



Application for Architectural Review Board

*** This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: Jamieson Design - Storm Clarry

Phone #: 314-371-1777

Email address of Applicant (for review comments): sac@jamiesondesign.com

PROJECT PROPERTY INFORMATION

Address for proposed work: 49 Trent Drive

If this ARB application is amending a project that is currently under construction, list permit #: _____

Zoning District: B Residential Sq. Footage of improvements: 750 square feet

DESCRIPTION OF PROPOSED PROJECT: Remodel of existing east garage to create a master closet. The existing garage door will be removed and replaced with an aluminum clad window system that matches the existing garage door profile.

Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X Storm Clarry Date: 03-11-2026

** This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.*

Berges Residence

49 Trent Drive

Saint Louis, MO 63124

Master Suite & Office

Renovations

Interior & Architectural Design:
Jamieson Design, Inc.
4100 Laclede Ave. - Suite 112
St. Louis, MO 63108

Project Summary:
The project includes the remodeling of the existing east garage to create a master closet and salon area. The garage, which was added in 2022, previously had one window infilled during construction; this opening will be reopened and reused as one of two new closet entrances, along with the existing garage man door. The existing garage door will be removed and replaced with an aluminum clad window system that matches the existing garage door profile. In addition to the closet renovation, the lower-level office will be redecorated.



ISSUED FOR
BUILDING PERMIT
03-09-2026

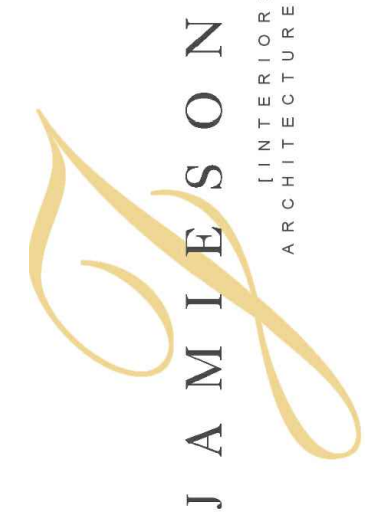
DRAWING INDEX											
SHEET NUMBER	SHEET DESCRIPTION	ISSUED FOR: BUILDING PERMIT	ISSUE DATE: 03-09-2026	ISSUED FOR:	ISSUE DATE:	ISSUED FOR:	ISSUE DATE:	ISSUED FOR:	ISSUE DATE:	ISSUED FOR:	ISSUE DATE:
		INTERIOR DESIGN									
COVER	PROJECT LOCATION AND DRAWING INDEX	1									
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ID1.0	DEMOLITION PLAN	1									
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ID2.1	JIM'S OFFICE RENOVATION PLAN, ELEVATION, & SECTIONS	1									
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ID4.0	ELECTRICAL PLAN & FINISH PLAN	1									
ID5.0	INTERIOR ELEVATIONS & SECTIONS	1									
ID5.1	EXTERIOR ELEVATION	1									
TOTAL DRAWINGS ISSUED		9	#	#	#	#	#	#	#	#	#

PROJECT DIRECTORY

INTERIOR DESIGN: JAMIESON DESIGN
4100 LACLEDE AVE. - SUITE 112
ST. LOUIS, MO 63108
CONTACT: JIMMY JAMIESON
PHONE: 1.314.371.1777
E-MAIL: jjc@jamiesondesign.com

ARCHITECT OF RECORD: ELIZABETH PANKE
MISSOURI LICENSE #005260
10065 BRIARWOOD DRIVE
SAINT LOUIS, MO 63124
PHONE: 1.314.267.6604
E-MAIL: epankearchitect@gmail.com

GENERAL CONTRACTOR: MCMILLAN CONSTRUCTION GROUP
1423 STRASSNER DRIVE
ST. LOUIS MO 63144
CONTACT: STEVE MCMILLAN
PHONE: 1.314.961.3101
E-MAIL: swm@mcmillancabinetmakers.com



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03-09-2026

BERGES RESIDENCE
49 TRENT DRIVE
SAINT LOUIS, MO 63124
MASTER SUITE & OFFICE RENOVATIONS

ISSUED FOR
BUILDING PERMIT
03-09-2026

NO.	DATE	DESCRIPTION
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SHEET TITLE

PROJECT LOCATION
AND DRAWING INDEX

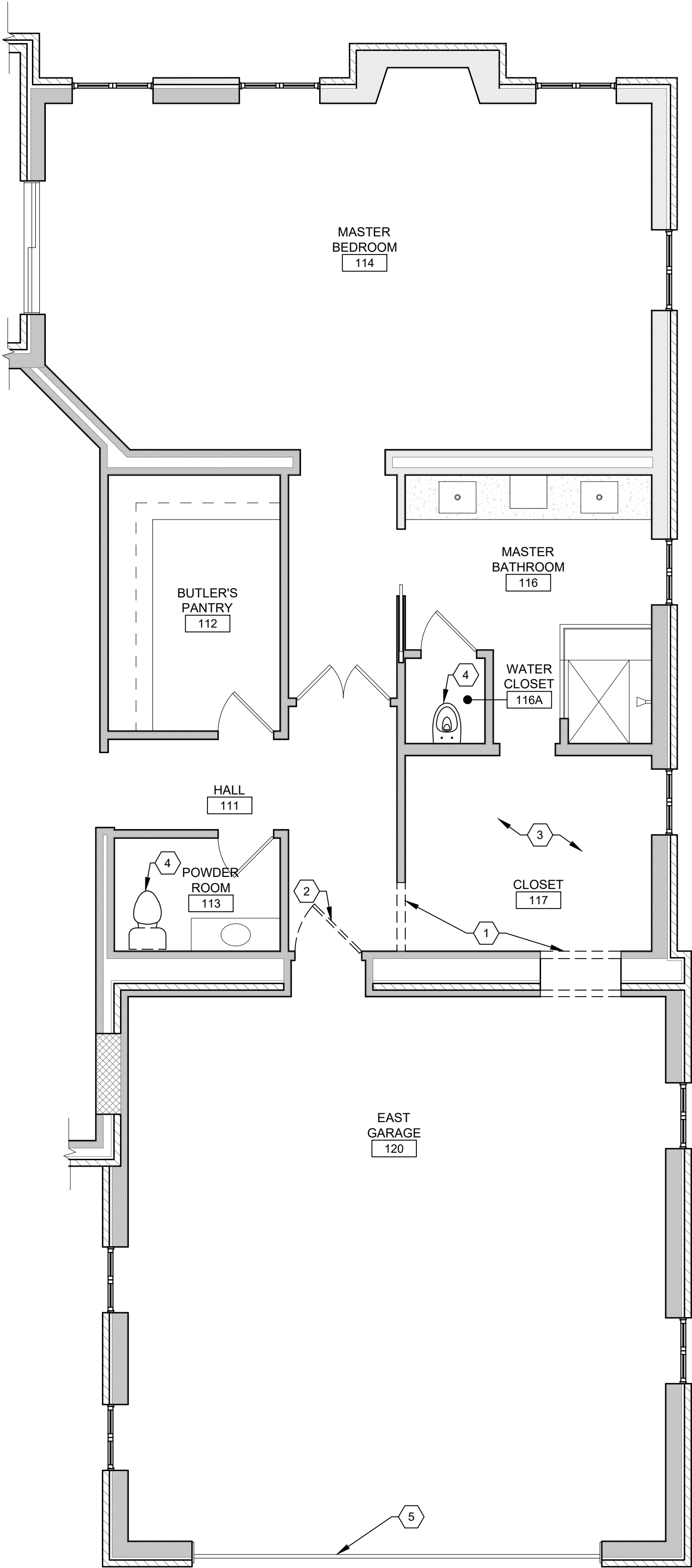
SHEET NUMBER

COVER

DEMOLITION NOTES

KEYNOTES

1. SELECTIVE DEMOLITION OF EXISTING PARTITION TO BE COORDINATED WITH NEW LAYOUT ON SHEET ID2.0. PATCH AND REPAIR AS REQUIRED. EXISTING LINTEL AT INFILLED WINDOW TO REMAIN.
2. EXISTING DOOR TO BE REMOVED, VERIFY WITH OWNER IF DOOR IS TO BE SALVAGED OR DISCARDED.
3. REMOVE EXISTING WOOD FLOOR; PREPARE SUBFLOOR TO RECEIVE NEW TILE FLOOR.
4. EXISTING TOILETS TO BE REMOVED AND DISCARDED. REMOVE EXISTING TOILET IN POWDER ROOM ADJACENT TO LAUNDRY ROOM AND LOWER LEVEL AND DISCARD. ALL TOILETS ON FIRST FLOOR OF HOME AND LOWER LEVEL ARE BEING REPLACED WITH NEW TOTO TOILETS.
5. EXISTING GARAGE DOOR TO BE REMOVED FROM TRACK, DOOR TRACK AND MOTOR TO BE REMOVED; COORDINATE WITH OWNER IF GARAGE DOOR IS TO BE SALVAGED.



1 FIRST FLOOR DEMOLITION PLAN

MASTER SUITE

SCALE: 1/4" = 1'-0"

N

GENERAL

A. DEMOLITION INCLUDES THE REMOVAL, DISPOSAL OR SALVAGE OF ALL DEMOLISHED MATERIALS. PERFORM ALL DEMOLITION WORK THAT MAY BE REQUIRED OR NECESSARY TO A FULL AND COMPLETE EXECUTION OF THE WORK, WHETHER OR NOT SHOWN OR SPECIFIED. EXACT EXTENT OF DEMOLITION MAY NOT BE SHOWN ON DRAWINGS.

B. THE CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING AND SURROUNDING CONDITIONS, AND WILL QUALIFY ON HIS BID ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS.

C. THE CONTRACTOR SHALL COVER AND PROTECT ALL EXISTING CONDITIONS TO REMAIN THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION WORK.

D. PROMPTLY DISPOSE OF ALL DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE EXCEPT THOSE ITEMS NOTED FOR SALVAGE OR RE-USE.

E. REMOVE DEBRIS AS WORK PROGRESSES. KEEP THE PREMISES BROOM CLEAN AND ACCESSIBLE AT THE END OF EVERY DAY; EACH TRADE TO COMPLY.

F. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED FACILITIES.

G. COORDINATE WITH OWNER ON BUILDING RULES AND REGULATIONS FOR WORK START & END TIMES, DUMPSTER PROCEDURES, AND NOISE RESTRICTIONS.

SAFETY / BUILDING CODES

H. GC SHALL DISCONNECT AND RECONNECT SMOKE, CARBON MONOXIDE, GAS BREAK, AND ANY OTHER ALARM SYSTEMS.

I. THE CONTRACTOR SHALL FIELD INSPECT ALL DEMOLITION WORK PRIOR TO ITS REMOVAL, TO ENSURE SUCH REMOVAL DOES NOT IMPAIR THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. IF THE INSPECTION INDICATES THAT THE STRUCTURAL INTEGRITY MAY BE IMPAIRED, NOTIFY THE OWNER AND JAMIESON DESIGN IMMEDIATELY.

J. AT PENETRATIONS OF FIRE RATED WALL, CEILING, FLOOR OR ROOF, CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED, FIRE RESISTANT MATERIAL, FULL THICKNESS OF THE CONSTRUCTION ELEMENT TO MAINTAIN FIRE RATING OF CONSTRUCTION ELEMENT IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION

K. THE INTERIOR DESIGNER HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOB SITE. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

SALVAGE

L. CONFIRM WITH OWNER IF ANY EXISTING DOORS/EQUIPMENT/ETC SHALL BE PROTECTED AND SALVAGED.

M. THE GENERAL CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED BY OTHERS OF ALL MOVEABLE EQUIPMENT AND APPLIANCES IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. GENERAL CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY SUCH CONDITIONS THAT PREVENTS PROCEEDING WITH DEMOLITION.

N. PATCH AND REPAIR ALL EXISTING WALL SURFACES, COLUMN ENCLOSURES, EXTERIOR WINDOW SYSTEM, DOOR ASSEMBLIES, AND ETC. TO A LIKE NEW CONDITION WHETHER DAMAGE IS EXISTING OR A RESULT OF DEMOLITION OR CONSTRUCTION ACTIVITIES.

WALL / FLOOR

O. ALL NEW PARTITIONS TO BE INSULATED FOR SOUND TRANSFERENCE.

P. PLUG/FILL ALL UNUSED FLOOR CORES WITH SIMILAR MATERIAL TO MATCH EXISTING ADJACENT CONDITION.

Q. EXISTING PERIMETER WALL PARTITIONS, COLUMN ENCLOSURES AND INTERIOR WALL PARTITIONS TO REMAIN, UNLESS OTHERWISE NOTED. CAREFULLY REMOVE ANY EXISTING WALL COVERING, WALL PAPER OR OTHER TEXTURED FINISH, PREPARE WALLS FOR NEW WALL FINISH AS SPECIFIED.

R. COORDINATE SIZES OF NEW WALL OPENINGS IN EXISTING PARTITIONS WITH DIMENSIONS INDICATED NEW PLAN LAYOUT, ELEVATIONS, AND ANY DOOR ASSEMBLIES TO BE REUSED.

S. REFER TO DEMOLITION PLAN FOR FLOORING FINISHES TO BE REMOVED. DEMOLITION INCLUDES ASSOCIATED BUILDING MATERIALS, ADHESIVES, ETC. LEAVE BASE BUILDING FLOOR SLAB CLEAN AND LEVEL FOR NEW SPECIFIED FINISH APPLICATION.

REFLECTED CEILING

T. DEMOLITION TO INCLUDE REMOVAL OF ABANDONED HANGERS, BRACKETS, SCREWS, CONNECTORS, CONDUIT, DUCTWORK, METAL PARTITION TRACK AND ANY OTHER UNUSED ITEMS SECURED TO THE UNDERSIDE OF THE SLAB.

U. UNLESS OTHERWISE NOTED, EXISTING LIGHT FIXTURES, SPEAKERS, CEILING MOUNTED EQUIPMENT, EXIT SIGNS, AND LIFE SAFETY DEVICES THAT ARE TO BE REMOVED. ALSO REMOVE ANY UNUSED ELECTRICAL, PLUMBING CHASES, PVC, PIPES, ETC.

V. PATCH AND REPAIR ALL EXISTING GYPSUM BOARD CEILING/ SOFFIT SURFACES TO A LIKE NEW CONDITION WHETHER DAMAGE IS EXISTING OR A RESULT OF DEMOLITION/ CONSTRUCTION ACTIVITIES.

MEP/FP

W. GENERAL CONTRACTOR TO INSTALL A TEMPORARY FILTER ON THE RETURN AIR DUCT SOURCE BEFORE STARTING DEMOLITION.

X. MAINTAIN ALL EXISTING SERVICES IN USE AT ALL TIMES UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE OWNER PRIOR TO THE INTERRUPTION OF ANY SERVICE. COORDINATE INTERRUPTION OF SERVICES WITH OWNER PRIOR TO INTERRUPTING ANY SERVICE. PERMANENTLY RECONNECT ANY SERVICE INTERRUPTION BY DEMOLITION OR ALTERATION WORK, WITHIN AND OUTSIDE THE SCOPE OF WORK.

Y. WHERE EXISTING ELECTRICAL EQUIPMENT DESIGNATED TO BE REMOVED, IT SHALL BE COMPLETELY REMOVED WITH ALL ASSOCIATED BOXES, SUPPORTS AND DEVICES. ALL WIRING AND CONDUIT SHALL BE REMOVED COMPLETELY BACK TO THE FIRST ITEM LEFT UNAFFECTED BY REMOVAL. CONDUIT THAT IS BURIED OR OTHERWISE INACCESSIBLE SHALL BE ABANDONED. IN SUCH CASE CONTRACTOR SHALL PULL ALL WIRE FROM THE CONDUIT AND REMOVE ALL ITEMS PROTRUDING FROM THE FINISHED SURFACE.

Z. REMOVAL OF HVAC DUCTWORK, PLUMBING LINES OR ELECTRICAL CONDUIT AND WIRING SHALL INCLUDE REMOVAL OF SERVICE BACK TO THE NEAREST JUNCTION, BRANCH, OR CONNECTION, WHETHER THIS OCCURS WITHIN THE PROJECT SPACE OR NOT. COORDINATE THIS EFFORT WITH THE OWNER AND WITH LOCAL GOVERNING REGULATIONS. CAP ALL UNUSED LINES AT THE SOURCE, SO NOT TO BE VISIBLE WITHIN OCCUPIED SPACE.

AA. WHERE EXISTING PARTITIONS CONTAIN ELECTRICAL OUTLETS OR SWITCHES, COORDINATE DEMOLITION OF PARTITIONS WITH ELECTRICAL CONTRACTOR. ALL ELECTRICAL TERMINATIONS TO BE PERFORMED BY THE ELECTRICAL CONTRACTOR.

AB. ALL REMOVAL OF DUCTWORK, EQUIPMENT & CABLING, AND/OR SHUT DOWN OF ANY SYSTEM INCLUDING PLUMBING, HEATING, ELECTRICAL, AIR CONDITIONING, ETC. SHALL BE COORDINATED WITH OWNER.

RECYCLING

AC. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REMOVE, TRANSPORT AND DISPOSE OF DEBRIS PER LOCAL GOVERNING REGULATIONS.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION
	WORK TO BE DEMOLISHED
	EXISTING DOOR ASSEMBLY
	HALF-TONE DIAGONAL HATCHING INDICATES AREA IS NOT INCLUDED IN SCOPE.

JAMIESON
[INTERIORS
ARCHITECTURE]

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SHEET TITLE

DEMOLITION
PLAN

SHEET NUMBER

ID1.0

ALL DIMENSIONS NEED TO BE VERIFIED AFTER DEMOLITION. IF ANY DISCREPANCIES, PLEASE NOTIFY DESIGNER.

RENOVATION NOTES

KEYNOTES

1. NEW PARTITION WALL TO BE CONSTRUCTED SEE TYPICAL WALL SECTION ON SHEET ID5.0.

2. NEW CASED OPENING INTO SALON WHERE WINDOW FILL WAS REMOVED; HEIGHT TO MATCH EXISTING DOOR HEIGHTS IN MASTER BATHROOM; EXISTING LINTEL TO REMAIN.

3. EXISTING GARAGE MAN DOOR OPENING TO BE FRAMED AS THE NEW CASED OPENING TO JIM'S CLOSET.

4. NEW DOORS TO BE INSTALLED, DOOR PROFILE TO MATCH EXISTING DOOR PROFILE.

5. NEW TOILET TO BE INSTALLED IN EXISTING LOCATION. TOTO NEXUS WASHLET+ S7A ONE-PIECE TOILET 1.28GPF. LOWER LEVEL POWDER ROOM TOILET AND FIRST FLOOR POWDER ROOM NEAR LAUNDRY ROOM TOILET TO BE REPLACED WITH NEW TOTO TOILETS, TOTO NEXUS WASHLET+ S7A ONE-PIECE TOILET 1.28GPF.

6. NEW TOILET TO BE INSTALLED, TOTO NEXUS WASHLET+ S7A ONE-PIECE TOILET 1.28GPF.
7. NEW CASEWORK TO BE CONSTRUCTED AND INSTALLED; PAINT COLOR AND SHEEN TO BE DETERMINED; SEE SHEET ID5.0 FOR ELEVATIONS.

8. NEW TILE FLOOR TO BE INSTALLED; MATCH EXISTING TILE FLOOR IN MASTER BATHROOM 116.

9. NEW SHAMPOO STATION TO BE INSTALLED; PROVIDE WATER SUPPLY AND DRAIN TO NEW LOCATION; DROP-IN SALON SHAMPOO SINK; JEFFCO WHITE PORCELAIN SIDEWASH BOWL, SBS-87608.

10. NEW CLOSET SYSTEM TO BE INSTALLED BY ST LOUIS CLOSETS. CONTRACTOR TO PROVIDE AND INSTALL PUCK LIGHTING INTO THE TOP OF THE CLOSET SYSTEM DISPLAY CASES IN ELIZABETH'S CLOSET 120, COORDINATE WITH ST LOUIS CLOSET.

11. NEW SAFE TO BE INSTALLED WITHIN CABINET; SAFE WILL BE PROVIDED BY OWNER; SAFE TO BE CONNECTED TO HOME SECURITY SYSTEM. CONTRACTOR TO BLOCK CABINET BASE FOR THE WEIGHT OF THE SAFE.

12. NEW MINI REFRIGERATOR TO BE INSTALLED UNDER THE COUNTERTOP; DANBY DH016A1W HEALTH 1.6 CU. FT. WHITE SOLID DOOR REACH-IN MEDICAL REFRIGERATOR.
13. NEW WINDOW SYSTEM TO BE INSTALLED IN PLACE OF EXISTING GARAGE DOOR; NEW WINDOW SYSTEM TO MATCH GARAGE DOOR FINISH AND DETAILING; SEE WINDOW DRAWINGS ON SHEET ID5.0

14. FRAME NEW SUBFLOOR ON TOP OF EXISTING SLOPPED CONCRETE GARAGE FLOOR. NEW SUBFLOOR TO BE LEVEL WITH EXISTING MASTER BATHROOM SUBFLOOR. SEE FRAMING PLAN.

FRAMING PLAN NOTES

KEYNOTES

1. ALL FRAMING MATERIAL ATTACHED TO, OR RESTING ON CONCRETE IS TO BE PRESSURE TREATED LUMBER.

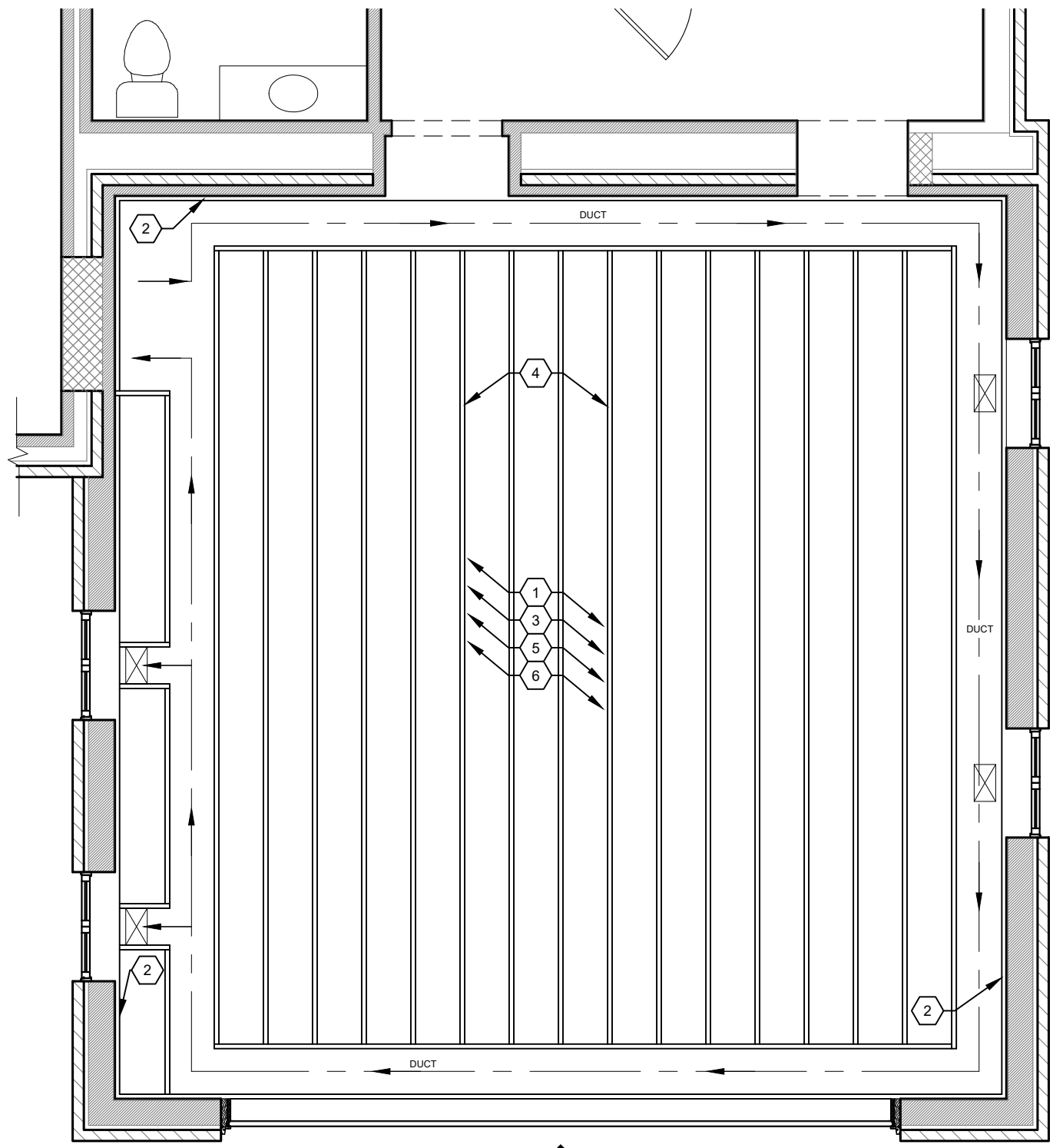
2. PERIMETER 2"x8" BOLTED TO FOUNDATION WALLS WITH 3/8" WEDGE ANCHORS AT 2' ON CENTER, STAGGERED.

3. 2"x4" SLEEPERS GLUED AND BOLTED TO CONCRETE FLOOR WITH 3/8" WEDGE ANCHORS @ 30" ON CENTER.

4. 2"x10" TAPERED FLOOR JOIST AT 16" ON CENTER FASTENED Laterally TO 2"x4" SLEEPERS.

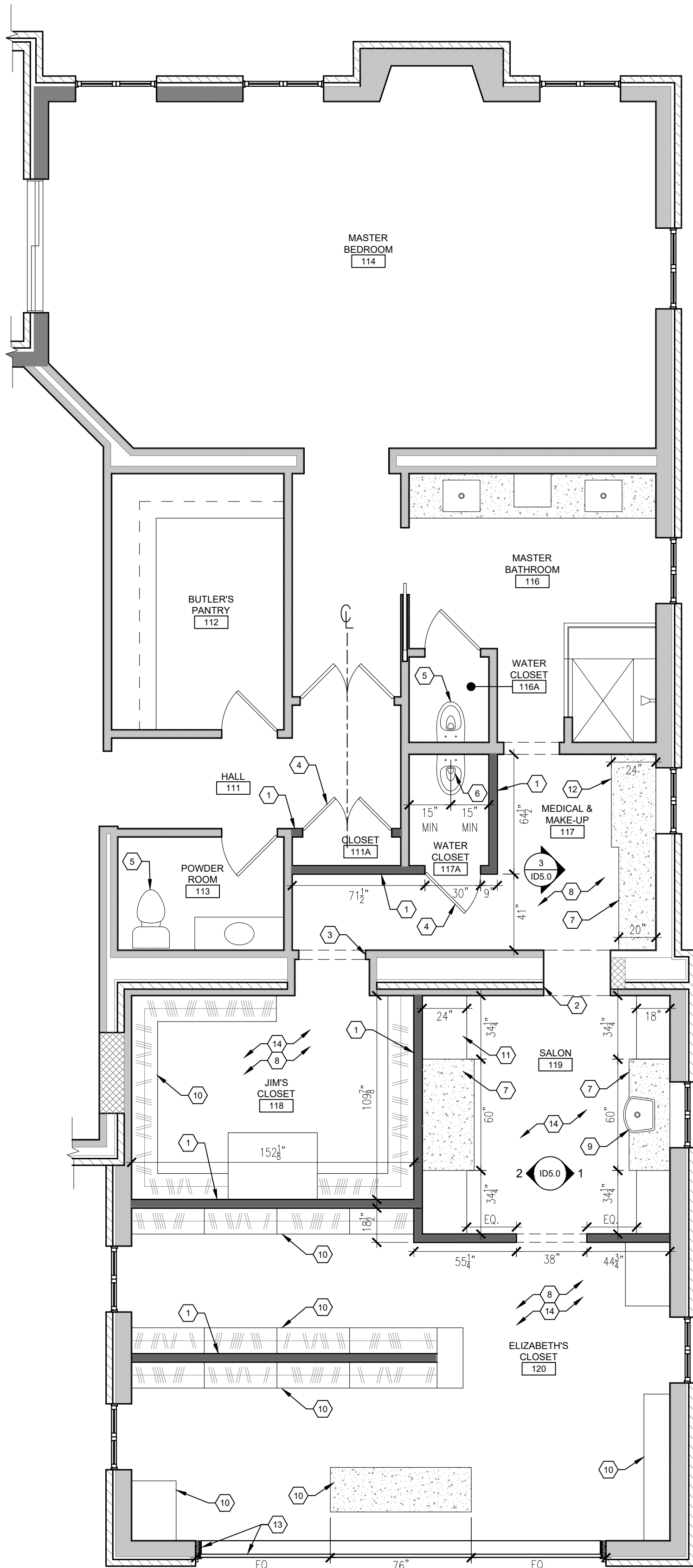
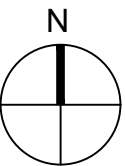
5. SUBFLOOR CAVITIES WILL BE Filly INSULATED WITH R-30 FIBERGLASS INSTALLED OVER 6 MIL VAPOR BARRIER.

6. 3/4" TONGUE AND GROVE PLYWOOD OVER FLOOR FRAMING.



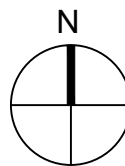
2 FIRST FLOOR FLOOR FRAMING PLAN
MASTER SUITE

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR RENOVATION PLAN
MASTER SUITE

SCALE: 1/4" = 1'-0"



DIMENSIONS / LAYOUT

- A. ALL PARTITIONS ARE PARTITION SCALE. DO NOT SCALE PLANS. SHOULD INFORMATION BE MISSING, OR IF DISCREPANCIES SHOULD ARISE, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

B. ALL VERTICAL DIMENSIONS ARE NOTED FROM TOP OF FINISHED FLOOR [A.F.F.].

C. ALL NEW PARTITIONS ARE DIMENSIONED FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE. ALL ALIGNMENT INDICATIONS ARE FROM FINISHED SURFACES, UNLESS OTHERWISE NOTED.

D. THE CONTRACTOR SHALL PROVIDE AND COORDINATE A 'CHALK LINE' PARTITION LAYOUT FOR THE OWNER'S PROJECT MANAGER TO APPROVE PRIOR TO THE INSTALLATION OF PARTITION FRAMING
- E. PROTECT EXISTING PARTITIONS, DOORS, CEILINGS, LIGHT FIXTURES, OUTLETS, AND FURNISHINGS AT AREAS WITHOUT DEMOLITION OR NEW CONSTRUCTION WORK. PROTECT EXISTING CEILING(S) TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. CEILING AREAS TO REMAIN ARE TO BE REPAIRED WHERE DISRUPTED DURING DEMOLITION AND CONSTRUCTION WORK. REFER TO DEMOLITION PLAN AND REFLECTED CEILING PLANS FOR LOCATIONS.

F. INFILL WALL PARTITIONS, BETWEEN EXISTING WALL PARTITIONS, SHALL MATCH THE ADJACENT WALL PARTITION FOR CONSTRUCTION, THICKNESS, ACOUSTICAL AND/OR FIRE RATING.

G. WHEN A WALL PARTITION OR MILLWORK INTERFACES WITH THE PERIMETER WINDOW ASSEMBLY PROVIDE A CONTINUOUS CLOSED CELL GASKET PARTIALLY COMPRESSED TO CREATE A CONTINUOUS ACOUSTICAL SEAL BETWEEN ADJOINING SPACES TO PREVENT SOUND TRANSMISSION.

H. THE CONTRACTOR IS RESPONSIBLE FOR THE BRACING OF INTERIOR WALL PARTITIONS AT ALL DOOR AND WINDOW ASSEMBLIES.

I. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING BRACING AND BLOCKING OF ALL PARTITIONS RECEIVING MILLWORK, SHELVING, PLUMBING FIXTURES, FURNITURE HANGING STRIPS, ETC.

J. WALL PARTITIONS SHALL USE CEMENT BACKERBOARD WHERE WALL TILE IS TO BE INSTALLED AND WATER RESISTANT GYPSUM BOARD AT ALL OTHER PLUMBING WALLS; UNLESS OTHERWISE NOTED.

K. PREP ALL WALL PARTITIONS TO RECEIVE A LEVEL '3' FINISH.

L. PROVIDE GYPSUM BOARD CONTROL JOINTS AT WALLS AND DRYWALL CEILINGS AS PER ASTM C840 (SPANS LARGER THAN 30'). REVIEW AND COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

M. ALL NEW GLASS ELEMENTS, I.E. SHOWER DOORS, WINDOWS, ETC., MUST BE TEMPERED GLASS. VERIFY THAT ALL EXISTING GLASS ELEMENTS IN THE BATHROOM AREA (INCLUDING WINDOWS) MEET THE MOST UP TO DATE CODE.

COORDINATION WITH EXISTING SYSTEMS

- N. THE CONTRACTOR SHALL COVER AND PROTECT ALL EXISTING CONDITIONS TO REMAIN THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION WORK

O. THE CONTRACTOR SHALL PATCH, REPAIR AND PREPARE SURFACES OF ALL EXISTING WALLS, COLUMN ENCLOSURES, GYPSUM BOARDCEILINGS/SOFFITS AS REQUIRED PRIOR TO APPLYING NEW FINISH. PATCH AND REPAIR SURFACES DUE TO THE REMOVAL OF EXISTING WALL COVERING/PAPER, TEXTURED FINISHES AND FILL VOIDS IN WALL SURFACES; SURFACES SHALL BE CONTINUOUSLY FLUSH AND SMOOTH - FREE OF DEFECTS, OPENINGS, PAINT DRIPS, AND ETC.

COORDINATION WITH OTHER TRADES

- P. THE DIMENSIONS AND WORK NOTED ON THESE DRAWINGS ARE INDICATED FOR DESIGN INTENT. IF THE INSTALLATION OF ELECTRICAL, MECHANICAL, PLUMBING, OR FIRE PROTECTION WORK INTERFERES WITH THIS INTENT, THE INTERIOR DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.

Q. UNLESS OTHERWISE NOTED. HVAC CONTRACTOR TO TEST RETURN AIR FLOW AT NEW AND RECONFIGURED ROOMS, AND INCLUDE RESULTS ON HVAC TEST & BALANCING REPORT.

R. THE ARCHITECTURAL DIMENSIONS SHALL GOVERN THE PLACEMENT OF ELECTRICAL, MECHANICAL OR PLUMBING DEVICES WHERE INDICATED

S. CONTRACTOR TO REVIEW REQUIRED CLEARANCES FOR NEW/EXISTING VERTICAL CONDUIT AND PLUMBING RISERS TO INSURE THAT THESE UTILITIES ARE FULLY CONCEALED WITHIN THE PARTITION OR INTERSTITIAL SPACE.

T. GENERAL CONTRACTOR TO COORDINATE WORK AND PHASING OF WORK WITH OWNER'S FURNITURE, TELEPHONE, EQUIPMENT AND DATA VENDORS.

FLOORING / SLAB

- U. CONTRACTOR SHALL SURVEY FLOOR ELEVATIONS TO DETERMINE THE SCOPE OF FLOOR LEVELING AND REMEDIAL REPAIR WORK. GENERAL CONTRACTOR SHALL INCLUDE IN THE SCOPE OF WORK ALL COSTS THAT ARE ASSOCIATED WITH FLOOR LEVELING AND REMEDIAL REPAIR WORK.

V. ALL FLOORS SHALL BE LEVEL AND FREE OF

IRREGULARITIES TO ASSURE ONE CONSTANT HEIGHT SO THAT DOOR FRAMES, WHEN SET, ARE ALL AT A CONSISTENT DIMENSION FROM THE CEILING WITH NO GAPS BETWEEN THE BOTTOM OF THE DOOR FRAME AT THE SLAB AFTER CARPETING OR OTHER FLOOR FINISHES ARE INSTALLED. ANY CHANGES IN THE FLOOR HEIGHT SHALL BE RAISED AND TROWELED TO CREATE A GRADUAL RAMP LIKE EFFECT. ALL MODIFICATION TO THE FLOOR SHALL BE MADE WITH A HIGH QUALITY, NON-CRUMBLING LATEX BASE FLASHING COMPOUND.

- W. PATCH THE FLOOR SLAB AS REQUIRED TO ENSURE A SMOOTH, EVEN SURFACE TO ACCOMMODATE NEW FLOORING FINISHES AT ALL NON-RAISED FLOOR AREAS

MILLWORK

- X. MILLWORK: FOLLOW ARCHITECTURAL WOODWORK INSTITUTE'S QUALITY STANDARDS (BEST/HIGHEST GRADE SHALL GOVERN THE WORK.) REFER THE ARCHITECTURAL WOODWORK QUALITY STANDARD ILLUSTRATED MANUAL MOST CURRENT EDITION.

RENOVATION LEGEND

SYMBOL	DESCRIPTION
	NEW PARTITION
	EXISTING PARTITION
	NEW DOOR ASSEMBLY
	EXISTING DOOR ASSEMBLY
	NEW MILLWORK TO BE INSTALLED BY GENERAL CONTRACTOR
	HALF-TONE DIAGONAL HATCHING INDICATES AREAS NOT IN SCOPE OF WORK

ARCHITECT OF RECORD

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MASTER SUITE & OFFICE RENOVATIONS

ISSUED FOR
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03-09-2026

NO. DATE DESCRIPTION

SHEET TITLE

MASTER SUITE
RENOVATION
PLAN

SHEET NUMBER

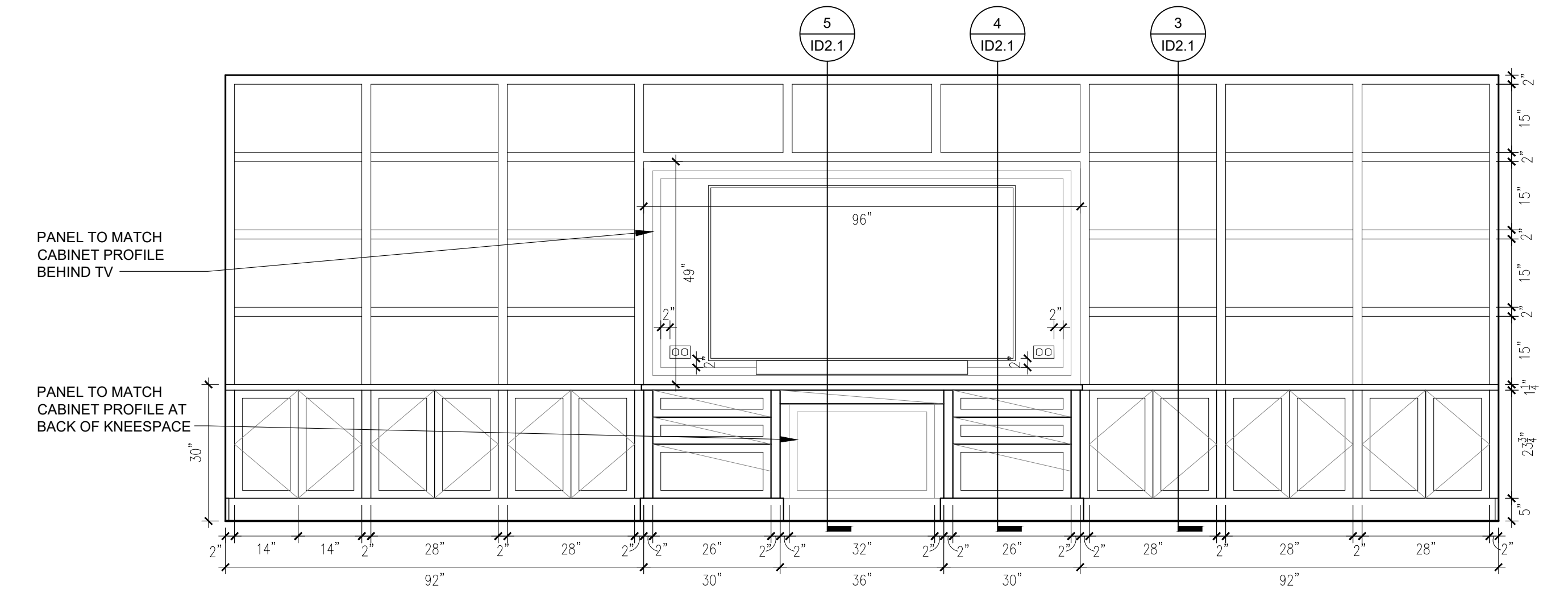
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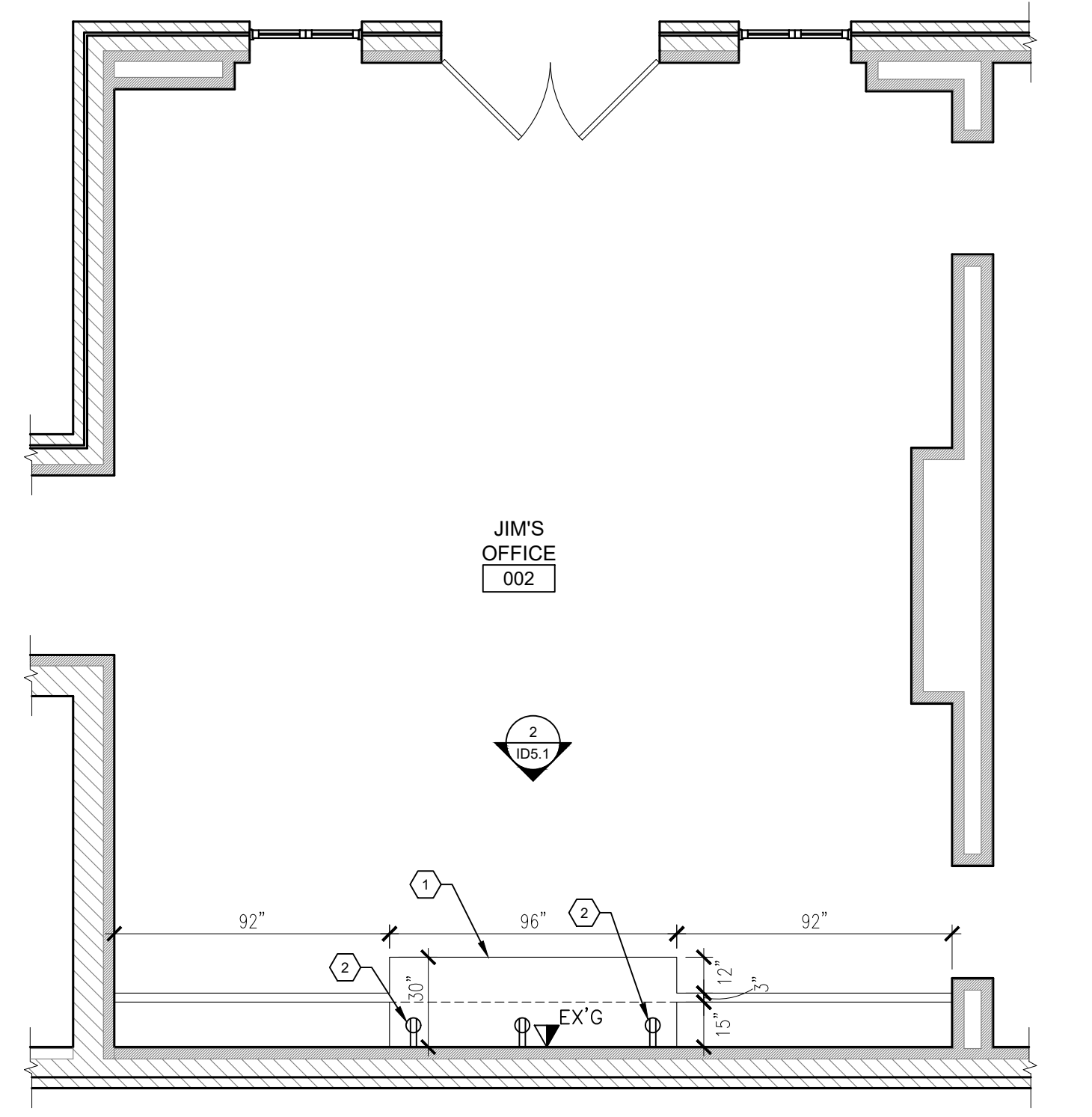
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ALL DIMENSIONS NEED TO BE VERIFIED AFTER DEMOLITION. IF ANY DISCREPANCIES, PLEASE NOTIFY DESIGNER.



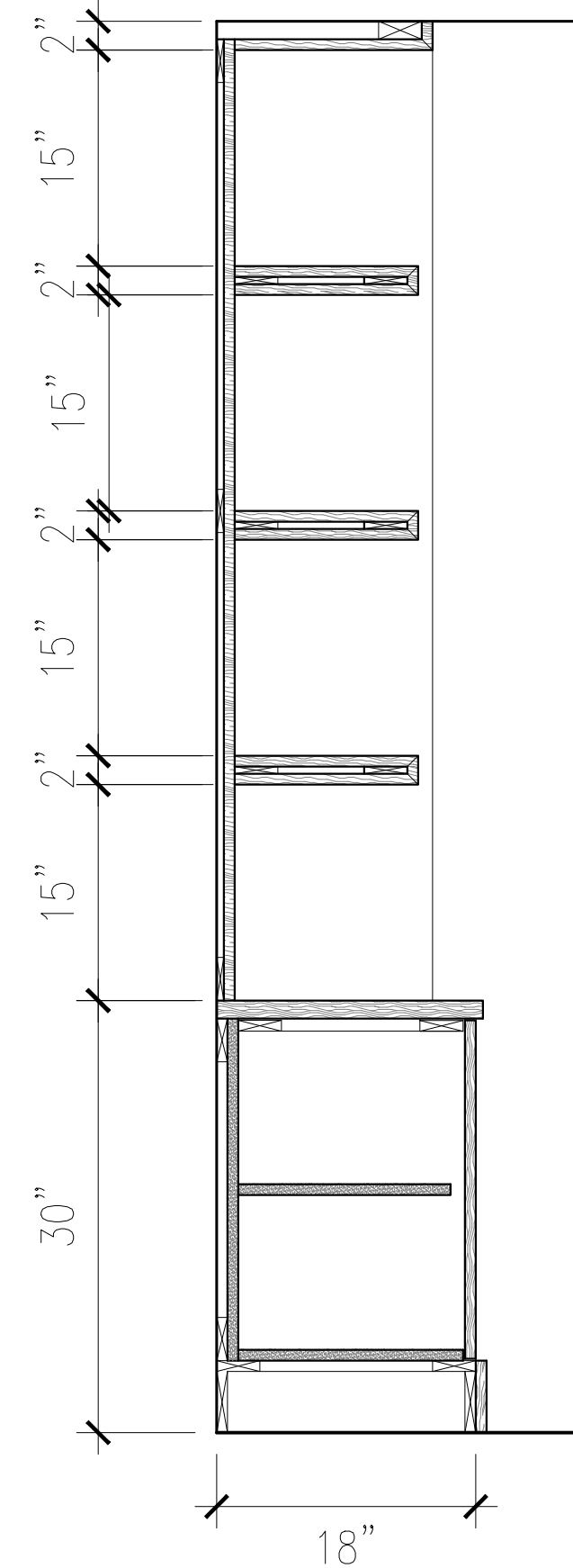
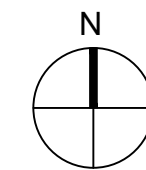
2 LOWER LEVEL RENOVATION PLAN

SCALE: 1/2" = 1'-0"



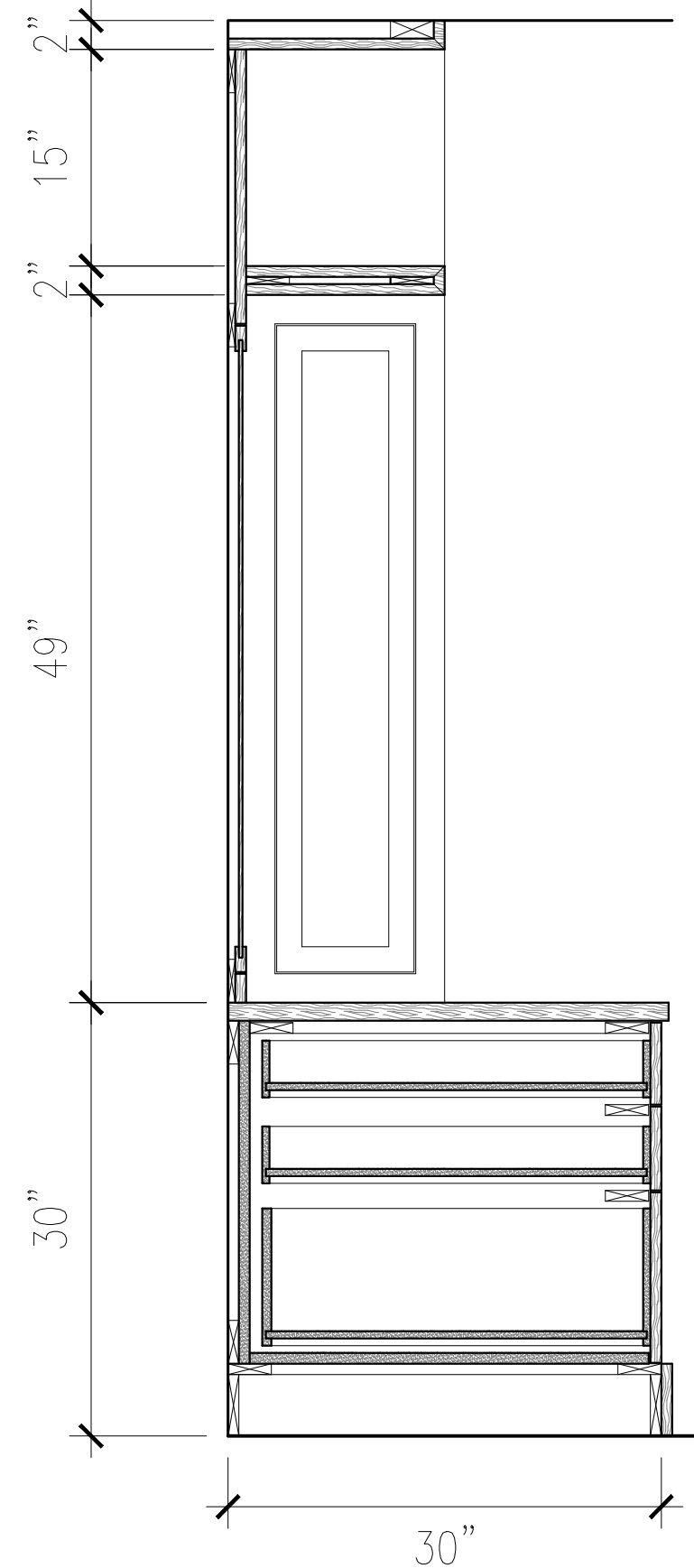
1 LOWER LEVEL RENOVATION PLAN

SCALE: 1/4" = 1'-0"



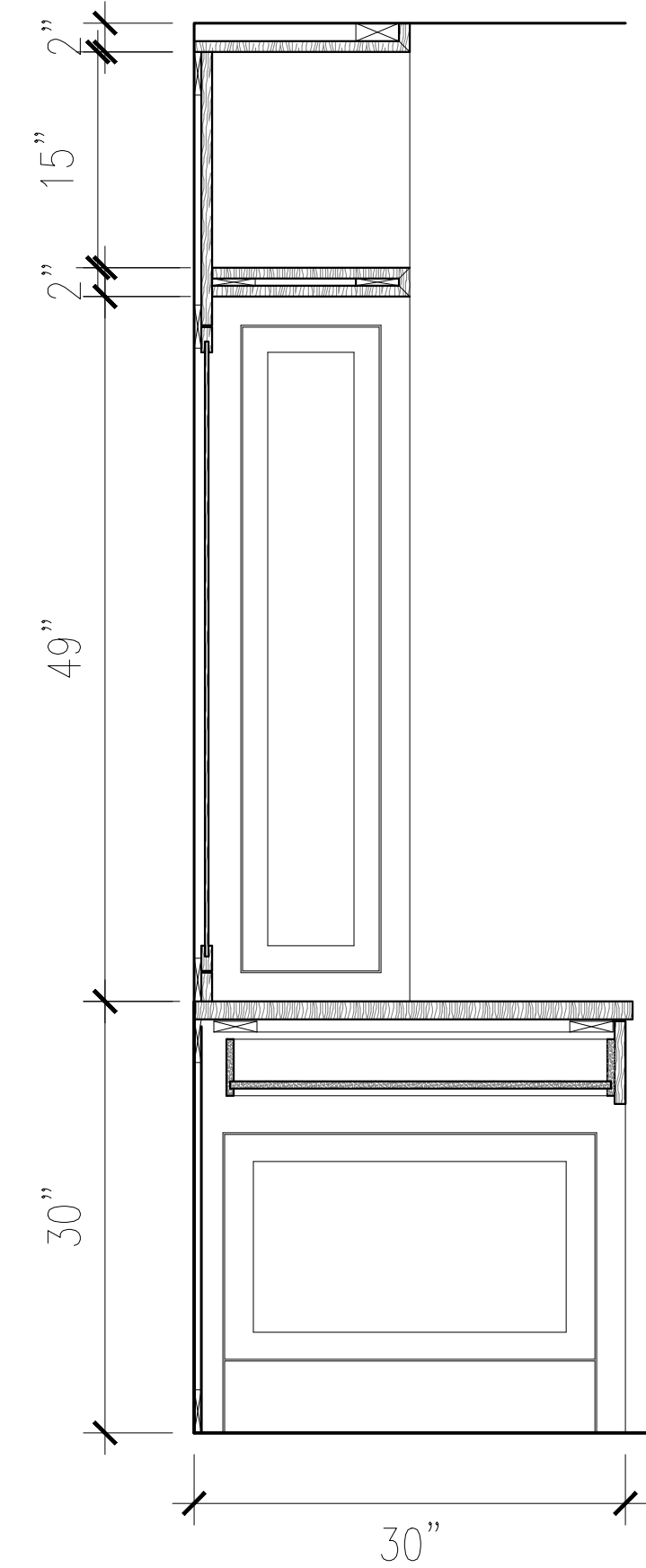
3 SECTION AT BOOKCASE

SCALE: 1" = 1'-0"



4 SECTION AT DRAWER STACK

SCALE: 1/4" = 1'-0"



5 SECTION AT KNEESPACE

SCALE: 1" = 1'-0"

RENOVATION NOTES

KEYNOTES

1. NEW BOOKCASE AND DESK TO BE CONSTRUCTED AND INSTALLED; SEE ELEVATION AND SECTIONS ON SHEET ID6.0. EXISTING TV TO BE USED IN NEW DESIGN. COORDINATE TV HEIGHT WITH ELEVATION; NEW SOUNDBAR TO BE INSTALLED UNDER TV; SONOS ARC ULTRA SOUNDBAR; COORDINATE WITH AV CONTRACTOR.
2. NEW DUPLEX RECEPTACLES INSTALLED ON NEW PANELING; SEE ELEVATION FOR LOCATION.

RENOVATION LEGEND

SYMBOL	DESCRIPTION
	NEW PARTITION
	EXISTING PARTITION
	NEW DOOR ASSEMBLY
	EXISTING DOOR ASSEMBLY
	NEW MILLWORK TO BE INSTALLED BY GENERAL CONTRACTOR
	HALF-TONE DIAGONAL HATCHING INDICATES AREAS NOT IN SCOPE OF WORK

BERGES RESIDENCE
49 TRENT DRIVE
SAINT LOUIS, MO 63124
MASTER SUITE & OFFICE RENOVATIONS

ISSUED FOR
BUILDING PERMIT
03-09-2026

SHEET TITLE
JIM'S OFFICE
RENOVATION PLAN,
ELEVATION, &
SECTIONS

SHEET NUMBER
ID2.1

ARCHITECT OF RECORD

ELIZABETH PANKE
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03-09-2026

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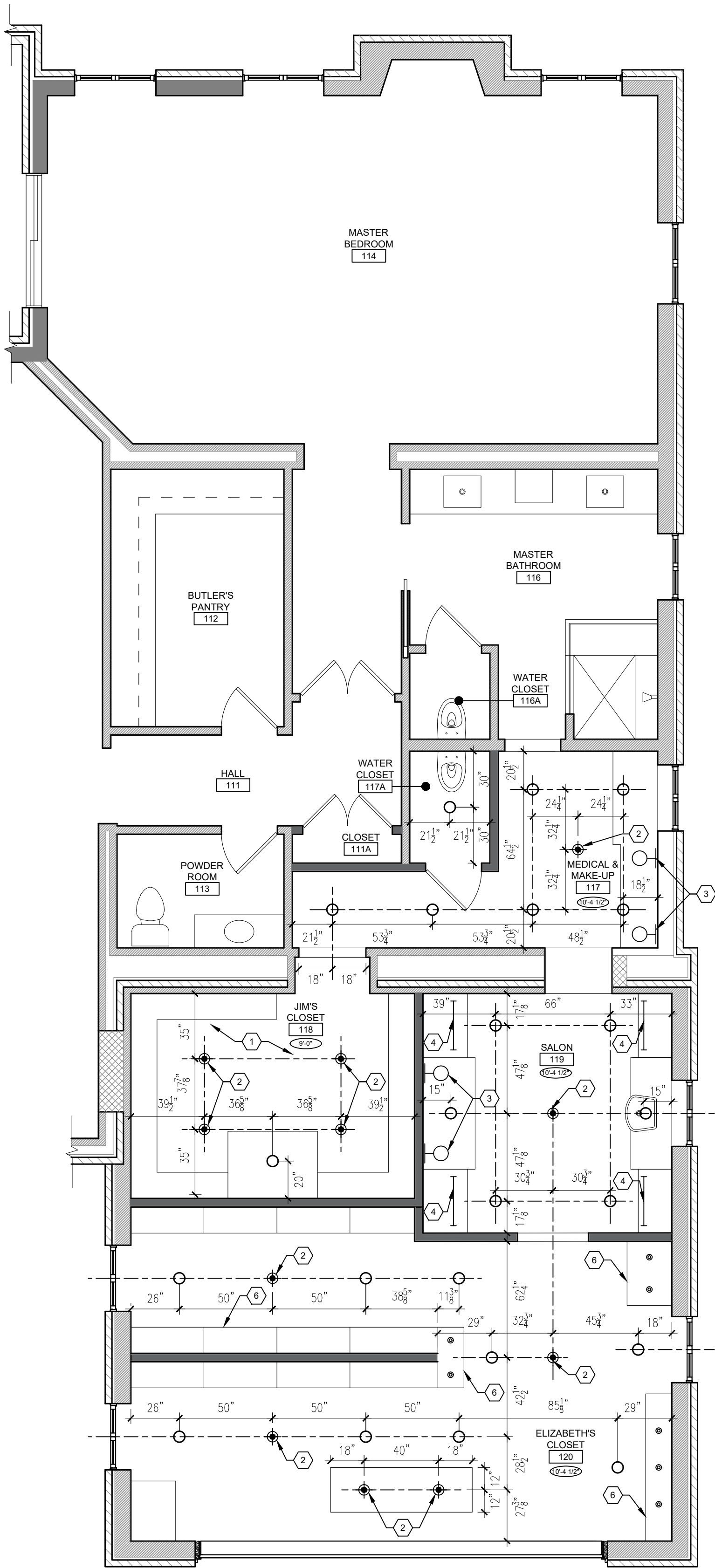
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REFLECTED CEILING PLAN NOTES

- KEYNOTES
- CEILING TO BE DROPPED TO 9'-0" TO ALLOW FOR NEW HVAC DUCT.
 - JUNCTION BOX TO BE INSTALLED FOR DECORATIVE LIGHT FIXTURE; LIGHT FIXTURE TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
 - JUNCTION BOX TO BE INSTALLED FOR WALL SCONCE; SEE ELEVATIONS FOR LOCATION; LIGHT FIXTURE TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
 - KICHLER HIGH OUTPUT TAPE LIGHT (OR SIMILAR) 2700K MOUNTED AT THE CEILING OF THE UPPER CABINETS/ DISPLAY CABINET. TAPE LIGHT TO BE DIFFUSED AND HIDDEN FROM VIEW.



1 FIRST FLOOR REFLECTED CEILING PLAN
MASTER SUITE
SCALE: 1/4" = 1'-0"

- REFERENCE LOCATIONS
- A. REFER TO ELEVATIONS/DETAILS FOR FURTHER INFO AND SHEET ID1.0 FOR EXTENT OF DEMOLITION WORK (FOR REFERENCE ONLY) TO THE EXISTING CEILINGS.
- GENERAL
- B. UNLESS OTHERWISE NOTED, ALL CEILINGS ARE TO BE DRYWALL. AT DRYWALL AREAS, PROVIDE 5/8" GYPSUM BOARD ON METAL SUSPENSION. PROVIDE CEILING DRYWALL CONTROL JOINTS WHERE NOTED ON DRAWING, OR PER MANUFACTURE'S RECOMMENDATIONS.
- C. ALL NEW LAMPS TO BE FROM A SINGLE SUPPLIER, EITHER GE, PHILIPS, OSRAM SYLVANIA, OR SIMILAR. COLOR TEMPERATURE OF NEW FLUORESCENT LAMPS TO BE 2700K, UNLESS NOTED OTHERWISE ON THE LIGHT FIXTURE SCHEDULE.
- D. CONTRACTOR TO USE ARCHITECTURAL REFLECTED CEILING PLANS AS BASIS OF DESIGN AND LIGHT FIXTURE COUNT, STYLE & LOCATION
- E. PROTECT EXISTING CEILING(S) TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. CEILING AREAS TO REMAIN ARE TO BE REPAIRED WHERE DISTURBED DURING DEMOLITION AND CONSTRUCTION WORK. REFER TO DEMOLITION PLAN AND REFLECTED CEILING PLANS FOR LOCATIONS.

- LIGHT CONTROLS
- F. ALL NEW LIGHT LIGHT SWITCHES TO BE MOUNTED AT 40" A.F.F. UNLESS OTHERWISE NOTED. (CONFIRM HEIGHT MEETS LOCAL CODE). GANG SWITCHES TOGETHER WITHIN SAME COVER PLATE IF/WHEN POSSIBLE. SWITCHES SHOWN FOR LOCATION. REFERENCE ONLY. ELECTRICAL CONTRACTOR TO DETERMINE APPROPRIATE NUMBER OF REQUIRED SWITCHES.
- G. ALL NEW ROOMS ARE TO RECEIVE INDIVIDUAL LIGHT SWITCHES, UNLESS OTHERWISE NOTED.
- H. WHEN MULTIPLE SWITCHES ARE LOCATED ADJACENT TO EACH OTHER, GANG THEM TOGETHER WITHIN A SINGLE COVER PLATE.
- I. ELECTRICAL CONTRACTOR TO CONFIRM WITH OWNER FOR REQUIREMENTS AND LOCATIONS OF DIMMING AND MASTER OVERRIDE LIGHTING CONTROLS IN NEWLY RENOVATED AREAS.
- J. UNLESS NOTED OTHERWISE, NEW RECEPTACLE PLATES AND SWITCH PLATES TO MATCH EXISTING PROPERTY STANDARDS.
- K. POWER FEEDS ON ALL PENDANT LIGHTS ARE TO BE INSTALLED PLUMB AND TIGHT WITH NO SLACK IN THE CABLE, UNLESS OTHERWISE NOTED ON LIGHT FIXTURE SCHEDULE.

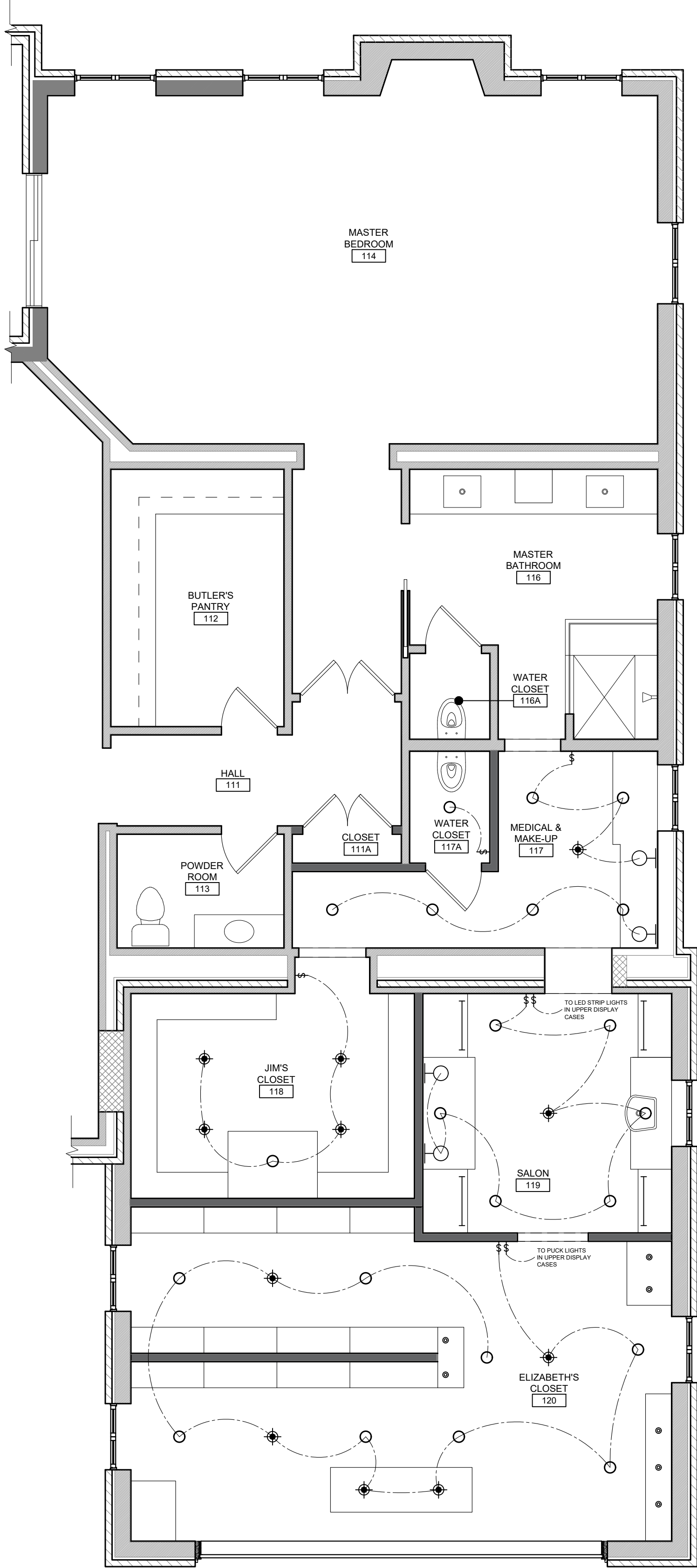
- COORDINATION WITH EXISTING SYSTEMS
- L. ISOLATE CEILING ASSEMBLIES WHERE THEY ABUT OR ARE PENETRATED BY BUILDING STRUCTURE TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT.
- M. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CEILING HEIGHTS. IF A DISCREPANCY ARISES IT IS THE RESPONSIBILITY OF CONTRACTOR TO CONTACT ARCHITECT BEFORE THE COMMENCEMENT OF ANY WORK.
- N. ALL NEW ROOMS AND SPACES THAT ARE SEPARATED FROM THE RETURN AIR PLENUM BY FULL HEIGHT PARTITIONS ARE TO HAVE NEW TRANSFER AIR DUCTS WITH OPENING IN THE PARTITION ABOVE THE FINISH CEILING. SIZE AND LOCATION OF OPENING TO BE DETERMINED BY HVAC CONTRACTOR.
- O. HVAC CONTRACTOR TO TEST RETURN AIR FLOW AT NEW AND RECONFIGURED ROOMS AND INCLUDE RESULTS ON HVAC BALANCING REPORT TO BE PROVIDED TO OWNER.
- P. BACKPANS ARE TO BE PROVIDED AT ANY PERFORATED PANEL MECHANICAL RETURNS.

- COORDINATION WITH OTHER TRADES
- Q. MECHANICAL AND ELECTRICAL DEVICES INDICATED ON INTERIOR DESIGN DRAWINGS ARE FOR REFERENCE AND COORDINATION PURPOSES ONLY.
- R. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF RELOCATED CEILING FIRE PROTECTION DEVICES AND HVAC DEVICES WITH NEW CONFIGURATIONS. SAVE AND REUSE EXISTING COMPONENTS NOTED FOR SALVAGE AND FOR NEW CONFIGURATIONS.
- S. LOCATION OF ALL FIRE SPEAKER/SROBE AND THERMOSTATS TO BE CONFIRMED BY OWNER'S PROJECT MANAGER PRIOR TO INSTALLATION. DO NOT INSTALL ON paneled or feature walls. G.C. TO COORDINATE WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
- T. COORDINATE LOCATIONS AND TYPES OF ACCESS COVERS IN DRYWALL CEILINGS WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

REFLECTED CEILING LEGEND

SYMBOL	DESCRIPTION
\$	LIGHT SWITCH
\$JS	JAMB SWITCH
○	4" RECESSED DOWNLIGHT W/ WHITE BAFFLE TRIM HALO 993W
⊙	4" RECESSED DOWNLIGHT W/ SHOWER TRIM HALO 955PS
⊕	CEILING FIXTURE
⊕	SUSPENDED FIXTURE
⊕	WALL SCONCE
⊕	BROA NEXHAUST FAN WITH INTEGRATE LIGHT
⊕	TV AND DATA CONNECTION
X-X	CEILING HEIGHT AFF

SWITCHING PLAN NOTES



2 FIRST FLOOR SWITCHING PLAN
MASTER SUITE
SCALE: 1/4" = 1'-0"

SWITCHING PLAN LEGEND

SYMBOL	DESCRIPTION
\$	LIGHT SWITCH
\$JS	JAMB SWITCH
○	4" RECESSED DOWNLIGHT W/ WHITE BAFFLE TRIM HALO 993W
⊙	4" RECESSED DOWNLIGHT W/ SHOWER TRIM HALO 955PS
⊕	CEILING FIXTURE
⊕	SUSPENDED FIXTURE
⊕	WALL SCONCE
⊕	BROA NEXHAUST FAN WITH INTEGRATE LIGHT
⊕	TV AND DATA CONNECTION
X-X	CEILING HEIGHT AFF

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03-09-2026

BERGES RESIDENCE
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MASTER SUITE & OFFICE RENOVATIONS

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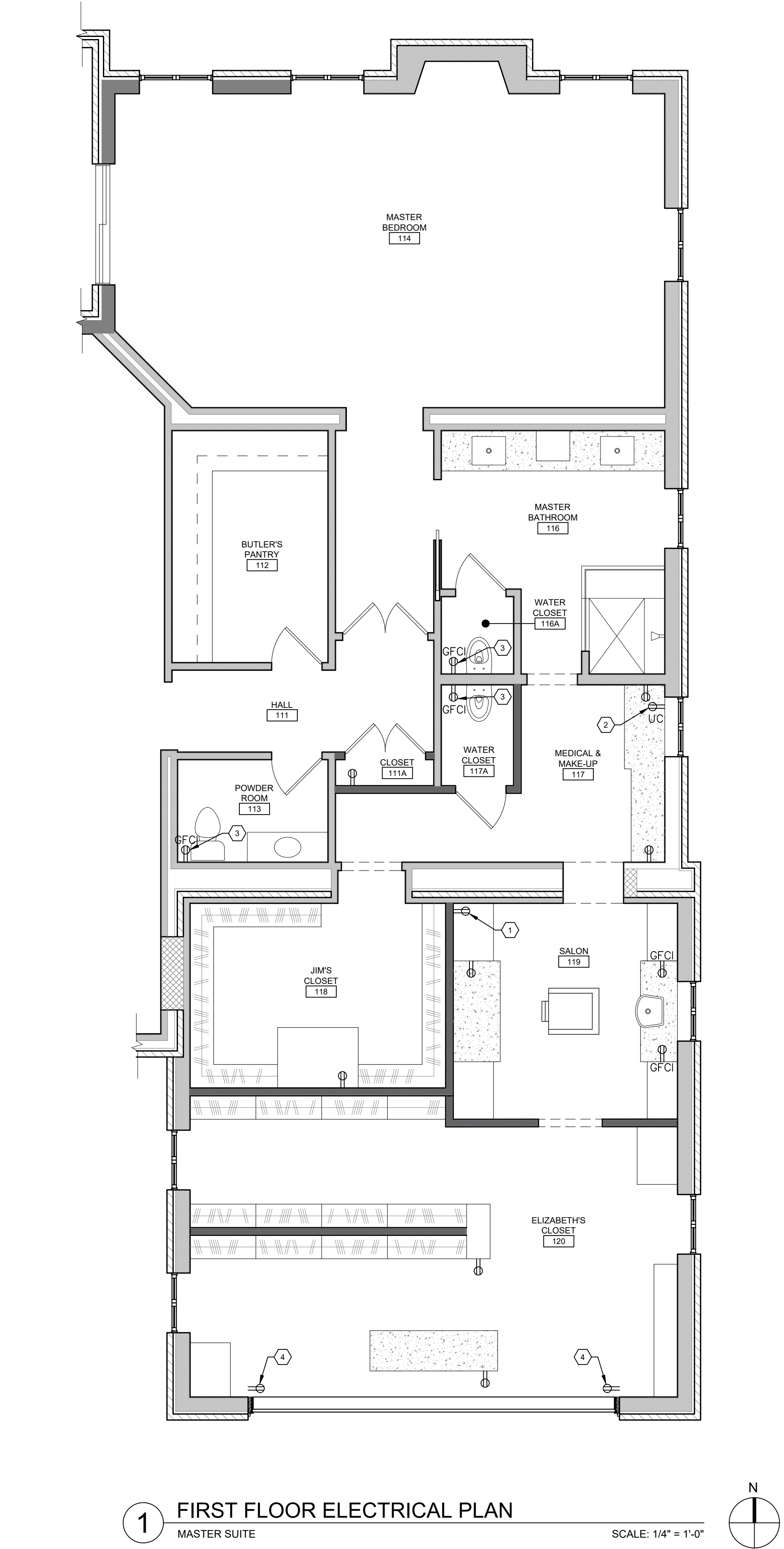
NO. DATE DESCRIPTION

SHEET TITLE
REFLECTED CEILING
PLAN &
SWITCHING PLAN

SHEET NUMBER
ID3.0

ELECTRICAL NOTES

- KEYNOTES
- GC TO PROVIDE ALL NECESSARY ELECTRICAL AND SECURITY CONNECTION REQUIREMENTS FOR OWNER PROVIDED SAFE.
 - UNDER COUNTER RECEPTACLE FOR MINI REFRIGERATOR; CONTRACTOR TO PROVIDE REFRIGERATOR.
 - COORDINATE RECEPTACLE LOCATION WITH NEW TOILET INSTALLATION INSTRUCTIONS.
 - CONTRACTOR TO PROVIDE RECEPTACLE FOR MOTORIZED CURTAINS; COORDINATE LOCATION WITH CURTAIN HANGER.

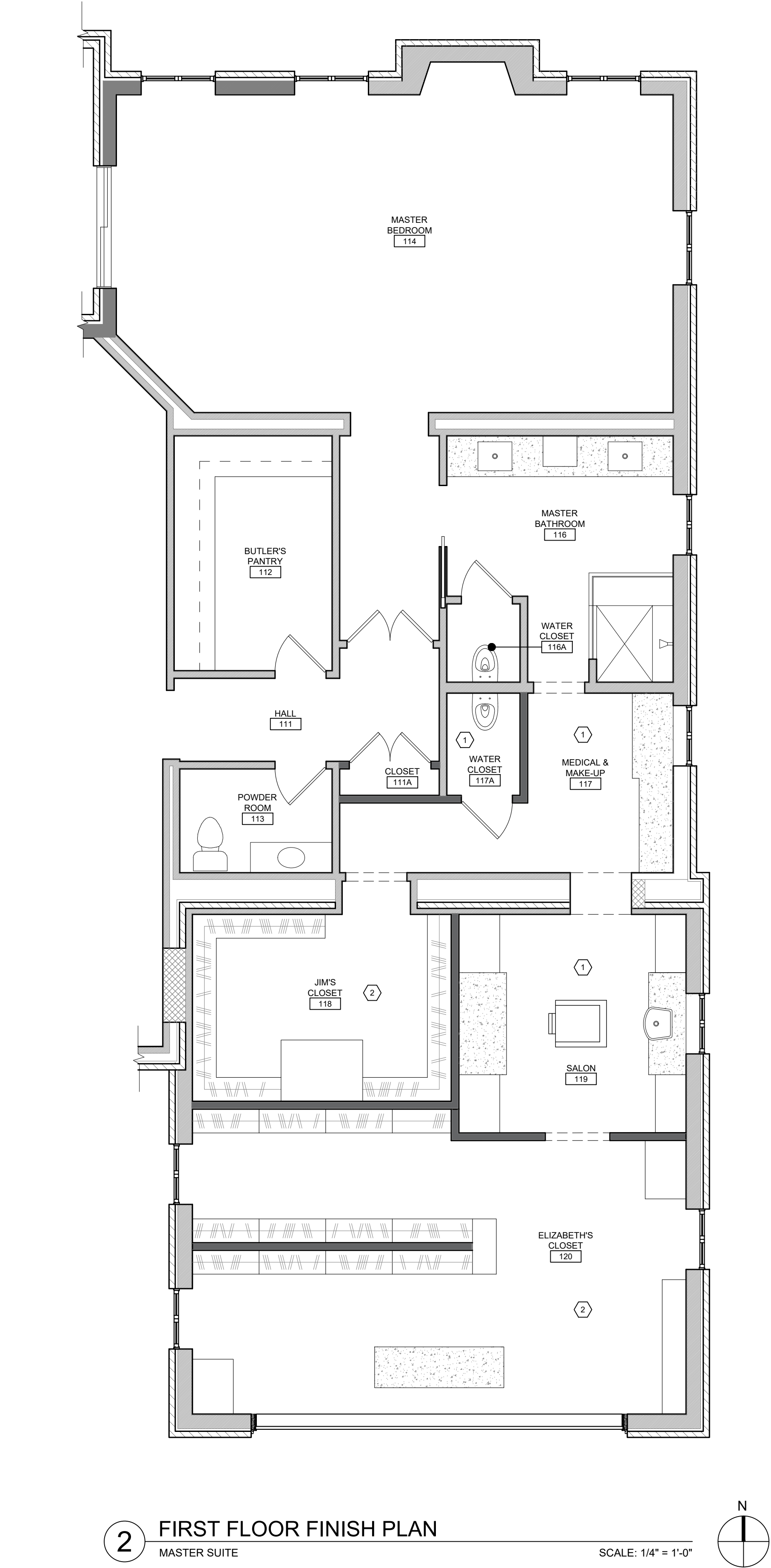


- GENERAL
- ALL OUTLETS ARE TO BE 120V, UNLESS OTHERWISE NOTED.
 - TELEPHONE/DATA CABLING WITH TERMINATION PLATES TO BE PERFORMED BY GC.
 - CONFIRM WITH DESIGNER ON FINAL STYLE AND COLOR FOR RECEPTACLE PLATES AND SWITCH PLATES.
 - VERTICALLY STACK AND ALIGN WALL MOUNTED POWER, DATA, AND OTHER SYSTEMS DEVICES THAT WILL BE HIDDEN BEHIND MILLWORK.
 - ALL POWER RECEPTACLES ADJACENT TO AND WITHIN FEET OF WET AREAS SHALL BE 'GFCI' TYPE.
 - GC TO COORDINATE WORK PERFORMED BY ELECTRICIANS.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
GFCI	GFCI PROTECTED DUPLEX RECEPTACLE
OC	GFCI PROTECTED DUPLEX RECEPTACLE, OVER COUNTER
UC	GFCI PROTECTED DUPLEX RECEPTACLE, UNDER COUNTER (IN CABINET)
B	DUPLEX RECEPTACLE INSTALLED HORIZONTALLY IN BASE MOULDING
	TV AND DATA CONNECTION

FINISH PLAN NOTES

- KEYNOTES
- NEW FLOOR TILE TO MATCH EXISTING TILE IN MASTER BATHROOM 116.
 - NEW CARPET TO BE INSTALLED; OWNER TO PROVIDE, CONTRACTOR TO INSTALL.



- REFERENCE LOCATIONS
- REFER TO SHEET ID0.1 FOR FINISH SCHEDULE.
 - REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION.
- DIMENSIONS / LAYOUT
- ALL WALLS ARE TO BE PAINTED **PT-1**, OIL-BASED FLAT FINISH, UNLESS OTHERWISE NOTED.
 - ALL AREAS TO RECEIVE **WB-1**, UNLESS OTHERWISE NOTED ON FINISH FLOOR PLAN.
 - ALL GYPSUM BOARD CEILINGS, SOFFITS AND FACIAS (NEW AND EXISTING) ARE TO BE PAINTED **PT-1**, OIL-BASED FLAT FINISH, UNLESS OTHERWISE NOTED.
 - SUB-CONTRACTORS MUST NOTIFY GENERAL CONTRACTOR OF ANY MATERIALS REQUIRING LONG LEAD TIMES SO THAT THESE MATERIALS MAY BE ORDERED OR PRE-ORDERED TO ENSURE A TIMELY COMPLETION WITHIN THE TENANT'S CONSTRUCTION SCHEDULE.
 - DOORS AND FRAMES SCHEDULED TO BE PAINTED SHALL BE PAINTED WITH A OIL-BASED SATIN FINISH **PT-2**. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME PAINT COLORS.
 - PARTITIONS CONCEALED WITH MILLWORK CABINETRY OR RECESSED PORTIONS BEHIND EQUIPMENT ARE TO BE TAPED, DRYWALL COMPOUND APPLIED, SANDED SMOOTH AND PRIMED.
 - PROVIDE FINISH COAT OF PAINT AT ALL EXPOSED WALL SURFACE AREAS BEHIND APPLIED MILLWORK, FILE CABINETS, PANELS, ETC. DUE TO REVEALS, JOINTS, OPENINGS, END CONDITIONS ETC.
 - PAINT ALL ACCESS PLATES, PANELS, BOXES, COVERS ETC. TO MATCH ADJACENT PAINTED SURFACE.
 - PRIOR TO APPLICATION OF PAINT, ALL SURFACES ARE TO BE PROPERLY PREPARED, TAPED AND SANDED.
 - ALL GYPSUM BOARD REVEALS, CORNERS OR TRANSITIONS TO BE FORMED WITH METAL FINISH BEADS. ALL BEADS ARE TO BE TAPED, DRYWALL COMPOUND APPLIED AND SANDED SMOOTH.
 - FINISH FLOORING MATERIAL TO BE INSTALLED UNDER ALL MILLWORK.
 - TRANSITIONS BETWEEN DISSIMILAR FLOOR FINISHED TO ALIGN UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED FLOOR LEVELING REQUIRED TO COMPLETE A QUALITY INSTALLATION.
 - TARGETS, DIMENSIONS, NOTES, AND KEYING SYMBOLS THAT ARE NOTED AS 'TYPICAL' OR 'TYP', APPLY TO ALL OTHER SIMILAR LOCATIONS AND ARE NOTED ONLY ONCE.
 - REFER TO DEMOLITION PLAN DRAWINGS, RENOVATION PLAN DRAWINGS, REFLECTED CEILING PLAN DRAWINGS, AND ELEVATIONS FOR OTHER WORK THAT MAY OCCUR IN THE PROJECT AREA AND ADJACENT AREAS.
 - REFER TO ELEVATIONS FOR ANY ADDITIONAL INFORMATION ON THE EXTENT OF WALL FINISHES.
 - REFER TO ELEVATIONS FOR MILLWORK FINISHES.
- SAFETY/ BUILDING CODES
- ALL FINISHES TO MEET MINIMUM LOCAL CODE REQUIREMENTS. REFER TO LIFE SAFETY PLAN.
- BASE
- ALL WOOD BASE TO BE SOLID WOOD (NOT VENEER) AND GRAIN TO MATCH GRAINING OF ADJACENT WOOD PANELS, UNLESS OTHERWISE NOTED.
 - ALL SEAMS IN LACQUER AND PAINTED WOOD BASE TO BE FILLED, SANDED AND FINISHED TO MATCH ADJACENT FINISH.
- CARPET
- MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE THROUGHOUT PROJECT AREA. REFER TO DIRECTIONAL ARROW FOR DIRECTION OF CARPET PATTERN.
- STONE / TILE
- ALL GROUT SPECIFICATIONS, WIDTH AND COLOR TO BE APPROVED BY INTERIOR DESIGNER PRIOR TO INSTALLATION. ALL GROUT TO BE EFFLORESCENCE FREE.
 - PROVIDE EXPANSION JOINTS AS PER TCNA/E-I-171 LATEST YEAR. COORDINATE LOCATION AND COLOR OF EXPANSION JOINTS WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
 - PROVIDE UNSANDED GROUT AT ALL POLISHED STONE/TILE AND GLASS TILES.
 - ALL STONE/TILE (TOP AND BOTTOM), WALL, AND FLOOR GROUT FINISHES TO BE SEALED PER MANUFACTURER'S SPECIFICATIONS.
- SUSTAINABILITY
- ALL ADHESIVES AND PAINT FINISHES TO COMPLY WITH LOW VOC STANDARDS.

FINISH PLAN LEGEND	
SYMBOL	DESCRIPTION
	WORK POINT
P1 B1	WALL AND BASE FINISH
C1	FLOOR FINISH
	FLOOR FINISH DIRECTION
	FLOOR TRANSITION

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STATE OF MISSOURI
ELIZABETH PANKE
ARCHITECT
NUMBER A-5260

03-09-2026

BERGES RESIDENCE
49 TRENT DRIVE
SAINT LOUIS, MO 63124
MASTER SUITE & OFFICE RENOVATIONS

**ISSUED FOR
BUILDING PERMIT**
03-09-2026

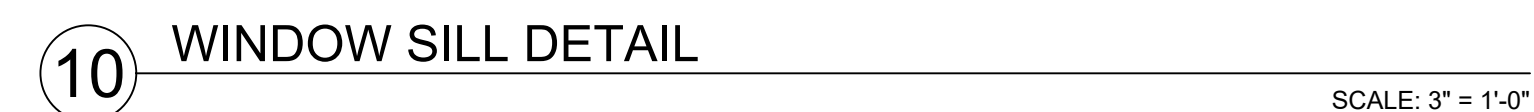
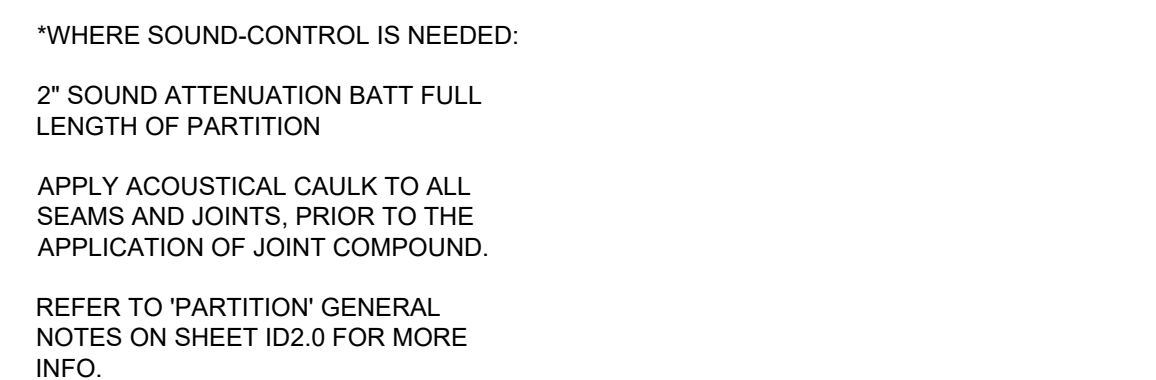
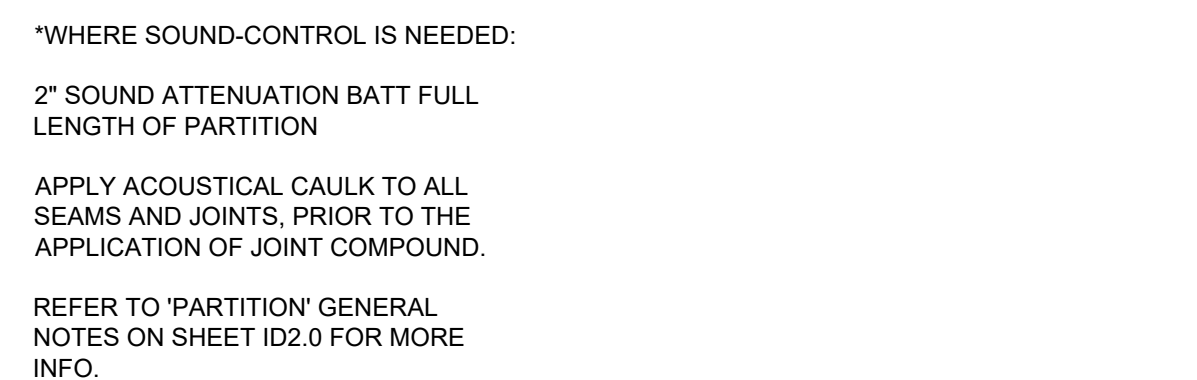
NO. DATE DESCRIPTION

SHEET TITLE

**ELECTRICAL PLAN
&
FINISH PLAN**

SHEET NUMBER

ID4.0





1 49 TRENT DRIVE - GARAGE WEST ELEVATION
SCALE: NOT TO SCALE



2 45 TRENT DRIVE
SCALE: NOT TO SCALE



3 49 TRENT DRIVE
SCALE: NOT TO SCALE



4 49 TRENT DRIVE - GARAGE EAST ELEVATION
SCALE: NOT TO SCALE

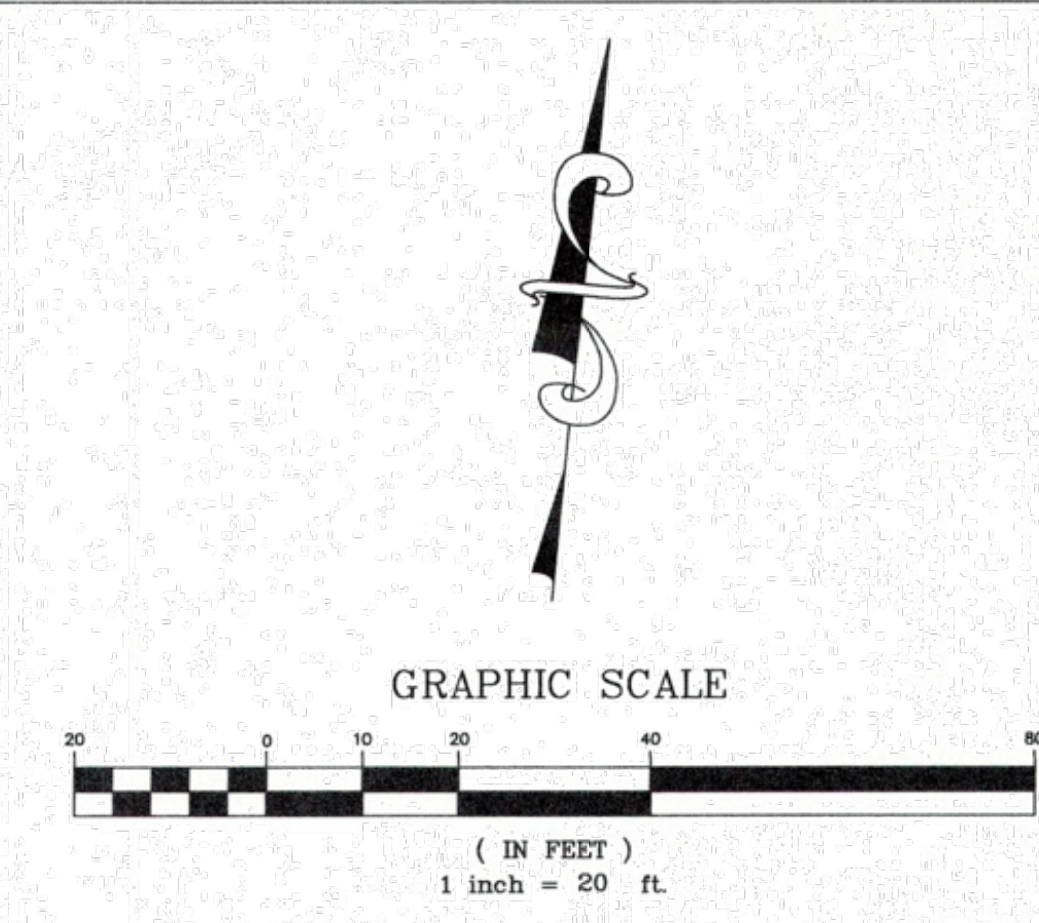
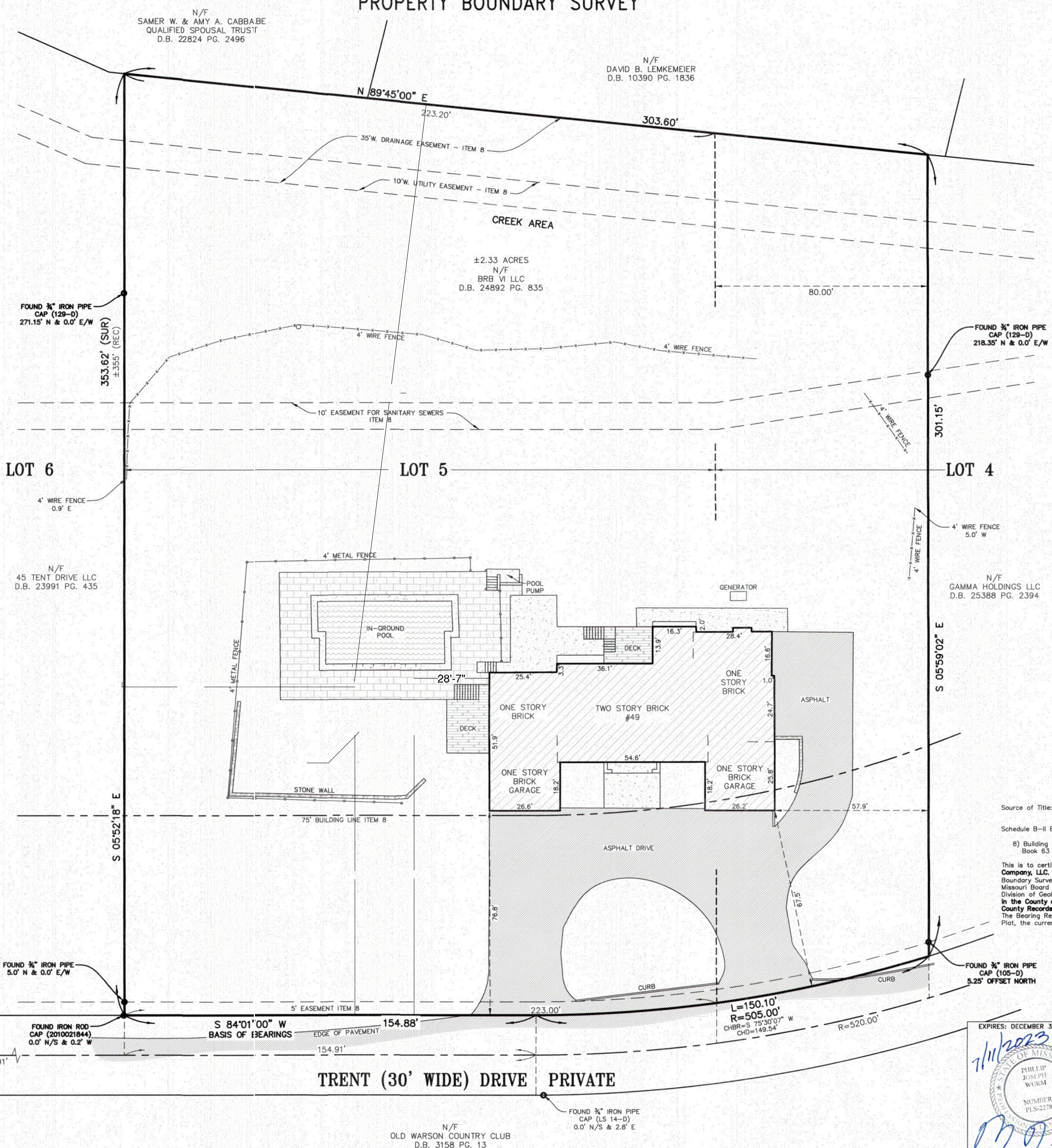


5 53 TRENT DRIVE
SCALE: NOT TO SCALE



6 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

"PROPERTY BOUNDARY SURVEY"



49 TRENT ROAD
LADUE, MO 63124

SITE PLAN

SHEET

GREEN GUYS
DISCUSS. DESIGN.
205 Chesterfield Industrial Blvd.
Chesterfield, MO 63005
(636) 778-1004
www.greenguysllc.com

Source of Title: Agents National Title Insurance Company - Commitment No. LTC-10453-23
Dated June 20, 2023 at 8:01 AM

Schedule B-II Exceptions:

8) Building lines, easements, covenants and restrictions of record according to the plat thereof recorded in Plat Book 63 at page 39, Plat Book 64 at page 72, and Plat Book 349 at page 441 apply as shown hereon.

This is to certify that we, James Surveying Company, at the request of Bryan S. Taylor, Laura A. Taylor and Luxe Title Company, LLC, we have, on the 7th day of July, 2023, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on Lot 5 and the West 80 feet of Lot 4 of Old Warson Subdivision, a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 63, Page 39 of the St. Louis County Records in St. Louis County, Missouri. The subject property is an URBAN property as defined in said Standards. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. This Boundary Survey is non-transferable.

PROPERTY BOUNDARY SURVEY			
James Surveying Company Professional Land Surveying Corporation Original Certificate/License No. 000129			
Project Address: 49 Trent Drive Ladue, MO 63124			
REV.	DATE	BY	DESCRIPTION
SUR.	K.S. DES.		PROJECT NUMBER
DRW.	P.A.D. CHK. P.J.W.		215675
DATE PREPARED:		07/11/2023	SHEET 2 OF 2
JAMES SURVEYING COMPANY LAND SURVEYORS 10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122 PHONE: (314) 822-1006 FAX: (314) 822-0006			

EXPIRES: DECEMBER 31, 2023

7/11/2023

PHILLIP JOSEPH WURM
NUMBER PLS-2278

Phillip J. Wurm
Professional Land Surveyor
Mo. Registration No. PLS-2278

ROOF LAYOUT PLAN
SCALE 1" = 20' - 0"