

Renovations for  
104 West Oak Street  
Denton, TX  
(North side of Denton  
Courthouse Square)

Peter A. Leptuch, P.E.

March 27, 2024



# Overview of Renovations

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Fire Protection (Fire Alarm Permit rec'd)

Fire Sprinklers - In for permit review.

Exterior - Restoration of façade

Asbestos Remediation - loose plaster, exterior façade, 9"x9" floor tile (94% complete)

New Electrical Systems (60% complete)

New Plumbing Systems (65% complete)

New HVAC systems (5% complete)

Interior Framing (75% complete)

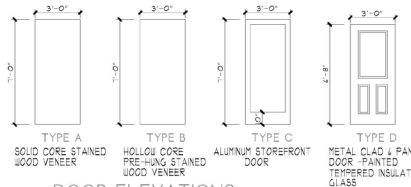


# Interior Ground Floor Renovations

(BEFORE AND AFTER PHOTOS)

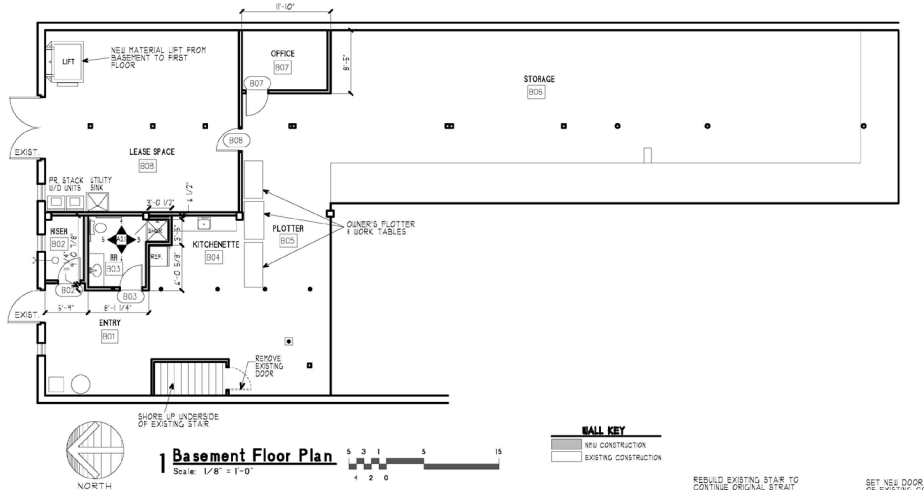


ROOM SCHEDULE		LOCATION	NO.	FLOORS	WALLS	BASE	CEILING	HT.	REMARKS
BASEMENT FLOOR	ENTRY	801	CC	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	RISER	802	CC	GYP. BD.	RUBBER	OPEN	EXISTING		
	RESTROOM	803	CC	TILE	TILE	GYP. BD.	EXISTING		TILE TO 4'-0" A.F.F. PAINT ABOVE
	KITCHENETTE	804	CC	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	PLOTTER	805	CC	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	STORAGE	806	CC	EXIST. CONCRETE		OPEN	EXISTING		
	OFFICE	807	CARPET	GYP. BD.	RUBBER	GYP. BD.	EXISTING		RUBBER BASE AT NEU WALLS
	LEASE SPACE	808	CC	GYP. BD.	RUBBER	GYP. BD.	EXISTING		
FIRST FLOOR	SALES	101	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	102	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	103	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	104	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	105	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	106	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	107	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	108	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	DRESSING	109	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING		RUBBER BASE AT NEU WALLS
	STOCK ROOM	110	WOOD	GYP. BD.	RUBBER	METAL	EXISTING		RUBBER BASE AT NEU WALLS
	RESTROOM	111	TILE	TILE	TILE	GYP. BD.	EXISTING		TILE TO 4'-0" A.F.F. PAINT ABOVE
	RESTROOM	112	TILE	TILE	TILE	GYP. BD.	EXISTING		TILE TO 4'-0" A.F.F. PAINT ABOVE
	STAIRS	113	WOOD	GYP. BD.	RUBBER	METAL	EXISTING		RUBBER BASE AT NEU WALLS

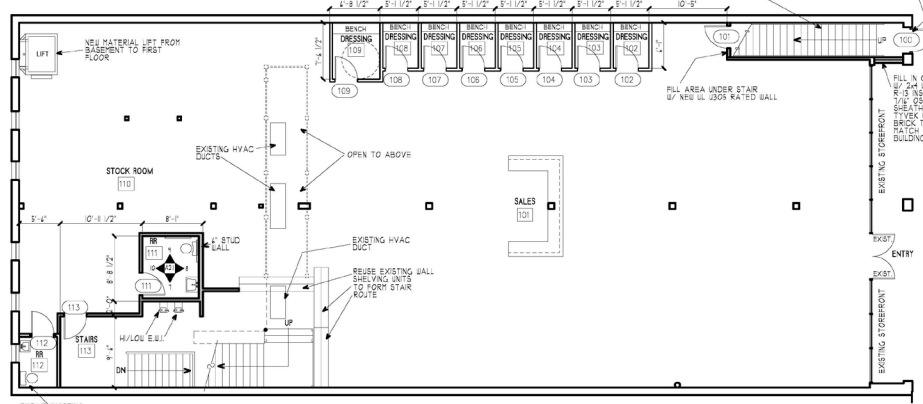


2 DOOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

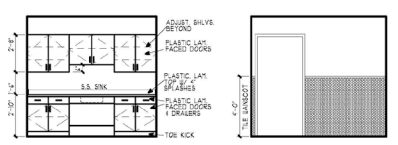
DOOR SCHEDULE		NO.	DOOR	DOOR SIZE	FRAME	LABEL	REMARKS
802	A	S.C.W.D.	36" T0	1 3/4"	WOOD		LOCK APPROVED BY FIRE MARSHAL
803	A	S.C.W.D.	36" T0	1 3/4"	WOOD		PRIVACY LOCK
807	A	S.C.W.D.	36" T0	1 3/4"	WOOD		LOCKSET
808	A	EXIST.	36" T0	1 3/4"	WOOD		PROVIDE LOCKSET
100	D	METAL CLAD	36" T0	1 3/4"	WOOD		PROVIDE LOCKSET
101	B	H.C.W.D.	36" T0	1 1/4"	WOOD		KEYED LOCK
102	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
103	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
104	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
105	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
108	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
108	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
109	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
111	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
112	B	H.C.W.D.	36" T0	1 1/4"	WOOD		PRIVACY LOCK
113	A	S.C.W.D.	36" T0	1 3/4"	WOOD		PASSAGE SET



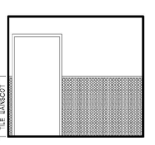
1 Basement Floor Plan  
Scale: 1/8" = 1'-0"



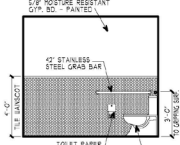
2 1st Floor Plan  
Scale: 1/8" = 1'-0"



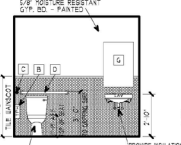
10 B04 KITCHENETTE  
SCALE: 1/4" = 1'-0"



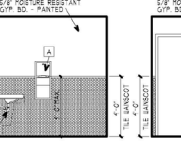
9 III RR. ELEV.  
SCALE: 1/4" = 1'-0"



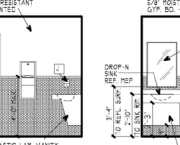
9 III RR. ELEV.  
SCALE: 1/4" = 1'-0"



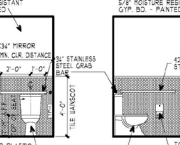
8 III RR. ELEV.  
SCALE: 1/4" = 1'-0"



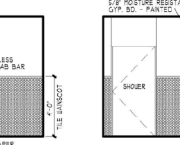
7 III RR. ELEV.  
SCALE: 1/4" = 1'-0"



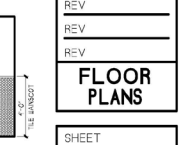
6 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



5 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



4 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



3 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



REVISED PLANS FOR  
**DENTON MEP**  
DENTON, TEXAS 76201  
104 WEST OAK STREET

Mark M. Martin, Architect  
Michael A. Bates, Architect  
2220 San Jacinto Blvd., Ste. 330  
Denton, Texas 76205  
(940) 565-0260  
(940) 387-4881



BMA PROJECT NO  
**23-220**  
REV  
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**FLOOR PLANS**

SHEET  
**A2.1**  
OF 5

# Second Floor Engineering Office Renovations

The owner is a Design Engineer with a staff of approximately 25 employees, including several UNT Engineering graduates. His team will be occupying the upstairs space which has been vacant and/or used for storage for 60+ years. The following slide is their proposed layout.

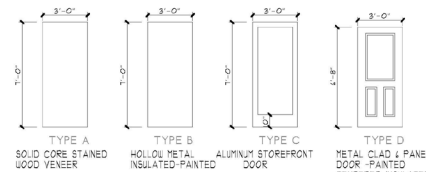
Prior to the lease on Carroll Blvd, his team co-occupied the second floor of the Texas Building (adjacent building to the east) with Bates Martin Architects and GSATi.

The following slide shows the proposed second floor layout.

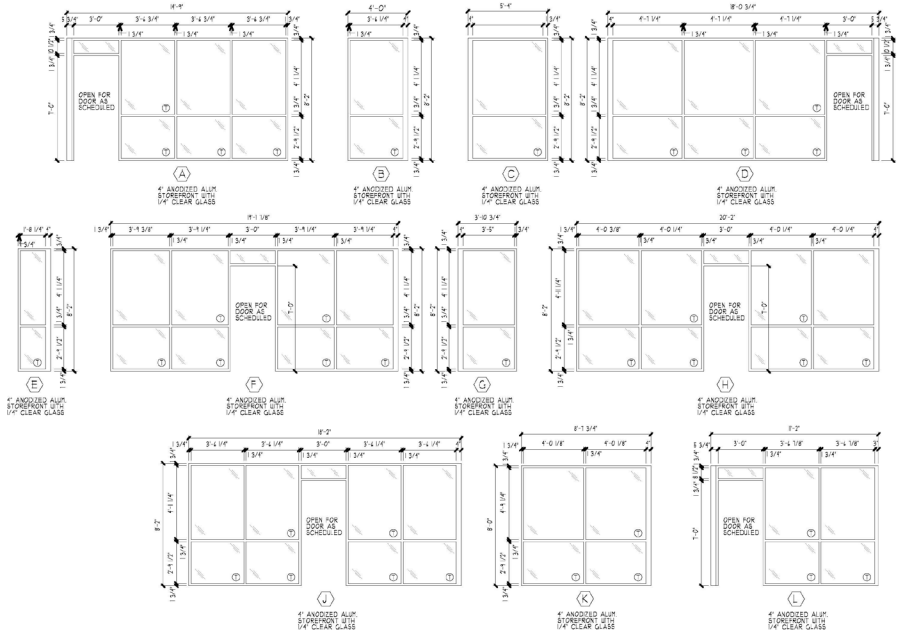


ROOM SCHEDULE							
LOCATION	NO.	FLOORS	WALLS	BASE	CEILING	HT.	REMARKS
OFFICE	201	WOOD	GYP. BD.	VNTL.	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS
LOUNGE	202	WOOD	GYP. BD.	VNTL.	WOOD	EXISTING	RUBBER BASE AT NEW WALLS
OFFICE	203	WOOD	GYP. BD.	VNTL.	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS
OFFICE	204	WOOD	GYP. BD.	VNTL.	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS
OFFICE	205	WOOD	GYP. BD.	VNTL.	WOOD	EXISTING	RUBBER BASE AT NEW WALLS
OFFICE	206	WOOD	GYP. BD.	VNTL.	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS
OPEN OFFICE	207	WOOD	GYP. BD.	VNTL.	WOOD	EXISTING	RUBBER BASE AT NEW WALLS
STAIR	208	WOOD	GYP. BD.	VNTL.	GYP. BD.	EXISTING	RUBBER BASE AT NEW WALLS
PHONE	209	WOOD	GYP. BD.	VNTL.	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS
ADMINISTRATION	210	WOOD	GYP. BD.	VNTL.	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS
BREAK AREA	211	WOOD	GYP. BD.	VNTL.	METAL	EXISTING	RUBBER BASE AT NEW WALLS
RESTROOM	212	TILE	TILE	VNTL.	GYP. BD.	8'-0"	TILE TO 4'-0" AFF. PAINT ABOVE
RESTROOM	213	TILE	TILE	VNTL.	GYP. BD.	8'-0"	TILE TO 4'-0" AFF. PAINT ABOVE
CONFERENCE	214	WOOD	GYP. BD.	VNTL.	GYP. BD.	8'-0"	RUBBER BASE AT NEW WALLS
RESTROOM	215	TILE	TILE	VNTL.	GYP. BD.	EXISTING	TILE TO 4'-0" AFF. PAINT ABOVE
BALCONY	301	WOOD	EXISTING	EXISTING	METAL	EXISTING	
STORAGE	302	WOOD	EXISTING	EXISTING	METAL	EXISTING	

DOOR SCHEDULE					
NO.	DOOR	DOOR SIZE	FRAME	LABEL	REMARKS
201	C	ALUM.	3'0" T <sub>0</sub> 1 3/4"	ALUM.	LOCK
203	C	ALUM.	3'0" T <sub>0</sub> 1 3/4"	ALUM.	LOCK
204	C	ALUM.	3'0" T <sub>0</sub> 1 3/4"	ALUM.	LOCK
205	C	ALUM.	3'0" T <sub>0</sub> 1 3/4"	ALUM.	LOCK
208	C	ALUM.	3'0" T <sub>0</sub> 1 3/4"	ALUM.	LOCK
208	A	B.C.W.D.	3'0" T <sub>0</sub> 1 3/4"	WOOD	LOCK WITH PANIC BAR
209	A	H.C.W.D.	3'0" T <sub>0</sub> 1 3/4"	WOOD	FIRE-RUNG WITH PRIVACY LOCK
210	C	ALUM.	3'0" T <sub>0</sub> 1 3/4"	ALUM.	LOCK
212	A	B.C.W.D.	3'0" T <sub>0</sub> 1 3/4"	WOOD	PRIVACY LOCK
213	A	B.C.W.D.	3'0" T <sub>0</sub> 1 3/4"	WOOD	PRIVACY LOCK
214	C	ALUM.	3'0" T <sub>0</sub> 1 3/4"	ALUM.	LOCK

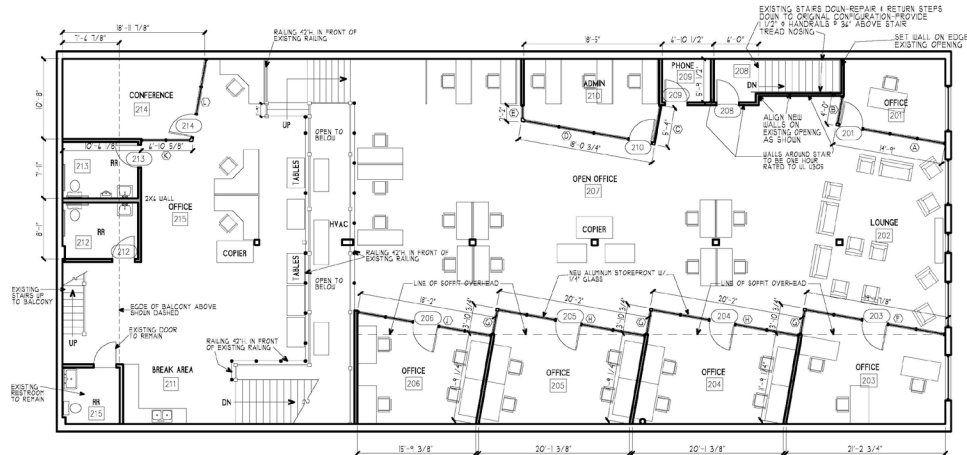


2 DOOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

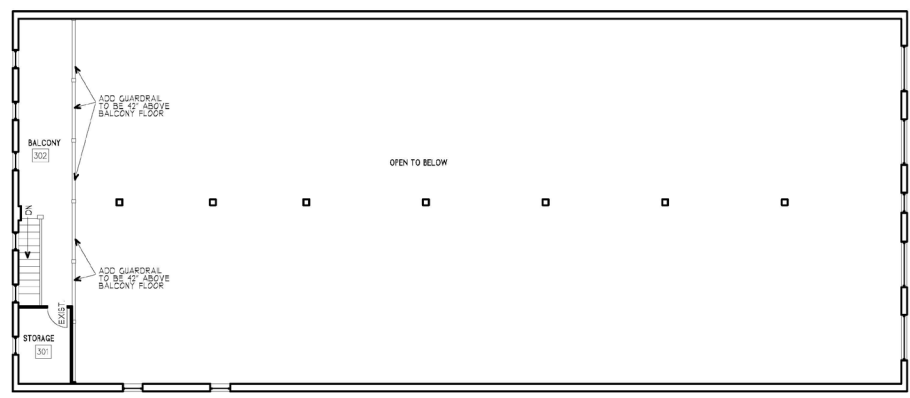


1 STOREFRONT ELEVATIONS  
SCALE: 1/4" = 1'-0"

WINDOW GENERAL NOTES:  
1) ALL GLASS IN CONFERENCE ROOM 28 TO BE LOW E LAMINATED GLASS FOR SOUND  
2) ALL INTERIOR GLASS TO BE 1/4" CLEAR TEMPERED GLASS.



2nd Floor Plan  
Scale: 1/8" = 1'-0"  
NORTH  
WALL KEY: NEW CONSTRUCTION (shaded), EXISTING CONSTRUCTION (unshaded)



Balcony Floor Plan  
Scale: 1/8" = 1'-0"  
NORTH  
WALL KEY: NEW CONSTRUCTION (shaded), EXISTING CONSTRUCTION (unshaded)

DATE: DECEMBER 21, 2023  
BMA PROJECT NO. 23-220  
REV. \_\_\_\_\_  
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REVISED PLANS FOR  
**DENTON MEP**  
DENTON, TEXAS 76201  
104 WEST OAK STREET

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**B.M.**  
BATESMARTIN  
ARCHITECTS

BMA PROJECT NO.  
**23-220**  
REV. \_\_\_\_\_  
REV. \_\_\_\_\_  
REV. \_\_\_\_\_  
REV. \_\_\_\_\_  
**FLOOR PLANS**

SHEET  
**A2.2**  
OF 5

# Storefront

Before and After



# Storefront Unveiling

BEFORE AND AFTER





# General Condition of the Space

Before and After



# General Condition of the Space

Before and After



# Progress Photos



# Progress Photos





Thank you!

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Peter A. Leptuch, P.E.

940-735-5127

Little d Property Group

DentonMEP.com