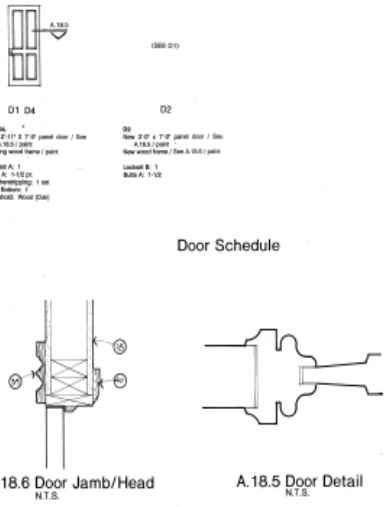
Herrmann House
First Floor

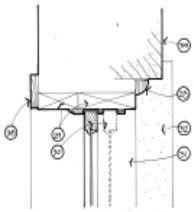
Bldg #234 138 Goliad Rd.
Ca. 1890



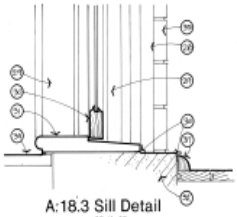
Door Schedule

A.18.6 Door Jamb/Head
N.T.S.

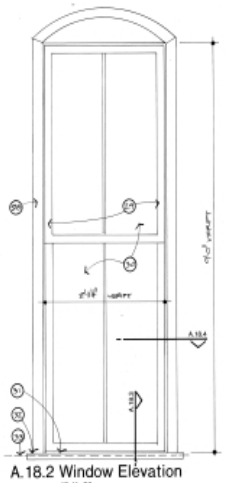
A.18.5 Door Detail
N.T.S.



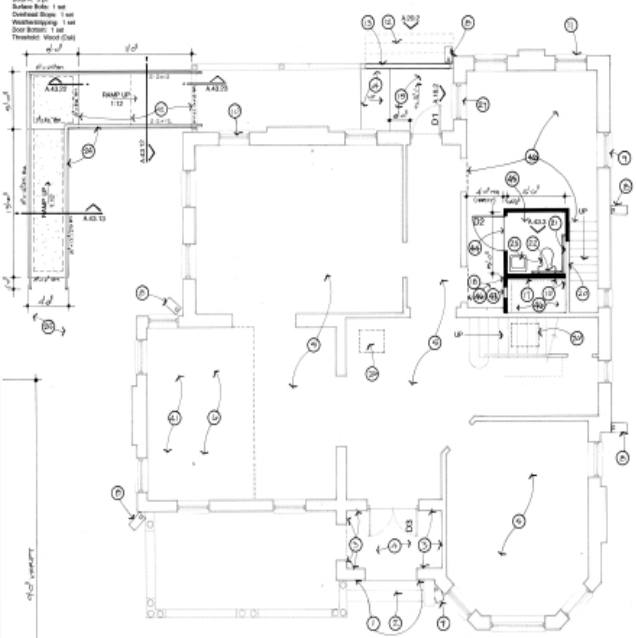
A.18.4 Jamb Detail
3"=1'-0"



A:18.3 Sill Detail
3"=1'-0"



A.18.2 Window Elevation
1"=1'-0"



A.18.1 First Floor Plan
1/4"=1'

1480 sf gross interior

1537 sf second floor
542 sf third floor
3559 sf total

KEYNOTES

1. REMOVE LOOSE PAINT AT ENTRY ARCH
2. CLEAN AND PATCH FRONT STEPS
3. PAINT PLASTER
4. PAINT STAMPED METAL CEILING
5. REMOVE FLOOR COVERING FOR VISUAL INSPECTION OF WOOD DECKING
6. REPLACE WOOD FLOOR IN AREA / 1 x 3 T & G
7. NEW DOWNSPOUT AND PRECAST SPLASH BLOCK / SAW CUT SPLASH BLOCK TO FIT AGAINST STRUCTURE
8. NEW DOWNSPOUT AND PRECAST SPLASH BLOCK
9. NEW SASH LOCK
10. REGLAZE (1) LITE
11. CLEAN GLASS
12. REMOVE CONCRETE STEPS
13. NEW RAILING TO MATCH EXISTING / SEE ELEVATION
14. REMOVE DECKING / INSTALL 2 x NAILERS ON FLOOR JOISTS TO MODIFY SLOPE / REINSTALL DECKING (SEE ELEVATION
15. REMOVE DECKING / INSTALL 2 x NAILERS ON FLOOR JOISTS TO RAISE DECKING TO FINISH FLOOR LEVEL AT DOOR D1 / REINSTALL DECKING
16. EXISTING PIPING TO REMAIN
17. NEW 2 x 6 WOOD STUD WALL WITH 1/2" TYPE MR GYPSUM BOARD / LOCATE AS CLOSE AS POSSIBLE TO EXISTING PIPING
18. NEW 2 x 4 WOOD STUD WALL WITH 1/2" TYPE MR GYPSUM BOARD ON TOILET SIDE AND 1/2" GYPSUM BOARD ON ROOM SIDE
19. ALIGN NEW 2 x 4 WALL WITH FACE OF STAIR WALL
20. NEW WOOD FURRING AND 1/2" TYPE X/R GYPSUM BOARD OVER STAIR WALL TO ALIGN WITH 2 x 6 STUD WALL
21. NEW SURFACE MOUNTED TOILET PAPER DISPENSER
22. NEW GRAB BAR
23. PLUMBING FIXTURE / SEE MSP
24. NEW ACCESSIBLE RAMP
25. NEW WALK / SEE SITE PLAN
26. EXISTING CRAWL SPACE ACCESS
27. NEW WINDOW / REMOVE EXISTING WINDOW AND FRAMING
28. EXISTING QUARTER ROUND TRIM
29. NEW WINDOW FRAME
30. NEW WINDOW SASH WITH CLEAR GLAZING
31. NEW WOOD SILL
32. EXISTING STONE SILL
33. LINE OF PORCH DECK AFTER RAISING DECKING
34. EXISTING FLOORING
35. EXISTING BRICK
36. SEALANT
37. 3/4" QUARTER ROUND, TYPICAL ALONG WALL AT DECK
38. EXISTING TRIM
39. NEW TRIM TO MATCH EXISTING
40. NEW TRIM / SEE A.16.7
41. PROVIDE: 12-2x12 JOISTS @ 12"O.C. MAX./PROVIDE 2x12 BLOCKING AT EACH END AND AT MIDSPAN / ACTUAL REPLACEMENT OF JOISTS WILL BE DETERMINED BY STRUCTURAL ENGINEER AFTER REMOVAL OF WOOD FLOORING
42. 2 x 12 BLOCKING
43. NEW 60" x 60" FIRE RATED ACCESS PANEL / INSTALL 6" A.F.F. / PAINT TO MATCH WALL
44. NEW RUBBER THRESHOLD STRIP
45. NEW VC TILE FLOORING AND 4" RUBBER BASE OVER HARDBOARD OVERLAYMENT
46. NEW HARDBOARD OVERLAYMENT ON WOOD FLOORING

GENERAL NOTES

1. PAINT ENTIRE RAILING AT BOTH LEVELS OF THE REAR PORCH
2. PAINT ALL LATTICE SKIRT AND ASSOCIATED TRIM AT THE REAR PORCH
3. PAINT INTERIOR AND EXTERIOR OF ALL NEW WINDOWS AND DOORS
4. PAINT GUTTERS, DOWNSPOUTS AND BRACKETS
5. PAINT ALL NEW WALLS, DOORS AND TRIM AT NEW TOILET ROOM
6. TEXTURE ALL NEW GYPSUM BOARD PRIOR TO PAINTING
7. PAINT RAILING, SKIRT, DECKING AND TRIM AT NEW ACCESSIBLE RAMP
8. THESE DOCUMENTS DO NOT INCLUDE ASBESTOS ABATEMENT

PROJECT No. 90043

DATE OCT 1991

N.E. SIMPSON COMPANY INC.
GENERAL CONTRACTOR / STRUCTURAL AND MECHANICAL ENGINEERS
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(512) 732-2121

HEMISFAIR PARK
HISTORIC STRUCTURES – PHASE II
CITY OF SAN ANTONIO

Ramon Vaughn
Beasley & Koonce, Inc.
architecture
interior architecture
landscape architecture
master planning
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RVBK
ARCHITECTS

A.18