Halff House
First Floor

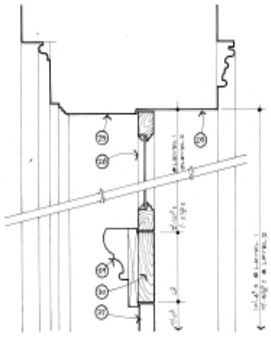
Bldg.# 308 139 Goliad
Ca. 1893

KEYNOTES

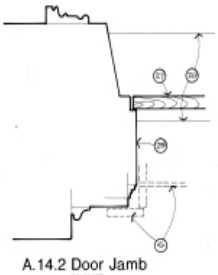
1. EXISTING STORM DRAIN INLET
2. NEW WALK / SEE SITE PLAN
3. NEW RAILING / SEE A.17.1
4. REMOVE WINDOW AND ASSOCIATED FRAMING BACK TO ORIGINAL FRAME / NEW DOOR AND TRANSOM
5. REMOVE DOOR AND ASSOCIATED FRAMING BACK TO ORIGINAL FRAME / NEW DOOR AND TRANSOM
6. REMOVE WOOD FLOORING IN AREA / INSPECT FLOOR FRAMING / ALLOW FOR REPLACEMENT OF (9) 2 x 12 x 18 FEET LONG FLOOR JOISTS / REPLACE 1 x 6 T & G WOOD FLOORING / ACTUAL JOIST REPLACEMENT WILL BE DETERMINED BY STRUCTURAL ENGINEER AFTER REMOVAL OF FLOORING
7. NEW DASH LOOK
8. REPLACE LOWER SASH (APPROXIMATELY 2'-10"W x 4'-2"H)
9. REPLACE LOWER SASH (APPROXIMATELY 2'-10"W x 4'-2"H)
10. PATCH STONE SILL WHERE DAMAGED
11. REPLACE STONE SILL (APPROXIMATELY 8'-0"L x 6"H x 6"W)
12. REPLACE 2 X WOOD SILL
13. REPLACE UPPER SASH (APPROXIMATELY 2'-10"W x 4'-2"H)
14. REGLAZE WITH CLEAR GLASS (APPROXIMATELY 2'-0"W x 6'-2"H)
15. NEW INTERIOR WOOD STOPS / 3/8" x 1/2" WITH BEAD PROFILE
16. REPOINT UPPER 6 FEET OF STONE ALONG WEST WALL OF PORCH
17. REMOVE PORTION OF WALL TO ALLOW ACCESS TO TOILET ROOMS
18. REMOVE EXISTING DOORS, WALLS AND PARTITIONS
19. NEW 2 x 6 STUD WALL WITH 1/2" R/R GYPSUM BOARD ON TOILET SIDE AND 1/2" GYPSUM BOARD ON ROOM SIDE / ACOUSTICAL INSULATION
20. PLUMBING FIXTURE / SEE MEP
21. REMOVE EXISTING WALL FINISH / NEW 1/2" R/R GYPSUM BOARD IN TOILETS / 1/2" GYPSUM BOARD IN VESTIBULE
22. NEW HANDICAP GRAB BAR
23. NEW SURFACE MOUNTED TOILET PAPER DISPENSER
24. EXISTING BASEMENT ACCESS (SEE MEP FOR WORK IN BASEMENT)
25. ORIGINAL FRAME
26. LOCATION OF NEW THRESHOLD
27. NEW DOOR / STAIN
28. NEW TRANSOM / STAIN AND VARNISH / PEMKO 748 WEATHERSTRIPPING
29. NEW MOLDED TRIM / STAIN AND VARNISH
30. NEW DOOR HARDER / STAIN AND VARNISH
31. NEW VC TILE FLOORING AND 4" RUBBER BASE OVER HARDBOARD OVERLAYMENT

GENERAL NOTES

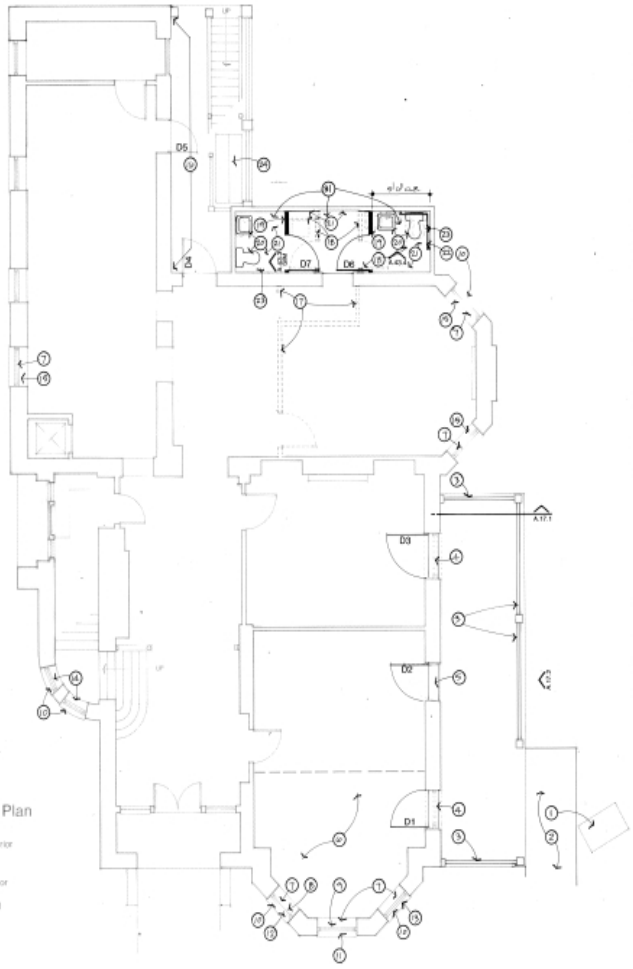
1. PAINT ALL NEW RAILINGS AND TRIM AT EAST (SIDE) PORCH.
2. PAINT INTERIOR AND EXTERIOR OF NEW WINDOWS AND NEW WINDOW TRIM
3. STAIN AND VARNISH ALL NEW DOORS AND TRANSOMS AND THEIR ASSOCIATED FRAMES AND TRIM.
4. AT FIRST FLOOR TOILET ROOMS AND VESTIBULE REMOVE EXISTING WALL PANELS. TEXTURE AND PAINT EXISTING OR NEW GYPSUM BOARD ON ALL WALLS.
5. PAINT WALLS, CEILINGS, DOORS AND TRIM AT TOILET ROOMS AND VESTIBULE.
6. THESE DOCUMENTS DO NOT INCLUDE ASBESTOS ABATEMENT



A.14.3 Door Head / Transom
3": 1'-0"



A.14.2 Door Jamb
3": 1'-0"



A.14.1 First Floor Plan
1/4": 1'

2221 sf gross interior

2270 sf second floor
891 sf third floor
5382 sf gross total

PROJECT NO. 90043

DATE OCT 1991

HEMISFAIR PARK
HISTORIC STRUCTURES – PHASE II
CITY OF SAN ANTONIO

Ralph Vaughn Beaty & Kosme, Inc.
architecture
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ARCHITECTS
A.14