Elgin Historic Review Board
Agenda
Wednesday, August 31, 2022
7:30 AM
404 North Main Street Elgin Public Library

Molly Alexander, Chair, Ed Rivers, Robert Ryland, Skie O 'Mahoney,
Micah Erwin, Jake Carter, Cynthia Burchfield, Barry Barker, Sherri Richardson

1) Call to Order
2) Welcome
3) Public Comment

   Individuals may request to speak on items on the agenda, and items not on the agenda, Speaker comments are limited to three (3) minutes. No formal action can be taken on items not posted on the agenda. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any board member, Council Member, member of Staff, other individual or group.
4) Approve Minutes
   a) June 22, 2022
5) Memo from Staff
6) Discussion and Possible Action
   a. 212 North Main Street, adaptive reuse, façade application
   b. 101 S Main Street, restrooms
   c. 14 N Main Street façade application
   d. 101 Central Avenue Elgin Black Icons mural Main Street side
   e. 31 N Main Street, exterior maintenance update
   f. 34 N Main Street, window update
7) Announcements
   a. Downtown Sidewalk project
   b. Elgin Sesquicentennial Event Schedule
8) Adjourn

Certification:

I certify that the above notice was posted on the bulletin board at Elgin City Hall Annex in the City of Elgin, Texas on or before 5:00pm Friday, August 26, 2022.

Megan Stuart

Megan Stuart, Acting Admin. Assistant, Community Services

Notice of Possible Quorum: City Council, City of Elgin, Texas. This notice is posted in order to meet the requirements of the Open Meetings Act, in the event that the number of City Council members present at the event makes the Act applicable.

NOTICE OF ASSISTANCE AT A PUBLIC MEETING

The City of Elgin is committed to compliance with the Americans with Disability Act. The Elgin Public Library is wheelchair accessible and special marked parking is available in front of the building. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide forty-eight (48) hours' notice when feasible.

TO: Historic Review Board
FROM: Amy Miller, Community Services Director
RE: Board meeting August 31, 2022
DATE August 26, 2022

Applications for Review August 31, 2022

212 North Main Street

Clarifying information provided regarding finishes exterior

Review from June 2022: Adaptive reuse of existing service station building. Site plan for this project reviewed and approved in November / December 2021. Owner is participating in the State Historic Preservation Franchise tax credits and the National tax credits programs, which requires reviews by the Texas Historic Commission for compliance with the Secretary of the Interiors Historic Preservation standards, link below. The project retains the original structures – 1930's gas station on the left and 1950's garage building on the right and a 1970's addition. 1930's and 1970's building area will be entry to new bar, bar and food court area. Garage building will be dining and banquet hall. Front open concrete area to have seating and games such as cornhole. Food trucks to be located on concrete adjacent to dollar General building placed in vertical fashion. Rear yard area to retain existing 26' pecan tree, add kids play area, stage and seating. Wood and stone fencing for rear of lot. Original masonry will remain, original openings to be maintained, original windows and door openings on 1930'sstructure remain in place. Project meets Preservation standards. RESORUCES: Secretary of interior: https://www.nps.gov/tps/standards.htm

Preservation briefs: https://www.nps.gov/tps/how-to-preserve/briefs.htm

101 South Main Street

Elgin's Backyard, restroom facility. Metal frame structure to have exterior finish of stucco. The Stucco is pre finished with the color treatment beige the trim is a pre finished treatment of brown. All exterior walls 100 % will have the stucco finish. Color samples to be provided at the meeting. ADA Compliant facility with concrete paved area for access.

14 N Main Street Façade application

Installing a tie rod canopy with pole supports on all faces of the building Depot Street and Main Street sides. Metal structure with metal roof material and metal poles to be installed below the transom windows. Poles to be painted – paint colors to be provided and reviewed with staff. Canopy depth apprx 8 feet to edge of sidewalk. Existing gutters will be re routed to top of the canopy to direct water to the curb and away from the building. The canopy overall will direct water away from the building and provide shelter for all entrances to the building. The owner is dealing with water penetration at the floor – especially in the area occupied by State Farm Insurance. There is a concrete foundation. The canopy Is based in one visible in the 1990's and is compliant with the style of canopy provided in the district historically. The owner will secure an agreement with TXDOT for encroachment on the Right of Way.

Sources: Secretary of interior: https://www.nps.gov/tps/standards.htm

Preservation briefs: https://www.nps.gov/tps/how-to-preserve/briefs.htm

101 Central Avenue

Elgin Black Icons Mural on wall facing Main Street Mural artist: Jeremy Biggers. Portrait murals are a specialty of this artist. He uses photographs to inspire the work. The Elgin Black Icons include: Harvey Westbrook, Annie Lee Haywood, Monty Joe Thomas, Dorothy McArthur and S.H. McShan. Work scheduled for September with a dedication in early October. The Main Street Board selected this project as their gift to the community in honor of the Sesquicentennial. . Reviewed and approved by Design team March 2022, reviewed and approved by Main Street board March 29, 2022. Mural to be paid for by Elgin Main Street board. ***REVIEW by HRB*** _ the wall is stucco and has been previously painted – mural can be painted on this wall.

31 N Main Street Prosperity Bank -

Maintenance – staff provided onsite reviews with the owner to support cleaning the brick and painting same colors of the wood frame areas and the stucco finish areas that were already painted. Same colors used throughout. Maintenance project, review not required by the Board.

34 N Main Street

Update – the window replacement was reviewed in November 17, 2021. Owner is waiting for windows and has been provided a supply chain delay notice from his supplier. Planning for late October 2022

ANNOUNCEMENTS

Downtown Sidewalk project almost complete. New construction of Elgin Police Department in 200 block of Depot Street - design progressing. Veterans Memorial Park Expansion – City Council hired Studio 1619 to develop construction plans and complete design work. Design in progress.
Elgin Sesquicentennial – continues all year see www.etx150.com and @ETX150

Resources:

Secretary of interior: https://www.nps.gov/tps/standards.htm

Preservation briefs: https://www.nps.gov/tps/how-to-preserve/briefs.htm

Do business downtown: https://www.elgintx.com/208/Do-Business-Downtown

sign requirements for size, placement, material and quantity. Resource:

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOOR_CH32SI_ARTVIISIHIDIHILA

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: August 23, 2022

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Elgin Main Street Board

Applicant Signature _____

BUILDING INFORMATION

Name of Building McShan's Barbershop

Physical Address 101 Central Ave.

Owner Name SH & Theresa McShan

Owner Mailing Address _____

Owner Phone # (_____) _____

Theresa Y. McShan 8/26/22

Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name McShan's Barbershop

Bus. Owner Name ~~Terrance McShan~~ Dowell

Bus. Mailing Address _____

Bus. Phone # (512-408-3022

Email Address _____

CONTRACTOR INFORMATION

Contr. Name Jeremy Biggers

Contr. Address _____

Contr. Phone # (972 489-5054

OTHER CONTACT INFORMATION

_____

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____ sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

_____% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start Sept. 2022 Complete October 2022

Description of proposed external alteration or repair (use additional paper if needed)

Elgin Black Icons mural

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

See attached

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

_____ _____

Chairman/Vice Chairman Signature Date

_____ _____

Building Official or Designee Signature Date

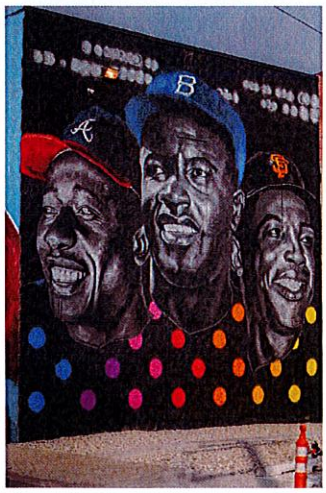
Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "…violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Application fee $50
Temporary Banner fee $25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621
For questions call (512) 281-0119 or write to
dharrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us

101 Central Avenue

Elgin Black Icons Mural on wall facing Main Street. Reviewed and approved by Design team March 2022, reviewed and approved by Main Street board March 29, 2022. Mural to be paid for by Elgin Main Street board. Mural artist: Jeremy Biggers. Portrait murals are a specialty of this artist. He uses photographs to inspire the work. The Elgin Black Icons include: Harvey Westbrook, Annie Lee Haywood, Monty Joe Thomas, Dorothy McArthur and S.H. McShan. Work scheduled for September with a dedication in early October. The Main Street Board selected this project as their gift to the community in honor of the Sesquicentennial.



Jeremy Biggers. Award-Winning Creator. Problem Solver. Fine-Artist. Designer. Photographer. Film Maker. Based in Dallas, Texas.

Dubbed "*Dallas' Hardest Working Multi-Hyphenate*" by D Magazine, from drawing to painting to graphic design to photography to film making, Jeremy Biggers has been involved with image making his entire life. He attended Booker T. Washington High School for the Performing and Visual Arts where he primarily focused on expression through graphite and charcoal drawing. During his college years he cultivated his love for painting and photography, and they've since cemented themselves into his everyday life. As with most artists, his work is shaped by experiences that inform his view of the world. His goal with each piece is to inspire conversation. His fine-art work mixes realism with a design aesthetic. His partnerships have included IBM, Nike, Adidas, McDonalds, Major League Baseball, Paramount Pictures, Dallas Cowboys, Dallas Mavericks, Fossil, Virgin Hotels, Cheetos, Bud Light, Cadillac, Sprint, and Vice.

ARTIST STATEMENT

Jeremy Biggers' work is shaped by his experiences, experiences that inform his view of the world. The visual language developed within his work deals with identity as it pertains to "code-switching" and the feeling of being multiple people simultaneously. His signature "hyper-red" featured in a number of the works reminds the viewer as well as himself to be aspirational, never allowing oneself to become "satisfied" or "complacent". Biggers hopes that his work resonates and establishes trust with the viewer, allowing sincere conversation to begin and perhaps inspiring the viewer to discover something about themselves while gaining a new perspective.

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 6/14/2022

APPLICANT INFORMATION Applicant is:

☑ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Simkental, LLC, Cody Mauck

Applicant Signature

BUILDING INFORMATION

Name of Building Millie's on Main

Physical Address 212 N main St

Owner Name Simkental, LLC

Owner Mailing Address 1124 CR 301 Elgin Tx 78621

Owner Phone # (512) 468-1806

Property Owner Signature Date Approved ___/___/___

BUSINESS INFORMATION

Business Name Simkental, LLC

Bus. Owner Name Cody Mauck

Bus. Mailing Address 1124 CR 301 Elgin Tx

Bus. Phone # (512) 468-1806

Email Address C.mauck@outlook.com

CONTRACTOR INFORMATION

Contr. Name Cody Mauck

Contr. Address 1124 CR 301 Elgin TX

Contr. Phone # 512 468-1806

OTHER CONTACT INFORMATION

Tabitha Hawkins 512-573-8826

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☑ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions 8 x 8 = 64 sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet 62' 11"

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

____% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start 8-1-22 Complete 10-1-22

Description of proposed external alteration or repair (use additional paper if needed)

Drawing/ sketch of the proposed external alteration (use additional paper if needed).
Please provide current photos of property.

"There isn't a proposed sign yet, only a proposed size. We are suggesting that it be flat and either painted or pasted to the wall that is show in the elevation drawing."

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature Date

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Check # 3144 for $50.00

Application fee $50
Temporary Banner fee $25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621
For questions call (512) 281-0119 or write to
dharrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us

Millie's on Main Exterior Material List

Updated 8/17/23

- **1930's Section**
  - Material: Repair existing stucco with matching texture.
  - Sherwin Williams – Alabaster (7008)- to be used on stucco
  -

- **1950's Section**
  - Repaint existing cinderblock building with SW Alabaster (7008)
- **1970's Section**
  - Front: Replace existing with horizontal wood siding.
  - Rear and side: Replace existing tin with wood and storefront.
- **Trim, columns, and lettering color**
  - Sherwin Williams – Iron Ore (7069)
  -

- **Light fixtures**
  - 20-inch Dome
  - Material will be matte black aluminum

- **Garage Doors**
  - Material: Black aluminum with glass
  - CHI Mfg Model 3295 1/8" tempered glass
  -

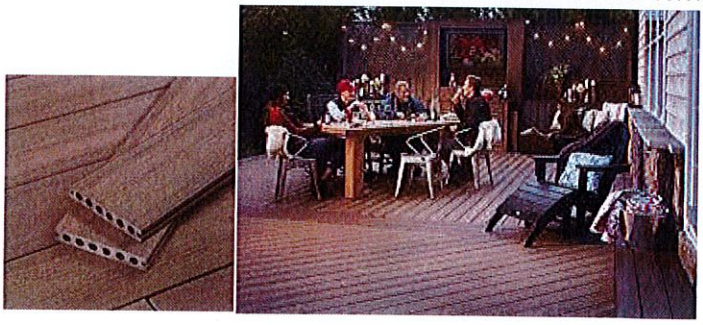
- **Windows on 1930's building**
  - Material: Replace existing wood frame window with new wood painted with trim color. (SW Iron Ore 7069)

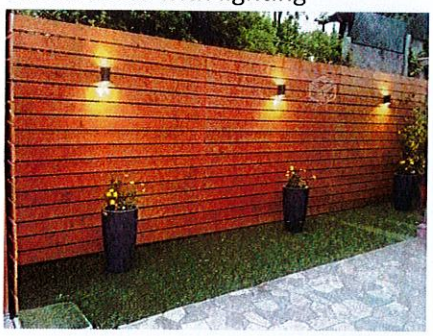
- **Windows on 1950's building**
  - Material: Replace existing metal frame window with aluminum in the same color as garage door. (black)

- **Storefront on Rear of Building. (Includes all windows and doors)**
  - Material: Black aluminum with glass.

- **Front Door**
  - Material: Repair existing door and paint with trim color. (SW Iron Ore 7069)

- **Deck**
  - Trex Enhance Basics 1-in x 6-in x 20-ft Saddle Grooved Composite Deck Board



- **Alley and side Fence**
  - Slated cedar with lighting
  - 

- **Front Fence**
  - Material: Flat closed picket metal fence. Black rod iron. This will be used to safely keep children in the back play area.
  -

- Existing Brick Sign Structure
  - Insert a marquee letter sign for the convenience of advertising

ZONING AND CODE INFORMATION

JURISDICTION CITY OF ELGIN, BASTROP COUNTY

ZONING C-2

OVERLAYS HISTORICAL, BUSINESS

SETBACKS: SEC. 46-391. - AREA REGULATIONS.(1)FRONT, SIDE AND REAR YARDS. THERE ARE NO SPECIFIC FRONT, SIDE OR REAR YARD REQUIREMENTS FOR USES OTHER THAN DWELLINGS, EXCEPT WHERE THE PROPERTY IS ADJACENT TO RESIDENTIAL PROPERTY. THEN THE YARD REQUIREMENTS SHALL BE THE SAME AS IN THE C-1 NEIGHBORHOOD SHOPPING DISTRICT.
HEIGHT RESTRICTIONS: 50'

ENVIRONMENTAL HAZARDOUS MATERIAL: PROVIDE AESBESTOS CERTIFICATE

APPLICABLE CODES

ALL CONSTRUCTION TO CONFORM TO THE CITY OF ELGIN'S BUILDING TECHNICAL CODES:

2021 INTERNATIONAL RESIDENTIAL CODE (IRC) - LOCAL AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - LOCAL AMENDMENTS
2021 INTERNATIONAL FIRE CODE (IFC) - LOCAL AMENDMENTS
2021 UNIFORM MECHANICAL CODE (UMC) - LOCAL AMENDMENTS
2021 UNIFORM PLUMBING CODE (UPC) - LOCAL AMENDMENTS
2020 NATIONAL ELECTRICAL CODE (NEC) - LOCAL AMENDMENTS

SEC. 46-390. - USES PERMITTED.
(A)PROPERTY AND BUILDINGS IN A C-2 GENERAL COMMERCIAL DISTRICT SHALL BE USED ONLY FOR THE FOLLOWING PURPOSES:
(1)ANY USE PERMITTED IN A C-1 NEIGHBORHOOD SHOPPING DISTRICT.
(2)AMUSEMENT ENTERPRISES.
(13)COMMERCIAL SCHOOL OR HALL.
(39)RESTAURANT.

(B)NO ARTICLE OR MATERIAL STORED OR OFFERED FOR SALE IN CONNECTION WITH USES PERMITTED UNDER THIS SECTION SHALL BE STORED OR DISPLAYED OUTSIDE OF A BUILDING UNLESS IT IS SO SCREENED BY PERMANENT ORNAMENTAL WALLS, FENCES OR PLANTING THAT IT CANNOT BE SEEN FROM ADJOINING STREETS OR LOTS WHEN VIEWED BY A PERSON STANDING ON GROUND LEVEL; PROVIDED, HOWEVER, THAT NO SCREENING IN EXCESS OF SEVEN FEET IN HEIGHT SHALL BE REQUIRED.

SEC. 46-393. - MASONRY REQUIREMENTS.
ALL BUILDINGS IN THE C-2 GENERAL COMMERCIAL DISTRICT SHALL HAVE ALL EXTERIOR WALLS CONSTRUCTED USING A MASONRY MATERIAL COVERING AT LEAST 85 PERCENT OF SAID WALLS, EXCLUSIVE OF ALL WINDOWS, DOORS, ROOFS, GLASS CONSTRUCTION MATERIALS OR SIDEWALK AND WALKWAY COVERS.

(F)ONLY THE FOLLOWING PAVING MATERIALS MAY BE USED IN THE DOWNTOWN OVERLAY FOR PARKING AREAS, REAR LOT SPACE ADJACENT TO ALLEYS, SIDEWALKS, AND DRIVEWAYS.(1)CRUSHED GRANITE WITH A BORDER OF CONCRETE;(2)PERMEABLE PAVERS;(3) PAVING STONE;(4)CONCRETE;(5)CUT STONE;(6)NATURAL ROCK;(7)PERMEABLE ASPHALT;(8)PERMEABLE GRAVEL GRIDS;(9) PERMEABLE GRASS GRIDS.

RELEVANT 2021 INTERNATIONAL ENERGY CONSERVATION CODE VALUES FOR NEW CONSTRUCTION IN CLIMATE ZONE 2A WARM HUMID LOCATION.
RE: TABLE R402.1.3

MAXIMUM GLAZING U-FACTOR	0.40
SKYLIGHT U-FACTOR	0.65
MAXIMUM SHGC	0.25
CEILINGS	R-49
WALLS	R-13 OR 0 + 10
FLOOR	R-13
SLAB	R-0

UTILITIES
ELECTRIC UTILITY
WATER
SEWER
FIRE DEPARTMENT

LOT DESCRIPTION

212 MAIN STREET ELGIN TX LOT 4 & LPART OF LOT 3, BLOCK 55, CITY OF ELGIN, RECORDED IN PLAT CABINET 1, PAGE 100 B, PLAT RECORD OF BASTROP COUNTY TEXAS

PROJECT DESCRIPTION

THIS PROJECT IS THE HISTORICAL RENOVATION AND ADAPTIVE REUSE OF AN EXISTING GAS STATION AND THE SURROUNDING LOT ON MAIN STREET IN DOWNTOWN ELGIN. THE PROPOSED NEW USE IS: A BAR AND FOOD COURT TO INCLUDE 3-4 FOOD TRUCKS, WITH OUTDOOR SEATING A SMALL STAGE FOR LIMITED PERFORMANCES BY ACOUSTIC MUSICIAN OR 3-4 PIECE BAND AND A PLAY AREA FOR CHILDREN. THE PROJECT INCLUDES:

- THE RESTORATION OF THE 1930'S GAS STATION AND CANOPY.
- ADAPTIVE REUSE OF THE 1950'S GARAGE BUILDING AND
- REPLACEMENT OF A 1970'S ADDITION AT THE BACK OF THE TWO BUILDING WITH A BUILDING OF SIMILAR SIZE FOOTPRINT AND HEIGHT.

THE ORIGINAL GAS STATION WILL BE USED AS A MERCHANDISE STORE AND AN ENTRY POINT TO THE REST OF THE FACILITY. THE CANOPY WILL BE MAINTAINED AND ALL OUTSIDE FEATURES OF THE GARAGE WILL BE RESTORED AS MUCH AS POSSIBLE.
THE GARAGE WILL MAINTAIN THE OPENINGS TO MAIN STREET IN SIZE AND LOCATION BUT THE CURRENT GARAGE DOORS WILL BE REPLACED WITH GLASS GARAGE DOORS. THE TWO BAYS WILL EACH SERVE AS 1) A FIXED BOOTH SEATING DINING ROOM AND 2) AN EVENT ROOM WITH MOVABLE TABLES.
THE 1970'S BUILDING WILL BE DEMOLISHED. A NEW BUILDING WILL REPLACE THE ORIGINAL AND WILL CONTAIN A BAR AND RESTROOMS.
THE BACKYARD WILL HAVE A PLAY AREA FOR KIDS, ON GRADE WOOD DECKS FOR TABLES AND CHAIRS AND A WOOD PLATFORM STAGE WITH AN ATTACHED STORAGE ROOM.
THE PROJECT WILL BE WORKING TO COMPLY WITH HISTORICAL REVIEW FROM THE ELGIN HISTORICAL REVIEW BOARD, TEXAS HISTORICAL COMMISSION AS WELL AS THE FEDERAL HISTORICAL RENOVATION GUIDELINES.

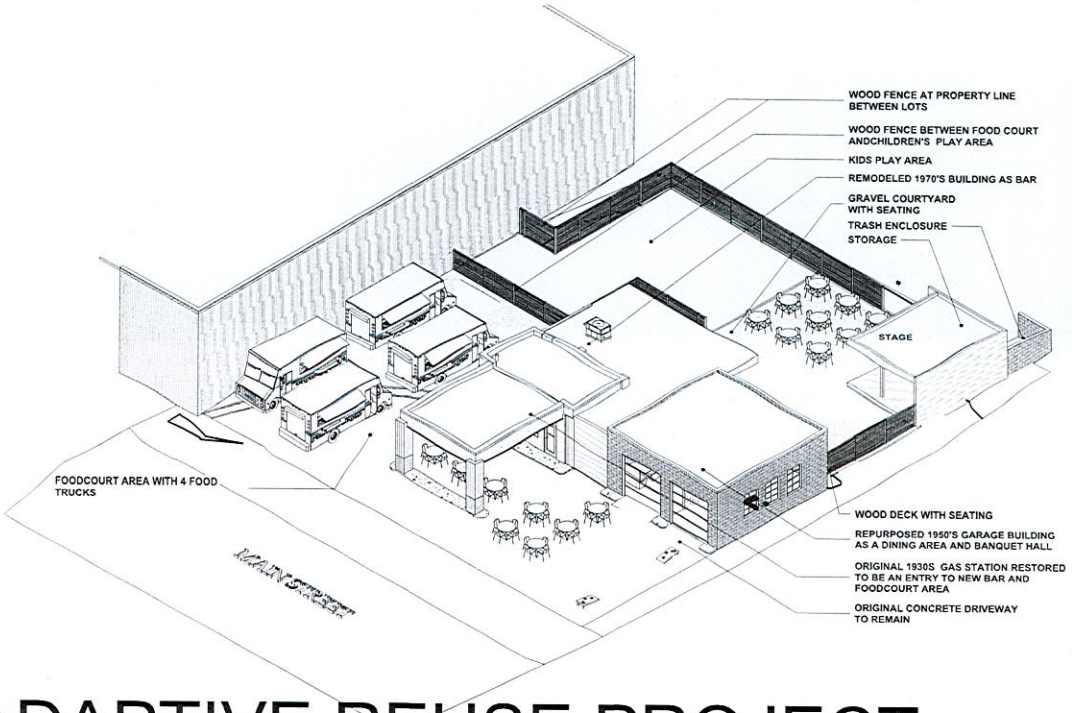
AREA CALCULATIONS

DESCRIPTION		EXISTING	PROPOSED	TOTAL
TOTAL SURVEYED LOT AREA	11078SF			
CONDITIONED AREA		0	1821	1821 SF
STORAGE BLDG			99	99 SF
COVERED OUTDOOR STAGE	-		295	295 SF
CANOPY		482		482 SF
TOTAL BUILDING AREA	-			**2696 SF**
NEW WOOD DECK			947 SF @ 50%	474 SF
EXISTING CONCRETE DRIVEWAY		2570 SF		
TOTAL BUILDING COVERAGE	-			**5544 SF**

TOC - MMD CD

NO.	NAME	DD SET
A0.00	TITLE PAGE	■
A0.01	GENERAL NOTES	■
D1.00	DEMOLITION PLANS	■
A1.00	PROPOSED SITE PLAN	■
A1.01	FIRST FLOOR PLAN	■
A1.02	ROOF PLAN	■
A2.00	RCP	■
A3.00	EXTERIOR ELEVATIONS	■
A3.01	EXT. ELEVATIONS, FIRE SAFETY	■
A5.00	MEN'S & WOMEN'S RESTROOM INT. ELEVATIONS	■
A6.00	WINDOW & DOOR SCHEDULE	■
A8.01	3D VIEWS	■
A8.02	3D VIEWS	■

VICINITY MAP



MILLIE'S ON MAIN: ADAPTIVE REUSE PROJECT

MMD
SUSTAINABLE ARCHITECTUR

ARCHITECT
Meeta Morrison, AIA
512.217.3563
meeta@MMDarchitecture.com
MM@architecture.com

CONSULTANTS

GENERAL CONTRACTOR

ENGINEER

OTHER CONSULTANTS

REGISTERED ARCHITECT MEETA MORRISON 28504 STATE OF TEXAS

08/15/2022

Millie's on Main

OWNERS
Cody & Stacy Mauck

PROJECT ADDRESS
212 N Main St, Elgin, Tx, 78621

TITLE PAGE

A0.00

PROJECT NUMBER	22-04
DATE	JULY 05, 2022
DRAWN BY	MD
CHECKED BY	MM

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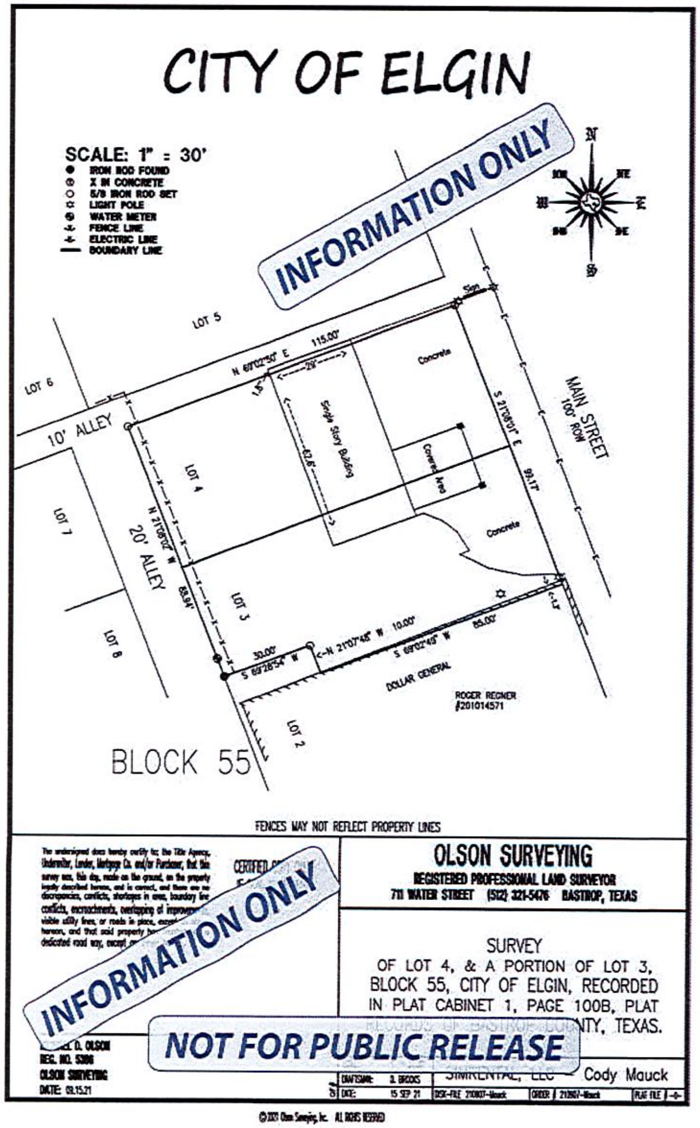
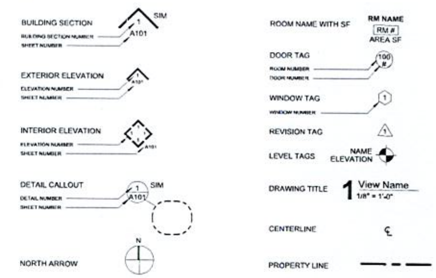


GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
4. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. STRUCTURAL DRAWINGS GOVERN SIZES, SPACING AND CONNECTIONS OF ALL STRUCTURAL MATERIALS AND MEMBERS, IN CASE OF DISCREPANCIES, CONSULT WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
6. FINAL LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PANEL BOARDS, METERS, FIXTURES, FLUES, VENTS, ETC., SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS SHOWN ON FLOOR PLANS ARE TO BE VERIFIED IN THE FIELD.
8. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT WORK SHALL BE MADE BY THE CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THEY SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATION OF EXISTING STRUCTURES OR EQUIPMENT WHICH MAY AFFECT THEIR WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN THEIR BEHALF FOR ANY EXPENSE TO WHICH THEY MAY BE PUT INTO DUE TO FAILURE OR NEGLECT ON THEIR PART TO MAKE SUCH AN EXAMINATION. ANY CONFLICTS OR OMISSIONS, ETC., SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO VARIATION BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR IS CAUTIONED THAT THEIR WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY THEM AND INCLUDED IN THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. THEY SHALL MAINTAIN CLEANLINESS THROUGHOUT AND CONTROL ANY DUST CAUSED BY THE WORK, AS WELL AS PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN THEIR OPERATIONS AT THE CONCLUSION OF THE INSTALLATION. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNER INSTRUCTIONS.

DRAWING SYMBOL LEGEND
1/2" = 1'-0"



DIMENSIONS

EXISTING WALLS - TO FACE OF FINISH
NEW WALLS - TO FACE OF FRAMING

DEMOLITION NOTES

1. ALL PREPARATION, DEMOLITION, REMOVAL AND DISPOSAL IS TO BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODES AND ALL THE AUTHORITIES HAVING JURISDICTION.
2. PROVIDE INSURANCE, PRIOR TO COMMENCEMENT OF ANY WORK, AS REQUIRED BY OWNER. ALL INSURANCE TO CLEARLY AND COMPLETELY INDEMNIFY THE ARCHITECT AND THE OWNERS FROM ALL CLAIMS WHICH ARISE FROM THE PERFORMANCE OF ALL WORK RELATED TO THIS CONTRACT.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST SAFETY PRACTICES. USE ONLY LABORERS EXPERIENCED IN THIS WORK. ALL REMOVALS AND CAPPING OF EXISTING UTILITY SERVICES, (ELECTRIC, PLUMBING, GAS, ETC.) TO BE DONE BY LICENSED TRADESMEN. THE HIGHEST DEGREE OF CARE AND PRECAUTION SHALL BE EXERCISED FOR ALL WORK RELATED TO THIS CONTRACT TO PREVENT PERSONAL INJURIES, DAMAGES TO PROPERTY AND DAMAGES TO EXISTING ACTIVE UTILITY SERVICES.
4. DEMOLITION PLAN IS TO BE USED IN CONJUNCTION WITH ALL ARCHITECT'S AND ENGINEER'S DRAWINGS. ALL WORK IS TO BE COORDINATED WITH THE RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL CAREFULLY INSPECT ALL EXISTING CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REMOVALS AS NECESSARY TO ACCOMPLISH THE NEW CONSTRUCTION. THE PLAN IS TO DESIGNATE THE GENERAL SCOPE OF REMOVALS.
6. THE CONTRACTOR SHALL ISOLATE WORK AREAS, SO AS TO PROVIDE A DUST-FREE ENVIRONMENT IN OCCUPIED AREAS. ALL FURNITURE AND FIXTURES IN THE IMMEDIATE VICINITY OF WORK IS TO BE PROPERLY PROTECTED PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR TO PROVIDE AND TO MAINTAIN NECESSARY COVERINGS THROUGHOUT COURSE OF WORK, AND REMOVE AND DISPOSE OF THESE UPON COMPLETION OF EACH PHASE OF CONSTRUCTION, WHEREIN THE SITE SHALL BE LEFT ORDERLY AND BROOM SWEPT. ANY DAMAGE RESULTING FROM CONTRACTOR'S IMPROPER PROTECTION OF EXISTING OR NEW CONSTRUCTION, FIXTURES OR FURNITURE IS TO BE REPAIRED OR REPLACED (AS REQUIRED) BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. ALL DEBRIS RESULTING FROM THE OPERATION UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE.
8. THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION, ALL AREAS OF NEW CONSTRUCTION, AS WELL AS THE PATH OF ACCESS, SHALL BE KEPT CLEAN AND FREE OF DEBRIS, UNUSED EQUIPMENT, DISCARDED MATERIALS AND GARBAGE.
9. REPAIR ALL SURFACES AT POINTS OF REMOVAL, DEMOLITION OR NEW CONSTRUCTION, INCLUDING FLOORING, BASE, PAINT, ETC. WHERE IT IS POSSIBLE TO MATCH THE EXISTING FINISH TO THE SATISFACTION OF THE ARCHITECT, THE CONTRACTOR SHALL PROVIDE A NEW FINISH IN DESIGNATED AREAS.
10. ALL MEASUREMENTS ARE TO BE VERIFIED IN FIELD AND ANY DISCREPANCIES THEREOF BROUGHT TO THE ATTENTION OF THE ARCHITECT.

ACCRONYM LEGEND

L ANGLE
ABV ABOVE
AC AIR CONDITIONER
ADDT'L ADDITIONAL
AFF ABOVE FINISHED FLOOR
AL/ALUM ALUMINUM
ALT ALTERNATE
AP ACCESS PANEL
APPROX APPROXIMATE
ARCH ARCHITECT/ARCHITECTURAL
ATTEN ATTENUATION
@ AT
AHU AIR HANDLING UNIT
BD BOARD
BET BETWEEN
BLDG BUILDING
BLKG BLOCKING
BLKT BLANKET
BLW BELOW
BM BEAM
BO BOTTOM OF
BUR BUILT UP ROOF

CB CATCH BASIN
CEM CEMENT
CER CERAMIC
CJ CONTROL JOINT
CL CENTER LINE
CLG CEILING
CM CONSTRUCTION MANAGER
CMU CONCRETE MASONRY UNIT
CO CLEAN OUT
COL COLUMN
COM COMMERCIAL
CONC CONCRETE
COND CONDITION
CONST CONSTRUCTION
CONT CONTINUOUS
COORD COORDINATION
CORR CORRIDOR
CTR CENTER

D DEPTH/DEEP
DA DOUBLE ACTING
DBL DOUBLE
DD DECK DRAIN
DEPT DEPARTMENT
DIA/ DIAMETER
DIAG DIAGONAL
DIM DIMENSION
DISP DISPENSER
DL DIMENSION LINE
DN DOWN
DTL DETAIL
DWG DRAWING
DW DISHWASHER

E EAST
EA EACH
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
EMERG EMERGENCY
ENCL ENCLOSURE
EO EDGE OF
EQ EQUAL
EQUIP EQUIPMENT
EXH EXHAUST
EXST EXISTING
EXP EXPANSION
EXT EXTERIOR

FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FEHC FIRE HOSE/EXTINGUISHER CABINET
FF FINISHED FLOOR
FH FIRE HOSE/FIRE HYDRANT
FHC FIRE HOSE CABINET
FIN FINISH
FIXT FIXTURE
FL FLOW LINE
FLR FLOOR
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOP FACE OF PANEL
FOS FACE OF STUD
FRE FREEZER
FS FLOOR SINK
FT FOOT/FEET
FTG FOOTING
FURR FURRING

GA GALVANIZED
GC GENERAL CONTRACTOR
GL GLASS
GSM GALVANIZED SHEET METAL
GYP/GWB GYPSUM WALL BOARD
GV GATE VALVE

HB HOSE BIB
HDWD HARDWOOD
HDWR HARDWARE
HHT HIGH/HEIGHT
HORIZ HORIZONTAL
HM HOLLOW METAL
HP HIGH POINT
HPDL HIGH PRESSURE DENSITY LAMINATE
HR HAND RAIL
HVAC HEATING, VENTILATING & AIR CONDITIONING

IE INVERT ELEVATION
ID INSIDE DIMENSION
IN INCH/INCHES
INCL INCLUDE
INFO INFORMATION
INSUL INSULATION
INT INTERIOR

JAN JANITOR'S CLOSET
JT JOINT

KIT KITCHEN

LA LANDSCAPE ARCHITECT
LAM LAMINATE
LAV LAVATORY
LB POUND
LIN LINEAR
LKR LOCKER
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LF LINEAR FEET
LP LOW POINT
LT LIGHT

MACH MACHINE
MAHOG MAHOGANY
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MEMB MEMBRANE
MEZZ MEZZANINE
MO MASONRY OPENING
MTL METAL
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MTD MOUNTED

N NORTH
NIC NOT IN CONTRACT
NOM NOMINAL
NO/# NUMBER
NTS NOT TO SCALE

OA OVER ALL
OC ON CENTER
OD OUTSIDE DIMENSION
OFF OFFICE
OH OVERHEAD
OPER OPERABLE
OPG OPENING
OPP OPPOSITE
OVHG OVERHANG

PART PARTITION
PE PASSENGER ELEVATOR
PC PRECAST
PH PENTHOUSE
PIP POURED IN PLACE
PL PLATE/PLASTIC LAMINATE
PLAS PLASTIC
PLYWD PLYWOOD
PLUMB PLUMBING
PNLG PANELING
PR PAIR
PROJ PROJECTION/PROJECT
PROT PROTECTION
PROP PROPERTY
PTD PAINTED

QTY QUANTITY

R RISER/RADIUS
RCP REFLECTED CEILING PLAN
RF ROOF DRAIN
REC RECESSED
REF REFRIGERATOR
REF REFERENCE/REFER TO
REINF REINFORCED
REQ'D REQUIRED
REQ'MT REQUIREMENT
RES RESINOUS
RESIL RESILIENT
RET RETAINING
REV REVISION
RM ROOM
RWL RAIN WATER LEADER
RO ROUGH OPENING

S SOUTH
SAN SANITARY
SC SOLID CORE
SCHED SCHEDULE
SD SMOKE DETECTOR
SE SERVICE ELEVATOR
SECT SECTION
SF SQUARE FEET
SHWR SHOWER
SHT SHEET
SHTG SHEATHING
SIM SIMILAR
SL SLIDING
SNT SEALANT
SPEC SPECIFICATION
SPR SPRINKLER HEAD
SQ SQUARE
SS STAINLESS STEEL
STD STANDARD
STN STONE
STOR STORAGE
ST/STL STEEL
STRUC STRUCTURAL
SUSP SUSPENDED
SYM SYMMETRICAL
SYS SYSTEM

TBD TO BE DETERMINED
TEL TELEPHONE
TEMP TEMPERED
THK THICK
THRESH THRESHOLD
TL TILE
TOC TOP OF CONCRETE
TOD TOP OF DRAIN
TOF TOP OF FOOTING
TOIL TOILET
TOP TOP OF PARAPET
TOW TOP OF WALL
TP TOP OF PAVEMENT
TO TOP OF
TOS TOP OF SLAB
TYP TYPICAL
TR TREAD

UC UNDER COUNTER
UL UNDERWRITERS LABORATORY
UON UNLESS OTHERWISE NOTED
UR URINAL
U/S UNDERSIDE

VCT VINYL COMPOSITION TILE
VEN VENEER
VERT VERTICAL
VEST VESTIBLE

W WEST/WIDE
W/ WITH
WAIN WAINSCOT
WC WATER CLOSET / TOILET ROOM
WD WOOD
W/O WITHOUT
WP WATERPROOF
WT WEIGHT
WWM WELDED WIRE MESH

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STATE OF TEXAS
08/15/2022

Millie's on Main

OWNERS
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PROJECT ADDRESS
212 N Main St, Elgin, Tx, 78621

GENERAL NOTES

A0.01

PROJECT NUMBER	22-04
DATE	JULY 05, 2022
DRAWN BY	MS/MD
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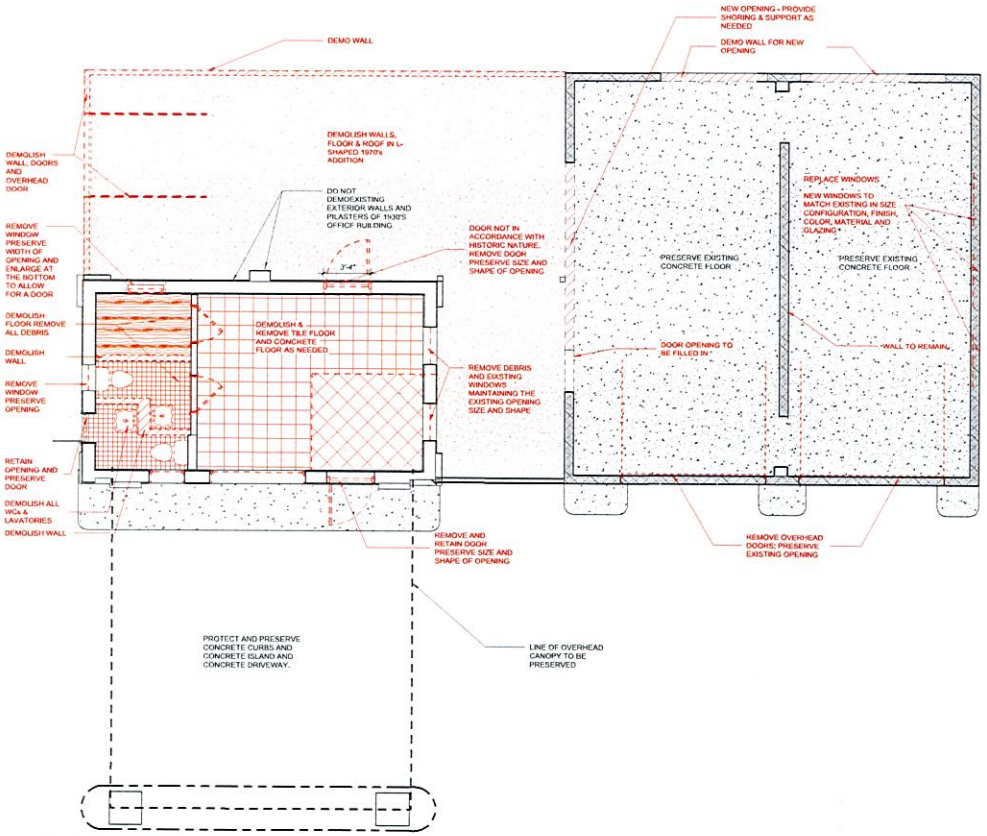
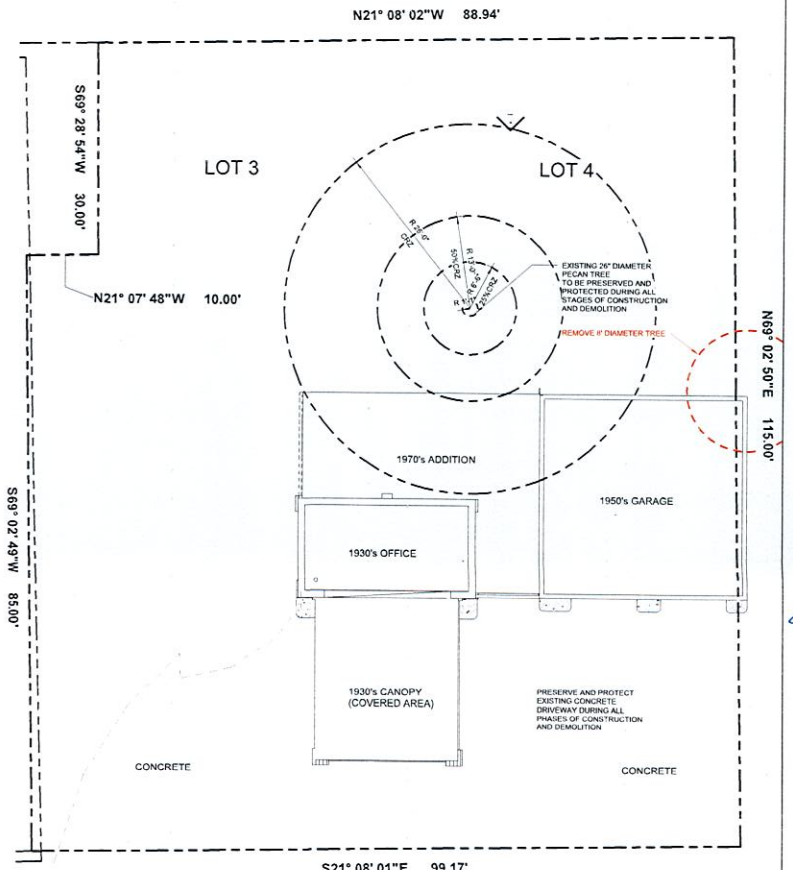


2 DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0"



1 SITE - EXISTING/DEMO
1/8" = 1'-0"

GENERAL HISTORIC RENOVATION AND ADAPTIVE REUSE NOTES

1. FOR EACH PART OF THE 1950'S BUILDING AND 1930'S BUILDING CONSIDER RESTORATION, RENOVATION OR REHABILITATION, AS A HISTORIC RENOVATION AND ADAPTIVE REUSE PROJECT. THIS REHABILITATION SEEKS TO PRESERVE THE HISTORICAL PORTIONS OR FEATURES OF THE GAS STATION AND GARAGE BUILDING WHILE MAKING THE BUILDING COMPATIBLE WITH A NEW USE.
2. SELECTIVELY DEMOLISH EXISTING 1970's BUILDING, PRESERVING ALL WALLS AND ALL OPENINGS. DOCUMENT ALL DEMOLITION TO INFORM RESTORATION, RENOVATION AND REHABILITATION. REMOVE BEAD-BOARD CEILING AND CONCRETE FLOOR.
3. SELECTIVELY DEMOLISH 1950's GARAGE BUILDING, PRESERVE THE EXISTING CONCRETE FOUNDATION/FLOOR AND ALL EXTERIOR WALLS, REMOVE GARAGE DOORS AND WINDOWS WITHOUT ALTERING OPENINGS.
4. PROTECT ALL EXISTING WALLS INCLUDING FINISH AND TRIM. REMOVE ALL DEBRIS AND TEMPORARY COVERINGS FROM WINDOWS DOORS AND WALLS.
5. DEMOLISH 1970's BUILDING COMPLETELY. PROTECT THE 1930's AND 1950's BUILDING DURING DEMOLITION. DOCUMENT ALL ATTACHMENTS TO THE BUILDINGS THAT ARE TO BE PRESERVED.
6. DOCUMENT ALL WINDOWS, DOOR AND OPENINGS BEFORE DEMOLISHING WITH PHOTOS & MEASUREMENTS. REMOVE EXISTING WINDOW AND PREPARE WALL FOR REPLACEMENT WINDOW FOR 1930s & 1950s BUILDINGS DO NOT DISPOSE OF REMOVED WINDOWS OR DOOR UNTIL THEY ARE EITHER REPAIRED AND REINSTALLED OR DUPLICATED AND INSTALLED. REFER TO A6.00 FOR REPLACEMENT WINDOW AND DOOR DIMS/TYPES.
7. DEMOLISH ALL BATHROOM FIXTURES, FINISHES, AND CABINETRY

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08/15/2022

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DEMOLITION PLANS

D1.00

PROJECT NUMBER	22-04
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OCCUPANCY
OCCUPANCY CLASS A

The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

CAPACITY OUTDOOR AREAS

BACKYARD

SEASONAL SEATING AT TABLES 48
FOODCOURT AREA

SEASONAL STANDING AT HIGHTOPS 16

FRONT COURTYARD

SEASONAL SEATING AT TABLES 28

CAPACITY INDOOR AREAS

BAR

SERVICE COUNTER ONLY. NO SEATING PROVIDED

DINING

FIXED BOOTHS 28

COMMUNITY

MOVABLE TABLES 30
COULD BE USED OUTSIDE WHEN NOT BEING USED AS A COMMUNITY HALL

RESTROOMS

WOMEN'S 2

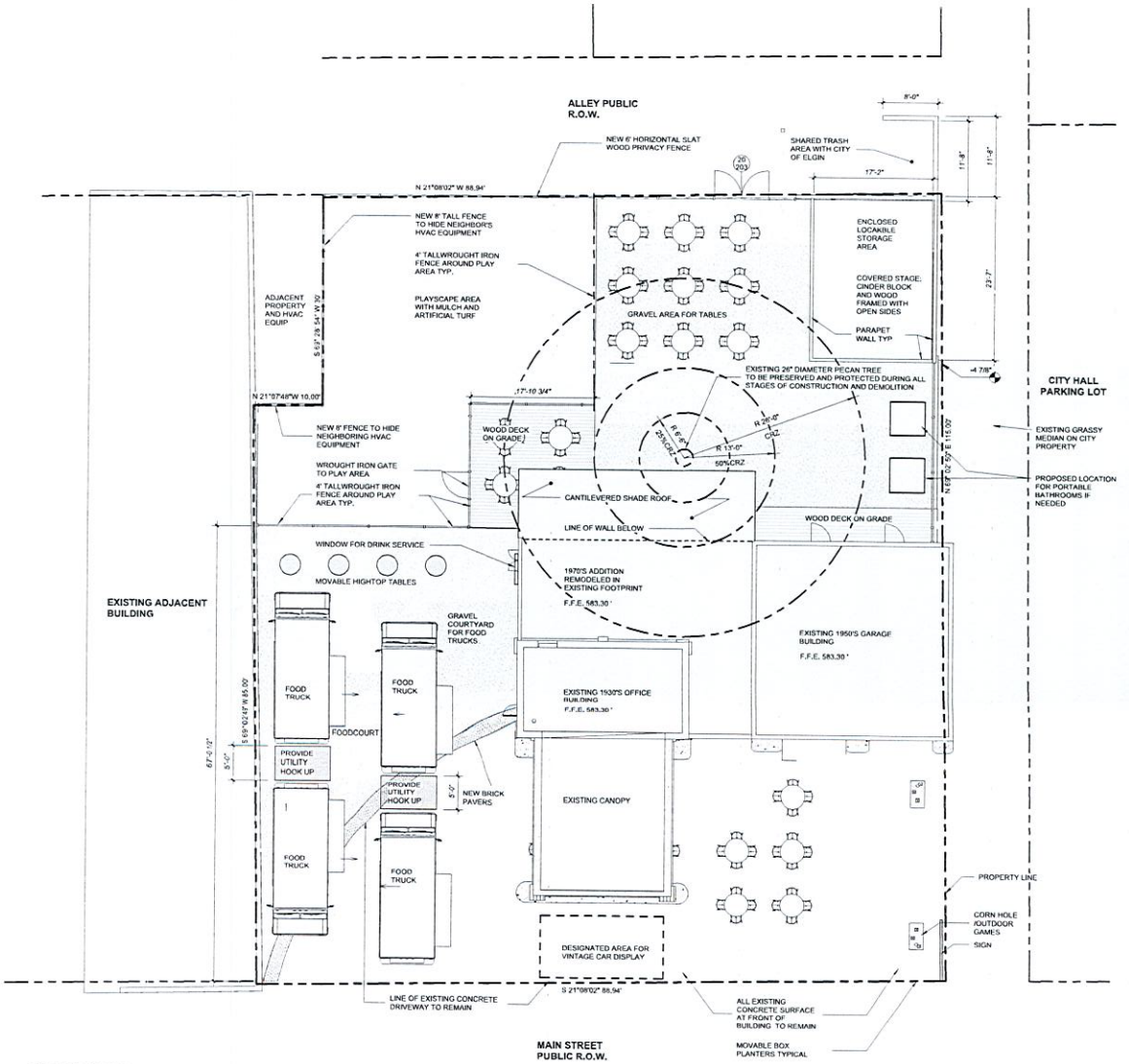
MEN'S 2

UNISEX 1

TOTAL ALLOWED CAPACITY WITH CURRENT BATHROOM CONFIGURATION: 150

CITY OF ELGIN CODE REQUIREMENTS

SEC. 36-56. - TREE PRESERVATION.
(A)APPROVAL OF TREE PRESERVATION PLAN REQUIRED. NO SIGNIFICANT OR HERITAGE TREES SHALL BE REMOVED UNTIL A TREE PRESERVATION PLAN HAS BEEN APPROVED BY THE CITY THROUGH THE PRELIMINARY PLAT.(B)REMOVAL IN ACCORDANCE WITH TREE PRESERVATION PLAN. SIGNIFICANT AND HERITAGE TREES MAY BE REMOVED ONLY IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN, AND TREES MUST BE PROTECTED DURING CONSTRUCTION ACTIVITIES ON THE PROPERTY IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN.(C)UPDATE TO A TREE PRESERVATION PLAN DUE TO AGE. APPROVAL AUTHORITY. THE CITY MAY REQUIRE A DEVELOPER TO SUBMIT AN UPDATE TO AN APPROVED TREE PRESERVATION PLAN IF FOUR OR MORE YEARS HAS ELAPSED BETWEEN APPROVAL OF THE ORIGINAL TREE PRESERVATION AND A PROPOSED NEW APPLICATION AS REQUIRED BY THIS CHAPTER. THIS MAY BE APPROVED BY THE ADMINISTRATOR.



1 PROPOSED SITE PLAN
1/8" = 1'-0"

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PROPOSED SITE PLAN

A1.00

PROJECT NUMBER	22-04
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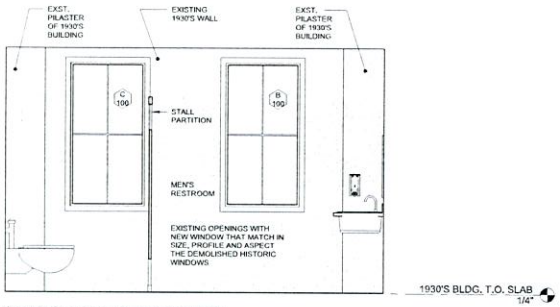
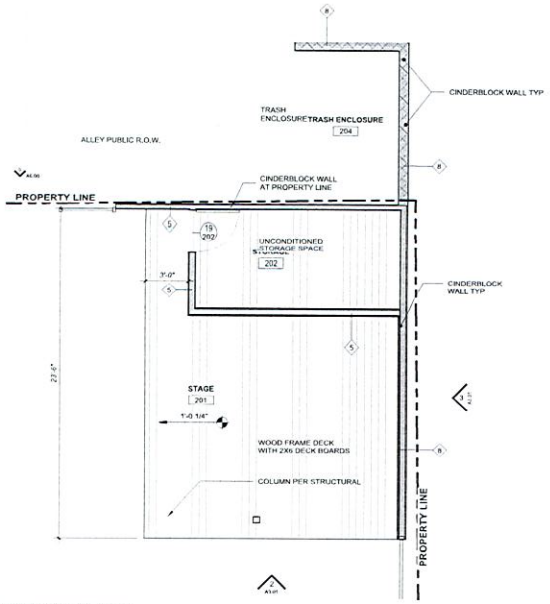
WALL LEGEND

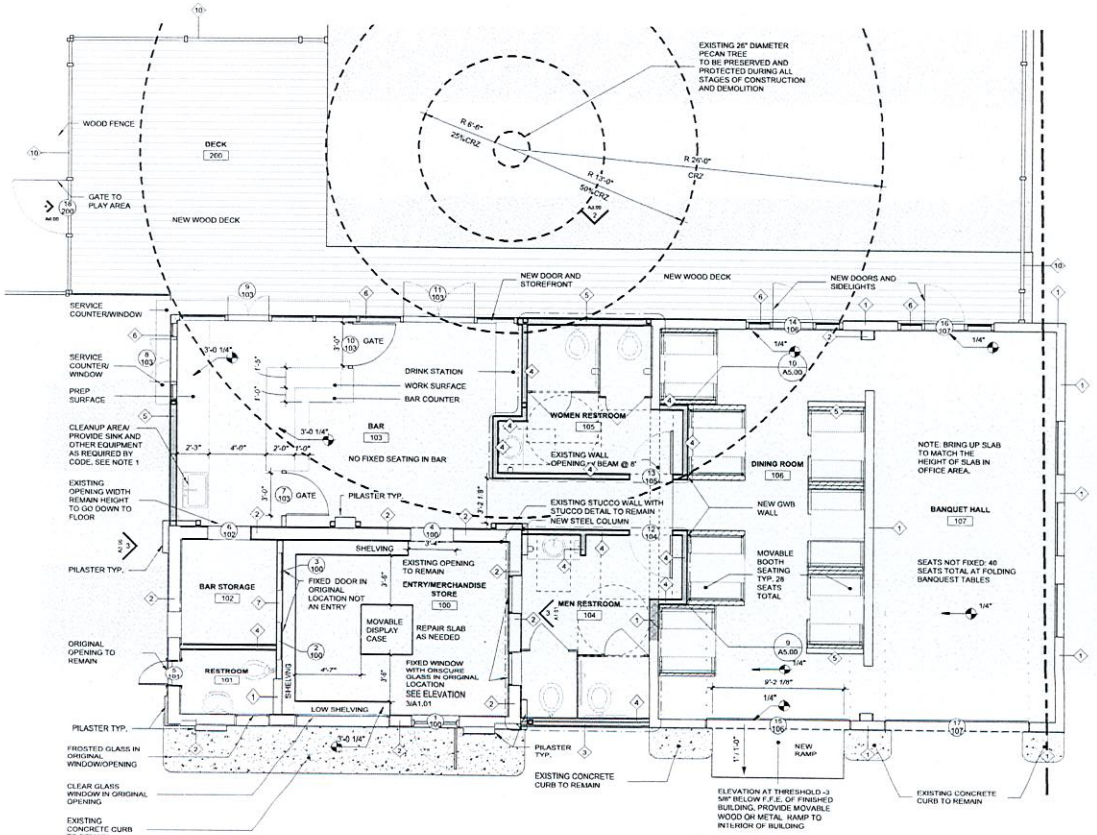
TAG	DESCRIPTION
1.	EXTERIOR WALL- 7.5" (EXISTING)
2.	EXTERIOR WALL- 11.5" STUCCO (EXISTING)
3.	EXTERIOR METAL WALL (EXISTING)
4.	INTERIOR 4" WALL (NEW)
5.	EXTERIOR 6" WALL (NEW)
6.	CURTAIN WALL (NEW)
7.	INTERIOR 5" WALL (EXISTING)
8.	EXTERIOR WALL - 8" CMU (NEW)
9.	EXTERIOR WALL- 5.5" WOOD STUD (NEW)
10.	OUTDOOR FENCE
11.	EXISTING PILASTERS

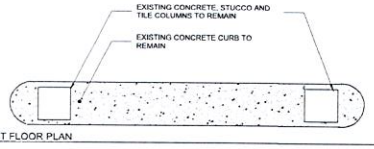


3 N-SOUTH ELEVATION OF 1930'S BUILDING
1/2" = 1'-0"



2 STAGE, STORAGE AND TRASH AREA
1/4" = 1'-0"





ALL SPOT ELEVATIONS RELATIVE TO EXISTING 1930'S BUILDING F.F.E. OF 583.35

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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08/15/2022

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FIRST FLOOR PLAN

A1.01

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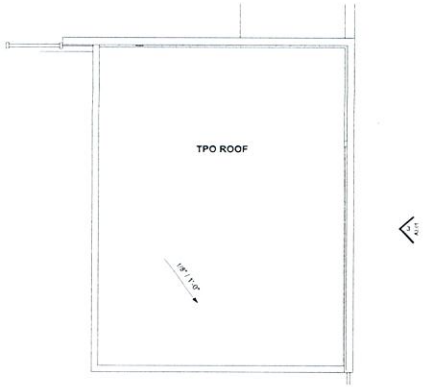
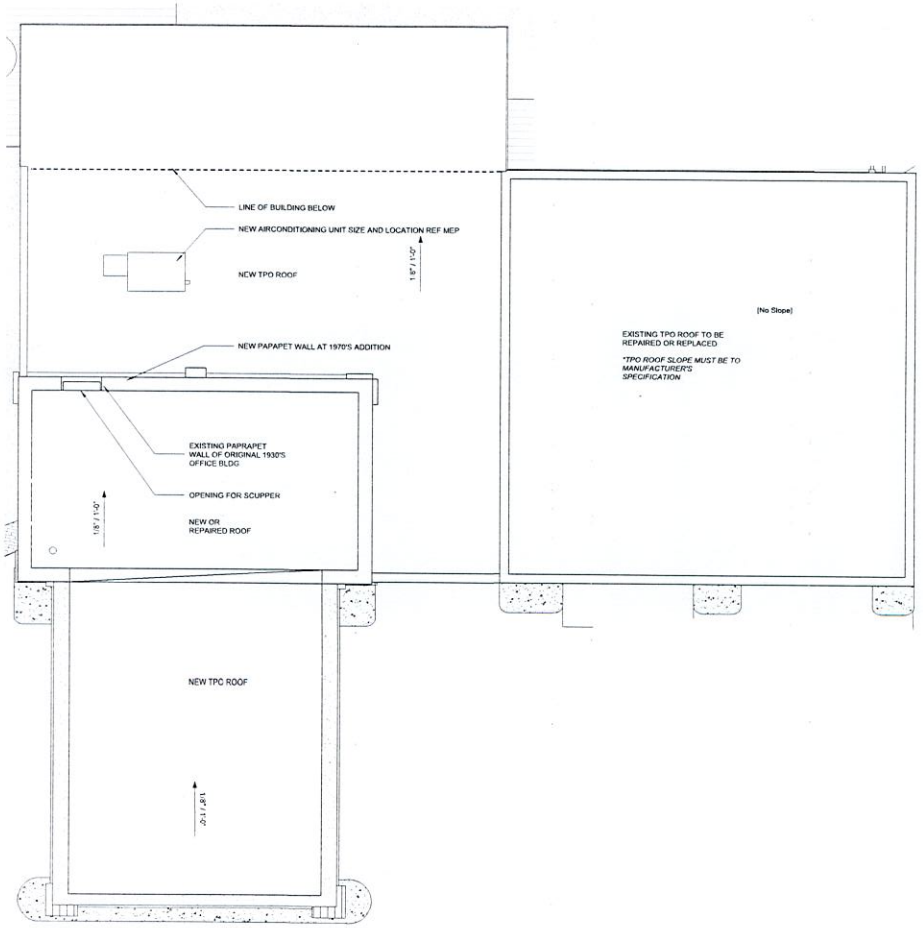


2 STAGE, STORAGE AND TRASH AREA ROOF PLAN
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

A1.02

PROJECT NUMBER	22-04
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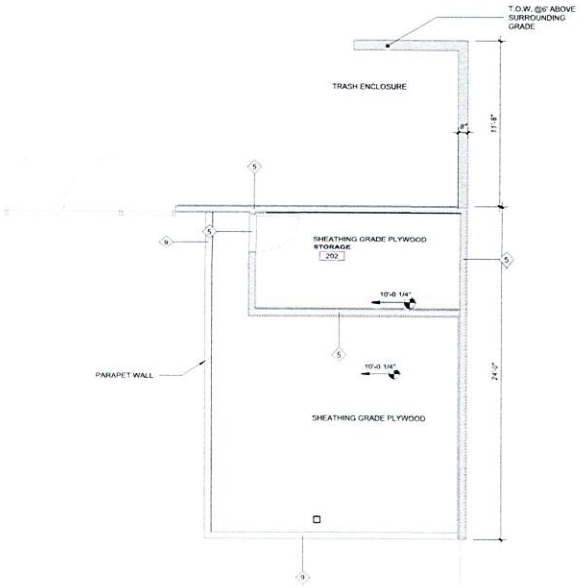
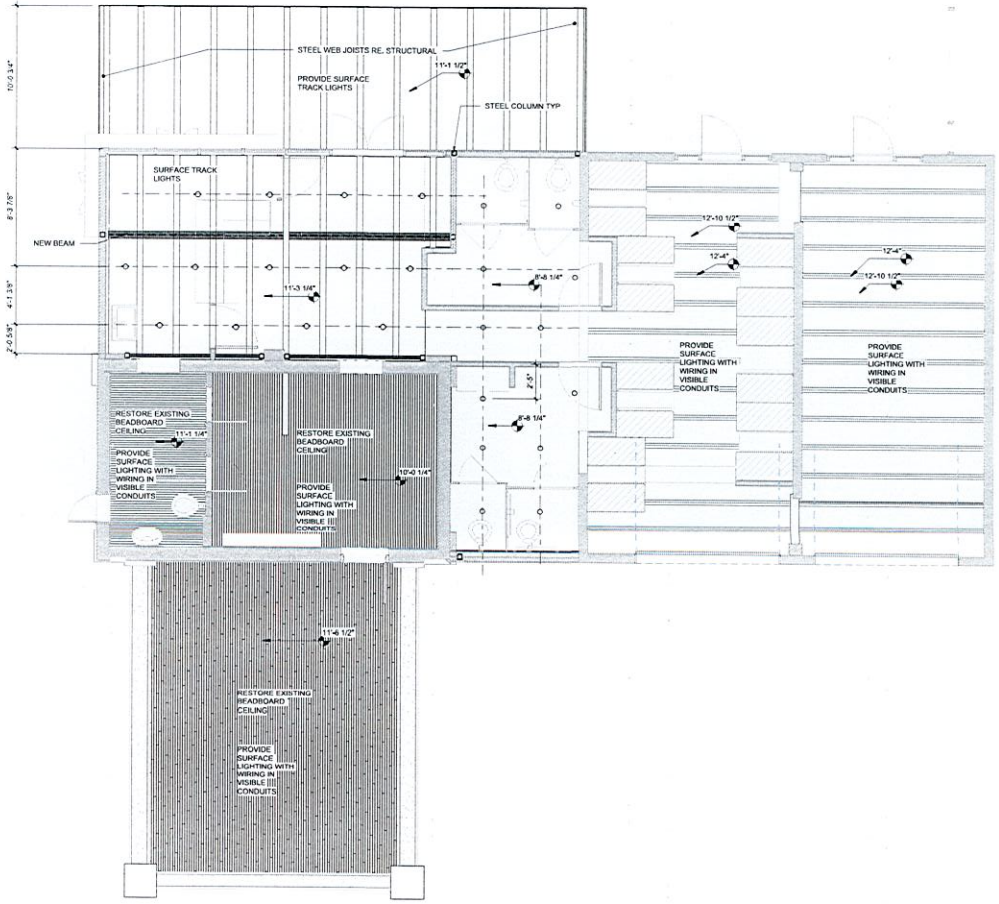


2 1 - REFLECTED CEILING PLAN - STAGE AND STORAGE ROOM
1/4" = 1'-0"



1 FIRST FLOOR RCP
1/4" = 1'-0"

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STATE OF TEXAS

Meeta Morrison
08/15/2022

Millie's on Main

OWNERS
Cody & Stacy Mauck

PROJECT ADDRESS
212 N Main St, Elgin, Tx, 78621

RCP

A2.00

PROJECT NUMBER	22-0
DATE	JULY 05, 2022
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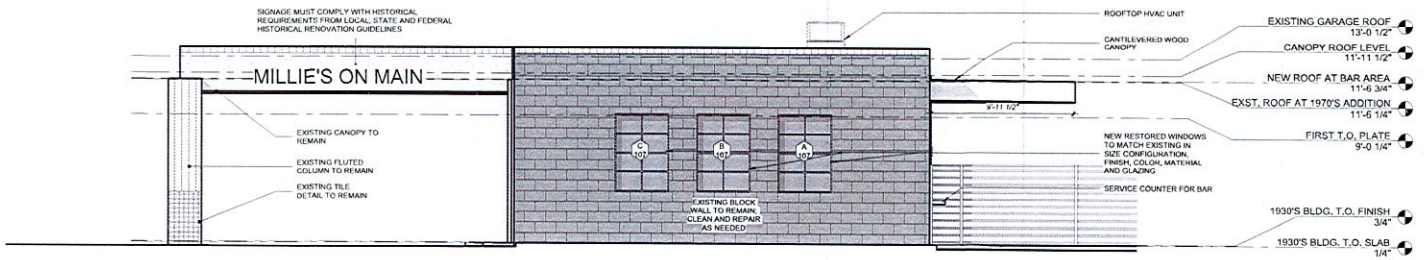
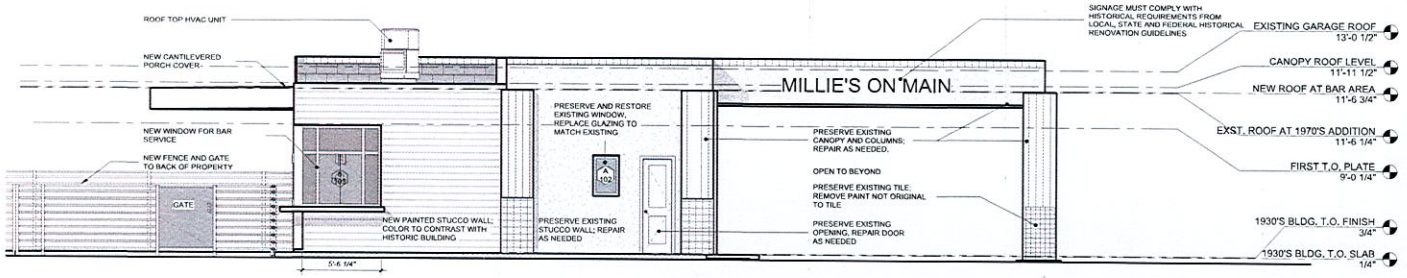
PRESERVATION NOTES

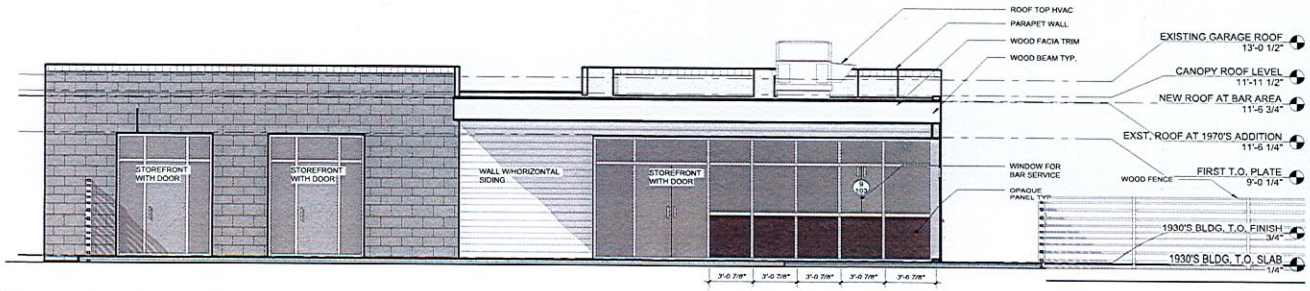
1. STUCCO ON ALL ELEVATIONS OF THE OFFICE BUILDING WILL BE RETAINED AND REPAIRED.
2. NEW STUCCO WILL REPLACE SEVERELY DAMAGED OR DETACHING SECTIONS. NEW STUCCO WILL MATCH EXISTING IN COMPOSITION, TEXTURE, AND COLOR.
3. ALL STUCCO WILL BE PAINTED. BRICK BENEATH STUCCO WILL BE REPAIRED AND STABILIZED AS NEEDED. NEW BRICKS MATCHING EXISTING WILL REPLACE SEVERELY DETERIORATED OR MISSING BRICKS.
4. THE EXISTING TERRA COTTA WAINSCOT ON THE CANOPY WILL REMAIN AND BE REPAIRED AS NEEDED IN ACCORDANCE WITH PRESERVATION BRIEFS 1, 2, 6, AND 7 PROVIDED BY POST OAK CONSULTANTS.
5. THE BEADBOARD CEILINGS WILL BE RETAINED AND REPAIRED AS NEEDED. THE BEADBOARD WILL BE PAINTED.
6. CMU ON THE GARAGE BUILDING WILL REMAIN AND WILL BE REPAIRED AS NEEDED IN ACCORDANCE WITH PRESERVATION BRIEFS 1, 2, AND 6.
7. ALL CMU WILL BE PAINTED.



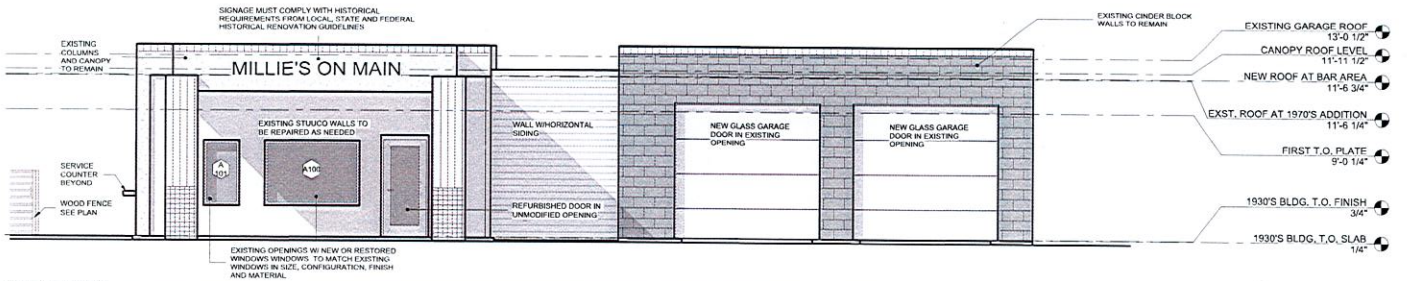
4 N - NORTH ELEVATION
1/4" = 1'-0"



3 N - SOUTH ELEVATION
1/4" = 1'-0"



2 N - WEST ELEVATION
1/4" = 1'-0"



1 N - EAST ELEVATION
1/4" = 1'-0"

MMD
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meeta@MMDarchitecture.com
MMDarchitecture.com

CONSULTANTS

GENERAL CONTRACTOR

ENGINEER

OTHER CONSULTANTS

REGISTERED ARCHITECT
MEETA MORRISON
28504
STATE OF TEXAS

Meeta Morrison
08/15/2022

Millie's on Main

OWNERS
Cody & Stacy Mauck

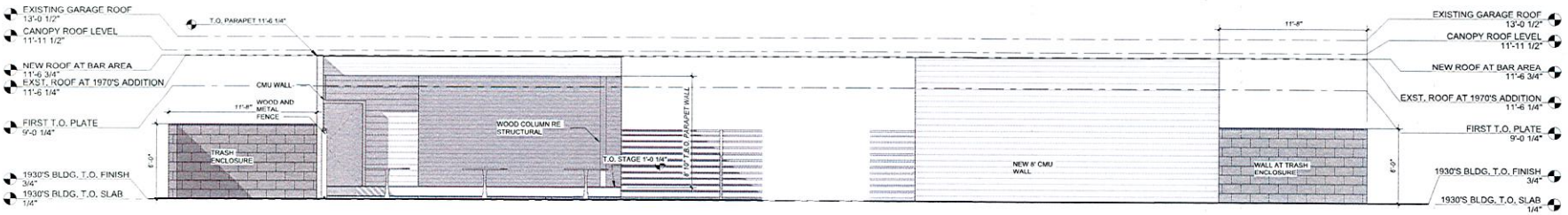
PROJECT ADDRESS
212 N Main St, Elgin, Tx, 7862

EXTERIOR ELEVATIONS

A3.00

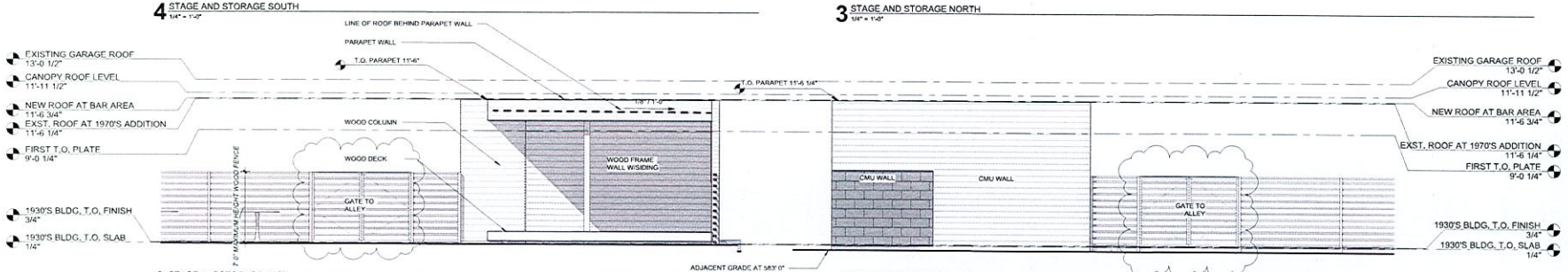
PROJECT NUMBER	22-0
DATE	JULY 05, 202
DRAWN BY	MS/MI
CHECKED BY	MI

8/15/2022 2:57:32 PM



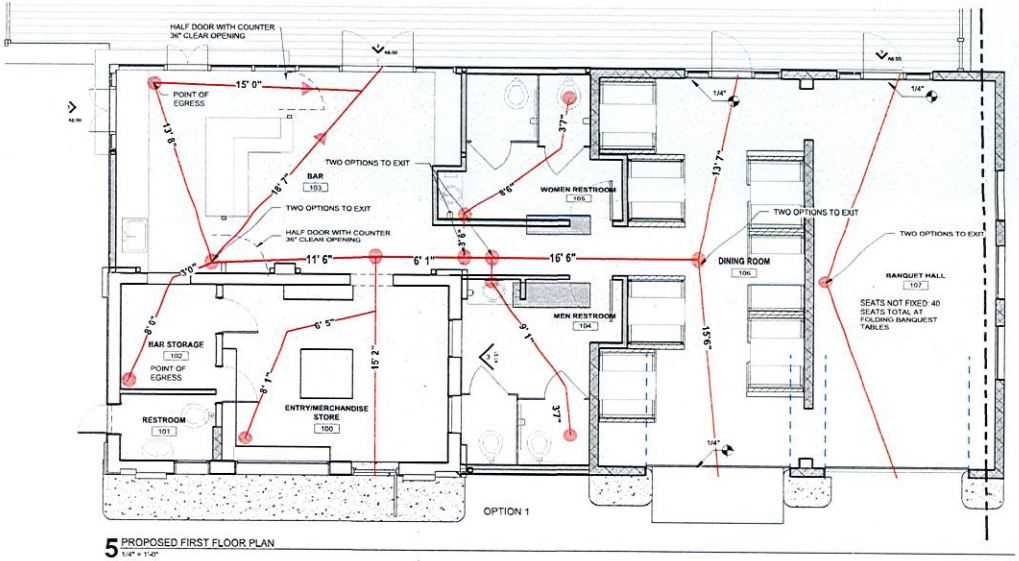
4 STAGE AND STORAGE SOUTH
1/4" = 1'-0"

3 STAGE AND STORAGE NORTH
1/4" = 1'-0"



2 STAGE ANDSTORAGE EAST
1/4" = 1'-0"

1 STAGE AND STORAGE WEST
1/4" = 1'-0"



5 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

MMD
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CONSULTANTS

GENERAL CONTRACTOR

ENGINEER

OTHER CONSULTANTS

REGISTERED ARCHITECT MEETA MORRISON 28504 STATE OF TEXAS

08/15/2022

Millie's on Main

OWNERS
Cody & Stacy Mauck

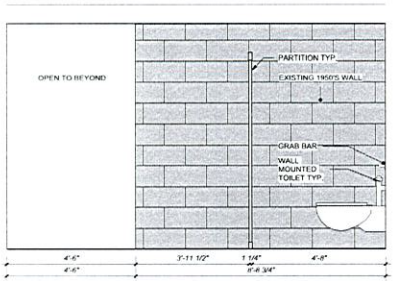
PROJECT ADDRESS
212 N Main St, Elgin, Tx, 7862

EXT. ELEVATIONS, FIRE SAFETY

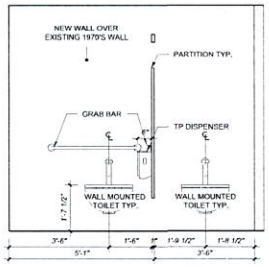
A3.01

PROJECT NUMBER	22-0
DATE	JULY 05, 202
DRAWN BY	MS/M
CHECKED BY	M

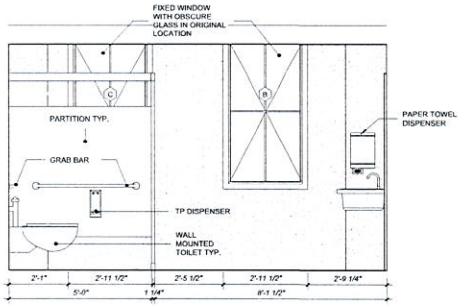
8/15/2022 2:57:38 PM



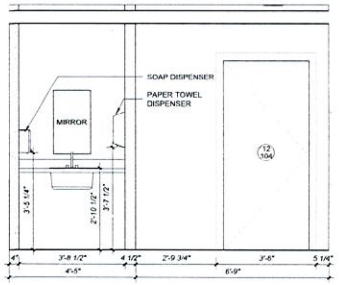
1 MEN RESTROOM ELEVATION I
1/2" = 1'-0"



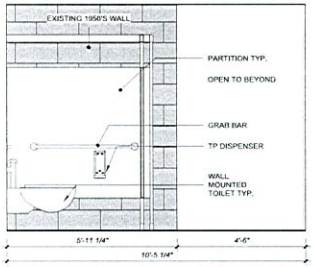
2 MEN RESTROOM ELEVATION II
1/2" = 1'-0"



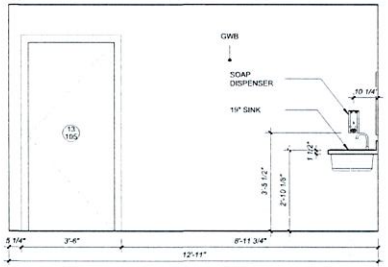
3 MEN RESTROOM ELEVATION III
1/2" = 1'-0"



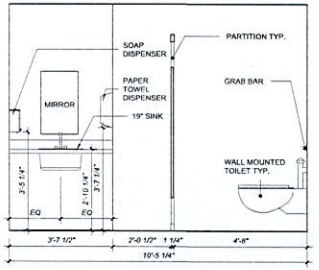
4 MEN RESTROOM ELEVATION IV
1/2" = 1'-0"



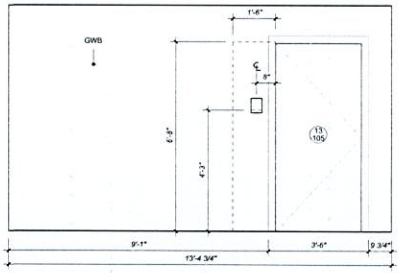
5 WOMEN RESTROOM ELEVATION I
1/2" = 1'-0"



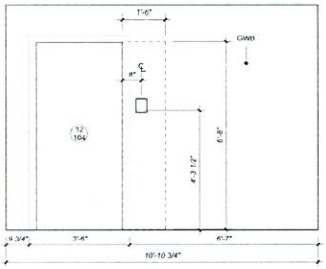
6 WOMEN RESTROOM ELEVATION II
1/2" = 1'-0"



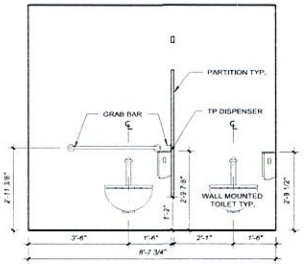
7 WOMEN RESTROOM ELEVATION III
1/2" = 1'-0"



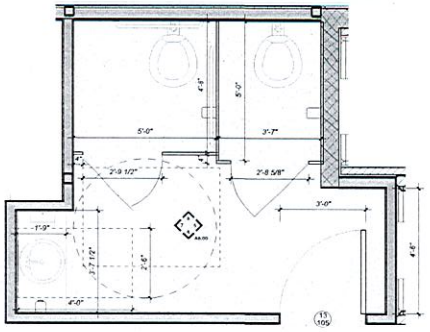
12 WOMEN RESTROOM ENTRY ELEVATION
1/2" = 1'-0"



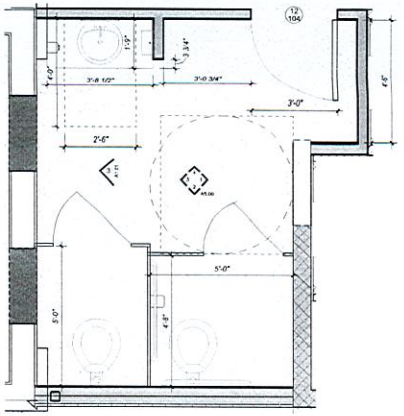
11 MEN RESTROOM ENTRY ELEVATION
1/2" = 1'-0"



8 WOMEN RESTROOM ELEVATION IV
1/2" = 1'-0"



10 WOMEN RESTROOM PLAN
1/2" = 1'-0"



9 MEN RESTROOM PLAN
1/2" = 1'-0"

MMD
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CONSULTANTS

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ENGINEER

OTHER CONSULTANTS

REGISTERED ARCHITECT
MEETA MORRISON
2850A
STATE OF TEXAS

08/15/2022

Millie's on Main

OWNERS
Cody & Stacy Mauck

PROJECT ADDRESS
212 N Main St, Elgin, Tx, 7862

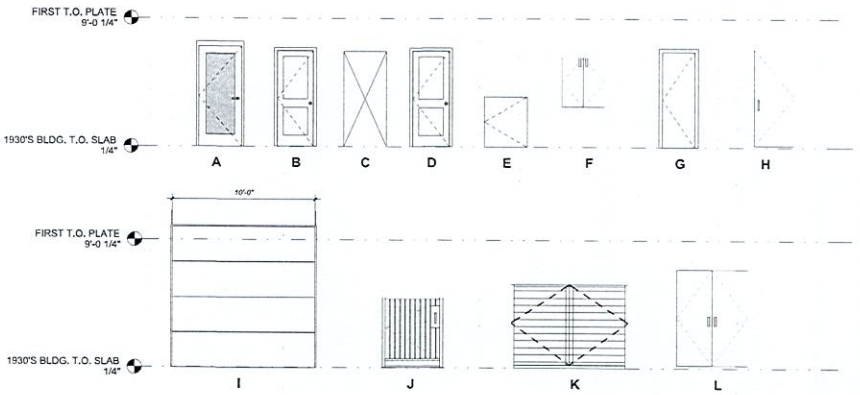
MEN'S & WOMEN'S RESTROOM INT. ELEVATIONS

A5.00

PROJECT NUMBER	22-0
DATE	JULY 05, 202
DRAWN BY	M
CHECKED BY	M

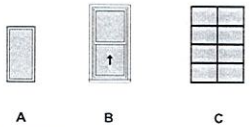
8/15/2022 2:57:41 PM

DOOR SCHEDULE							
MARK	ROOM	TYPE	WIDTH	HEIGHT	DESCRIPTION	FUNCTION	HISTORICAL COMMENT
1/100	100	A	3'-0"	7'-0"	GLAZED DOOR	Exterior	ORIGINAL RESTORED
2/100	100	B	2'-6"	6'-8"	PANELED WOOD DOOR	Interior	ORIGINAL RESTORED
3/100	100	B	2'-6"	6'-8"	PANELED WOOD DOOR	Interior	ORIGINAL RESTORED
4/100	100	C	3'-4"	7'-0"	ORIGINAL STUCCO FRAMED OPENING	Interior	ORIGINAL RESTORED
5/101	101	D	2'-6"	6'-8"	PANELED WOOD DOOR	Exterior	ORIGINAL RESTORED
6/102	102	C	2'-9 1/2"	7'-0"	STUCCO FRAMED OPENINGOPENING	Interior	ORIGINAL MODIFIED
7/103	103	E	3'-0"	3'-6"	GATEDOOR	Interior	NEW
8/103	103	F	2'-11 3/4"	3'-5 7/8"	BAR SERVICE DOOR	Exterior	NEW
9/103	103	F	2'-10 3/8"	3'-6 1/2"	BAR SERVICE DOOR	Exterior	NEW
10/103	103	E	3'-0"	3'-6"	GATEDOOR	Interior	NEW
11/103	103	L	4'-11 3/8"	6'-0"	GLAZED DOUBLE	Exterior	NEW
12/104	104	G	3'-0"	6'-8"	SOLID WOOD	Interior	NEW
13/105	105	G	3'-0"	6'-8"	SOLID WOOD	Interior	NEW
14/106	106	H	2'-9 1/2"	6'-9"	GLAZED SINGLE	Exterior	NEW
15/106	106	I	10'-0"	9'-11"	GLAZED OVERHEAD DOOR	Exterior	NEW
16/107	107	H	2'-9 1/2"	6'-9"	GLAZED SINGLE	Exterior	NEW
17/107	107	I	10'-0"	9'-11"	GLAZED OVERHEAD DOOR	Exterior	NEW
18/200	200	J	3'-9 1/2"	4'-3"	GATE WROUGHT IRON	Exterior	NEW
19/202	202	G	3'-0"	6'-8"	SOLID WOOD	Interior	NEW
20/203	203	K	7'-9 1/2"	3 3/4"	DOUBLE WOOD GATE	Exterior	NEW



DOOR LEGEND
1/4" = 1'-0"

WINDOW SCHEDULE						
Type Mark	TYPE	Height	Width	SILL HT.	Comments	Description
A100	A	4'-8"	6'-8"	2'-3"	FIXED	
B 100	B	5'-2"	2'-8"	3'-0"	OPERABLE	
C 100	B	5'-2"	2'-8"	3'-0"	OPERABLE	
A 101	A	4'-8"	2'-8"	2'-3"	FIXED	
A 102	A	2'-10"	1'-10"	4'-1"	FIXED	N/A
A 107	C	5'-10 7/8"	4'-1 1/4"	3'-7 1/2"	OPERABLE	
B 107	C	5'-10 7/8"	4'-1 1/4"	3'-7 1/2"	OPERABLE	
C 107	C	5'-10 7/8"	4'-1 1/4"	3'-7 1/2"	OPERABLE	
Grand total: 8						



WINDOW LEGEND
1/4" = 1'-0"

MMD
SUSTAINABLE ARCHITECTUR

ARCHITECT
Meeta Morrison, AIA
512.217.3563
meeta@MMDarchitecture.com
MMDarchitecture.com

CONSULTANTS

GENERAL CONTRACTOR

ENGINEER

OTHER CONSULTANTS

REGISTERED ARCHITECT
MEETA MORRISON
28504
STATE OF TEXAS

08/15/2022

Millie's on Main

OWNERS
Cody & Stacy Mauck

PROJECT ADDRESS
212 N Main St, Elgin, Tx, 7862

WINDOW & DOOR SCHEDULE

A6.00

PROJECT NUMBER 22-0
DATE JULY 05, 202
DRAWN BY M
CHECKED BY M

8/15/2022 2:57:42 PM

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 8/17/22

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☑ Business Owner ☐ Contractor

Applicant Name Edgar Lopez

Applicant Signature Edgar Lopez

BUILDING INFORMATION

Name of Building Hakuna Matata (Restrooms)

Physical Address 101 S main Street

Owner Name Edgar Lopez

Owner Mailing Address P.O. Box 883 Elgin TX

Owner Phone # (512) 844-4739

Edgar Lopez — 8/17/22

Property Owner Signature — Date Approved

BUSINESS INFORMATION

Business Name Hakuna Matata

Bus. Owner Name Edgar Lopez

Bus. Mailing Address 101 S main st

Bus. Phone # ( )

Email Address hakunamatata.elgin@yahoo.com

CONTRACTOR INFORMATION

Contr. Name Edgar Lopez

Contr. Address 1287 Fm 1704 Elgin TX

Contr. Phone # (512) 844-4739

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____ sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

_____% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start 9/1/22 Complete 10/1/22

Description of proposed external alteration or repair (use additional paper if needed)

Restrooms for food trucks
Stucco All Exterior color Beige
with Brown trim.

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature — Date

Building Official or Designee Signature — Date

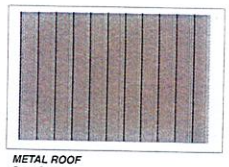
Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Application fee $50
Temporary Banner fee $25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621
For questions call (512) 281-0119 or write to
dharrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us

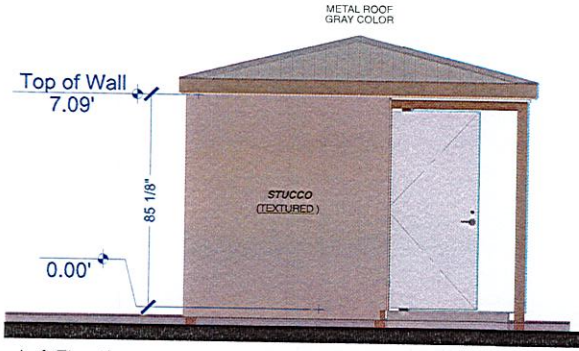
Front Elevation

Rigth Elevation



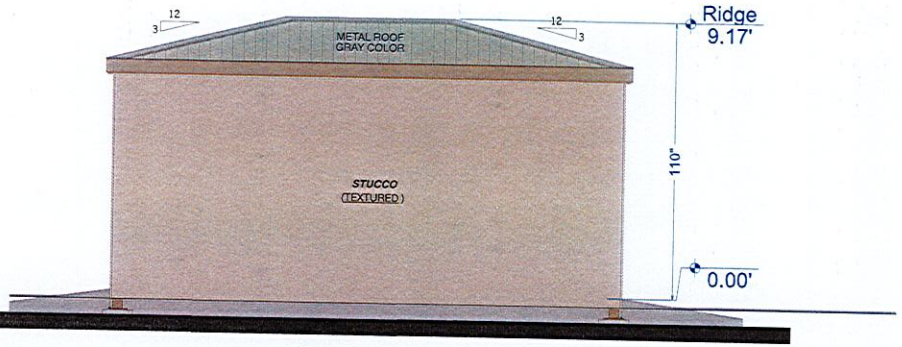
METAL ROOF
Gray Color

STUCCO (TEXTURED) (284-C2)
Color Sandbar SW 7547 Sherwin Williams

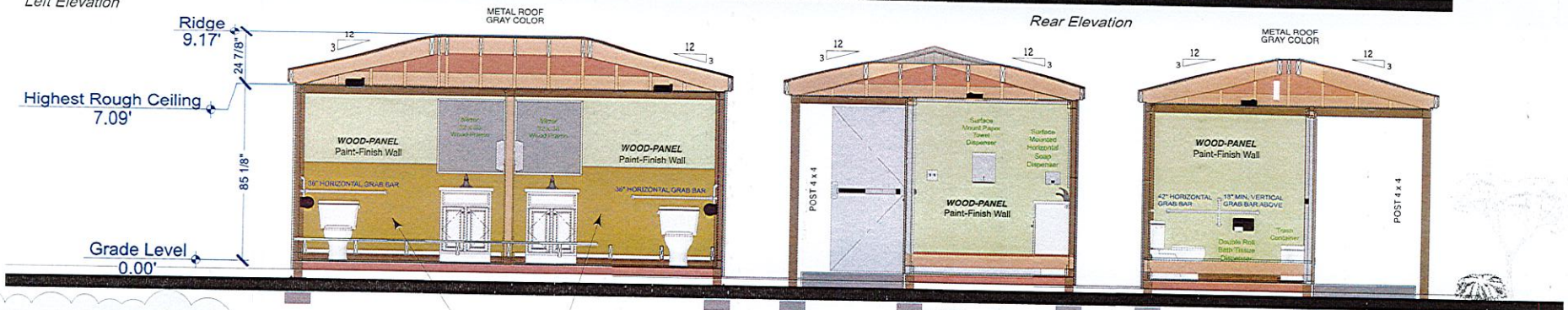


Left Elevation

All Exteriors Wall's 100% Masonry



Rear Elevation



Cross Section

"These plans meet all requirements for the 2021 ICC & 2020 NEC, and the City of Elgin and Building Ordinances"

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Update June 20 2022

WOOD-PANEL
smooth, hard, nonabsorbent surface Height 4 feet
EPOXY WASHABLE PAINT -FINISH

NOTES:

Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Update July 16 2022

Owner: EDGAR LOPEZ
OCTOBER 2020

101 SOUTH MAIN STREET
Elgin, Tx 78621

ELEVATIONS PLAN

SCALE SEE VIEW
1/4" = 1' 0"

SHEET #
3

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: August 25th, 2022

APPLICANT INFORMATION Applicant is:

☑ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Callie White

Applicant Signature Callie White

BUILDING INFORMATION

Name of Building Wood/Beltran Building

Physical Address 14 N. Main St.

Owner Name Callie & Kris White

Owner Mailing Address 1910 Centerview, Midland, TX

Owner Phone # (512) 680-7192

Callie White _____ / / _____

Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name _____

Bus. Owner Name _____

Bus. Mailing Address _____

Bus. Phone # ( ) _____

Email Address _____

CONTRACTOR INFORMATION

Contr. Name Researching and

Contr. Address getting estimate

Contr. Phone # ( ) _____

OTHER CONTACT INFORMATION

_____

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____ sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____ meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

_____% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start Sept. or Asap Complete _____

Description of proposed external alteration or repair (use additional paper if needed)

Awning around property to resemble 1990's awning. Would like poles added for stability.

Drawing/ sketch of the proposed external alteration (use additional paper if needed).

Please provide current photos of property.

See photos still waiting of actual drawings.

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

_____ _____

Chairman/Vice Chairman Signature Date

_____ _____

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

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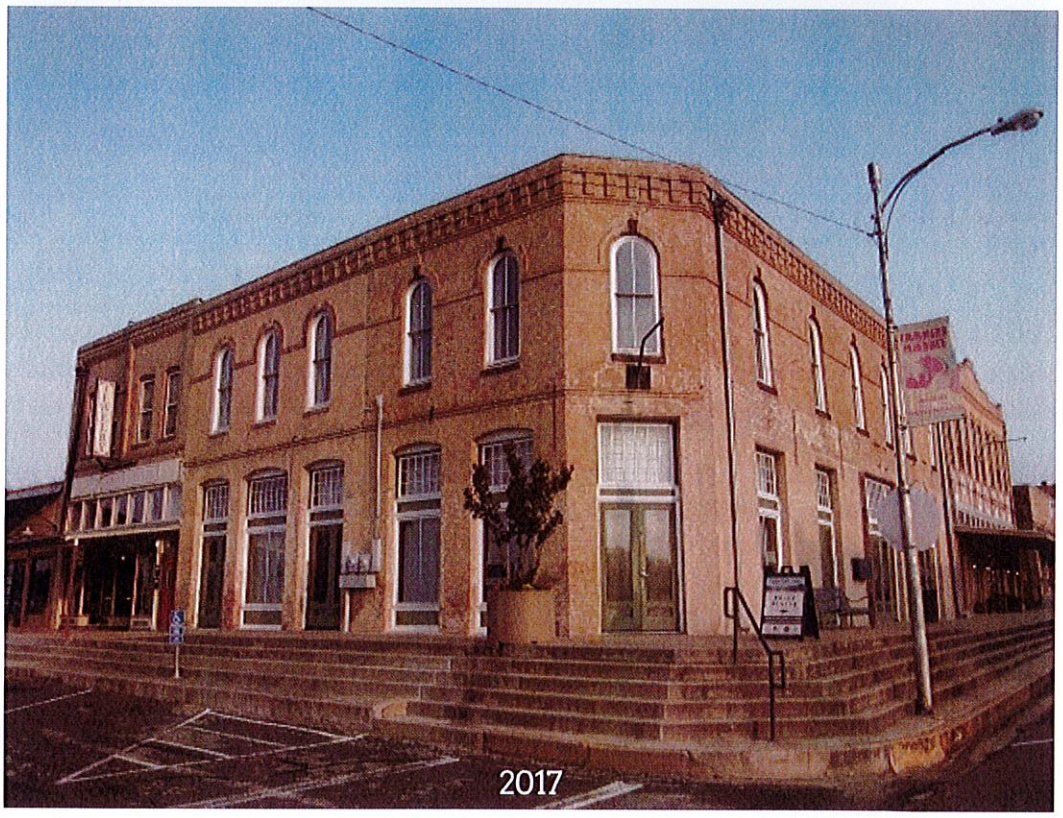
Temporary Banner fee $25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621
For questions call (512) 281-0119 or write to
dbarrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us

2017



2017

March 1991, Photo by Craig Melde

c. 1990

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 7-11-22

APPLICANT INFORMATION Applicant is:

☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Prosperity Bank

Applicant Signature V. Seger

BUILDING INFORMATION

Name of Building

Physical Address 31 & 25 N Main

Owner Name Prosperity Banks

Owner Mailing Address 21 N Main St

Owner Phone # (361) 574-1644

Property Owner Signature Date Approved ___/___/___

BUSINESS INFORMATION

Business Name Prosperity Bank

Bus. Owner Name

Bus. Mailing Address 21 N Main St.

Bus. Phone # (361) 574-1644

Email Address Vincent.Seger@prosperitybankusa.com

CONTRACTOR INFORMATION

Contr. Name Edward Helpa

Contr. Address La Grange TX

Contr. Phone # (979) 999-399-2101

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____ meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft _____% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start 7-12-22 Complete 7-20-22

Description of proposed external alteration or repair (use additional paper if needed)

Repaint Brick - Front of Building Color Match & Only Painted Brick No Trim.

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature Date

Building Official or Designee Signature Date

Date(s) Reviewed by Board

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Application fee $50
Temporary Banner fee $25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621
For questions call (512) 281-0119 or write to
dharrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: November 9, 2021

APPLICANT INFORMATION Applicant is:

☑ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name ~~City of Elgin~~ Rolling RDR

Applicant Signature Rick Waller

BUILDING INFORMATION

Name of Building 34 North Main

Physical Address Downtown Elgin

Owner Name Rolling RDR Properties

Owner Mailing Address 2315 E. 8th, Austin, TX

Owner Phone # (512) 801-5939

Rick Waller ___/___/___

Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name Rolling RDR Properties

Bus. Owner Name Rick Waller

Bus. Mailing Address 2315 E 8th, Austin, TX 78702

Bus. Phone # (512) 801-5939

Email Address rickwaller@callphonograph.com

CONTRACTOR INFORMATION

Contr. Name Pella Austin / Travis Young

Contr. Address 7222 Burnet Rd, Austin

Contr. Phone # (512) 355-7189

OTHER CONTACT INFORMATION

Office: 512-339-6601

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____ sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

_____% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start November 2021 Complete March/April 2022

Description of proposed external alteration or repair (use additional paper if needed)

Install Hogeye graphics throughout downtown

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

Please refer to folder. Each window is dimensioned.

CERTIFICATE OF APPROPRIATENESS

☑ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Molly Alexander 11-17-21

Chairman/Vice Chairman Signature Date

Amy S Miller 11-17-21

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

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