

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

285 PARKLAND AVENUE
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



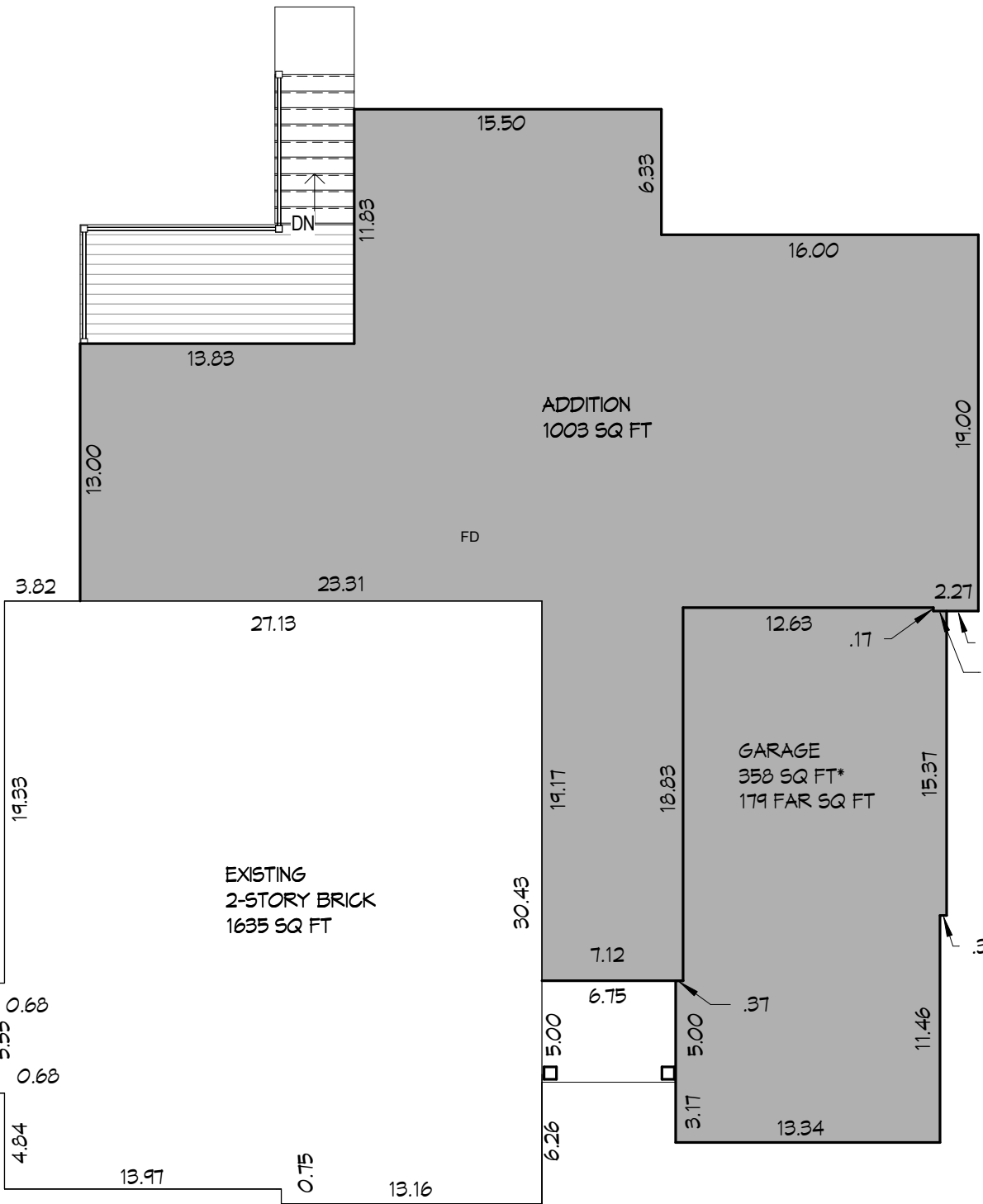
FRONT ELEVATION



COLOR PHOTOS OF ADJOINING PROPERTIES: STREETSCAPE



FAR ILLUSTRATION & CALCULATION



	FLOOR AREA RATIO
FAR MAXIMUM	30%
LOT AREA	9386 SF
FAR ALLOWABLE	2815.8 SF
EXISTING HOUSE	1635 SF
ADDITION	1003 SF
ADDITION GARAGE	179 SF (358 SF/2)*
TOTAL SF	2817 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

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



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

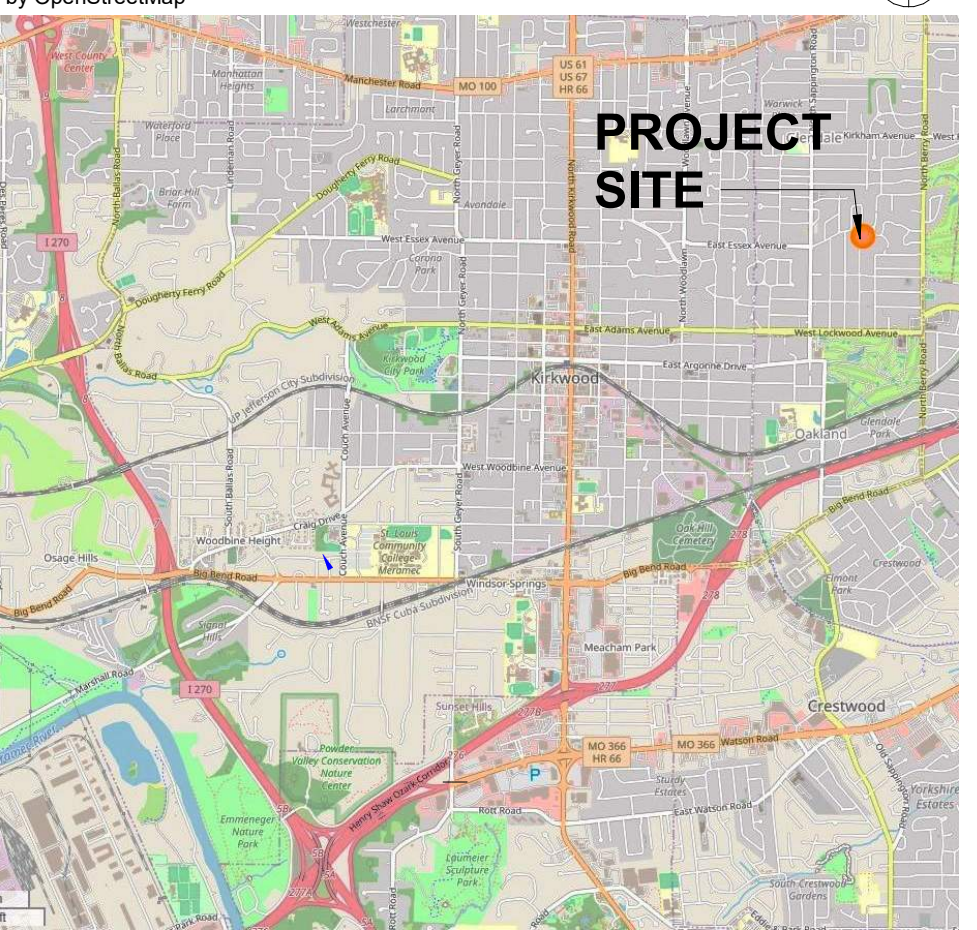
APPLICABLE CODE INFORMATION

	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	
COVER SHEET	C0.0
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



ISSUE: NOT FOR CONSTRUCTION

ARB SET: 01-21-2026

No.	Description	Date
ARB	ARB	01/21/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY+ architecture, LLC
2200 West Port Plaza Drive, Suite 315
St. Louis, MO 63146
314-394-2242
mcyr@forneyplus.com

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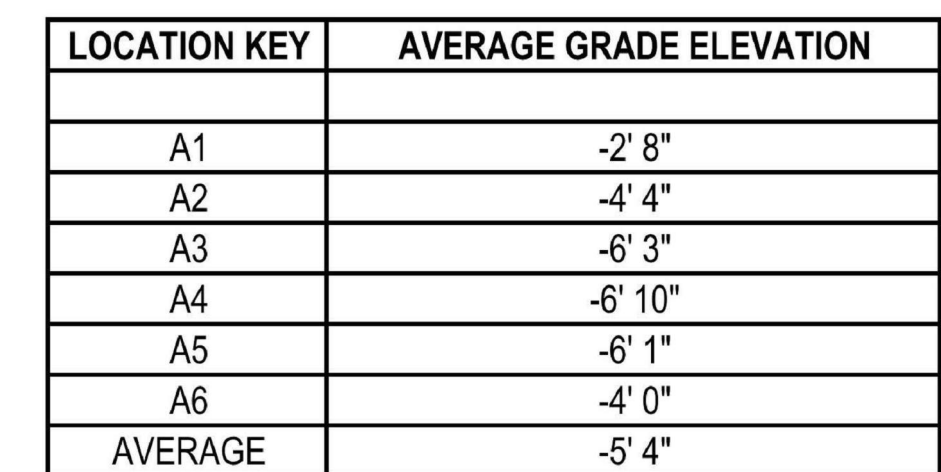
COVER SHEET

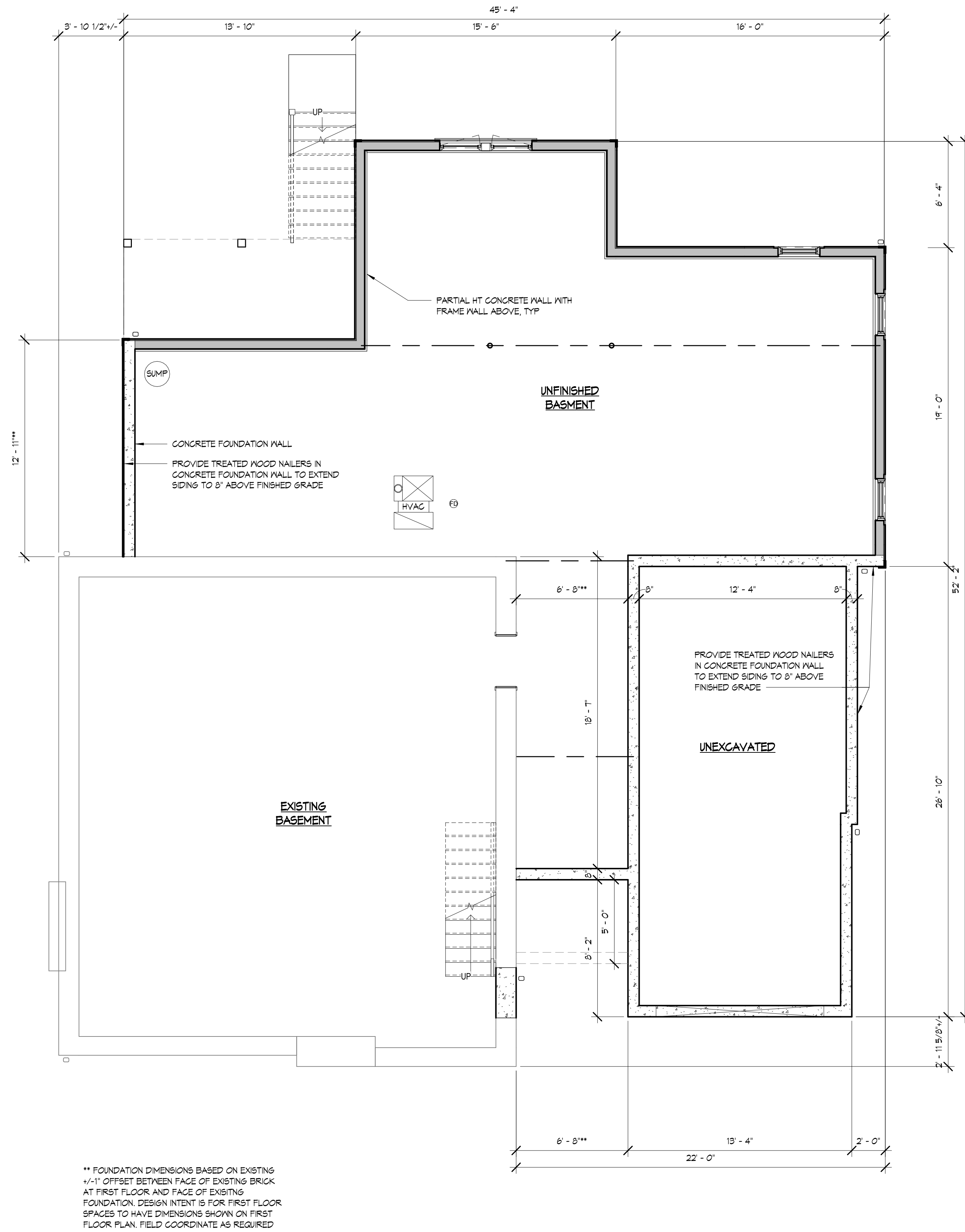
ARB 0.0

MAC 1814

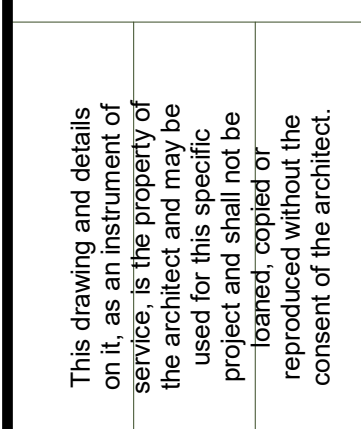


2 AVERAGE GRADE ELEVATION & CALCULATION (BUILDING HEIGHT)



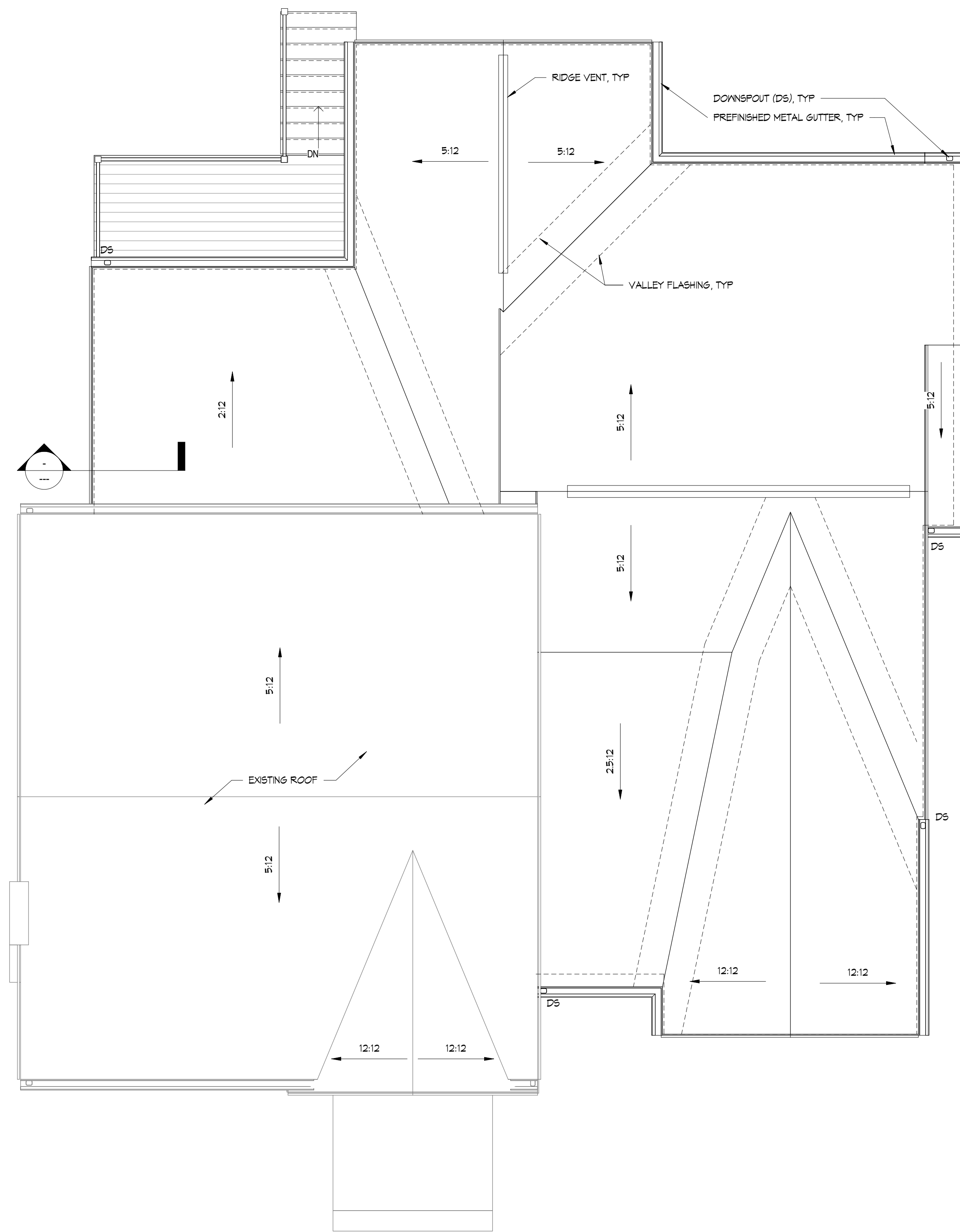


PROFESSIONAL OF RECORD

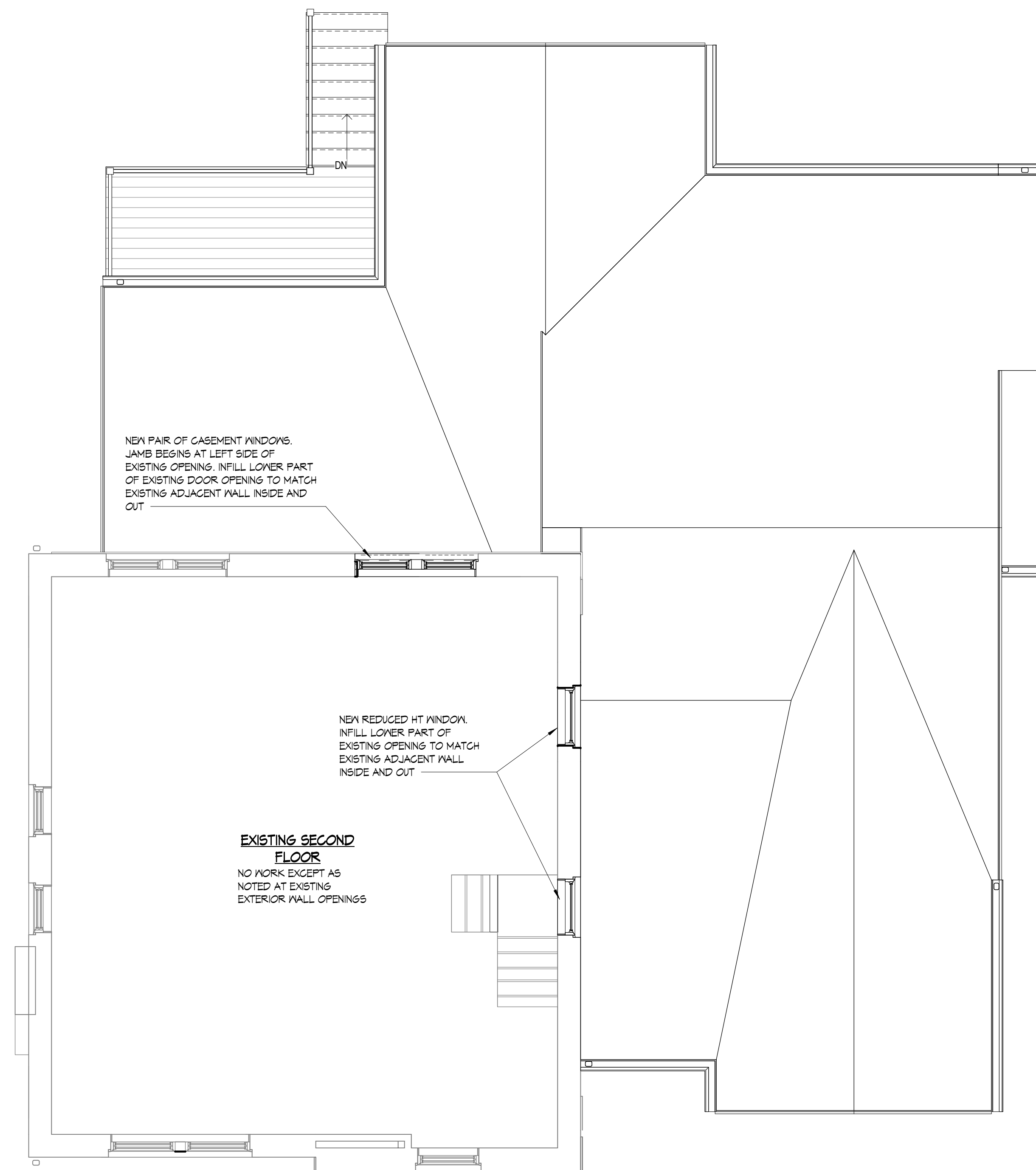


ATTENTION BUILDING OFFICIAL: The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.		Check _____
FIRST FLOOR PLAN		Check _____
A2.1		Check _____
Check _____	MAC	Project _____
		1814



$$1/4'' = 1'-0''$$


1

$$1/4'' = 1'-0''$$


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SECOND FLOOR AND ROOF PLAN

A2.2

MAC	Project #	1814
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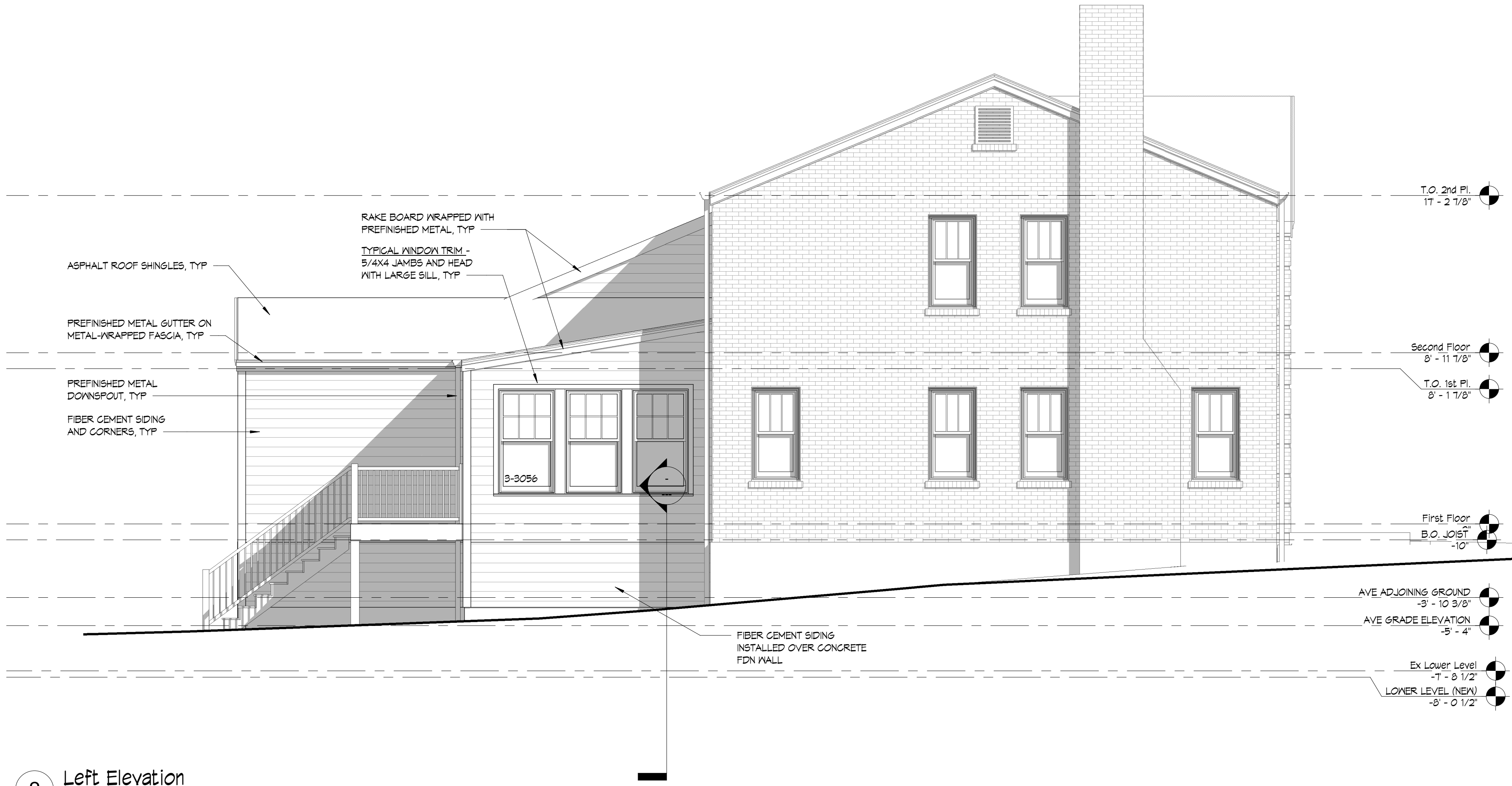
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314-394-2242
janeann@FORNEYPLUSUS.com

PROFESSIONAL OF RECORD

NOT FOR CONSTRUCTION

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1/20/2026 9:45:20 AM



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
3. FASCIA AND RAKE TRIM: PREFINISHED METAL
COLOR: MATCH EXISTING (OLIVE)
4. EXTERIOR WINDOW TRIM: FIBER CEMENT
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)

GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

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Architecture, LLC
FORNEY + architecture, llc
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314-394-2242
janetm@FORNEYPLUS.com

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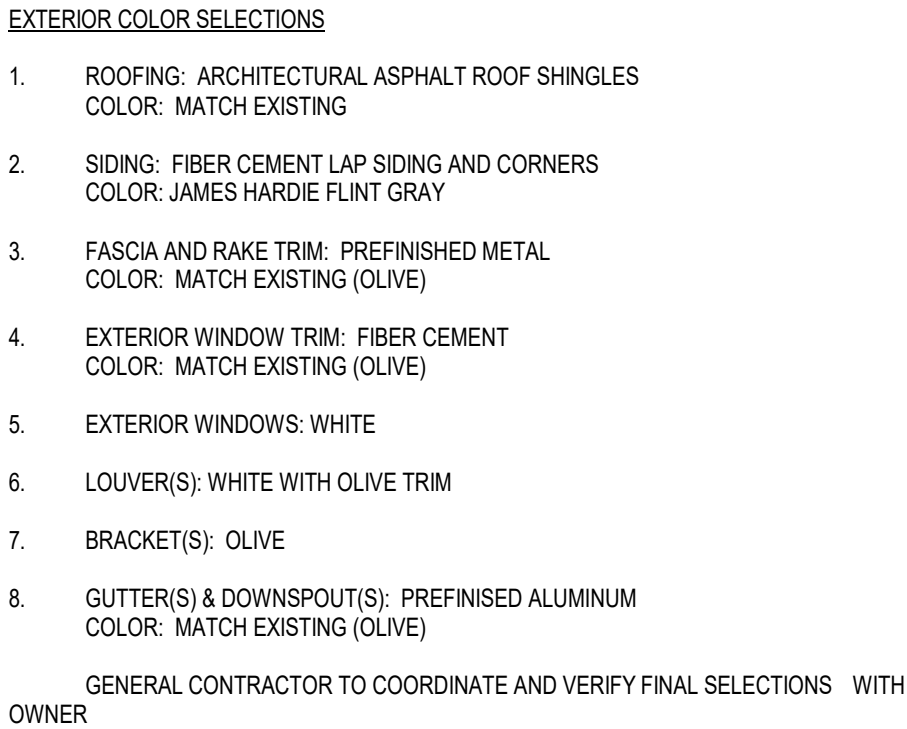
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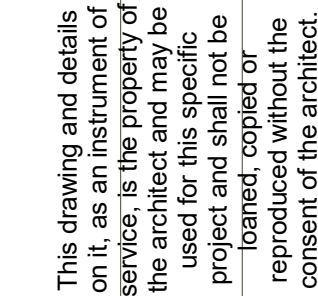
FRONT AND LEFT
ELEVATIONS

A4.0

MAC 1814



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



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

