



CERTIFICATE OF DESIGN CONSISTENCY APPLICATION AND CHECKLIST

ACCORDING DENTON DEVELOPMENT CODE SECTION 4.10.1, THE PURPOSE OF THE DENTON SQUARE DISTRICT (DSD) IS TO PRESERVE historic resources and build upon the image of the Square as the historic, vibrant, small-town heart of a growing city by establishing Design Standards for new construction, certain exterior renovations, and demolition of property in The Denton Square that serve to protect and enhance the historic character of the area, preserve property values, and encourage high-quality, sustainable, pedestrian-friendly development.

OVERALL INTENT

1. Encourage creativity and architectural diversity, while ensuring that the overall historic character of the Denton Square is protected.
2. Encourage and support the preservation of historically significant buildings.
3. Support building designs and the use of design elements in new or renovated buildings that maintain and continue the established historic design patterns found in adjacent or adjoining buildings, which contribute to the district's unique sense of place.
4. Support the use of materials which protect structural integrity and preserve building longevity, while also maintaining the historic character of the Square through their similarity in appearance, quality, and type to the prevalent materials in use in adjacent buildings and/or in the district.
5. Promote urban vitality and livability that welcomes residents and visitors of all ages by fostering a sense of community.
6. Consider the importance of maintaining property values and supporting new and existing businesses in the Denton Square District.
7. Encourage the integration of art into public and private development.

The Denton Square District procedures and design standards for approval follow the regulations outlined in DDC Sections 4.10.6 and 4.10.7. This checklist is intended to assist in the preparation of a Certificate of Design Consistency for review in verifying a proposed projects' design consistency with the Denton Square District.

***Failure of the applicant to provide required information will result in the application not being processed. ***



Project Information:

Project Name Rooftop Restaurant

Property Address 101 South Locust Denton, TX 76201

Parcel ID #: _____

Street(s) affected façade(s) front on: Austin Street, Hickory Street, Walnut Street

Applicant/Agent/Artist Information:

Name/Company: Jonathan King Willow Creek Homes

Address: 1400 Dallas Drive Denton, TX 76205

Telephone/Email:

469-233-1500 jking@willowcreekhomesllc.com

Property Owner Information:

Name/Company: Scott Brown Properties

Address: 1400 Dallas Drive Denton, TX 76205

Telephone/Email:

940-243-7368 scott@scottbrownproperties.net

Engineer Information (if applicable):

Name/Company: Whitworth Engineering

Address: _____

Telephone/Email:

817-236-6106 plans@rjwe.com, bahman@rjwe.com



Surveyor Information:

Name/Company: Eagle Surveying

Address: _____

Email/Telephone:

940-222-3009

1 REQUIRED FOR ALL PROJECTS:

- 1.1 Provide a copy of the [Denton Development Application](#)
- 1.2 Provide a copy of the City of Denton’s [Owner Authorization Form](#)
- 1.3 **Project Narrative:** Providing sufficient detail to explain the purpose and scope of the project. Should include explanation of why project meets the definition of the project type marked by applicant below. If building materials not listed in the Standards are proposed, provide justification for why such material(s) meet the intent of the applicable section. Additional information may be required depending on the type of project proposed (see sections below).
- 1.4 **Location Map:** Should show the location of the property proposed for development in relation to existing streets and adjoining properties. Should clearly indicate the specific building and façade(s) affected by the project.
- 1.5 **Photographs:** Images of the current conditions of all areas which would be affected by the proposal.
- 1.6 Establish whether the property is a “Contributing Property” to the Denton County Courthouse Square National Register District. Use the map (below) located in this document.
 - a. Yes, my property is a “Contributing Property” (dark gray)
 - b. No, my property is not a “Contributing Property”
- 1.7 All drawings will be drawn to a scale no smaller than 1” = 100’ unless otherwise approved by the Planning Director.
- N/A 1.8 Ensure all plans, including all labels, are clear and legible.
 - a. **Associated Fee(s):** as listed on the [Development Review Fee Schedule](#).
- 1.9 Additional items required based upon project type. See **Pages 5-9** for details.

Denton County Courthouse Square Historic District – Denton, Texas



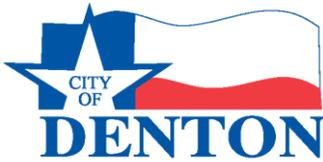
Historic District

Contributing Properties

Non-Contributing Properties

- A** Confederate Monument
- B** Grave of John B. Denton (1901 re-interment)
- C** Denton County All-War Memorial
- D** WPA Sidewalks





2 PROPOSED PROJECT TYPE (CHECK WHICH TYPE APPLIES)

- 2.1 Ordinary Maintenance: The process of stabilizing deteriorated or damaged architectural feature (including but not limited to roofing, windows, columns, and siding), and will include any work that does not constitute a change in design, material, or outward appearance, and include in-kind replacement or repair
- 2.2 Minor Exterior Alteration: The installation of or alteration to awnings, fences, gutters and downspouts; lighting fixtures; and restoration of original architectural features that constitute a change from existing conditions.
- 2.3 Major Alteration: Redevelopment, reconstruction, alteration, change, or restoration of the exterior of a building that exceeds the definition of “ordinary maintenance or minor alteration,” construction of a new building or an addition to an existing building, demolition of an existing building or façade, or construction or reconstruction of a parking lot.
- 2.4 Mural and/or Sign: Installation of a new mural or sign.

Please refer to the checklists below to fulfill the additional requirements relevant to your proposed project request:

3 ADDITIONAL ITEMS REQUIRED FOR ORDINARY MAINTENANCE REQUESTS

- 3.1 Additional Project Narrative Requirements: Should include explanation of why maintenance is necessary and how proposed maintenance will not diminish durability, structural integrity, or historic character of the building element(s) in question.
- 3.2 Current image(s) of building element(s) proposed to be repaired or replaced in-kind, clearly showing the current condition of such building elements.
- 3.3 Accurate drawings to scale of proposed maintenance. Should identify existing and proposed building materials and show enough of the affected building to clarify the impact of the proposed maintenance. Staff may direct applicant to depict a greater extent of the building if initial submittal is determined to be inadequate.
- 3.4 Samples or detailed product descriptions and images of proposed repair or replacement materials.

4 ADDITIONAL ITEMS REQUIRED FOR MINOR EXTERIOR ALTERATION REQUESTS

- 4.1 Additional Project Narrative Requirements: Should include explanation of how the proposed alteration will not diminish the durability, structural integrity, or historic character of the building proposed to be altered.
- 4.2 Images:
 - a. Current image(s) of building element(s) proposed to be altered, clearly showing the current condition of such building elements.
 - b. Current image of subject building with adjoining buildings on each side to provide context for proposed alteration.
- 4.3 Accurate drawings to scale of proposed minor alteration. Should depict appearance of property as it exists today, as well as appearance with proposed alteration(s) included. Drawings and details must show the proposed work in relation to the structure proposed to be altered. Materials existing and proposed should be identified. Staff may direct applicant to depict a greater extent of the building, or to include additional details, if necessary to capture effect of proposed alteration. *If new light fixture(s) are proposed which do not comply with DDC Section 7.11, but which are permitted in the Square District*



per Section 4.10.7.F, include depiction and manufacturer specification sheet for proposed light fixture(s).

5 ADDITIONAL ITEMS REQUIRED FOR MAJOR EXTERIOR ALTERATION REQUESTS:

- 5.1 Additional Project Narrative Requirements: Should include explanation of the purpose of the major alteration and how the proposed alteration will not diminish the durability, structural integrity, or historic character of the building proposed to be altered. Should specifically explain how project meets the Purpose and Overall Intent of the Denton Square District (seen on Page 1).
- 5.2 Images:
 - a. Current images of building element(s) proposed to be altered.
 - b. Current image of subject building with adjoining buildings on each side to provide context for proposed alteration.
- 5.3 Accurate drawings to scale of proposed major alteration. Should depict appearance of property as it exists today, as well as appearance with proposed alteration(s) included. Drawings and details must show the proposed work in relation to the structure proposed to be altered. Materials existing and proposed should be identified. Staff may direct applicant to depict a greater extent of the building, or to include additional details, if necessary to capture effect of proposed alteration. *If new light fixture(s) are proposed which do not comply with DDC Section 7.11, but which are permitted in the Square District per Section 4.10.7.F, include depiction and manufacturer specification sheet for proposed light fixture(s).*

6 ADDITIONAL ITEMS REQUIRED FOR MAJOR ALTERATION – FAÇADE OR BUILDING DEMOLITION REQUESTS:

- 6.1 Additional Project Narrative Requirements: Should explain how the proposed demolition will not detract from the historic character of the Square or from the property value of adjacent buildings.
- 6.2 Documentation to establish that demolition will not damage adjacent buildings
- 6.3 Post-Demolition Reconstruction Plan:
 - a. Complete architectural drawings, to scale, of proposed replacement building or façade, or, in cases where an underlying façade will be the replacement façade, a rendering of the expected appearance of the underlying façade, including any restoration work.
 - b. If applicable, Site Plan for proposed replacement structure (see “New Building Construction” Request)
 - c. Provide a draft Guarantee Agreement for review. A Guarantee Agreement is between the owner and the city and demonstrates the owner’s intent and financial ability to carry out the reconstruction plan. Agreement must include:
 - d. Covenant to construct proposed structure by a specific date in accordance with the architectural drawings approved by the city through the CDC process
 - e. Performance or payment bond, letter of credit, escrow agreement, cash deposit, or other arrangement approved by the Planning Director, to ensure construction of the proposed replacement structure
 - f. I understand that approval of agreement as to form is required to be granted by the Denton City Attorney

7 ADDITIONAL ITEMS REQUIRED FOR NEW BUILDING CONSTRUCTION REQUESTS:

- 7.1 Additional Project Narrative Requirements: Should discuss how the new building will maintain or enhance the historic character of the Square.



DENTON DEVELOPMENT APPLICATION

401 N Elm St. Denton, TX 76201

(940) 349-8600

Project Information

I. Project Information ***Required Information***

Application(s) Type: _____

Project Name: _____

Project Description: _____

Pre-Application Date & Project Numbers: _____

Previous Project Applications: _____

Project Address: _____

Jurisdiction: City Limits ETJ Total Acreage: _____ Number of Lots: _____

Parcel(s) Tax ID Numbers: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Owner

II. Property Owner(s) ***Required Information***

Individual & Firm Name (if applicable): _____

Owner Name(s): _____

Address: _____

Work Phone: _____ Cell Phone: _____ Email: _____

Owner's Agent

III. Owner's Agent (main contact person responsible for application) ***Required Information***

Role: Engineer Developer Other: _____

Individual & Firm Name (if applicable): _____

Primary Contact Name: _____

Address: _____

Work Phone: _____ Cell Phone: _____ Email: _____

Developer

IV. Developer ***Required Information***

Individual & Firm Name: _____

Primary Contact Name(s): _____

Address: _____

Work Phone: _____ Cell Phone: _____ Email: _____

City of Denton Development Services

“One-Stop-Shop”

One Place Serving Denton’s Development Needs

Engineer

V. Engineer *Required Information*

Individual & Firm Name: _____

Primary Contact Name(s): _____

Address: _____

Work Phone: _____ Cell Phone: _____ Email: _____

Architect

VI. Architect *Required Information*

Individual & Firm Name: _____

Primary Contact Name(s): _____

Address: _____

Work Phone: _____ Cell Phone: _____ Email: _____

Billing

VII. Billing *Required Information*

Individual & Firm Name: _____

Primary Contact Name(s): _____

Address: _____

Work Phone: _____ Cell Phone: _____ Email: _____

Authorization

VIII. Authorization & Acknowledgement *Required Information*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below, or, as the applicant, I have attached the consent of the owner. Furthermore, by signing below, I agree that the City of Denton is authorized and permitted to provide information contained within this application to the public and to reproduce any copyrighted material submitted in connection with this application if such reproduction is associated with a response to a Public Information Request.

Signature: _____

Printed Name: _____ Date: _____

401 N Elm St., Denton, TX 76201 (940)349-8600

<https://www.cityofdenton.com>



Development Services

401 N. Elm St., Denton, TX 76201 (940)349-8600

Owner Authorization

Name: Scott Brown

Company Name: Scott Brown Properties

Address: 1400 Dallas Drive Denton, TX 76205

Telephone: 940-243-7368 Email: scott@scottbrownproperties.net

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself; or
- I hereby designate Jonathan King (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: DocuSigned by:
Scott Brown
950FED1986144FB... Date: 12/8/2025

Rooftop Restaurant Project Narrative

The purpose of the Rooftop restaurant alteration is to provide an upscale, climate controlled, full panoramic view of Downtown Denton from atop the 3rd floor of the Wells Fargo building at 101 South Locust Denton, TX 76201. We will be providing artisan wood-fired pizza and upscale new American entrees with 3 bars facing the City skyline and 2 party rooms also with panoramic views of Downtown!

The overall interior architectural style will be vintage industrial from the time period of the 1920s and 1930s and the exterior will be more industrial modern with steel I-beams and glass windows to provide the most expansive views and natural light to enhance the ambiance of the restaurant.

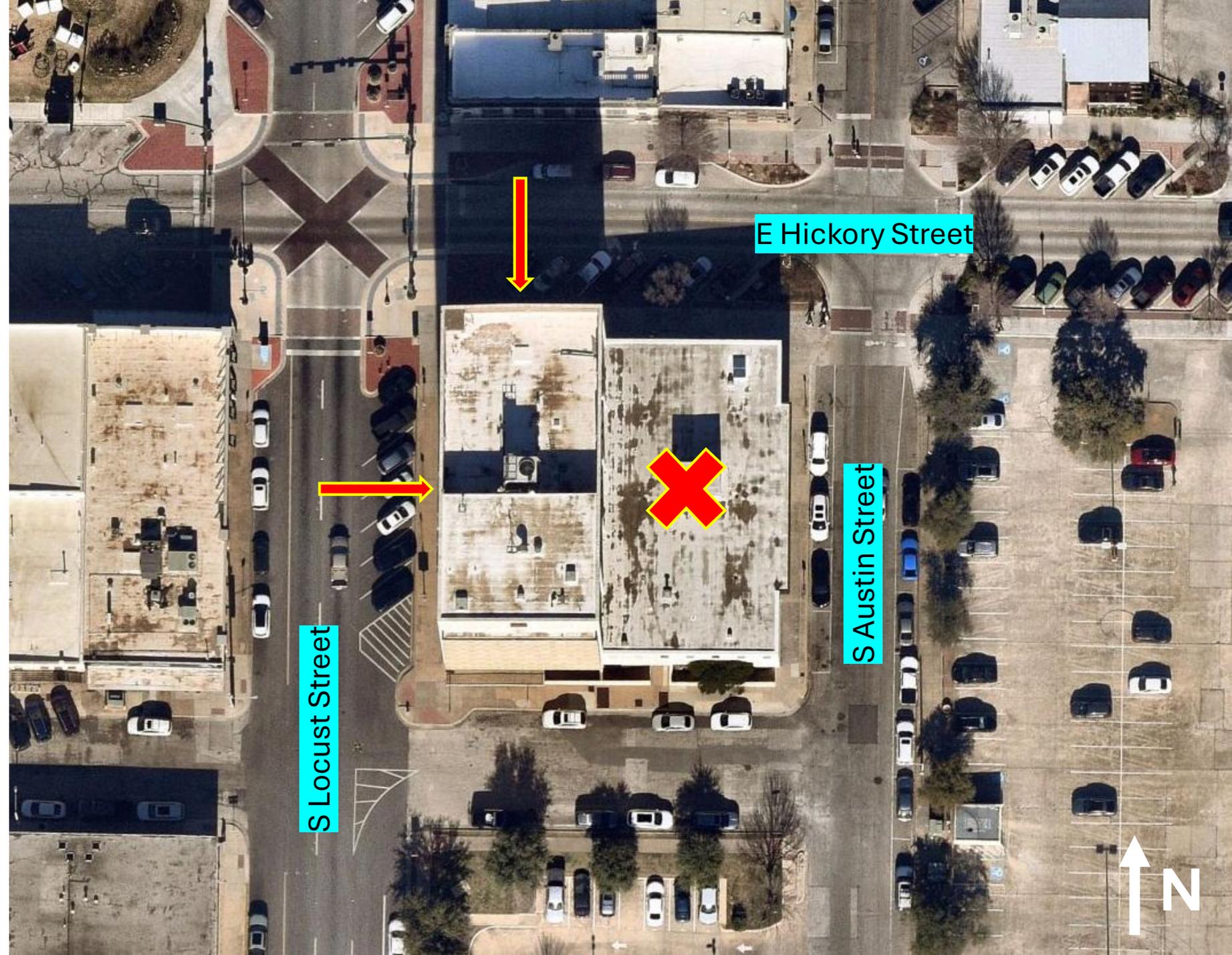
A similar exterior modeling would be the Restoration Hardware Restaurant in the Knox-Henderson area of Dallas or one of their other locations in California. The exterior will mostly consist of steel and glass with a modern industrial architectural style. Since this building is not historic like the other buildings on the square and is technically a non-contributing property, it doesn't fit the architecture of the Wells Fargo building to build the alteration in the typical brick fashion of the other older buildings on the square as this building was built in the late 1960s or early 1970s.

There will be an elevator that goes from the basement floor all the way up to the restaurant floor along with two other south elevators that have accessible access to those with handicap needs. There is also a stairwell entrance on the east side that currently goes to the Wells Fargo bank there and an engineering firm on the 2nd floor that will be extended to go up one more floor to the restaurant. Also there are fire exit stairwells on the north and south sides of the restaurants as well.

We plan on this being the greatest restaurant addition to the Downtown Denton skyline and possibly one of the greatest restaurants Denton has ever seen. It's also just a few blocks from the DCTA train station, so patrons from the whole metroplex can access the restaurant using the train system if they so choose.

We look forward to this newest addition to Denton and what it will bring to the City and those living here and in surrounding areas!

- Two-story addition on the eastern half of the lot/existing Wells Fargo building
- Modifications to the third floor along the western and northern facades of the tower on the western half of the lot



ROOFTOP RESTAURANT

101 S. LOCUS ST
DENTON, TX 76201

INNOVATIVE
DRAFTING & DESIGN
INFO@IDD-TX.COM
(214) 407-3404



Client Information

**WILLOW
CREEK
HONES LLC**

101 S. LOCUST ST
DENTON, TX 76201

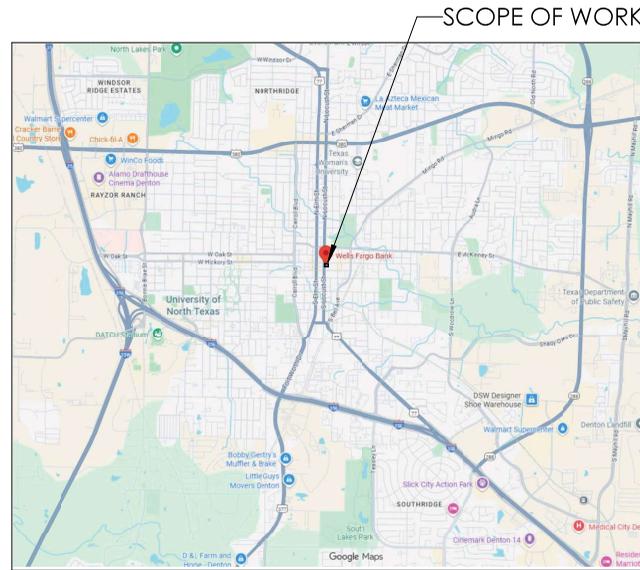
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25068
Issue Date:
01.30.2026

Drawn By:
LMA

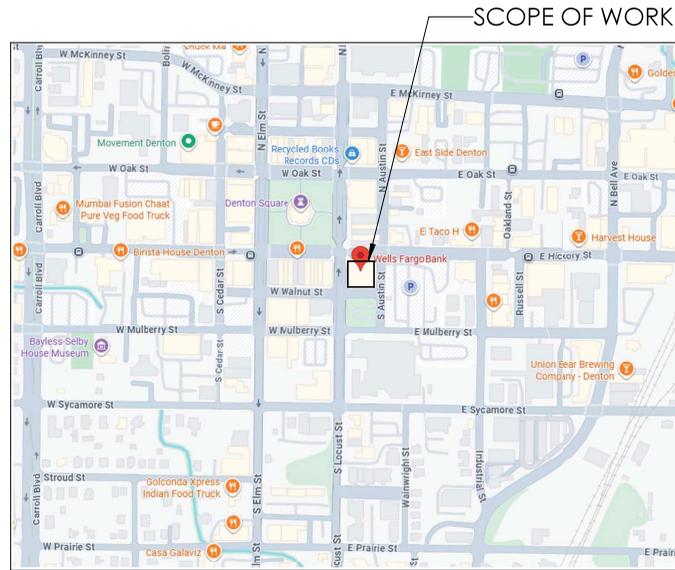
COVER SHEET

A0.00

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



LARGE SITE LOCATION



SMALL SITE LOCATION

SHEET LIST	
SHEET NO.	SHEET NAME
A0.00	COVER SHEET
A1.01	SITE PLAN
A1.02	SECOND FLOOR PLANS-EXISTING - ZONE 1
A1.03	SECOND FLOOR PLANS-EXISTING - ZONE 2
A1.04	SECOND FLOOR PLANS-PROPOSED
A1.05	THIRD FLOOR - OCCUPANT LOAD AND PATH OF EGRESS - ZONE 1
A1.06	THIRD FLOOR - OCCUPANT LOAD AND PATH OF EGRESS - ZONE 2
A1.07	THIRD FLOOR PLAN - EXISTING - ZONE 1
A1.08	THIRD FLOOR PLAN - EXISTING - ZONE 2
A1.09	THIRD FLOOR PLAN - DEMO - ZONE 1
A1.10	THIRD FLOOR PLAN - DEMO - ZONE 2
A1.11	THIRD FLOOR PLAN - PROPOSED - ZONE 1
A1.12	THIRD FLOOR PLAN - PROPOSED - ZONE 2
A1.13	FOURTH FLOOR PLAN - PROPOSED - MEZZANINE
A1.14	THIRD FLOOR CEILING PLAN - EXISTING - ZONE 1
A1.15	THIRD FLOOR CEILING PLAN - EXISTING - ZONE 2
A1.16	THIRD FLOOR CEILING PLAN - DEMO - ZONE 1
A1.17	THIRD FLOOR CEILING PLAN - PROPOSED - ZONE 1
A1.18	THIRD FLOOR CEILING PLAN - PROPOSED - ZONE 2
A1.19	FOURTH FLOOR CEILING PLAN - PROPOSED - MEZZANINE
A1.20	ROOF PLAN PROPOSED - MEZZANINE
A2.01	INTERIOR WIRING
A2.02	EQUIPMENT SHEET
A2.03	THIRD FLOOR ELECTRICAL PLAN - ZONE 1
A2.04	THIRD FLOOR ELECTRICAL PLAN - ZONE 2
A2.05	THIRD FLOOR PLUMBING PLAN - ZONE 1
A2.06	THIRD FLOOR PLUMBING PLAN - ZONE 2
A2.07	FOURTH FLOOR PLUMBING PLAN - MEZZANINE
A2.08	FOURTH FLOOR ELECTRICAL PLAN - MEZZANINE
A2.09	ELEVATIONS - EXISTING
A2.10	EAST ELEVATION - EXISTING/DEMO
A2.11	SOUTH ELEVATION - EXISTING/DEMO
A2.12	WEST ELEVATION - EXISTING/DEMO
A2.13	NORTH ELEVATION - EXISTING/DEMO
A2.14	ELEVATIONS
A2.15	EAST ELEVATION
A2.16	SOUTH ELEVATION
A2.17	WEST ELEVATION
A2.18	NORTH ELEVATION
A3.01	THIRD FLOOR PLAN - PROPOSED - AREA PLAN
A3.02	FOURTH FLOOR PLAN - PROPOSED - AREA PLAN
A3.03	THIRD FLOOR PLAN - DOOR SCHEDULE
A3.04	THIRD FLOOR PLAN - PROPOSED FURNITURE - ZONE 1
A3.05	THIRD FLOOR PLAN - PROPOSED FURNITURE - ZONE 2
A3.06	FOURTH FLOOR PLAN (MEZZANINE) - PROPOSED FURNITURE

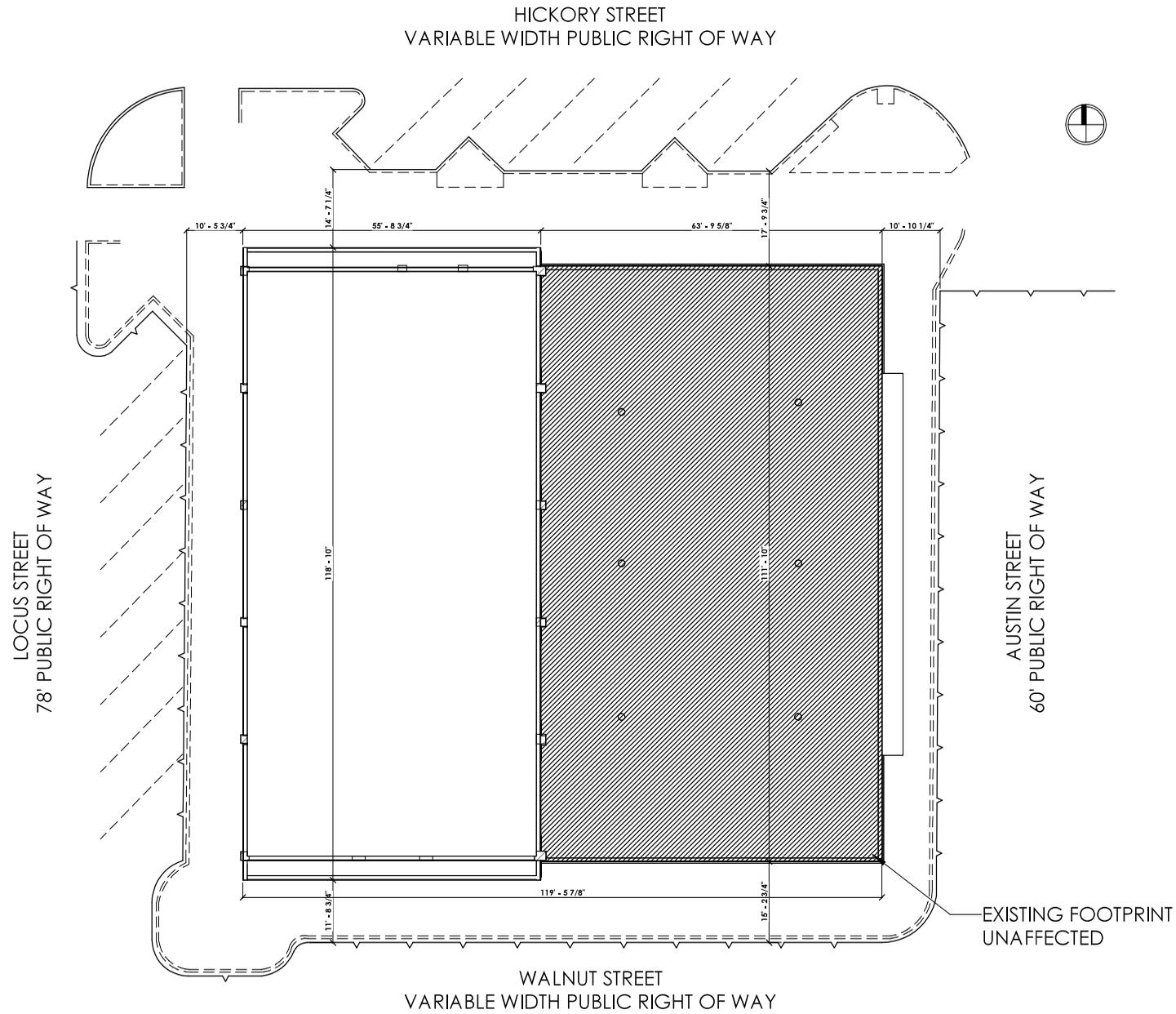
REVISION LOG			
NO.	DESCRIPTION	DATE	BY
0	COMMERCIAL ADDITION & REMODEL ARCHITECTURAL SET - REVIEW SET	01/30/2026	AS

THE CITY OF DENTON
HAS ADOPTED THE FOLLOWING CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE

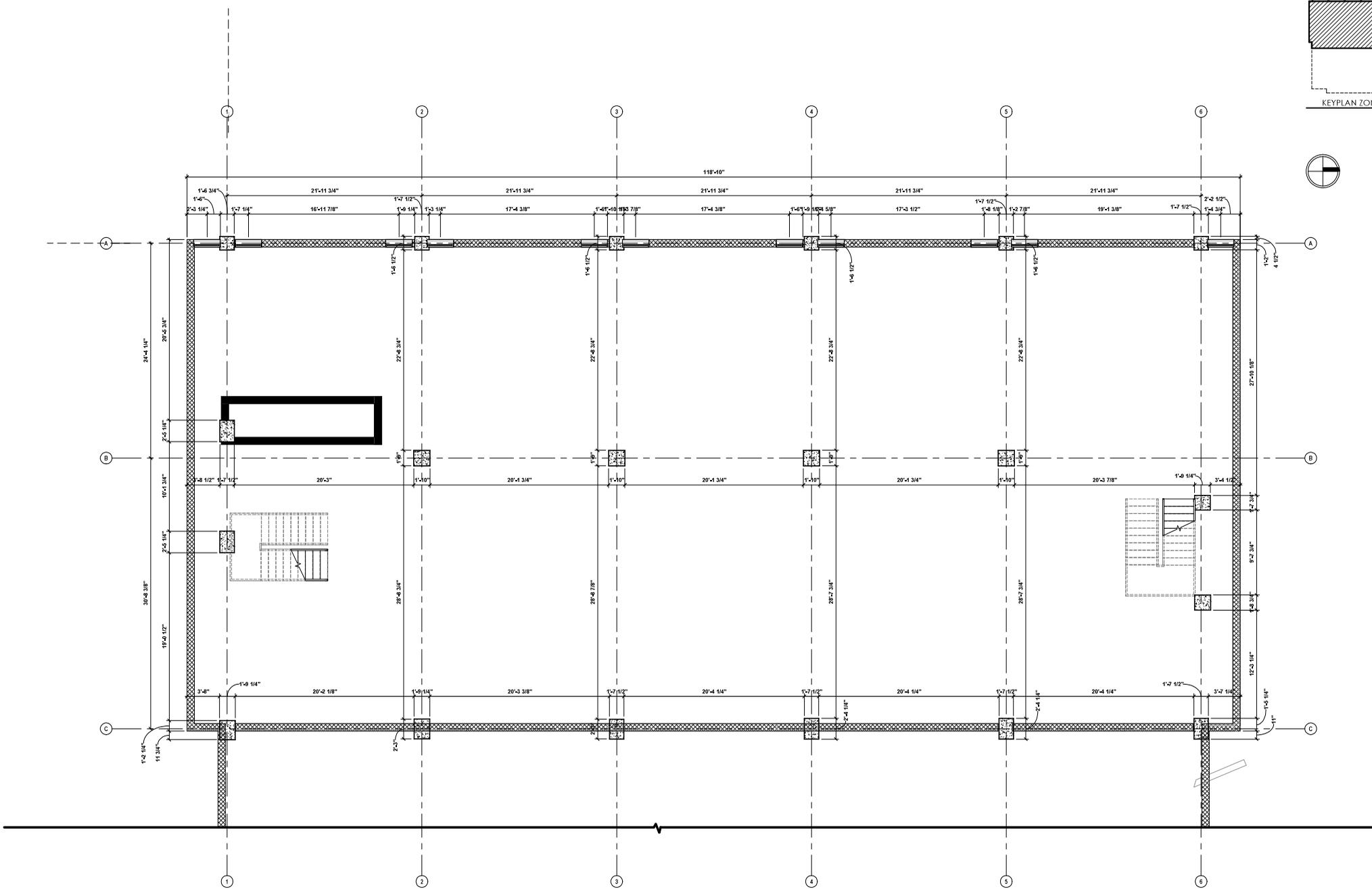
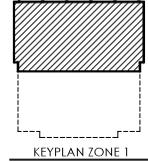
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Site plan
3/32" = 1'-0"



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 INNOVATIVE DRAFTING & DESIGN INFO@IDD-TX.COM (214) 407-3404	
Client Information WILLOW CREEK HONES LLC	
101 S. LOCUST ST DENTON, TX 76201	
Project #: 25068 Issue Date: 01.30.2026 Drawn By: LMA	
SHEET NAME SITE PLAN	
SHEET NUMBER A1.01 SCALE: 3/32" = 1'-0"	



EXISTING - STRUCTURAL SECOND FLOOR (NOCHANGE)- ZONE 1

3/16" = 1'-0"

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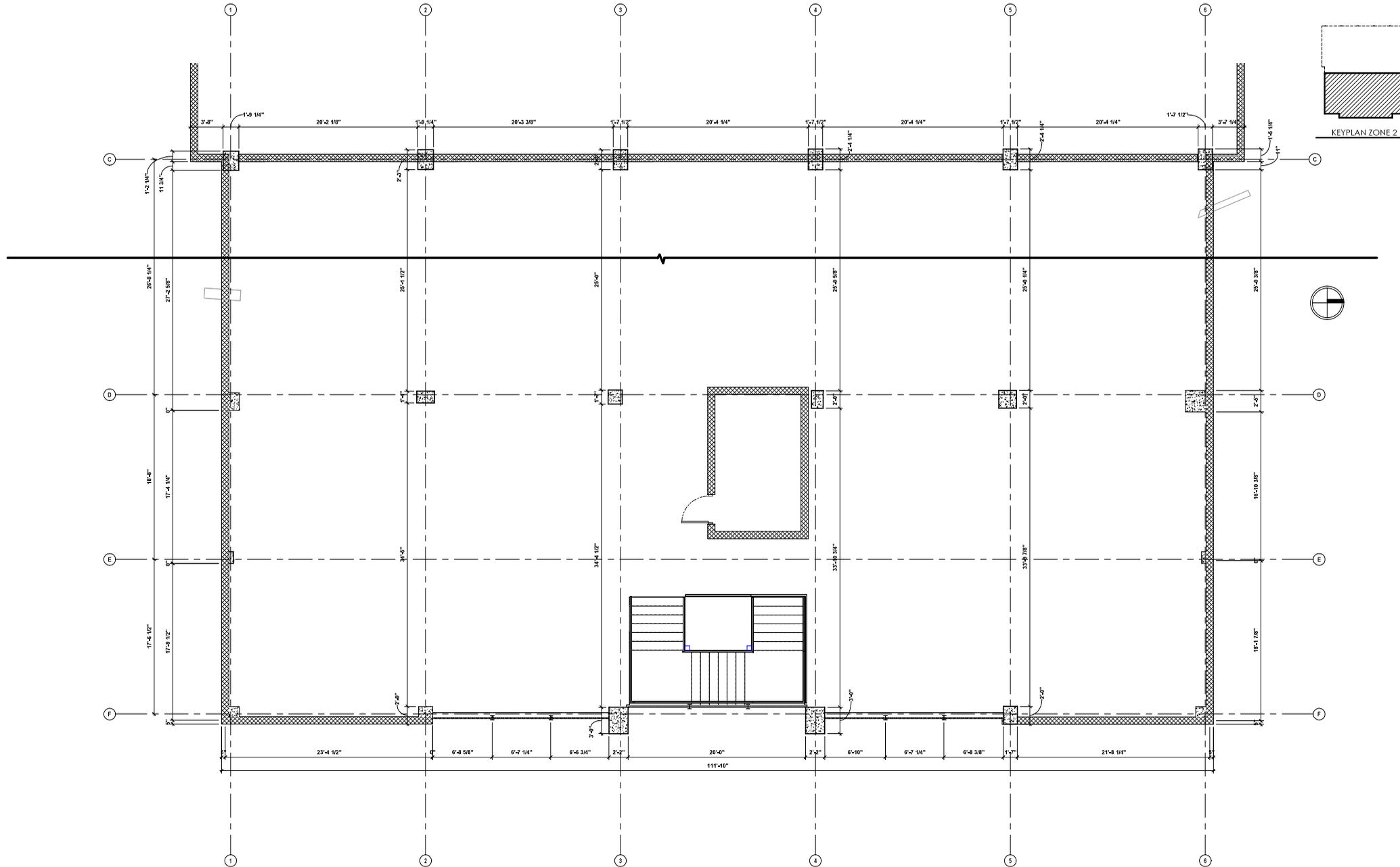
INNOVATIVE
 DRAFTING & DESIGN
 INFO@IDD-TX.COM
 (214) 407-3404

Client Information
WILLOW CREEK HONES LLC

101 S. LOCUST ST
DENTON, TX 76201

Project #: 25068
Issue Date: 01.30.2026
Drawn By: LMA

SHEET NAME
SECOND FLOOR PLAN - EXISTING - ZONE 1
 SHEET NUMBER
A1.02
 SCALE: As indicated



EXISTING - STRUCTURAL SECOND FLOOR (NO CHANGE) - ZONE 2

3/16" = 1'-0"

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INNOVATIVE
 DRAFTING & DESIGN
 INFO@IDD-TX.COM
 (214) 407-3404



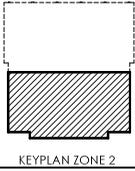
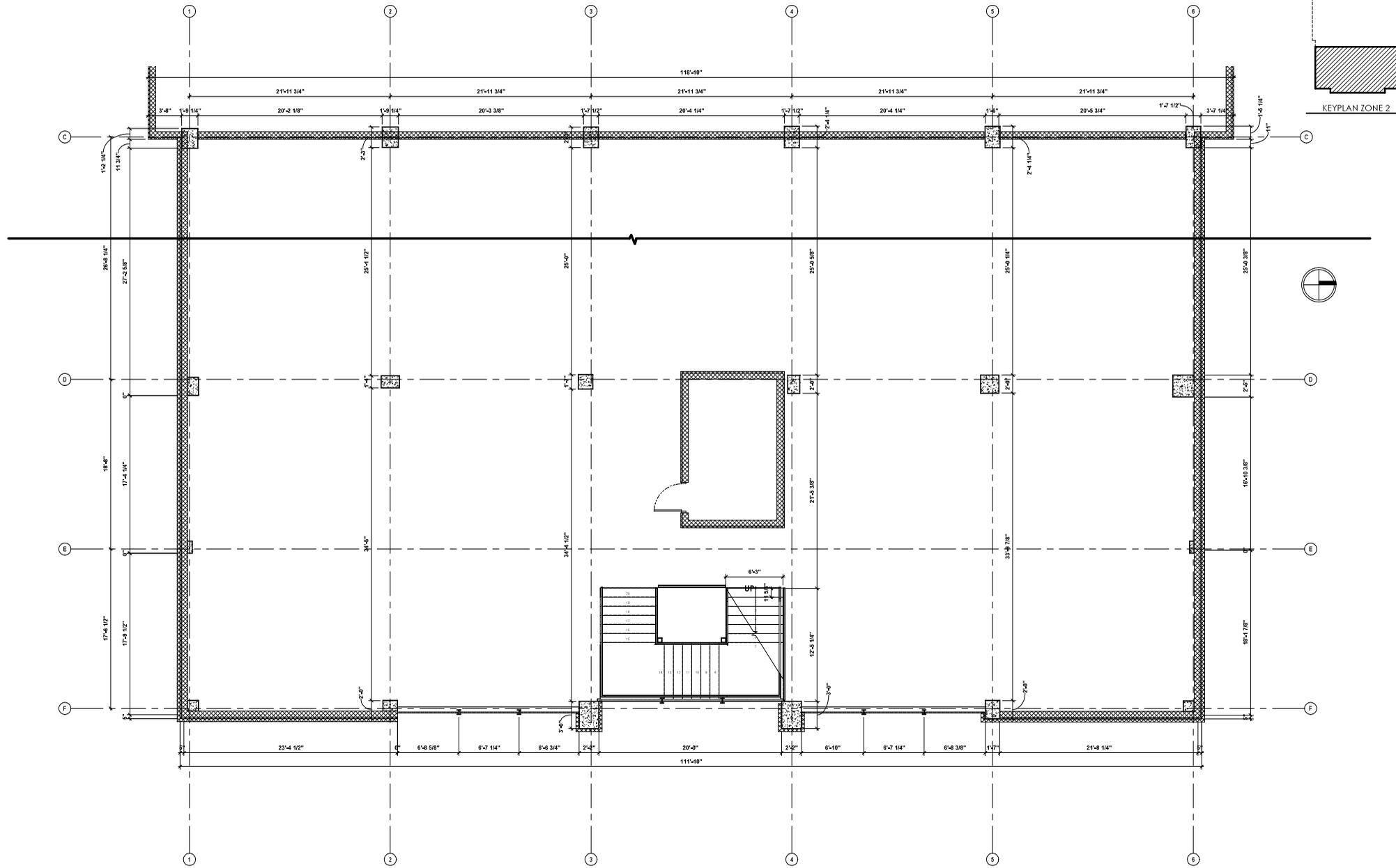
Client Information
WILLOW
CREEK
HONES LLC

101 S. LOCUST ST
 DENTON, TX 76201

Project #: 25068
 Issue Date: 01.30.2026
 Drawn By: LMA

SECOND FLOOR
PLAN - EXISTING -
ZONE 2

A1.03
 SCALE: As indicated



PROPOSED - SECOND FLOOR
3/16" = 1'-0"

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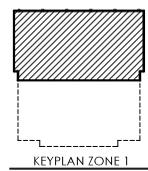
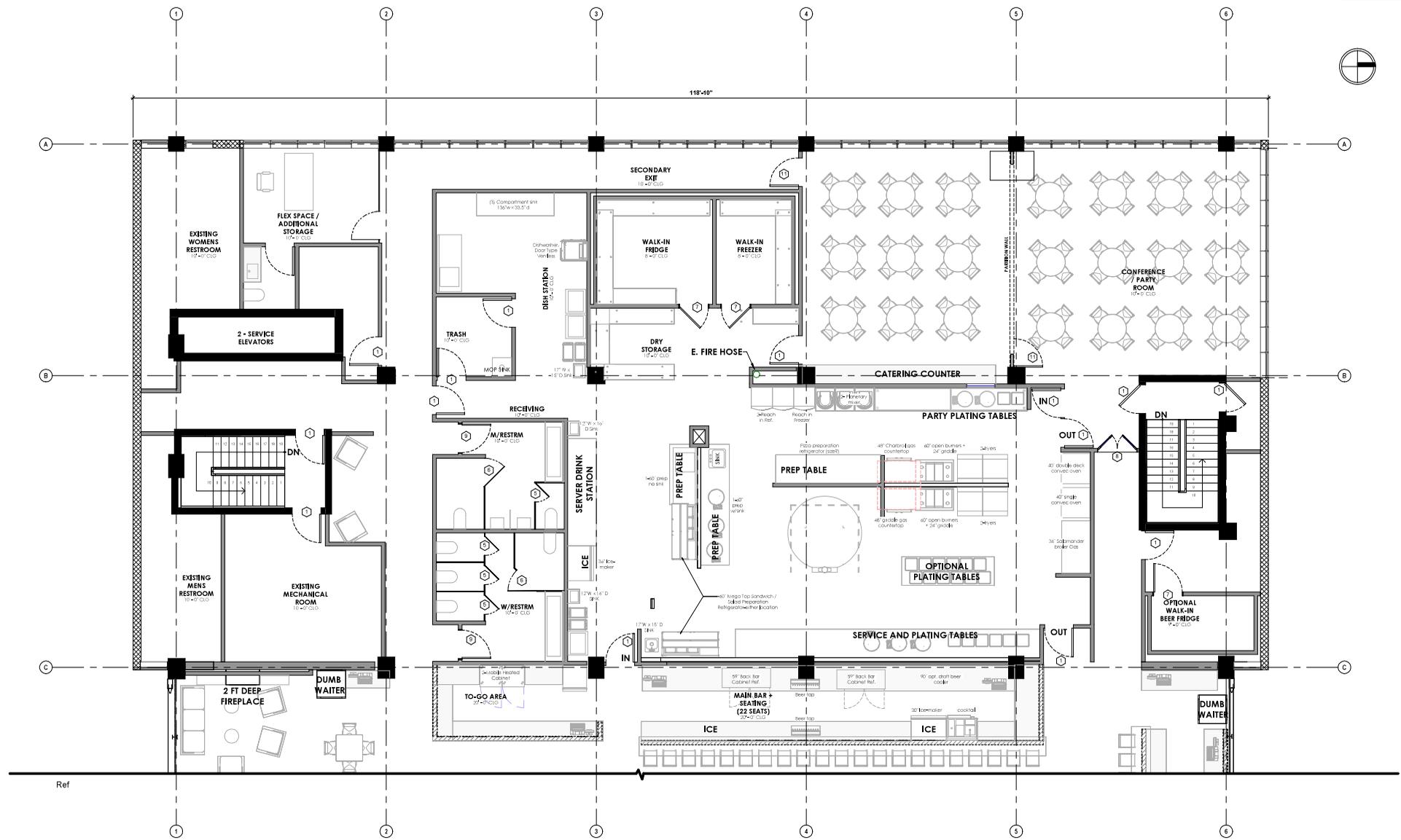
INNOVATIVE
 DRAFTING & DESIGN
 INFO@IDD-TX.COM
 (214) 407-3404

Client Information
WILLOW CREEK HONES LLC

101 S. LOCUST ST
DENTON, TX 76201

Project #: 25068
Issue Date: 01.30.2026
Drawn By: LMA

SECOND FLOOR PLAN - PROPOSED
A1.04
 SCALE: As indicated



OCCUPANT LOAD AND PATH OF EGRESS - ZONE 1
 3/16" = 1'-0"

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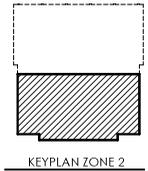
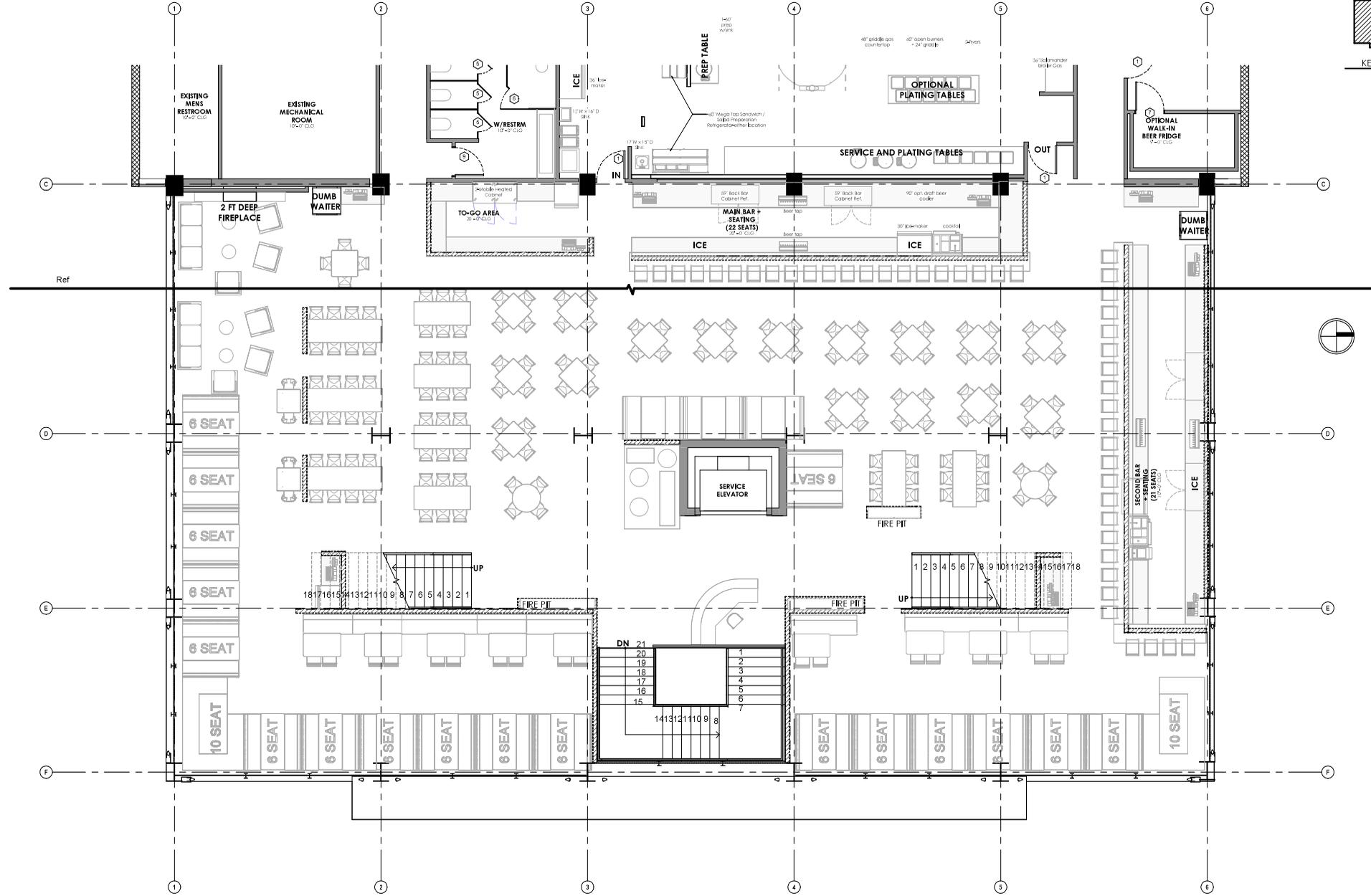
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101 S. LOCUST ST
 DENTON, TX 76201

Project #: 25068
 Issue Date: 01.30.2026
 Drawn By: LMA

Sheet Name:
THIRD FLOOR - OCCUPANT LOAD AND PATH OF EGRESS - ZONE 1

Sheet Number:
A1.05
 SCALE: As indicated



OCCUPANT LOAD AND PATH OF EGRESS - ZONE 2
3/16" = 1'-0"

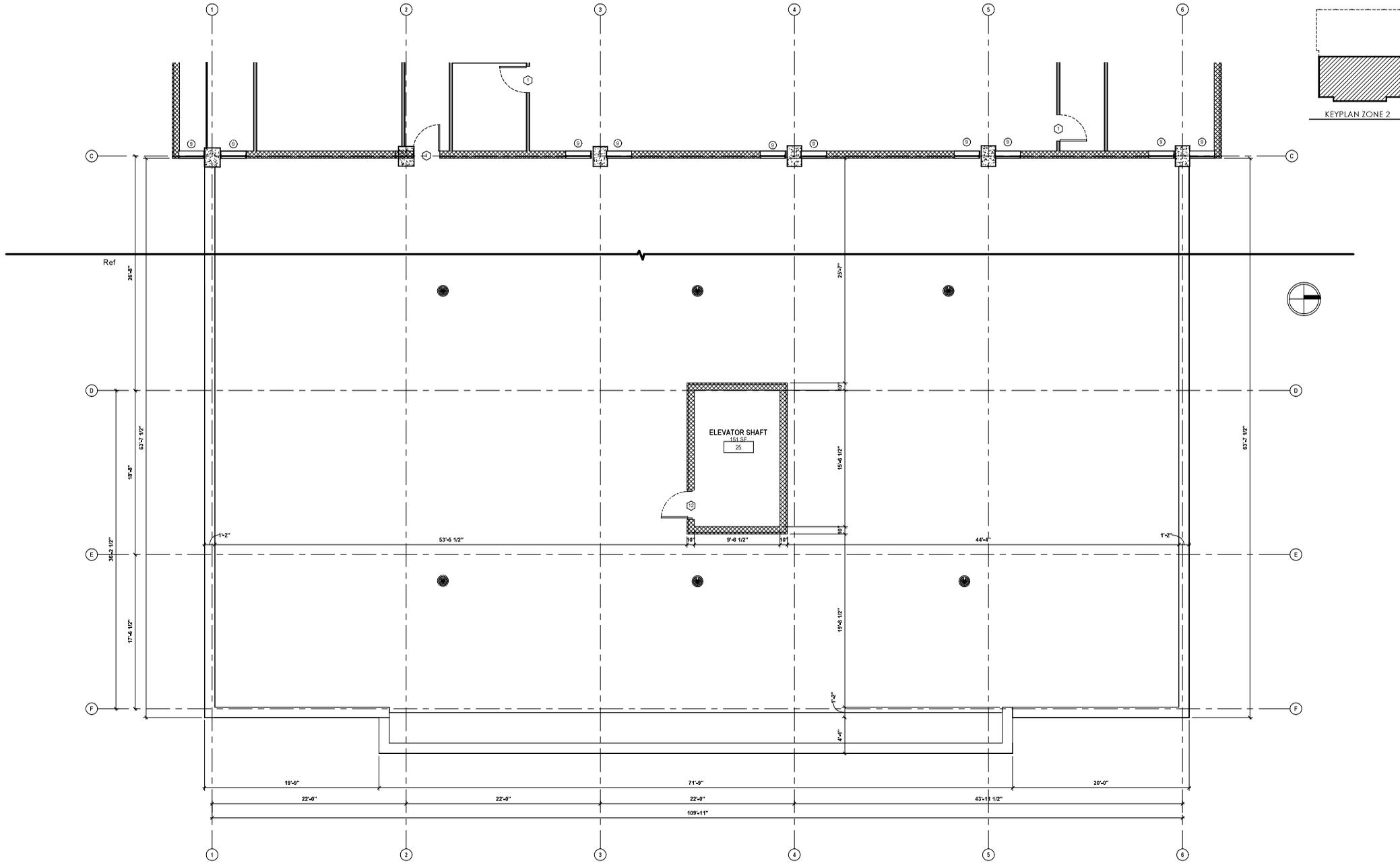
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DENTON, TX 76201

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THIRD FLOOR - OCCUPANT LOAD AND PATH OF EGRESS - ZONE 2

A1.06
SCALE: As indicated



EXISTING THIRD FLOOR - ZONE 2
 3/16" = 1'-0"

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Project #:
25068

Issue Date:
01.30.2026

Drawn By:
LMA

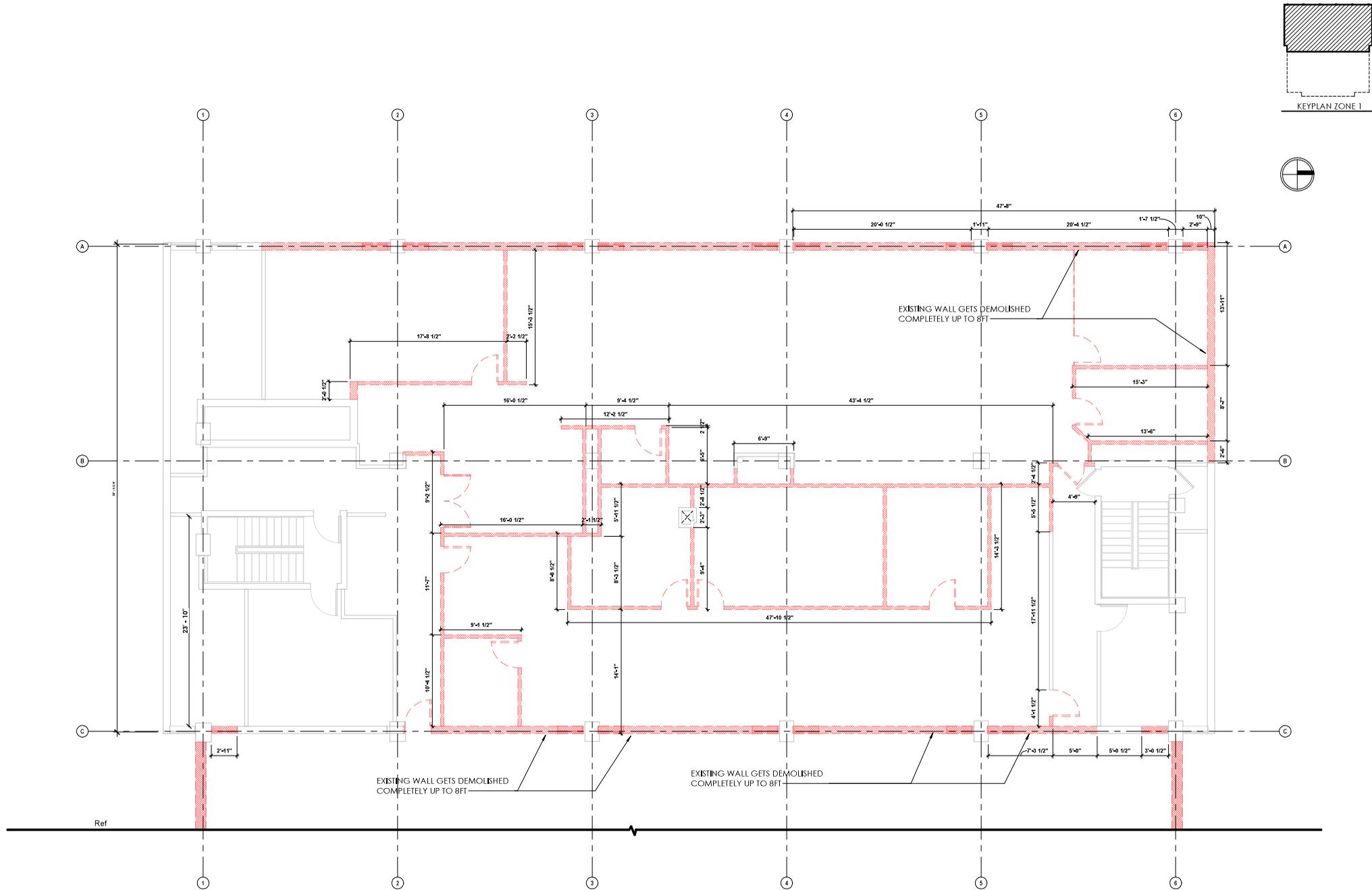
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**THIRD FLOOR PLAN
 - EXISTING - ZONE
 2**

Rev

A1.08

SCALE: As indicated

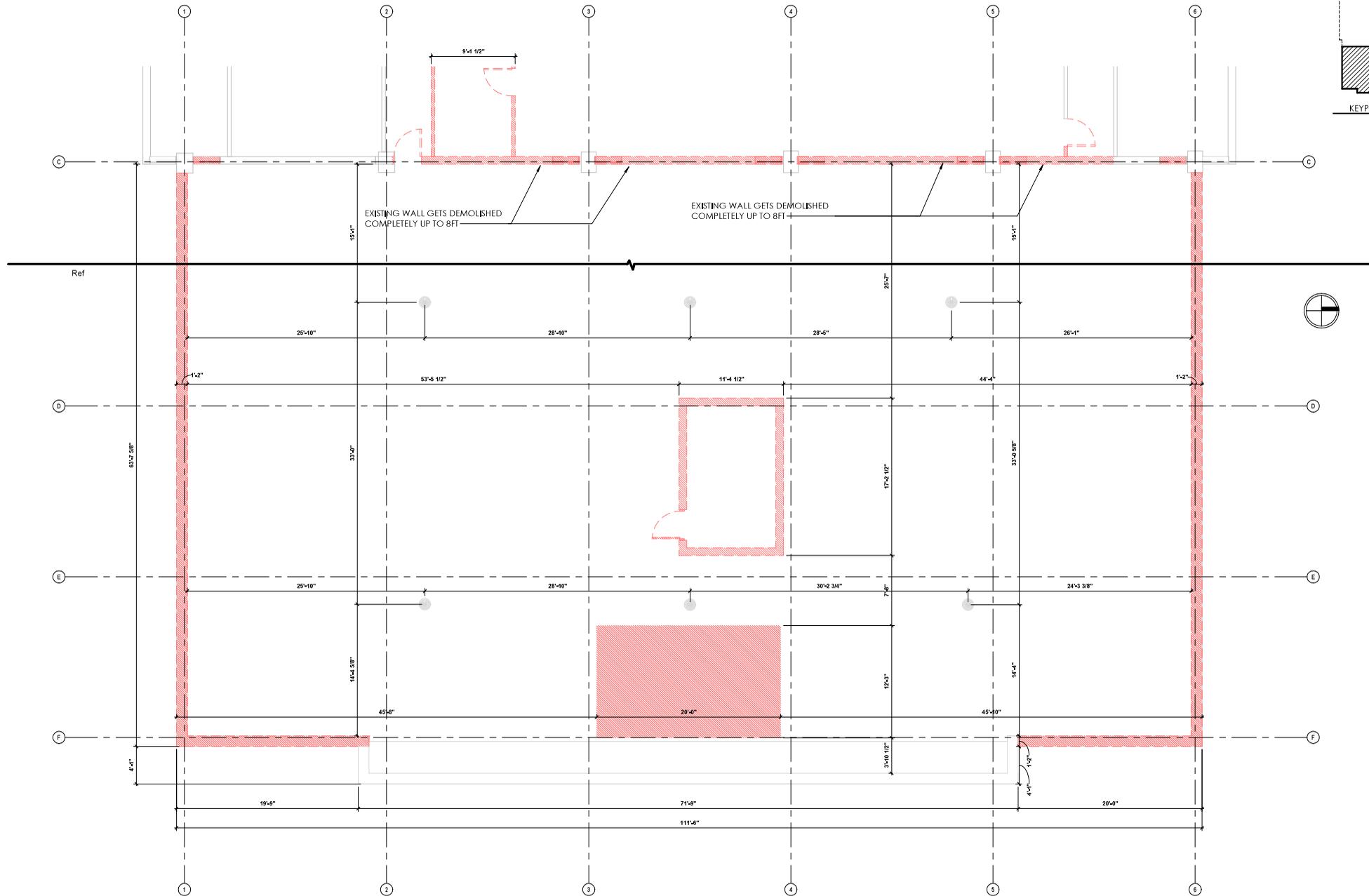


DEMO THIRD FLOOR - ZONE 1
3/16" = 1'-0"

- GENERAL NOTES FOR DEMO PLAN:**
- DEMO ALL WALLS W/DIAGONAL HATCH
 - DEMO ALL DOORS W/DASHED RED LINES
 - DEMO ALL WINDOWS W/DASHED RED LINES
 - DEMO/REMOVE ALL KITCHEN CABINETS AND APPLIANCES
- VERIFY W/ CLIENT

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<p>101 S. LOCUST ST DENTON, TX 76201</p>
<p>Project #: 25068 Issue Date: 01.30.2026 Drawn By: LMA</p>
<p>THIRD FLOOR PLAN - DEMO - ZONE 1</p>
<p>A1.09</p>
<p>SCALE: As indicated</p>

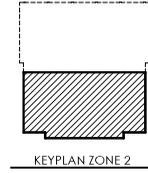


DEMO THIRD FLOOR - ZONE 2

3/16" = 1'-0"

GENERAL NOTES FOR DEMO PLAN:

- DEMO ALL WALLS W/DIAGONAL HATCH
 - DEMO ALL DOORS W/DASHED RED LINES
 - DEMO ALL WINDOWS W/DASHED RED LINES
 - DEMO/REMOVE ALL KITCHEN CABINETS AND APPLIANCES
- VERIFY W/ CLIENT



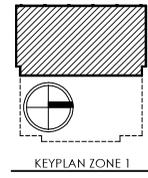
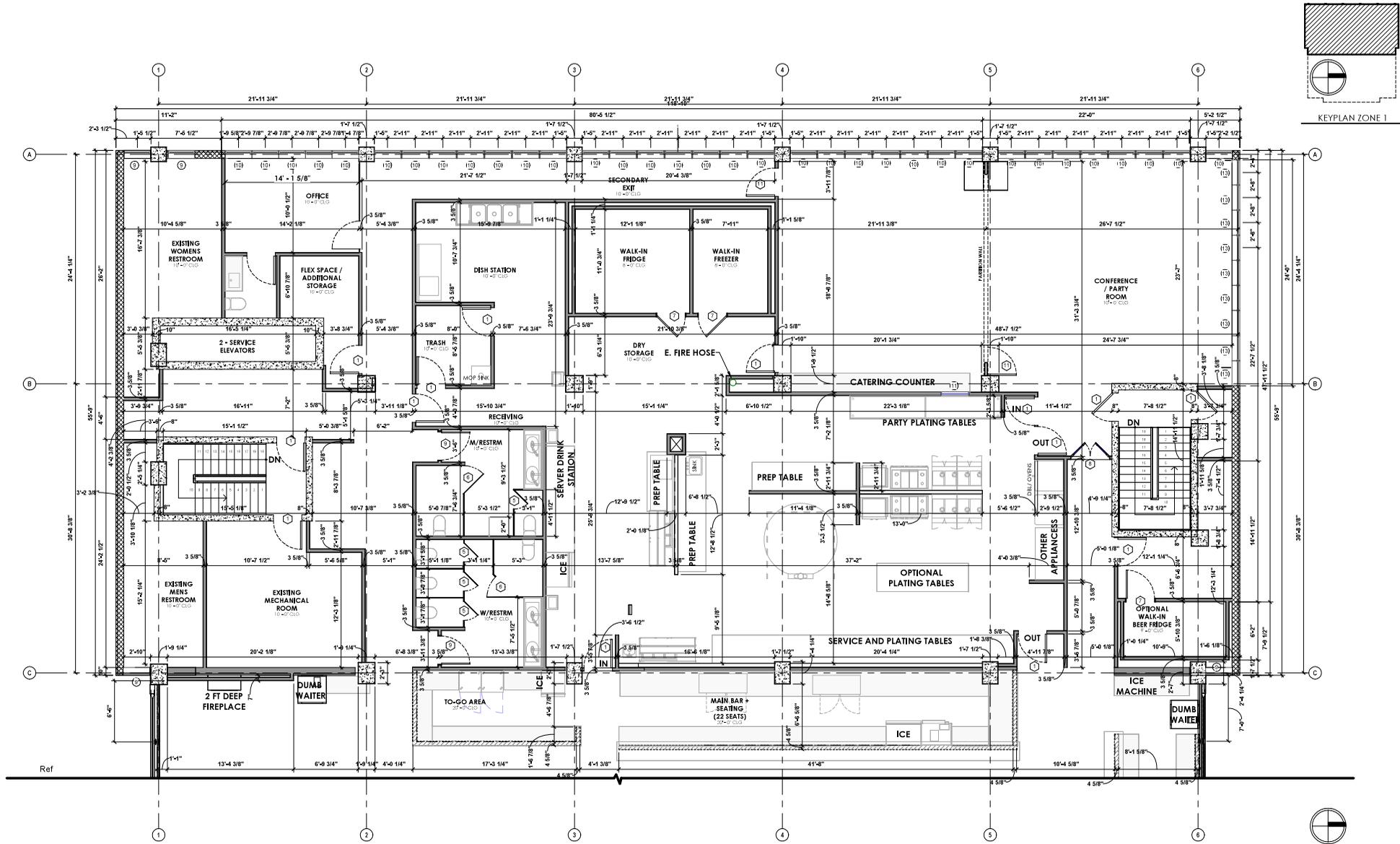
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Project #: 25068
 Issue Date: 01.30.2026
 Drawn By: LMA
 Title: **THIRD FLOOR PLAN - DEMO - ZONE 2**
 Scale: As indicated
A1.10



THIRD FLOOR - PROPOSED - ZONE 1
 3/16" = 1'-0"

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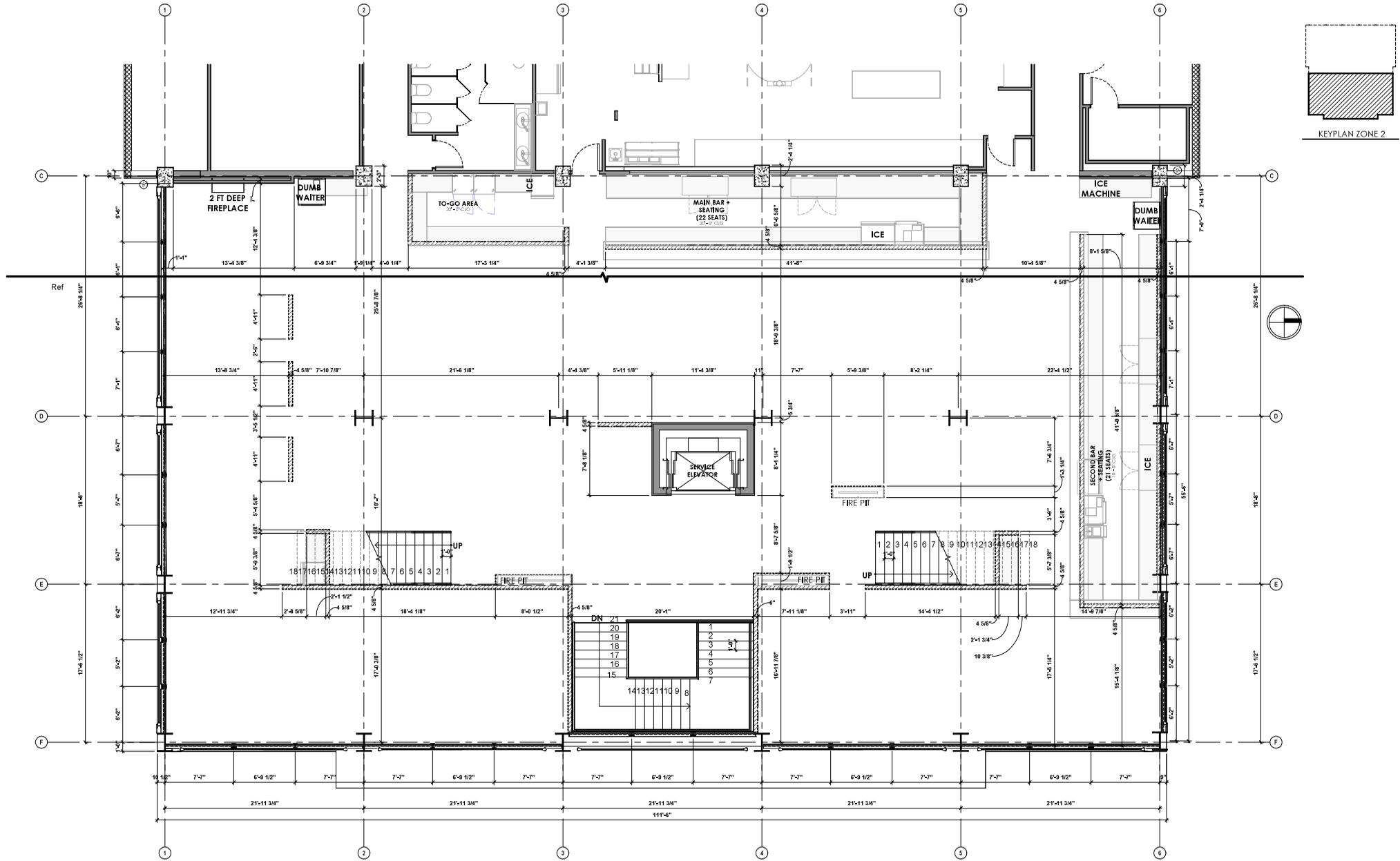
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Project #: 25068
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Third Floor Plan
 - PROPOSED -
 ZONE 1

Sheet Number
A1.11
 SCALE: As indicated



THIRD FLOOR - PROPOSED - ZONE 2
 3/16" = 1'-0"

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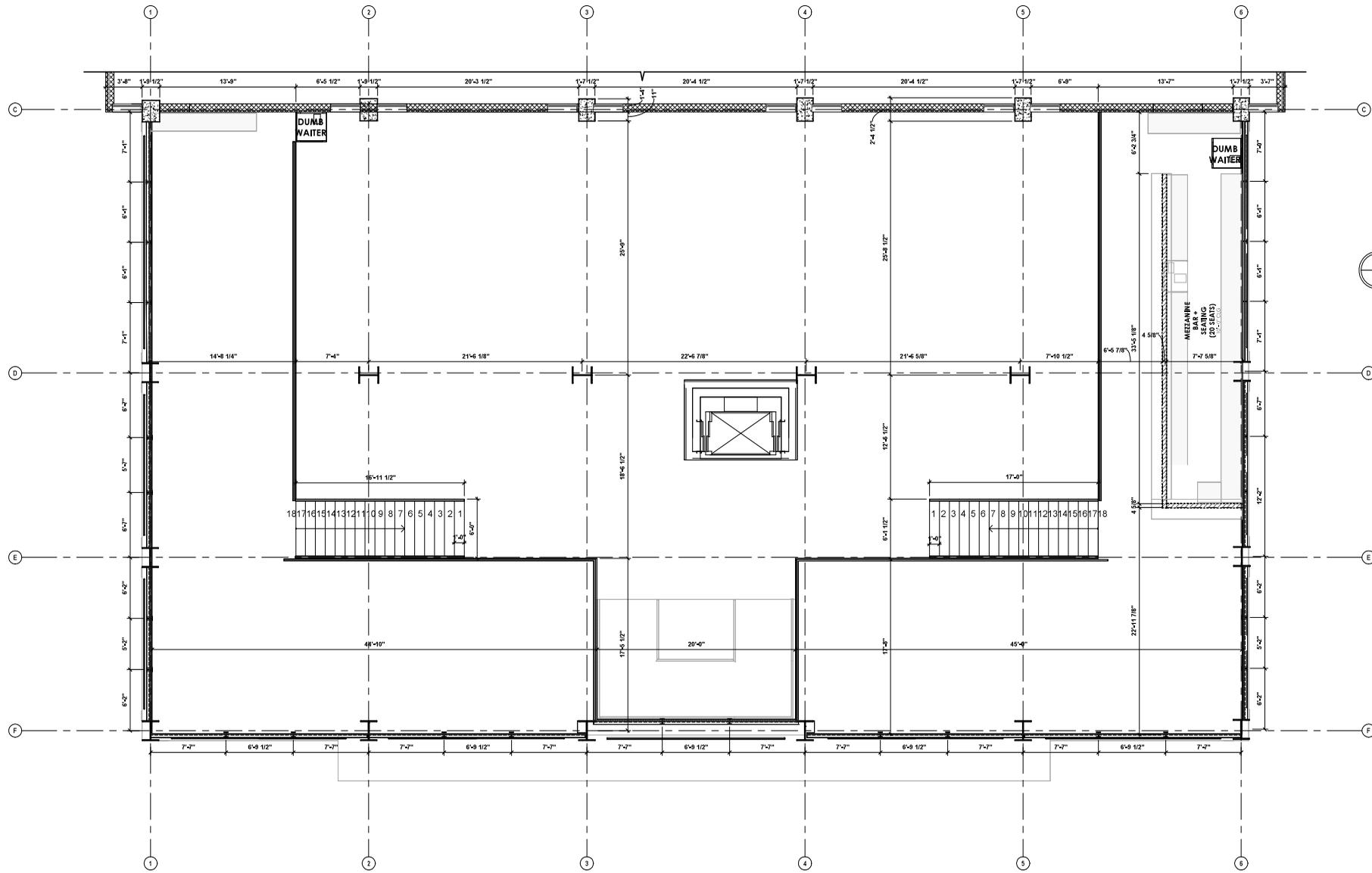
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DUE TO VARIOUS REVISIONS, THE DRAWINGS AND INFORMATION HEREON ARE APPROXIMATE AND ELEVATIONS ARE APPROXIMATE AND SHALL VARY PER PLAN.

Third Floor
THIRD FLOOR PLAN - PROPOSED - ZONE 2

Scale
A1.12
 SCALE: As indicated



FOURTH FLOOR - PROPOSED (MEZZANINE)
 3/16" = 1'-0"

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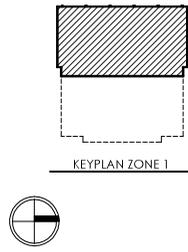
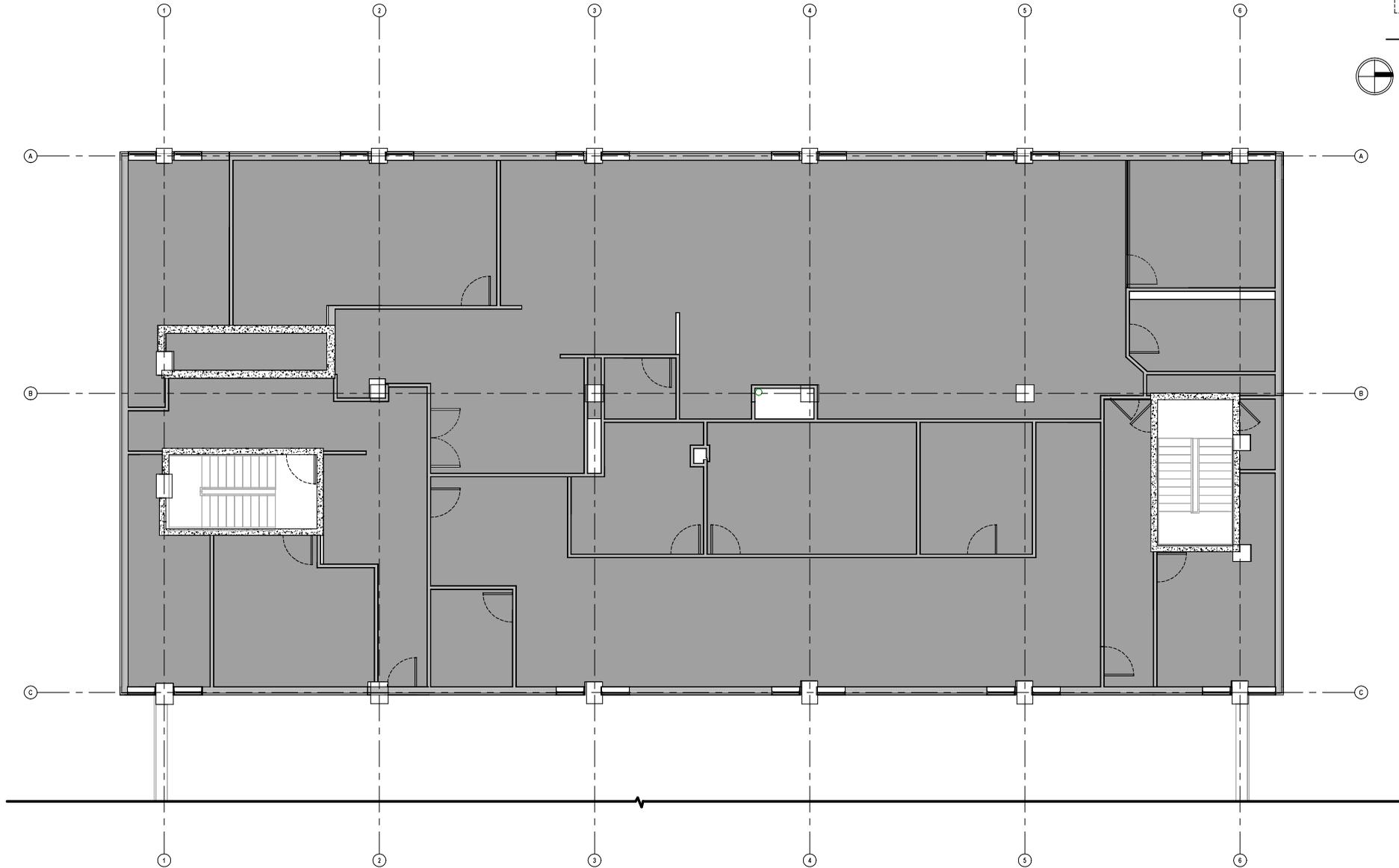
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FOURTH FLOOR PLAN - PROPOSED - MEZZANINE

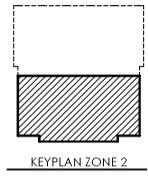
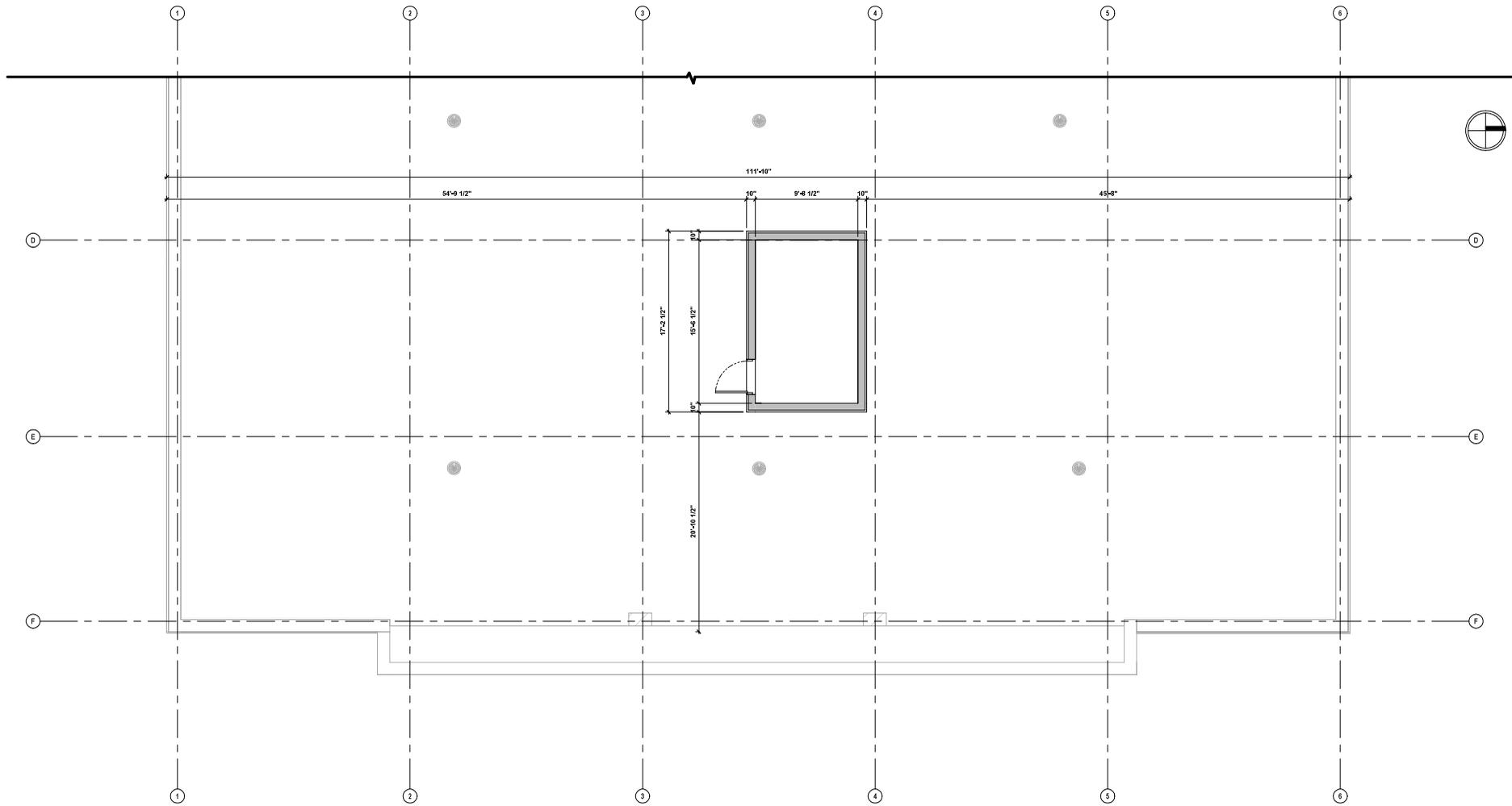
Sheet Name
A1.13
 SCALE: 3/16" = 1'-0"



EXISTING THIRD FLOOR CEILING PLAN - ZONE 1
 3/16" = 1'-0"

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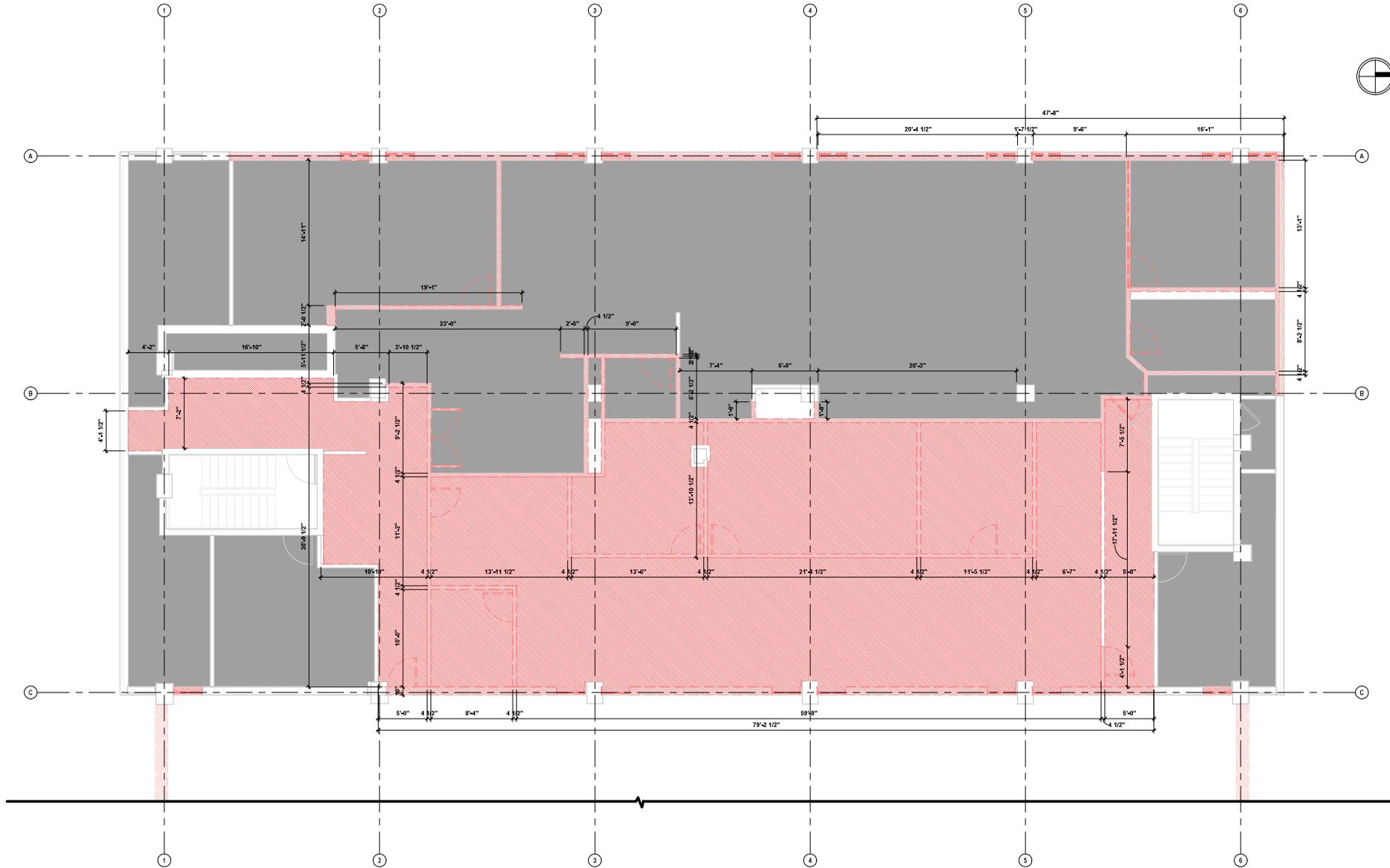
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<p>Project #: 25068</p> <p>Issue Date: 01.30.2026</p> <p>Drawn By: LMA</p>
<p>Sheet Name: THIRD FLOOR CEILING PLAN - EXISTING - ZONE 1</p> <p>Rev:</p> <p>Sheet Number: A1.14</p> <p>SCALE: As indicated</p>



EXISTING THIRD FLOOR CEILING PLAN - ZONE 2
 3/16" = 1'-0"

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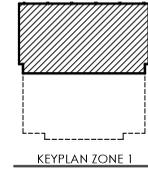
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<p>101 S. LOCUST ST DENTON, TX 76201</p>
<p>Project #: 25068 Issue Date: 01.30.2026 Drawn By: LMA</p>
<p>THIRD FLOOR CEILING PLAN - EXISTING - ZONE 2</p>
<p>A1.15</p>
<p>SCALE: As indicated</p>



DEMO THIRD FLOOR CEILING PLAN - ZONE 1
 3/16" = 1'-0"

GENERAL NOTES FOR DEMO PLAN:

- DEMO ALL WALLS W/DIAGONAL HATCH
 - DEMO ALL DOORS W/DASHED RED LINES
 - DEMO ALL WINDOWS W/DASHED RED LINES
 - DEMO/REMOVE ALL KITCHEN CABINETS AND APPLIANCES
- VERIFY W/ CLIENT



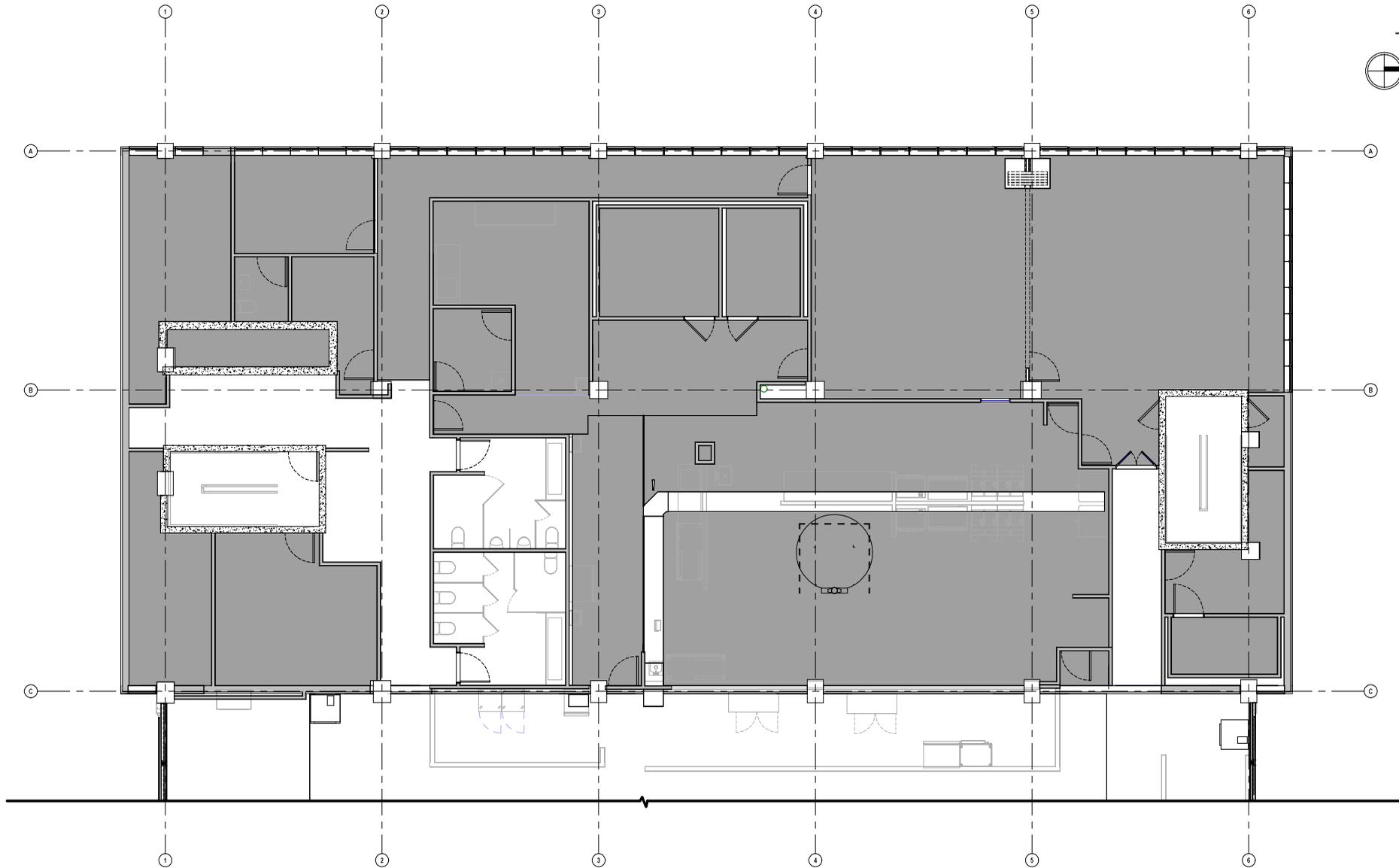
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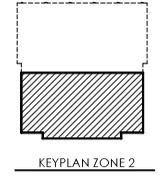
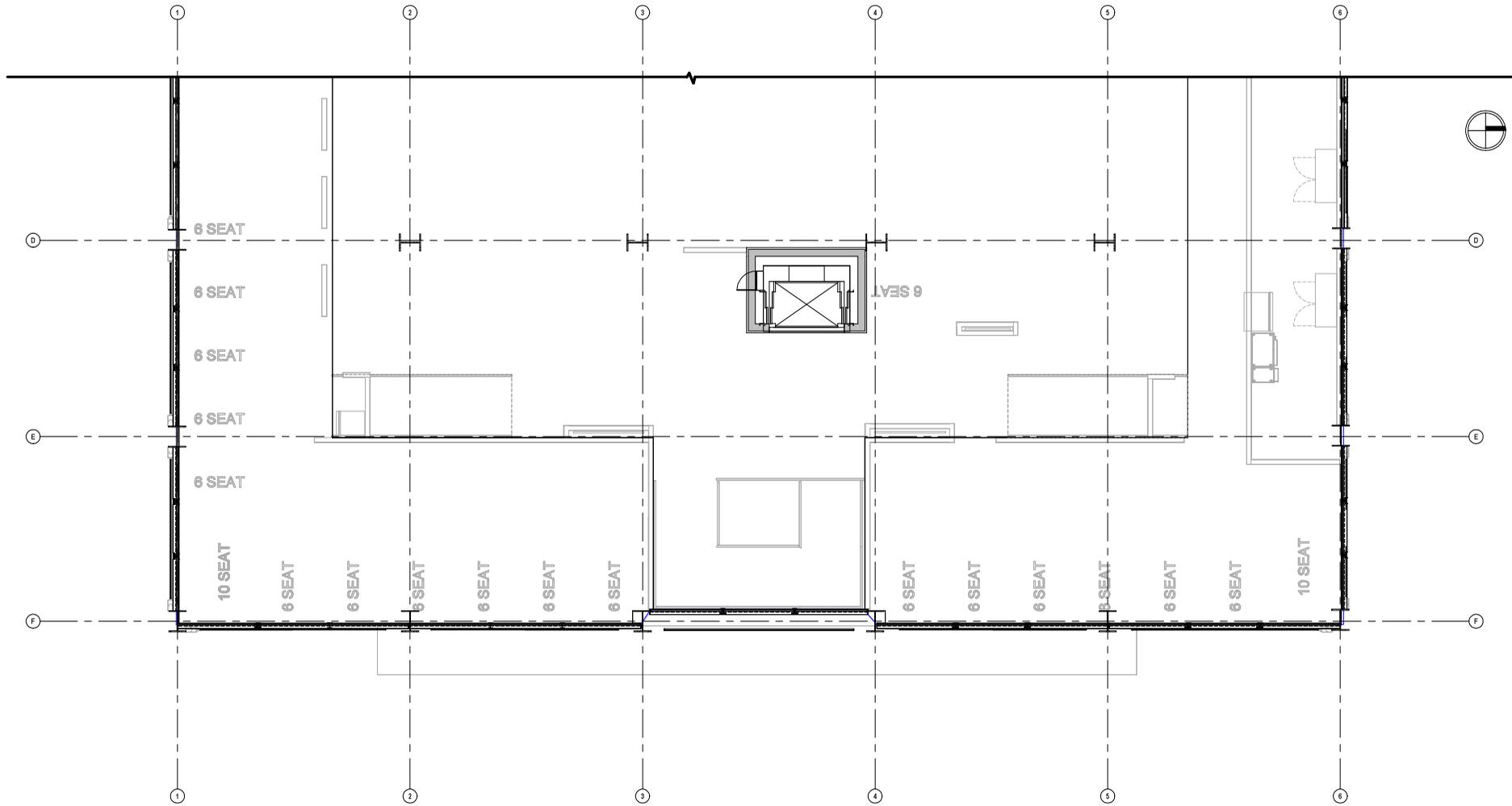
Project #: 25068
 Issue Date: 01.30.2026
 Drawn By: LMA
 Title: **THIRD FLOOR CEILING PLAN - DEMO - ZONE 1**
 Scale: As indicated



PROPOSED THIRD FLOOR CEILING PLAN - ZONE 1
 3/16" = 1'-0"

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<p>101 S. LOCUST ST DENTON, TX 76201</p>
<p>Project #: 25068 Issue Date: 01.30.2026 Drawn By: LMA</p>
<p>Sheet Name: THIRD FLOOR CEILING PLAN - PROPOSED - ZONE 1</p>
<p>Sheet Number: A1.17</p>
<p>SCALE: As indicated</p>



PROPOSED THIRD FLOOR CEILING PLAN - ZONE 2
 3/16" = 1'-0"

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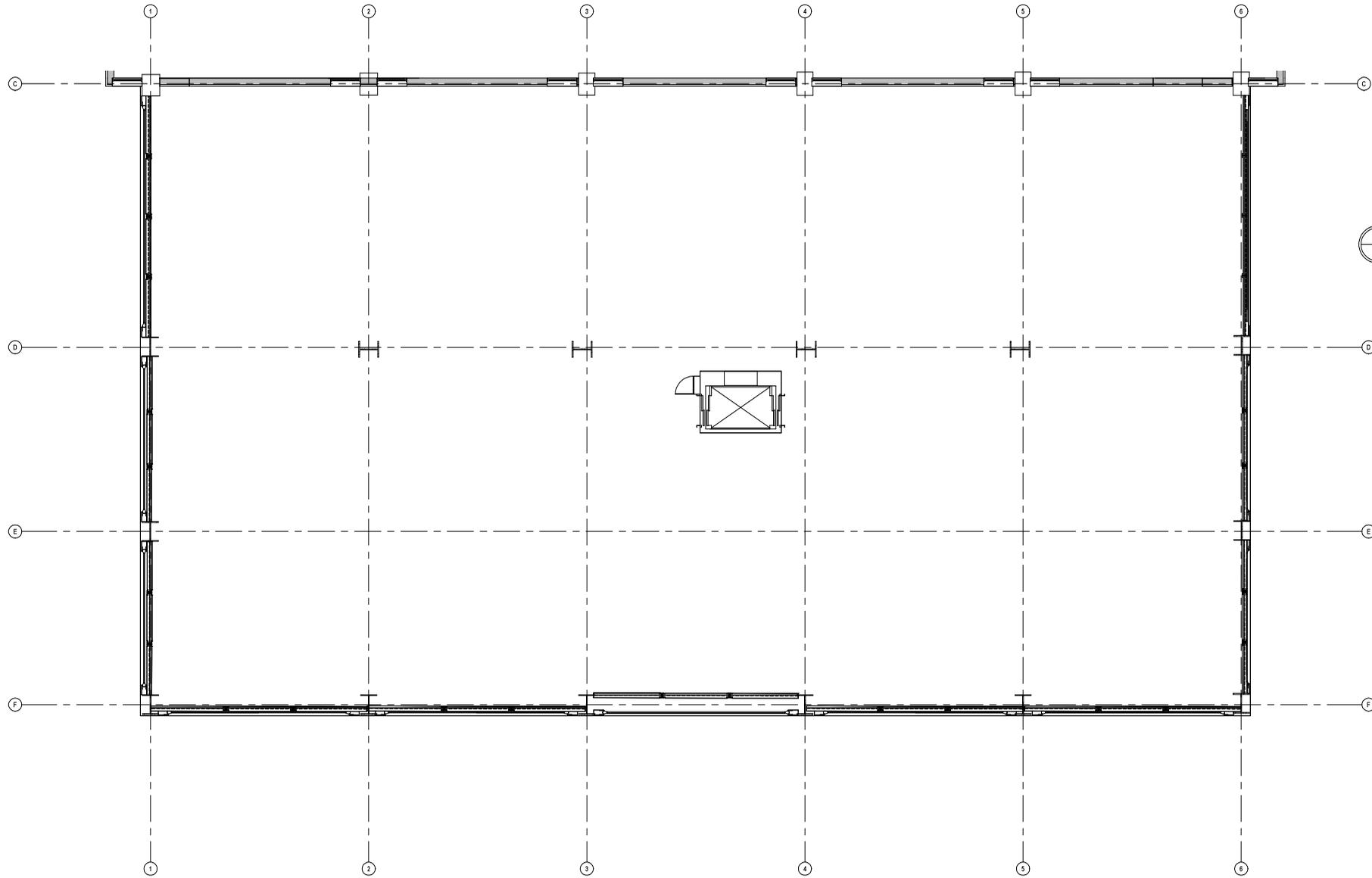
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Project #: 25068
 Issue Date: 01.30.2026
 Drawn By: LMA

Sheet Name:
THIRD FLOOR CEILING PLAN - PROPOSED - ZONE 2

Sheet Number:
A1.18
 SCALE: As indicated

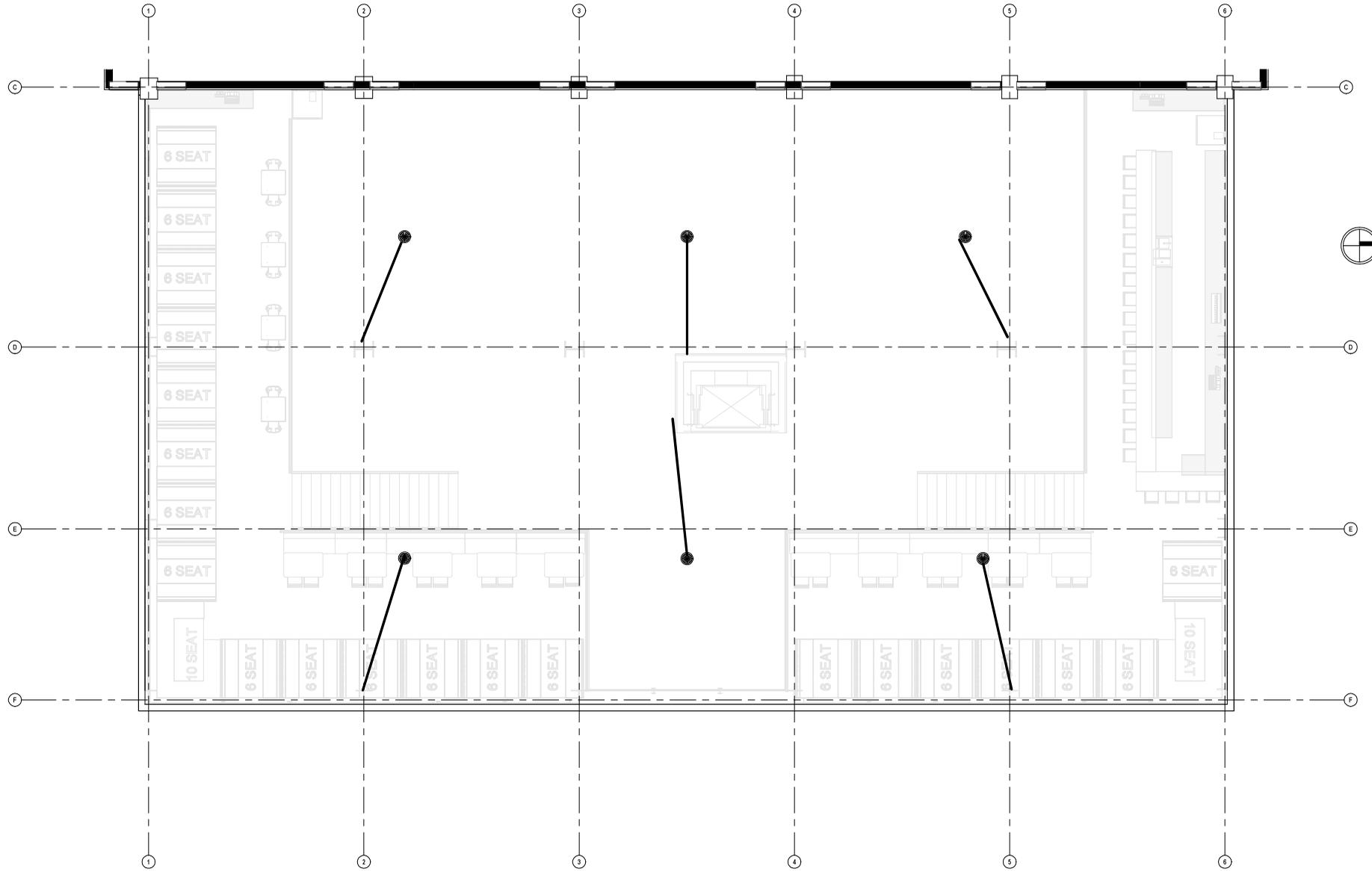


3. PROPOSED FOURTH FLOOR CEILING PLAN (MEZZANINE)

3/16" = 1'-0"

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<p>Client Information</p> <p>WILLOW CREEK HONES LLC</p>
<p>101 S. LOCUST ST DENTON, TX 76201</p>
<p>Project #: 25068</p> <p>Issue Date: 01.30.2026</p> <p>Drawn By: LMA</p>
<p>Sheet Name</p> <p>FOURTH FLOOR CEILING PLAN - PROPOSED - MEZZANINE</p>
<p>Sheet Number</p> <p>A1.19</p> <p>SCALE: 3/16" = 1'-0"</p>



8. ROOF PLAN - PROPOSED

3/16" = 1'-0"

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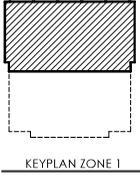
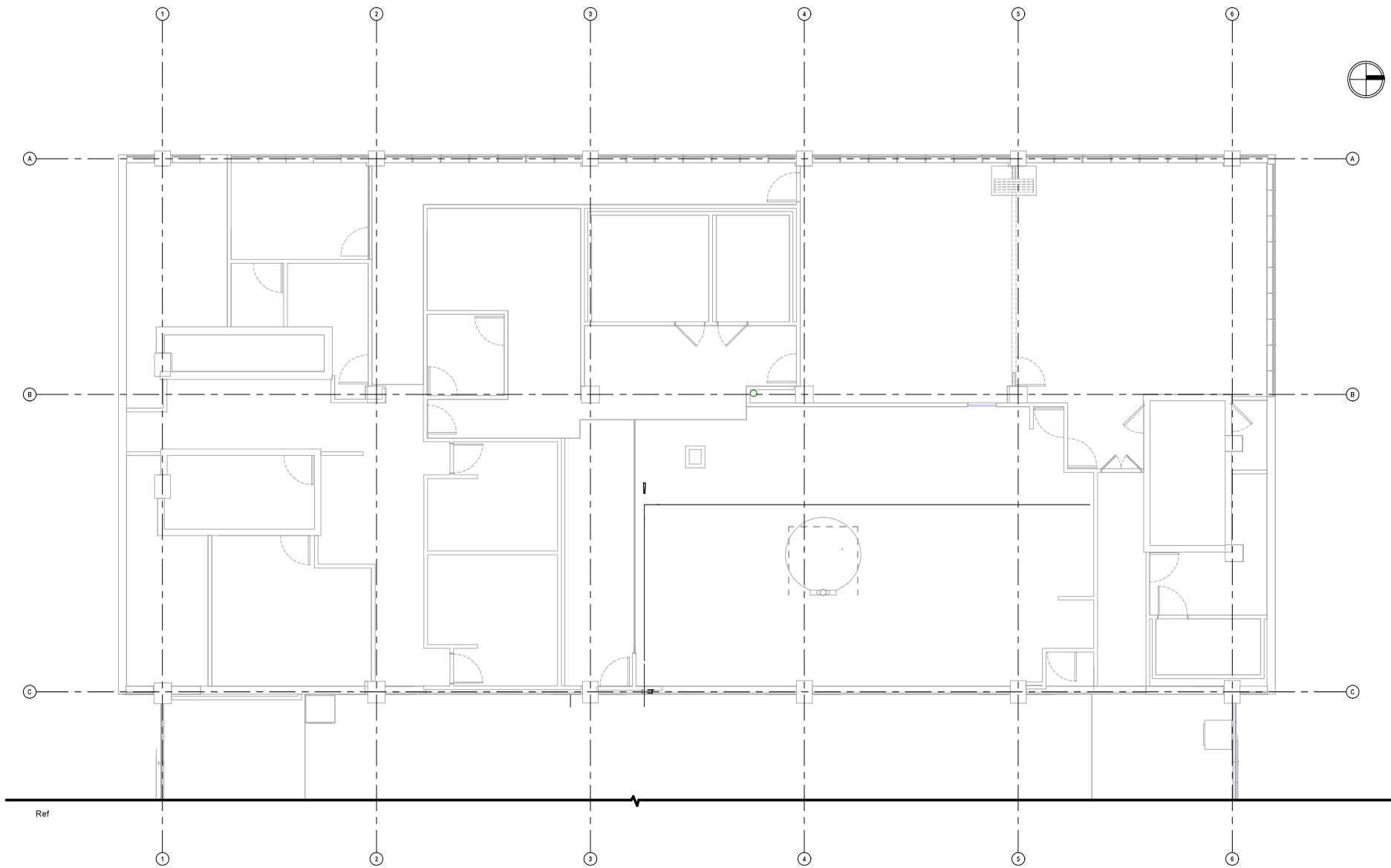
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DUE TO VARIATIONS IN FIELD CONDITIONS, THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD.

Roof Name: **ROOF PLAN PROPOSED - MEZZANINE**

Sheet Number: **A1.20**
 SCALE: 3/16" = 1'-0"

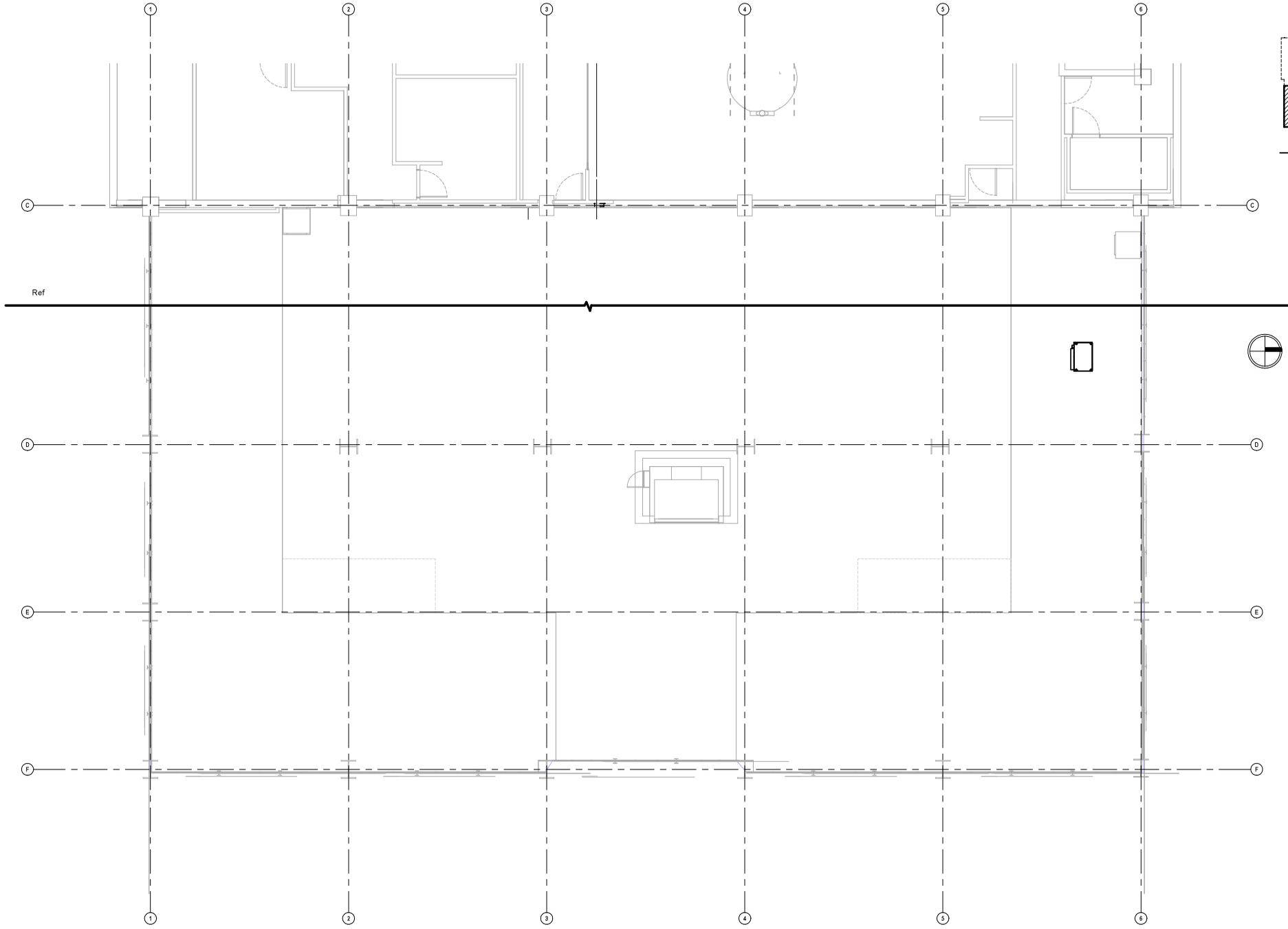
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	<p style="text-align: center; font-size: 10px;">Client Information</p> <p style="text-align: center; font-weight: bold;">WILLOW CREEK HONES LLC</p>
	<p style="text-align: center;">101 S. LOCUST ST DENTON, TX 76201</p>
	<p>Project #: 25068</p> <p>Issue Date: 01.30.2026</p> <p>Drawn By: LMA</p>
	<p style="font-size: 8px; margin: 0;">DUE TO VARIATIONS IN FIELD CONDITIONS, THE DRAWINGS AND INFORMATION HEREON ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE CLIENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.</p>
	<p style="font-size: 8px; margin: 0;">Sheet Name EQUIPMENT SHEET</p>
	<p style="font-size: 8px; margin: 0;">Sheet Number A2.02 SCALE:</p>



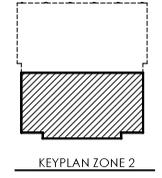
PROPOSED THIRD FLOOR ELECTRICAL PLAN - ZONE 1
 3/16" = 1'-0"

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<p>Project #: 25068</p> <p>Issue Date: 01.30.2026</p> <p>Drawn By: LMA</p>
<p>Sheet Name: THIRD FLOOR ELECTRICAL PLAN - ZONE 1</p>
<p>Sheet Number: A2.03</p>
<p>SCALE: As indicated</p>

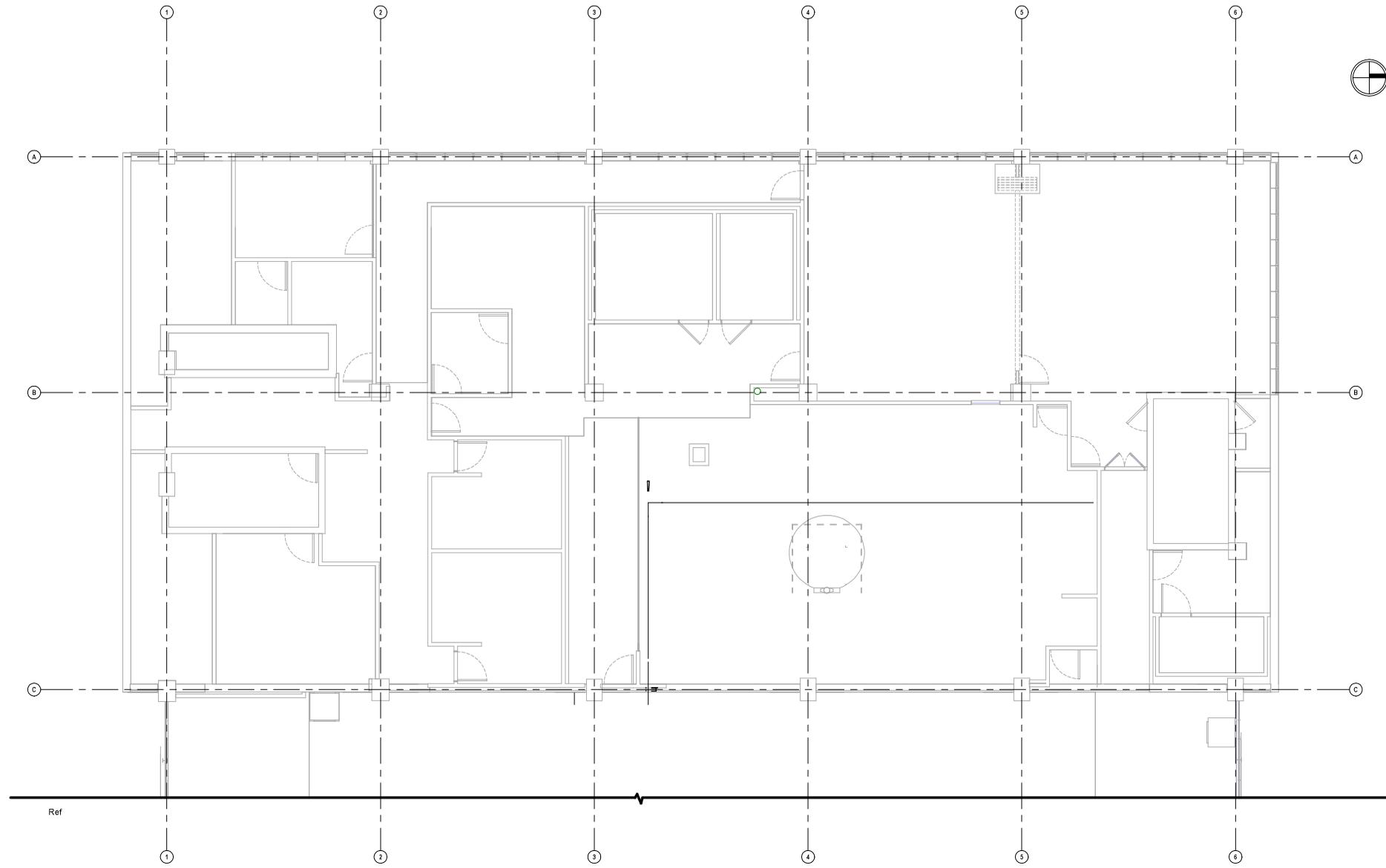


PROPOSED THIRD FLOOR ELECTRICAL PLAN - ZONE 2
 3/16" = 1'-0"

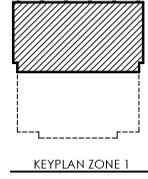


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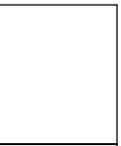
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101 S. LOCUST ST DENTON, TX 76201
Project #: 25068 Issue Date: 01.30.2026 Drawn By: LMA
Third Name: THIRD FLOOR ELECTRICAL PLAN - ZONE 2
Title: A2.04
Sheet Number: SCALE: As indicated



PROPOSED THIRD FLOOR PLUMBING PLAN - ZONE 1
 3/16" = 1'-0"



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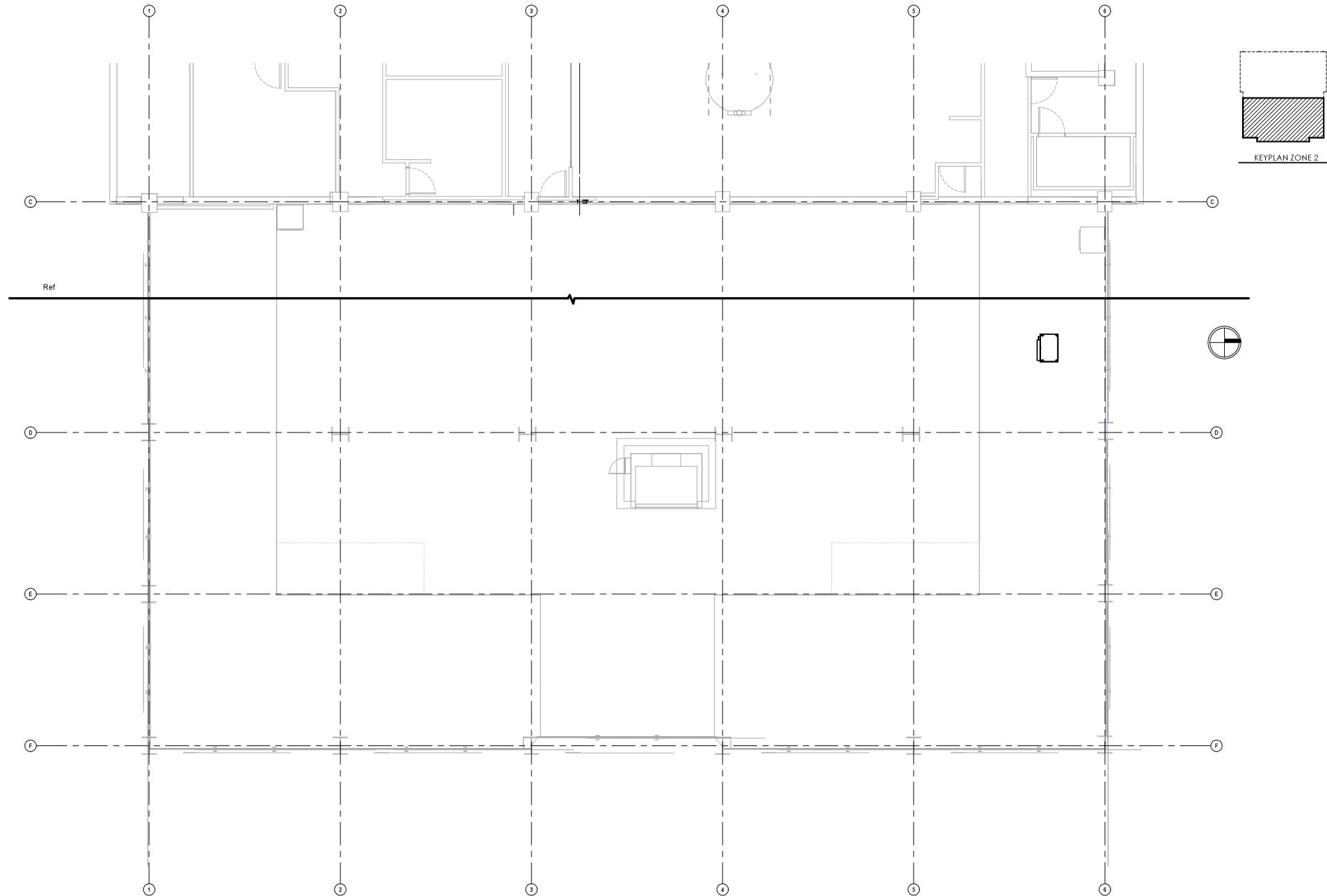
101 S. LOCUST ST
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Project #: 25068
 Issue Date: 01.30.2026
 Drawn By: LMA

Sheet Name: **THIRD FLOOR PLUMBING PLAN - ZONE 1**

Sheet Number: **A2.05**

SCALE: As indicated



PROPOSED THIRD FLOOR PLUMBING PLAN - ZONE 2
 3/16" = 1'-0"

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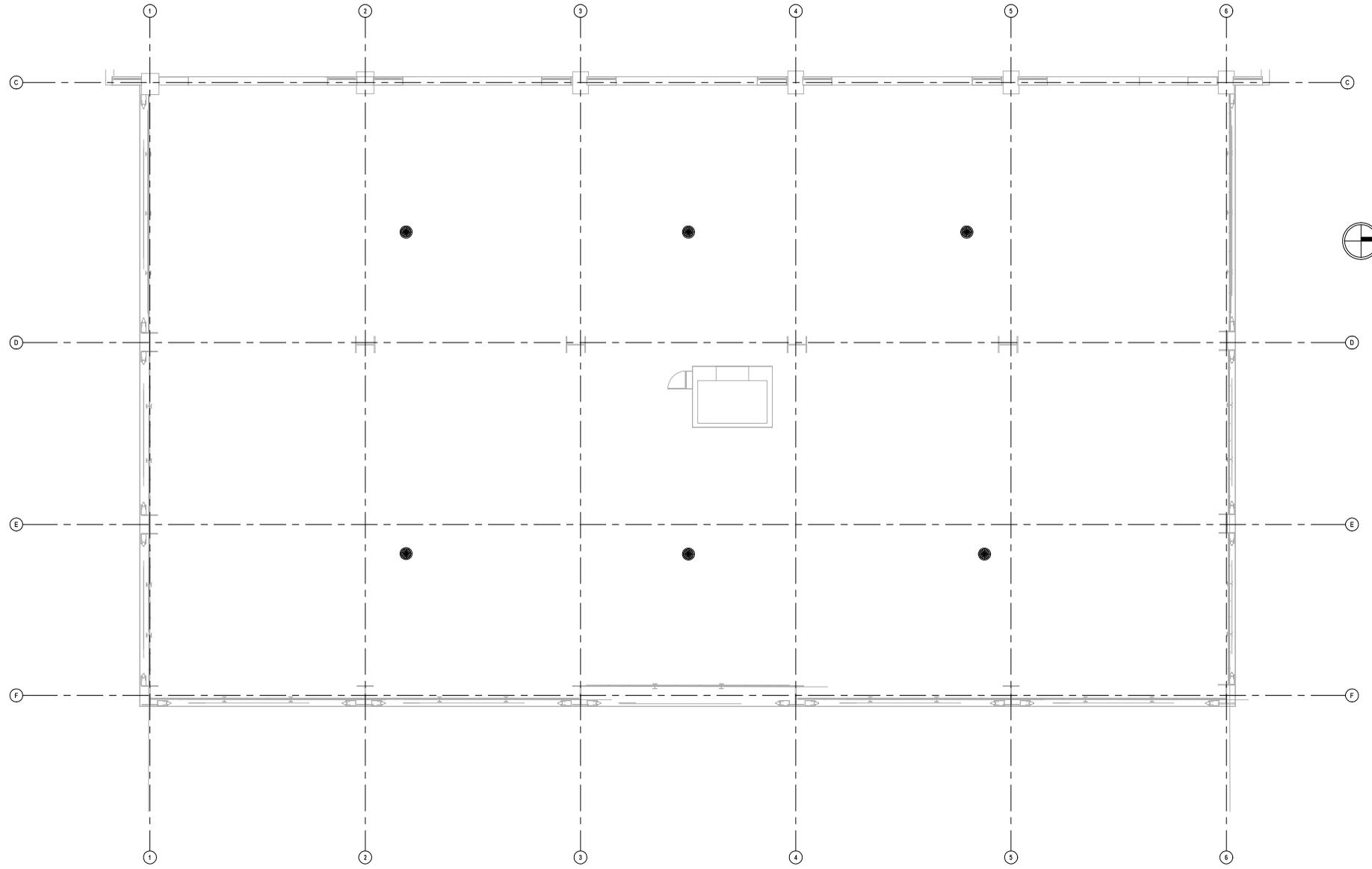
101 S. LOCUST ST
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Project #: 25068
 Issue Date: 01.30.2026
 Drawn By: LMA

Sheet Name:
THIRD FLOOR PLUMBING PLAN - ZONE 2

Sheet Number:
A2.06

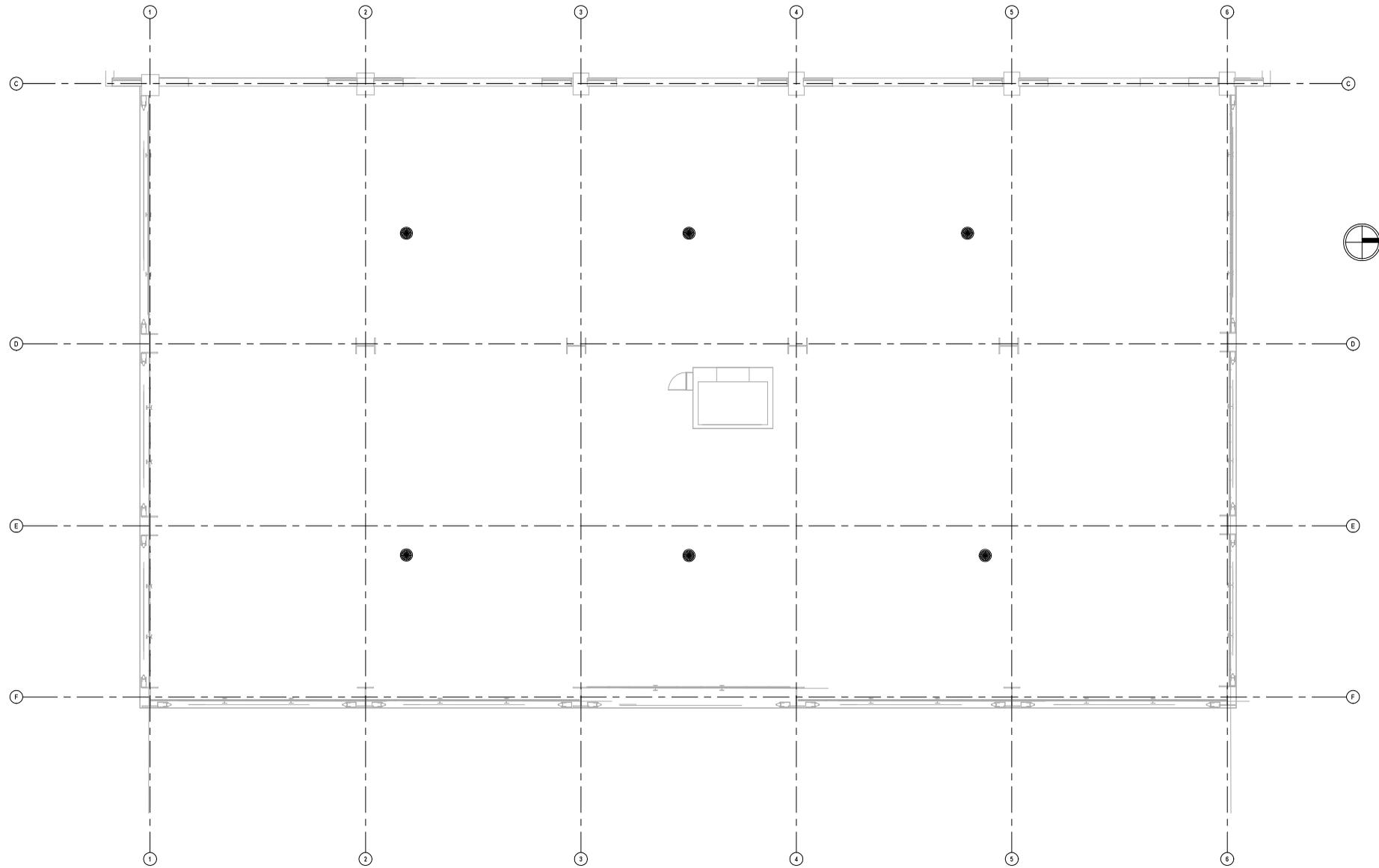
SCALE: As indicated



PROPOSED FOURTH FLOOR PLUMBING PLAN (MEZZANINE)
 3/16" = 1'-0"

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FOURTH FLOOR PLUMBING PLAN - MEZZANINE
A2.07 SCALE: 3/16" = 1'-0"



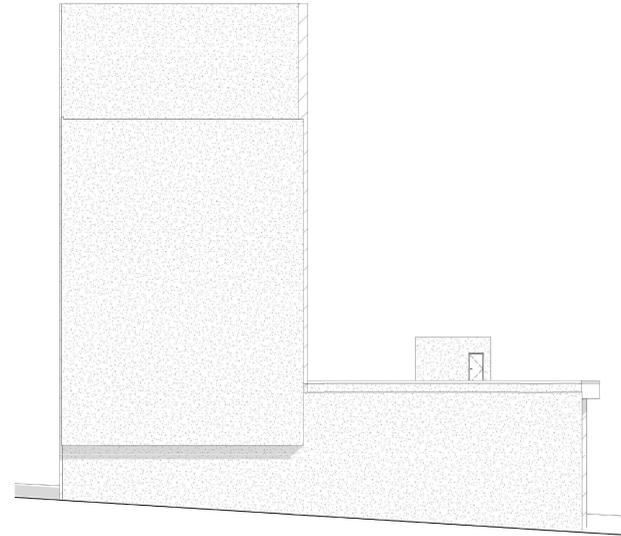
PROPOSED FOURTH FLOOR ELECTRICAL PLAN (MEZZANINE)
 3/16" = 1'-0"

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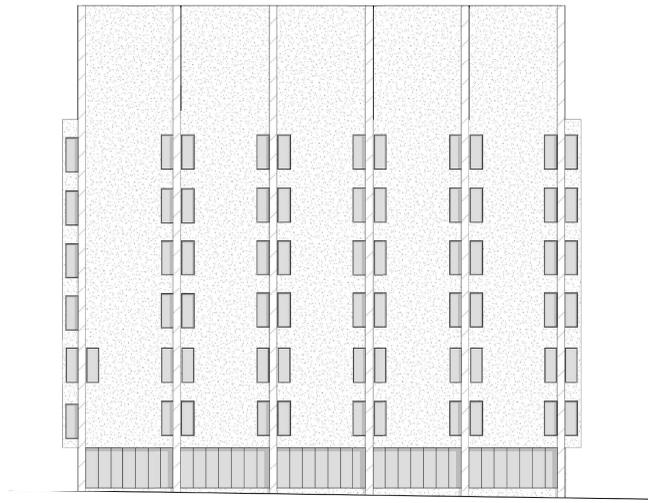
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<p>Project #: 25068 Issue Date: 01.30.2026 Drawn By: LMA</p>
<p><small>Due to variability of materials, dimensions, and tolerances, the client accepts responsibility for the accuracy of the information provided hereon. The client accepts responsibility for the accuracy of the information provided hereon. The client accepts responsibility for the accuracy of the information provided hereon.</small></p> <p>FOURTH FLOOR ELECTRICAL PLAN - MEZZANINE</p>
<p>A2.08 SCALE: 3/16" = 1'-0"</p>



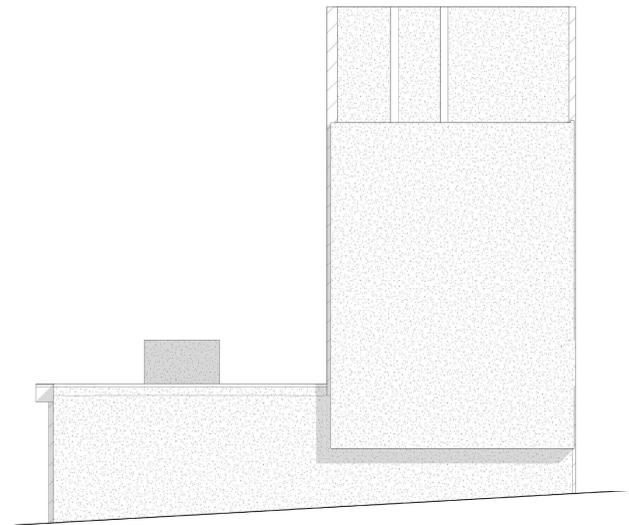
EAST - EXISTING / DEMO
1/16" = 1'-0"



SOUTH ELEVATION - EXISTING / DEMO
1/16" = 1'-0"



WEST ELEVATION - EXISTING / DEMO
1/16" = 1'-0"



NORTH ELEVATION - EXISTING / DEMO
1/16" = 1'-0"

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DUE TO VARIATIONS IN PROJECTIONS, CONSTRUCTION TECHNIQUES, AND OTHER FACTORS, ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE USER.
Sheet Name: ELEVATIONS - EXISTING
Sheet Number: A2.09 SCALE: 1/16" = 1'-0"



EAST ELEVATION - EXISTING / DEMO - UP TO L5
 3/16" = 1'-0"

GENERAL NOTES FOR DEMO PLAN:

- DEMO ALL WALLS W/DIAGONAL HATCH
- DEMO ALL DOORS W/DASHED RED LINES
- DEMO ALL WINDOWS W/DASHED RED LINES
- DEMO/REMOVE ALL KITCHEN CABINETS AND APPLIANCES
 VERIFY W/ CLIENT

EXISTING MATERIALS:

- EXISTING MARBLE CLADDING
- EXISTING MASONRY
- EXISTING GLASS
- EXISTING ALUMINUM CLADDING

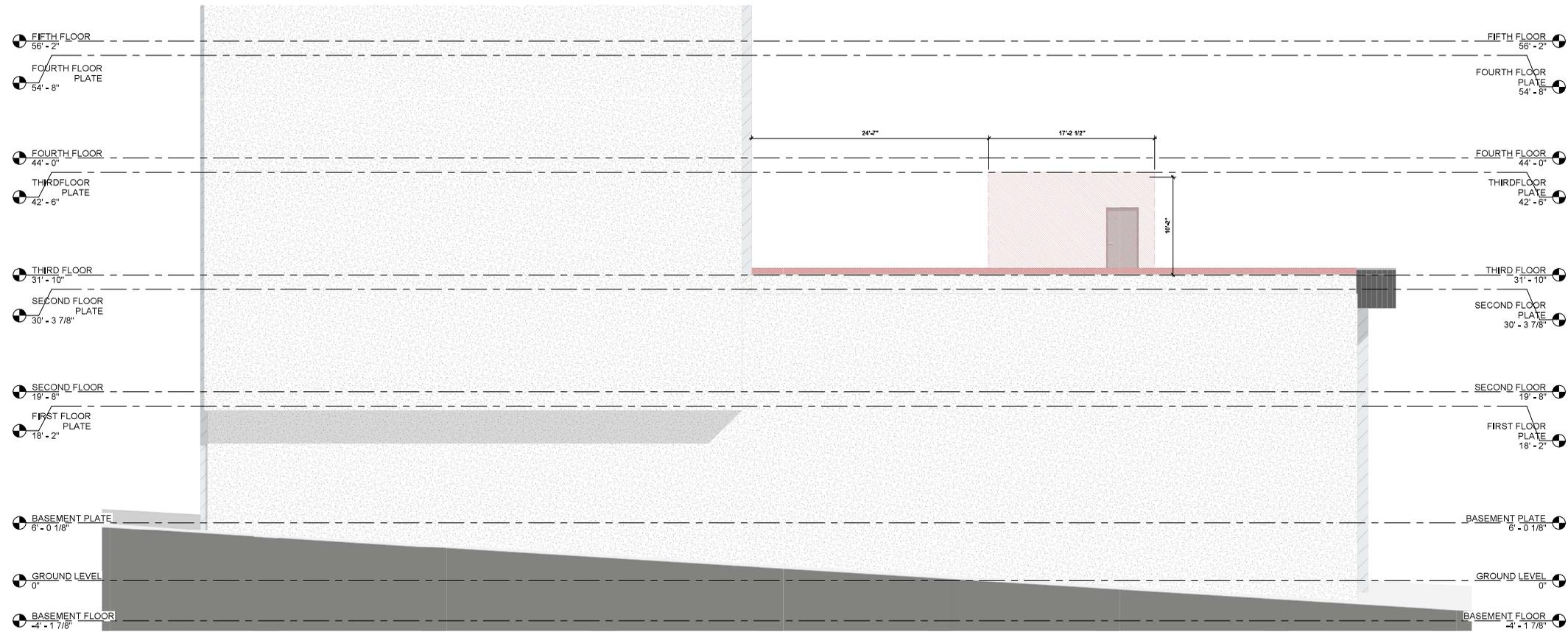
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101 S. LOCUST ST
 DENTON, TX 76201

Project #: 25068
Issue Date: 01.30.2026
Drawn By: LMA
Sheet Name: EAST ELEVATION - EXISTING/DEMO
Scale: As indicated
Sheet Number: A2.10



SOUTH ELEVATION - EXISTING / DEMO - UP TO L5
 3/16" = 1'-0"

EXISTING MATERIALS:

-  EXISTING MARBLE CLADDING
-  EXISTING MASONRY
-  EXISTING GLASS
-  EXISTING ALUMINUM CLADDING

GENERAL NOTES FOR DEMO PLAN:

- DEMO ALL WALLS W/DIAGONAL HATCH 
 - DEMO ALL DOORS W/DASHED RED LINES 
 - DEMO ALL WINDOWS W/DASHED RED LINES 
 - DEMO/REMOVE ALL KITCHEN CABINETS AND APPLIANCES
- VERIFY W/ CLIENT

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101 S. LOCUST ST
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Project #: 25068
Issue Date: 01.30.2026
Drawn By: LMA

DUE TO VARIOUS REVISIONS TO THE PROJECT, THE CLIENT HAS REQUESTED A REVISION TO THE SOUTH ELEVATION. THE REVISIONS ARE APPROXIMATE AND ELEVATIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY.

SOUTH ELEVATION - EXISTING/DEMO

A2.11
 SCALE: As indicated



WEST ELEVATION - EXISTING / DEMO - UP TO L5
3/16" = 1'-0"

- GENERAL NOTES FOR DEMO PLAN:**
- DEMO ALL WALLS W/DIAGONAL HATCH
 - DEMO ALL DOORS W/DASHED RED LINES
 - DEMO ALL WINDOWS W/DASHED RED LINES
 - DEMO/REMOVE ALL KITCHEN CABINETS AND APPLIANCES
- VERIFY W/ CLIENT

- EXISTING MATERIALS:**
- EXISTING MARBLE CLADDING
 - EXISTING MASONRY
 - EXISTING GLASS
 - EXISTING ALUMINUM CLADDING

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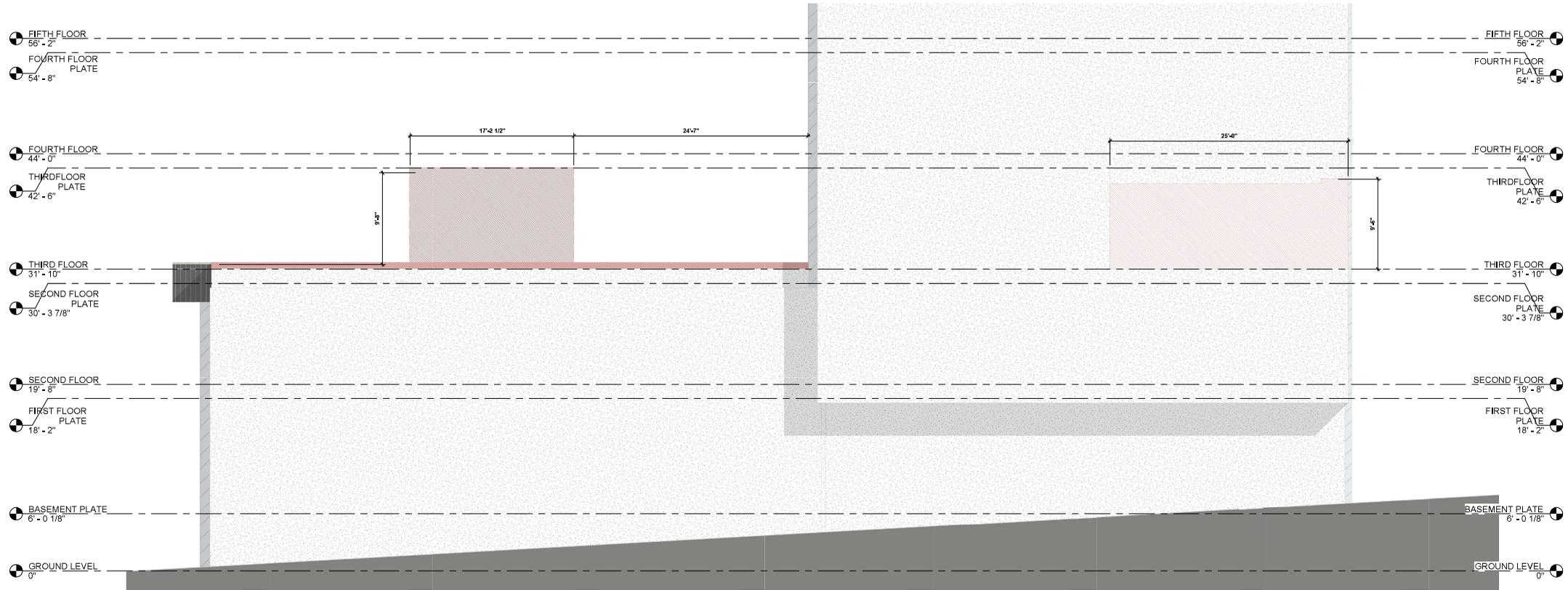
Project #: 25068
Issue Date: 01.30.2026
Drawn By: LMA

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Sheet Name:
WEST ELEVATION - EXISTING/DEMO

Sheet Number:
A2.12

SCALE: As indicated



NORTH ELEVATION - EXISTING / DEMO - UP TO L5

3/16" = 1'-0"

GENERAL NOTES FOR DEMO PLAN:

- DEMO ALL WALLS W/DIAGONAL HATCH
 - DEMO ALL DOORS W/DASHED RED LINES
 - DEMO ALL WINDOWS W/DASHED RED LINES
 - DEMO/REMOVE ALL KITCHEN CABINETS AND APPLIANCES
- VERIFY W/ CLIENT

EXISTING MATERIALS:

- EXISTING MARBLE CLADDING
- EXISTING MASONRY
- EXISTING GLASS
- EXISTING ALUMINUM CLADDING

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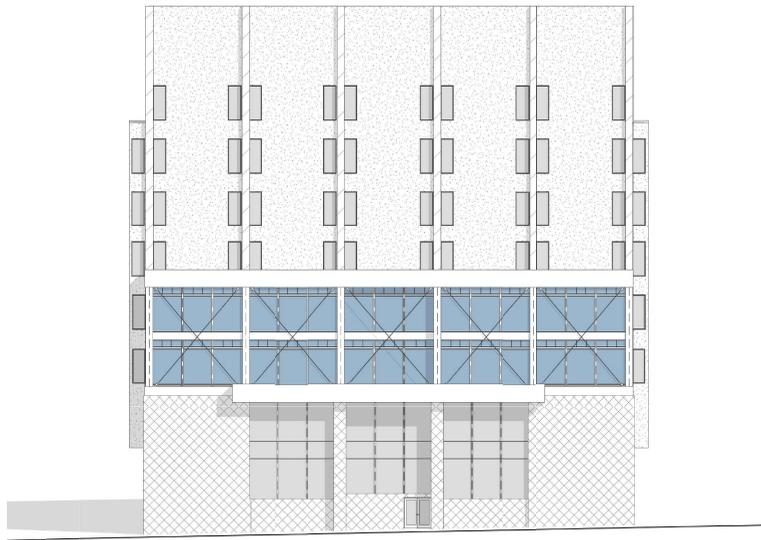
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DENTON, TX 76201

Project #: 25068
Issue Date: 01.30.2026
Drawn By: LMA

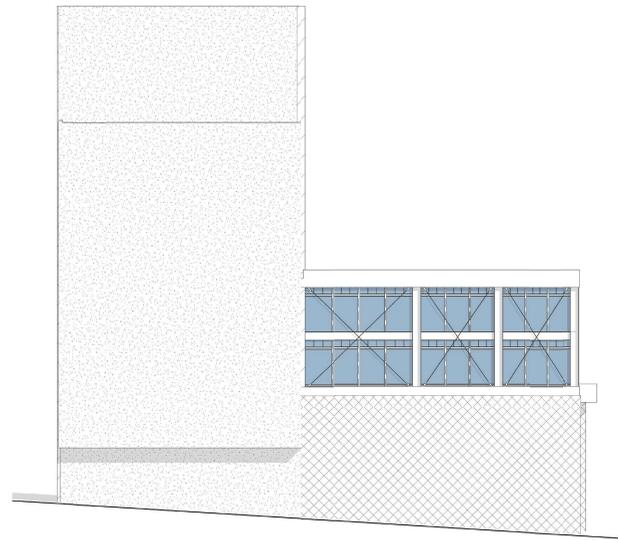
Due to inherent complexity of construction, construction techniques and details in drawings are approximate and elevations are approximate and shall vary per plan.

Sheet Name
NORTH ELEVATION - EXISTING/DEMO

Sheet Number
A2.13
SCALE: As indicated



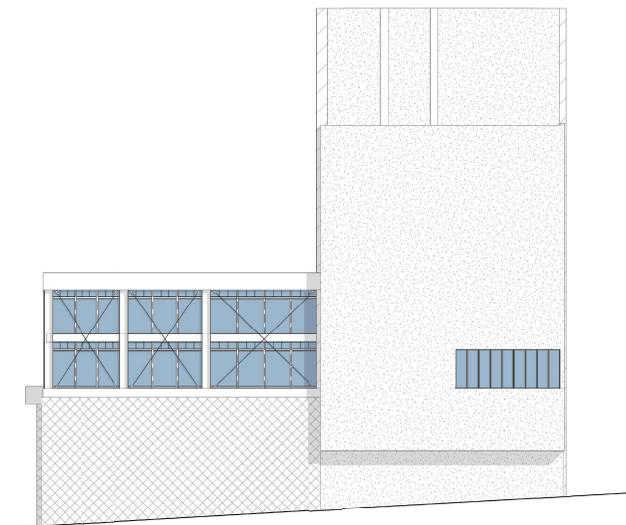
EAST ELEVATION - PROPOSED
1/16" = 1'-0"



SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"



WEST ELEVATION - PROPOSED
1/16" = 1'-0"



NORTH ELEVATION - PROPOSED
1/16" = 1'-0"

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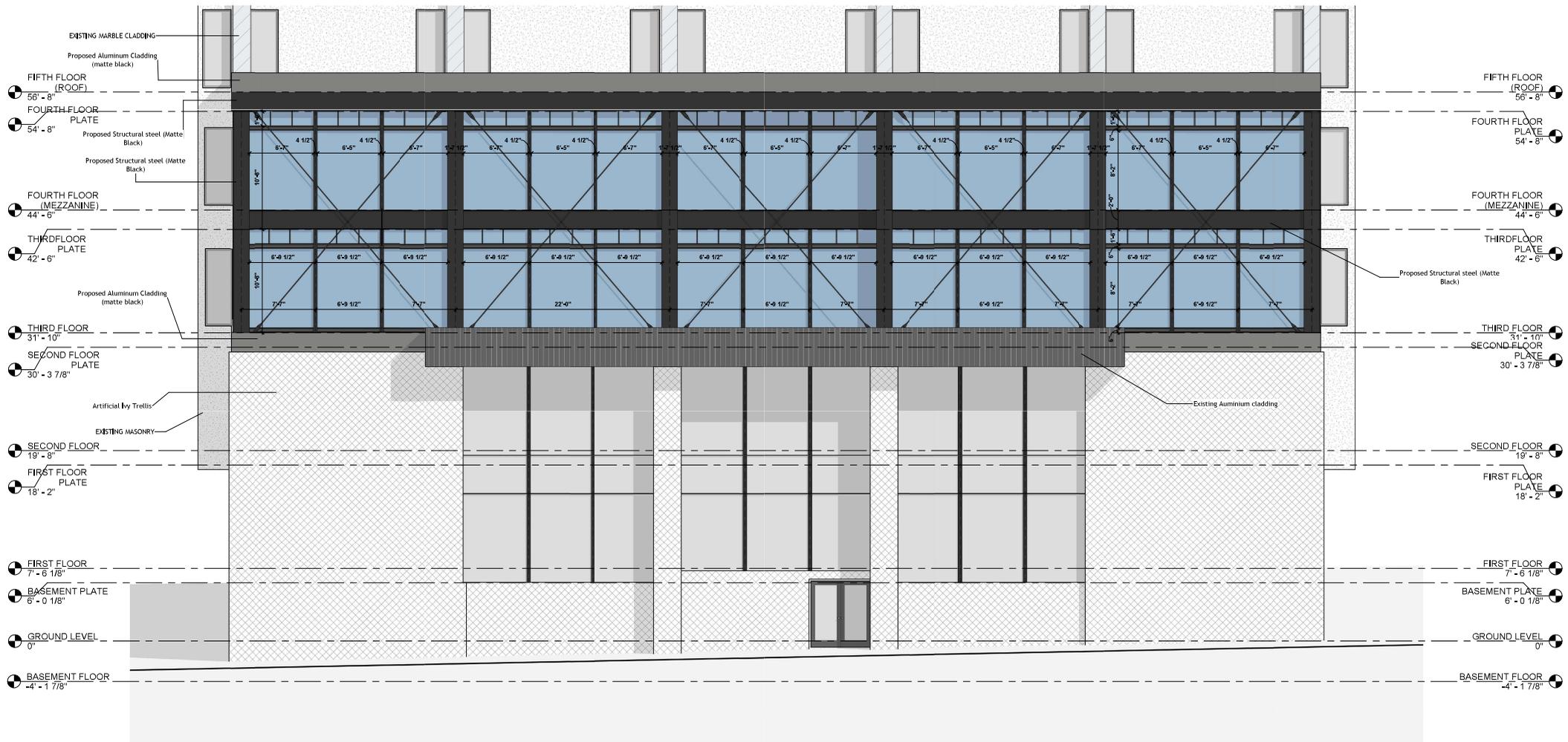
Client Information
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CREEK
HONES LLC

101 S. LOCUST ST
DENTON, TX 76201

Project #:
25068
Issue Date:
01.30.2026
Drawn By:
LMA

Sheet Name:
ELEVATIONS

Sheet Number:
A2.14
SCALE: 1/16" = 1'-0"



EAST ELEVATION - PROPOSED - UP TO L5
 3/16" = 1'-0"

MATERIALS:

-  PROPOSED ARTIFICIAL IVY TRELLIS (WITH RIDGED LATTICE BACKING)
-  PROPOSED STRUCTURAL STEEL (MATTE BLACK)
-  PROPOSED ALUMINUM CLADDING (MATTE BLACK)
-  PROPOSED GLASS
-  EXISTING MARBLE CLADDING
-  EXISTING ALUMINUM CLADDING
-  EXISTING GLASS
-  EXISTING MASONRY

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 (214) 407-3404

Client Information

WILLOW CREEK HONES LLC

101 S. LOCUST ST
DENTON, TX 76201

Project #: 25068
Issue Date: 01.30.2026
Drawn By: LMA

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Sheet Name: **EAST ELEVATION**

Sheet Number: **A2.15**

SCALE: As indicated



WEST ELEVATION - PROPOSED - UP TO L5

3/16" = 1'-0"

MATERIALS:

-  PROPOSED ARTIFICIAL IVY TRELLIS (WITH RIDGED LATTICE BACKING)
-  PROPOSED STRUCTURAL STEEL (MATTE BLACK)
-  PROPOSED ALUMINUM CLADDING (MATTE BLACK)
-  PROPOSED GLASS
-  EXISTING MARBLE CLADDING
-  EXISTING ALUMINUM CLADDING
-  EXISTING GLASS
-  EXISTING MASONRY

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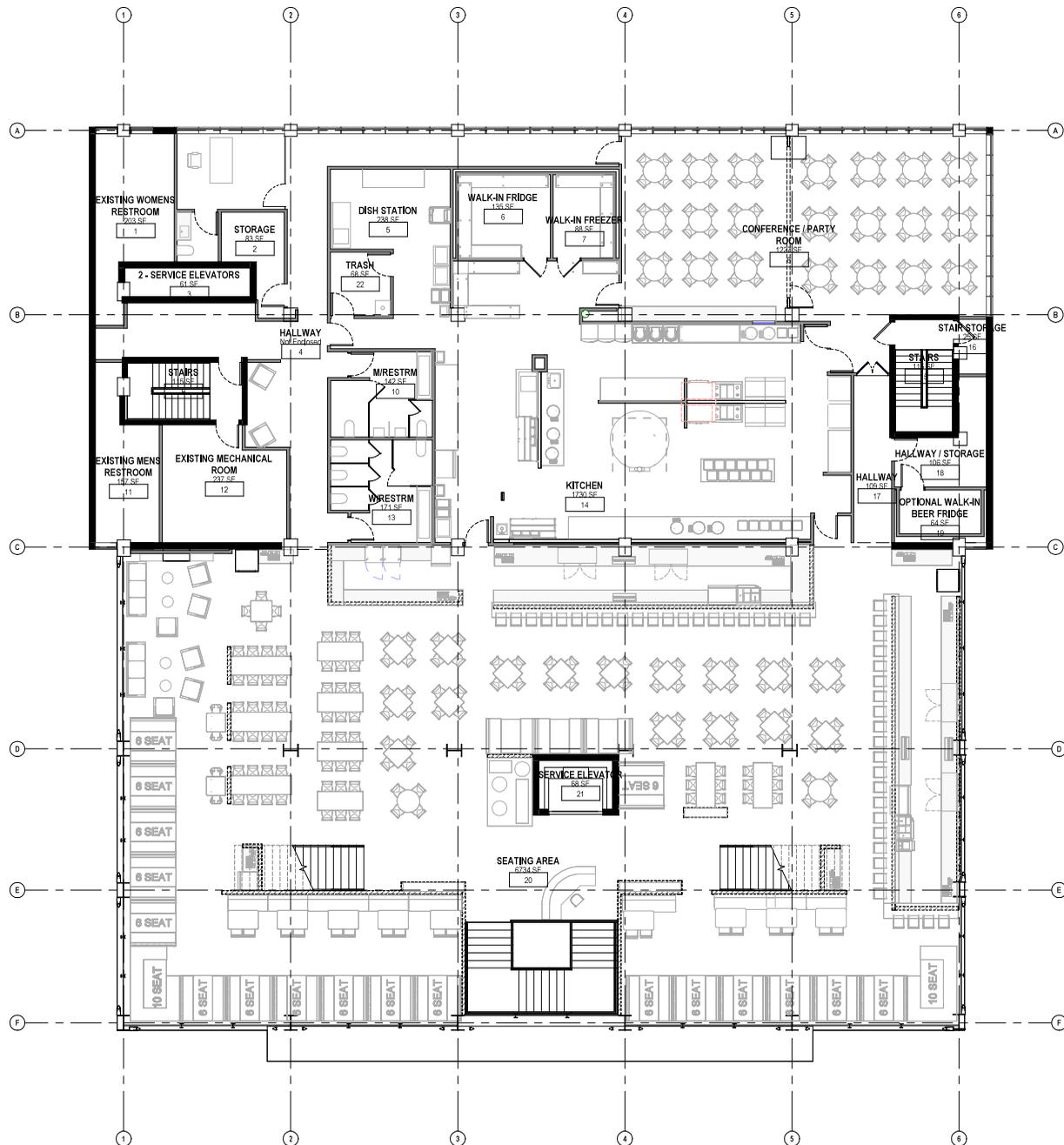
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DRAWN BY: LMA
DATE: 01/30/2026
SCALE: AS INDICATED

A2.17
SCALE: As indicated



THIRD FLOOR - PROPOSED AREA

1/8" = 1'-0"

Room Area Schedule 3rd Floor

Name	Number	Level	Area
------	--------	-------	------

EXISTING WOMENS RESTROOM	1	THIRD FLOOR	203 SF
STORAGE	2	THIRD FLOOR	83 SF
2 - SERVICE ELEVATORS	3	THIRD FLOOR	61 SF
HALLWAY	4	THIRD FLOOR	Not Enclosed
DISH STATION	5	THIRD FLOOR	238 SF
WALK-IN FRIDGE	6	THIRD FLOOR	135 SF
WALK-IN FREEZER	7	THIRD FLOOR	88 SF
CONFERENCE / PARTY ROOM	8	THIRD FLOOR	1227 SF
STAIRS	9	THIRD FLOOR	115 SF
M/RESTRM	10	THIRD FLOOR	142 SF
EXISTING MENS RESTROOM	11	THIRD FLOOR	157 SF
EXISTING MECHANICAL ROOM	12	THIRD FLOOR	237 SF
W/RESTRM	13	THIRD FLOOR	171 SF
KITCHEN	14	THIRD FLOOR	1730 SF
STAIRS	15	THIRD FLOOR	115 SF
STAIR STORAGE	16	THIRD FLOOR	25 SF
HALLWAY	17	THIRD FLOOR	109 SF
HALLWAY / STORAGE	18	THIRD FLOOR	106 SF
OPTIONAL WALK-IN BEER FRIDGE	19	THIRD FLOOR	64 SF
SEATING AREA	20	THIRD FLOOR	6734 SF
SERVICE ELEVATOR	21	THIRD FLOOR	68 SF
TRASH	22	THIRD FLOOR	68 SF

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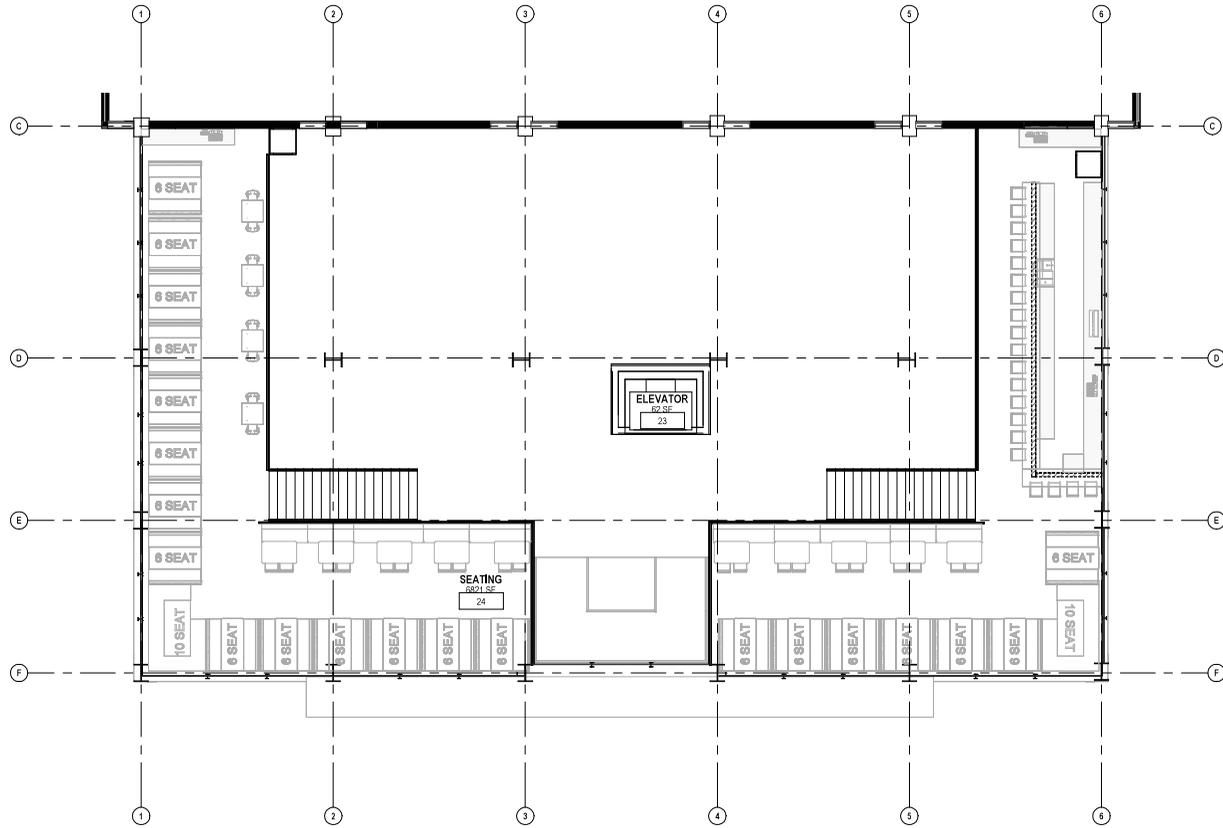
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Issue Date: 01.30.2026
Drawn By: LMA

Due to the inherent complexity of construction, the contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project.

THIRD FLOOR PLAN - PROPOSED - AREA PLAN

A3.01
SCALE: 1/8" = 1'-0"



MEZZANINE LEVEL
1/8" = 1'-0"

Room Area Schedule Mezzanine			
Name	Number	Level	Area
ELEVATOR	23	FOURTH FLOOR (MEZZANINE)	62 SF
SEATING	24	FOURTH FLOOR (MEZZANINE)	6821 SF

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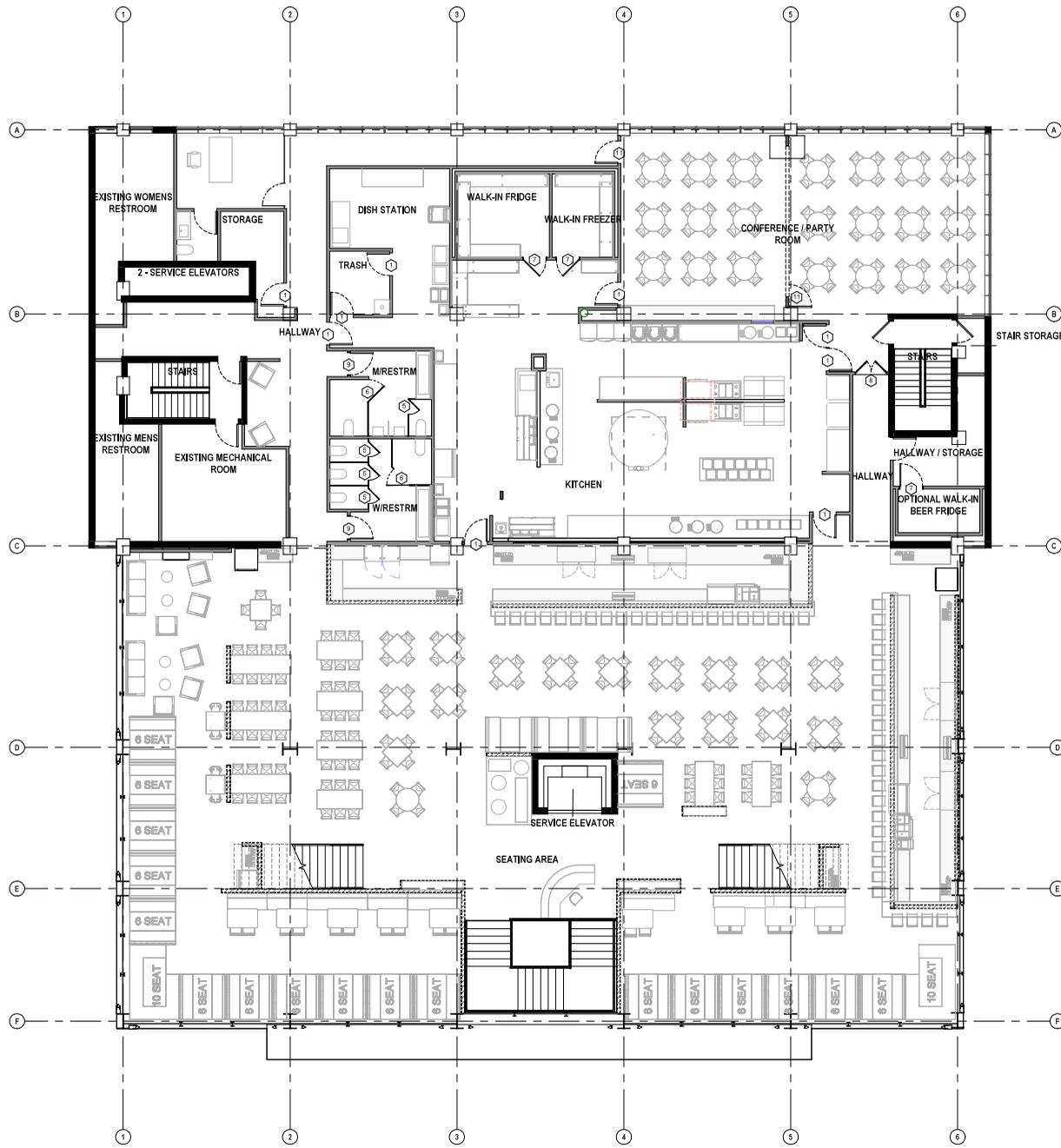
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Sheet Name:
FOURTH FLOOR PLAN - PROPOSED - AREA PLAN

Sheet Number:
A3.02
SCALE: 1/8" = 1'-0"



THIRD FLOOR - PROPOSED DOOR PLAN

1/8" = 1'-0"

DOOR SCHEDULE PROPOSED THIRD FLOOR			
Type Mark	Family and Type	Height	Width
	Walls-Kwik-Wall-Model_2030: Not a Type - Load Type Catalog	10' - 0"	
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
1	Interior - Single - Door: 3068	6' - 8"	3' - 0"
5	Restroom Door: 2060	6' - 0"	2' - 0"
5	Restroom Door: 2060	6' - 0"	2' - 0"
5	Restroom Door: 2060	6' - 0"	2' - 0"
6	Restroom Door: 3060	6' - 0"	3' - 0"
6	Restroom Door: 3060	6' - 0"	3' - 0"
7	Interior - Single: 3068	6' - 8"	3' - 0"
7	Interior - Single: 3068	6' - 8"	3' - 0"
7	Interior - Single: 3068	6' - 8"	3' - 0"
8	Interior Double - Lite: 4080	8' - 0"	4' - 0"
9	Interior - Single: 3080	8' - 0"	3' - 0"
9	Interior - Single: 3080	8' - 0"	3' - 0"
11	Interior - Single - Door: 3080	8' - 0"	3' - 0"
11	Interior - Single - Door: 3080	8' - 0"	3' - 0"
13	Door-Curtain-Wall-Single-Glass: Door-Curtain-Wall-Privacy glass	6' - 8"	3' - 0"

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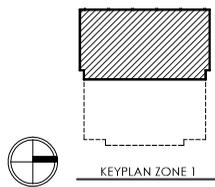
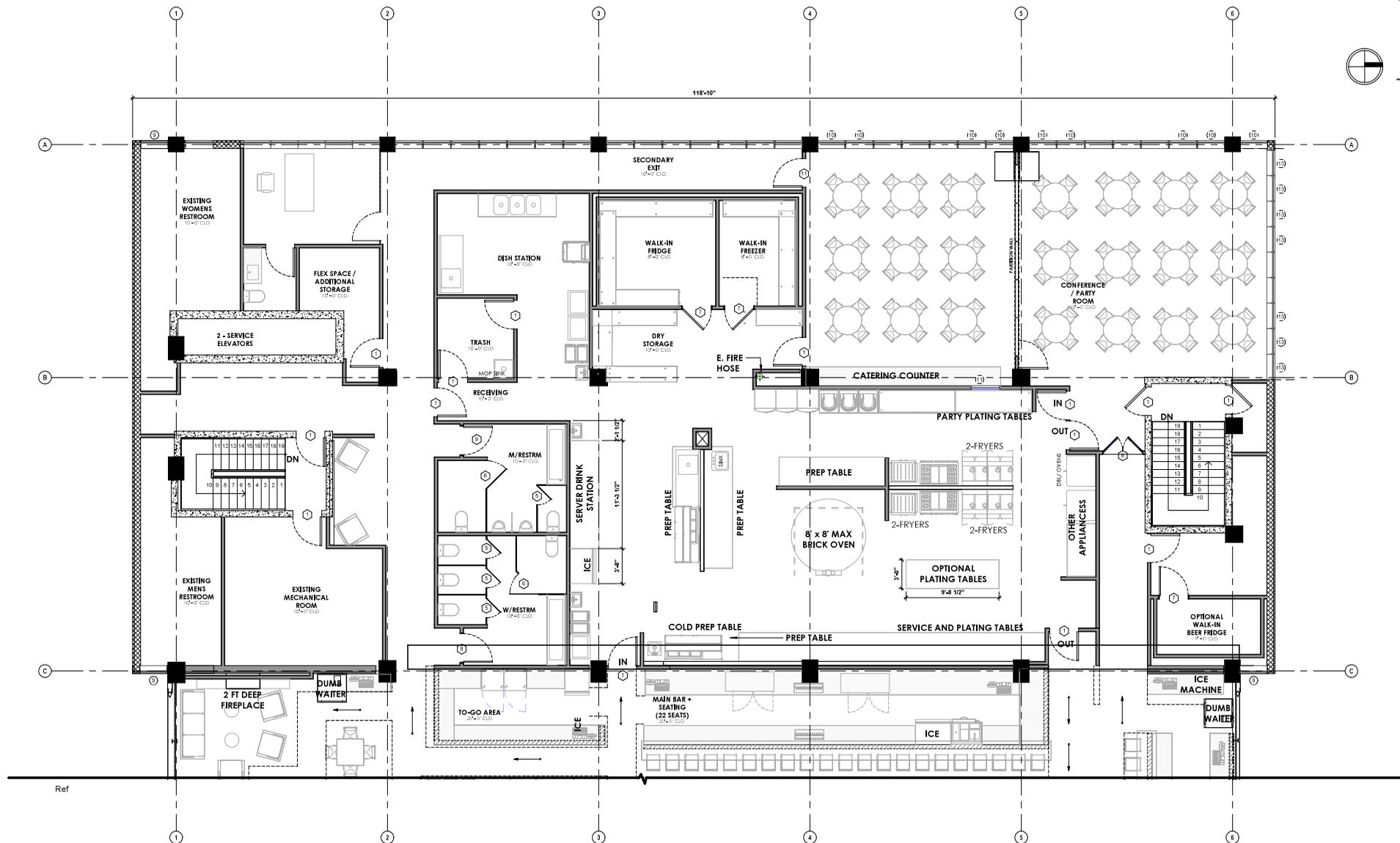
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Project #: 25068
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Drawn By: LMA

**THIRD FLOOR PLAN
- DOOR SCHEDULE**

A3.03
SCALE: 1/8" = 1'-0"



THIRD FLOOR - PROPOSED FURNITURE - ZONE 1
 3/16" = 1'-0"

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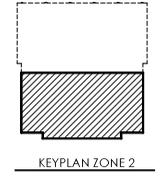
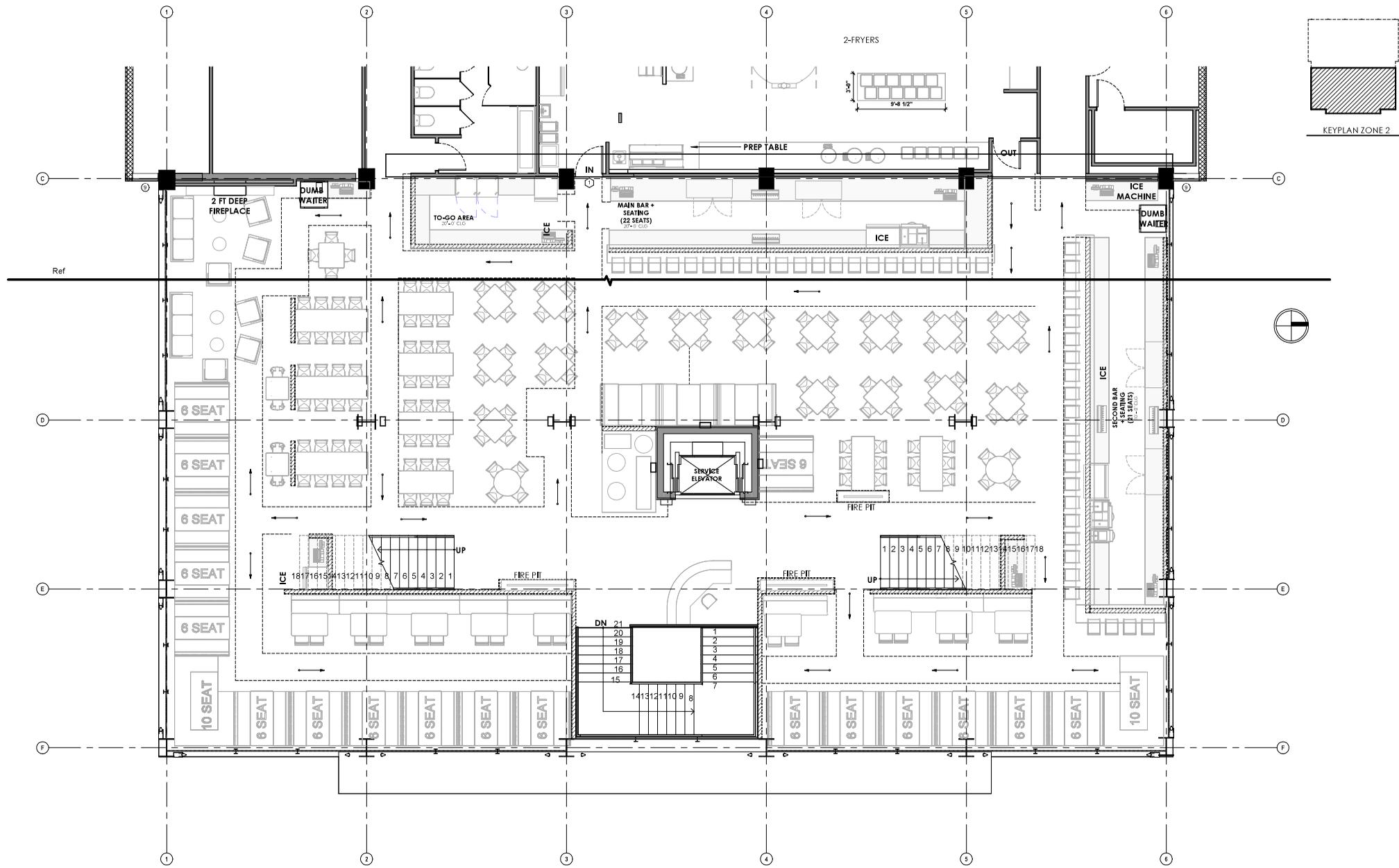
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Project #: 25068
 Issue Date: 01.30.2026
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Sheet Name:
THIRD FLOOR PLAN - PROPOSED FURNITURE - ZONE 1

Sheet Number:
A3.04
 SCALE: As indicated



THIRD FLOOR - PROPOSED FURNITURE - ZONE 2
 3/16" = 1'-0"

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 DENTON, TX 76201

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Third Floor
THIRD FLOOR PLAN
- PROPOSED
FURNITURE - ZONE
2

Title Number
A3.05
 SCALE: As indicated



WELLS FARGO

Locust

Burger King

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1000 W. 10TH ST.
MINNEAPOLIS, MN 55404

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WELLS FARGO

Rooftop





WELLS FARGO

Rooftop



WELLS FARGO



WICKBOY

LOCUST

NO LEFT TURN ON RED ONLY

ONE WAY

SPEED LIMIT 25

ONE WAY

LICE

WELLS FARGO



MAY USE FULL LANE



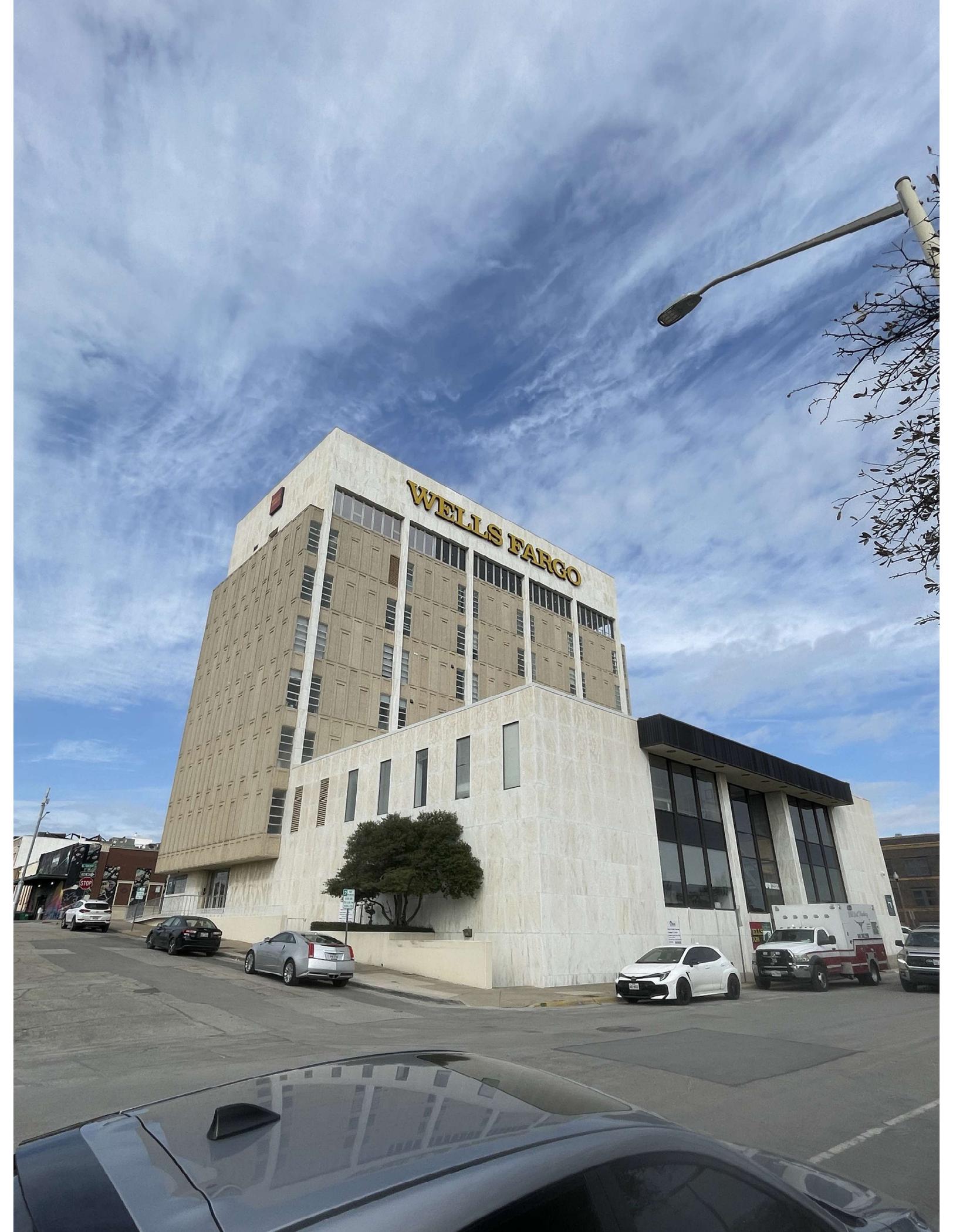
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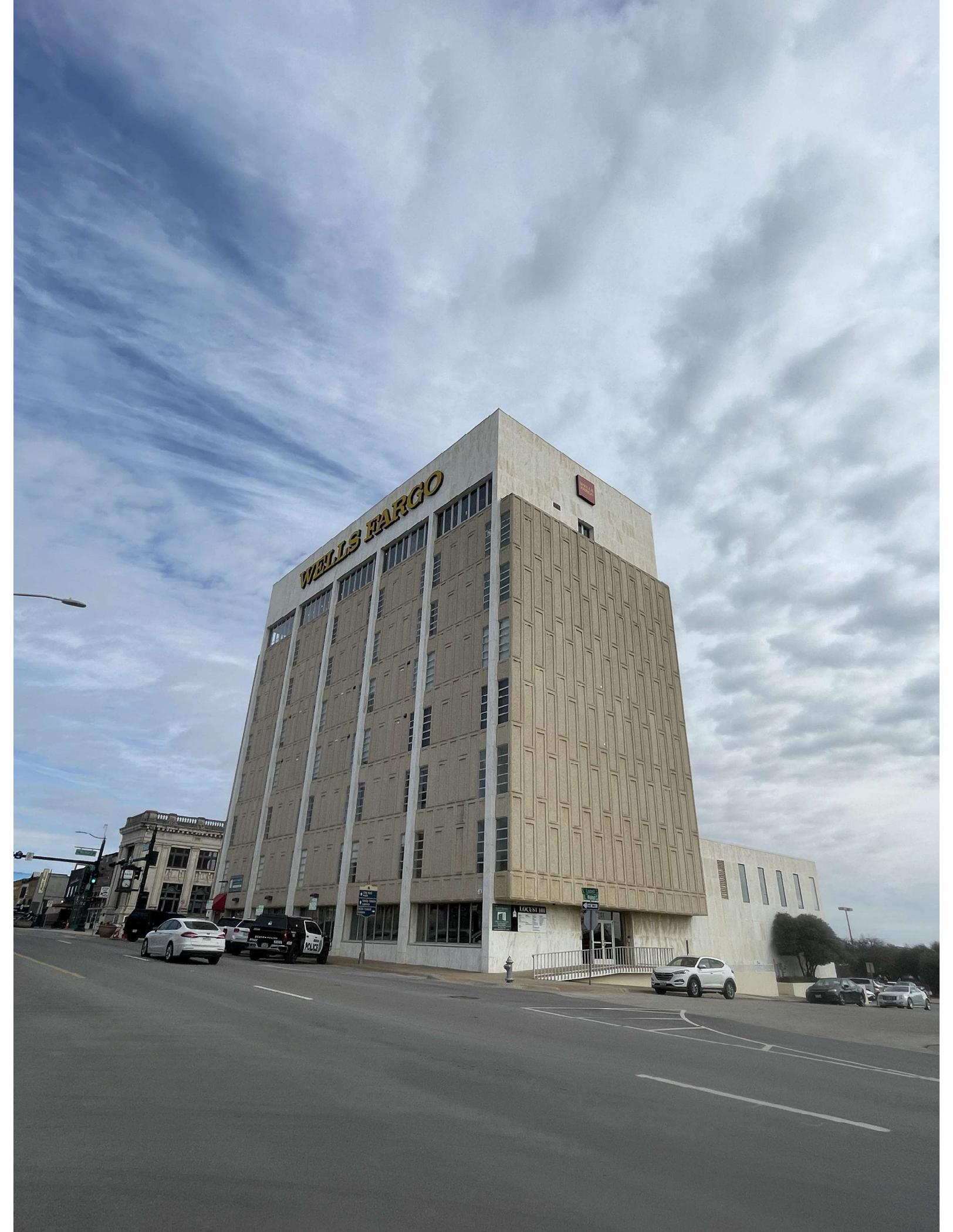
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Wilmington, NC 28401
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