CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 3215 Morrison Avenue

Historic District / Landmark Woodland Heights HCAD # 1267940010001

Subdivision Manors at Woodland Heights Lot 1&N 12.5 ft of 2 Block 1

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☐ Contributing
- ☐ Noncontributing
- ☑ Vacant

PROPOSED ACTION

- ☐ Alteration or Addition
- ☐ Restoration
- ☑ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

☑ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Bill Baldwin

Company ABC Chemical Corp.

Mailing Address 205 Bayland Ave.

Houston, TX 77009

Phone 713-862-1600

Email [redacted]

Signature

Date 2/3/15

APPLICANT (if other than owner)

Name Sam Gianukos

Company Creole Design, LLC

Mailing Address 505 Merrill Street

Houston, TX 77009

Phone 713-880-3158

Email [redacted]

Signature

Date 2/3/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

Rev. 10.2014

CERTIFICATE OF APPROPRIATENESS
NEW CONSTRUCTION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

<u>Well in advance</u> of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 3215 Morrison

NEW BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [ ] commercial building
- [ ] mixed use building
- [ ] institutional building
- [ ] garage
- [ ] carport
- [ ] accessory structure
- [ ] other

DRAWINGS

scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- [x] site plan
- [x] floor plans
- [x] window and door schedule
- [x] roof plan
- [x] elevations (all sides)
- [ ] perspective

WRITTEN DESCRIPTION

- [x] describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- [x] materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- [ ] site as seen from street, from front and corners, include neighboring properties

HAHC Project Description
February 4, 2015
3215 Morrison
Houston, Texas 77009

3215 Morrison – New Construction
We are submitting the attached application for the New Construction at 3215 Morrison Street. The house is a 2 story structure with a total of 5,479 square feet of living area. The house has a covered front porch and a detached two story garage. Below is a description of the scope of work and exterior materials being used:

1. Exterior Finishes: Hardi Siding
2. Foundation: Slab on Grade
3. First Finish Floor Elevation: 18” above Finish Grade
4. Roof:
a. Composition Shingles
b. Gable roof with the following slopes:
    - Street View: a combination of 5/12 and 9/12
    - Rear View: 5/12
    - Garage Roof: 5/12
5. First Floor Plate Height: 11’-0” above First Finish Floor
6. Second Floor Plate Height: 22’-8”: above First Finish Floor
7. Ridge Height: 32’-5” Above Finish Grade
8. Eave Heights:
    - porch 11’-8”
    - rear 23’-2”
9. Windows: JELD -WEN Wood double hung windows with divided Lite.
10. Front Door: wood with glass and side lights
11. Front Porch Guard Rail: wood
12. Front Porch Columns: 12” dia. PERMAcast on brick base
13. Front Setback: 10’-1” from property line
14. Side Setbacks: 5’-0”/13’-4” from property line
15. Garage: 2 story garage – detached

    Side and Rear Setbacks: 3’-1” from property line

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HOUSTON, TEXAS

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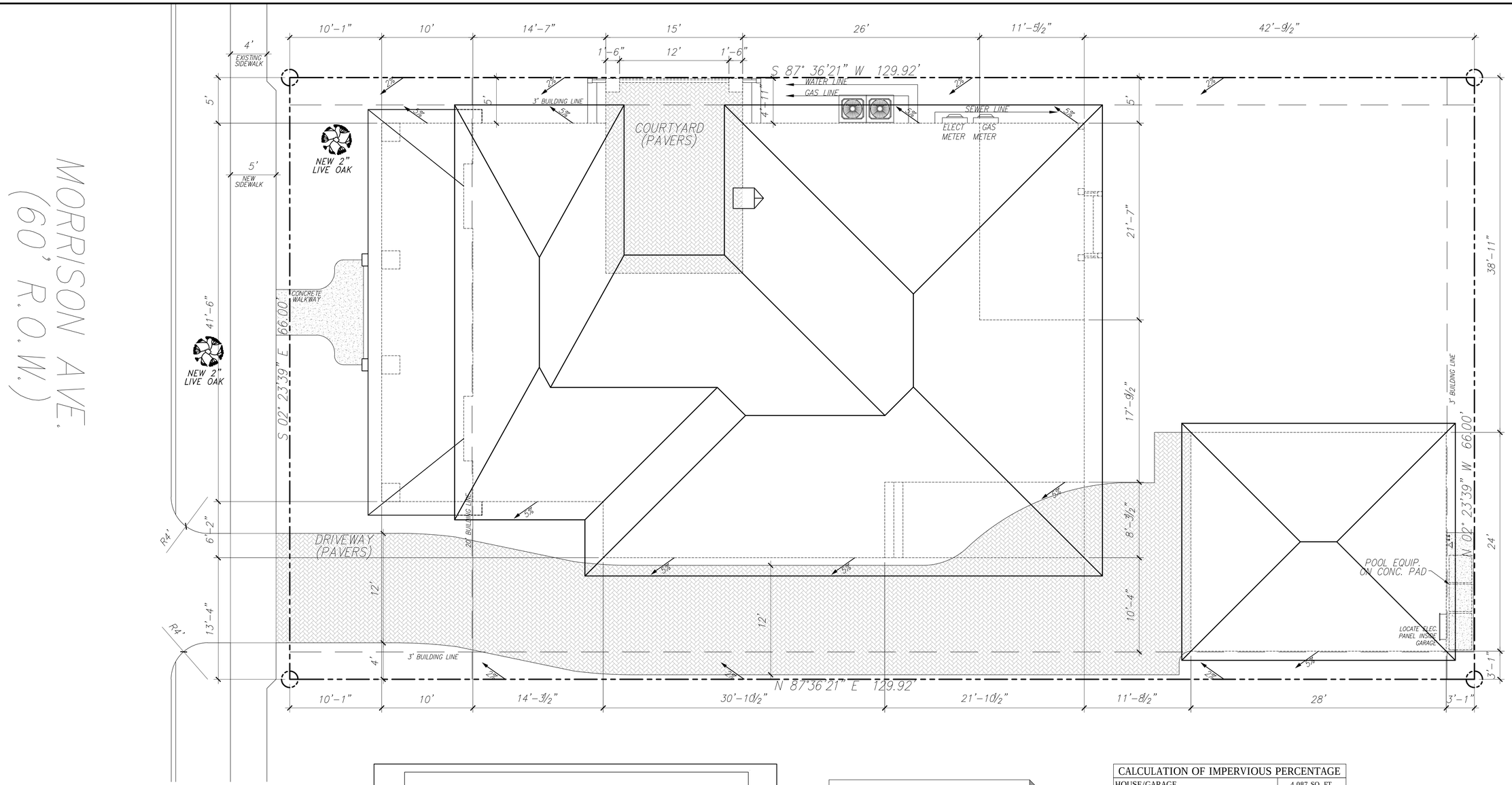
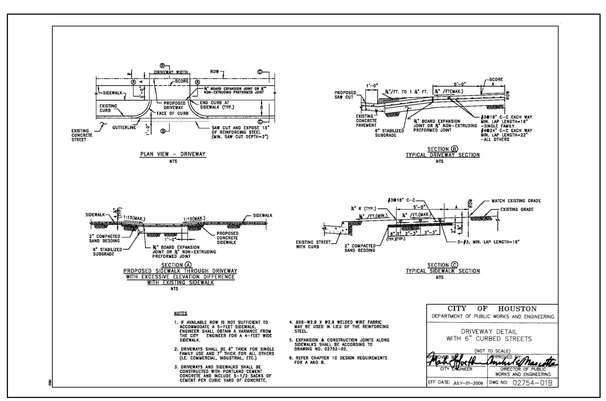
DRAWING LIST

ARCHITECTURAL

COVER SHEET
A0.1 SITE PLAN
A1.1 FIRST & SECOND FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A3.1 ROOF PLAN
E1.1 FIRST & SECOND FLOOR ELECTRICAL
D1.1 GENERAL NOTES AND DETAILS





* NOTE *

FIRST FLOOR FINISHED HEIGHT TO BE 30" ABOVE CROWN OF STREET AND NOT LESS THAN 12" FROM NEAREST MANHOLE.

LEGAL DESCRIPTION

LOT: 1& 3.5' OF 2
BLOCK: 1
MANORS AT WOODLAND HEIGHTS
HOUSTON, TEXAS 77009

CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE/GARAGE	4,087 SQ. FT.
DRIVEWAY/SIDEWALK	1,431 SQ. FT.
TOTAL OF IMPERVIOUS COVER	5,518 SQ. FT.
LOT AREA	8,575 SQ. FT.
PERCENTAGE IMPERVIOUS AREA	64.34 %

SITE PLAN

Scale: 3/16"= 1'-0"

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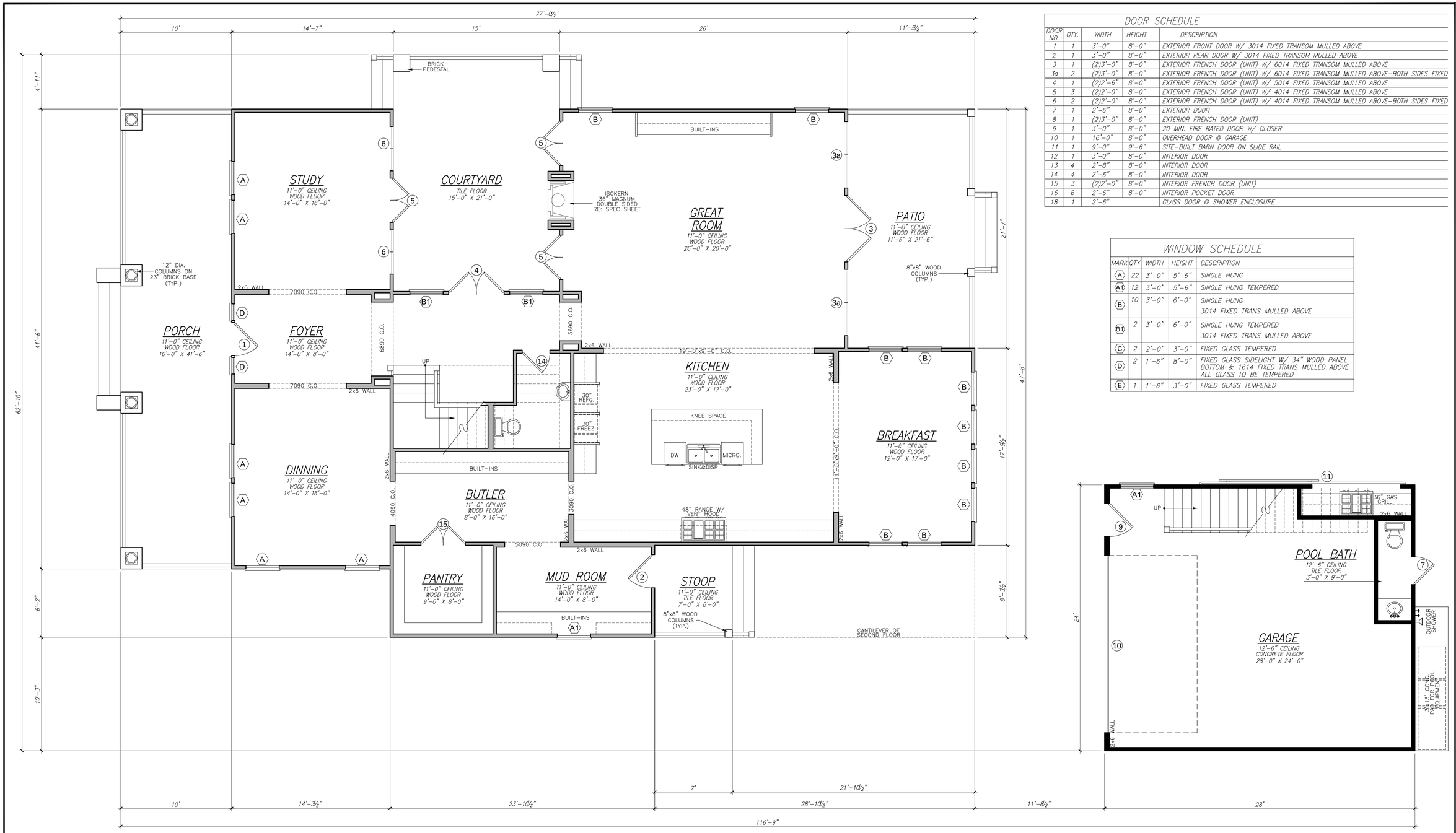
HOUSTON, TEXAS

SHEET TITLE
SITE PLAN

SHEET NO.
A0.1



DOOR SCHEDULE

DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	8'-0"	EXTERIOR FRONT DOOR W/ 3014 FIXED TRANSOM MULLED ABOVE
2	1	3'-0"	8'-0"	EXTERIOR REAR DOOR W/ 3014 FIXED TRANSOM MULLED ABOVE
3	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 6014 FIXED TRANSOM MULLED ABOVE
3a	2	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 6014 FIXED TRANSOM MULLED ABOVE-BOTH SIDES FIXED
4	1	(2)2'-6"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 5014 FIXED TRANSOM MULLED ABOVE
5	3	(2)2'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 4014 FIXED TRANSOM MULLED ABOVE
6	2	(2)2'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 4014 FIXED TRANSOM MULLED ABOVE-BOTH SIDES FIXED
7	1	2'-6"	8'-0"	EXTERIOR DOOR
8	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)
9	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
10	1	16'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
11	1	9'-0"	9'-6"	SITE-BUILT BARN DOOR ON SLIDE RAIL
12	1	3'-0"	8'-0"	INTERIOR DOOR
13	4	2'-8"	8'-0"	INTERIOR DOOR
14	4	2'-6"	8'-0"	INTERIOR DOOR
15	3	(2)2'-0"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
16	6	2'-6"	8'-0"	INTERIOR POCKET DOOR
18	1	2'-6"		GLASS DOOR @ SHOWER ENCLOSURE

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	22	3'-0"	5'-6"	SINGLE HUNG
A1	12	3'-0"	5'-6"	SINGLE HUNG TEMPERED
B	10	3'-0"	6'-0"	SINGLE HUNG 3014 FIXED TRANS MULLED ABOVE
B1	2	3'-0"	6'-0"	SINGLE HUNG TEMPERED 3014 FIXED TRANS MULLED ABOVE
C	2	2'-0"	3'-0"	FIXED GLASS TEMPERED
D	2	1'-6"	8'-0"	FIXED GLASS SIDELIGHT W/ 34" WOOD PANEL BOTTOM & 1614 FIXED TRANS MULLED ABOVE ALL GLASS TO BE TEMPERED
E	1	1'-6"	3'-0"	FIXED GLASS TEMPERED

SQUARE FOOTAGE

1ST. FLOOR PLAN	2,374
2ND. FLOOR PLAN	2,506
GAME ROOM	599
TOTAL LIVING	5,479
PORCH 1	415
PATIO	247
BALCONY	247
GARAGE	672
TOTAL UNHEATED	1,581
TOTAL COVERED	7,060

NOTES:

1. VERIFY WITH WINDOW MANUFACTURER FOR TRUE ROUGH OPENING SIZES.
2. DOORS AND WINDOWS BY BUILDER/OWNER.
3. ALL WALL DIMENSIONS ARE TO FACE OF FRAMING.
4. ALL DIMENSIONS TO DOORS AND WINDOWS ARE TO THE CENTER OF OPENING.
5. 2X6 FRAMING AT PLUMBING WALLS.
6. DBL 2X4 OR 2X6 WALLS REQUIRED FOR CEILING HEIGHTS OVER 10'-0".
7. AC CHASE SIZE AND LOCATION SUBJECT TO CHANGE AT BUILDER'S DISCRETION
8. RECESS SUB- FLOOR FOR ALL TILE AREAS

NOTE:
WINDOW OPENING LIMITING DEVICES @ SECOND FLOOR WINDOWS WITHIN 24 INCHES OF FINISHED FLOOR.
OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF 4 INCH DIAMETER SPHERE. DEVICES SHALL COMPLY WITH IRC 2006 R613.2

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

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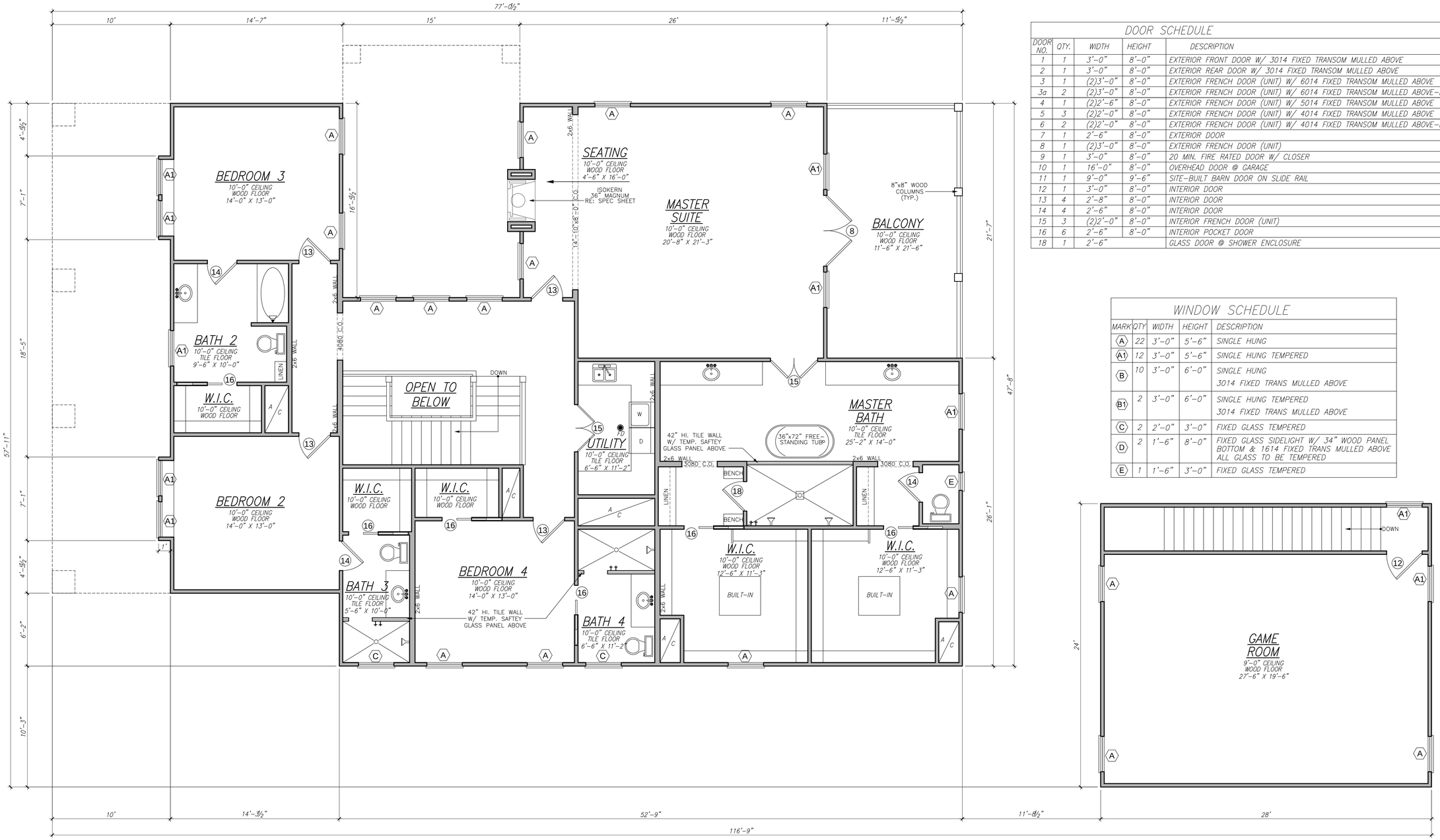
HOUSTON, TEXAS

SHEET TITLE
FLOOR PLANS

SHEET NO.
A1.1



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SECOND FLOOR PLAN
Scale: 1/4"= 1'-0"

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SHEET TITLE
FLOOR PLANS

SHEET NO.
A1.2

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

NOTE:
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LEFT ELEVATION
Scale: 1/4"= 1'-0"

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HOUSTON, TEXAS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A2.1

REAR ELEVATION
Scale: 1/4"= 1'-0"

NOTE:
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RIGHT ELEVATION
Scale: 1/4"= 1'-0"

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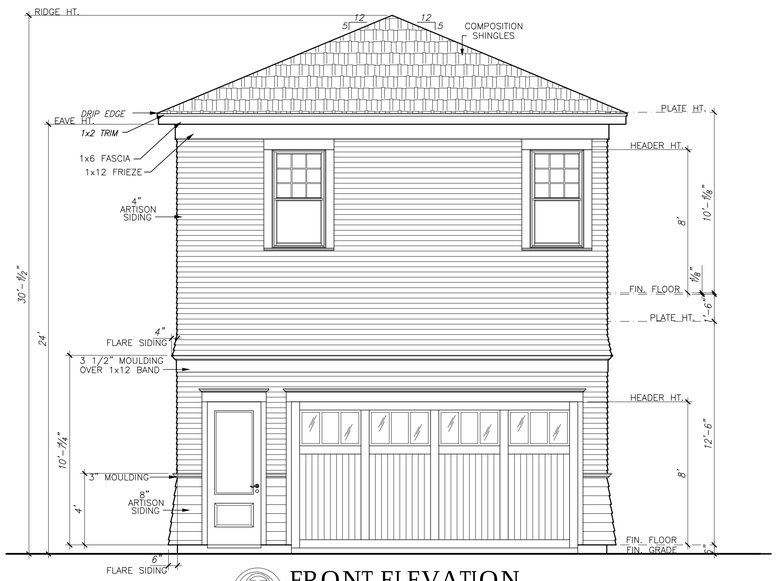
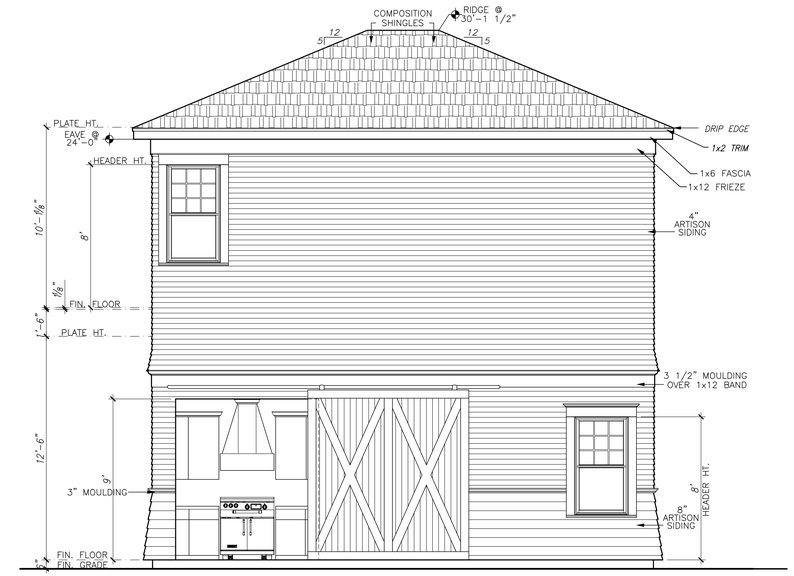
SHEET TITLE
EXTERIOR ELEVATIONS

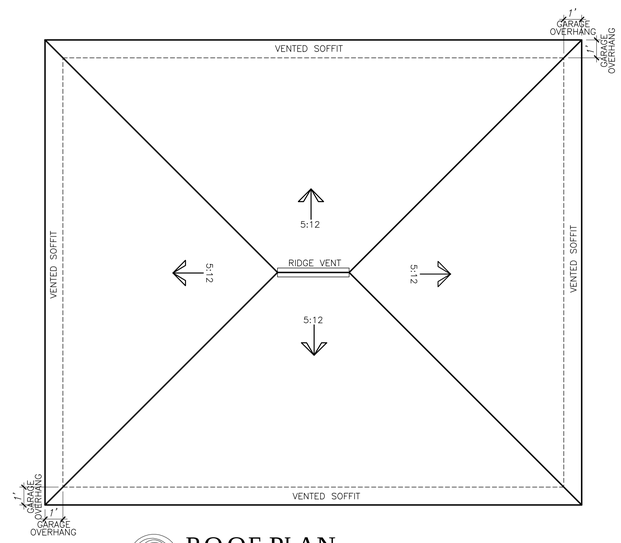
SHEET NO.
A2.2



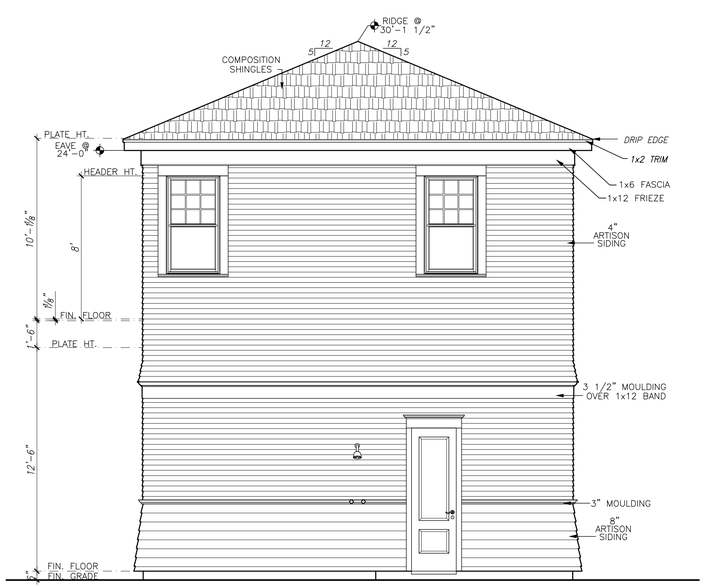
FRONT ELEVATION
Scale: 1/4"= 1'-0"



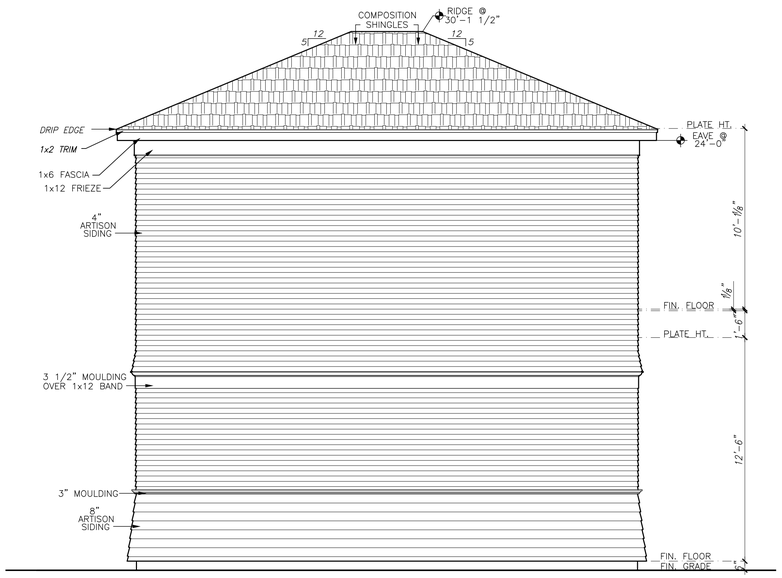
LEFT ELEVATION
Scale: 1/4"= 1'-0"



ROOF PLAN
Scale: 1/4"= 1'-0"



REAR ELEVATION
Scale: 1/4"= 1'-0"



RIGHT ELEVATION
Scale: 1/4"= 1'-0"

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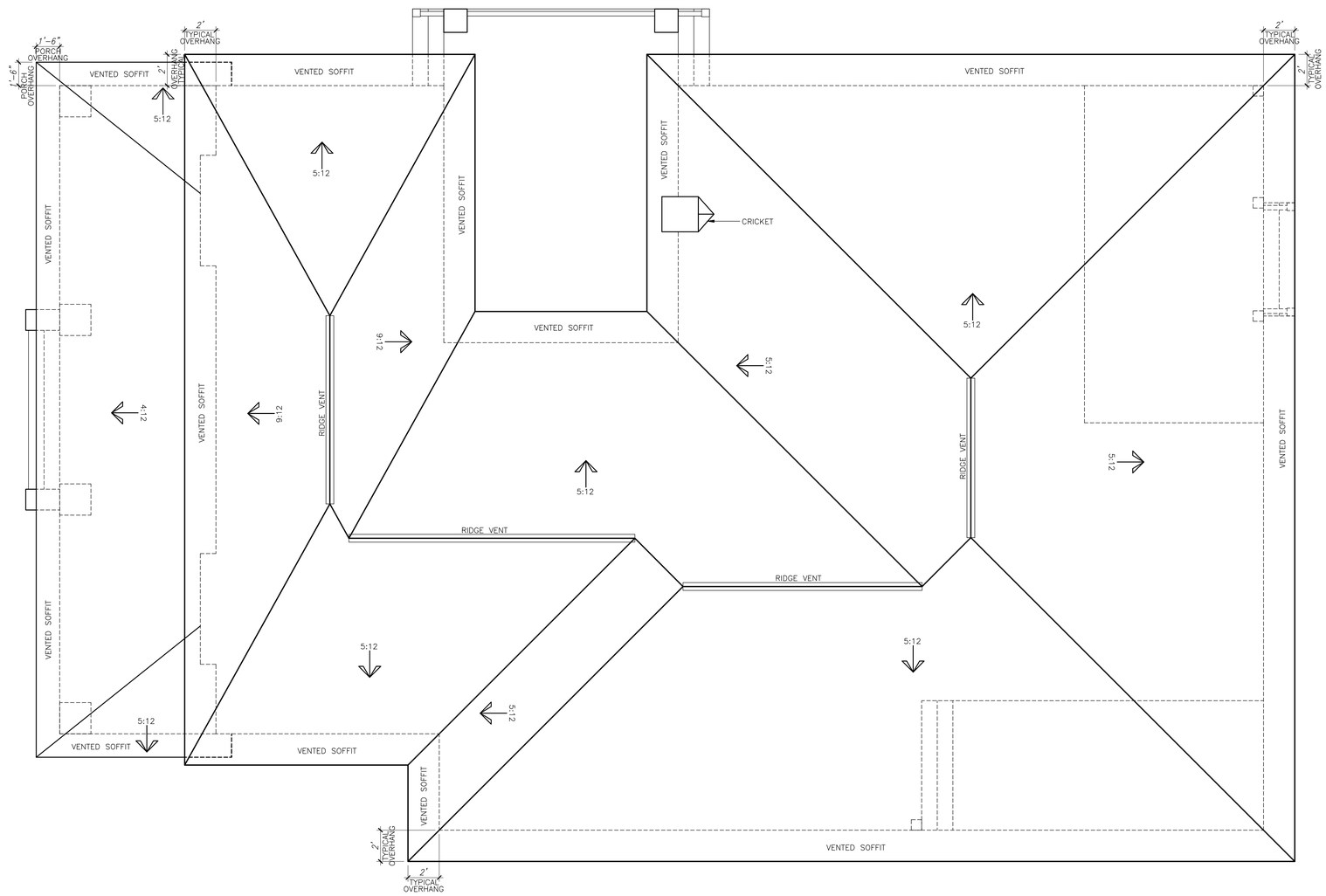
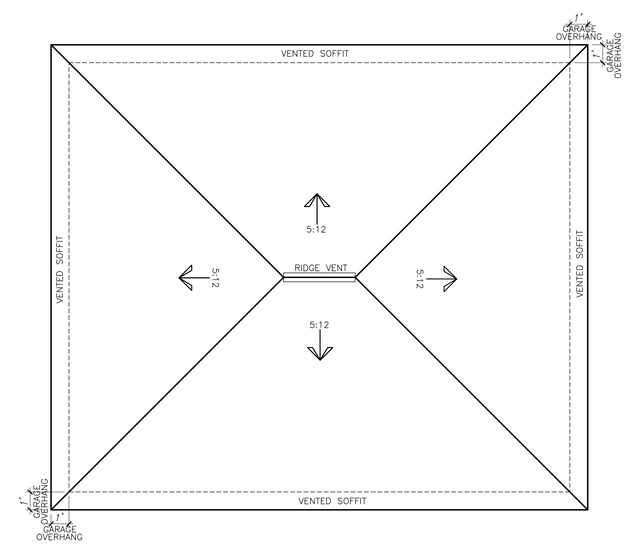
SHEET TITLE
GARAGE ELEVATIONS

SHEET NO.
A2.3





ROOF PLAN
Scale: 3/4"= 1'-0"

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3215 MORRISON AVENUE
HOUSTON, TEXAS

SHEET TITLE
ROOF PLAN

SHEET NO.
A3.1