Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

285 PARKLAND AVENUE

LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



COLOR PHOTOS OF ADJOINING PROPERTIES: STREETSCAPE

294 | 290 | 286 | 280 | 270



281 | 287 | 293



COLOR PHOTOS OF ADJOINING PROPERTIES: REAR YARDS

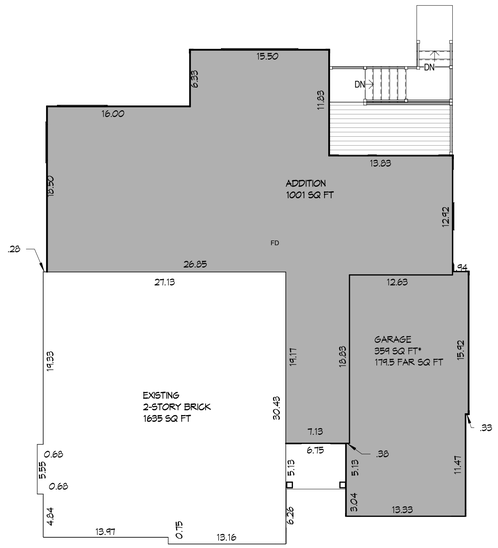
290 | 286 | 280



AERIAL PHOTO PLAN
SCALE: 1/64"=1'-0"



FAR ILLUSTRATION & CALCULATION



	FLOOR AREA RATIO
FAR MAXIMUM	30%
LOT AREA	9386 SF
FAR ALLOWABLE	2815.8 SF
EXISTING HOUSE	1635 SF
ADDITION	1001 SF
ADDITION GARAGE	179.5 SF (359 SF/2)*
TOTAL SF	2815.5 SF

*1/15/26 ARB REQUESTED ADDING OFFSET TO SIDE OF GARAGE INCREASING SQUARE FOOTAGE BY 5 SF (2.5 FAR) AS AN APPROVED INCREASE OVER ALLOWABLE FAR

ARCHITECT:

FORNEY+ architecture, LLC

Address: 2200 West Port Plaza Drive
Suite 315
St. Louis, MO 63146
Phone: 314-394-2242

Contact: Michael Cyr
Phone: 314-719-7940
Email: mcyr@forneyplus.com

APPLICABLE CODE INFORMATION

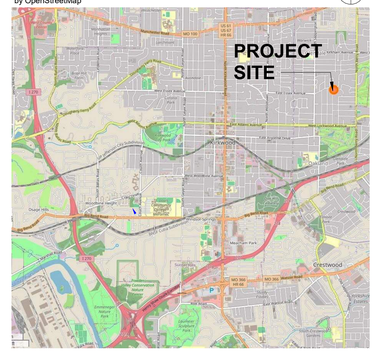
	ADOPTED CODE	
2015	INTERNATIONAL RESIDENTIAL CODE	
2014	NATIONAL ELECTRICAL CODE	
2015	INTERNATIONAL MECHANICAL CODE	
2015	UNIFORM PLUMBING CODE	
	ZONING CODE	
	ZONED R-1	
CATEGORY	REQUIREMENTS	ACTUAL
LOT SIZE	10,000 SF MIN	9386 SF
LOT WIDTH	80 FT MIN	62 FT
HEIGHT	2.5 STORIES (35 FT) MAX	2 STORIES
FRONT SETBACK	35 FT MIN	49.8 FT
SIDE SETBACK	10 FT MIN	6 FT APPROVED
REAR SETBACK	30 FT MIN	46 FT
IMPERVIOUS COVERAGE	55 % MAX	REFER TO CIVIL ENGINEERING DOCUMENTS
FAR	30% MAX	30%

DRAWING LIST

SHEET NAME	SHEET NUMBER
GENERAL	
COVER SHEET	ARB 0.0
COMPOSITE STREET ELEVATION & AVERAGE GRADE ELEVATION	ARB 0.1
SURVEY	
SURVEY	1 OF 1
CIVIL	
EXISTING SITE/DEMOLITION PLAN	C1.0
PROPOSED SITE/STORM WATER PLAN	C2.0
ARCHITECTURAL	
FOUNDATION PLAN	A2.0
FIRST FLOOR PLAN	A2.1
SECOND FLOOR AND ROOF PLAN	A2.2
FRONT AND LEFT ELEVATIONS	A4.0
REAR AND RIGHT ELEVATIONS	A4.1
PRELIMINARY 3D	A4.2

LOCATION MAP

by OpenStreetMap



ISSUE: NOT FOR CONSTRUCTION

REV ARB SET: 10-14-26

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jamesmc@FORNEYPLUS.com

FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Saint Louis, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:

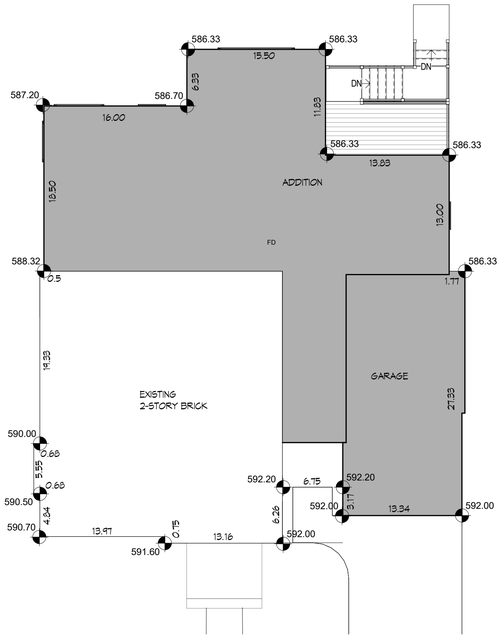
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

COVER SHEET

ARB 0.0

MAC | 1814

10/14/2026 10:20:41 AM



3 AVERAGE ADJOINING GRADE (BASEMENT)

1/8" = 1'-0"

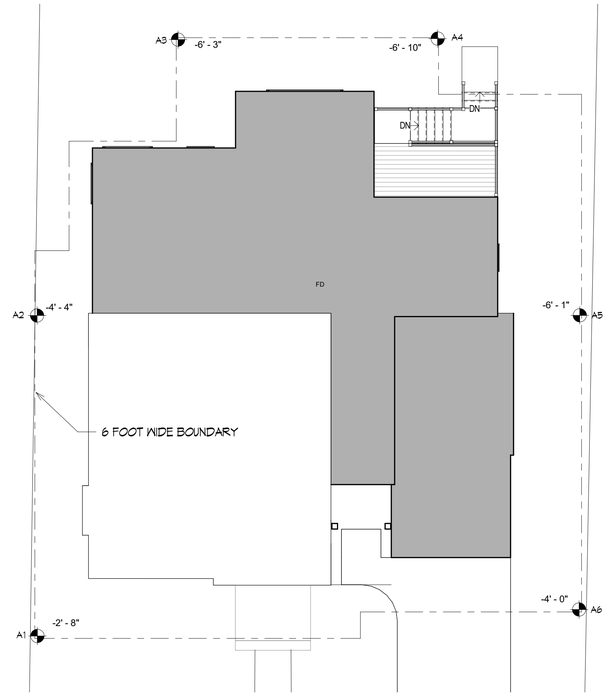
AVERAGE ADJOINING GRADE CALCULATION

		Heights			
LENGTH (L)	A	B	AVE HT	L X AVE HT
4.84	590.70	590.50	590.60	2858.50
0.68	590.50	590.50	590.50	401.54
5.55	590.50	590.00	590.25	3275.89
0.68	590.00	590.00	590.00	401.20
19.33	590.00	588.32	589.16	11388.46
0.5	588.32	588.32	588.32	294.16
18.5	588.32	587.20	587.76	10873.56
16	587.20	586.70	586.95	9391.20
6.33	586.70	586.33	586.52	3712.64
15.5	586.33	586.33	586.33	9088.12
11.83	586.33	586.33	586.33	6936.28
13.83	586.33	586.33	586.33	8108.94
13	586.33	586.33	586.33	7622.29
1.77	586.33	586.33	586.33	1037.80
27.33	586.33	592.00	589.17	16101.88
13.34	592.00	592.00	592.00	7897.28
3.17	592.00	592.20	592.10	1876.96
6.75	592.20	592.20	592.20	3997.35
6.26	592.20	592.00	592.10	3706.55
13.16	592.00	591.60	591.80	7788.09
0.75	591.60	591.60	591.60	443.70
13.97	591.60	590.70	591.15	8258.37
Totals 213.07				125460.7571

Average Adjoining Grade **588.82**

Notes:

First floor elevation	592.70
Bottom of joists (top of basement plate) is 10" less	591.87
Basement floor	584.66
Half of basement wall (Minimum Average Adjoining Grade)	**588.27**



LOCATION KEY	AVERAGE GRADE ELEVATION
A1	-2' 8"
A2	-4' 4"
A3	-6' 3"
A4	-6' 10"
A5	-6' 1"
A6	-4' 0"
AVERAGE	-5' 4"

2 AVERAGE GRADE ELEVATION & CALCULATION (BUILDING HEIGHT)

1/8" = 1'-0"



1 COMPOSITE STREET ELEVATION

1/8" = 1'-0"

10/14/2026 10:20:45 AM

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jamesmac@FORNEYPLUS.com
FORNEY + architecture, llc
2200 West Port Plaza Dr., Suite 315
Chesterfield, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may not be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

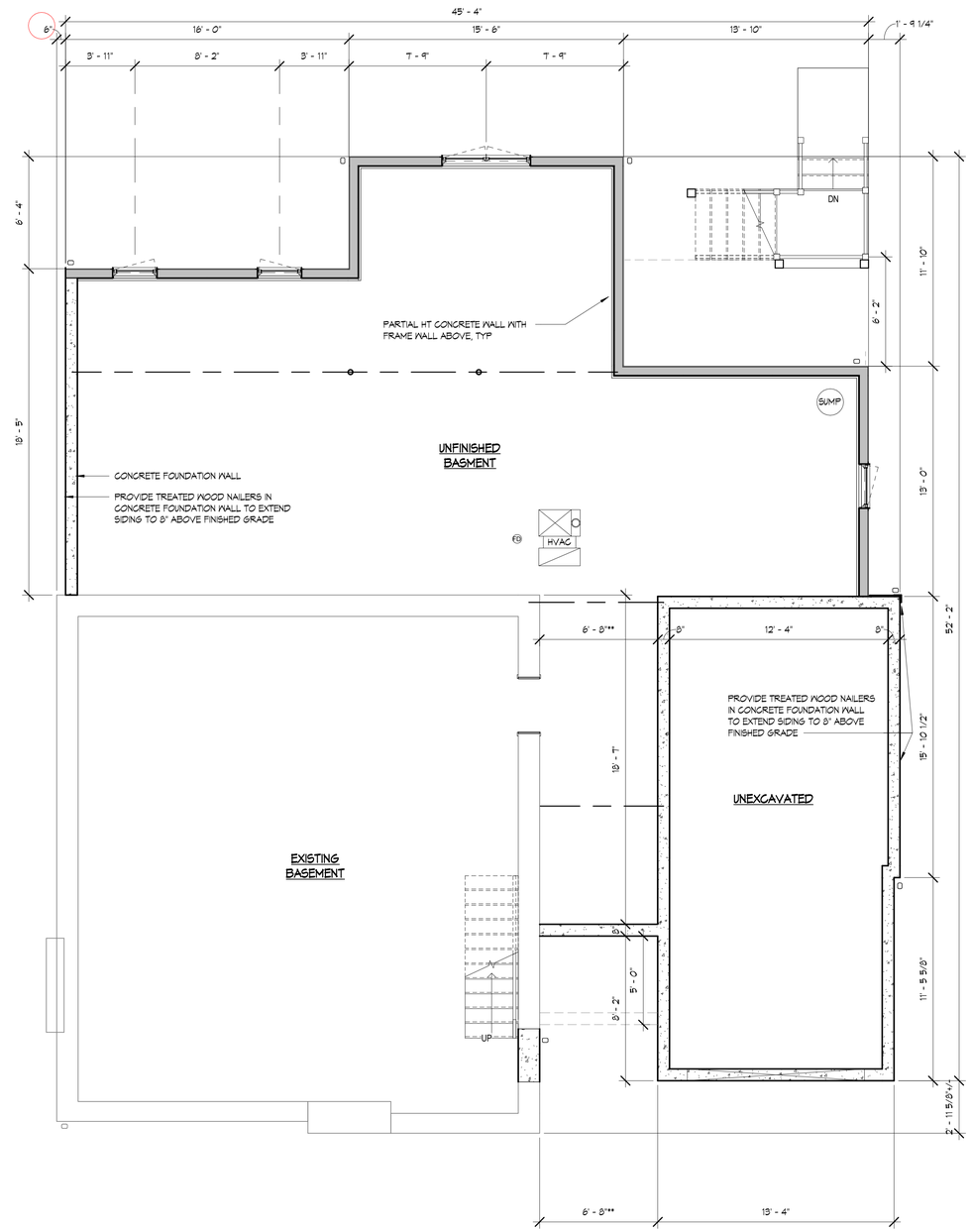
ATTENTION BUILDING OFFICIAL:

The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

COMPOSITE STREET ELEVATION & AVERAGE GRADE ELEVATION

ARB 0.1

MAC | 1814



** FOUNDATION DIMENSIONS BASED ON EXISTING +/-1" OFFSET BETWEEN FACE OF EXISTING BRICK AT FIRST FLOOR AND FACE OF EXISITNG FOUNDATION. DESIGN INTENT IS FOR FIRST FLOOR SPACES TO HAVE DIMENSIONS SHOWN ON FIRST FLOOR PLAN. FIELD COORDINATE AS REQUIRED

1 FOUNDATION PLAN
1/4" = 1'-0"

10/14/2026 10:20:25 AM

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jamesm@FORNEYPLUS.com
FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Saint Louis, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may not be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence
286 Parkland Avenue, Glendale, MO 63122

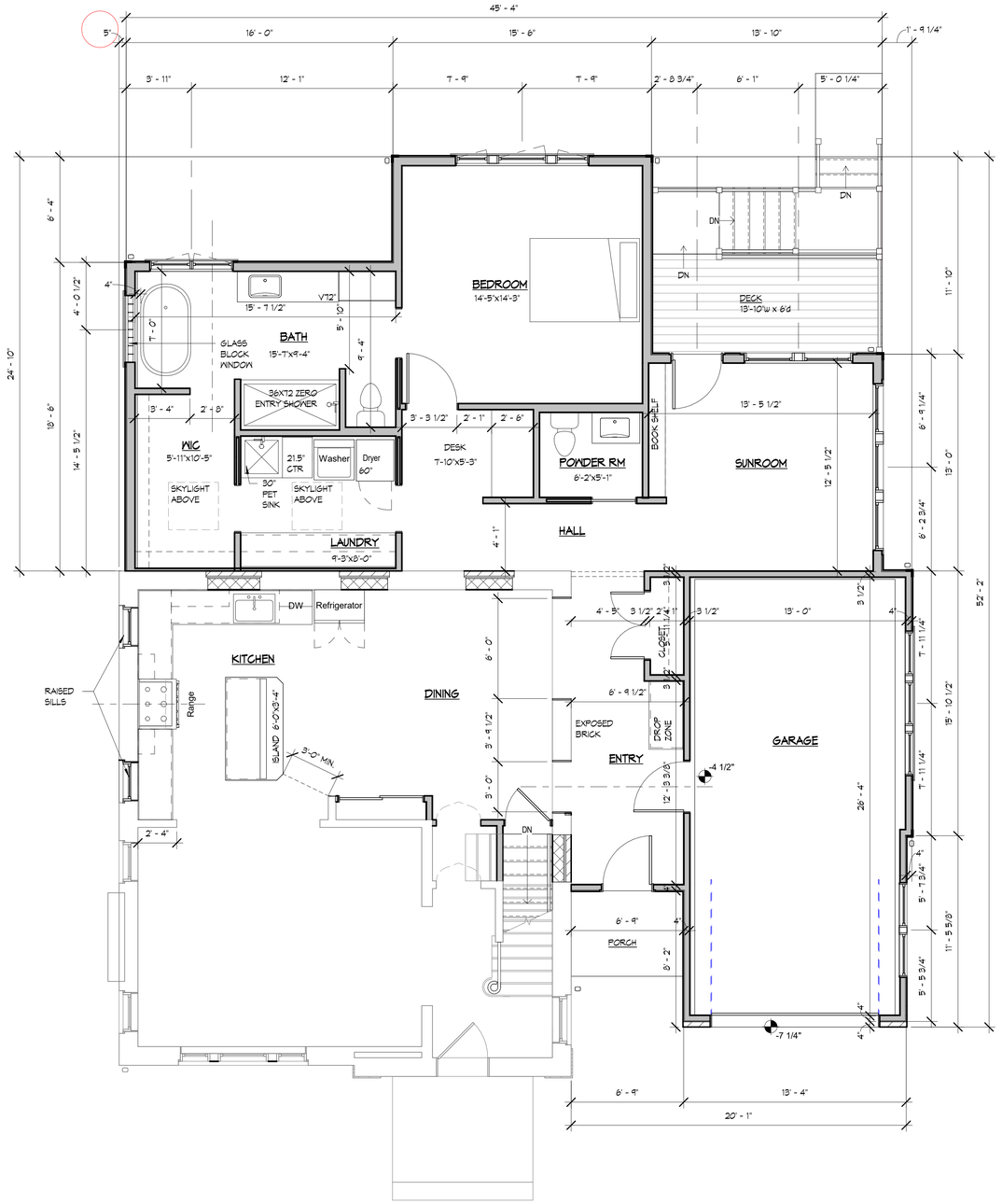
ATTENTION BUILDING OFFICIAL:

The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

FOUNDATION PLAN

Sheet Number: A2.0

Drawn: MAC | Project Number: 1814



1 FIRST FLOOR PLAN PROPOSED

1/4" = 1'-0"

10/14/2026 10:20:25 AM

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jamesm@FORNEYPLUS.com
FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Saint Louis, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

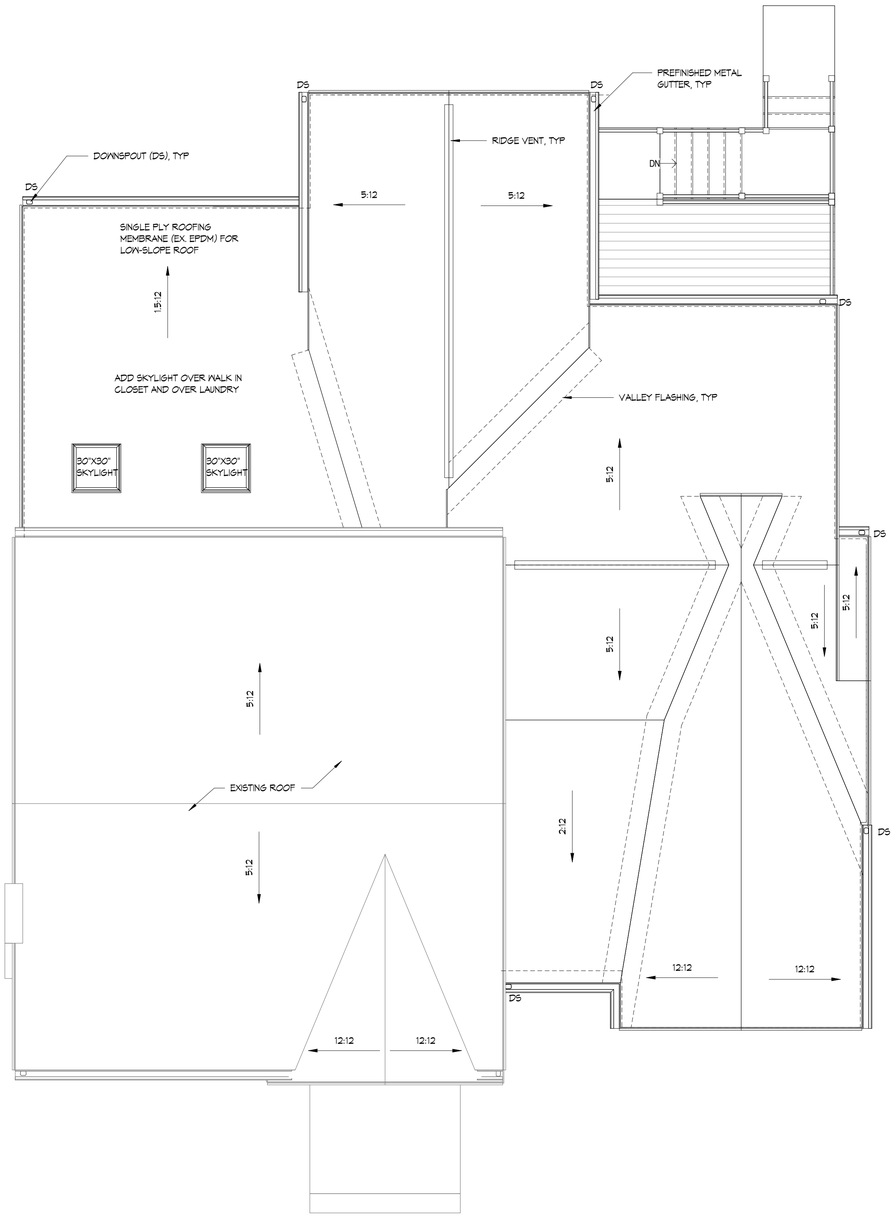
ATTENTION BUILDING OFFICIAL:

The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

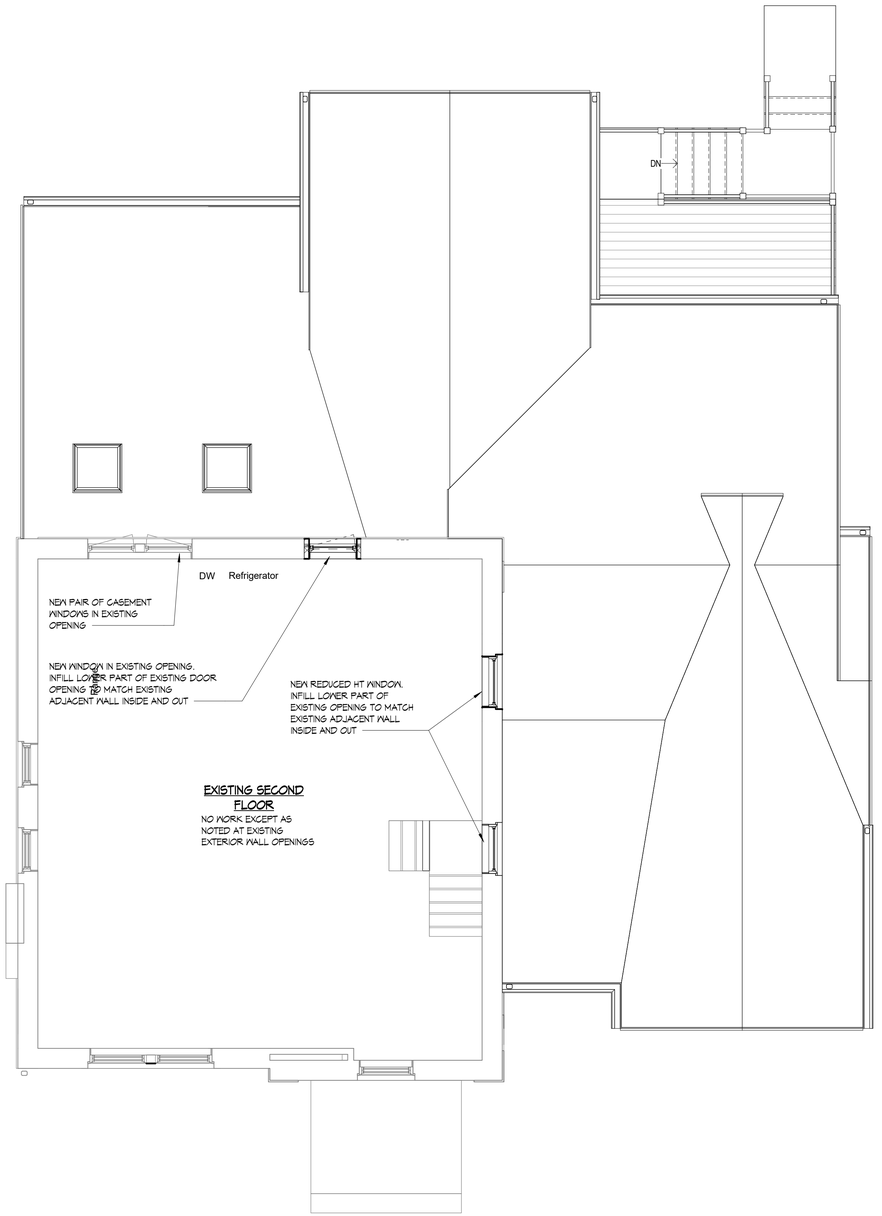
FIRST FLOOR PLAN

Sheet Number: A2.1

Drawn: MAC | Project: 1814



2 ROOF PLAN PROPOSED
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

10/14/2026 10:20:26 AM

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jamesm@FORNEYPLUS.com
FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Saint Louis, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may only be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence
286 Parkland Avenue, Glendale, MO 63122

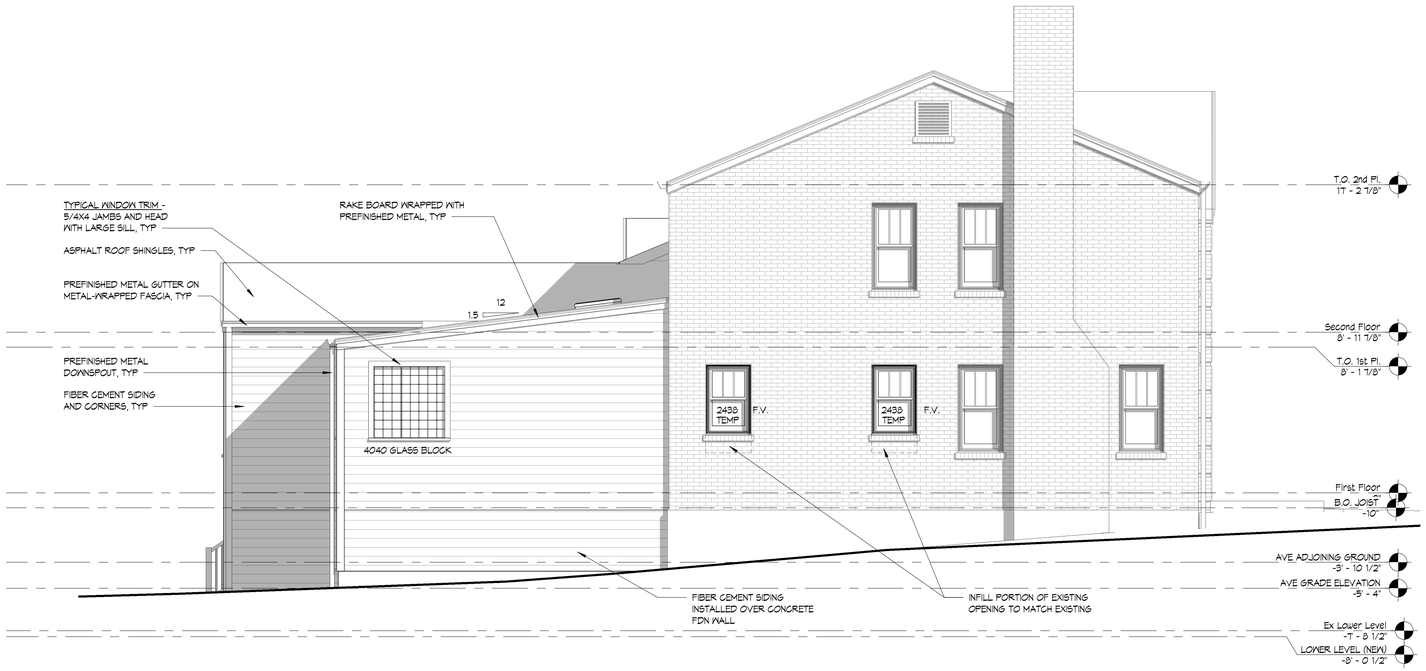
ATTENTION BUILDING OFFICIAL:

The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

SECOND FLOOR AND ROOF PLAN

Sheet Number: A2.2

Drawn: MAC | Project: 1814



2 Left Elevation

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

EXTERIOR COLOR SELECTIONS

1. ROOFING: ARCHITECTURAL ASPHALT ROOF SHINGLES
   COLOR: MATCH EXISTING
2. SIDING: FIBER CEMENT LAP SIDING AND CORNERS
   COLOR: JAMES HARDIE FLINT GRAY OR COMPARABLE
3. FASCIA AND RAKE TRIM: PREFINISHED METAL
   COLOR: MATCH EXISTING (OLIVE)
4. EXTERIOR WINDOW TRIM: FIBER CEMENT OR COMPARABLE
   COLOR: MATCH EXISTING (OLIVE)
5. EXTERIOR WINDOWS: WHITE
6. LOUVER(S): WHITE WITH OLIVE TRIM
7. BRACKET(S): OLIVE
8. GUTTER(S) & DOWNSPOUT(S): PREFINISHED ALUMINUM
   COLOR: MATCH EXISTING (OLIVE)
9. DECKING: COMPOSITE MATERIAL TO MATCH SIDING COLOR
   RAILING: COMPOSITE & ALUMINUM. TOP AND BOTTOM RAIL COMPOSITE TO MATCH DECKING. BALUSTERS - BLACK ALUMINUM

GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jforney@FORNEYPLUS.com
FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Chesterfield, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may not be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:

The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

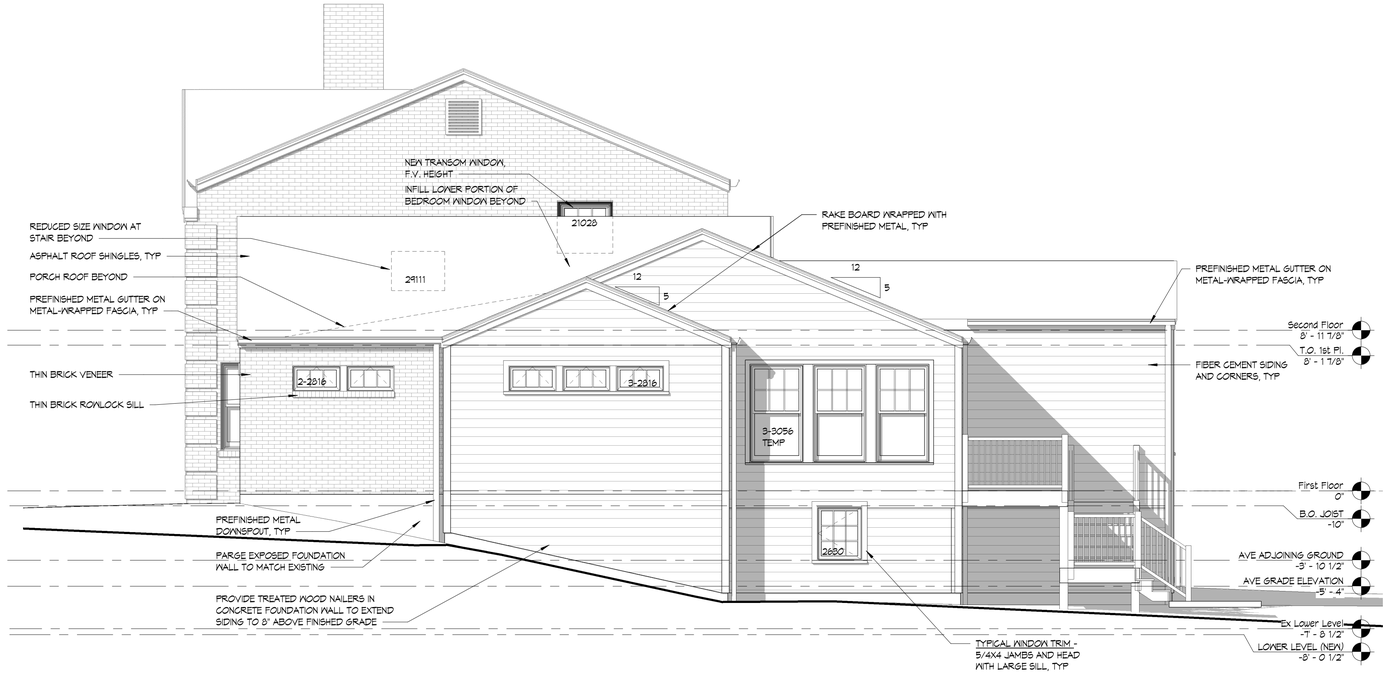
FRONT AND LEFT ELEVATIONS

Sheet Number

A4.0

MAC | 1814

10/14/2026 10:20:29 AM



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

EXTERIOR COLOR SELECTIONS

1. ROOFING: ARCHITECTURAL ASPHALT ROOF SHINGLES
   COLOR: MATCH EXISTING
2. SIDING: FIBER CEMENT LAP SIDING AND CORNERS
   COLOR: JAMES HARDIE FLINT GRAY OR COMPARABLE
3. FASCIA AND RAKE TRIM: PREFINISHED METAL
   COLOR: MATCH EXISTING (OLIVE)
4. EXTERIOR WINDOW TRIM: FIBER CEMENT OR COMPARABLE
   COLOR: MATCH EXISTING (OLIVE)
5. EXTERIOR WINDOWS: WHITE
6. LOUVER(S): WHITE WITH OLIVE TRIM
7. BRACKET(S): OLIVE
8. GUTTER(S) & DOWNSPOUT(S): PREFINISHED ALUMINUM
   COLOR: MATCH EXISTING (OLIVE)
9. DECKING: COMPOSITE MATERIAL TO MATCH SIDING COLOR
   RAILING: COMPOSITE & ALUMINUM. TOP AND BOTTOM RAIL COMPOSITE TO MATCH DECKING, BALUSTERS - BLACK ALUMINUM

GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, L.L.C.
jamesm@FORNEYPLUS.com
FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Chesterfield, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may not be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence
286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:

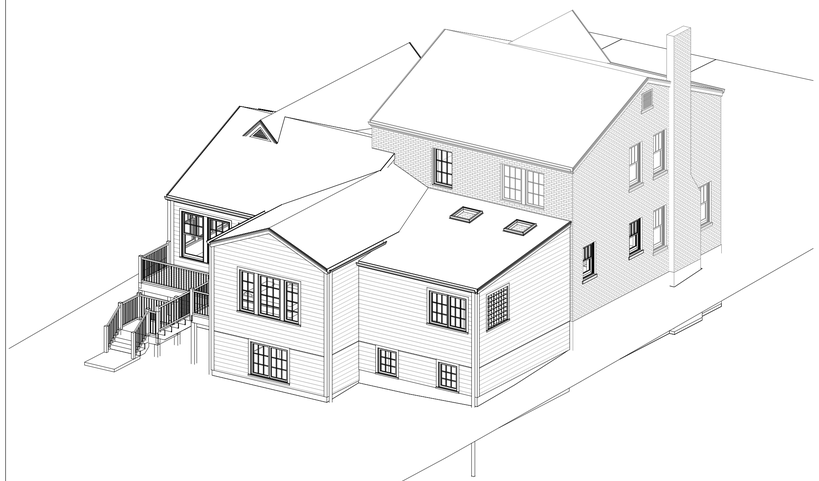
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

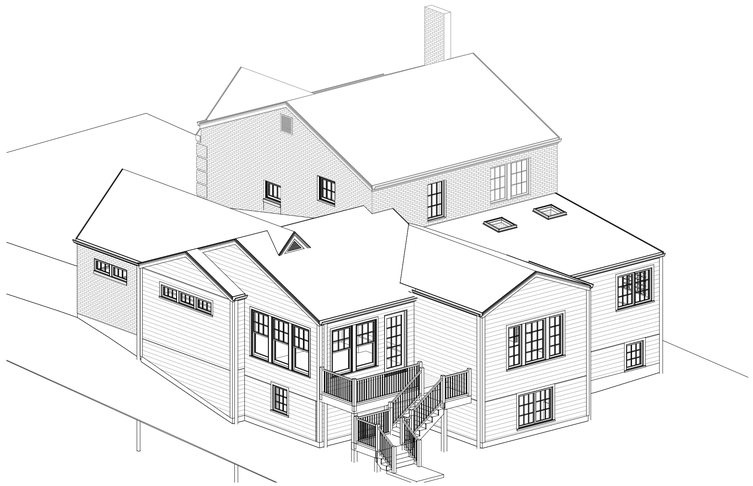
REAR AND RIGHT ELEVATIONS

Sheet Number
A4.1

MAC | 1814

10/14/2026 10:20:32 AM

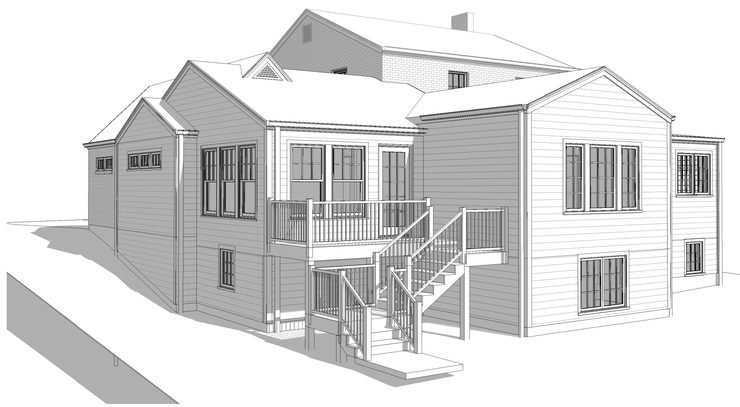














10/14/2026 10:20:40 AM

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jamesm@FORNEYPLUS.com

FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Saint Louis, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may not be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:

The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

PRELIMINARY 3D

Sheet Number

A4.2

Drawn: MAC | Project: 1814