Sam Smith House

Bldg #251 503 Water St.
Ca. 1840

KEYNOTES

1. RE-PLASTER MASONRY WALL (APPROXIMATELY 12' HIGH)
2. NEW 1 x 4 T & G BEADED BOARD CEILING / INSTALL R-19 BATT INSULATION BETWEEN RAFTERS
3. REMOVE CARPET
4. NEW SASH LOCK
5. REMOVE PEDEBOARD AND FURRING FROM WALL / PATCH HOLES AND PAINT
6. REMOVE PEDEBOARD AND FURRING FROM WALL / PATCH HOLES AND PAINT / TYPICAL ALL WALLS IN ROOM
7. SECURE WOOD STOPS AT JAMBS
8. REMOVE PLASTER / REPOINT STONE AND RE-PLASTER ABOVE WINDOW
9. REPLACE MISSING MUNTIN IN LOWER SASH / REGLAZE / PAINT ENTIRE SASH
10. REPLACE LOWER SASH / PAINT
11. PLUMBING FIXTURE / SEE MEP
12. NEW GRAB BAR
13. NEW SURFACE MOUNTED TOILET PAPER HOLDER
14. NEW 2 X 4 STUD WALL WITH 1/2" TYPE WIR GYPSUM BOARD ON TOILET SIDE AND 1/2" GYPSUM BOARD ON ROOM OR CLOSET SIDE / 1 x 4 WOOD BASE
15. NEW 2 x 6 STUD WALL WITH 1/2" TYPE WIR GYPSUM BOARD ON TOILET SIDE AND 1/2" GYPSUM BOARD ON CLOSET SIDE / 1 x 4 WOOD BASE
16. NEW HVAC CLOSET / SEE A.45.2
17. NEW CONCRETE STEP AT DOOR WAY / 1'-0"W x 5' THICK BY 6'-0" LONG
18. REMOVE EXISTING WALL FINISH / INSTALL 1/2" GYPSUM BOARD WITH R-11 BATT INSULATION BETWEEN STUDS
19. NEW CONCRETE PAD FOR HVAC UNIT / SEE ALSO MEP
20. EXISTING FENCE / SEE SITE PLAN
21. NEW RUBBER THRESHOLD STRIP
22. NEW VC TILE FLOORING AND 4" RUBBER BASE OVER HARDBOARD OVERLAYMENT
23. HARDBOARD OVERLAYMENT OVER WOOD FLOORING TYPICAL

GENERAL NOTES

1. PAINT ALL INTERIOR SURFACES INCLUDING WALLS, DOORS, WINDOWS, CEILINGS AND TRIM.
2. THESE DOCUMENTS DO NOT INCLUDE ASBESTOS ABATEMENT.
3. PAINT NEW GYPSUM BOARD WALLS, DOORS AND TRIM AT NEW TOILET ROOM AND NEW HVAC CLOSET.
4. TEXTURE ALL NEW GYPSUM BOARD PRIOR TO PAINTING.
5. PATCH ALL CRACKS IN INTERIOR PLASTER PRIOR TO PAINTING.
6. REMOVE ALL EXPOSED ELECTRICAL CONDUIT AND WIRING AT INTERIOR / PATCH ALL HOLES.
7. REMOVE ALL INTERIOR LIGHT FIXTURES / PATCH ALL HOLES.

D1
New 2'-0" x 6'-0" panel door (verify) / paint
Existing wood frame / paint

Lockset A: 1
Butts A: 1-1/2 pc
Weatherstripping: 1 set
Door Bottom: 1
Threshold: Wood (Oak)

D2
New 2'-0" x 6'-0" panel door / paint
New wood frame / See A.43.5 / paint

Lockset B: 1
Butts A: 1-1/2 pc

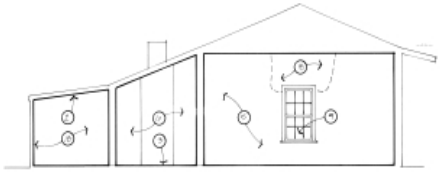
D3
New 2'-0" x 6'-0" panel door / paint
New wood frame / See A.43.5 / paint

Lockset A: 1
Butts B: 1 pc

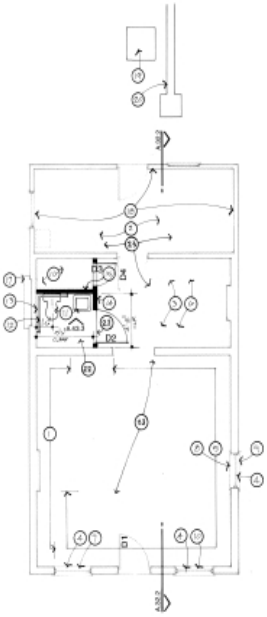
D4
New 2'-0" x 6'-0" panel door / paint
Existing wood frame / new trim, see A.43.7 / paint

Lockset A: 1
Butts A: 1-1/2 pc

Door Schedule



A.32.2 Building Section
1/4":1'-0"



A.32.1 Floor Plan
1/4":1'

656 sf gross interior

90043

OCT 1991

HEMISFAIR PARK
HISTORIC STRUCTURES – PHASE II
CITY OF SAN ANTONIO

Ramer Vaughn
Beaty & Koone, Inc.
architecture
interior architecture
landscape architecture
master planning

RVBK
ARCHITECTS
A.32