

OWNER:  
**Karoly Nikolic & Eva Nikolic**  
 624 Lakemead Way  
 Emerald Hills, CA 94062

PROJECT:  
**Nikolic Residence**  
 703 Lakemead Way  
 Emerald Hills, CA 94062  
 APN: 068-091-330  
 068-091-290

PROJECT DESIGNER:  
**Mauricio Melchor**  
 1030 E 20th Street  
 Oakland, CA 94606  
 (510)335-5943  
 maurmelchor@gmail.com

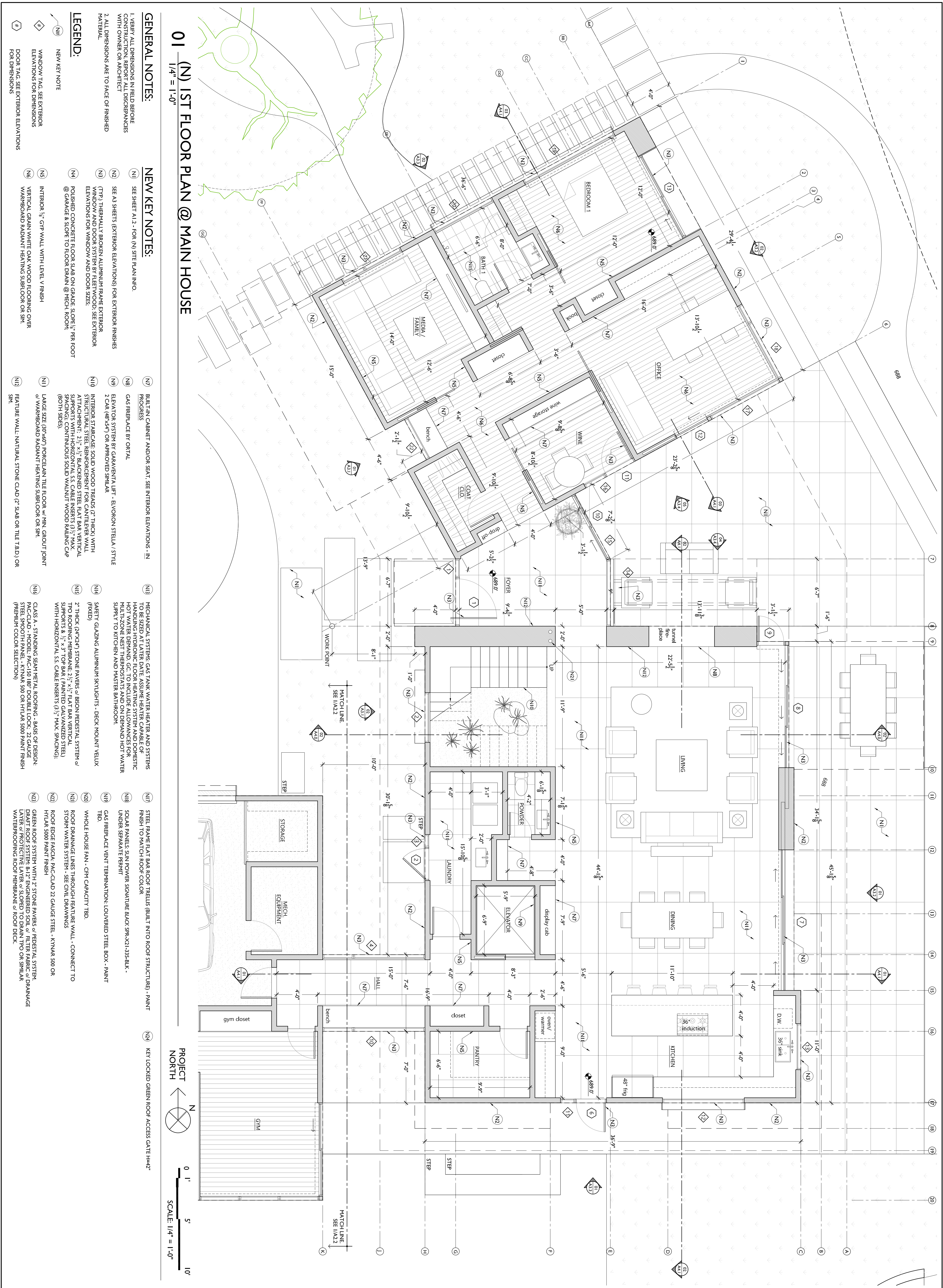
CONSULTANT TEAM:

DESIGN PHASE:  
**DESIGN REVIEW**  
 PLANNING APPLICATION

ISSUE / REVISION:  
 NO. DATE DESCRIPTION:  
 07/10/2017 PRELIMINARY PRICING  
 09/11/2017 DESIGN REVIEW APPLICATION

SHEET DESCRIPTION:  
**1st Floor Plan @ Main House**

**A2.1**



**01 (N) 1ST FLOOR PLAN @ MAIN HOUSE**  
 1/4" = 1'-0"

**GENERAL NOTES:**

1. VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES WITH OWNER ON ARCHITECT
2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL

**LEGEND:**

- (N1) NEW KEY NOTE
- (N2) WINDOW TAG. SEE EXTERIOR ELEVATIONS FOR DIMENSIONS
- (N3) DOOR TAG. SEE EXTERIOR ELEVATIONS FOR DIMENSIONS

**NEW KEY NOTES:**

- (N1) SEE SHEET A1.2 - FOR (N) SITE PLAN INFO.
- (N2) SEE A3 SHEETS (EXTERIOR ELEVATIONS) FOR EXTERIOR FINISHES (TYP.)
- (N3) THERMALLY BROKEN ALUMINUM FRAME EXTERIOR WINDOW AND DOOR SYSTEM BY REEF WOOD. SEE EXTERIOR ELEVATIONS FOR WINDOW AND DOOR SIZES.
- (N4) POLISHED CONCRETE FLOOR SLAB ON GRADE. SLOPE 1/4" PER FOOT @ GARAGE & SLOPE TO FLOOR DRAIN @ MECH. ROOM.
- (N5) INTERIOR 5/8" GYP WALL WITH LEVEL V FINISH
- (N6) VERTICAL GRAIN WHITE OAK WOOD FLOORING OVER WARMBOARD RADIANT HEATING SUBFLOOR OR SIM.
- (N7) BUILT-IN CABINET AND/OR SEAT. SEE INTERIOR ELEVATIONS - FIN PROGRESS
- (N8) GAS FIREPLACE BY ORTAL
- (N9) ELEVATOR SYSTEM BY GARAVENTA LIFT - EVOKSON STELLA / STYLE 2 CAR (8'x3'4") OR APPROVED SIMILAR
- (N10) INTERIOR STAIRCASE: SOLID WOOD TREADS (2" THICK) WITH ATTACHMENT: 1 1/2" x 1/2" BLACKENED STEEL FLAT BAR VERTICAL SPACING CONTINUOUS SOLID VALUET WOOD PAINTING CAP (BOTH SIDES)
- (N11) LARGE SIZE 60"x60" PORCELAIN TILE FLOOR w/ MIN. GROUT JOINT @ WARMBOARD RADIANT HEATING SUBFLOOR OR SIM.
- (N12) FEATURE WALL: NATURAL STONE CLAD (2" SLAB OR TILE 1" B.D.) OR SIM.
- (N13) MECHANICAL SYSTEMS: GAS TANK WATER HEATER AND SYSTEMS ON 2ND FLOOR. WATER PUMP AND PRESSURE TANK ON 2ND FLOOR. HOT WATER DEMAND. GC. TO INCLUDE ALLOWANCES FOR MULTI-ZONE HEAT THERMOSTATS AND ON DEMAND HOT WATER SUPPLY TO KITCHEN AND MASTER BATHROOM.
- (N14) SAFETY GLAZING ALUMINUM SKYLIGHTS - DECK MOUNT VELLUX (FIXED)
- (N15) 2" THICK (24"x24") STONE PAVERS @ BISON PEDESTAL SYSTEM @ TPO ROOFING MEMBRANE. 2 1/2" x 1/2" FLAT BAR VERTICAL SUPPORTS & 1/2" x 3" TOP BAR (PAINTED GALVANIZED STEEL) WITH HORIZONTAL SS CABLE INSERTS @ 5" MAX. SPACING.
- (N16) CLASS A - STANDING SEAM METAL ROOFING - BASIS OF DESIGN: PAC-CLAD - MODEL PAC-150 18" DOUBLE LOCK. 22 GAUGE STEEL SMOOTH PANEL - KYNAR 500 OR HYLAR 5000 PAINT FINISH (PREMIUM COLOR SELECTION)
- (N17) STEEL RAWE FLAT BAR ROOF TRELLIS (BUILT INTO ROOF STRUCTURE) - PAINT FINISH TO MATCH ROOF COLOR
- (N18) SOLAR PANELS: SUN POWER SIGNATURE BLACK 50x21.535-BLK - UNDER SEPARATE PERMIT
- (N19) GAS FIREPLACE VENT TERMINATION: LOUVERED STEEL BOX - PAINT TBD.
- (N20) WHOLE HOUSE FAN - CFM CAPACITY TBD.
- (N21) ROOF DRAINAGE LINES THROUGH FEATURE WALL - CONNECT TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS
- (N22) ROOF EDGE FASCIA PAC-CLAD 22 GAUGE STEEL - KYNAR 500 OR HYLAR 5000 PAINT FINISH
- (N23) GREEN ROOF SYSTEM WITH 2" STONE PAVERS @ PEDESTAL SYSTEM. DRAIN ROOF SYSTEM 8.127 ENGINEER SOIL @ FILTER FABRIC @ DRAINAGE LAYER @ PROTECTIVE LAYER @ SLOPED TO DRAIN TPO OR SIMILAR WATERPROOFING ROOF MEMBRANE @ ROOF DECK





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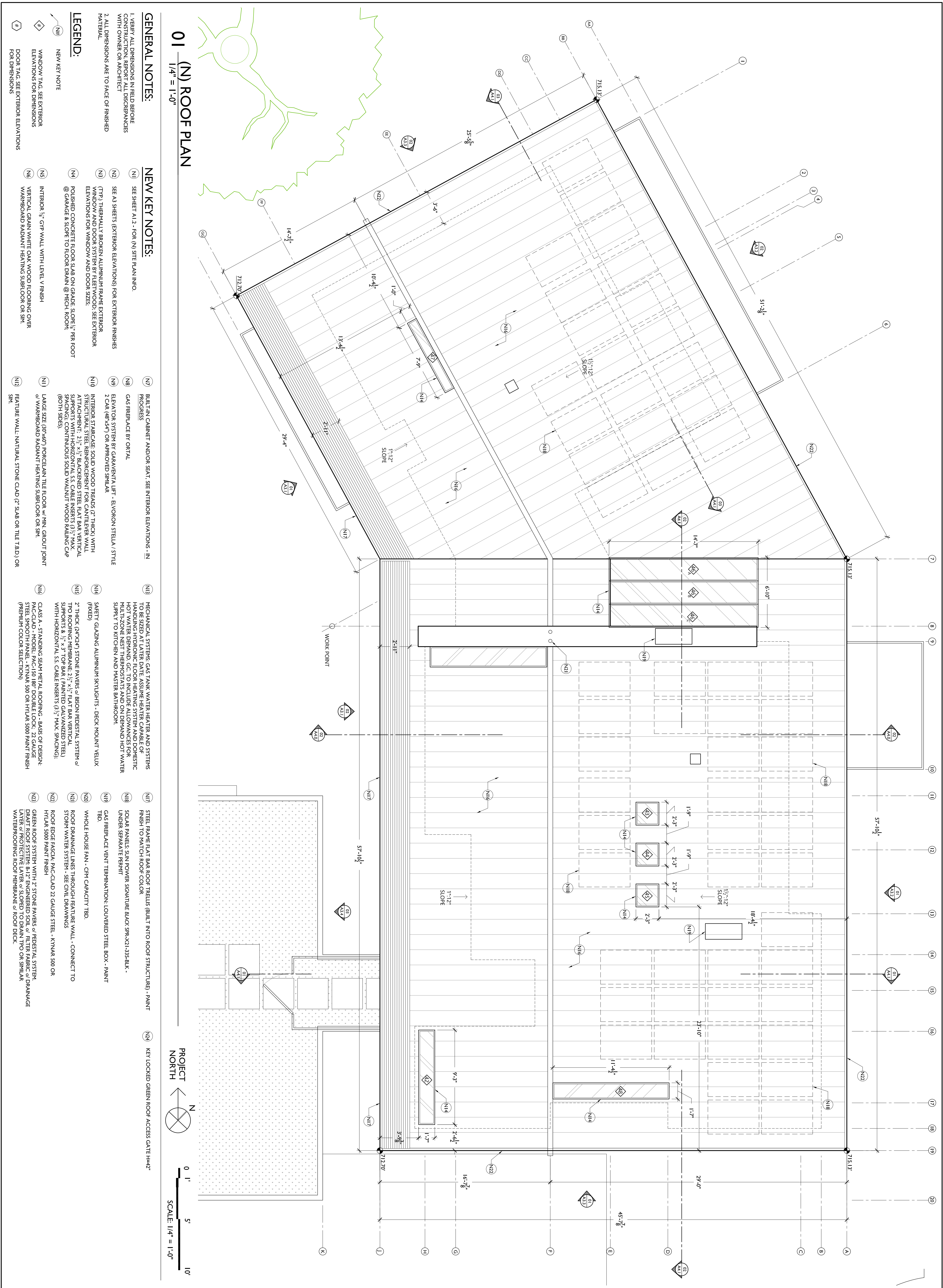
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**Roof Plan**

**A2.5**



# 01 (N) ROOF PLAN

1/4" = 1'-0"

## GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES WITH OWNER ON ARCHITECT
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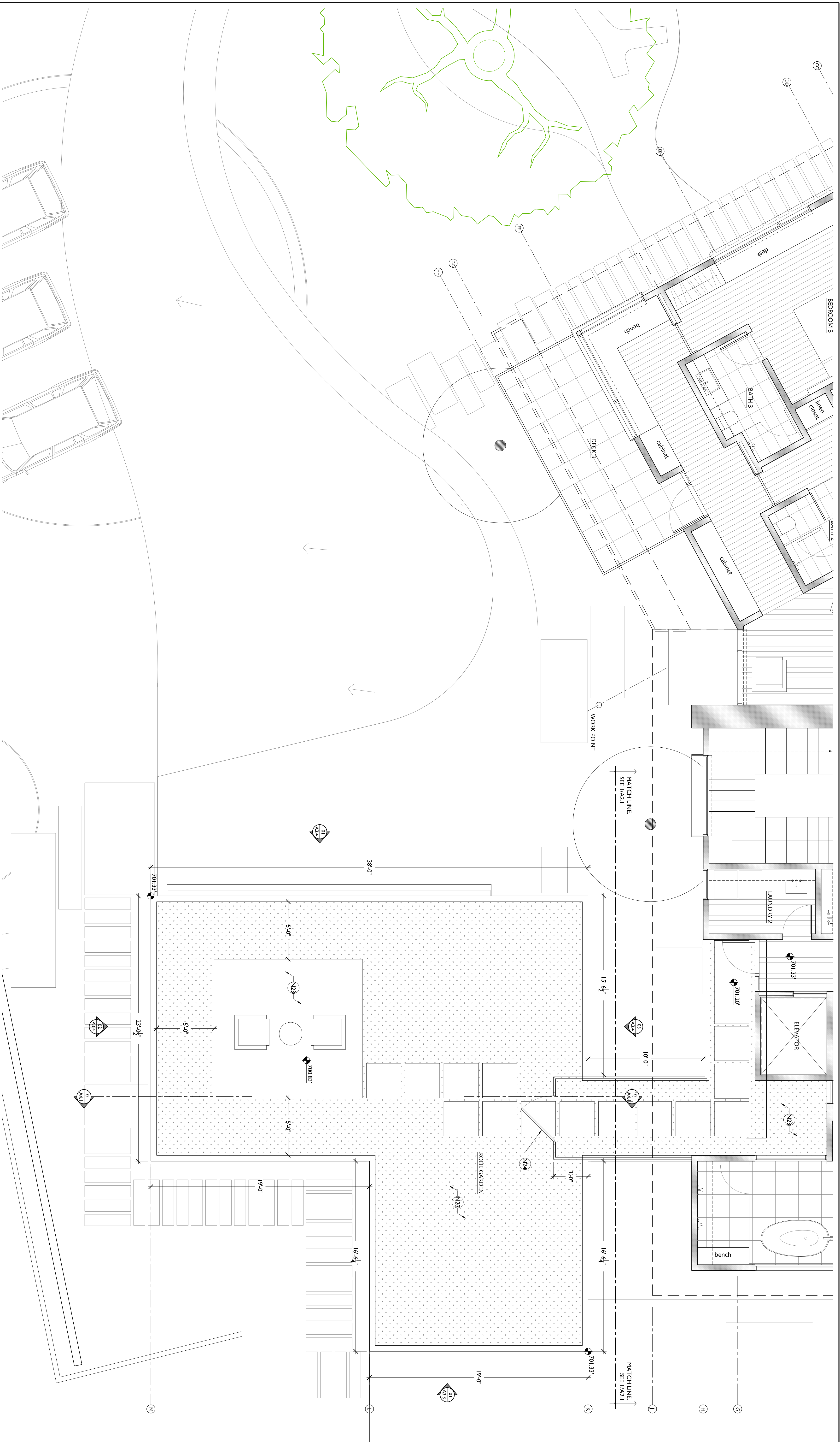
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- (N3) POLISHED CONCRETE FLOOR SLAB ON GRADE. SLOPE 1/4" PER FOOT @ GARAGE & SLOPE TO FLOOR DRAIN @ MECH. ROOM.
- (N4) INTERIOR 5/8" GYP WALL WITH LEVEL V FINISH
- (N5) VERTICAL GRAIN WHITE OAK WOOD FLOORING OVER WARMBOARD RADIANT HEATING SUBFLOOR OR SIM.
- (N6) WINDOW TAG. SEE EXTERIOR ELEVATIONS FOR DIMENSIONS
- (N7) BUILT-IN CABINET AND/OR SEAT. SEE INTERIOR ELEVATIONS - IN PROGRESS
- (N8) GAS FIREPLACE BY ORTAL
- (N9) ELEVATOR SYSTEM BY GAAVAVENTA LIFT - EVOKSON STELLA / STYLE 2 CAR (8'x5'4") OR APPROVED SIMILAR
- (N10) INTERIOR STAIRCASE. SOLID WOOD TREADS (2" THICK) WITH ATTACHMENT: 1 1/2" x 1/2" BLACKENED STEEL FLAT BAR VERTICAL SPACING CONTINUOUS SOLID WALNUT WOOD FLOORING CAP (BOTH SIDES)
- (N11) LARGE SIZE 60"x60" PORCELAIN TILE FLOOR w/ MIN. GROUT JOINT @ WARMBOARD RADIANT HEATING SUBFLOOR OR SIM
- (N12) FEATURE WALL: NATURAL STONE CLAD (2" SLAB OR TILE T.B.D.) OR SIM.
- (N13) MECHANICAL SYSTEMS: GAS TANK WATER HEATER AND SYSTEMS TO BE SIZED AND INSTALLED BY THE MECHANICAL CONTRACTOR. HOT WATER DEMAND: GC TO INCLUDE ALLOWANCES FOR MULTI-ZONE HEAT THERMOSTATS AND ON DEMAND HOT WATER SUPPLY TO KITCHEN AND MASTER BATHROOM.
- (N14) SAFETY GLAZING ALUMINUM SKYLIGHTS - DECK MOUNT VELLUX (FIXED)
- (N15) 2" THICK (24"x24") STONE PAVERS @ BISON PEDESTAL SYSTEM @ TPO ROOFING MEMBRANE. 2 1/2" x 1/2" FLAT BAR VERTICAL SUPPORTS & 1/2" x 3" TOP BAR (PAINTED GALVANIZED STEEL) WITH HORIZONTAL SS CABLE INSERTS @ 5" MAX. SPACING.
- (N16) CLASS A - STANDING SEAM METAL ROOFING - BARS OF DESIGN. PAC-CLAD MODEL PAC-50188 ROOF LOCK. 22 GAUGE ALUMINUM RAINWATER GUTTER WITH 5000 PAINT FINISH (PREMIUM COLOR SELECTION)
- (N17) STEEL RAWE FLAT BAR ROOF TRELLIS (BUILT INTO ROOF STRUCTURE) - PAINT FINISH TO MATCH ROOF COLOR
- (N18) SOLAR PANELS: SUN POWER SIGNATURE BLACK 5M-211332-BLK - UNDER SEPARATE PERMIT
- (N19) GAS FIREPLACE VENT TERMINATION: LOUVERED STEEL BOX - PAINT TBD.
- (N20) WHOLE HOUSE FAN - CFM CAPACITY TBD.
- (N21) ROOF DRAINAGE LINES THROUGH FEATURE WALL - CONNECT TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS
- (N22) ROOF EDGE FASCIA: PAC-CLAD 22 GAUGE STEEL - KYNAR 500 OR HYLAR 5000 PAINT FINISH
- (N23) GREEN ROOF SYSTEM WITH 2" STONE PAVERS @ PEDESTAL SYSTEM. DIRECT ROOF SYSTEM. 8:17 ENGINEERED SOIL FILTER FABRIC @ DRAINAGE LAYER @ PROTECTIVE LAYER @ SLOPED TO DRAIN TPO OR SIMILAR WATERPROOFING ROOF MEMBRANE @ ROOF DECK
- (N24) KEY LOCKED GREEN ROOF ACCESS GATE H=42"







# 01 (N) 2ND FLOOR PLAN @ GARAGE ROOF GARDEN

1/4" = 1'-0"

## GENERAL NOTES:

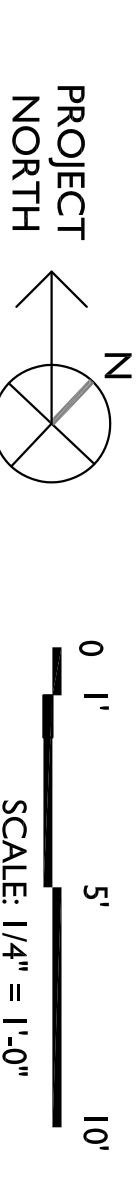
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## NEW KEY NOTES:

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- (N3) POLISHED CONCRETE FLOOR SLAB ON GRADE. SLOPE 1/4" PER FOOT @ GARAGE & SLOPE TO FLOOR DRAIN @ MECH. ROOMS.
- (N4) INTERIOR 5/8" GYP WALL WITH LEVEL V FINISH
- (N5) VERTICAL GRAIN WHITE OAK WOOD FLOORING OVER WARRIBOARD RADIANT HEATING SUBFLOOR OR SIM.
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- (N7) BUILT-IN CABINET AND/OR SEAT. SEE INTERIOR ELEVATIONS - IN PROGRESS
- (N8) GAS FIREPLACE BY ORTAL
- (N9) ELEVATOR SYSTEM BY GARAVENTA LIFT - EVOKON STELLA / STYLE 2 CAR (8'x5'4") OR APPROVED SIMILAR
- (N10) INTERIOR STAIRCASE: SOLID WOOD TREADS (2" THICK) WITH ATTACHMENT: 1 1/2" x 1/2" BLACKENED STEEL FLAT BAR VERTICAL SPACING 3" CONTINUOUS SOLID VALUET WOOD BALUSING CAP (BOTH SIDES)
- (N11) LARGE SIZE 60"x60" PORCELAIN TILE FLOOR w/ MIN. GROUT JOINT @ WARRIBOARD RADIANT HEATING SUBFLOOR OR SIM.
- (N12) FEATURE WALL: NATURAL STONE CLAD (2" SLAB OR TILE T.B.D.) OR SIM.
- (N13) MECHANICAL SYSTEMS: GAS TANK WATER HEATER AND SYSTEMS TO BE SPEC'D FOR DATE ASBUILT. THE SYSTEM SHALL BE CAPABLE OF MEETING ALL LOCAL AND STATE REQUIREMENTS FOR DOMESTIC HOT WATER DEMAND. GC TO INCLUDE ALLOWANCES FOR MULTI-ZONE HEAT THERMOSTATS AND ON DEMAND HOT WATER SUPPLY TO KITCHEN AND MASTER BATHROOM.
- (N14) SAFETY GLAZING ALUMINUM SKYLIGHTS - DECK MOUNT VELLUX (FIXED)
- (N15) 2" THICK (24"x24") STONE PAVERS @ BISON PEDESTAL SYSTEM @ TPO ROOFING MEMBRANE. 2 1/2" x 1/2" FLAT BAR VERTICAL SUPPORTS & 1/2" x 3" TOP BAR (PAINTED GALVANIZED STEEL) WITH HORIZONTAL SS CABLE INSERTS @ 5" MAX. SPACING.
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- (N21) ROOF DRAINAGE LINES THROUGH FEATURE WALL - CONNECT TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS
- (N22) ROOF EDGE FASCIA: PAC-CLAD 21 GAUGE STEEL - KTYNAR 500 OR HYLAR 5000 PAINT FINISH
- (N23) GREEN ROOF SYSTEM WITH 2" STONE PAVERS @ PEDESTAL SYSTEM. DRAIN ROOF SYSTEM 8:1/2" ENGINEERED SOIL FILTER FABRIC @ DRAINAGE LAYER @ PROTECTIVE LAYER @ SLOPED TO DRAIN TPO OR SIMILAR WATERPROOFING ROOF MEMBRANE @ ROOF DECK



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**2nd Floor Plan @ Garage Roof**

# A2.4



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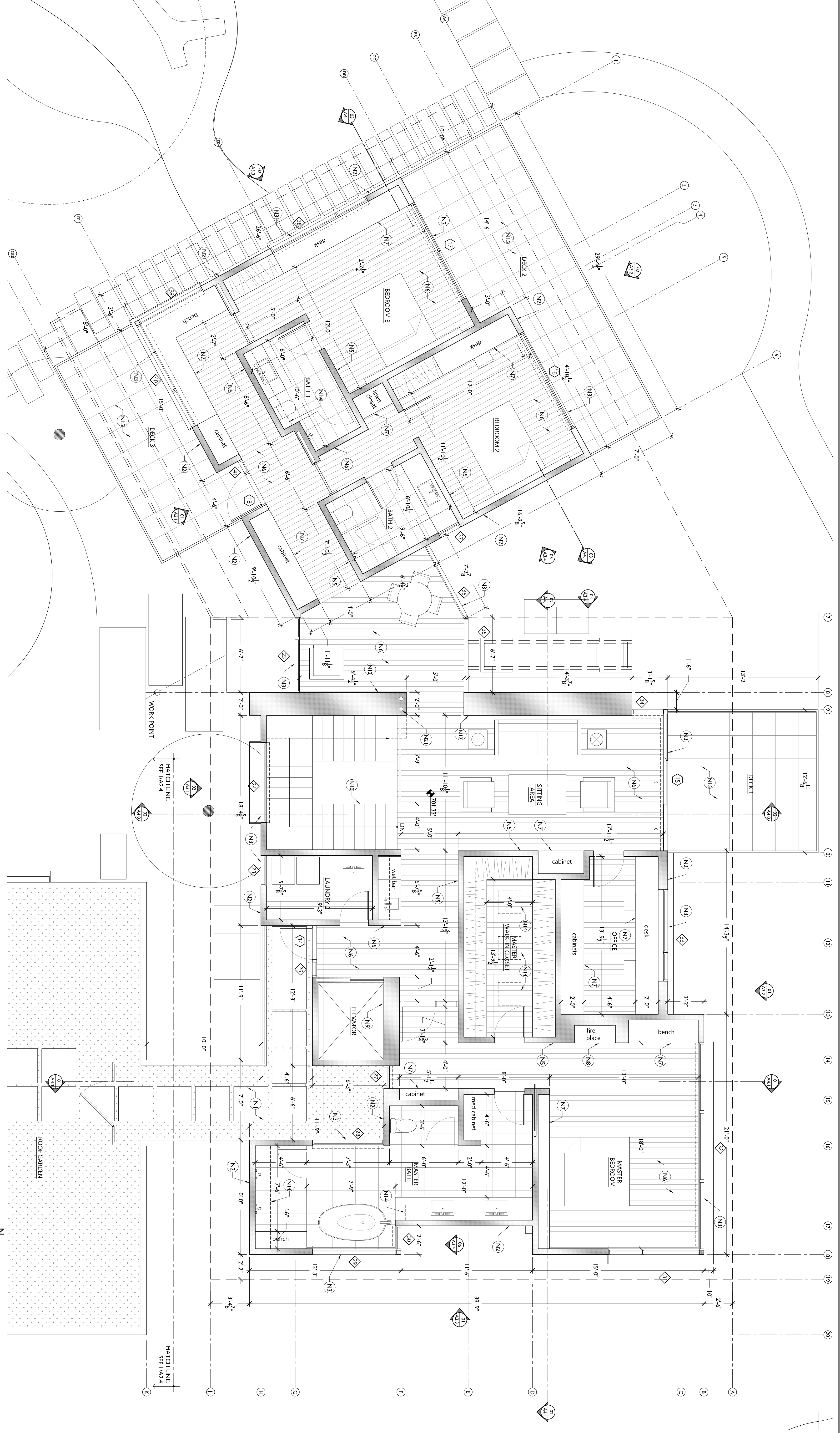
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**2nd Floor Plan  
 @ Main House**

**A2.3**



**01 (N) 2ND FLOOR PLAN @ MAIN HOUSE**  
 1/4" = 1'-0"

**GENERAL NOTES:**

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**LEGEND:**

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- (N9) GAS FIREPLACE BY ORTAL
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