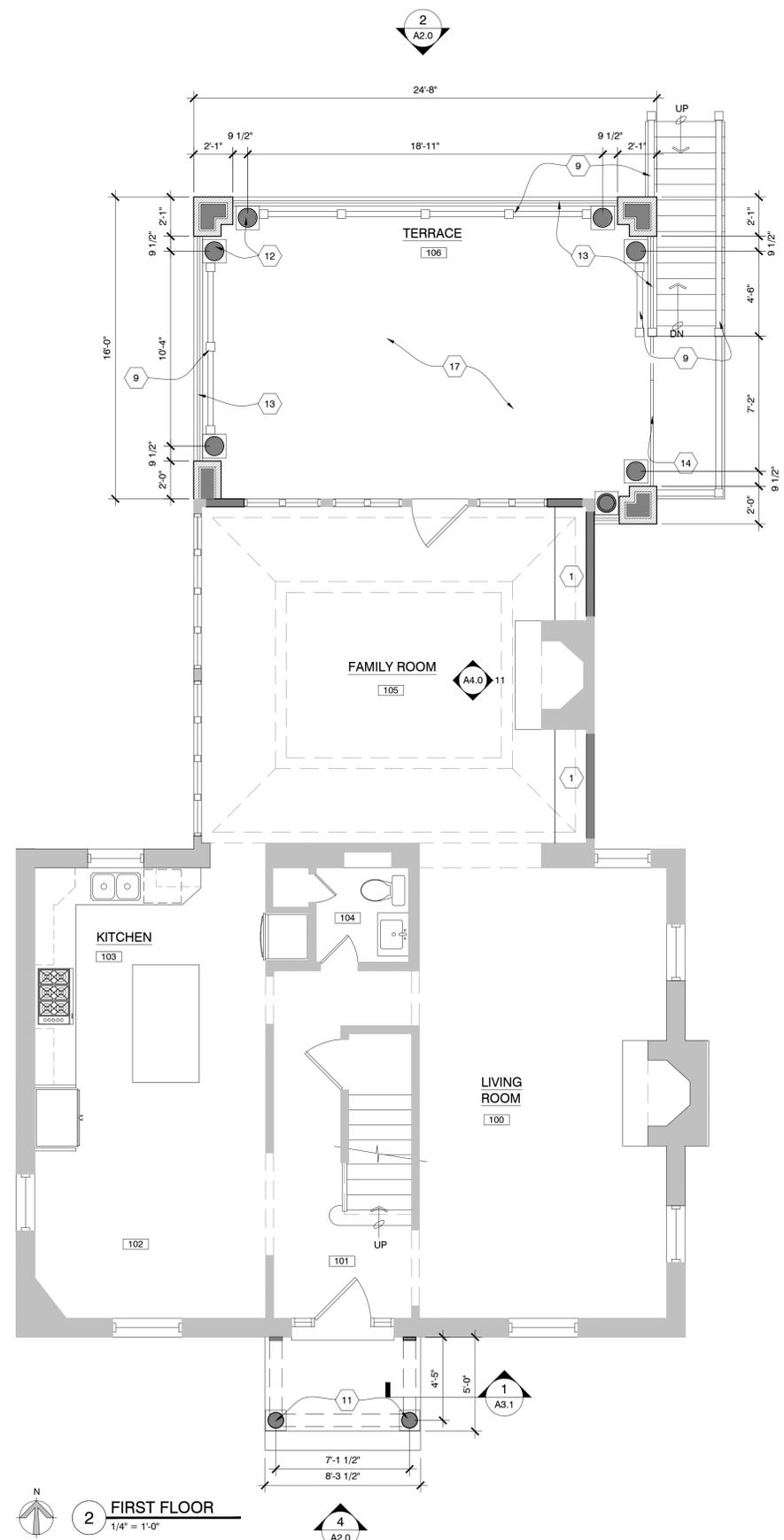
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DEMOLITION PLAN

D1.0



- LEGEND:**
- EXISTING WALL TO REMAIN
 - NEW PARTITION WALL
 - MASONRY VENEER

- GENERAL FLOOR PLAN NOTES:**
1. DIMENSIONS SHALL BE TAKEN FROM FACE OF STUDS OR CONCRETE FOUNDATION WALL. NUMERICALLY NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES.
 2. WOOD FRAMED WALLS: EXTERIOR WALLS: 2x6 @ 16" O.C. INTERIOR WALLS: 2x4 @ 16" O.C. PLUMBING WALLS: 2x6 @ 16" O.C. SEE INTERIOR PARTITION TYPES ON SHEET A5.0. TYPE A UNLESS NOTED OTHERWISE.
 3. TYPICAL INSULATION: VAULTED CEILING: R-30 - FLAT CEILING: R-49. WALLS: R-19 WALL CAVITY INCLUDING GARAGE. BATH AND PLUMBING WALLS: SOUND ATTENUATION. GARAGE CEILING: R-38 VERIFY WITH MECHANICAL CONTRACTOR.
 4. DRYWALL INSTALL 5/8" FIRE RATED TYPE X GYP BD ON WALLS AND CEILING FOR GARAGE FOR 1 HOUR FIRE SEPARATION. USE 5/8" DRYWALL FOR REMAINDER.
 5. CAULKING AND SEALANT: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS FOR UTILITY SERVICE THROUGH WALLS, FLOORS AND ROOF AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER. SILL SEAL IS REQUIRED AT FOUNDATION. SEPARATE VAPOR BARRIER (OR EQUIVALENT) IS REQUIRED ON EXTERIOR FRAME WALLS.
 6. FIREBLOCKING: SOFFITS AND DROPPED CEILINGS SHALL BE FIRESTOPPED. TOP AND BOTTOM OF ALL CONVENTIONAL AND STAGGERED STUD FRAMED WALLS SHALL BE FIRESTOPPED. WALLS SHALL RUN 8" VERTICAL MAXIMUM WITHOUT FIRESTOPPING.
 7. DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFTSTOPPED AT 500 SQ. FT. INTERVALS AND PARALLEL TO MAIN FRAMING MEMBERS.
 8. MEP VERIFICATION: GENERAL CONTRACTOR TO VERIFY MECHANICAL/ELECTRICAL/PLUMBING SYSTEMS AND IMMEDIATELY REPORT ANY DISCREPANCIES OR CONFLICTS TO OWNER/ARCHITECT.
 9. VERIFY LOCATION, SIZE, ETC. FOR BACKING FOR ALL TOILET PAPER HOLDERS, TOWEL BARS, GRAB BARS, WITH OWNER/ARCHITECT PRIOR TO INSTALL.
 10. CABINETS: CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING TO ASSURE EXACT FIT OF CABINETS AND FREE OPERATION OF ALL DRAWERS AND DOORS. SCRIBE CABINETS TO WALL AS REQUIRED.
 11. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" INTO REQUIRED STAIR WELL SPACE. HANDRAILS AT STRAIGHT RUN STAIRS TO BE CONTINUOUS. ALLOWABLE DIAMETER IS 2" MAXIMUM AND 1 1/4" MIN. UNLESS NOTED OTHERWISE.
 12. GUARDS: PROVIDE MINIMUM 36" H GUARDS ALONG BALCONIES, DECKS, STAIRWAYS, AND OPEN SIDED WALKING SURFACES WHERE THE DIFFERENCE IN FLOOR LEVEL IS MORE THAN 15 1/2". EXCEPTION: GUARDS ARE REQUIRED FOR PORCHES AND DECKS MORE THAN 30" ABOVE GRADE. HAND AND GUARD RAILS SHALL BE SECURED TO WITHSTAND A FORCE OF 200#/LF VERTICALLY AND HORIZONTALLY. PICKETS SHALL NOT BE GREATER THAN 4" O.C.
 13. REFERENCES: REFER TO INTERIOR ELEVATIONS, SECTIONS, DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION. ALL PARTITION TYPES ARE FOUND ON A5.0.
 14. DOOR LOCATIONS: UNLESS DIMENSIONED OTHERWISE, ALL DOORS WILL BE CENTERED BETWEEN THE WALLS WHERE LOCATED OR PROVIDED WITH A 4" MIN. JAMB ON THE HINGE SIDE. VERIFY DOOR ROUGH OPENING SIZES WITH MANUFACTURER.
 15. MATERIALS: MATCH EXISTING INCLUDING DOORS, WINDOWS, TRIM, CASINGS, BASEBOARDS, CROWN MOLDINGS, HARDWARE.
 16. STONE VENEER: MATCH EXISTING WHERE SHOWN. REFER TO EXTERIOR ELEVATIONS FOR MORE DETAIL.

- KEYED FLOOR PLAN NOTES:**
1. BUILT IN CABINERY PER INTERIOR ELEVATION
 2. 24" D X 36" H COUNTER / CABINET
 3. WASHER / DRYER LOCATION VENT TO EXTERIOR
 4. MURPHY BED
 5. NEW SHOWER - EXISTING LOCATION
 6. TOILET
 7. 4" VANITY WITH MIRROR
 8. CLOTHES RODS AND SHELF
 9. HANDRAIL/ GUARD RAIL PER CODE
 10. EXISTING MECHANICAL UNIT
 11. COLUMN WRAP BY PACIFIC COLUMNS
 12. COLUMNS BY PACIFIC COLUMNS
 13. PULL DOWN PHANTOM SCREEN
 14. PULL ACROSS PHANTOM SCREEN
 15. 2x4 WALL FURRED OUT OVER CONCRETE WALL
 16. BI-PASS DOORS TO COVER EQUIPMENT BEHIND
 17. REMOVABLE IPE DECK PANELS - PERMANENT UNDER COLUMNS

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FLOOR PLANS

A1.0

STATE OF MISSOURI
DANIEL A. ELAVSKY
ARCHITECT
NUMBER A-2008010396
06/02/2023

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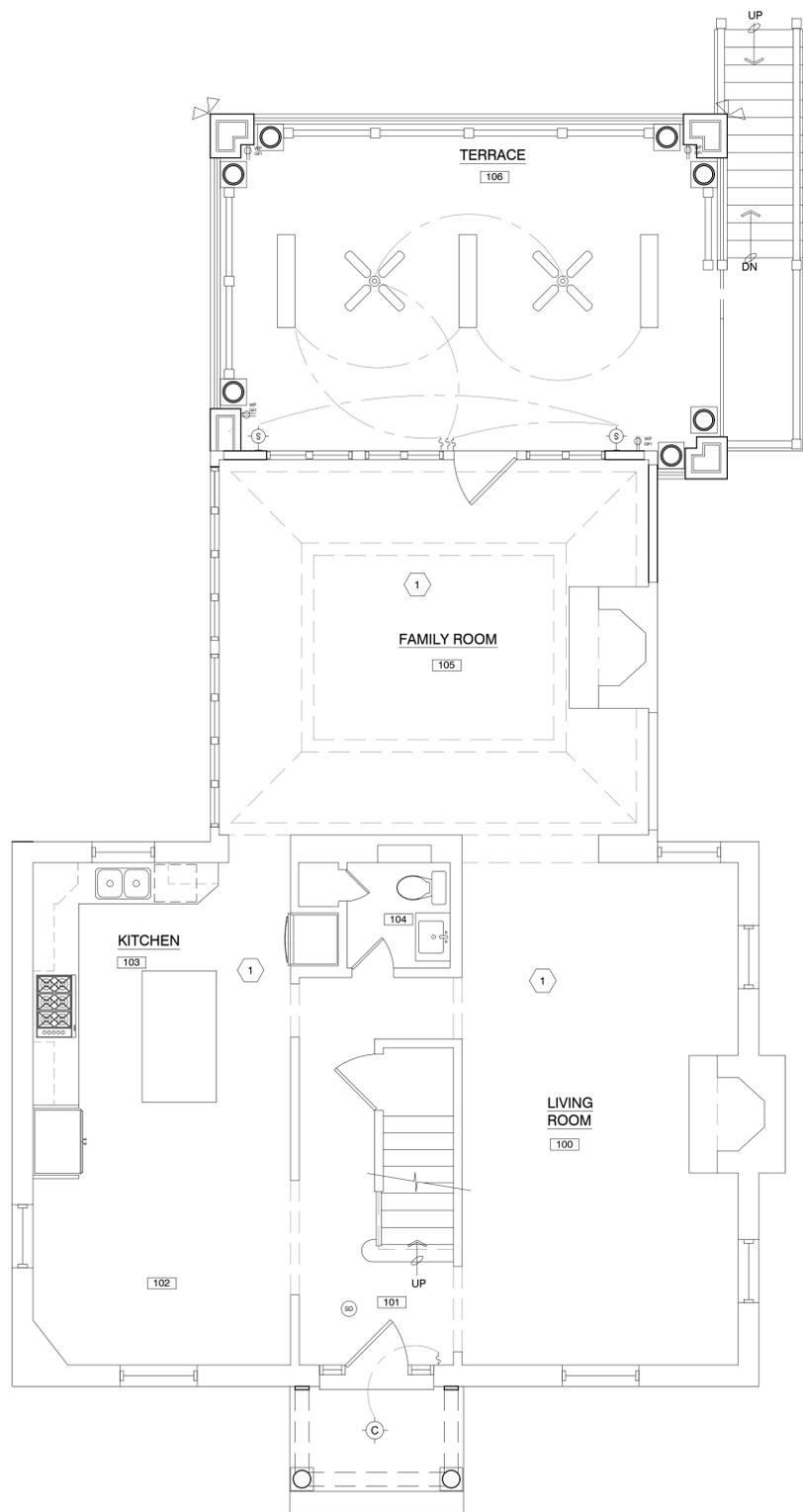
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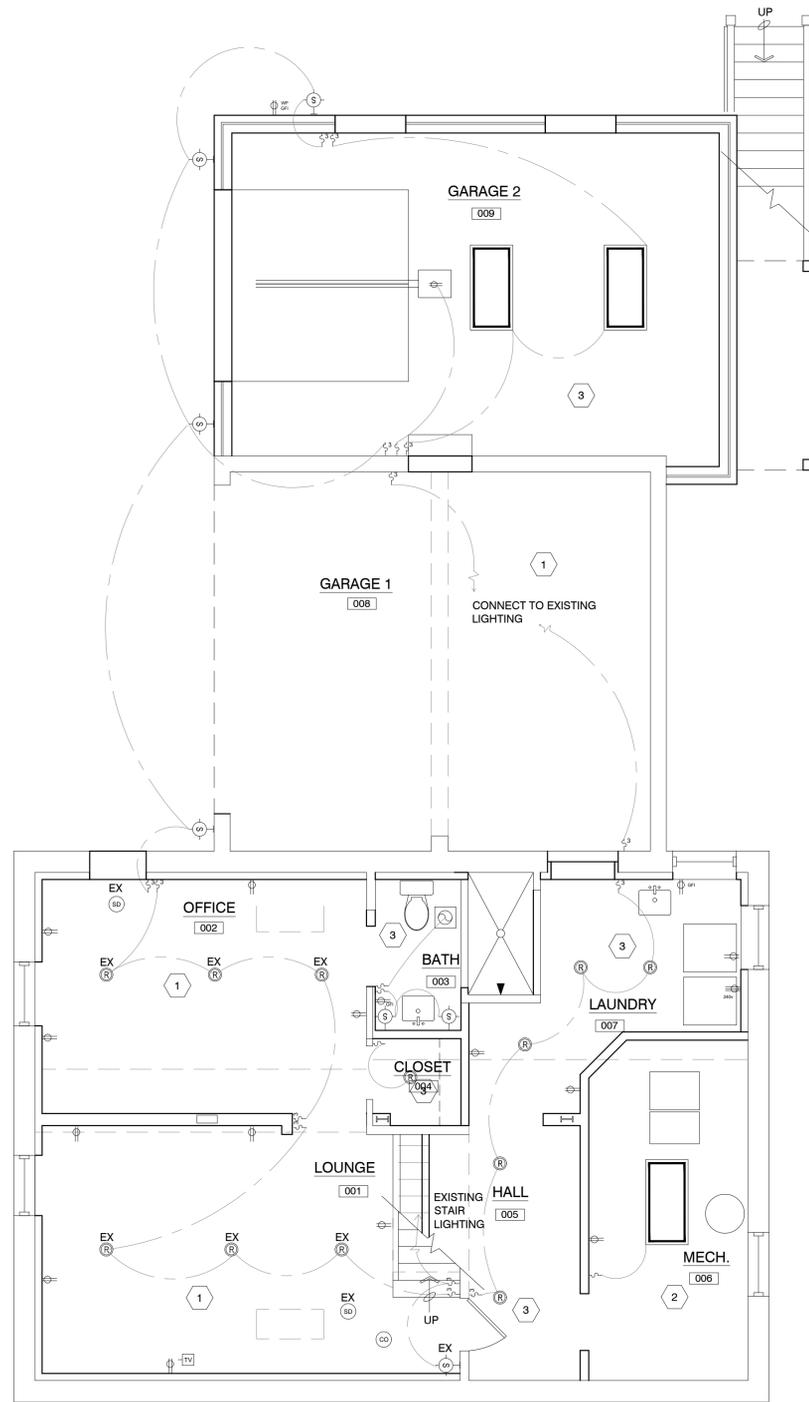
FLOOR PLANS

A1.0

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2 FIRST FLOOR
1/4" = 1'-0"



1 LOWER LEVEL
1/4" = 1'-0"

- REFLECTED CEILING KEYED NOTES:
- 1 EXISTING TO REMAIN
 - 2 OPEN TO STRUCTURE ABOVE
 - 3 GYPSUM BOARD CEILING - MAXIMUM HEIGHT

NOTE: VERIFY WORKING SMOKE DETECTOR IN EACH BEDROOM AND SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR OUTSIDE OF BEDROOMS IN UPSTAIRS LANDING COMPLY WITH GENERAL NOTE 11. IF NOT - THEN UPDATE TO CURRENT CODE.

- GENERAL REFLECTED CEILING / ELECTRICAL NOTES:
1. ALL DRYWALL ON CEILING TO BE 5/8" TYPE X DRYWALL.
 2. NOTIFY ARCHITECT OF ANY OBSTRUCTIONS FOR LIGHT FIXTURE PLACEMENT. ALL FIXTURES TO BE CENTERED AND ALIGNED WHERE POSSIBLE.
 3. ALL LIGHT SWITCHES TO BE 42" HT. UNLESS NOTED OTHERWISE. VERIFY COLOR AND STYLE WITH OWNER PRIOR TO INSTALLATION.
 4. ALL ELECTRICAL OUTLETS TO BE 18" UNLESS NOTED OTHERWISE.
 5. PROVIDE ELECTRICAL WALK-THRU WITH CLIENT PRIOR TO LOCATING BOXES.
 6. ELECTRICIAN TO VERIFY ALL POWER REQUIREMENTS AND HOOKUP LOCATIONS FOR ALL APPLIANCES.
 7. ALL RECESSED CAN LIGHTS TO BE RATED FOR INSULATION.
 8. MECHANICAL EQUIPMENT TO BE LOCATED IN UNFINISHED BASEMENT.
 9. PROVIDE CARBON MONOXIDE DETECTOR AND LIGHT AS REQUIRED.
 10. CLOSET CEILING HEIGHTS WILL MATCH THEIR ADJACENT ROOMS U.N.O.
 11. ALL RECESSED CAN LIGHTS TO BE 4" LED, 2500 K MIN.
 12. PROVIDE / VERIFY A SMOKE ALARM IN AND OUTSIDE EACH BEDROOM AND ON EACH STORY. SMOKE AND CARBON MONOXIDE ALARMS MUST BE PHYSICALLY OR WIRELESSLY INTERCONNECTED SO ONE ALARM SOUNDS ALL ALARMS. SMOKE ALARMS SHALL BE AC POWERED WITH A BATTERY BACK-UP. SHALL COMPLY WITH NFPA 72, AND SHALL BE LISTED IN ACCORDANCE WITH UL 217. VERIFY/PROVIDE CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AREA IF THE HOUSE HAS FUEL-FIRED APPLIANCE OR GARAGE. A COMBINATION MONOXIDE / SMOKE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL217.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	LED LIGHT FIXTURE
	CEILING FAN W/ LIGHT
	CLOSET LIGHT FIXTURE
	120V CEILING LIGHT FIXTURE
	120V RECESSED LIGHT FIXTURE
	120V DIRECTIONAL RECESSED FIXTURE
	120V EAVE LIGHT FIXTURE
	120V CHANDELIER LIGHT FIXTURE
	120V WALL LIGHT FIXTURE
	PENDANT FIXTURE
	UNDER CABINET LIGHTING
	RECESSED STAIR LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	DOOR JAMB SWITCH
	120V DUPLEX RECEPTACLE
	120V DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTION
	120V DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTION AND A WEATHERPROOF COVER
	120V QUADPLEX RECEPTACLE
	120V QUADPLEX RECEPTACLE GROUND FAULT INTERRUPTION
	120V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACK
	TELEPHONE JACK (RECESSED FLOOR)
	DATA (COMPUTER POINT)
	DATA (RECESSED FLOOR)
	TELEVISION JACK
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	DOOR CHIME
	FIRE ALARM PANEL
	GARAGE DOOR OPENER
	GARAGE DOOR SWITCH PANEL.

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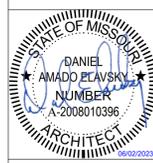
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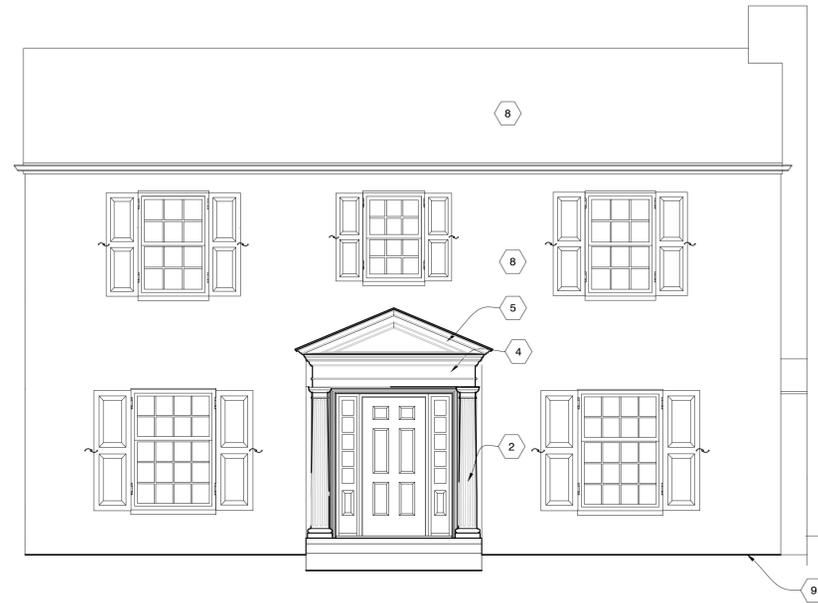
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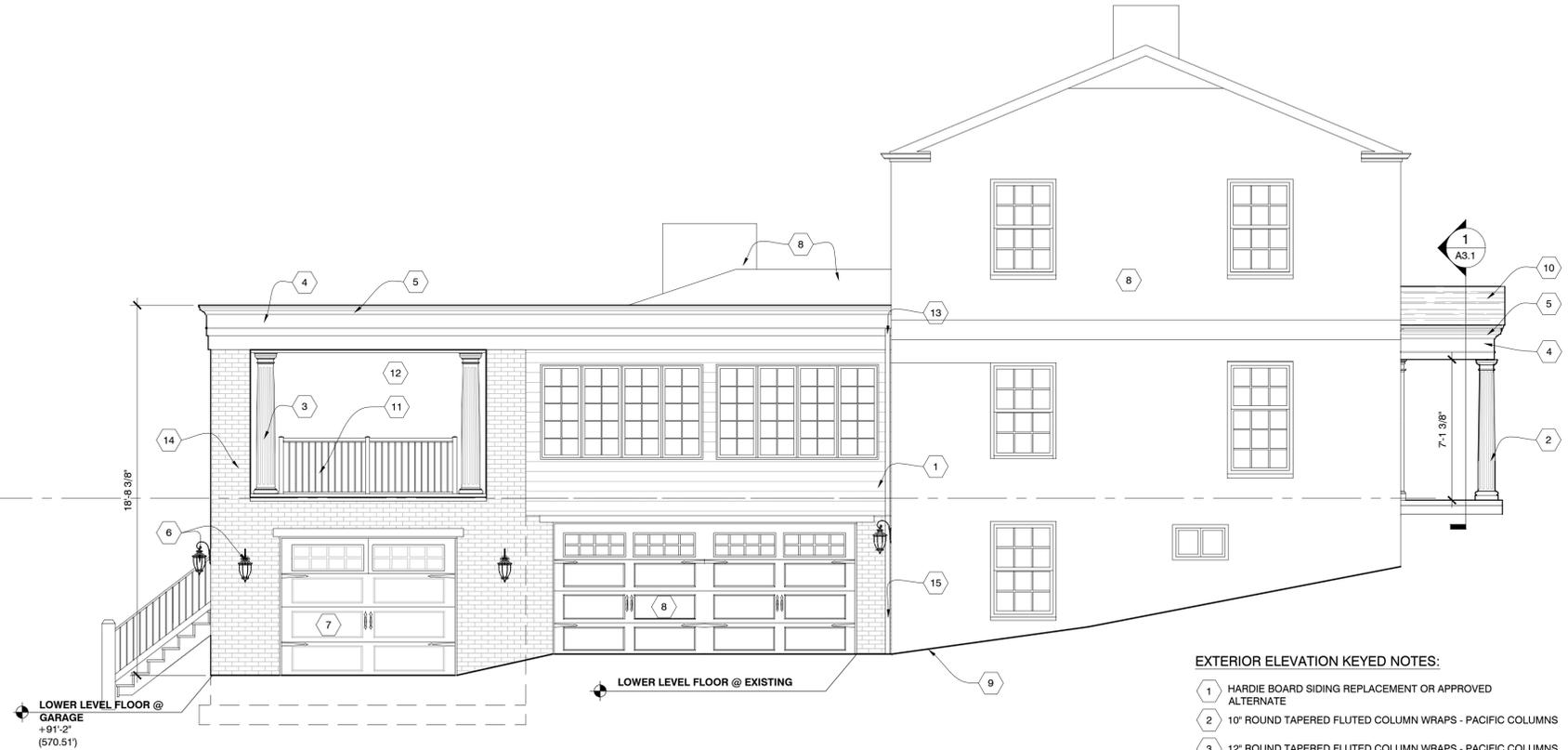
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REFLECTED CEILING PLAN

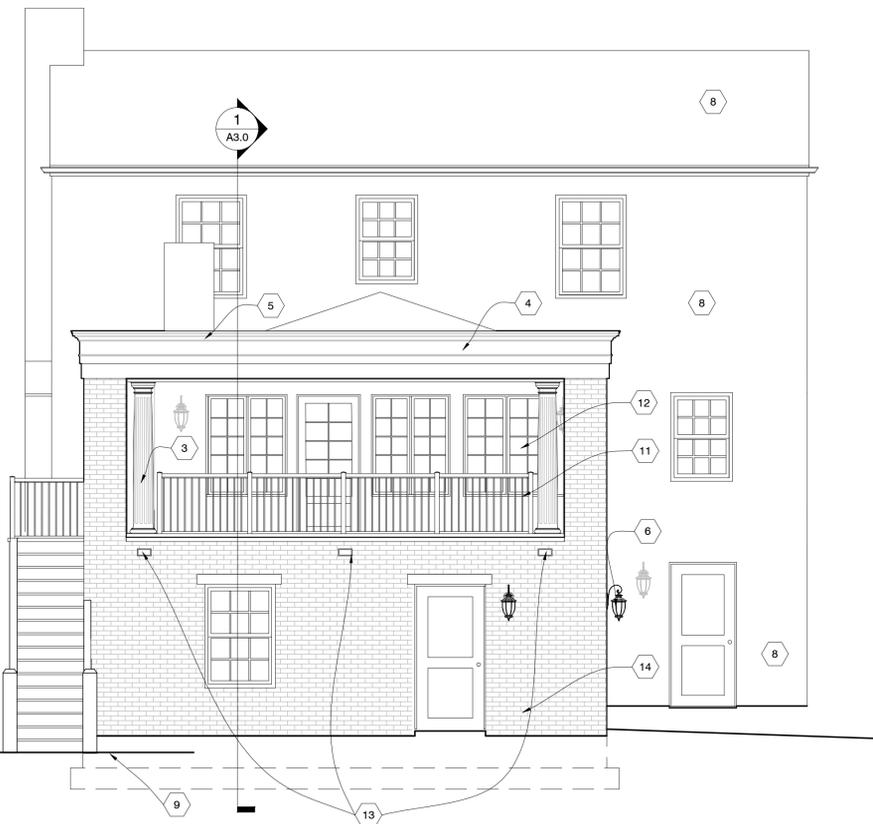
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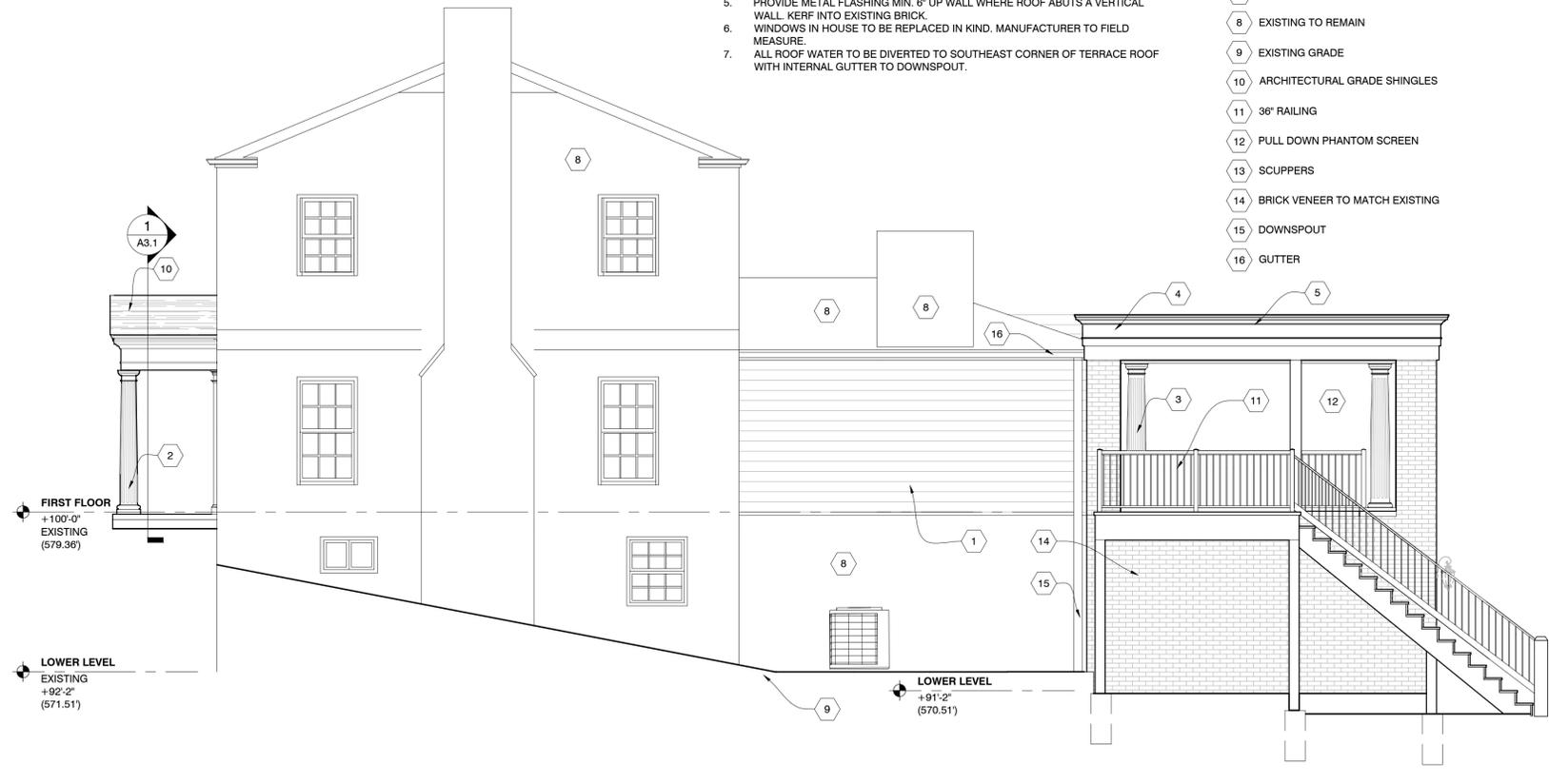
4 FRONT ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 RIGHT ELEVATION
1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. ROOFING: TPO FLAT ROOFING MEMBRANE ASPHALT SHINGLES AT FRONT PORCH TO MATCH EXISTING
2. SIDING: REPLACE EXISTING WITH HARDIPLANK LAP SIDING WHERE SHOWN (OR SIMILAR) IN WHITE; PAINTED TRIM; PAINTED CONCRETE AT BASE
3. METAL IRON BALCONY RAILINGS - WHITE
4. GARAGE DOORS: 9'-0" W X 7'-0" HT OVERHEAD SECTIONAL DOORS - PAINT GRADE
5. PROVIDE METAL FLASHING MIN. 6" UP WALL WHERE ROOF ABUTS A VERTICAL WALL. KERF INTO EXISTING BRICK.
6. WINDOWS IN HOUSE TO BE REPLACED IN KIND, MANUFACTURER TO FIELD MEASURE.
7. ALL ROOF WATER TO BE DIVERTED TO SOUTHEAST CORNER OF TERRACE ROOF WITH INTERNAL GUTTER TO DOWNSPOUT.

EXTERIOR ELEVATION KEYED NOTES:

- 1 HARDIE BOARD SIDING REPLACEMENT OR APPROVED ALTERNATE
- 2 10" ROUND TAPERED FLUTED COLUMN WRAPS - PACIFIC COLUMNS
- 3 12" ROUND TAPERED FLUTED COLUMN WRAPS - PACIFIC COLUMNS
- 4 1x TRIM BOARD
- 5 CROWN MOLDING
- 6 EXTERIOR SCONCES TBD
- 7 NEW GARAGE DOOR
- 8 EXISTING TO REMAIN
- 9 EXISTING GRADE
- 10 ARCHITECTURAL GRADE SHINGLES
- 11 36" RAILING
- 12 PULL DOWN PHANTOM SCREEN
- 13 SCUPPERS
- 14 BRICK VENEER TO MATCH EXISTING
- 15 DOWNSPOUT
- 16 GUTTER

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9 EXTERIOR VIEW
NTS



8 EXTERIOR VIEW
NTS



7 EXTERIOR VIEW
NTS



6 EXTERIOR VIEW
NTS



5 EXTERIOR VIEW
NTS



4 EXTERIOR VIEW
NTS



3 EXTERIOR VIEW
NTS



2 EXTERIOR VIEW
NTS



1 EXTERIOR VIEW
NTS

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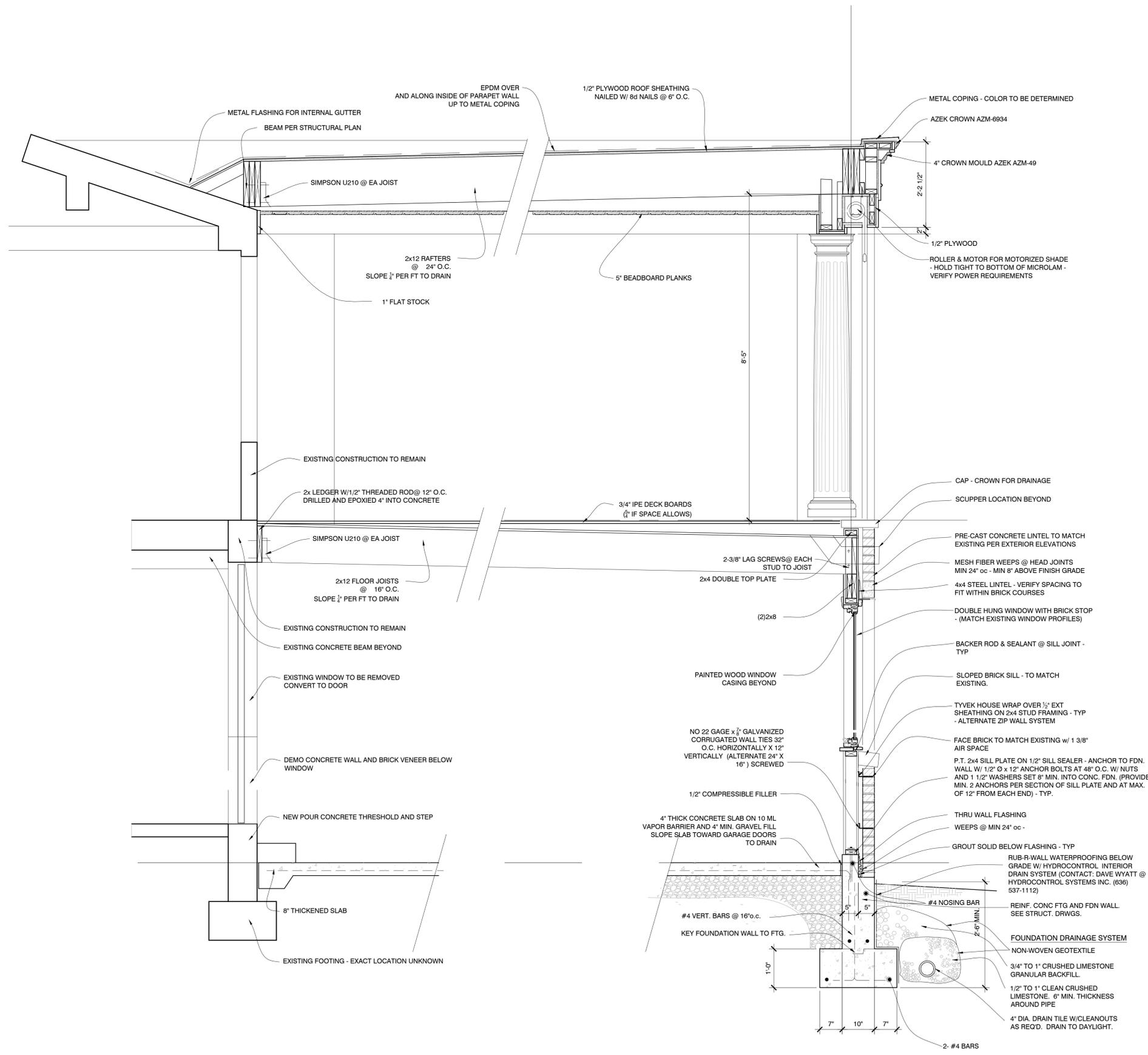


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EXTERIOR VIEWS



2 TYPICAL WALL SECTION @ GARAGE
3/4" = 1'-0"

1 TYPICAL WALL SECTION @ GARAGE
3/4" = 1'-0"

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