



a project developed by:
Homes by Melrose Builders, LLC.

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CONCEPT COMMENCEMENT:	3.30.2020
CONCEPT APPROVAL:	7.17.2020
APPROVAL TO COMPLETE:	7.23.2020

Total Slab:	4995
Total Living:	3500

MELROSE BUILDERS, LLC.
4803 LOST CREEK LANE
LEAGUE CITY, TX.

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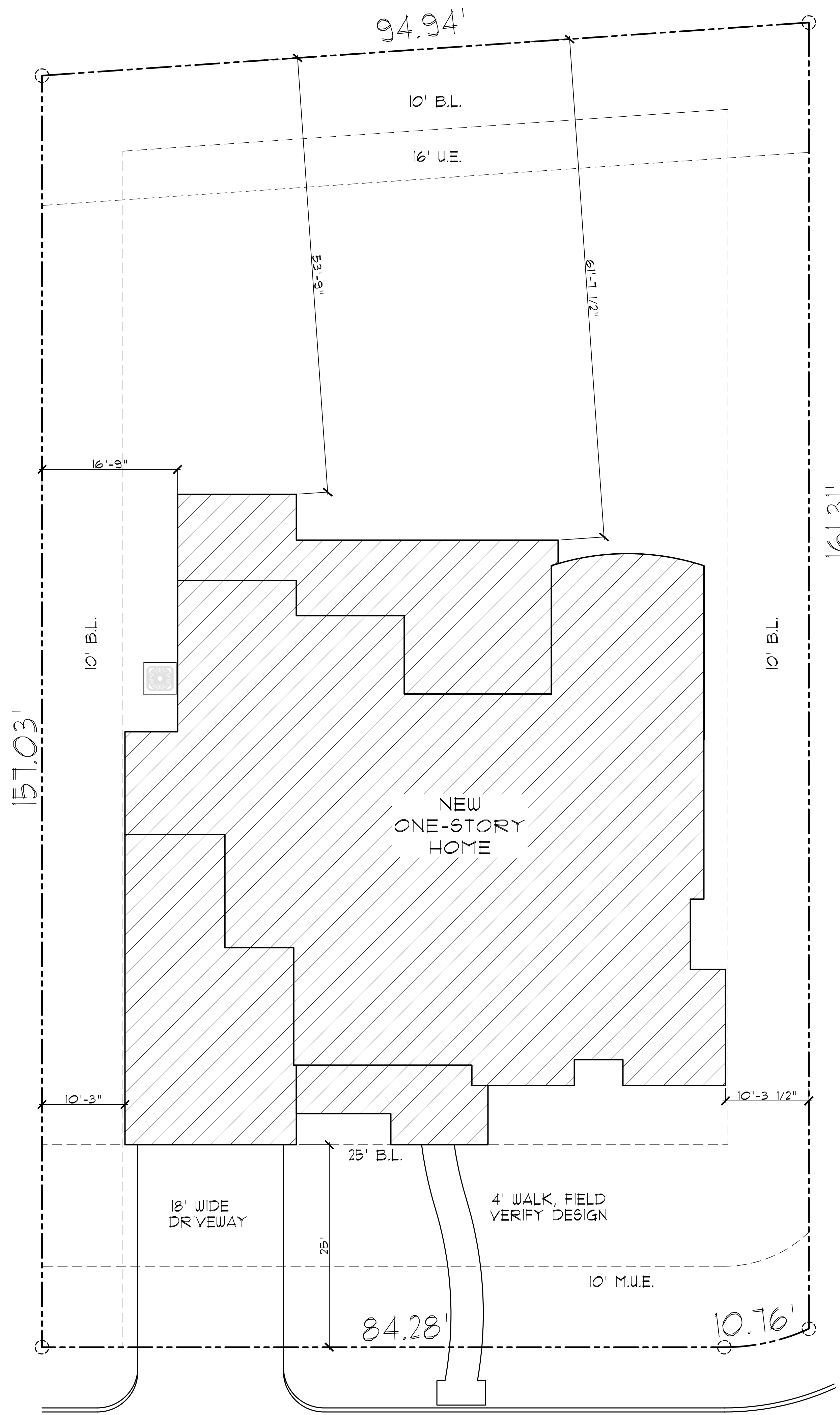
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SITE



LOST CREEK LANE

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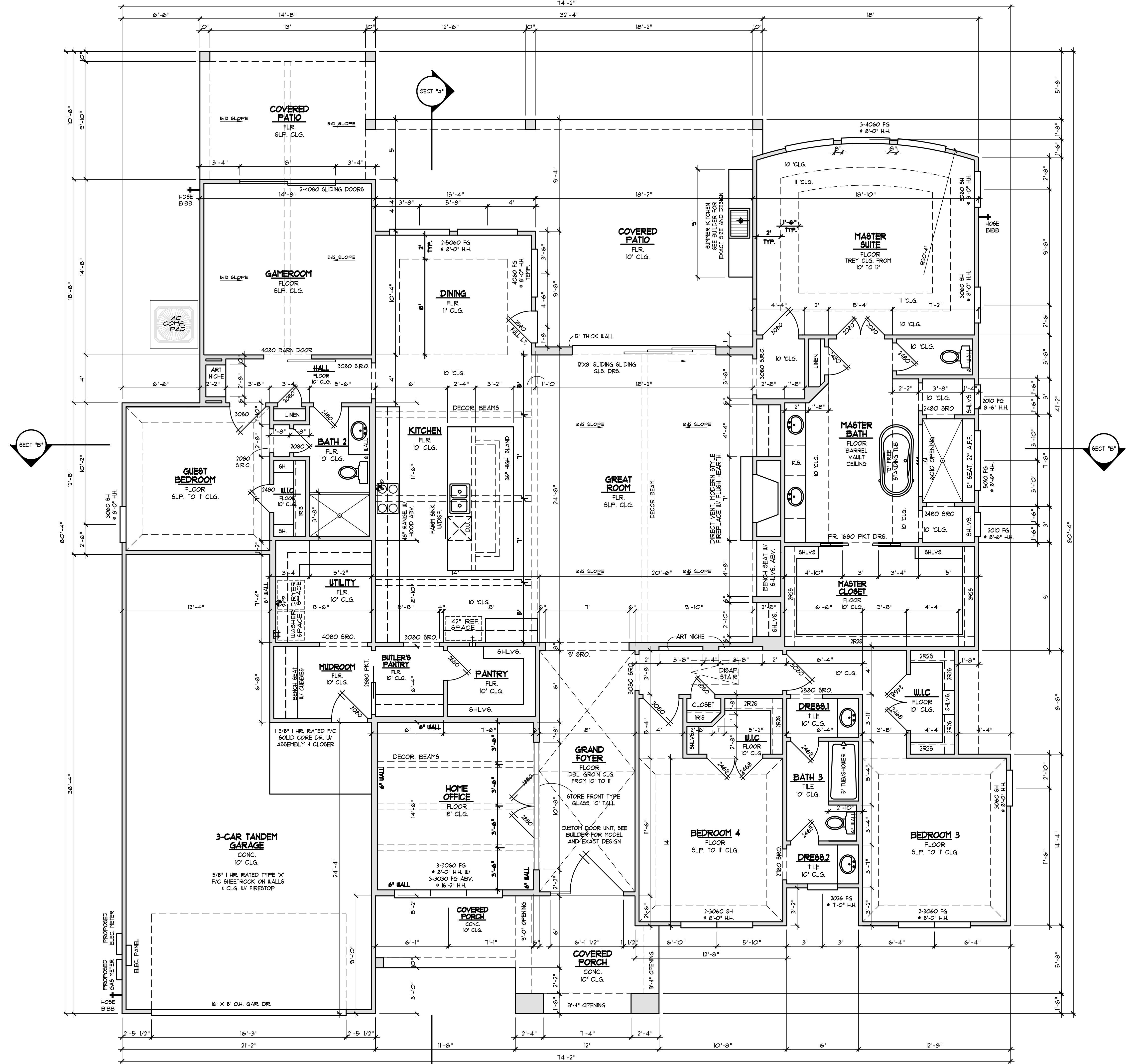
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FLR. 1

FLOOR PLAN GENERAL/ KEYED NOTES

- ATTIC ACCESS ROUGH OPENING 30"x54". STAIR CAPACITY A MINIMUM OF 350 POUNDS.
- GARAGE TO HAVE 5/8" TYPE 'X' GYPSUM BOARD ON ALL COMMON WALLS AND CEILING.
- ALL BEDROOM WINDOWS TO MEET EGRESS REQUIREMENTS.
- 44" MAXIMUM SILL HEIGHT IN ALL HABITABLE ROOMS.
- WINDOW OPENING LIMITING DEVICES AT WINDOWS WITHIN 24" OF FINISHED FLOOR WILL HAVE OPERABLE SECTIONS THAT SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE. DEVICES SHALL COMPLY WITH IRC 2009 R602.2.
- THIN SET TILE OVER CEMENT BACKER BOARD.
- GUTTERS AND DOWNSPOUTS AS REQUIRED, SEE BUILDER FOR DESIGN AND LOCATION.
- EXTERIOR WALLS SHALL COMPLY WITH IRC 2015 R703.1.1 WATER RESISTANCE. PROVIDE (1) ONE LAYER NO. 15 FELT (ASTM D226) TO SHEATHING PER R703.4.
- CONTRACTOR TO PROVIDE LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
- SHOWER STALL WALLS TO BE FINISHED WITH NON-ABSORBENT SURFACE TO A MINIMUM HEIGHT OF 12" ABOVE DRAIN INLET.
- CONTRACTOR TO PROVIDE VENTILATION TO ATTIC SPACES WITH AN EXHAUSTING POWERED FAN.
- PROVIDE HOT AND COLD WATER SUPPLY TO KITCHEN, BATHS, AND WASHER/DRYER UTILITY ROOM.
- FIREPLACE CHIMNEY (WHEN APPLICABLE) TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" APART.
- PROVIDE A 2 COMPARTMENT KITCHEN SINK, TO BE FURNISHED WITH DISPOSAL.
- ALL EXTERIOR WALLS AND MAIN CROSS STUDS PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR TO END AS POSSIBLE.
- INSULATION/ENERGY GUARD TO BE SPRAYED ON RAFTERS ABOVE LIVING SPACES.
- RIDGE VENTS AND VENTED SOFFITS TO BE USED ACCORDING TO COMMUNITY SPECS, SEE BUILDER.
- WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH, FRAMING TO BE PROTECTED WITH WATERPROOF PAPER.
- A LEVEL SURFACE SPACE A MIN. 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF EQUIPMENT IN ATTIC WHERE ACCESS IS REQUIRED. PROVIDE AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF IRC AND NOT LESS THAN 24" WIDE.
- ALL MILLWORK BY GENERAL CONTRACTOR. SEE BUILDER FOR SPECIFICS.
- PANTRY SHELVES: PROVIDE MIN. (4) 12" DEEP SHELVES THIS LOCATION.
- ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AS STATED IN R310.1.1, R310.2.2, AND R310.1.3.
- PROVIDE 48" RANGE/OVEN WITH HOOD MOUNTED ABOVE.
- WHEEL STOP/RAISED 3" CONCRETE STEP ENTIRE WIDTH OF GARAGE.
- TEMPERED GLASS SHOWER ENCLOSURE BY GENERAL CONTRACTOR.
- ISLAND TOP TO BE 36" HIGH, EXACT DESIGN WILL VARY.

PLAN AREAS (SQ FT)	
FIRST FLOOR (LIVING AREA)	3500
TOTAL LIVING	3500
REAR COVERED PATIO	629
COVERED PORCH/ ENTRY	183
GARAGE	683
TOTAL SLAB	4995
TOTAL COVERED AREA	4995



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

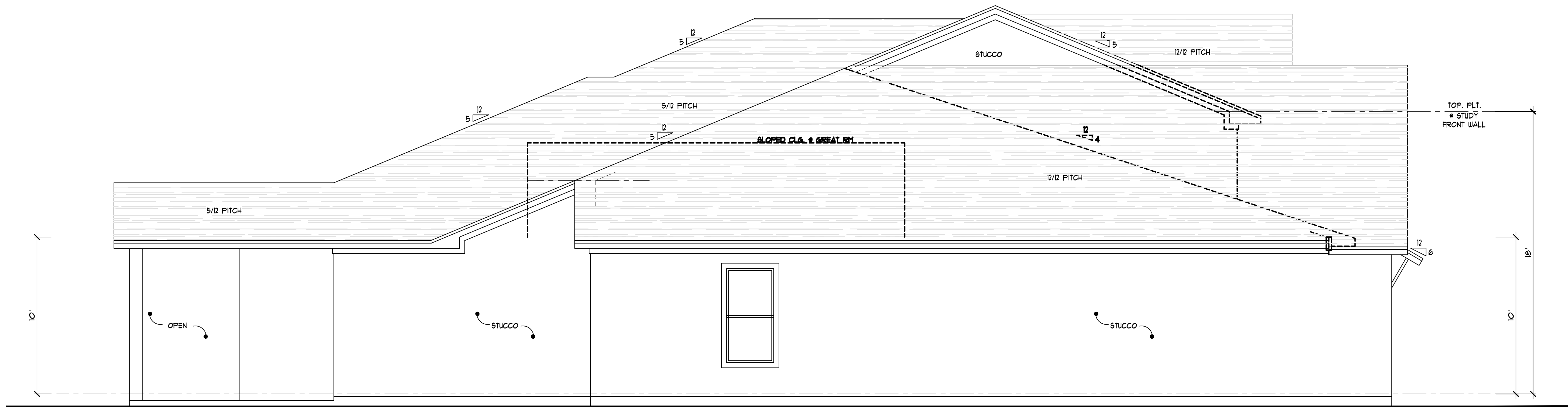
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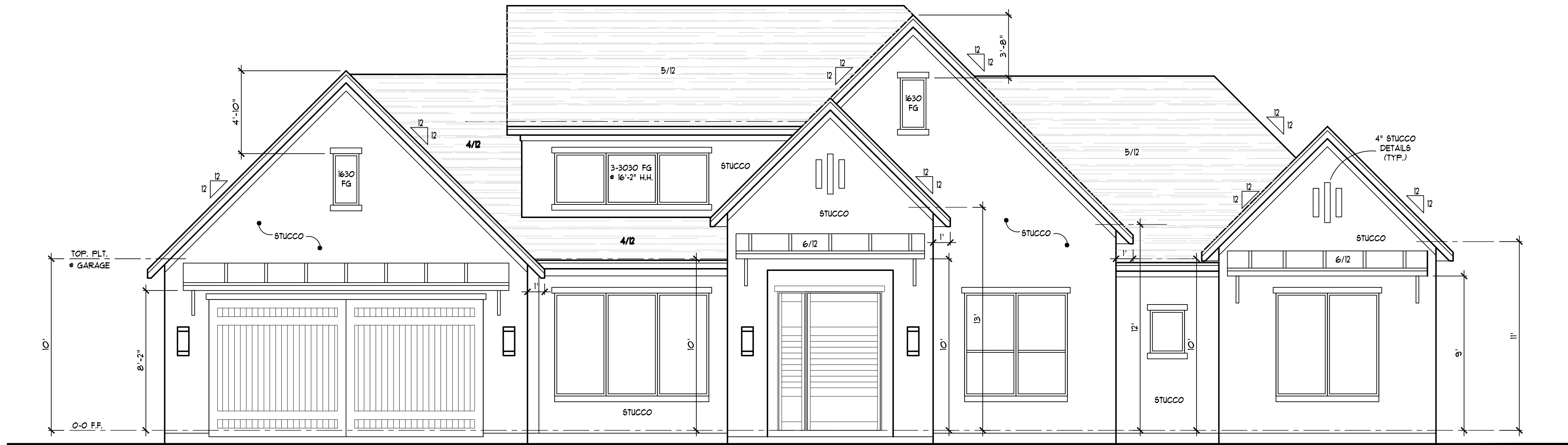
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LEFT ELEVATION
 SCALE: 1/4"=1'-0"



FRONT ELEVATION
 SCALE: 1/4"=1'-0"

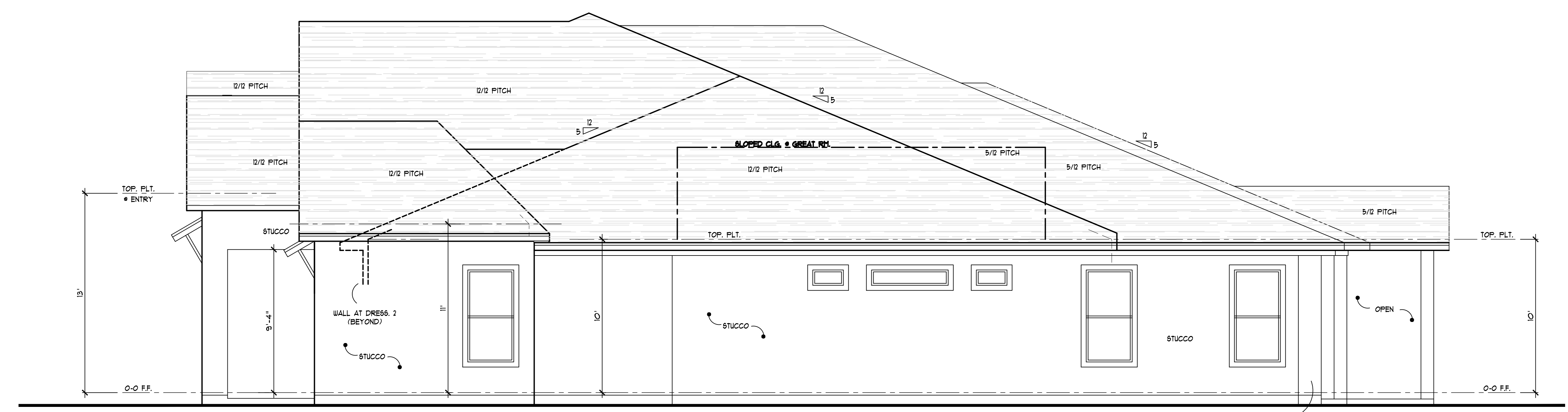
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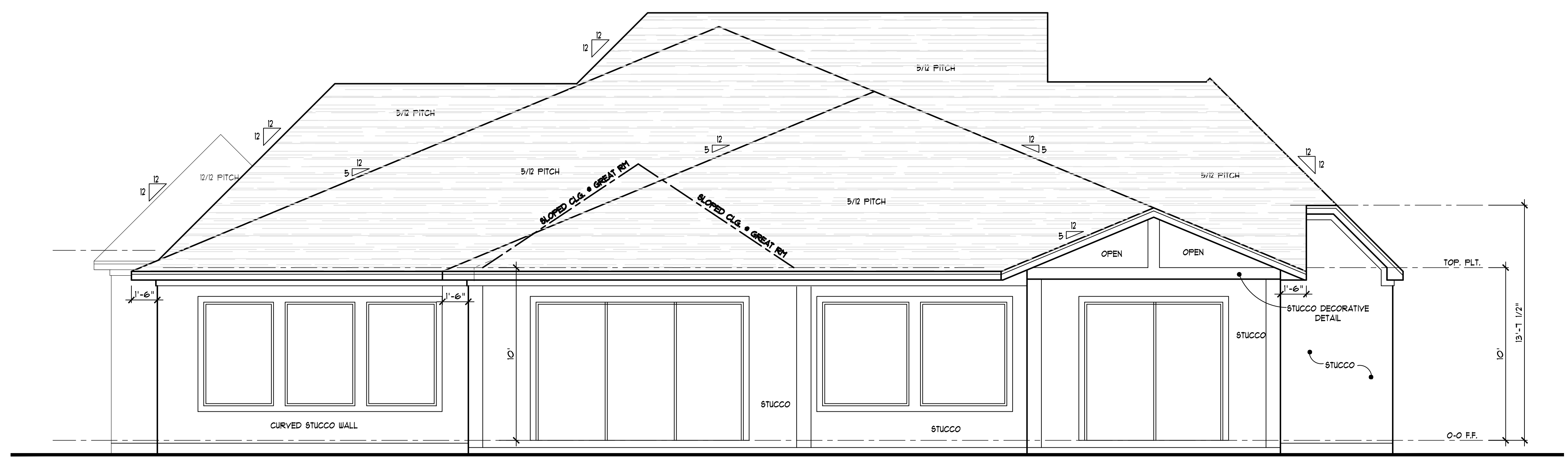
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RIGHT ELEVATION
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REAR ELEVATION
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ELECTRICAL LEGEND

(ALL RECEPTACLES TO BE TAMPER-RESISTANT)
 PER 2015 IRC : (R 4002.14)

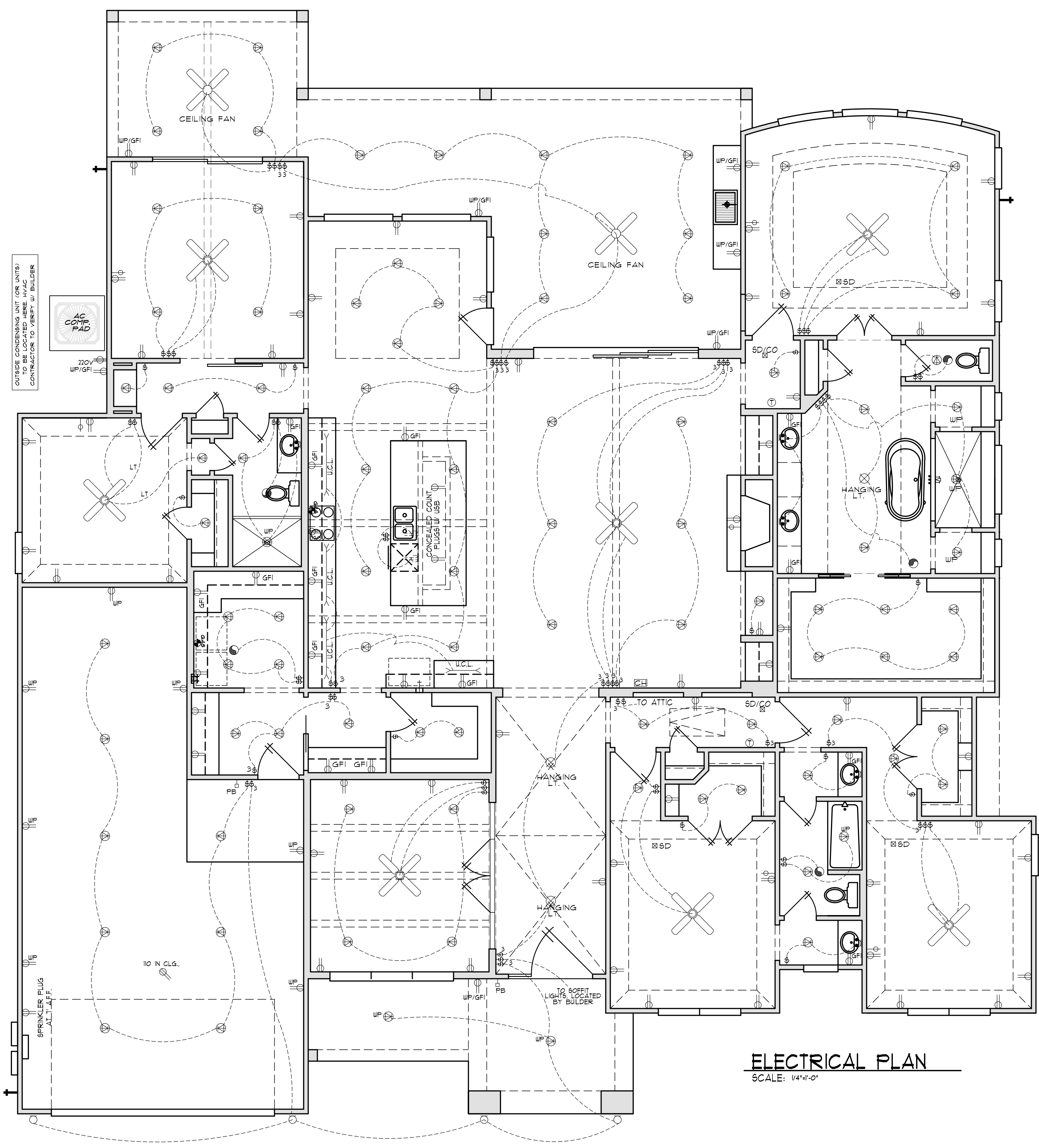
	110 VOLT RECEPTACLE		WATERPROOF RECESSED CAN LIGHT
	WATERPROOF RECEPTACLE		RECESSED EYEBALL SPOT LIGHT
	110 VOLT IN CLG.		LED LIGHT FIXTURE
	110 VOLT W/ GROUND FAULT INTERRUPTER		WALL MOUNTED LIGHT FIXTURE
	SOFFIT LT.		GROUND RECESSED UP-LIGHTS
	110 VOLT IN FLOOR - LOCATE W/ OWNER		PORCELAIN FIGURE W/ FULL CORD
	220 VOLT RECEPTACLE		FLOOD LIGHTS
	TELEVISION ANTENNA		EXHAUST FAN
	NETWORK DROP, ALLOW FOR TEL, CATV, CAT6		EXHAUST FAN W/ LIGHT
	GAS OUTLET		EXHAUST FAN W/ HEAT LAMP
	HOSE BIB		EXHAUST FAN W/ HEAT LAMP & LT.
	TELEPHONE OUTLET		KEYLESS CEILING MOUNTED LIGHT
	SINGLE POLE SWITCH		UNDER COUNTER LIGHT
	THREE WAY SWITCH		ZONE SENSOR
	FOUR WAY SWITCH		CEILING FAN
	DIMMER SWITCH		CEILING FAN W/ LIGHT
	PUSH BUTTON		CEILING LIGHT W/ FUTURE FAN
	SMOKE DETECTOR		FLUORESCENT LIGHT
	THERMOSTAT		FLUORESCENT LIGHT
	DOORBELL CHIMES		
	CEILING MOUNTED LIGHT FIGURE		
	HANGING LIGHT		
	RECESSED CAN LIGHT		
	SPEAKER		
	SECURITY CAMERA		

ELECTRICAL GENERAL NOTES:

- IN COMPLIANCE WITH 2015 IRC/2014NEC
- SMOKE ALARMS SHALL COMPLY WITH SECT. R314 PER 2015 IRC
 - ALL WIRING MUST BE COPPER.
 - 8 GENERAL OUTLETS PER CIRCUIT.
 - 12/2 WIRE ON ALL GENERAL CIRCUITS.
 - 12/2 WIRE MAY BE USED FOR SWITCH LEGS ONLY.
 - FANS SHALL BE WIRED WITH NO. 12 WIRE.
 - LIGHTS SHALL BE 8'-0" MIN. & PROTECTED OVER TUB & SHOWER.
 - NO SWITCH SHALL BE WITH 5' MIN. REACH OF ANY TUB OR SHOWER.
 - ALL OUTLETS TO BE ARC FAULT PROTECTED.
 - ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. (E3902.11) ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 - REFERENCE ELEVATION PAGES FOR LOCATIONS OF POWER ATTIC VENT PRE-WIRES.
 - CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECT. R315 PER 2015 IRC

ADDITIONAL ELECTRICAL NOTES:

- PRE-WIRE FOR SECURITY = CATEGORY 6 CABLE.
- PRE-WIRE FOR OUTDOOR SPEAKERS = SEE BUILDER
- PHONE LINES = CATEGORY 5 FOUR TWISTED PAIR.
- TV/CABLE = RG-6 CABLE.
- PRE-WIRE SURROUND SOUND @ LIVING ROOM. SEE BUILDER
- ALLOW FOR A MIN. OF 4 GFI PLUGS IN ATTIC.
- 220V/GAS FOR W/H IN MECHANICAL ROOM. VERIFY LOCATION.
- ELECT. CONDUIT FOR F.P.'S LOCATED BY OWNER PRIOR TO CONSTRUCTION.



ELECTRICAL PLAN
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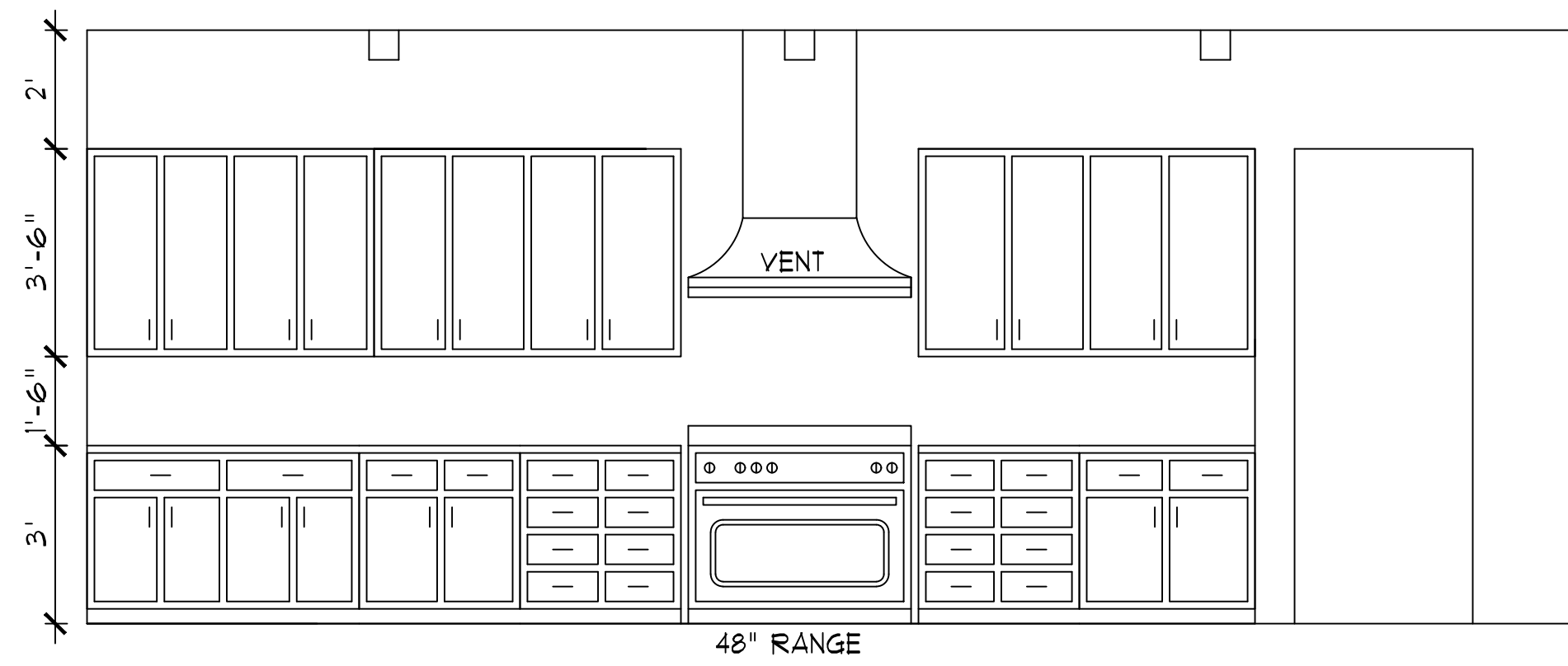
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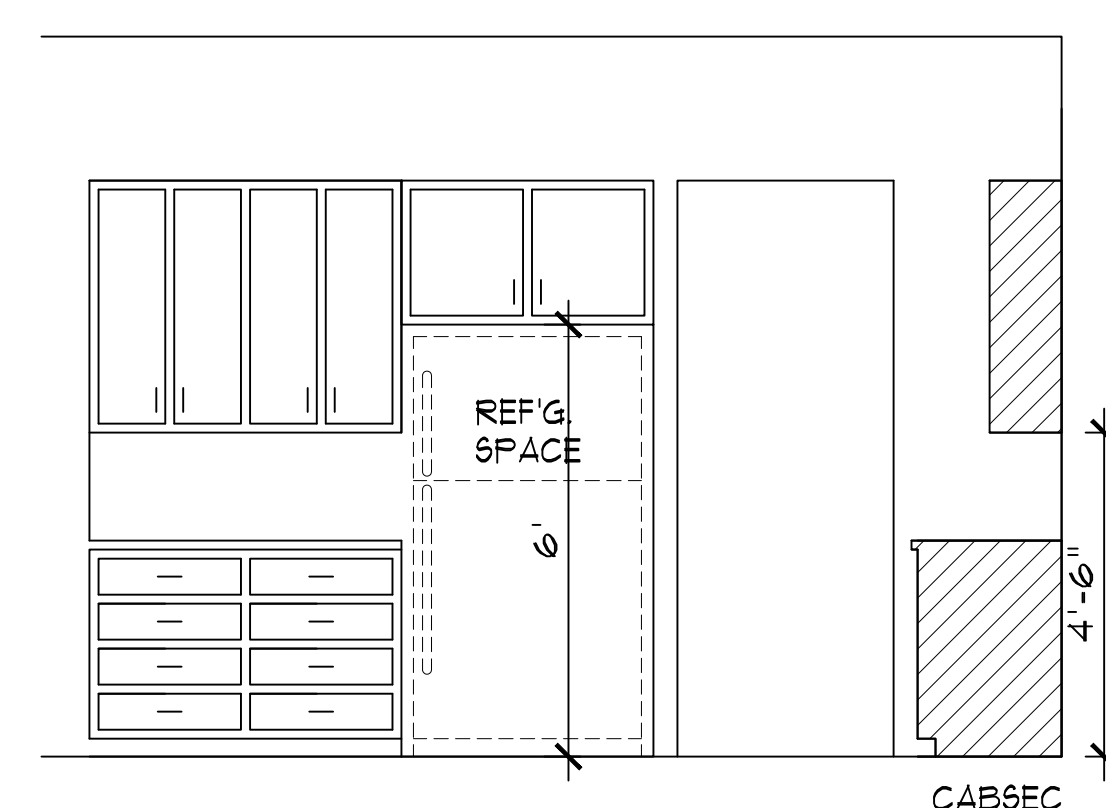
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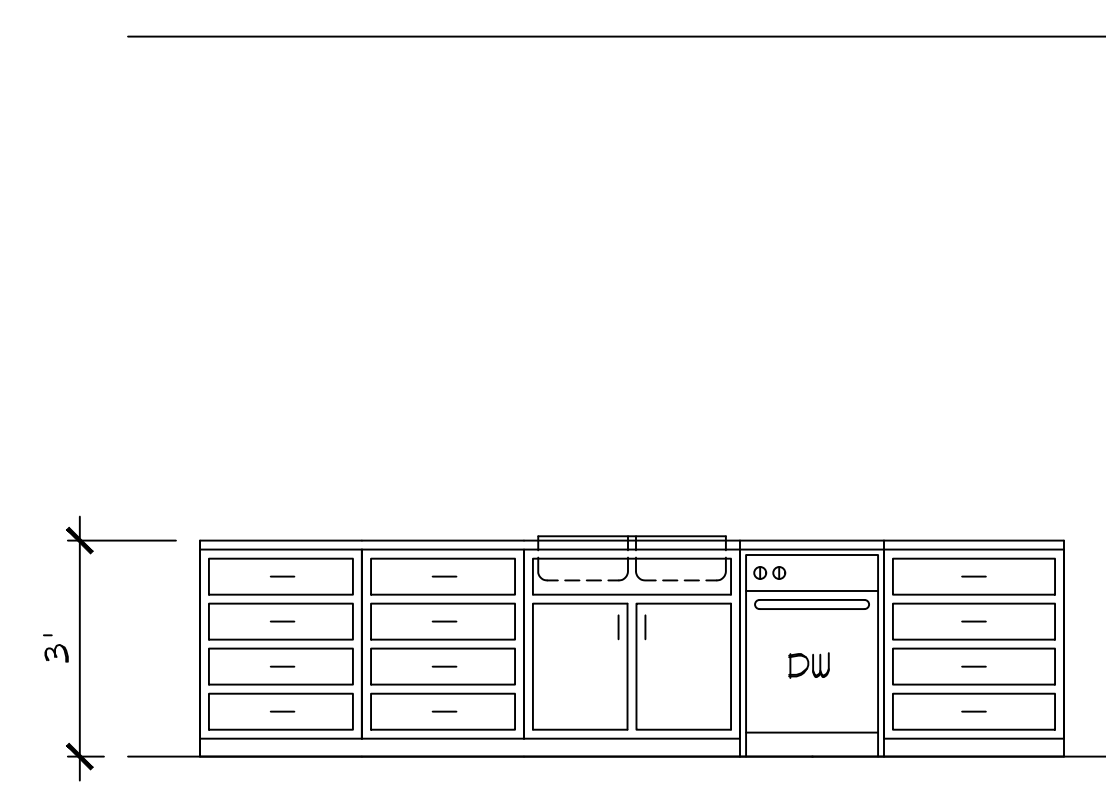
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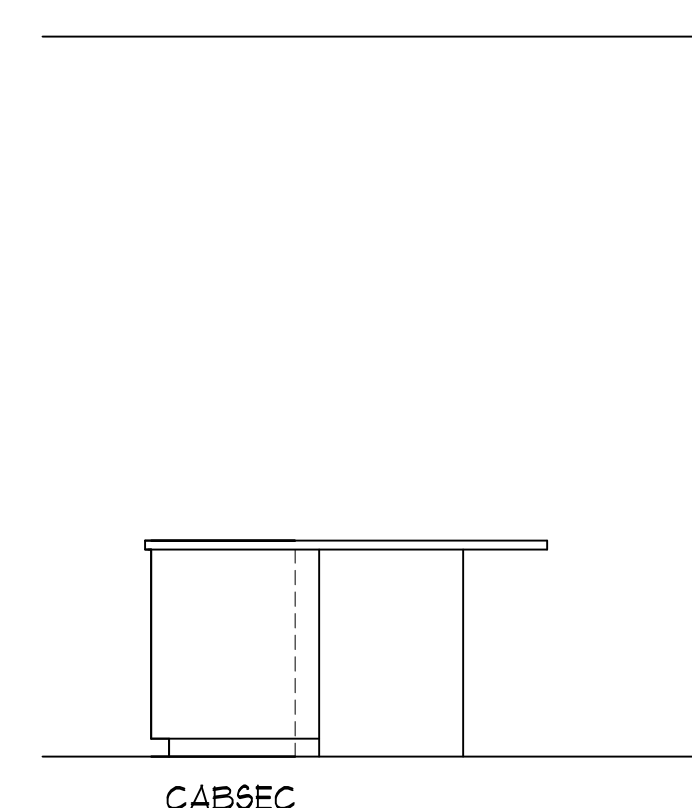
KITCHEN



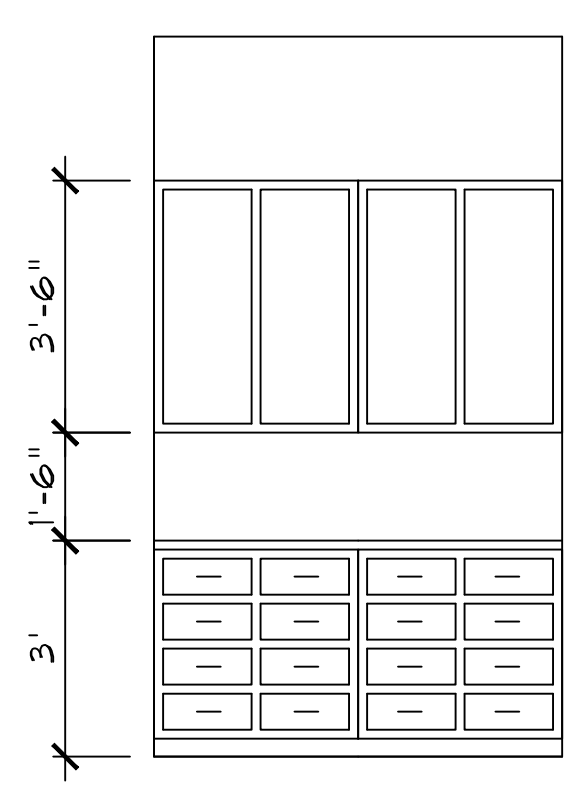
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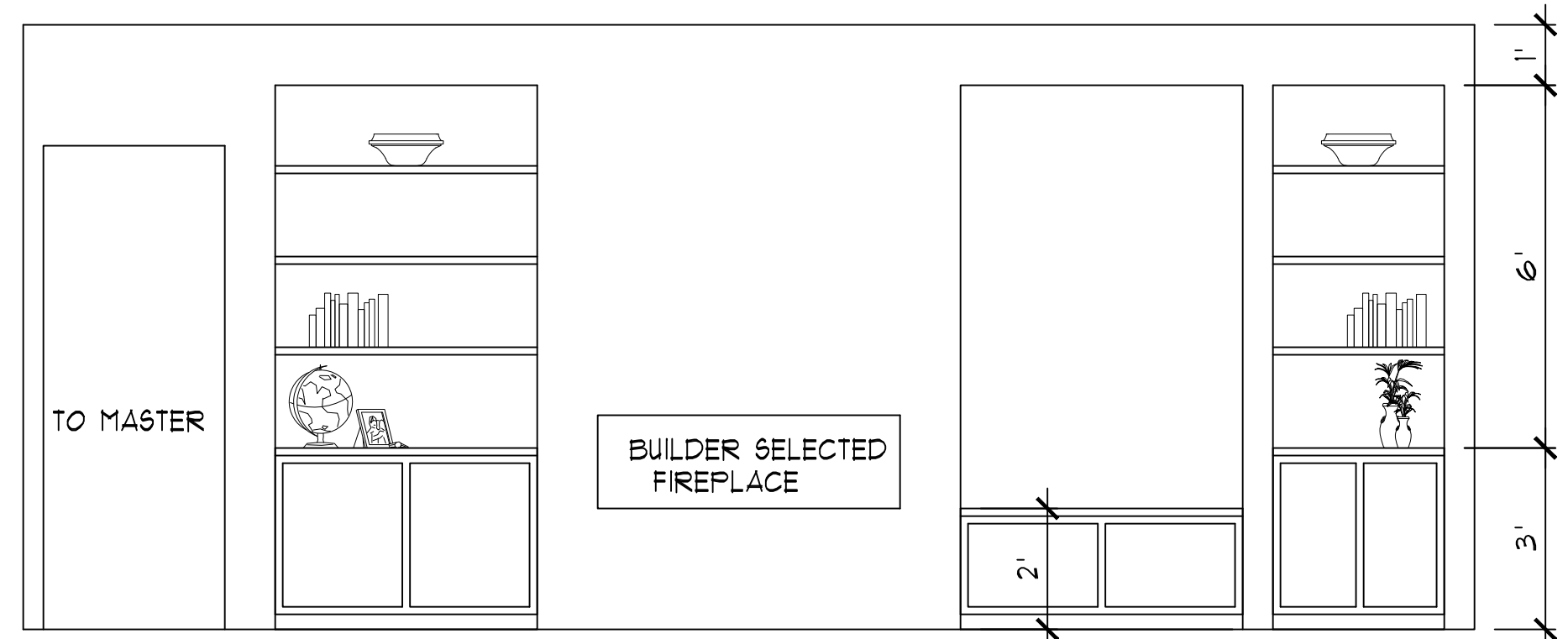
KITCHEN ISLAND



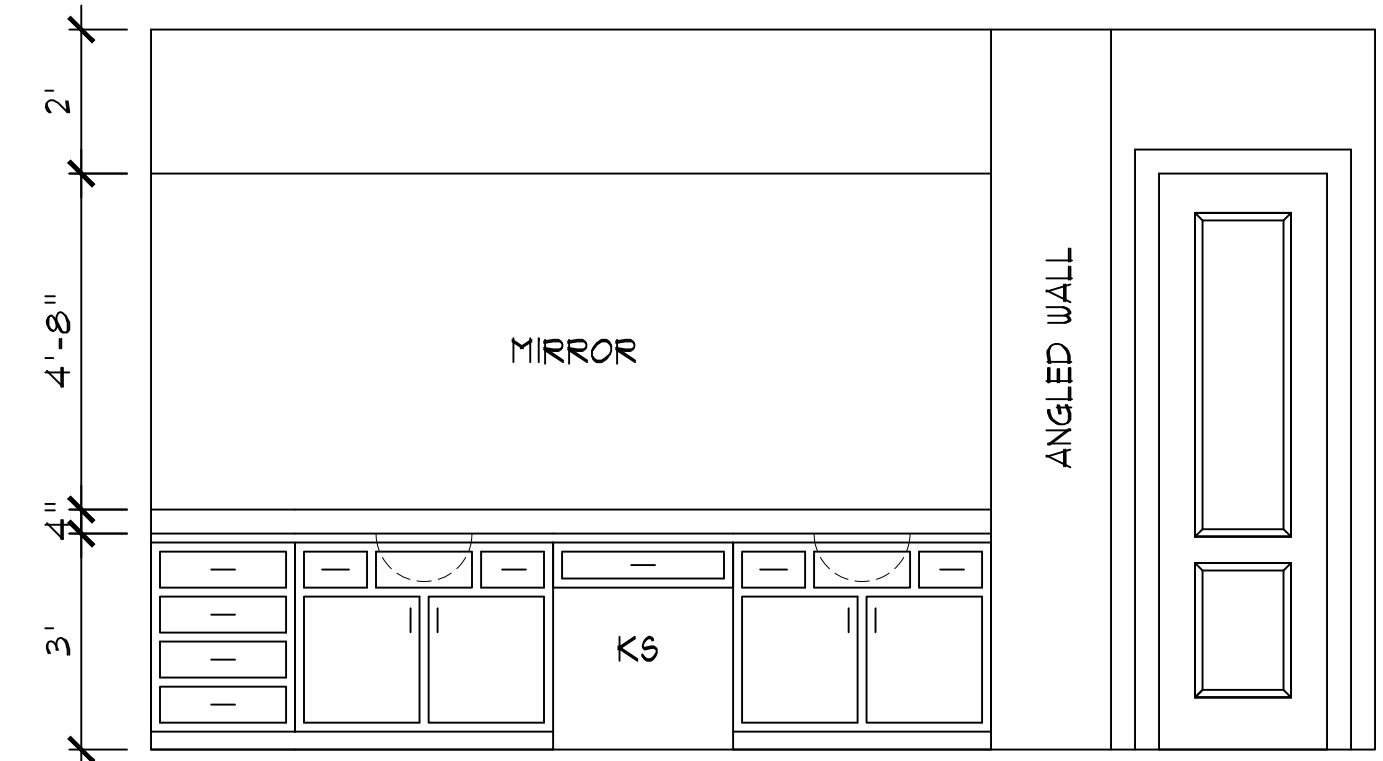
KITCHEN ISLAND
SIDE VIEW



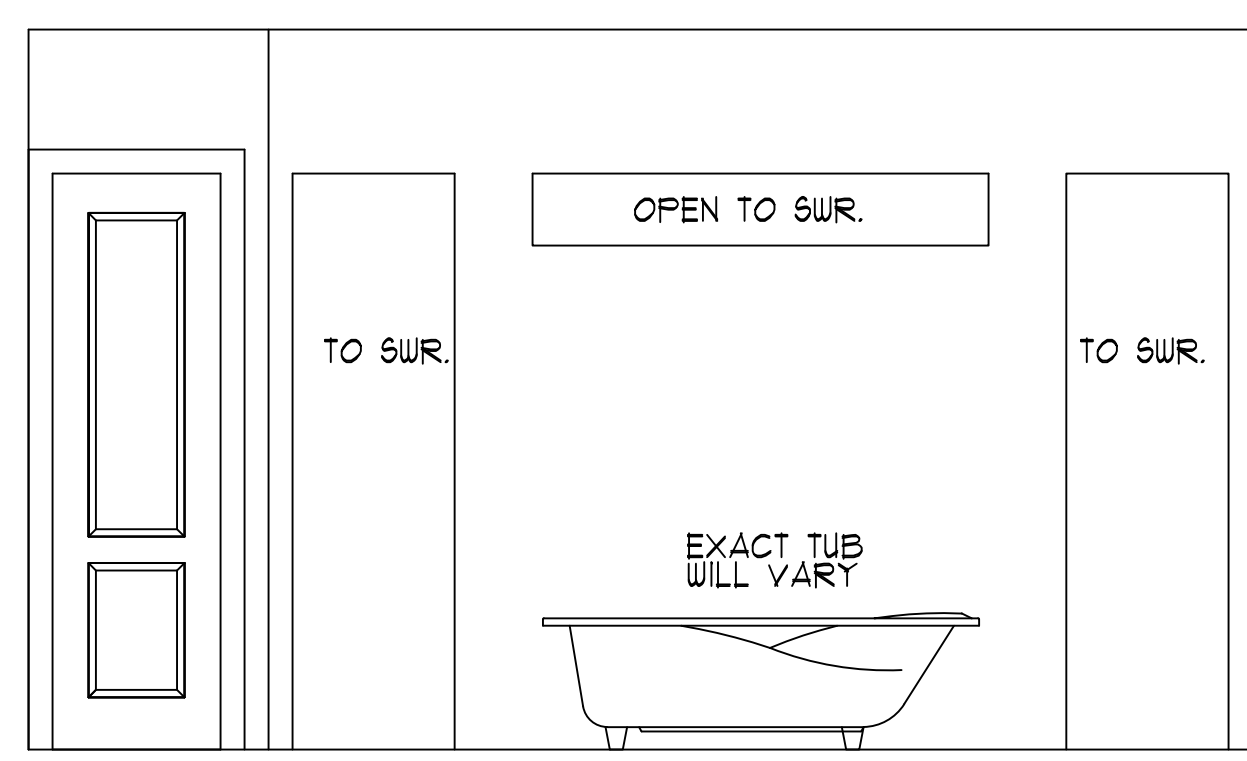
BUTLER'S PANTRY



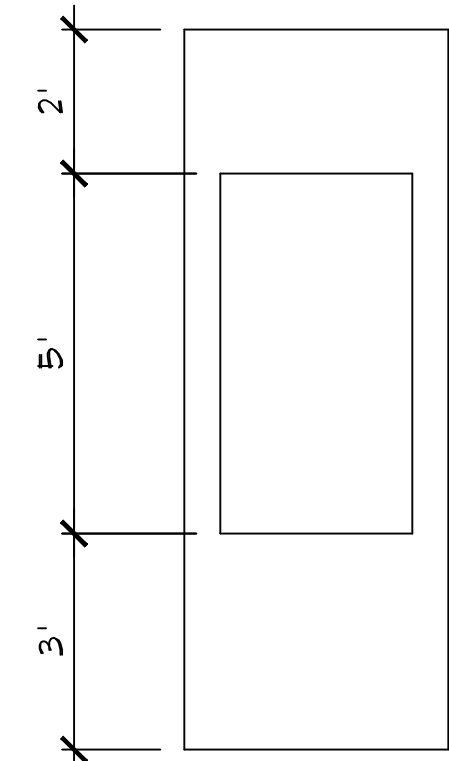
GREAT ROOM



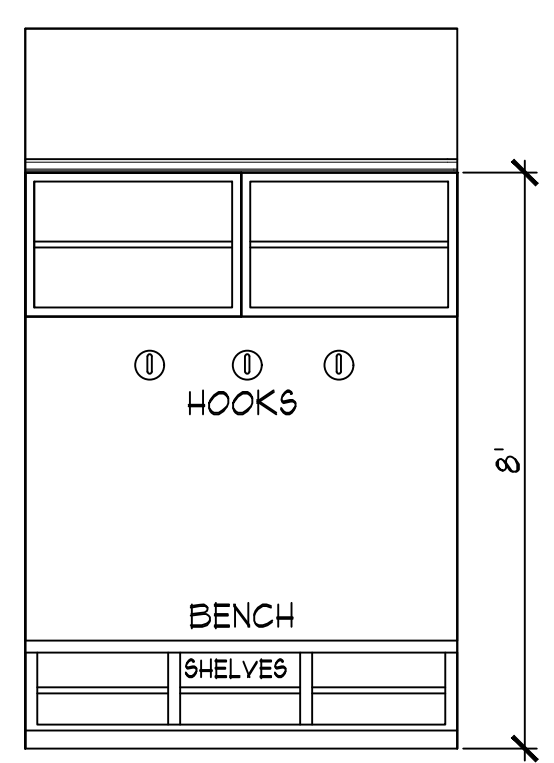
MASTER MATH



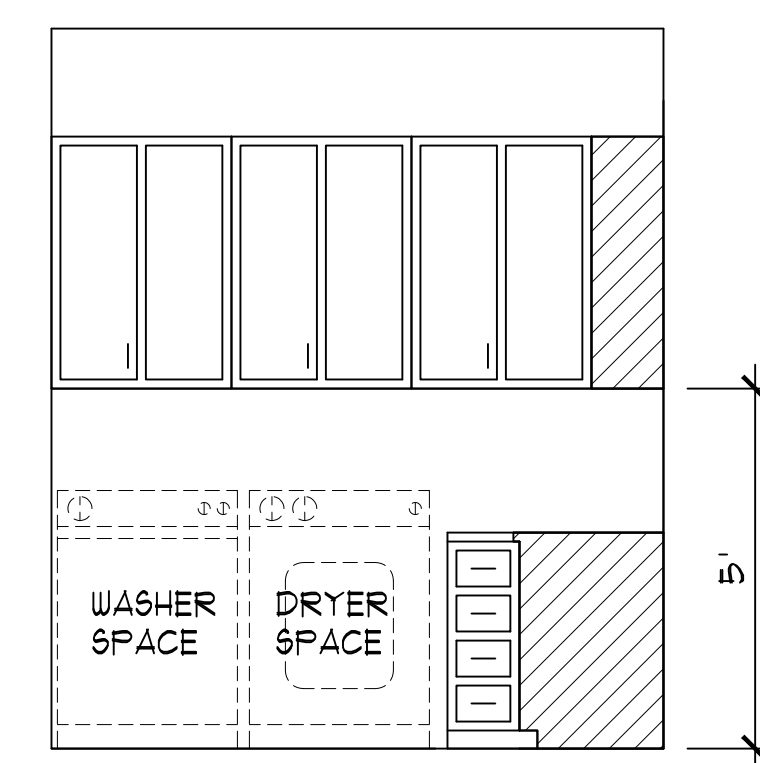
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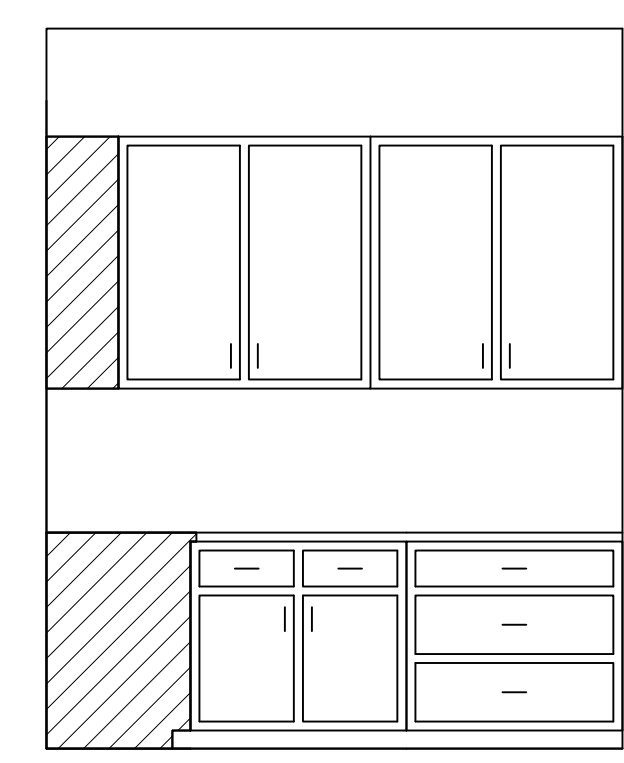
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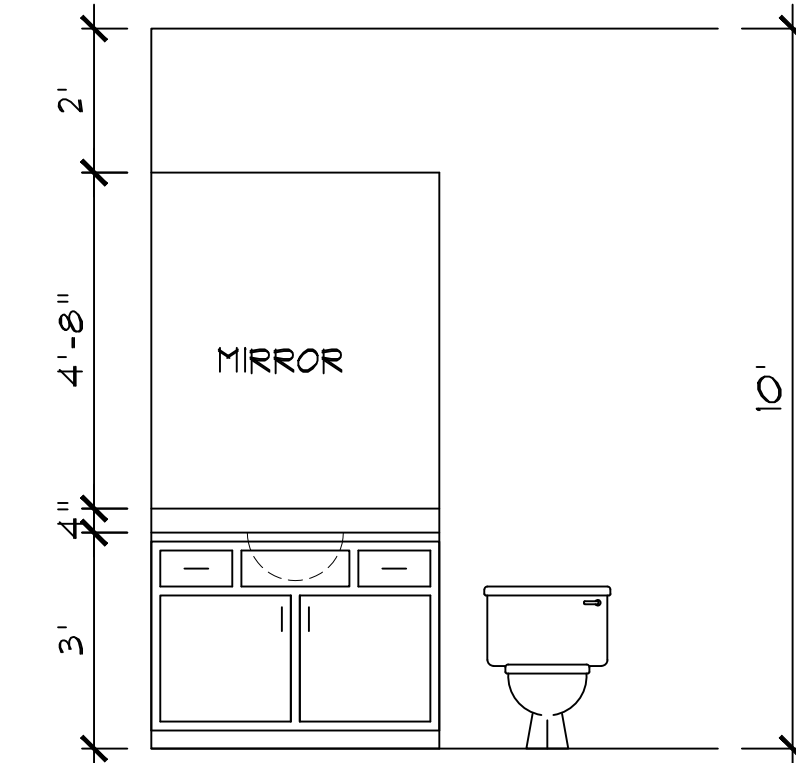
MUDROOM



UTILITY



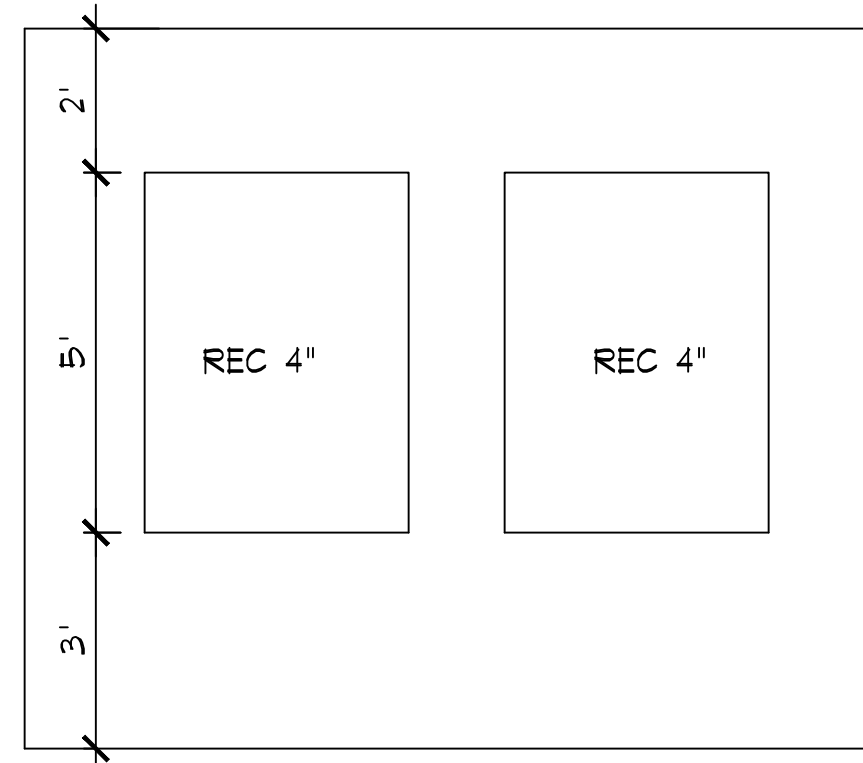
UTILITY



BATH 2



BATH 3



ART NICHES @ HALL

CABINET ELEVATIONS

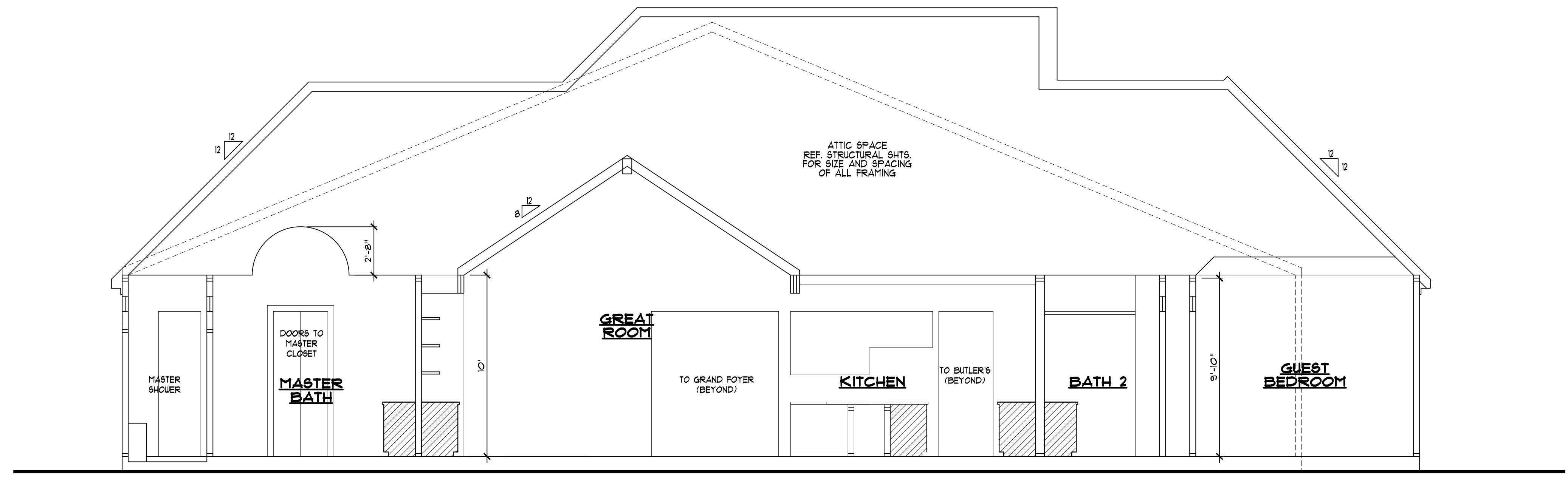
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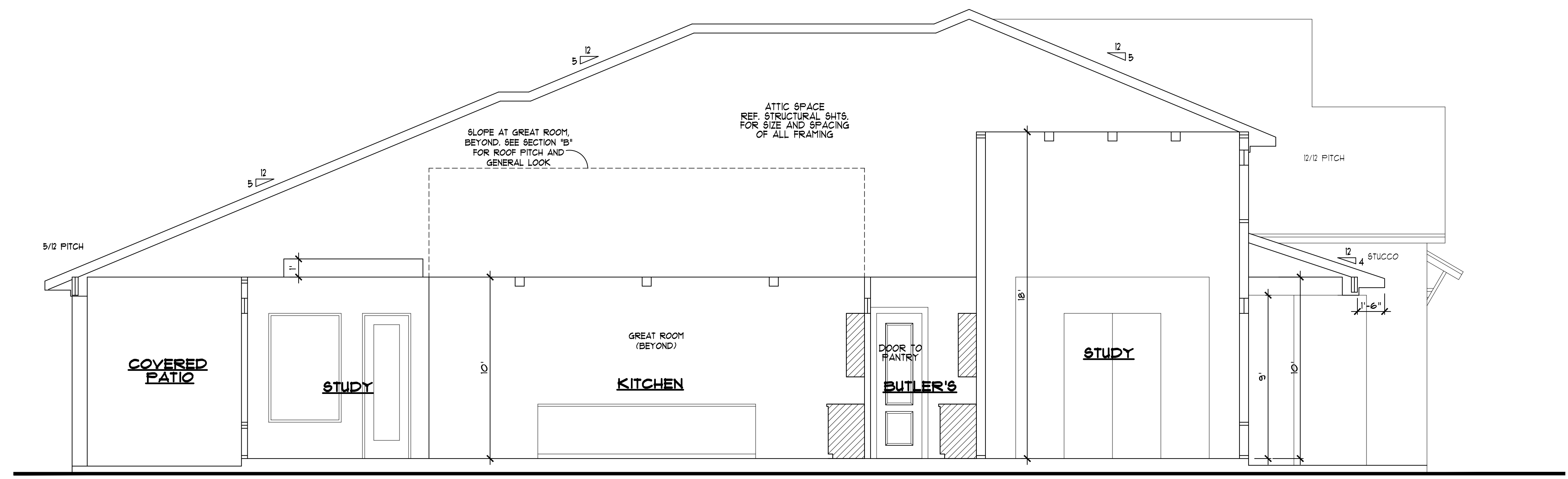
ALL CABINET DOOR STYLES, DRAWER STYLES, HARDWARE AND FINISHES ARE TO BE DETERMINED WITH BUILDER. TYPICAL FOR **ALL**.
 PROVIDE FALSE DRAWER FRONTS WHERE APPLICABLE.
 PROVIDE WOOD SKINS ON ALL CABINETS WITH EXPOSED END PANELS BASE CABINETS AT THE ISLAND
 SUPER TO CHECK VANITY CAB. DEPTH W/ GRANITE AND CASING PLACEMENT

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		8.19.2020



DISCLAIMER

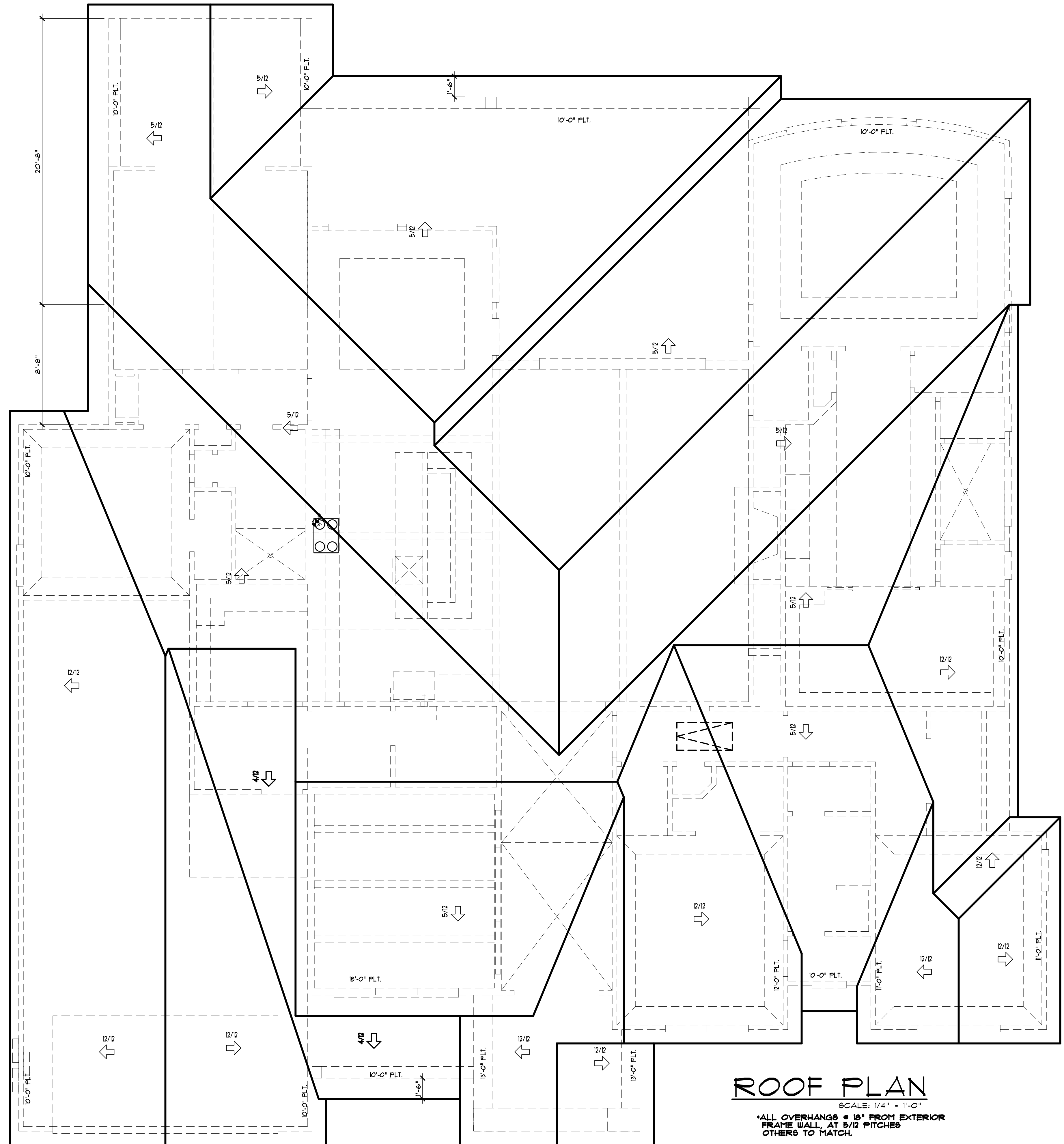
TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE DESIGNED TO COMPLY WITH THE OWNER'S REQUIREMENTS. ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PRINTS ARE MADE WILL BE AT THE SOLE EXPENSE OF THE OWNER / CONTRACTOR. THE OWNER / CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS. CL3 DESIGNS, THEIR EMPLOYEES OR THEIR SUBCONTRACTOR / DESIGNER WILL NOT BE LIABLE FOR ANY MISTAKE OR ERROR AFTER CONSTRUCTION HAS BEGUN. NO WARRANTIES ARE GIVEN OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THESE PLANS. THESE PLANS ARE THE SOLE PROPERTY OF CL3 DESIGNS AND ARE FOR THE SOLE USE ON A SPECIFIC PROJECT. THESE PLANS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM CL3 DESIGNS.

CONCEPT COMMENCEMENT:	3.30.2020
CONCEPT APPROVAL:	7.17.2020
APPROVAL TO COMPLETE:	7.23.2020

Total Slab:	4995
Total Living:	3500

MELROSE BUILDERS, LLC.
4803 LOST CREEK LANE
LEAGUE CITY, TX.

THE MEASUREMENTS, DIMENSIONS, AND OTHER SPECIFICATIONS SHOWN ON THIS DOCUMENT, ARE GUIDELINES FOR CONSTRUCTION ONLY. THE ACTUAL SPECIFICATIONS OF THE FINISHED STRUCTURE SHALL BE AS REPRESENTED BY THE FINISHED PRODUCT.	Scale:	1/4" = 1'-0"	
Proj. Type:	NEW	Date:	8.19.2020
Date:	7.31.2020	Rev:	



ROOF PLAN
SCALE: 1/4" = 1'-0"
*ALL OVERHANGS • 18" FROM EXTERIOR FRAME WALL, AT 5/12 PITCHES OTHERS TO MATCH.

ROOF

DISCLAIMER
 TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE DESIGNED TO COMPLY WITH THE ORDINANCES AND ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PERMITS ARE MADE WILL BE AT THE SOLE EXPENSE OF THE OWNER / CONTRACTOR. THE OWNER / CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS. CL3 DESIGNS, THEIR EMPLOYEES OR THEIR SUBCONTRACTOR LABOR WILL NOT BE LIABLE FOR ANY MISTAKE OR ERROR AFTER CONSTRUCTION HAS BEGUN. NO WARRANTIES ARE GIVEN OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THESE PLANS. THESE PLANS ARE THE SOLE PROPERTY OF CL3 DESIGNS AND ARE FOR THE SOLE USE ON A SPECIFIC PROJECT. THESE PLANS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM CL3 DESIGNS.

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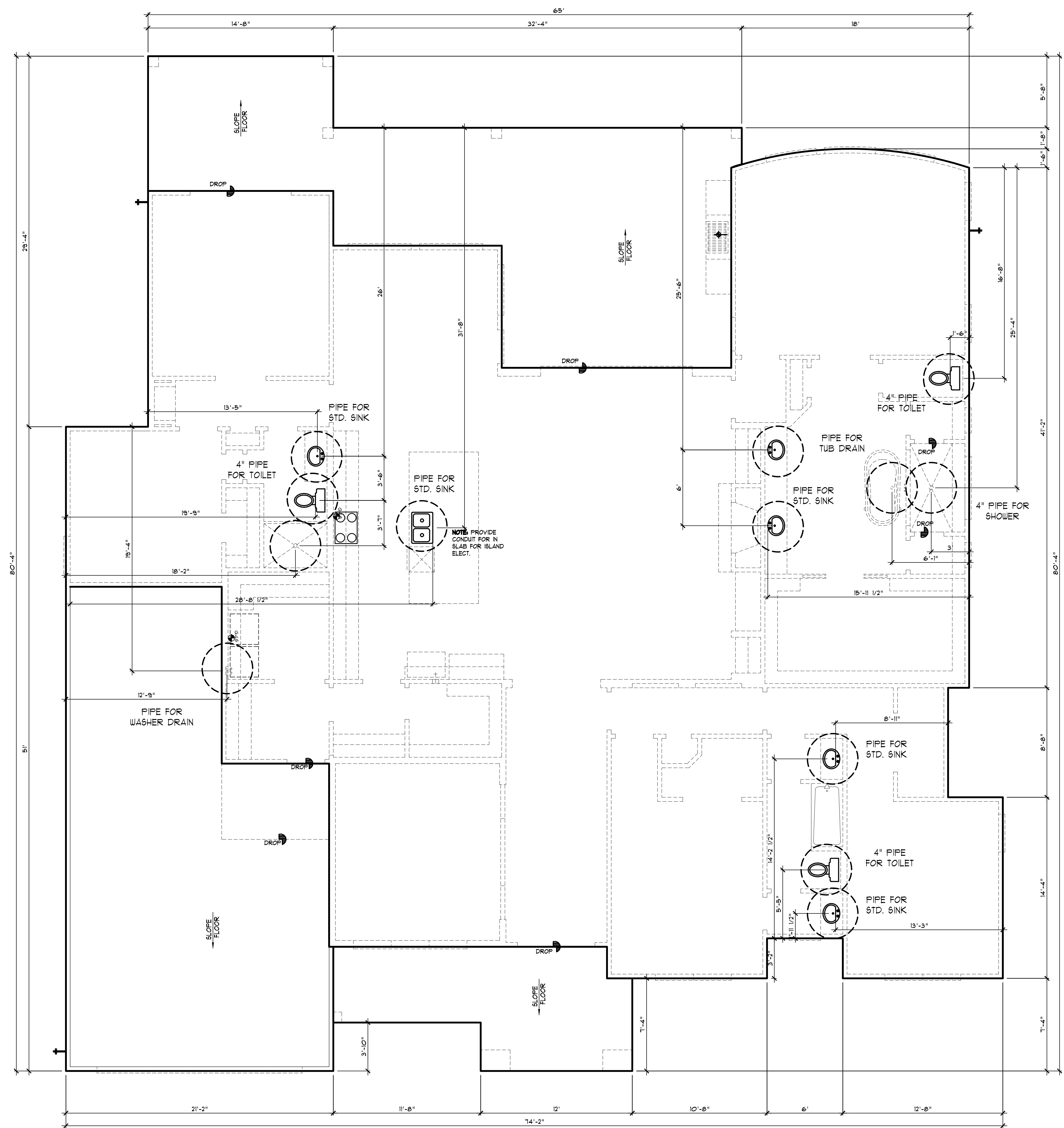
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STUBB



STUBB-OUT GENERAL NOTES:

1. ALL SINKS ARE DIMENSIONED TO THE SINK SIDE WALL CENTERED ON THE SINK
2. ALL TOILETS ARE DIMENSIONED TO THE CENTER OF THE 4" DIA. PIPE
3. ALL SHOWERS AND TUBS ARE DIMENSIONED CENTER OF THE 3" DIA. PIPE
4. ALL FLOOR PLUGS ARE DIMENSIONED TO THE CENTER OF THE 1" DIA. PIPE
5. DOWN DRAFT COOKTOP PIPES ARE DIMENSIONED TO THE CENTER OF THE COOKTOP
6. 60" X 60" CORNER TUBS DRAINS AT THE CENTER IN THE FRONT. 42" X 60" CORNER TUBS DRAINS AT ONE END.

FOUNDATION STUBB-OUT PLAN
 SCALE: 1/4"=1'-0"