

THE GRUENE HOUSE

175 SEASIDE DRIVE
PORT ARANSAS, TX 78373

SPECIFICATIONS

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*OF/CI = OWNER FURNISHED / CONTRACTOR INSTALLED

SCOPE

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL/INTERIOR DESIGN CONCEPT, THE DIMENSIONS OF THE DESIGNATED SPACE, THE MAJOR ARCHITECTURAL ELEMENTS AND FINISHES, BEING SCOPE DOCUMENTS, THE DRAWINGS HEREIN DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE TOTAL COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED IN THE DRAWINGS, THE CONTRACTOR (S) SHALL PROVIDE ALL WORK, DECISIONS ON WORK DESCRIBED WITHIN THE GENERAL SCOPE OF THIS DOCUMENT SHALL BE FINAL AND BINDING ON THE CONTRACTOR (S) AND OWNER.

ALL WORK CONTRACTED OR SUBCONTRACTED FOR THE COMPLETION OF THIS PROJECT IS SUBJECT TO REVIEW AND FINAL APPROVAL BY THE ARCHITECT.

EACH SUBCONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES THAT MAY OCCUR TO THE GENERAL CONTRACTOR. ANY IRREGULARITIES SHALL BE REPORTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR AND ARE TO BE CORRECTED BEFORE THE WORK BEGINS.

THE GENERAL CONTRACTOR SHALL EXPEDITE THE PREPARATION AND SUBMITTAL OF SHOP DRAWINGS TO THE ARCHITECT, AND SHALL ALLOW SUFFICIENT TIME FOR REVIEW, FABRICATION AND/OR ORDERING AND DELIVERY OF MATERIALS AND EQUIPMENT.

ALL WORK SHALL BE IN ACCORDANCE WITH THE BEST QUALITY STANDARDS OF THE TRADE, AND SHALL BE

STANDARDS.

ALL PLUMBING MECHANICAL, ELECTRICAL, AND DATA SHALL BE DESIGN/BUILD BY OTHERS. ALL DESIGN BUILD CONTRACTORS SHALL SUBMIT LAYOUTS FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER DAILY WORKING HOURS, WEEKEND HOURS, AND HOURS THAT MAY BE WORKED PRIOR TO AND DURING HOLIDAYS.

THE GENERAL CONTRACTOR SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATHWAY TO ALL EXITS DURING SITE WORK AND NEW CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER AN AREA FOR STAGING OF CONSTRUCTION MATERIALS, EQUIPMENT, JOB SITE TRAILER, (IF APPLICABLE), AND DUMPSTER.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER DESIGNATED PARKING AREAS TO BE USED FOR THE PURPOSE OF PARKING CONSTRUCTION AND DELIVERY VEHICLES.

DRAWINGS SHALL BE RETURNED AND WILL BECOME THE PROPERTY OF THE OWNER AT THE COMPLETION OF THE PROJECT.

ALL CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

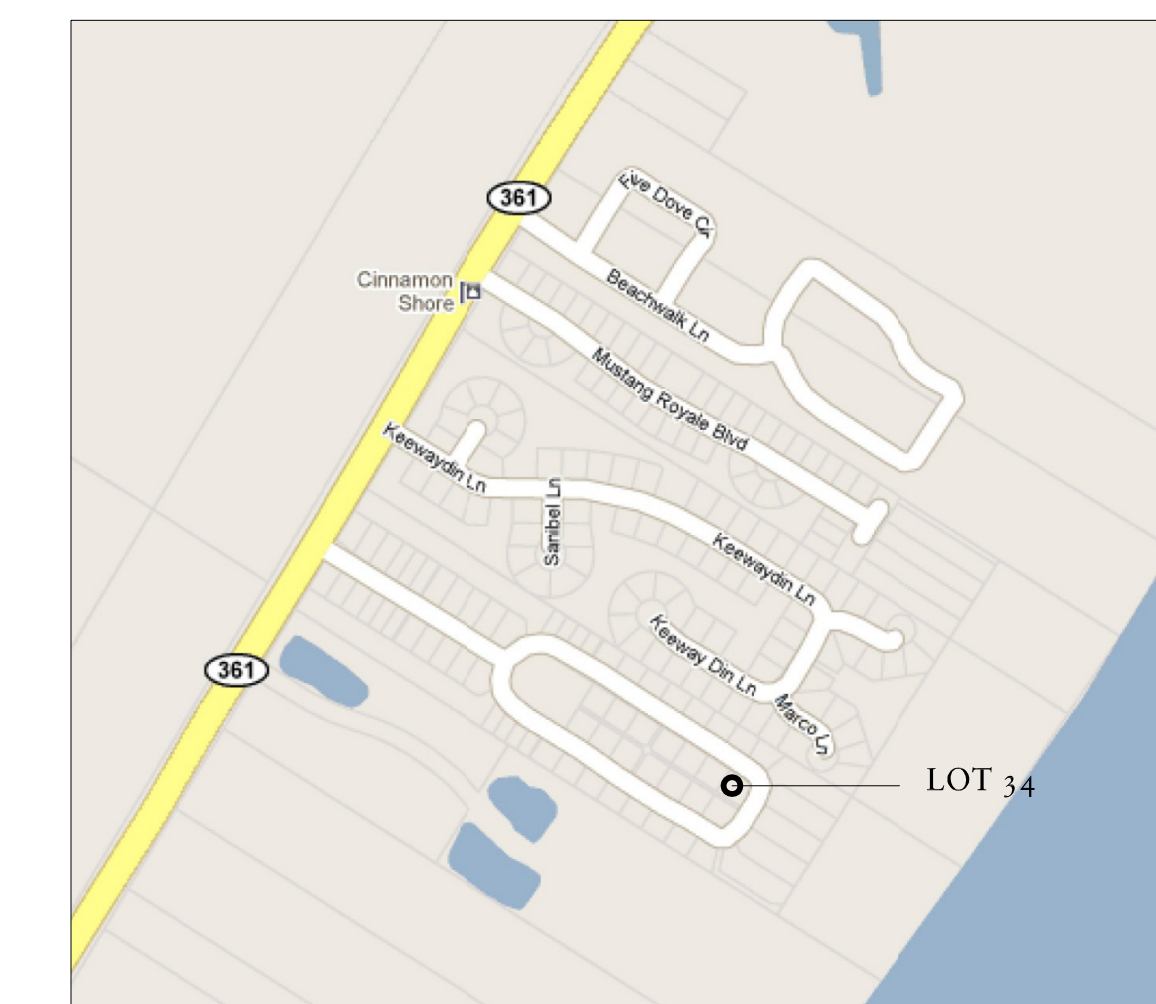
ALL ITEMS NOTED AS (OF/CI) SHALL BE FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.

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RENDERING



LOCATION MAP

N.T.S.

ABBREVIATIONS

AC	AIR CONDITIONING	HWH	HOT WATER HEATER
ADJ	ADJUSTABLE/ADJACENT	IHM	INSULATED HOLLOW METAL
AFP	ABOVE FINISHED FLOOR	IM	ICE MAKER
ALUM	ALUMINUM	IN	INCH
AND	AND/OR	INSUL	INSULATION
ATM	AUTOMATIC TELLER MACHINE	INST	INSTALLATION
AU	AUTOCLAVE	JB	JUNCTION BOX
BLDG	BUILDING	LTG	LIGHTING
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MEGH	MECHANICAL
CAB	CABINET	MEZZ	MEZZANINE
CC	CASH COUNTER	MIN	MINIMUM
CG	CORNER GUARD	MISG	MISCELLANEOUS
CJ	CONTROL JOINT	MO	MASONRY OPENING
CL	CENTERLINE	MTL	MATERIAL/METAL
CLR	CLEARANCE	MX	MICROWAVE
CLG	CEILING	MR	MIRROR
CM	COPY MACHINE	N	NORTH
CMU	CONCRETE MASONRY UNIT	ND	NIGHT DEPOSIT
CO	CLEAN OUT	NIC	NOT IN CONTRACT
COL	COLUMN	NO	NUMBER
CONC	CONCRETE	NTS	NOT TO SCALE
CONST	CONSTRUCTION	OC	ON CENTER
CONTR	CONTRACTOR	OPP	OPPOSITE
CP	COPY MACHINE	PL	PLATE
CPT	CARPET	PL - #	PLASTIC LAMINATE
CS/K	CASEWORK	POL	POLISHED
DBL	DOUBLE	PR	PAIR
DET	DETAIL	PT	PAINT
DIA	DIAGONAL	PTR	PRINTER
DIM	DIMENSION	R	RADIUS
DISP	DISPENSER	RS	RESILIENT BASE
DN	DOWN	REF	REFRIGERATOR
DS	DOWNSPOUT	REINF	REINFORCING
DA	DISHWASHER	REQD	REQUIRED
DWG	DRAWING	REV	REVISION/REVERSE
(E)	EXISTING	RO	ROUGH OPENING
EA	EACH	S	SOUTH
ELEC	ELECTRIC	SCHED	SCHEDULE
ELEV	ELEVATION	SD	SAFETY DEPOSIT
EQ	EQUAL	SEALANT	SEALANT
EWG	ELECTRIC WATER COOLER	SECT	SECTION
FD	FLOOR DRAIN	SH	SHELVING
FE	FIRE EXTINGUISHER	SHT	SHEET
FIN	FINISH	SH	SIMILAR
FLR	FLOOR	SQ	SQUARE
FLUOR	FLUORESCENT	STD	STANDARD
FOM	FACE OF MASONRY	SS	STAINLESS STEEL
FOIC	FURNISH BY OWNER	SUSP	SUSPENDED
FOID	FURNISHED BY OWNER	SV	SHEET VINYL
FOID	INSTALLED BY OWNER	TEL	TELEPHONE
FT	FOOT/FEET	TEMP	TEMPERED
FRT	FIRE RETARDANT TREATED	TR	TR
FX	FAN	TV	TELEVISION
GA	GAUGE	TX	TYPEWRITER
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GL	GLASS/GLAZING	UCF	UNDER COUNTER REFRIGERATOR
GB	GYPSPUM BOARD	UNO	UNLESS NOTED OTHERWISE
GD	GARBAGE DISPOSAL	V	VAULT
GYP	GYPSPUM	VCT	VINYL COMPOSITION TILE
HDW	HARDWARE	VERT	VERTICAL
HDWD	HARDWOOD	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	W	WEST/WALL/WIDTH
HORIZ	HORIZONTAL	W	WITH
HT	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATING, AIR CONDITIONING	KC	WALLCOVERING
		KD	WOOD

ADD ALTERNATE BIDS

- ALT # 1 ELEVATOR, BASE BID TO INCLUDE ELEC FOR FUTURE CONNECTION
- ALT # 2 WET BAR, BASE BID TO INCLUDE PLUMBING AND ELECTRICAL FOR FUTURE CONNECTIONS.
- ALT # 3 OUTDOOR STORAGE, BASE BID TO INCLUDE PLUMBING AND ELECTRICAL FOR FUTURE CONNECTIONS.
- ALT # 4 SUSTAINABLE DESIGN REQUIREMENTS SEE SPECS 01 81 13.
- ALT # 5 COVERED PORCH 211, SCREEN IN AS ALTERNATE
- ALT # 6 SHADE PORCH 213 TRUSSES.

CODE DATA

PROJECT ADDRESS: 175 SEASIDE DRIVE
PORT ARANSAS, TX 78373
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: TYPE V
CURRENT SF: 3858

DRAWING INDEX

	10% REVIEW	95% REVIEW	DESIGN APPROVAL	REVISION DESIGN REVIEW	FINAL APPROVAL	ISS SET	12 SEP 12	30 DEC 10	1 FEB 12	16 FEB 12	1 JUN 12
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A0.4											
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S1.3											
S1.4											
S2.0											
S2.1											
S2.2											
S2.3											

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ARCHITECT
BRENNER DESIGN

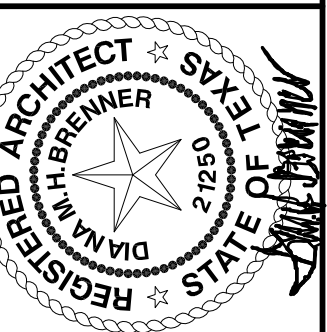
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SHEET NO.
Ao.o

COVER SHEET
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1 JUN 13

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