

SHEET NOTES:
 THIS DRAWING SHEET REPRESENTS THE EXISTING CONDITIONS UPON MY SITE VISIT 5/23/2023. THE EXISTING CONDITIONS DRAWING IS BASED ON MY INTERIOR MEASUREMENTS OF THE SPACE. THIS PLAN IS NOT INTENDED TO REPRESENT A SURVEY OR AN INSPECTION OF THE CONDITIONS OF THIS PROPERTY, AND SHOULD BE CONSIDERED A RECORD ONLY OF THE LOCATIONS OF EXISTING PARTITIONS AND APPROXIMATE LOCATIONS OF DOORS AND WINDOWS. NO INSPECTION OF STRUCTURAL OR EXTERIOR ELEMENTS WAS UNDERTAKEN.

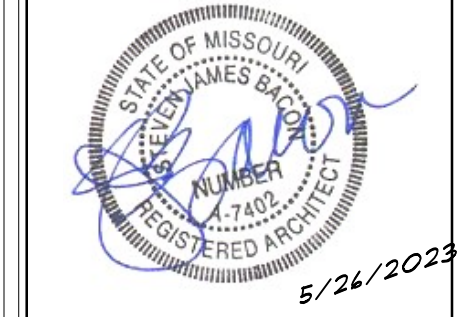
PARCEL INFO:
 MUNICIPALITY: UNINCORPORATED
 ZONING: C2
 COUNTY COUNCIL: 3.00
 SCHOOL DISTRICT: ROCKWOOD
 FIRE DISTRICT: FENTON
 SUBDIVISION: ALLENS VALLEY PARK
 PARENT LOCATOR: 21Q420991
 LOCATOR: 21Q420991
 PROPY ADDRESS: 2011 BENTLEY PLZ, 43024
 OWNER: 2011 BENTLEY PLAZA LLC
 OWNER ADDRESS: PO BOX 771070
 ST. LOUIS, MO 63177
 SCHOOL SUBCODE: 110P
 MUNICIPALITY CODE: 000
 DEEDBKFG: 20332-999
 PROPERTY CLASS: C
 LAND USE CATEGORY: COMMERCIAL
 TWP NAME: MERAMEC
 FIRM PANEL: 29189C031K
 CODE ENFORCEMENT DISTRICT: 14
 PMZ NEIGHBORHOOD: 1125

B'LDG CODE DATA:
 CONSTRUCTION TYPE: II-B
 2-STORY
 PREVIOUS USE: 'B' BUSINESS
 FIRE PROTECTION: NO AUTO FIRE SUPPRESSION
 PROPOSED USE: INTERNET DISTRIBUTION OF NON-PRESCRIPTION SUPPLEMENTS & COSMETICS, WITH SOME IN-PERSON PICK UP OF PRE-ORDERED ITEMS.
 'B' BUSINESS-PRIMARY USE
 'M' MERCANTILE-ACCESSORY USE
 CALCULATED OCCUPANT LOAD:
 'B' USE = 490 SF/100 = 1
 PRODUCT STORAGE = 1380 SF/200 = 1
 'M' USE = 324 SF/60 = 4
 TOTAL OCC LOAD: 20
 TWO EXISTING TOILET ROOMS TO REMAIN IN USE WITHOUT CHANGE.
 ADA TOILET ROOM SHALL BE ACCESSIBLE TO THE PUBLIC (WILL REQUIRE ACCOMPANIMENT BY STAFF).

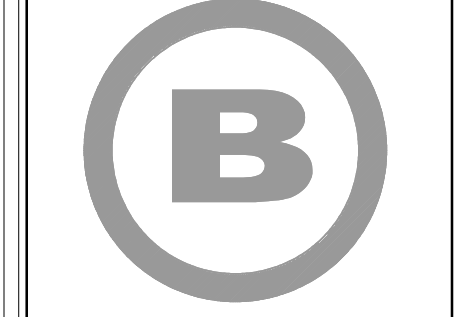
COMMISSION NUMBER
23-051
 DRAWN BY
sjb
 CHECKED BY
SJB
 ISSUED: 5/26/2023
 Print to 22"x34" Paper

for
**RE-OCCUPANCY
 of EXISTING COM-
 Mercial TENANT
 SPACE**

PLAN STATUS



Steven J. Bacon
 Architect
 MO Lic: #007402



**BACON
 COMMERCIAL
 DESIGN LLC**
 ARCHITECTURAL
 Design & Consulting

po box 605
 crystal city
 mo 63019
 (636) 933-0007
 corporate authority
 certificate #: 2006007290

**2071 BENTLEY
 PLAZA LLC**
 PO Box 771070
 St. Louis, MO 63177
 OWNER

Re-Occupy 2117
 Bentley Plaza

Leasing Agent:
AH Realty Advisors
 Rob Berneking, Agent
 (618) 581-5312

COMMISSION

ADOPTED BUILDING
 CODES:
 IBC 2015
 INT'L MECH'L CODE 2015
 UNIFORM PLUMB'G CODE 2015
 NATIONAL ELECTRICAL
 CODE 2014

BLD'G CODE(S)

FIRST FLOOR
 PLAN - EXISTING

SHEET TITLE

SHEET
 NUMBER
A-1
 1 OF 1



SITE LOCATOR/AERIAL: 2117 BENTLEY PLAZA; FENTON