

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE CREW GROUP. WRITTEN PERMISSION OF THE CREW GROUP IS REQUIRED FOR REPRODUCTION OR ANY OTHER PROJECTS. THE REPRODUCTION OR ANY OTHER PROJECTS IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF THE CREW GROUP. WRITTEN PERMISSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THE BUILDING SHOULD BE REVIEWED AND REFERENCED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES IN THE PLANS, THE CREW GROUP SHALL BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONDUCT OR DISCREPANCIES.

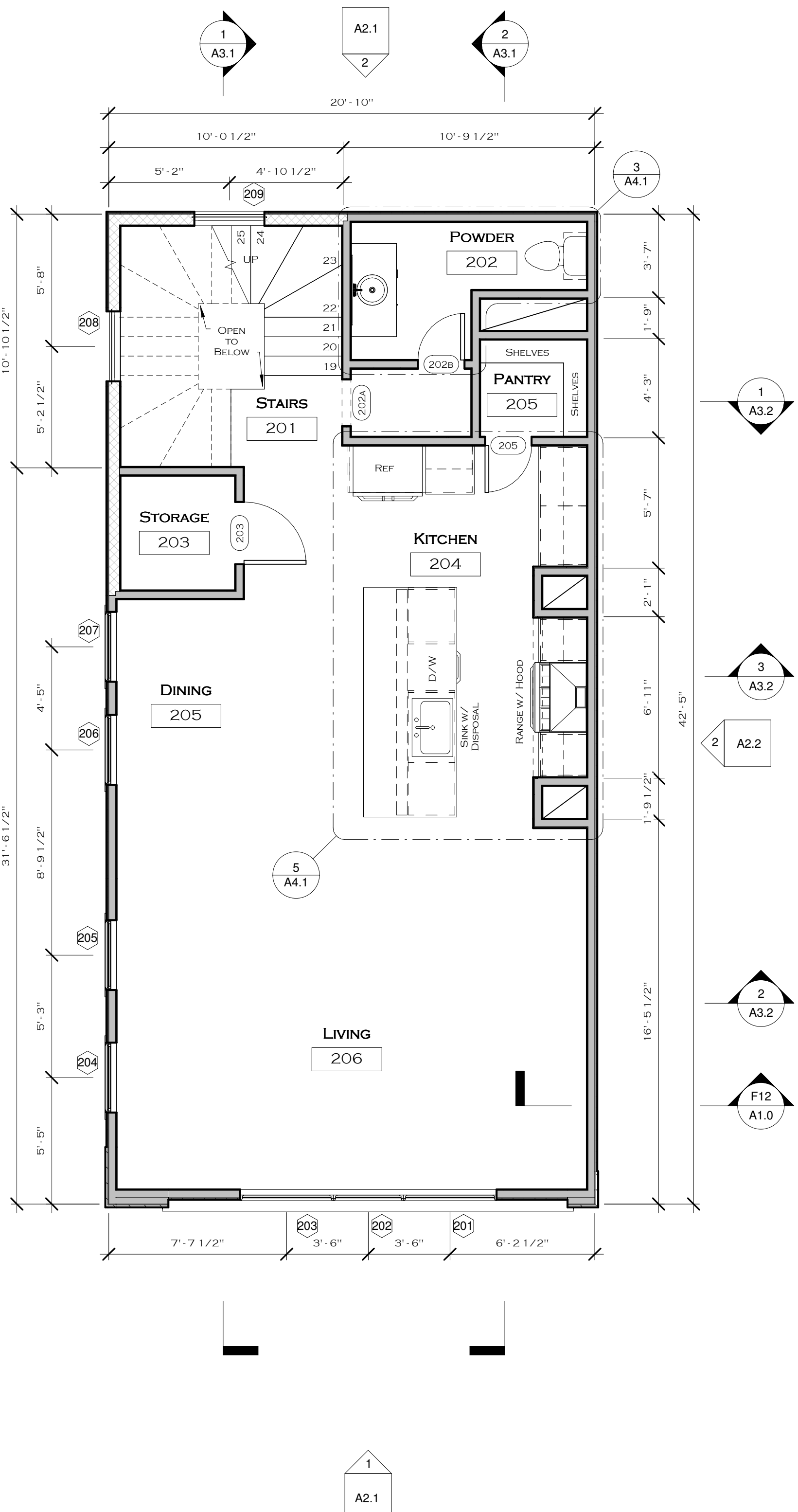
DOOR SCHEDULE					
MARK	WIDTH	HEIGHT	HAND	HARDWARE	COMMENTS
102	16'-0"	8'-0"			OVERHEAD GARAGE DOOR
103	3'-0"	8'-0"	RIGHT	DEADBOLT/LOCKSET	TEMPERED/THRESHOLD / WEATHERSTRIP
104	2'-8"	8'-0"	RIGHT	DEADBOLT/LOCKSET	
105	2'-0"	8'-0"	LEFT	PASSAGE	
106	2'-8"	8'-0"	RIGHT	PASSAGE	
108	2'-8"	8'-0"	RIGHT	PRIVACY	
109	2'-0"	8'-0"	LEFT	PASSAGE	
110	2'-0"	8'-0"	LEFT	PRIVACY	
202A	2'-0"	8'-0"	RIGHT	PRIVACY	
202B	2'-0"	8'-0"			
203	2'-8"	8'-0"	RIGHT	PASSAGE	
205	2'-0"	8'-0"	RIGHT	PASSAGE	
302	2'-8"	8'-0"	RIGHT	PASSAGE	
303	2'-8"	8'-0"	RIGHT	PRIVACY	
304	2'-0"	8'-0"	LEFT	PRIVACY	
306	2'-8"	8'-0"	RIGHT	PASSAGE	CASED OPENING
307	2'-0"	8'-0"	LEFT	PASSAGE	
308	5'-0"	8'-0"			
309	3'-0"	8'-0"	DOUBLE	PASSAGE	
310A	2'-8"	8'-0"	LEFT	PRIVACY	
310B	2'-8"	8'-0"			CASED OPENING
311	2'-0"	8'-0"	RIGHT	PRIVACY	
312	2'-0"	7'-0"	RIGHT	PASSAGE	TEMPERED SHOWER DOOR
313	2'-0"	8'-0"	RIGHT	PRIVACY	
402	2'-8"	8'-0"	RIGHT	PASSAGE	
403	3'-0"	5'-0"	RIGHT	PASSAGE	
404	3'-0"	8'-0"	RIGHT	DEADBOLT/LOCKSET	THRESHOLD / WEATHERSTRIP
405	3'-0"	8'-0"	RIGHT	DEADBOLT/LOCKSET	TEMPERED/THRESHOLD / WEATHERSTRIP
406	6'-10"	8'-0"			

WINDOW SCHEDULE						
MARK	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS
101	5'-6"	3'-0"	3'-9"	11'-3"	FIXED	TEMPERED (HEADER/SILL HT FROM 1ST FLR)
102	5'-0"	3'-0"	3'-0"	8'-0"	SINGLE HUNG	EGRESS
103	5'-0"	3'-0"	3'-0"	8'-0"	SINGLE HUNG	EGRESS
201	6'-6"	4'-0"	1'-6"	8'-0"	FIXED	
202	6'-6"	3'-0"	1'-6"	8'-0"	FIXED	
203	6'-6"	4'-0"	1'-6"	8'-0"	FIXED	
204	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
205	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
206	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
207	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
208	5'-6"	3'-0"	9'-6"	15'-0"	FIXED	TEMPERED (HEADER/SILL HT FROM 1ST FLR)
209	5'-6"	3'-0"	17'-8"	23'-8"	FIXED	TEMPERED (HEADER/SILL HT FROM 1ST FLR)
301	6'-0"	2'-6"	3'-0"	9'-0"	FIXED	
302	6'-0"	2'-6"	3'-0"	9'-0"	FIXED	
303	6'-0"	2'-6"	3'-0"	9'-0"	SINGLE HUNG	EGRESS
304	6'-0"	2'-6"	3'-0"	9'-0"	SINGLE HUNG	EGRESS
305	6'-0"	2'-6"	3'-0"	9'-0"	FIXED	TEMPERED
306	6'-0"	2'-6"	3'-0"	9'-0"	FIXED	TEMPERED
307	1'-6"	3'-0"	7'-6"	9'-0"		
308	1'-6"	3'-0"	7'-6"	9'-0"		
309	5'-6"	3'-0"	21'-6"	27'-0"	FIXED	TEMPERED (HEADER/SILL HT FROM 1ST FLR)
310	5'-6"	3'-0"	29'-7"	35'-1"	FIXED	TEMPERED (HEADER/SILL HT FROM 1ST FLR)
311	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	EGRESS
312	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	EGRESS
401	5'-6"	3'-0"	33'-6"	39'-0"	FIXED	TEMPERED (HEADER/SILL HT FROM 1ST FLR)

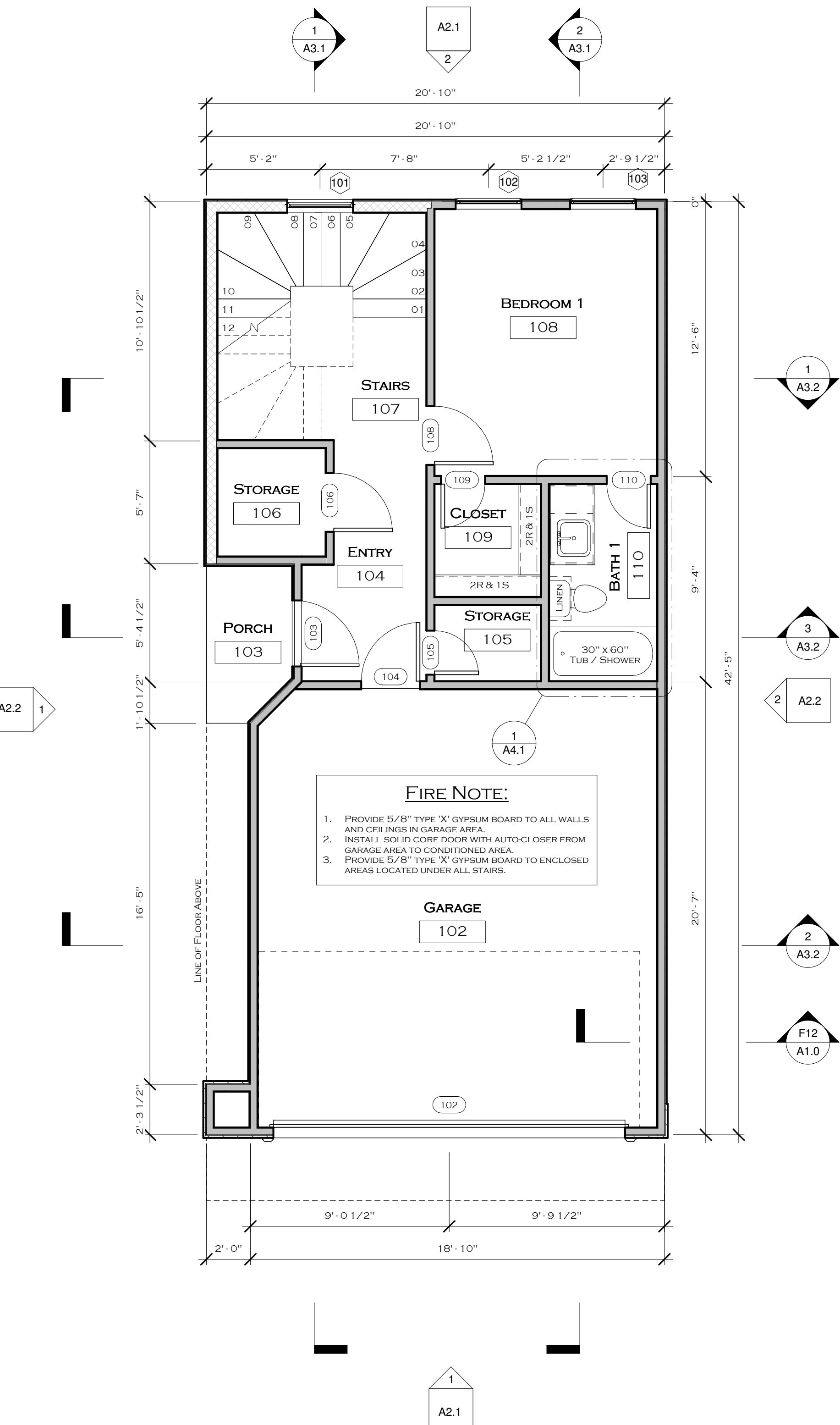
AREA SCHEDULE	
NAME	AREA
1ST FLOOR	456 SF
2ND FLOOR	884 SF
3RD FLOOR	946 SF
4TH FLOOR	1165 SF
FLOOR AREA	2451 SF
2ND FLOOR BALCONY	NOT PLACED
A/C DECK	99 SF
GARAGE	362 SF
MECH ROOM	210 SF
ROOFTOP DECK	410 SF
EXTERIOR AREA	1080 SF
GRAND TOTAL	3531 SF

EMERGENCY ESCAPE AND RESCUE OPENINGS

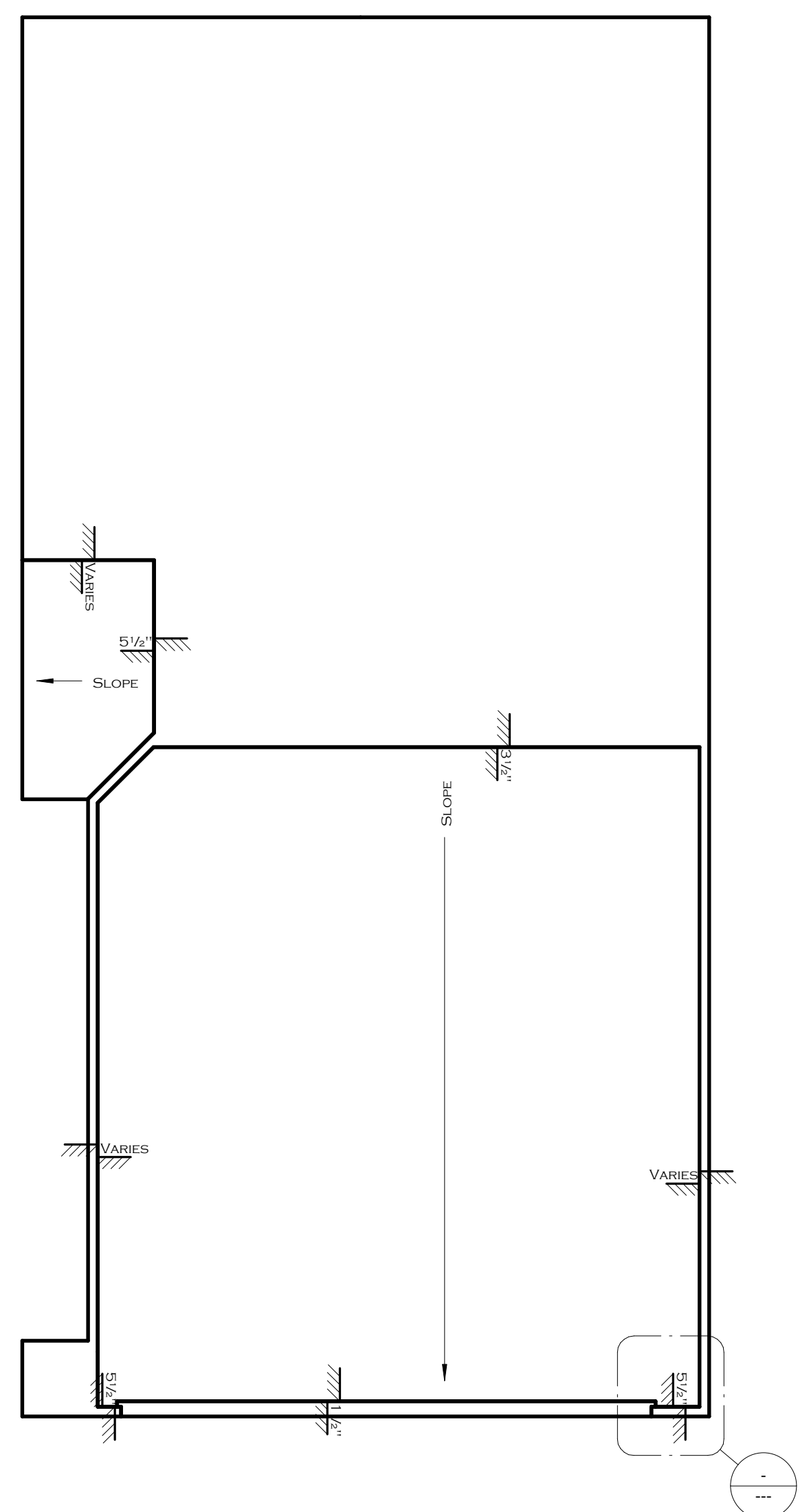
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.
- WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.



3 Second Floor Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



1 Anno-Foundation
1/4" = 1'-0"

Richard Gallinas Designs, Inc.
 Architectural • Commercial • Land Planning
 8754 Dawschick Lane
 Houston, TX 77041
 Phone: 713.449.9701 Fax: 713.895.6907
 info@richardgallinas.com

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NICHOLSON TOWNHOMES PLAN B
 713 NICHOLSON STREET, HOUSTON, TEXAS

Last Modified	11/24/2015 1:06:39 PM
Last File	
Job Number	2015-0012
Sheet Name	Floor Plans
Sheet Number	A1.1

DOOR SCHEDULE					
MARK	WIDTH	HEIGHT	HAND	HARDWARE	COMMENTS
102	16'-0"	8'-0"		OVERHEAD GARAGE DOOR	
103	3'-0"	8'-0"	RIGHT	DEADBOLT/LOCKSET	TEMPERED/THRESHOLD / WEATHERSTRIP
104	2'-8"	8'-0"	RIGHT	DEADBOLT/LOCKSET	
105	2'-0"	8'-0"	LEFT	PASSAGE	
106	2'-8"	8'-0"	RIGHT	PASSAGE	
108	2'-8"	8'-0"	RIGHT	PRIVACY	
109	2'-0"	8'-0"	LEFT	PASSAGE	
110	2'-0"	8'-0"	LEFT	PRIVACY	
202A	2'-0"	8'-0"	RIGHT	PRIVACY	
202B	2'-0"	8'-0"	RIGHT	PASSAGE	
203	2'-8"	8'-0"	RIGHT	PASSAGE	
205	2'-0"	8'-0"	RIGHT	PASSAGE	
302	2'-8"	8'-0"	RIGHT	PASSAGE	
303	2'-8"	8'-0"	RIGHT	PRIVACY	
304	2'-0"	8'-0"	LEFT	PRIVACY	
305	2'-0"	8'-0"	RIGHT	PASSAGE	
306	2'-8"	8'-0"	RIGHT	PASSAGE	CASED OPENING
307	2'-0"	8'-0"	LEFT	PASSAGE	
308	5'-0"	8'-0"	DOUBLE	PASSAGE	
309	3'-0"	8'-0"	LEFT	PRIVACY	
310A	2'-8"	8'-0"	LEFT	PRIVACY	
310B	2'-8"	8'-0"	RIGHT	PRIVACY	CASED OPENING
311	2'-0"	8'-0"	RIGHT	PRIVACY	
312	2'-0"	7'-0"	RIGHT	PASSAGE	TEMPERED SHOWER DOOR
313	2'-0"	8'-0"	RIGHT	PRIVACY	
402	2'-8"	8'-0"	RIGHT	PASSAGE	
403	3'-0"	5'-0"	RIGHT	PASSAGE	
404	3'-0"	5'-0"	RIGHT	DEADBOLT/LOCKSET	THRESHOLD / WEATHERSTRIP
405	3'-0"	8'-0"	RIGHT	DEADBOLT/LOCKSET	TEMPERED/THRESHOLD / WEATHERSTRIP
406	6'-10"	8'-0"			

WINDOW SCHEDULE						
MARK	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS
101	5'-6"	3'-0"	5'-9"	11'-3"	FIXED	TEMPERED (HEADER/SILL HT FROM 1ST FLR)
102	5'-0"	3'-0"	3'-0"	8'-0"	SINGLE HUNG	EGRESS
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201	6'-6"	4'-0"	1'-6"	8'-0"	FIXED	
202	6'-6"	3'-0"	1'-6"	8'-0"	FIXED	
203	6'-6"	4'-0"	1'-6"	8'-0"	FIXED	
204	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
205	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
206	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
207	6'-0"	3'-0"	2'-0"	8'-0"	SINGLE HUNG	
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304	6'-0"	2'-8"	3'-0"	9'-0"	SINGLE HUNG	EGRESS
305	6'-0"	2'-6"	3'-0"	9'-0"	FIXED	TEMPERED
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307	1'-6"	3'-0"	7'-6"	9'-0"		
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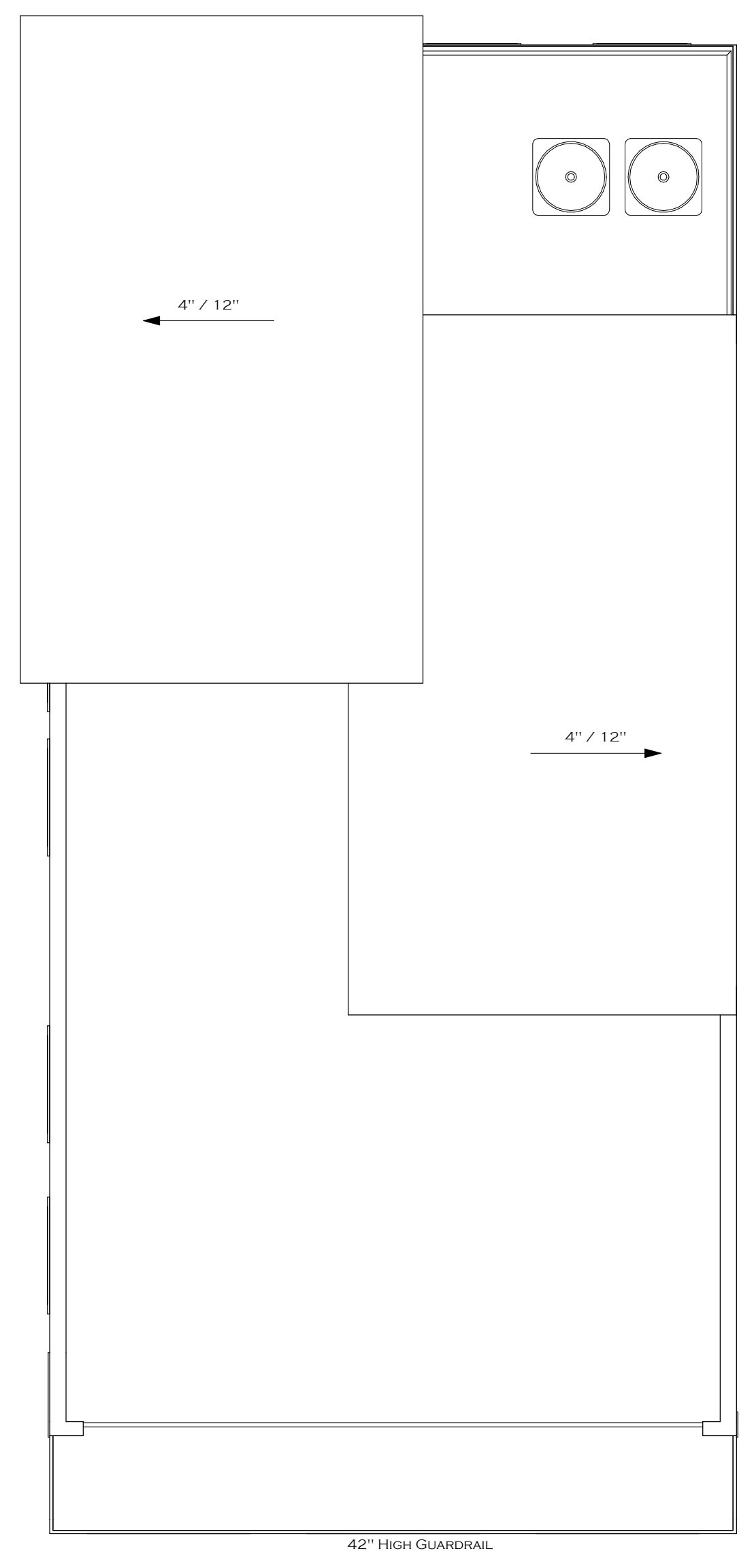
EMERGENCY ESCAPE AND RESCUE OPENINGS	
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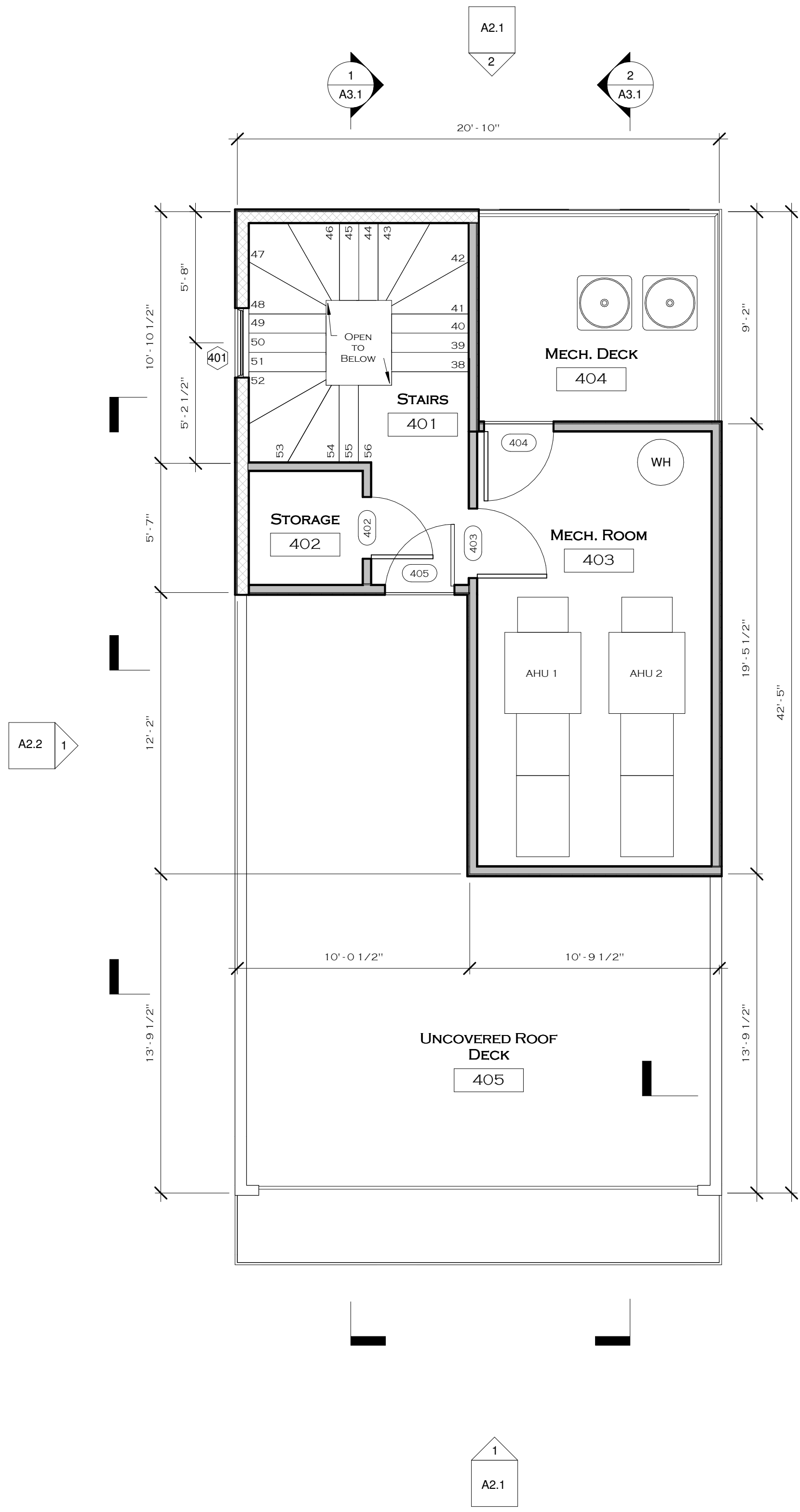
Richard Gallinas Designs, Inc.
 Residential • Commercial • Land Planning
 8754 Dawsheath Lane
 Houston, TX 77041 • Phone: 713.449.9701 • Fax: 713.897.6907
 info@richardgallinas.com

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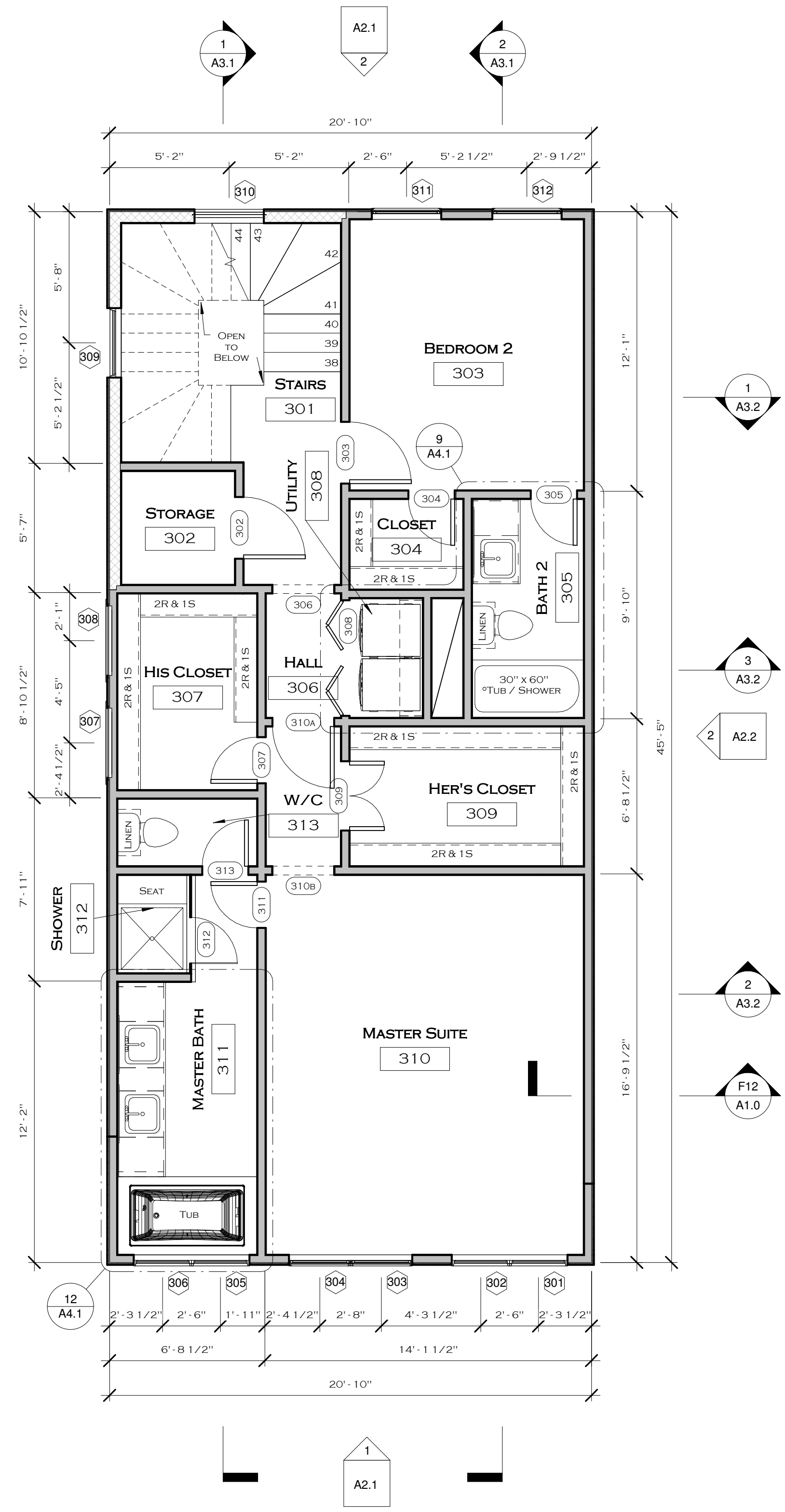
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3 Roof Plan
1/4" = 1'-0"



2 Anno-Roof Deck
1/4" = 1'-0"

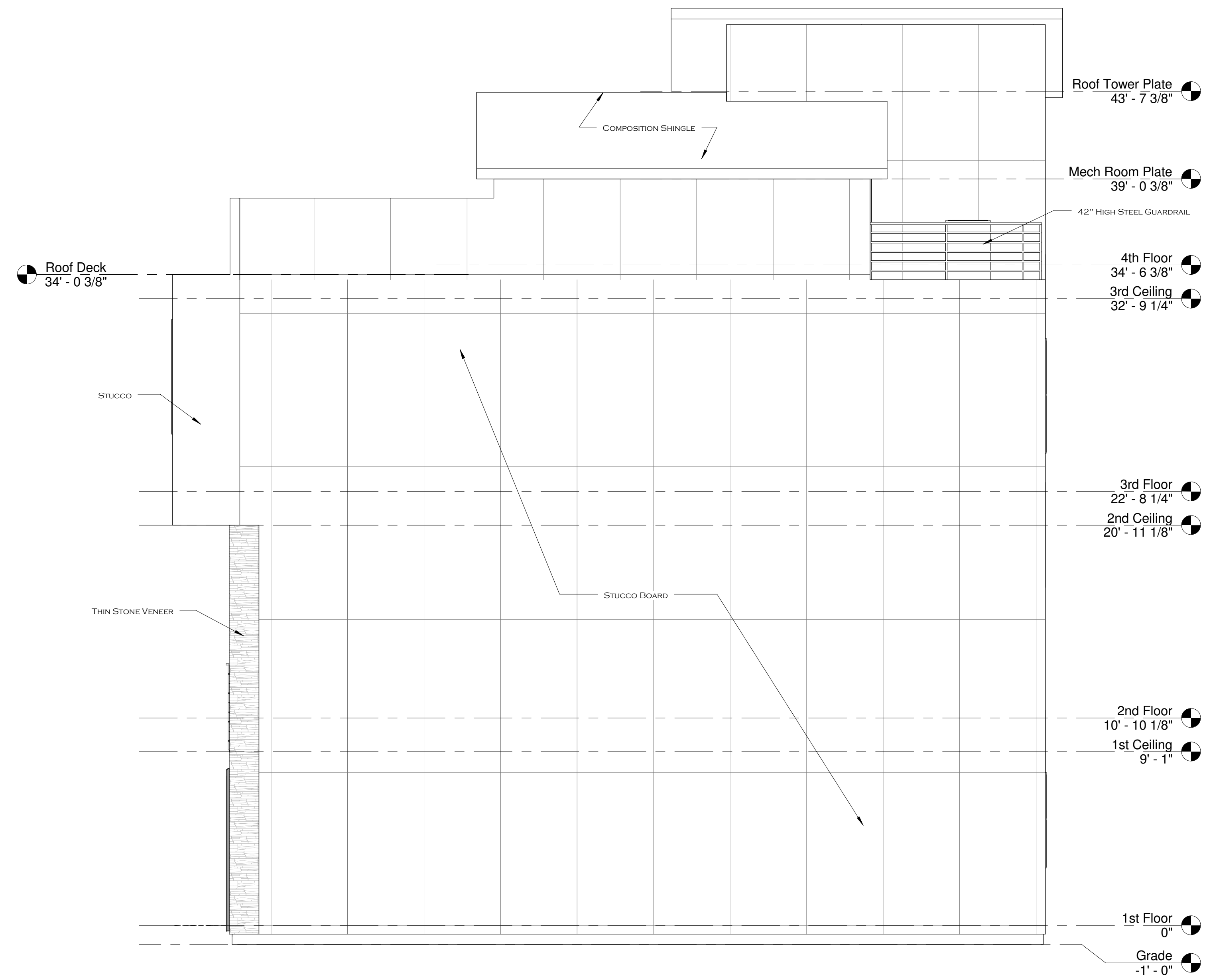


1 Third Floor Plan
1/4" = 1'-0"

NICHOLSON TOWNHOMES PLAN B
 713 NICHOLSON STREET, HOUSTON, TEXAS

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 Last File: [unclear]
 Job Number: 2015-0012
 Sheet Name: Floor Plans
 Sheet Number: A1.2

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE CREST GROUP. PURCHASERS RIGHT TO CONDITIONAL ACQUAINTANCE TO ONE TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN. AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE REPRODUCTION OR USE OF THESE PLANS CONCERNING ANY OTHER PROJECTS IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF THE CREST GROUP. WRITTEN PERMISSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THE BUILDING SHOULD BE REVIEWED AND REFERENCED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, THE CREST GROUP SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



2 Right Elevation
1/4" = 1'-0"



1 Left Elevation
1/4" = 1'-0"

NICHOLSON TOWNHOMES PLAN B
 713 NICHOLSON STREET, HOUSTON, TEXAS

Last Modified:	11/24/2015 1:06:45 PM
Last File:	
Job Number:	2015-0012
Sheet Name:	Building Elevations
Sheet Number:	