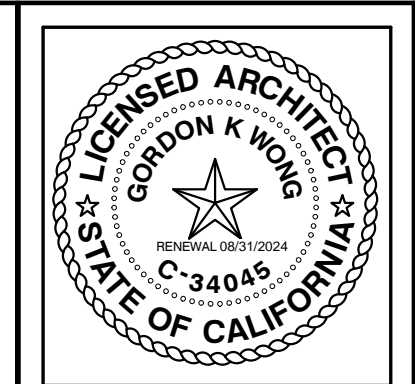
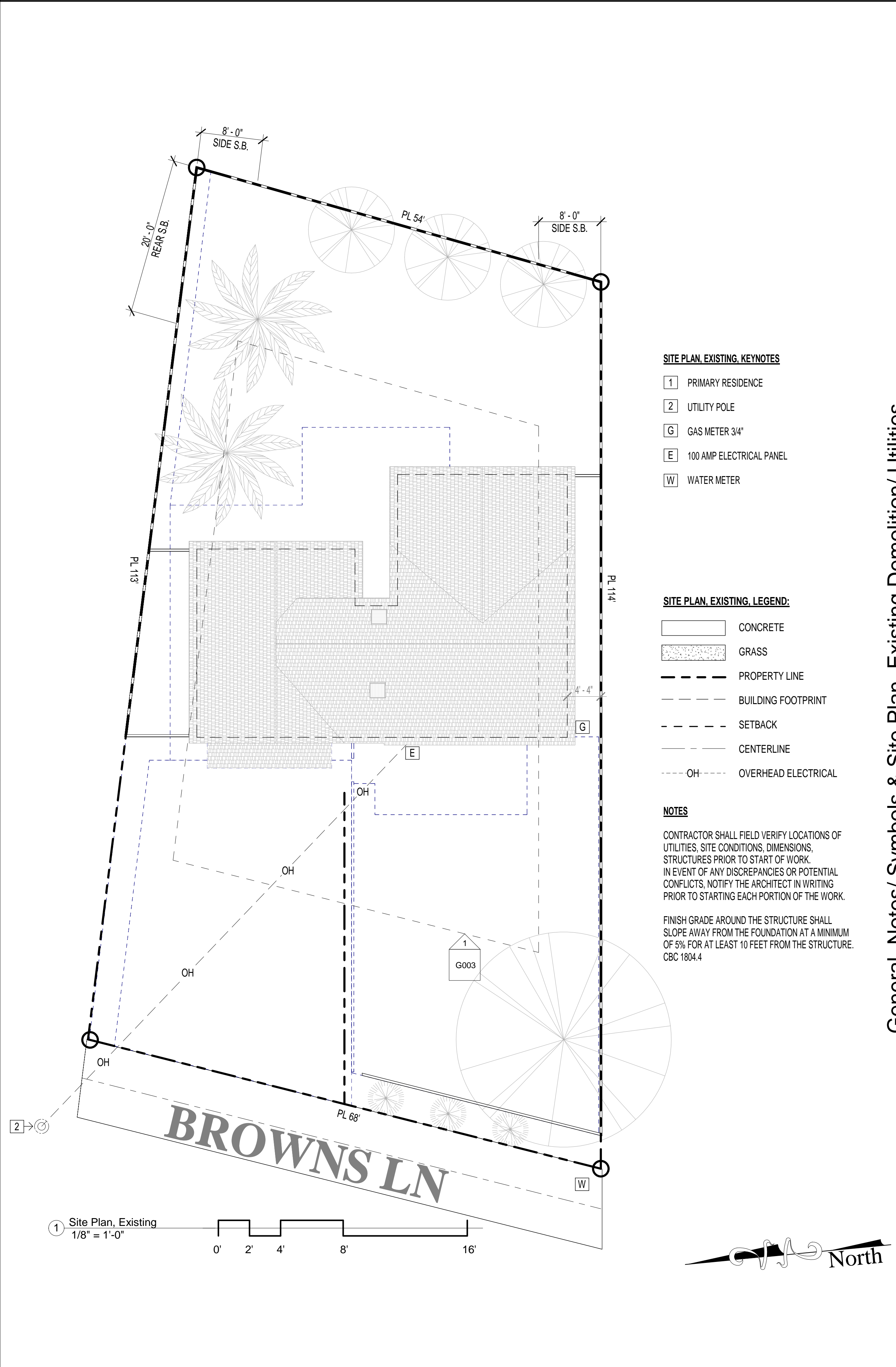


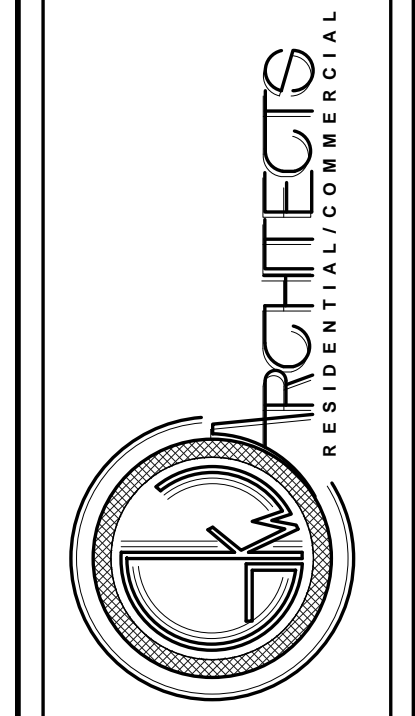
ABBREVIATIONS		GENERAL NOTES	
<b>A</b>	ABOVE	<b>N</b>	NEW
ABV	ASPHALT CONCRETE	(N)	NORTH
AC	AREA DRAIN	NIC	NOT IN CONTRACT
AD	ADDITIONAL	NOM	NOMINAL
ADDL	ABOVE FINISH FLOOR	NP	NO PARKING
AFF	ASPHALT	NR	NON-RATED
ASPH		NTS	NOT TO SCALE
<b>B</b>	BITUMINOUS	<b>O</b>	OVERALL
BITUM	BACKING	OA	ON CENTER
BKG	BUILDING	OC	OUTSIDE DIAMETER/ DIMENSION
BLDG	BEAM	OD	OWNER FURNISHED CONTRACTOR
BM	BACKER ROD	OF	INSTALLED
BR	BUILT-UP-ROOF	OF	OWNER FURNISHED OWNER INSTALL
BUR	BEDROOM	<b>P</b>	PENETRATION
BDR	BOTTOM OF WALL	PENN	PERFORATED
BW		PERF	PERPENDICULAR
<b>C</b>	CABINET	PL	PLATE
CAB	CATCH BASIN	PL	PROPERTY LINE
CB	CEMENT	PLAS	PLASTER
CEM	CUBIC FOOT	PLBG	PLUMBING
CF	CONTROL JOINT	PLWD	PLYWOOD
CJ	CLOSET	PNL	PANEL
CL	CENTERLINE	POC	POINT OF CONNECTION
CTL	CEILING	PP	PERMEABLE PAVERS
CLG	CONCRETE	PREFAB	PREFABRICATED
CONC	CARPET	PSF	POUNDS PER SQUARE FOOT
CPT		PSI	POUNDS PER SQUARE INCH
<b>D</b>	DECK	PTD	PAINTED
D	DRAIN	PTR	PRESSURE TREATED
DR		PTRWQD	PRESSURE TREATED WOOD
<b>E</b>	EXISTING	<b>Q</b>	QUANTITY
(E)	EAST	QTY	
E	ELECTRICAL	<b>R</b>	REVEAL OR RISER
ELEC	ELECTRICAL PANEL	RAD	RADIUS
EP	EXTERIOR	RCP	REINFORCED CONCRETE PIPE
EXT		RD	ROOF DRAIN
<b>F</b>	FOUNDATION	REF	REFERENCE
FDN	FIRE HYDRANT	REFL	REFLECTED
FH	FINISH	REFR	REFRIGERATOR
FIN	FINISH FLOOR	RET	RETAINING OR RETARDANT
FF	FLOW LINE	REG	REGISTER
FL	FLUORESCENT	RO	ROUGH OPENING
FLUOR	FACE OF CONCRETE	<b>S</b>	SEE CIVIL DRAWINGS
FOC	FACE OF FINISH	SCD	SCHEDULE
FOF	FACE OF STUD	SCHD	STORM DRAIN
FOS	FIRE RATED	SD	SECTION
FR	FLOOR SINK	SECT	SEE ELECTRICAL DRAWINGS
FS	FIRE SPRINKLER	SED	SQUARE FOOT OR FEET
FSL	FOOTING	SF	SHOWER
FTG	FURRING	SHR	SHEET
FJRR		SHT	SHEATHING
<b>G</b>	GALVANIZED	SHTG	SIMILAR
GALV	GENERAL CONTRACTOR	SIM	SEISMIC JOINT
GC	GLASS	SJ	SEALANT
GL	GROUND	SL	SEE LANDSCAPE DRAWINGS
GND	GYPNUM WALL BOARD	SLD	SHEET METAL
GWB	GYSUM	SM	SEE MECHANICAL DRAWINGS
GYP		SMD	SOFFIT
<b>H</b>	HARDBOARD	SOF	SLAB ON GRADE
HBD	HEADER	SOG	SEE PLUMBING DRAWINGS
HDR	HARDWARE	SPD	SPECIFICATION
HDWR	HARDWOOD	SPD	SQUARE
HDWD	HEATER	SS	SANITARY SEWER
HTR	HEATING, VENT. & A.C.	SSD	SEE STRUCTURAL DRAWINGS
HVAC		STC	SOUND TRANSMISSION COEFFICIENT
<b>I</b>	INCH	STD	STANDARD
IN	INCANDESCENT	STL	STEEL
INCAND	INSULATION	STOR	STORAGE
INSUL	INTERIOR	STR	STRUCTURAL
INT	INVERT	STR	STRUCTURAL
INV		SY	SQUARE YARD
<b>J</b>	JOIST	<b>T</b>	TOP AND BOTTOM
JST	JOINT	T&B	TONGUE AND GROOVE
JT		T&G	TOP OF CURB
<b>K</b>	KIPS	TC	TOP OF CONCRETE
K	KITCHEN	TOC	TOP OF PAVING
KIT	KICK PLATE	TOS	TOP OF STEEL
KP		TRD	TREAD
<b>L</b>	LOCATION	TW	TOP OF WALL
LOC	LIGHT	<b>U</b>	UNDERWRITERS LABORATORIES
LT		UL	UTILITIES
<b>M</b>	MACHINE BOLT	UTIL	
MB	MEDIUM DENSITY FIBERBOARD	<b>V</b>	VITREOUS CLAY PIPE
MDF	MECHANICAL	VCP	VERTICAL
MECH	MEMBRANE	VERT	VENT THROUGH ROOF
MEMB	METAL	VTR	
MET	MANHOLE	<b>W</b>	WEST OR WIDTH
MH	MISCELLANEOUS	W	WATER CLOSET
MSC	MOUNTED	WC	WOOD
MTD	METAL	WD	WINDOW
MTL		WDW	WITHOUT
		W/O	WATER PROOF
		WP	WORKING POINT
		WPT	WATER RESISTANT
		WR	

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GWK ARCHITECTS -- GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
- ANY EXISTING TO REMAIN SHALL BE IN GOOD CONDITION PRIOR TO THE PLANNING FINAL INSPECTION.
- NEW LANDSCAPING SHALL COMPLY WITH STATE WATER EFFICIENCY STANDARDS.

GRAPHIC SYMBOLS			
	CONCRETE PAD		BUILDING SECTION
	DETAIL REFERENCE		APPROXIMATE LINE OF WORK
	INTERIOR ELEVATION		WINDOW TYPE
	WALL TYPE		REVISION
	KEY NOTE		DATUM REFERENCE
	DOOR TYPE		REMOVE
	ROOM TAG		



**GORDON K WONG, ARCHITECT**  
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 GWK Architects.com



**Residential Remodel**  
**14340 Browns Ln**  
 Los Gatos, CA 95032

Revision Schedule		
Number	Description	Date

General, Notes/  
 Symbols & Site  
 Plan, Existing  
 Demolition/  
 Utilities

**G001**

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