



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 6/30/2023 DATE OF ARB MEETING 7/12/2023 ESTIMATED COST unknown

PROJECT ADDRESS 26 HILLARD RD GLENDALE, MO 63122

NAME OF PROPERTY OWNER MIKE & SARAH REEDY JR. PHONE NUMBER 314-435-9473

CONTRACTOR (NAME) YACOVELLI & SONS PHONE NUMBER 636-699-0396

CONTRACTOR ADDRESS 12145 SAINT CLEMENT DES PERES, MO 63131

ARCHITECT (NAME) DONNA F. BOXX ARCHITECT, P.C. PHONE NUMBER 314-434-2333

ARCHITECT ADDRESS 160 MARINE LANE ST. LOUIS, MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED: CUSTOM HOME - 2 story BRICK & FRAME

FLOOR AREA RATIO .36 (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.) 3998 SQ. FT.

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) -0- 58.9/65.15'

TOTAL SQ. FT. OF LOT 11,144 WIDTH AND DEPTH OF LOT (FT.) x 179.93'

HEIGHT OF STRUCTURE 32.39 FT. NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE AUGUST 2023 EST. COMPLETION DATE AUGUST 2024

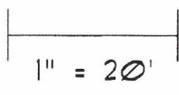
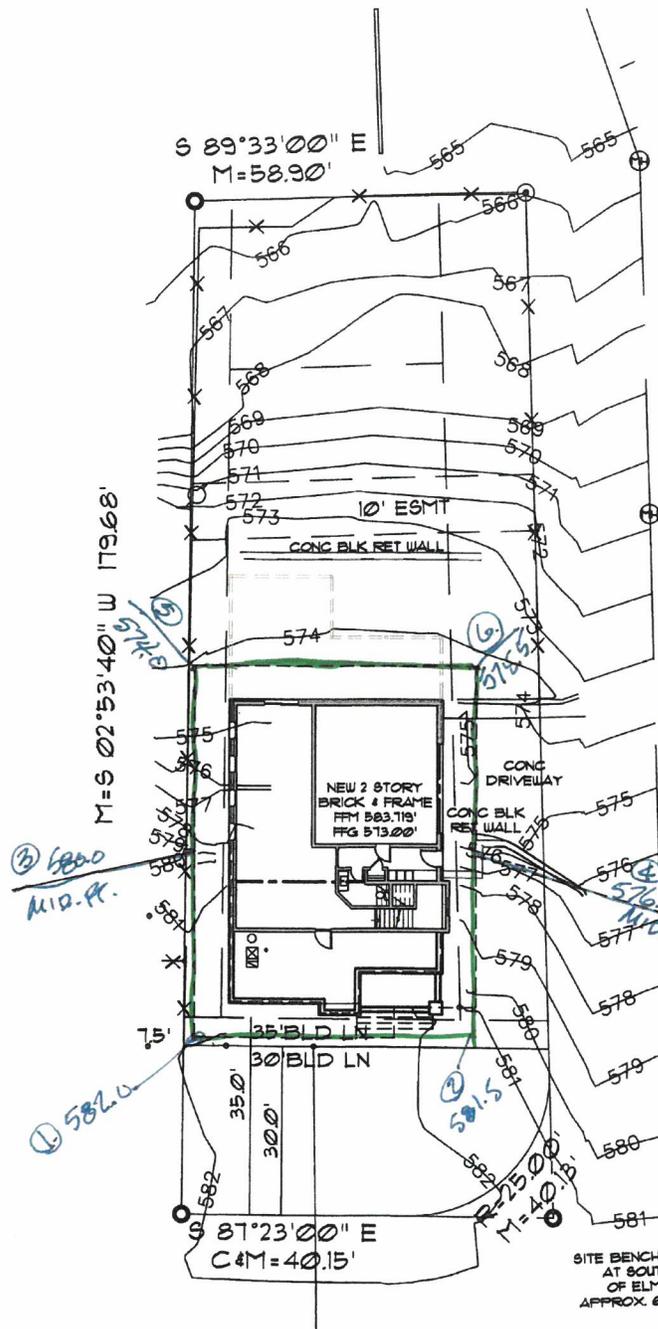
Each application shall be accompanied with payment of a fee as follows: Addition or Accessory Structure: \$150.00 New Home: \$200.00

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):

## 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.
- See Tree Study  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.
- 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.
- NONE  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.
- NONE  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.



ELMWOOD AVENUE (40'W)

#26 HILLARD ROAD (50'W)

NEW CUSTOM HOME FOR:

MIKE and SARAH REEDY  
26 HILLARD RD.  
ST. LOUIS, MISSOURI 63122

DATE: JUNE 16, 2023

BONNA F. BOXX, Architect, Inc.  
314-84-2825 FAX 314-84-2825  
bonna@bonnafbox.com

- ① 582.0
- ② 581.0
- ③ 580.0
- ④ 576.0
- ⑤ 574.0
- ⑥ 575.5

$3468.5 \div 6 = 578.0$   
AVERAGE GRADE



**Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.  
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be  
SAVED. ( I.E woodchips, wattles, and hay bales)**

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

A handwritten signature in black ink, appearing to read "Craig R. Murphy".

Craig R. Murphy  
I.S.A Certified Arborist  
IL-9645A



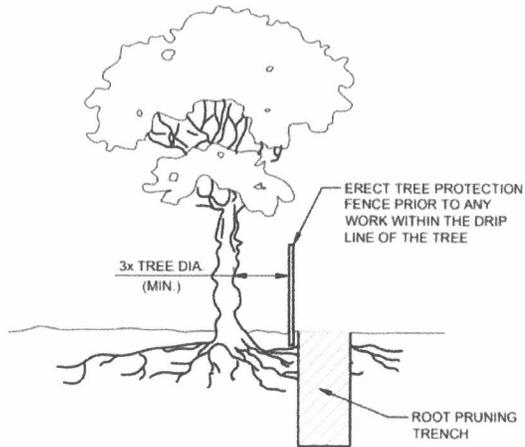
TREE STUDY  
SITE PLAN REVIEW  
6-27-2023

PROPERTY LOCATION: 26 Hillard

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	baldcypress	11"	PRESERVE	YES	in mulch bed with weed matting covering trunk flare, water sprouts	\$905	70	----
B	baldcypress	9"	PRESERVE	YES	in much ring, minor deadwood	\$600	69	----
C	flowering cherry	14"	PRESERVE		girdling root, lean, chlorotic	\$1270	65	346
D	Japanese maple	2x6"	REMOVE		co-dominant, minor deadwood	\$375	63	96
E	tulip poplar	20"	REMOVE		water sprouts, deadwood	\$2415	58	707
F	red oak	42"	REMOVE		girdling roots, compacted soil within CRZ, ivy, deadwood, storm	\$8155	50	3117
G	eastern redcedar	11"	REMOVE		galls, utility topped, involved with secondary power lines	\$490	54	214
H	shingle oak	14"	PRESERVE		girdling roots, soil compaction, minor deadwood	\$1215	63	346
I	black cherry	16"	REMOVE		declining, major decay	\$410	24	452
J	American elm	14"	PRESERVE	YES	vines, bifurcation at 20'	\$675	68	----
K	hackberry	26"	PRESERVE	YES	basal decay	\$3785	57	----
L	flowering crabapple	12"	REMOVE		ivy, co-dominant at 5', involved with communication wires	\$780	55	254
M	black cherry	24"	REMOVE		vines, compartmentalized wounds	\$2525	66	1018
N	tulip poplar	15"	REMOVE		minor deadwood	\$1455	62	398
1	flowering dogwood	2"	INSTALL					491
2	sugar maple	2"	INSTALL					1256







NOTES

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL. IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.)

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
  - 1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
  2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
  - 2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
  - 2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
  - 2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
  - 3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
  - 3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.

**A- PRESERVE**

**A- REMOVE**

**A- POOR  
CONDITION**

**TREE  
PROTECTION  
FENCE**

TOP OF  
CREEK BANK

$\angle J = 33^{\circ}00' E$   
58.90'

SANITARY MH  
TOP=565.58'  
IN=562.24'  
OUT=562.23'

LOT 14

8" VCP

SANITARY MH  
TOP=570.81'  
IN=566.36'  
OUT=566.35'

179.68'  
S  $02^{\circ}53'40" W$

COVERED  
PORCH

DECK

ELECTRIC

PROPOSED  
RESIDENCE  
FF=584.7±  
TF=583.5  
BF=574.5±

ELMWOOD AVE. (40'W.)

SEWER



20 40

HILLARD ROAD (50'W)

8" VCP

SITE BENCHMARK:  
IN CURB AT SOUTH  
INTERSECTION OF E  
AND HILLARD APPF  
NORTH OF STOP SI

$\angle G = 23^{\circ}00' E$   
40.15'

CAMTADY LLC





## LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	--500--
EXISTING MINOR CONTOUR	--502--
PROPOSED MAJOR CONTOUR	—500—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	—○—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATERLINE	—W—
EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	—G—
EXISTING OVERHEAD UTILITY	—OU—
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION  
 TF = TOP OF FOUNDATION  
 BF = BASEMENT FLOOR ELEVATION  
 GF = GARAGE FLOOR ELEVATION  
 TW = FINISHED GRADE AT TOP OF WALL  
 BW = FINISHED GRADE AT BOTTOM OF WALL  
 CO = CLEAN OUT  
 DS = DOWNSPOUT

P-570.0 (PROPOSED GRADE)  
 E-570.0 (EXISTING GRADE)

## YARD SETBACK REQUIREMENTS

MINIMUM BUILDING SETBACKS:  
 FRONT (HILLARD) = 35'  
 FRONT (ELMWOOD) = 16.16' (25% FRONT LOT WIDTH)  
 SIDE = 6.46' (10% FRONT LOT WIDTH)  
 REAR = 30'

## FLOOR AREA RATIO (FAR)

PROPOSED HOUSE: LIVING SPACE = 3,998 S.F.  
 FLOOR AREA = 3,998 S.F.  
 FAR = 3,998/11,144 = 0.36



**BEFORE YOU  
 DIG - DRILL - BLAST**  
 1-800-344-7483  
 (TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

## NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

## PROPERTY DATA

LOCATOR NO. : 23L440938  
 ADDRESS : 26 HILLARD ROAD  
 GLENDALE, MO 63122  
 OWNER : MICHAEL T. REEDY JR & SARAH C. HALL  
 AREA OF TRACT : 11,144 S.F. (0.26 AC.±)  
 PRESENT ZONING : R-1  
 PRESENT USAGE : SINGLE FAMILY RESIDENCE  
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE  
 SCHOOL DISTRICT : KIRKWOOD  
 FIRE DISTRICT : GLENDALE  
 WATERSHED(S) : RIVER DES PERES  
 FIRM PANEL : 29189C0309K  
 UTILITIES : MISSOURI-AMERICAN WATER CO.  
 : METRO. ST. LOUIS SEWER DIST.  
 : SPIRE GAS COMPANY  
 : AT&T TELEPHONE COMPANY  
 : AMEREN UE

## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CARDINAL SURVEYING.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSD, AND MoDNR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.

## STORM WATER CALCULATIONS

DESIGN STORM: 15-YEAR 20-MINUTE

SITE AREA = 11,144 S.F.

EXISTING IMPROVEMENTS:  
 HOUSE = 2,150 S.F.  
 DRIVE, WALK, SHED, OTHER IMPERVIOUS = 1,325 S.F.  
 TOTAL = 3,475 S.F.

PROPOSED IMPROVEMENTS:  
 HOUSE = 1,998 S.F.  
 DRIVE, WALK, OTHER IMPERVIOUS SURFACE = 1,342 S.F.  
 TOTAL = 3,340 S.F.

THERE IS A NET REDUCTION OF 135 S.F. OF IMPERVIOUS AREA.

THE PROPOSED IMPROVEMENTS SHOULD NOT GENERATE ADDITIONAL SITE RUNOFF, AND THE EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED.

### DISCLAIMER

THE WORK PREPARED BY OR UNDER THE DIRECTION OF THE ENGINEER AND AUTHENTICATED BY HIS SEAL AND DATED SIGNATURE IS LIMITED TO SITEWORK ITEMS ONLY, INCLUDING: GRADING, DRAINAGE, PAVING, SEWERS, AND OTHER APPURTENANT SITE IMPROVEMENTS. PURSUANT TO 327.411 RSMo, NO RESPONSIBILITY IS TAKEN FOR SERVICES NOT RENDERED, INCLUDING: BOUNDARY AND TOPOGRAPHIC SURVEYS; STRUCTURAL ELEMENTS (INCLUDING RETAINING WALLS); GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS; UTILITY DISTRIBUTION FACILITIES; CONSTRUCTION MEANS; METHODS AND SCHEDULING; ANY AND ALL OTHER PLANS, SPECIFICATION, ESTIMATES, OR REPORTS THAT DO NOT BEAR THE SEAL, AUTHENTICATING SIGNATURE, AND DATE OF THE ENGINEER.

## 26 HILLARD ROAD

A TRACT OF LAND BEING LOT 14 OF "ALGONQUIN FOREST",  
 CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY



**Vance Engineering, Inc.**

10537 Lackland Road  
 St. Louis, MO 63114  
 P: 314.427.1800

VANCE ENGINEERING, INC.  
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

PREPARED FOR:

**Mike & Sarah Reedy**

26 Hillard Road  
 St. Louis, MO 63122

06/29/2023

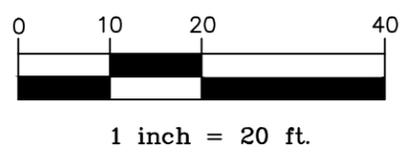
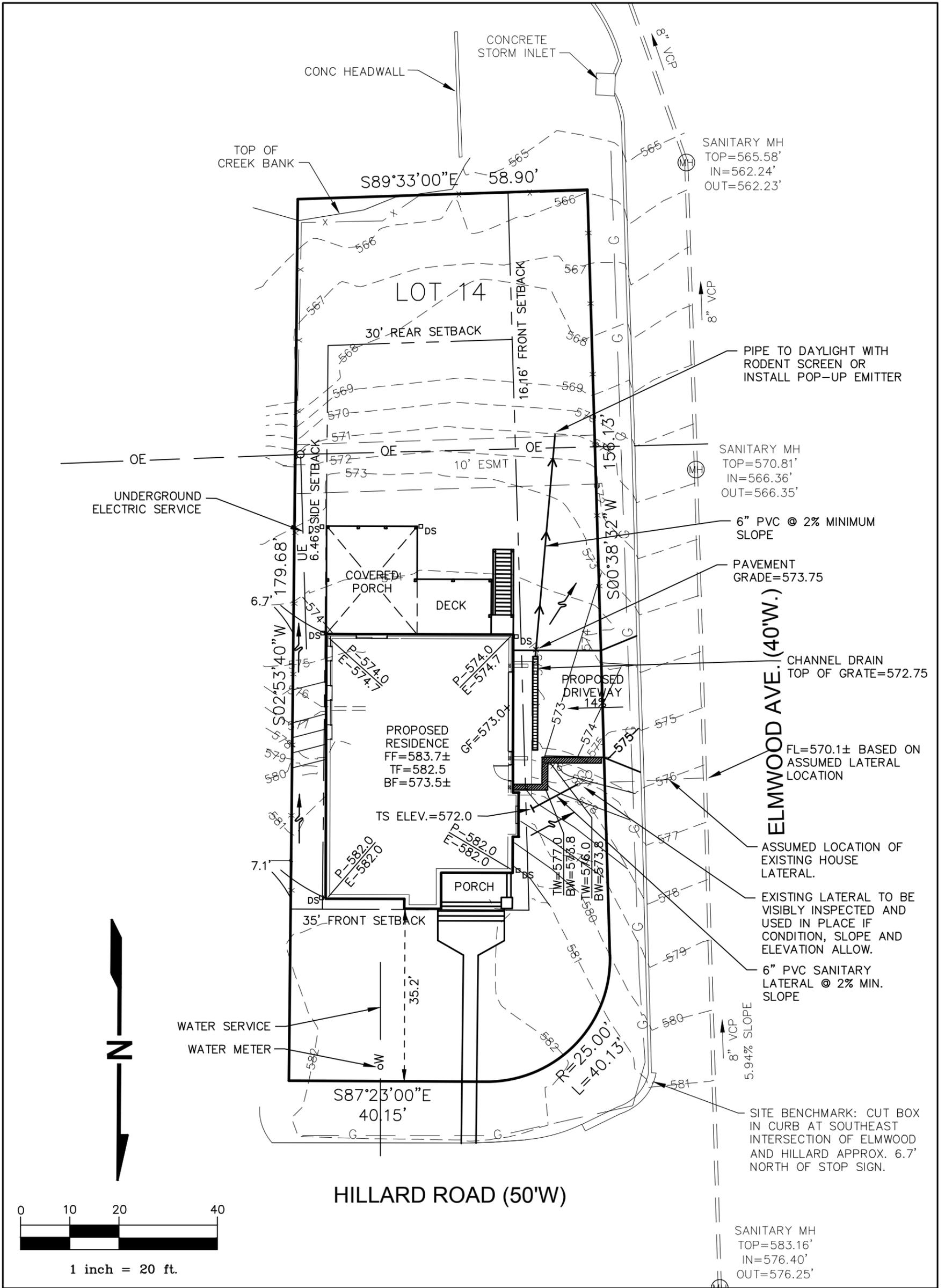
JOB #23003

1 OF 4

6/29/2023

MICHAEL CLAY VANCE, P.E.  
 E-25616





# PROPOSED SITE PLAN

PRELIMINARY

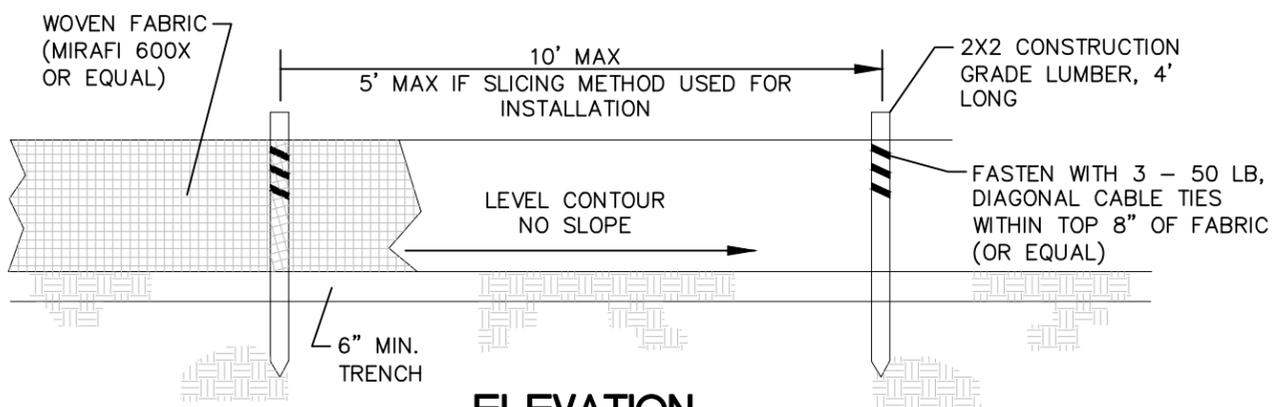
**Vance Engineering, Inc.**  
 10537 Lackland Road  
 St. Louis, MO 63114  
 P: 314.427.1800

VANCE ENGINEERING, INC.  
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

PREPARED FOR:  
**Mike & Sarah Reedy**  
 26 Hillard Road  
 St. Louis, MO 63122

06/29/2023      JOB #23003      3 OF 4

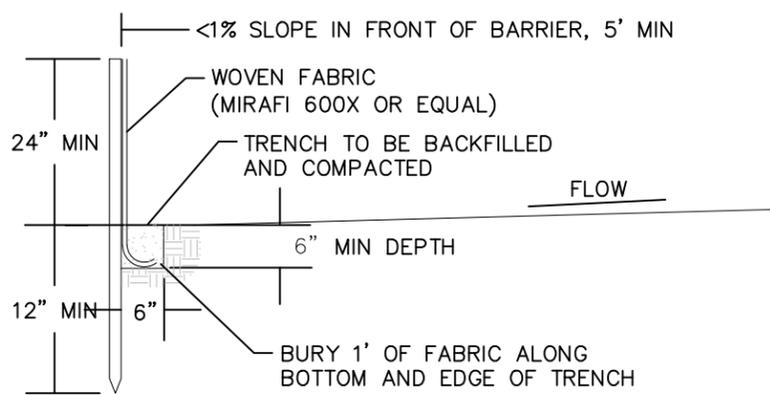
6/29/2023  
 MICHAEL CLAY VANCE, P.E.  
 E-25616



**ELEVATION**

**SPACING ALONG SLOPES**

3:1 SLOPES	30' FENCE TO FENCE
3:1 TO 10:1 SLOPES	50' FENCE TO FENCE
SLOPES <10%	100' FENCE TO FENCE



**SECTION**

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED

**NOTES:**

1. SEE PLAN FOR INITIAL INSTALLATION LOCATION.
2. INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION
3. INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
4. SILT IS TO BE REMOVED WHEN DEPTH ALONG FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
5. STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
6. EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
7. UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREAS.

**SILT FENCE**

N.T.S.

**DETAILS**

PRELIMINARY



**Vance Engineering, Inc.**

10537 Lackland Road  
St. Louis, MO 63114  
P: 314.427.1800

VANCE ENGINEERING, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

PREPARED FOR:

**Mike & Sarah Reedy**

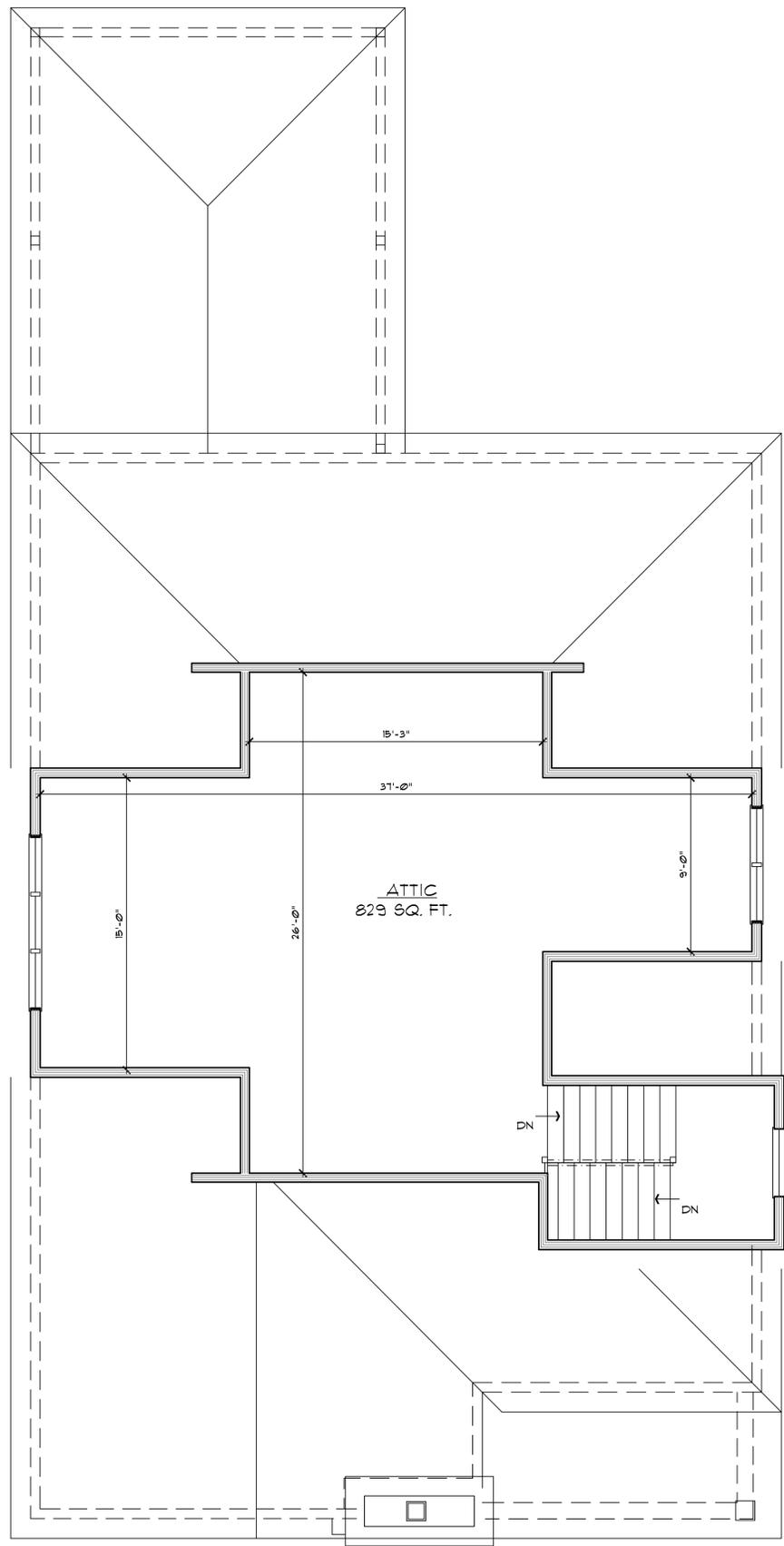
26 Hillard Road  
St. Louis, MO 63122

06/29/2023

JOB #23003

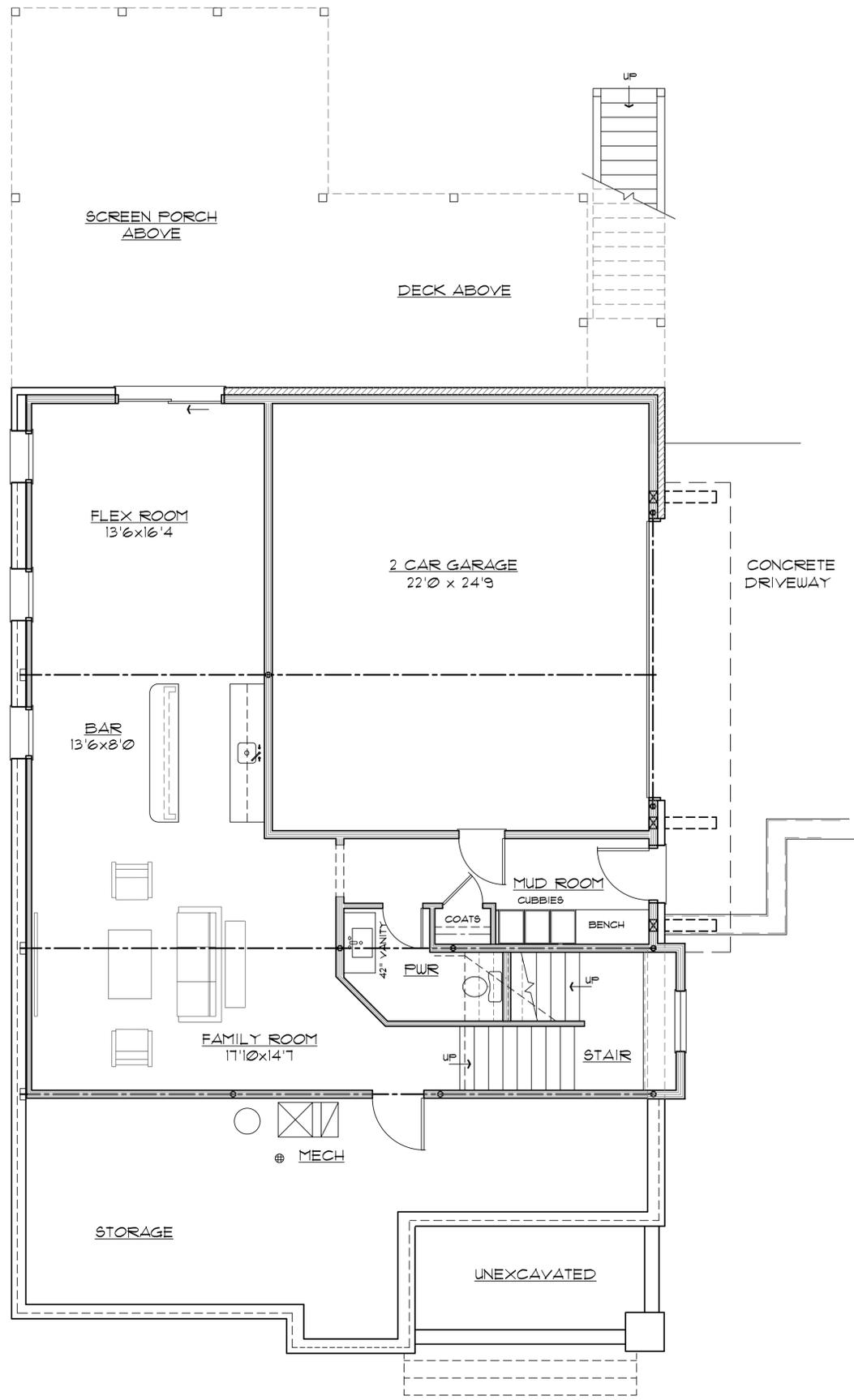
4 OF 4

6/29/2023  
MICHAEL CLAY VANCE, P.E.  
E-25616



OPTIONAL ATTIC PLAN

1/4" = 1'-0"



FINISHED LOWER LEVEL PLAN

1/4" = 1'-0"

RELEASED FOR ARB- 6-28-2023

FINISHED LOWER LEVEL PLAN

OPTIONAL ATTIC FLOOR

DATE	JOB
XXXXXXXX	2022-66
REV.	
REV.	
REV.	
SHEET	

**A-1**

1 of 5 SHEETS

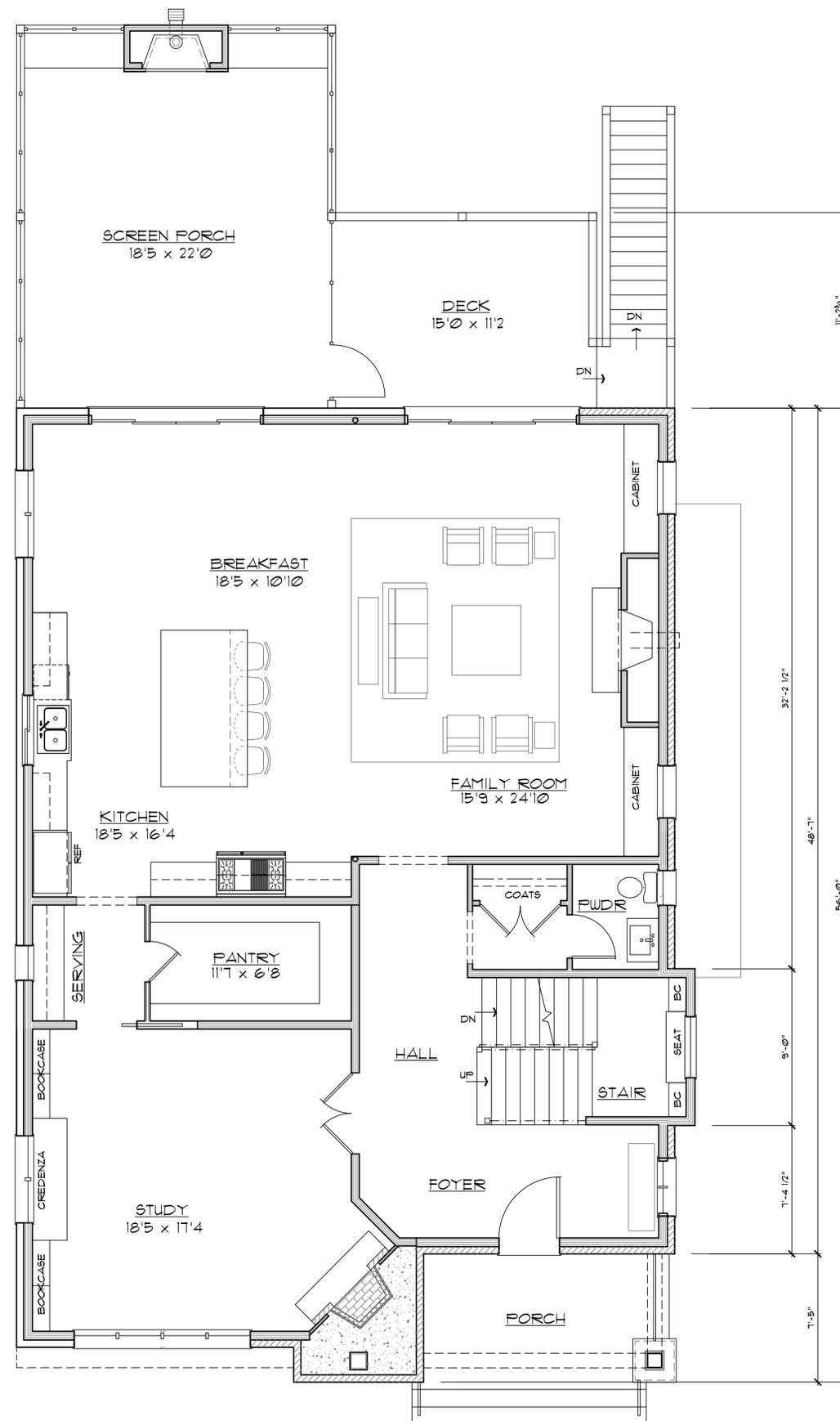
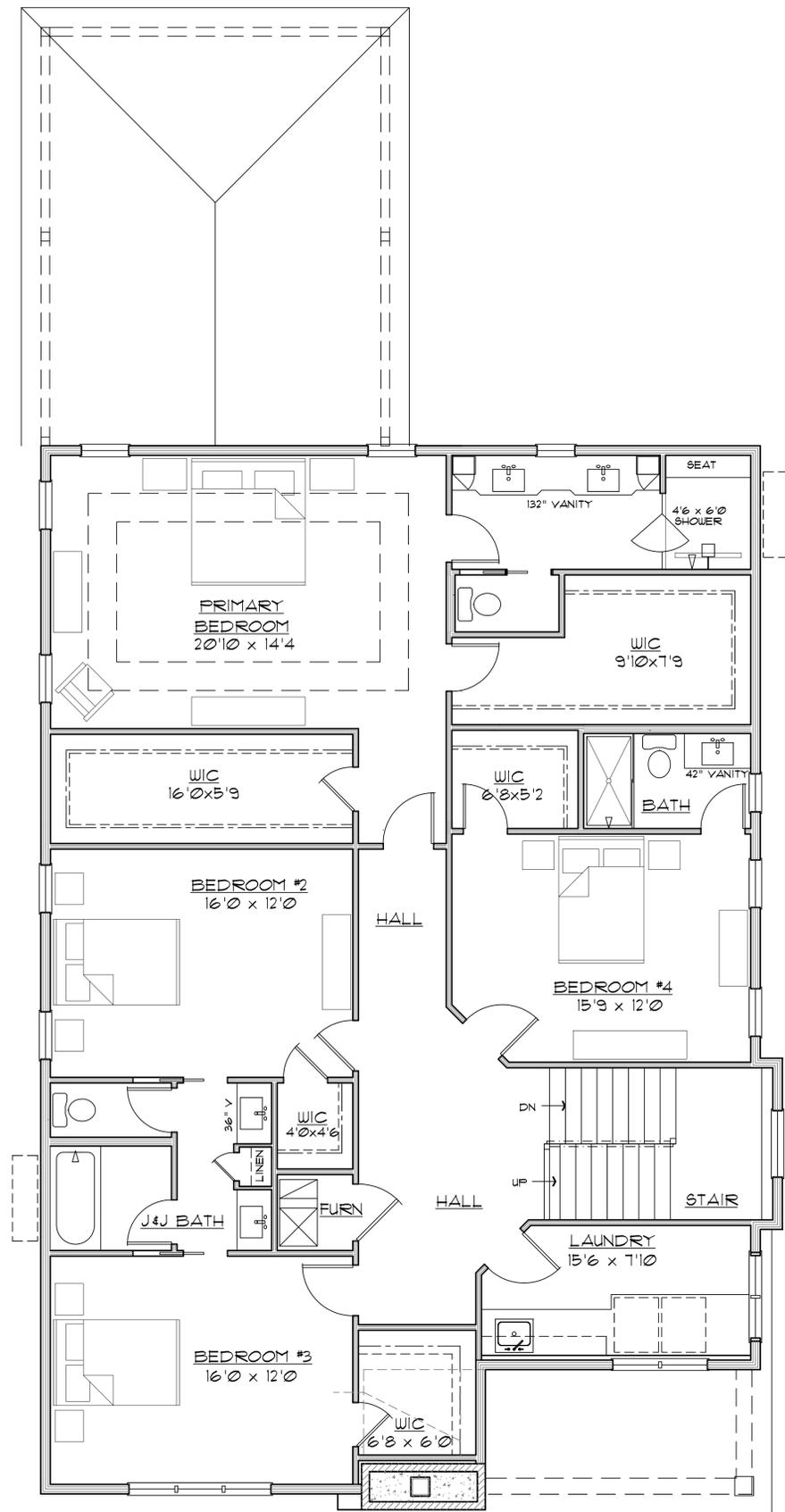
NEW CUSTOM HOME FOR:

MIKE and SARAH REEDY  
26 HILLARD RD.  
ST. LOUIS, MISSOURI 63122

**DONNA F. BOXX, Architect, P.C.**

160 Marine Lane  
St. Louis, Missouri 63146  
(314) 434-2333  
FAX (314) 434-2203  
www.boxxarchitect.com





RELEASED FOR ARB- 6-28-2023

FLOOR PLANS

DATE	XXXXXX	JOB	2022-66
REV.			
REV.			
REV.			
SHEET			

A-2

2 of 5 SHEETS

NEW CUSTOM HOME FOR:

MIKE and SARAH REEDY  
26 HILLARD RD.  
ST. LOUIS, MISSOURI 63122

**DONNA F. BOXX, Architect, P.C.**

160 Marine Lane  
St. Louis, Missouri 63146  
(314) 434-2333  
FAX (314) 434-2203  
www.boxxarchitect.com



NOTES FOR ARB REVIEW:  
 1. EXTERIOR MATERIAL WILL BE A COMBINATION OF BRICK VENEER AND 'HARDIE' BOARD AND BATTEN.  
 2. ROOFING WILL BE ARCHITECTURAL SHINGLES.  
 3. WINDOWS WILL BE BLACK.  
 4. GUTTERS WILL BE BLACK.  
 5. SEE COLORED RENDERING FOR EXTERIOR COLORS.



FRONT (NORTH) ELEVATION

1/4" = 1'-0"



RIGHT SIDE (WEST) ELEVATION

1/4" = 1'-0"

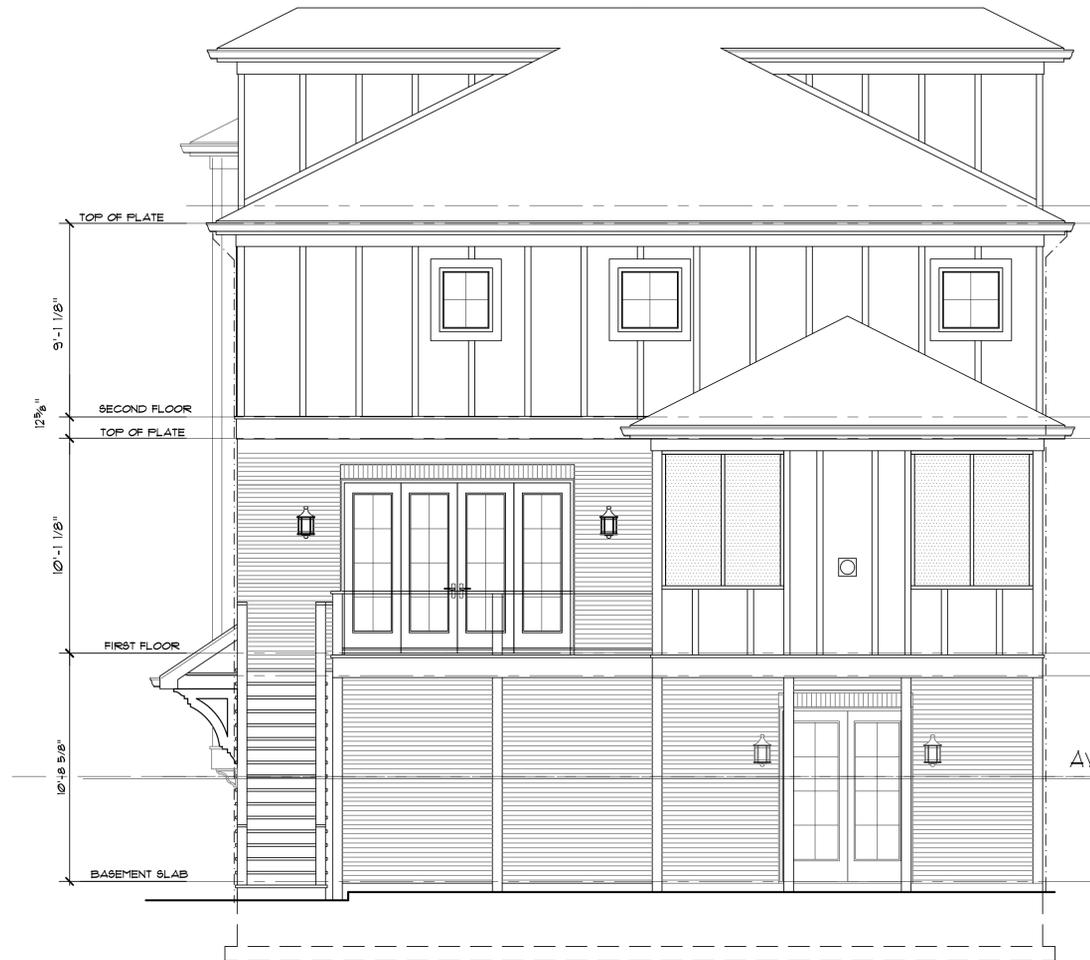
**DONNA F. BOXX, Architect, P.C.**  
 160 Marine Lane  
 St. Louis, Missouri 63146  
 (314) 434-2333  
 FAX (314) 434-2203  
 www.boxxarchitect.com

NEW CUSTOM HOME FOR:  
 MIKE and SARAH REEDY  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

RELEASED FOR ARB: 6-28-2023

EXTERIOR ELEVATIONS

DATE	REV.
XXXXXX	1
	2
	3
	4
	5
JOB: 2022-66	
SHEET	
<b>A-3</b>	
3 of 5 SHEETS	



REAR (SOUTH) ELEVATION

1/4" = 1'-0"

AVERAGE GRADE 50% OF LOWER LEVEL

NOTES FOR ARB REVIEW:  
 1. EXTERIOR MATERIAL WILL BE A COMBINATION OF BRICK VENEER AND 'HARDIE' BOARD AND BATTEN.  
 2. ROOFING WILL BE ARCHITECTURAL SHINGLES.  
 3. WINDOWS WILL BE BLACK.  
 4. GUTTERS WILL BE BLACK.  
 5. SEE COLORED RENDERING FOR EXTERIOR COLORS.



LEFT SIDE (EAST) ELEVATION

1/4" = 1'-0"

**DONNA F. BOXX, Architect, P.C.**  
 160 Marine Lane  
 St. Louis, Missouri 63146  
 (314) 434-2333  
 FAX (314) 434-2203  
 www.boxxarchitect.com

NEW CUSTOM HOME FOR:  
 MIKE and SARAH REEDY  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

RELEASED FOR ARB- 6-28-2023

EXTERIOR ELEVATIONS

DATE	JOB
XXXXXX	2022-66
REV.	
REV.	
REV.	
SHEET	
<b>A-4</b>	
4 of 5 SHEETS	



24 HILLARD ROAD



26 HILLARD ROAD  
SUBJECT PROPERTY T.B.R.



1196 HILLARD ROAD



25 HILLARD ROAD

RELEASED FOR ARB- 6-28-2023

PHOTOS OF EXISTING AND  
ADJACENT PROPERTIES

DATE	JOB
XXXXXX	2022-66
REV.	
REV.	
REV.	
SHEET	
<b>A-5</b>	
5	5 SHEETS

NEW CUSTOM HOME FOR:

MIKE and SARAH REEDY  
26 HILLARD RD.  
ST. LOUIS, MISSOURI 63122

*DONNA F. BOXX, Architect, P.C.*  
160 Marine Lane  
St. Louis, Missouri 63146  
(314) 434-2333  
FAX (314) 434-2203  
www.boxxarchitect.com

DONNA F. BOXX, Architect, P.C.  
Missouri State Certificate of Authority: 0006642