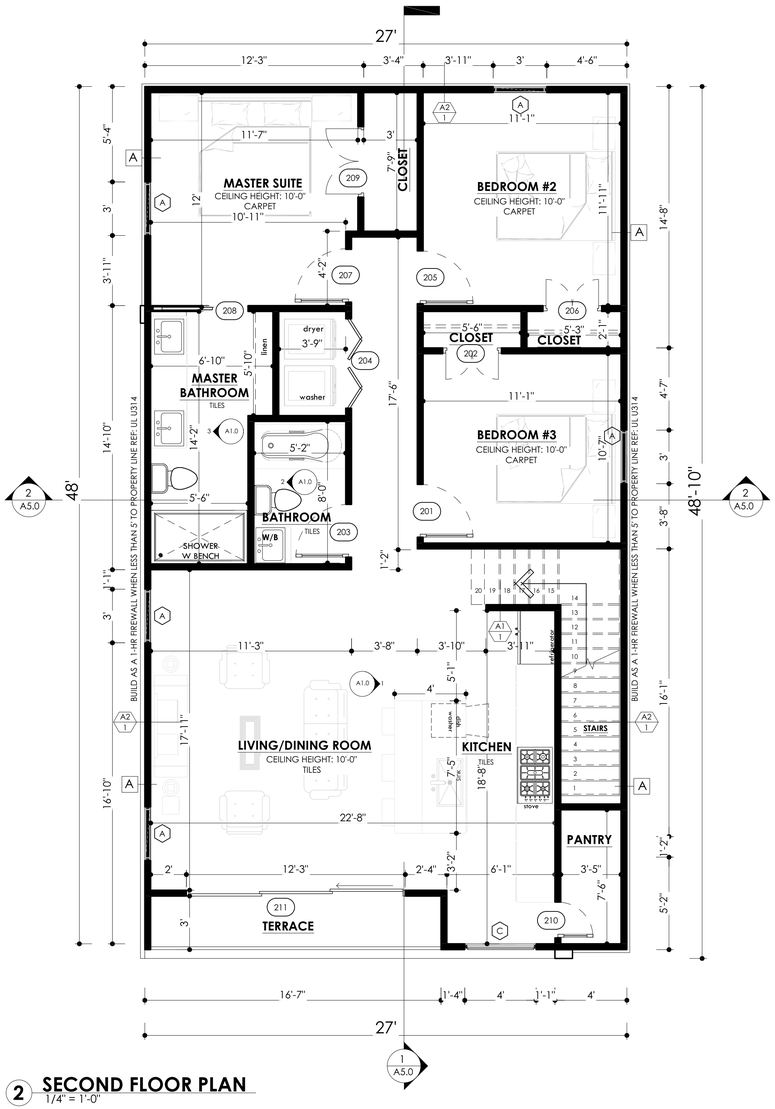
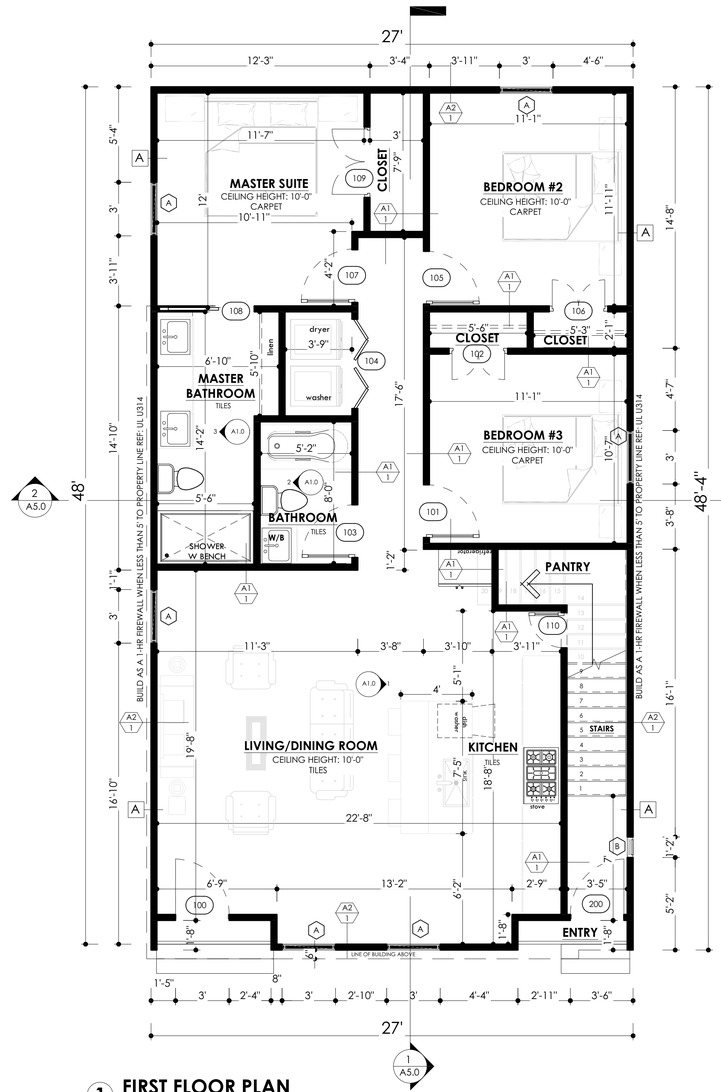


2 SECOND FLOOR PLAN
1/4" = 1'-0"



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

FLOOR PLAN NOTES:

1. SPRINGLINES OF ALL ARCHES TO BE 7'-0" A.F.F. U.N.O.
2. 10' -6" CEILING HEIGHT @ FIRST FLOOR AND 9'-0" @ SECOND FLOOR UNLESS NOTED OTHERWISE.
3. SEE PLAN FOR HEADER HEIGHTS @ WINDOWS AND DOORS
4. 2 X 4 STUDS @ 16" O.C. AS SPECIFIED.
5. TYPICAL INTERIOR WALLS TO BE 2 X 4 U.N.O. WITH 1/2" GYPSUM BOARD TYPE X AT WET AREAS.
6. SHOWER STALL AND TUB WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 84" ABOVE FLOOR OVER CONCRETE BACKBOARD.
7. PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 30" X 48" PROVIDE MINIMUM HEAD CLEARANCE OF 30" WHERE SERVICING MECHANICAL EQUIPMENT. THE MINIMUM SIZE OF PULL DOWN STAIRS IS 30" X 48" AND TO HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. LARGE ENOUGH TO ALLOW REMOVAL OF LARGEST APPLIANCE. SEE IRC 2021 SECTION R807 AND SECTION M1305.1.3.
8. PROVIDE WATER HEATER (GAS FIRED) IN ATTIC TO SET IN METAL PAN AND DRAIN TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2021.
9. ALL GAS VALVES = 1/4 TURN BEFORE THE APPLIANCE (IF APPLICABLE).
10. MINIMUM EGRESS ROUTE @ WINDOWS TO BE 20"W X 24"H WITH SILL HEIGHT LESS THAN 44" A.F.F. PER R310.1.1 5.75 F. NET OPENING. R312.2.1 WINDOW SILL (2021 IRC) IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE BELLOW. THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE FINISHED FLOOR IN WHICH THE WINDOW IS LOCATED.
11. ALL SIDE LITES AND SHOWER DOORS SHALL HAVE TEMPERED GLASS U.N.O.
12. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
13. ALL SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED AND WITH BATTERY BACK-UP.
14. OFFSET ALL DOOR JAMBS 4" FROM THE WALL UNLESS OTHERWISE NOTED.
15. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRE APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGE.
16. R106.1.2 MANUFACTURER'S INSTALLATION INSTRUCTIONS. MANUFACTURERS INSTRUCTIONS, AS REQUIRED BY CODES, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
17. WASHER AND DRYER TO BE PLACED IN METAL PAN WITH FLOOR DRAIN.
18. ALL HVAC DUCTING AND ATTIC VENTILATION SHALL COMPLY WITH ALL CITY OF HOUSTON CODE REQUIREMENT/AMENDMENTS AND BE ADDRESSED BY THE HVAC CONTRACTOR.
19. UNDER STAIR PROTECTION MUST COMPLY WITH SECTION R315.1 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS OF 5/8" GYPSUM BD. ON WALLS & SOFFIT. 2021 IRC

FIRE NOTES:

1. PROVIDE 5/8" TYPE 'X" GYPSUM BOARD AS INDICATED ON PLANS.
2. FIRE-RATED WALLS MAY NOT HAVE ANY OPENINGS. MEMBRANE AND THROUGH PENETRATIONS ARE ONLY ALLOWED IF THE PENETRATING ITEM IS IRON, COPPER, OR STEEL AND AN APPROVED FIRE-CAULK IS USED TO FILL THE ANNULAR SPACE AROUND THE PENETRATION. TABLE R302.1(1) / R302.4

NOTE:
S/C◉ = SMOKE/CARBON DIOXIDE DETECTOR

PER R314.3 2021 IRC, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

A. IN EACH SLEEPING ROOM
B. OUTSIDE EACH SEPARATED SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWLS SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLINGS UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LEVEL LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ON FULL STORY BELOW THE UPPER LEVEL
D. PER SECTION R314.4 SMOKE DETECTORS SHALL BE HERD-WIRED AND INTERCONNECTED WITH BATTERY BACKUP.

GARAGE SEPARATION (OPENINGS, WALLS AND CEILING) NOTES:

1. PER SECTION - 309.2 2021 IRC AND TABLE R302.6: ATTACHED GARAGE AND DETACHED GARAGES LESS THAN 3' FROM THE DWELLING SHALL HAVE A MINIMUM OF 1/2' GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF THE WALLS THAT ARE SHARED WITH THE DWELLING OR TO EXTERIOR WALLS OF A DETACHED GARAGE WHERE THE WALLS ARE IN AN AREA THAT IS LESS THAN 3' TO THE ADJACENT DWELLING.

2. ATTACHED GARAGES SHALL BE SEPARATED FROM THE ATTIC BY A MINIMUM OF 1/2 GYPSUM BOARD ON THE GARAGE SIDE. GARAGE CEILINGS MUST HAVE A MINIMUM OF 5/8 TYPE X GYPSUM APPLIED TO THE GARAGE SIDE IF HABITABLE ROOMS EXIST ABOVE THE GARAGE. THE STRUCTURE SUPPORTING THE CEILING ASSEMBLY MUST BE PROTECTED BY A MINIMUM OF 1/2 GYPSUM.

3. PER PER SECTION R302.5: DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3. 2021 IRC

4. PER SECTION R302.5.1 OPENING PROTECTION: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

NOTE:
PROVIDE 1-HR FIRE-RATED TO THE WALLS ADJACENT TO THE STAIRS LEADING TO THE TOP UNIT. USE UL DESIGN U314.

A PROVIDE 1-HR FIRE-RATED EXTERIOR WALL WHEN REQUIRED OR THIS BUILDING SIDE IS LOCATED LESS THAN (<) 5' TO THE PROPERTY LINE. USE UL DESIGN U314. PLEASE REFER TO TABLE R302.1(1) EXTERIOR WALLS OF 2021 IRC FOR ALLOWABLE WALLS, PROJECTIONS, OPENINGS IN WALL AND PENETRATIONS.

B NO ROOF OVERHANG SHALL BE PROVIDED ON THIS BUILDING SIDE WHEN A FIRE RATED WALL IS REQUIRED OR LESS THAN (<) 3' TO THE PROPERTY LINE. ANY OVERHANG SOFFIT SHALL BE 1-HR FIRE RATED PER DETAILS ON SHEET A-6.00. INSTALL ROOF DRAIN GUTTERS AND DOWN SPOUTS. ALL ROOF DRAINAGE TO SHEET FLOW TO DRAINAGE SWALE

AREA CALCULATIONS:

FIRST FLOOR PLAN	1284 SQ. FT.
SECOND FLOOR PLAN	1296 SQ. FT.
TOTAL LIVING	2580 SQ. FT.
PORCH ENTRY	12 SQ. FT.
TOTAL COVERED	2592 SQ. FT.
WIDTH	27'-0"
DEPTH	48-0"

LEGEND

A1 / 1 — WALL TYPE / FIRE RATING

SEE SHEET A-6.0 FOR WALL DETAILS

DUPLEX FIRE WALL NOTE:

PER SECTION - R302.2: TABLE R302.1(1) THE DWELLING UNIT SEPARATION IN THIS TWO FAMILY DWELLING , THE EXTERIOR WALLS SHALL BE CONSTRUCTED AS A WALL ASSEMBLY HAVING NOT LESS THAN A 1-HOUR FIRE RATING WHEN TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.

City of Houston
25113238
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve any applicant from full responsibility to comply with all applicable codes and laws.
10/31/25

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jaudesignbuild@gmail.com or 8 832 213 7441

NO.	DATE	DESCRIPTION
	11-18-2025	ISSUED FOR CONSTRUCTION

BUILDER/OWNER:
ROSTON INVESTMENT
PROJECT PLAN NAME:
MANUS ENCLAVE
PROJECT NAME & ADDRESS:
8611 MANUS ST A&B
HOUSTON TX 77093

SCALE:	SEE PLAN
PROJECT NO.:	25-8611
PHASE:	CD

SHEET NAME:
DIMENSIONED FLOOR PLANS

SHEET NUMBER:
A-1.00