



**KENNETH ROBINSON**  
 A PROFESSIONAL CORPORATION  
 2000 CRAWFORD STREET,  
 SUITE 1107  
 HOUSTON, TEXAS 77002  
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 F A X : 2 8 1 . 9 9 0 . 6 7 4 8

W W W . K R A A R C H . C O M

**PROPOSED TOWNHOME**

2207 STEVENS STREET  
 HOUSTON, TX 77026

REVISIONS		
REVISION NUMBER	ISSUE PHASE	DATE ISSUED
1	REVISED FOR PERMIT	11/1/2023

PROJECT NO.: #

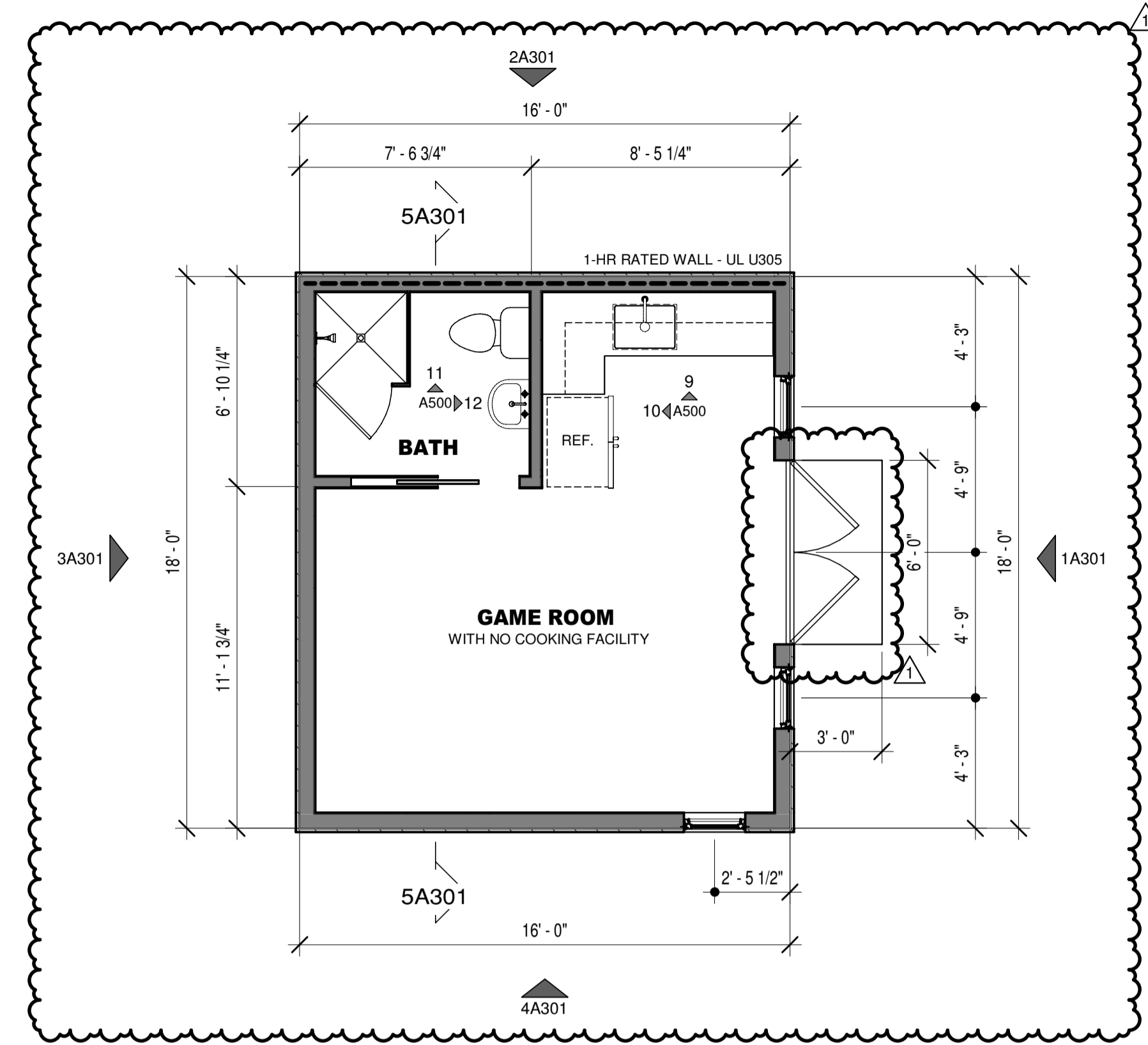
FLOOR PLAN

SHEET NUMBER :

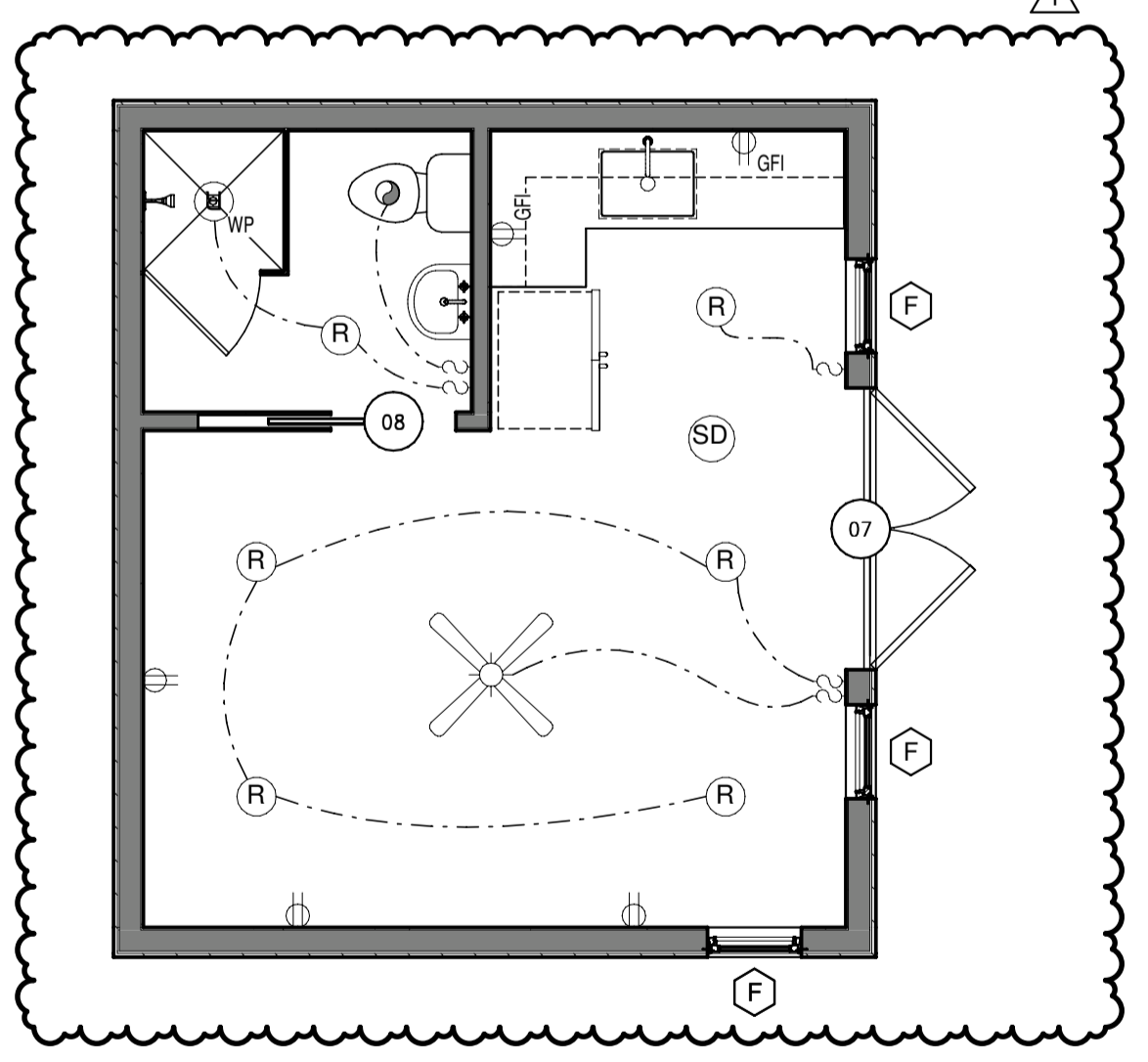
**A201**

**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE BEFORE ANY WORK IS TO BEGIN AND CONTRACTOR NOTIFY THE CONSULTANT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS WITH THESE DRAWINGS.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
- ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION RELATING TO THIS PROJECT SHALL BE IN COMPLIANCE WITH AND CONFORM TO THE GOVERNING BUILDING CODES AND OTHER APPLICABLE CODES.
- OWNER TO DETERMINE ALL FLOOR FINISHES, CEILING FIXTURES, BASE BOARDS & PAINT COLORS. CONTRACTOR TO INSTALL & PAINT.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- ALL WORK IS TO CONFORM TO DRAWINGS & SHALL BE NEW & BEST QUALITY OF WORK.
- ALL CEILINGS TO BE GYP. BOARD.
- OWNER TO DETERMINE ALL DOOR & WINDOW TYPES & MANUFACTURERS. CONTRACTOR TO INSTALL.
- MECHANICAL ACCESS IN ATTIC OPENING SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ROUGH OPENING SHALL BE 30"X54" AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 POUNDS CAPACITY PER IRC M1305.13.
- DISAPPEARING STAIRS MAY BE USED IN FIRE-PROTECTED GARAGE CEILINGS IN RESIDENTIAL GARAGES PROVIDED THE EXPOSED PANEL OF THE PLYWOOD ON THE GARAGE SIDE IS NOT LESS THAN 3/8 INCH FIRE RETARDANT PLYWOOD OR COVERED WITH A MINIMUM 16 GAGE SHEET METAL.
- SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED AND WITH BATTERY BACK UP AS PER THE IRC R317.1.
- CONTRACTOR SHALL INSTALL NECESSARY WOOD BLOCKING IN STUD WALLS AS REQUIRED TO BACKUP WALL MOUNTED ITEMS.
- ALL ANGLE WALLS TO BE ON A 45 DEGREE ANGLE UNLESS OTHERWISE NOTED.
- ALL WINDOWS TO BE CENTERED ON WALLS UNLESS OTHERWISE NOTED.
- BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- LOCATION OF FIREPLACE DIRECT VENT TERMINAL SHALL NOT BE LOCATED LESS THAN 3" TO THE PROPERTY LINE.
- CEILING HEIGHT SHALL BE 9'-0" UNLESS OTHERWISE NOTED.
- ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE.
- CONTRACTOR TO PROVIDE VENTILATION FOR ALL BATHROOMS & UTILITY.
- ALL EXTERIOR SWITCHES TO BE WEATHER PROOF. VERIFY TYPE WITH OWNER.
- 110V OUTLET & SWITCHED LIGHT IN ATTIC NEAR HVAC OR LOCATE SWITCH NEAR ATTIC ACCESS.
- CONTRACTOR TO VERIFY ALL APPLIANCE & EQUIPMENT ELECTRICAL (AND/OR) GAS NEEDS PRIOR TO INSTALLATION.
- PROVIDE G.F.I. OUTLETS WITHIN 6'-0" OF SINKS, IN GARAGES & ALL EXTERIOR WATERPROOF OUTLETS AS REQUIRED BY CODE.
- ALL EQUIPMENT TO BE PROVIDED BY OWNER & INSTALLED BY CONTRACTOR.
- CONTRACTOR TO PROVIDE UNDERCOUNTER & ISLAND MILLWORK ELECTRICAL FOR EQUIPMENT. I.E. DISHWASHER, REFRIGERATOR, ICE MACHINE, WINE STORAGE, DISPOSAL, ETC.
- CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS FOR VENT HOOD.
- CONTRACTOR TO VENT DRYER OUTSIDE.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - 1) IN EACH SLEEPING ROOM.
  - 2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - 3) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- ALL WALLS TO BE PAINTED & RECEIVE 3 COATS (1 PRIME, 2 FINISH)
- CONTRACTOR TO INSTALL GARAGE DOOR OPENING SYSTEM FOR BOTH DOORS.
- ALL RECESSED CANNED LIGHTS TO BE ON DIMMER SWITCH.
- ALL INTERIOR DOORS PAINTED 6 PANEL 1-3/4" SOLID CORE WOOD WITH 2" MIN. TRIM.
- ALL EXTERIOR DOORS ARE PAINTED 1-3/4" SOLID CORE WOOD (OR FRAMED WHERE GLAZING LITES OCCUR)
- ALL HARDWARE TO BE LEVER TYPE.
- COORDINATE WITH OWNER FOR HARDWARE AND STYLE. ALL DOOR HARDWARE IS TO BE MOUNTED NO LOWER THAN 36" & NO HIGHER THAN 42" ABOVE FINISHED FLOOR AND TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR TOOL. ALL CLOSET DOOR HARDWARE TO BE INSTALLED SO THAT A CHILD CAN OPERATE THE HARDWARE FROM INSIDE SO AS TO NOT BE LOCKED IN DURING A FIRE
- HAZARDOUS LOCATION FOR GLAZING SHALL COMPLY WITH SECTION R308.4 OF THE 2015 IRC FOR THE AREAS THAT ARE APPLICABLE TO THIS PROJECT.
- THE GARAGE CEILING SHALL BE PROVIDED WITH 5/8" TYPE "X" AND THE WALLS 1/2" GYP BOARD.
- THE DOOR BETWEEN THE GARAGE AND THE LIVING SPACE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB- CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
- THE FINISH FLOOR SHALL BE 12" ABOVE THE NEAREST MANHOLE RIM ELEVATION.
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED FLOOR.
- BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THE EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF CEILING FRAMING MEMBERS TO UNDERSIDE OF ROOF FRAMING MEMBERS. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. RATED AT 350 POUNDS.
- FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM.
- CONTRACTOR TO PROVIDE POWER OUTLETS WITH APPROPRIATE VOLTAGE TO ALL KITCHEN APPLIANCES, INCLUDING GARBAGE DISPOSAL AND VENT HOOD.
- CONTRACTOR TO PROVIDE ELECTRICAL AND WATER CONNECTION TO REFRIGERATOR IN KITCHEN AREA.
- CONTRACTOR TO PROVIDE POWER OUTLETS WITH APPROPRIATE VOLTAGE FOR ELECTRICAL VEHICLE.
- POWER OUTLET TO BE INSTALLED IN THE LAUNDRY ROOM AREA AS WELL AS WATER CONNECTION FOR WASHER/DRYER. CONTRACTOR TO VERIFY WITH OWNER.
- COORDINATE WITH ELECTRICIAN TO PROVIDE CONDUIT NOT LESS THAN 1 1/4 INCHES IN DIAMETER FOR PATHWAY FROM THE ELECTRIC PANEL TO THE UNDERSIDE OF THE ROOF TO ALLOW FOR FUTURE INSTALLATION OF SOLAR EQUIPMENT.
- COORDINATE WITH ELECTRICIAN TO PROVIDE A RESERVED SPACE IN THE MAIN ELECTRICAL SERVICE PANEL TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC"



**1 PROPOSED GAME ROOM FLOOR PLAN**  
 1/4" = 1'-0"



**2 PROPOSED GAME ROOM ELECTRICAL PLAN**  
 1/4" = 1'-0"

ALL AREAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGN PLANNING AND MANAGEMENT GROUP P.L.L.C. A KENNETH ROBINSON, A PROFESSIONAL CORPORATION. PURCHASERS RIGHT IS CONDITIONAL AND LIMITED TO ONE TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE CONSULTANT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION ERRORS OR OMISSIONS. THE DESIGN PLANNING AND MANAGEMENT GROUP P.L.L.C. ASSUMES NO LIABILITY FOR SUCH CONSTRUCTION ERRORS OR OMISSIONS. THE CONSULTANT SHALL BE CONTACTED IMMEDIATELY, IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONSTRUCTION ERRORS OR OMISSIONS.