

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

STREETSCAPE: PARKLAND AVENUE
294 290 286 280 270



281 287 293



285 PARKLAND AVENUE
LEFT ELEVATION



REAR ELEVATION



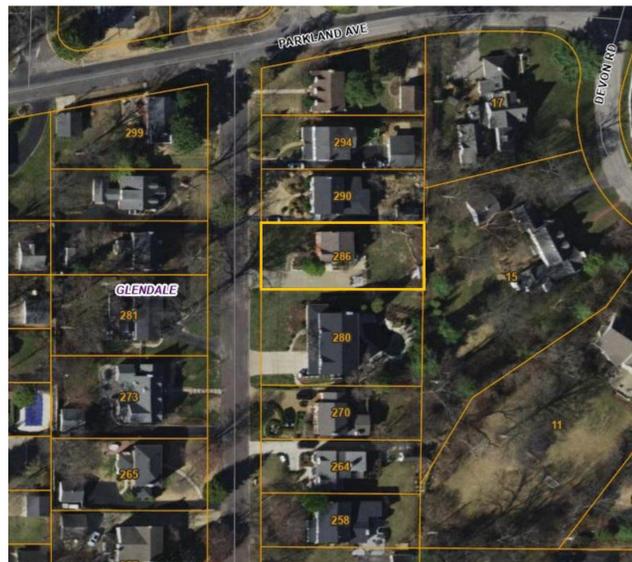
RIGHT ELEVATION



FRONT ELEVATION



ADJACENT PROPERTIES



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

ARCHITECT:

FORNEY+ architecture, LLC

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

Contact: Kim Hany
Phone: 314-610-9481
Email: kim@forneyplus.com

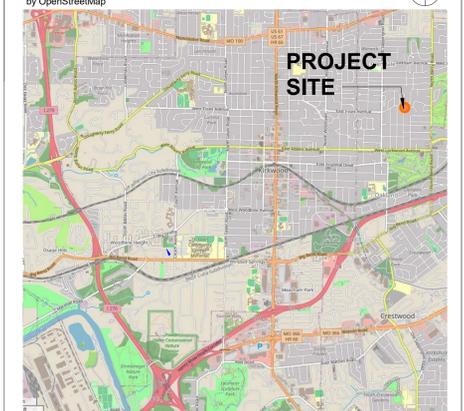
APPLICABLE CODE INFORMATION

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	9583 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	
REAR SETBACK	30 FT MIN	
LOT COVERAGE	55 % MAX	
FAR	35% MAX	

DRAWING LIST

SHEET NAME	SHEET NUMBER
GENERAL COVER SHEET & FRONT ELEVATION	BOA 0.0
ARCHITECTURAL SITE PLAN & SURVEY	BOA 1.0
FIRST FLOOR PLAN	BOA 2.0

LOCATION MAP



ISSUE: NOT FOR CONSTRUCTION

BOA SET:12-11-2024

No.	Description	Date
BOA		12/11/24

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD



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Detmer Residence

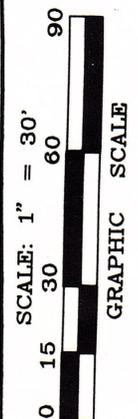
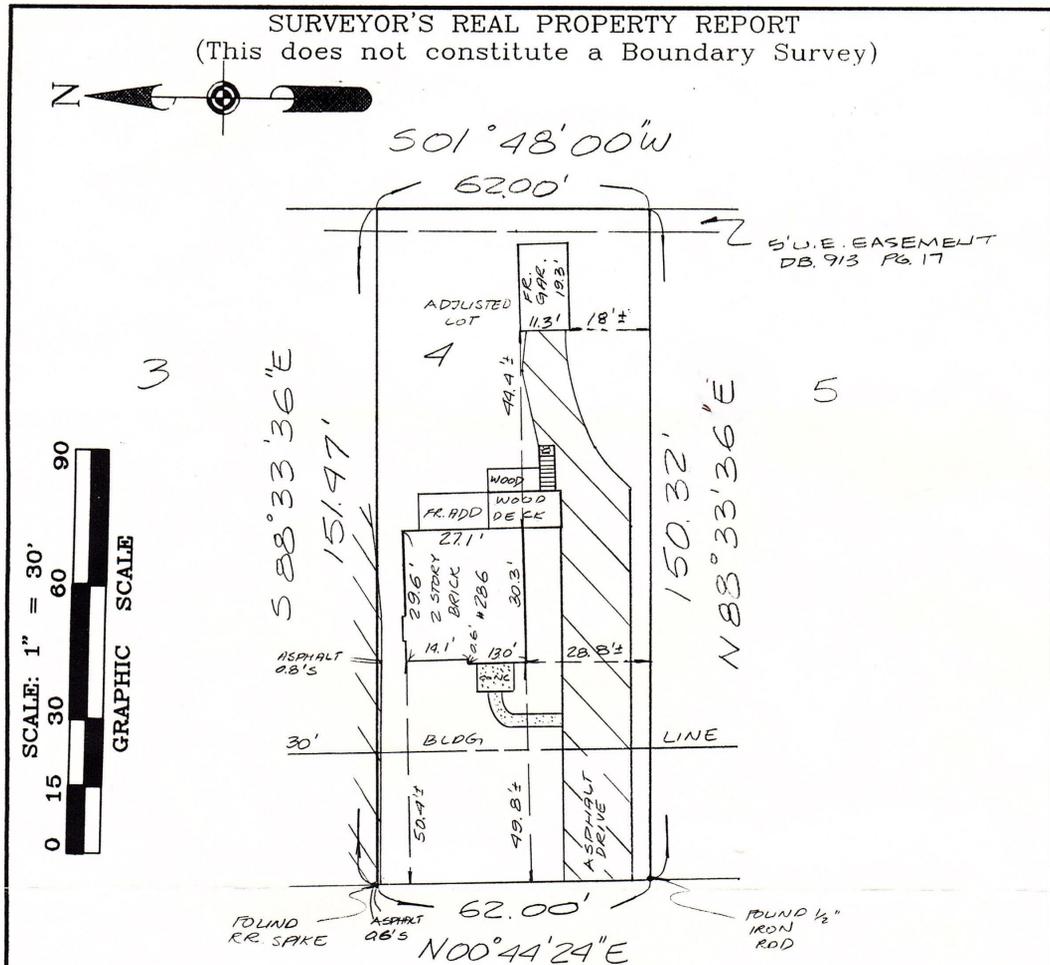
286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:

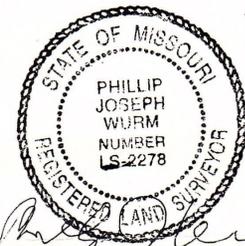
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

BOA 0.0

jaf 1814



This is to certify that at the request of _____
 Laura Detmer
 we have on the 4th day of _____ November, 1998
 made a Surveyor's Real Property Report on _____
 Adjusted Lot 4 of the Boundary Adjustment Plat and
 Resubd. of Lots 4 thru 6 in Blk. 6 of Dickson
 Place as recorded in Plat Book 17 Page 66
 in _____ St. Louis County _____, Missouri, and that the result of
 said Surveyor's Real Property Report is represented on this plat.

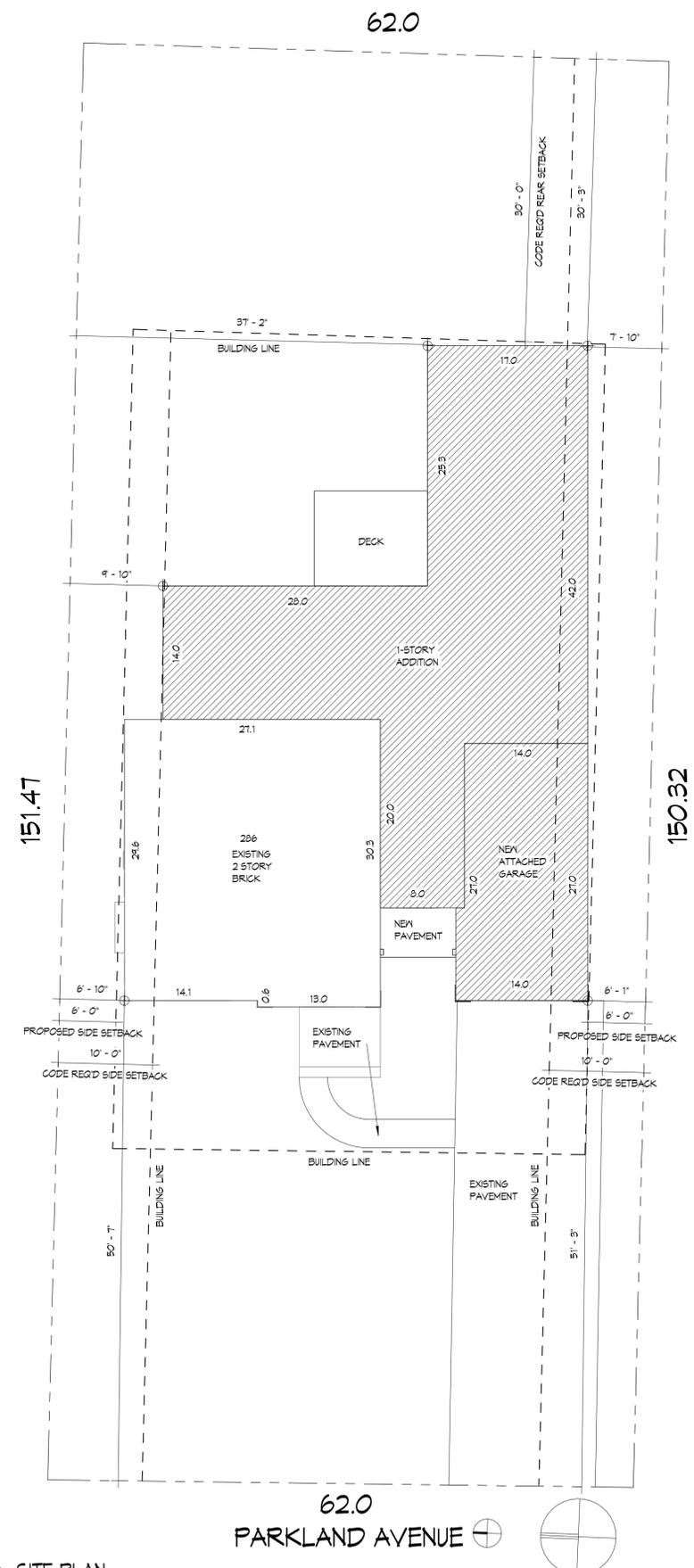


PHILLIP J. WURM
 MO. REG. NO. LS-2278

This Surveyor's Real Property Report was conducted by the land surveyor or under his immediate personal supervision. The accompanying drawing is a representation of the conditions that were found at the time of the inspection and that the document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. No property corners were set, and the information shown on this drawing shall not be used to establish any fence, structure or other improvements. The linear and angular values shown on this drawing are based on record or deeded information and have not been verified. This firm is not extending a warranty to the present or future owners or occupants. Walls and fences along the property line traditionally are not shown. Unless otherwise noted, building lines and easements as shown, were dedicated in said plat book and page(s). Unless otherwise noted positional tolerance of major improvements is more or less _____.

JAMES ENGINEERING & SURVEYING CO., INC.
 ENGINEERS PLANNERS SURVEYORS
 7810 FORSYTH BLVD. S. 300 CLAYTON, MO. 63105
 PHONE: (314) 727-4008 FAX: (314) 727-5704

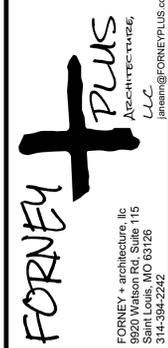
Order No. 157218
 Drafted by: Z.H.
 Report by: C. Wagaman
 Checked by: [Signature]
 Revised: _____



1 SITE PLAN
 1/8" = 1'-0"

No.	Description	Date
BOA		12/11/24

NOT FOR CONSTRUCTION
 PROFESSIONAL OF RECORD

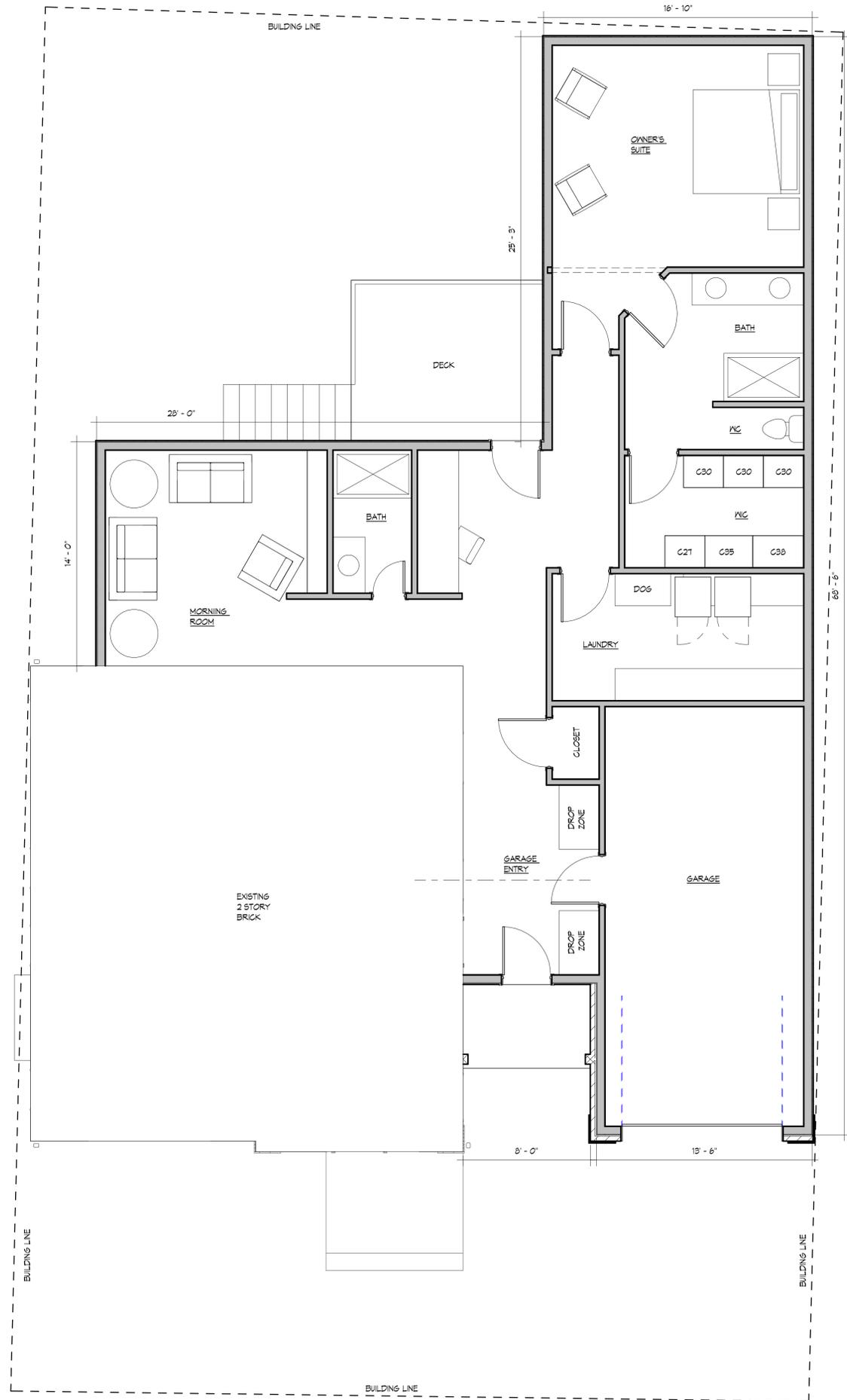


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SITE PLAN & SURVEY
BOA 1.0
 Checker 1814

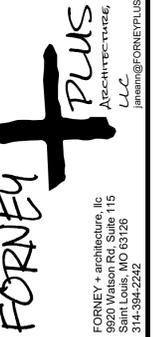


1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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FIRST FLOOR PLAN

BOA 2.0