

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 115 PARKVIEW ST.
Historic District / Landmark GERMANTOWN HCAD # _____
Subdivision HIGHLAND ADDITION Lot 3 Block S 1/2 of Blk 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 TRISTAN BERLANGA
Company TRICON HOMES, INC.
Mailing Address 3815 MONTROSE BLD
#207 HOUSTON, TX 77006
Phone 832.932.7938
Email [REDACTED]
Signature Tristan Berlanga
Date _____

APPLICANT (if other than owner)

Name LILIANA CARBAJAL
Company TRICON HOMES, INC.
Mailing Address 3815 MONTROSE BLD
#207 HOUSTON, TX 77006
Phone 832.932.7938
Email [REDACTED]
Signature [Signature]
Date 06/24/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

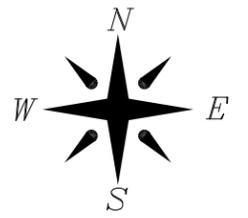
Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information 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.

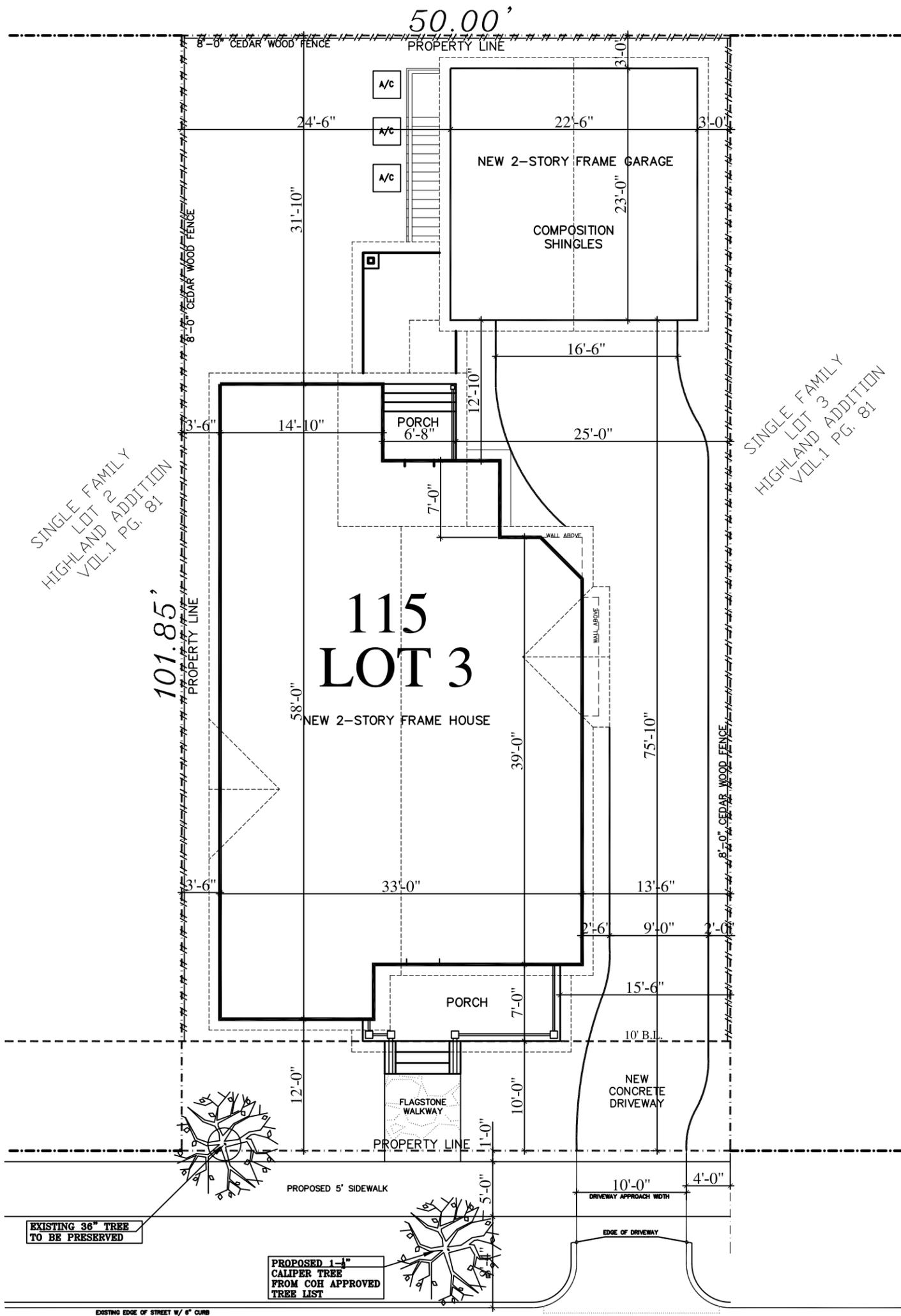
Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

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



LEGAL DESCRIPTION
115 PARKVIEW ST
 LOT 3
 BLOCK S 1/2 OF 1
 SUB: **HIGHLAND ADDITION**

KEY MAP GRID - 493C
 ZIP CODE - 77009



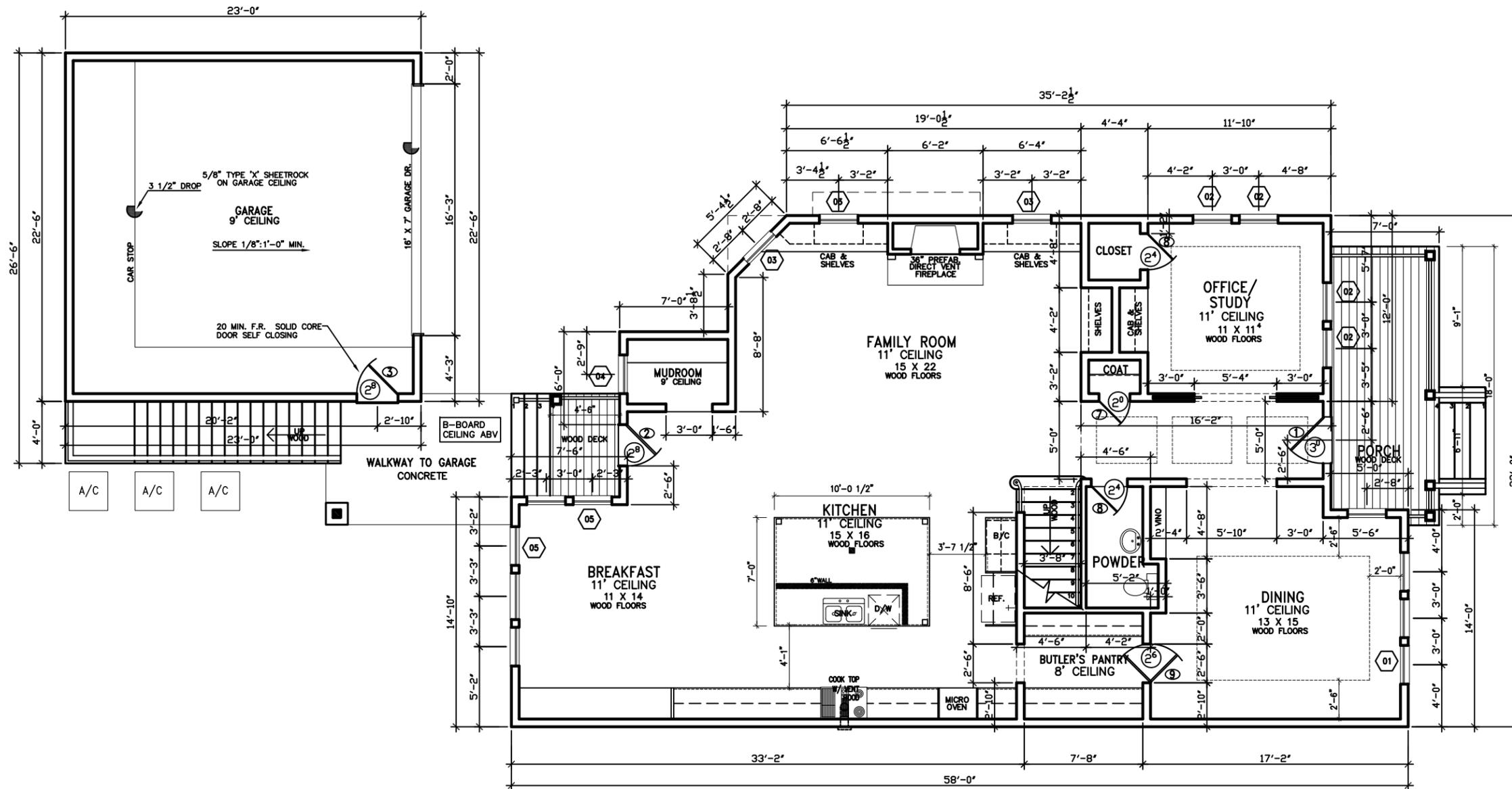
SINGLE FAMILY
 LOT 2
 HIGHLAND ADDITION
 VOL.1 PG. 81

SINGLE FAMILY
 LOT 3
 HIGHLAND ADDITION
 VOL.1 PG. 81

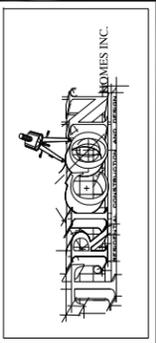
PARKVIEW STREET

SITEPLAN
 SCALE: 3/32" = 1'-0"

PRINT DATE: 06.19.15	SHEET:	TITLE: SITE PLAN	DATE: JUNE 2015	REVISIONS:	DESIGNER: PLANNERS + ARCHITECTS 3815 MONTROSE BLVD HOUSTON, TX 77006 TEL: 832.922.7946	TRICON HOMES	115 PARKVIEW ST	
			DRAWN BY:					



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



115
PARKVIEW ST

TRICON HOMES
 DESIGNERS • PLANNERS • BUILDERS
 3815 MONTROSE BLVD
 HOUSTON, TX. 77006
 TEL: 832.932.7946

REVISIONS:

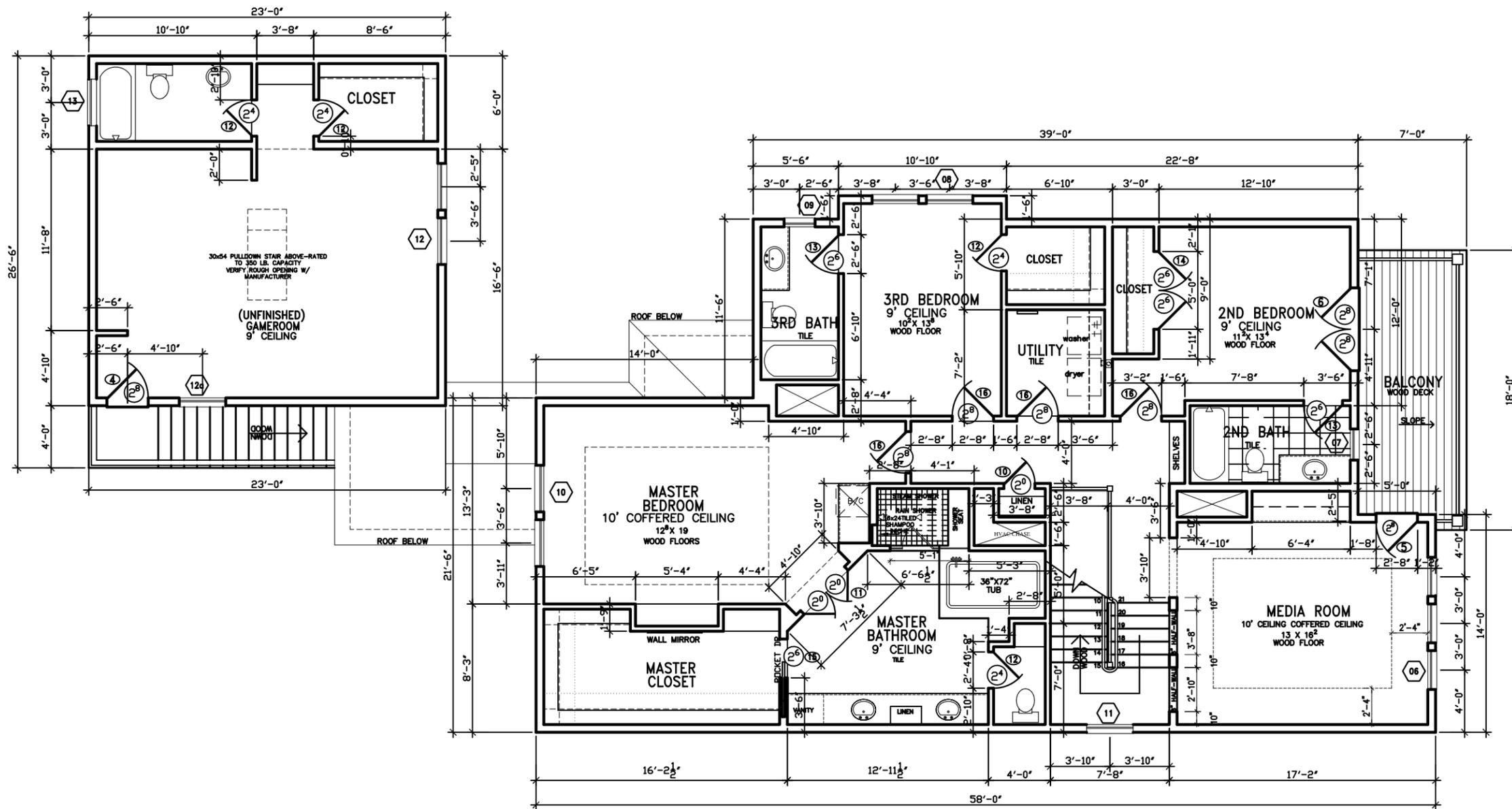
DATE:
 JUNE 2015
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TITLE:

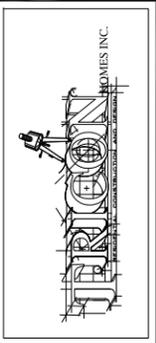
FLOOR PLAN

SHEET:
A1.1

PRINT DATE: 06.19.15



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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REVISIONS:

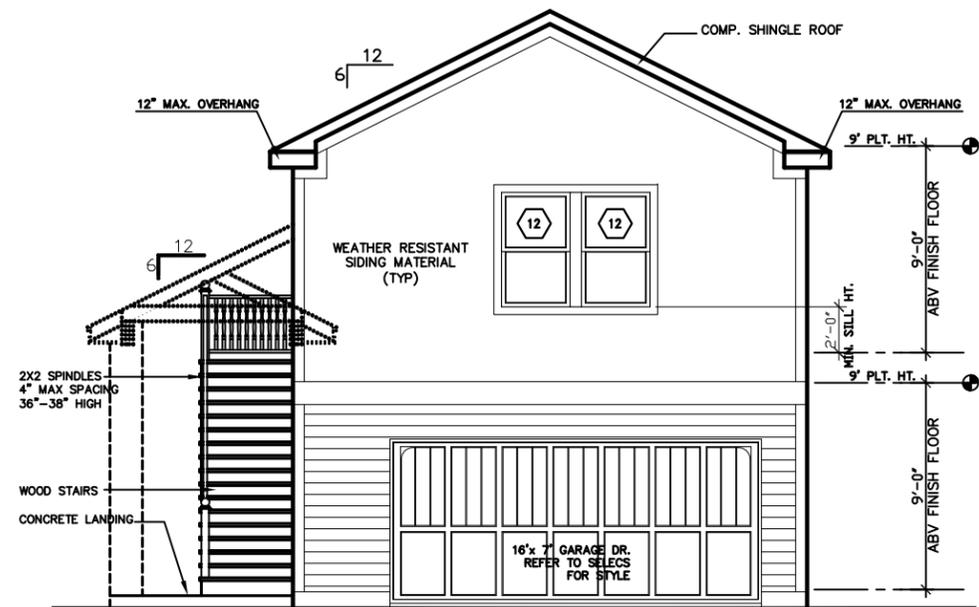
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JUNE 2015
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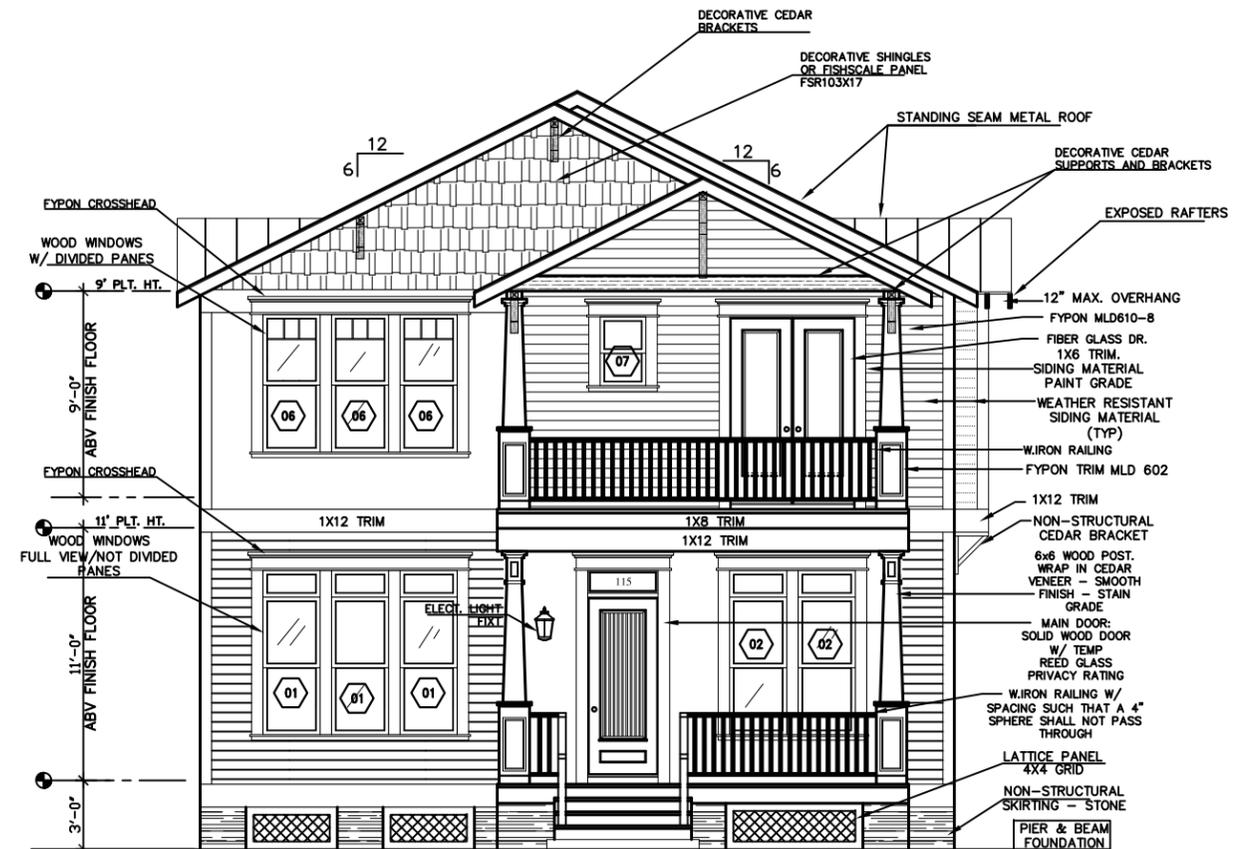
FLOOR
PLAN

SHEET:
A1.2

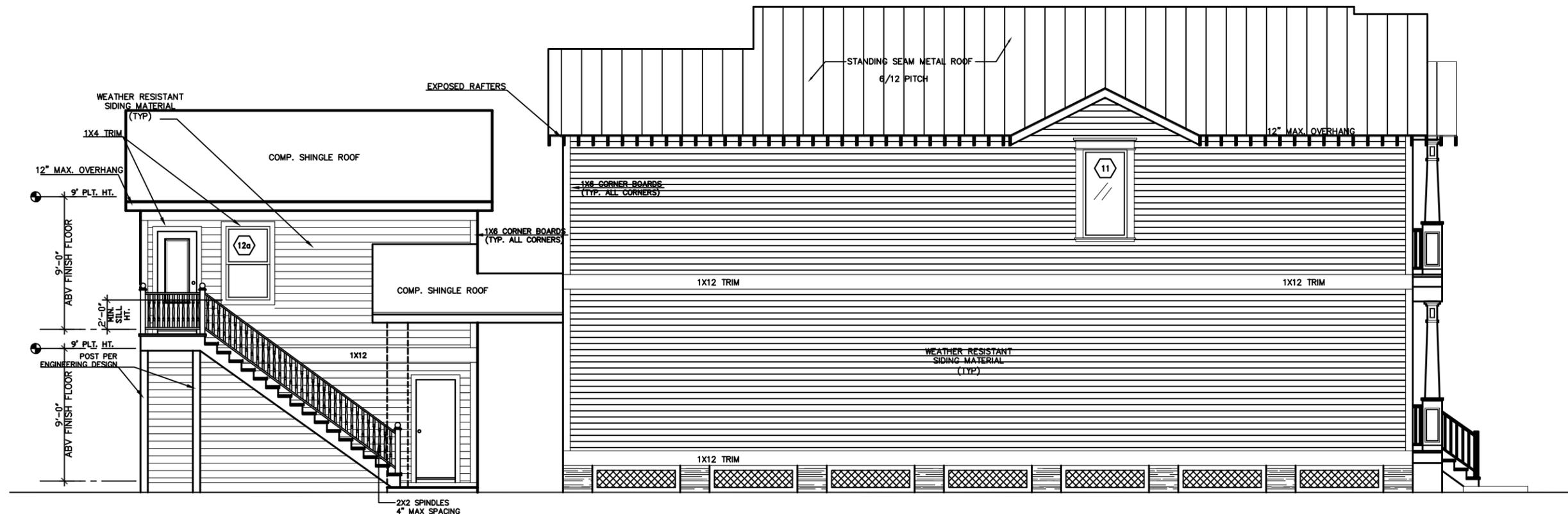
PRINT DATE: 06.19.15



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

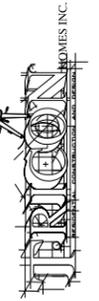


01 FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

02 LEFT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



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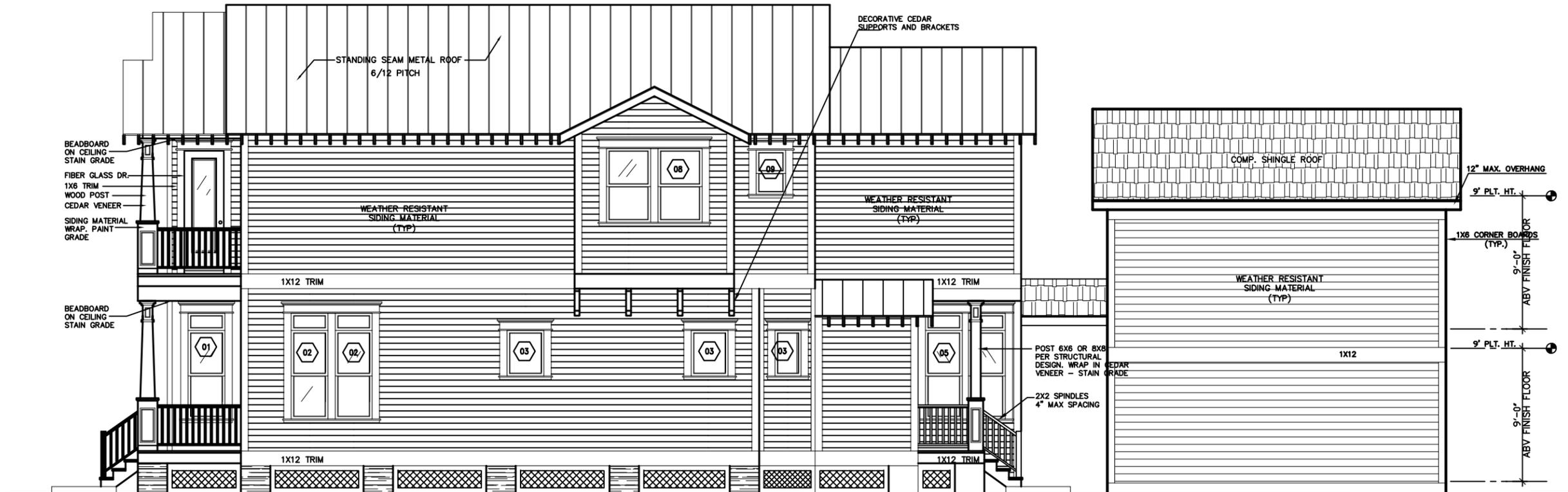
TITLE:

BLDG.
EXT. ELEV.

SHEET:

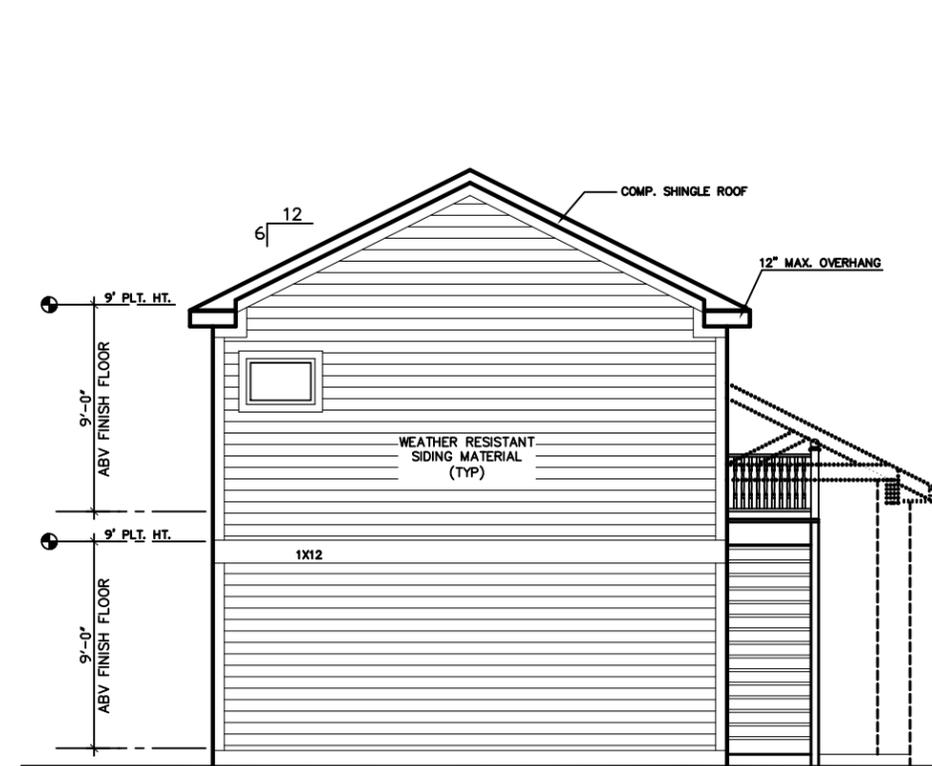
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PRINT DATE: 06.19.15

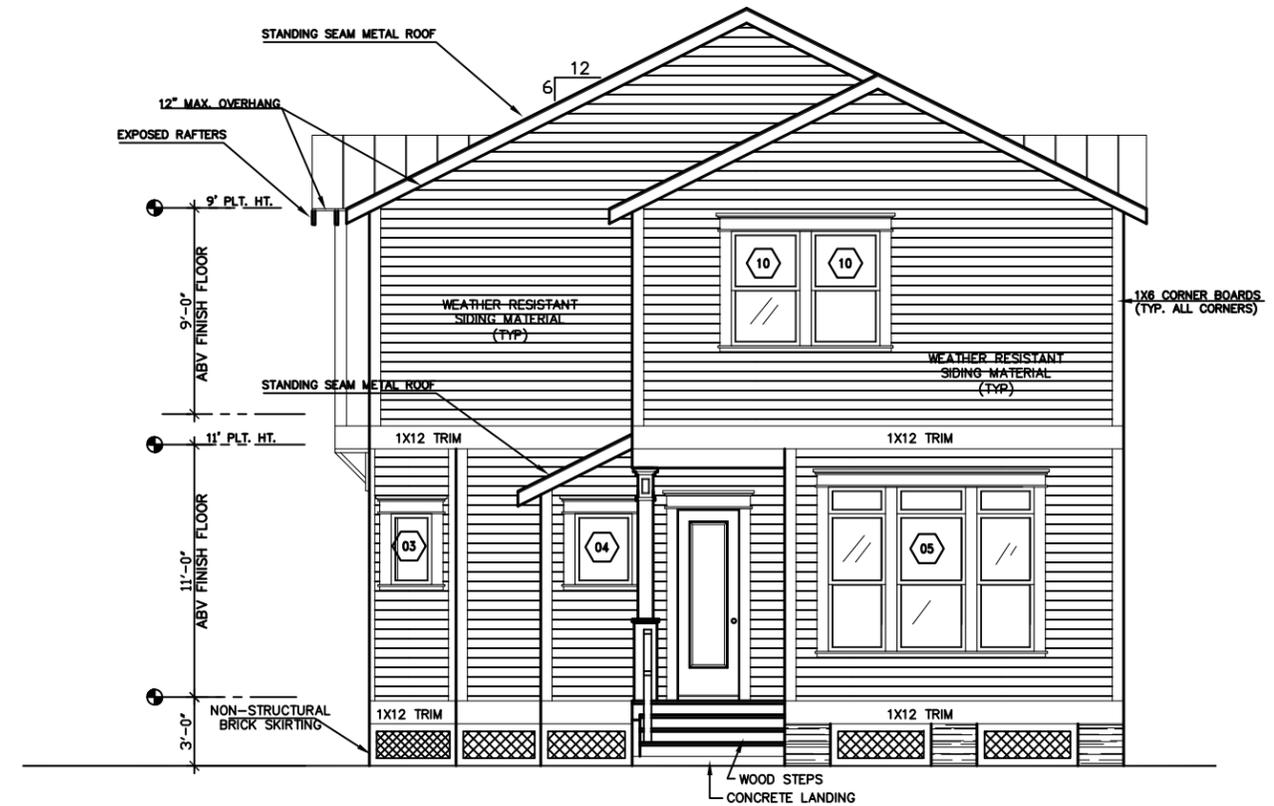


03 RIGHT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

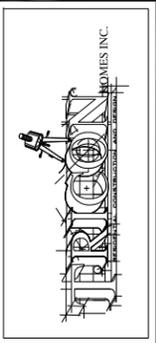
02 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



04 BACK ELEVATION
SCALE: 1/8" = 1'-0"



04 BACK (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



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DATE: JUNE 2015
DRAWN BY:

TITLE:

BLDG.
EXT. ELEV.

SHEET:

A2.2

PRINT DATE: 06.19.15

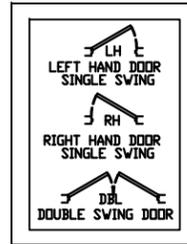
GENERAL NOTES FOR DOORS & FRAMES
 DIMENSIONS:
 -DIMENSIONS INDICATED ON PLANS AND SCHEDULE ARE NOMINAL.
 -COORDINATE PRIOR TO FABRICATION

FIRE RATING:
 -FIRE RATINGS OF DOORS AND FRAMES SHALL COMPLY WITH APPLICABLE CODE AND REGULATIONS. FIRE DOORS SHALL BE LABELED BY AN APPROVED AGENCY.
 -ALL DOOR FRAMES AND HARDWARE SHALL HAVE SAME FIRE RATING AS DOOR HUNG WITHIN THEM.
 -LEGEND FOR RATING OF DOORS:
 20M - 20 MINUTES RATED DOOR
 GLAZING:
 -GLAZING IN EXTERIOR DOORS SHALL BE TEMPERED INSULATED GLASS (TIG) IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS

MISCELLANEOUS NOTES:
 -PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
 -PAINT ALL STEEL DOORS AND FRAMES SEMI-GLOSS UNLESS OTHERWISE INDICATED.
 -MAXIMUM EXTERIOR THRESHOLD HEIGHT TO BE 3/4"
 -HC UNDER MATERIAL COLUMN INDICATES HOLLOW CORE EMBOSSED MASONITE

EXTERIOR DOOR SCHEDULE										
MARK	STYLE	QTY	DESCRIPTION/LOCATION	SIZE		MAT.			FINISH	REMARKS
				WIDTH	HEIGHT	WOOD	METAL	FIBERGLASS		
1	A	1	FOYER	3'-0"	8'-0"	*			*	DOOR + TRANSOM
2	A	1	KITCHEN	2'-8"	8'-0"	*			*	DOOR + TRANSOM
3	C	1	GARAGE	2'-8"	6'-8"		*		*	SOLID CORE
4	D	1	GARAGE	2'-8"	6'-8"		*		*	DOOR W/ GLASS PANEL
5	A	1	MEDIA ROOM	2'-8"	6'-8"		*		*	DOOR W/ GLASS PANEL
6	B	1	2ND BEDROOM	2'-8"	6'-8"		*		*	DBL DOOR DOOR W/ GLASS PANEL

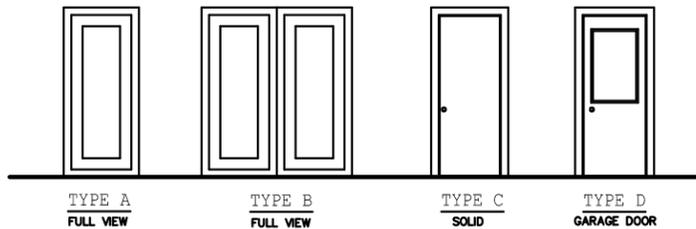
INTERIOR DOOR SCHEDULE										
MARK	STYLE	QTY	DESCRIPTION/LOCATION	SIZE		MAT.			FINISH	REMARKS
				WIDTH	HEIGHT	WOOD	METAL	FIBERGLASS		
7	E	1	1ST FLOOR HALLWAY	2'-0"	8'-0"	*			*	
8	E	2	POWDER RM & OFFICE	2'-4"	8'-0"	*				
9	E	1	BUTLER'S PANTRY	2'-6"	8'-0"	*				SWINGING DR.
10	E	1	2ND FLOOR HALLWAY	2'-0"	6'-8"	*				
11	F	1	MASTER BATH	2'-0"	6'-8"	*				DBL
12	E	4	MSTR. BATH-WC, 3RD BDRM CL & GARAGE UNFINISHED RM	2'-4"	6'-8"	*				
13	E	2	2ND AND 3RD BATH	2'-6"	6'-8"	*				
14	F	1	2ND BEDROOM CL.	2'-6"	6'-8"	*				DBL
15	E	1	MASTER CL.	2'-6"	6'-8"	*				POCKET
16	E	4	BEDROOMS AND UTILITY RM	2'-8"	6'-8"	*				



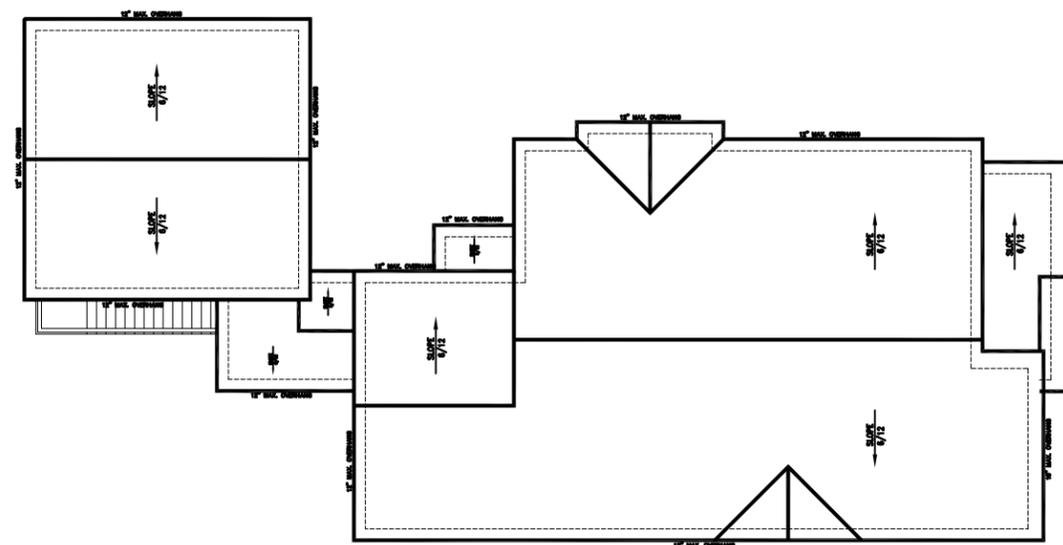
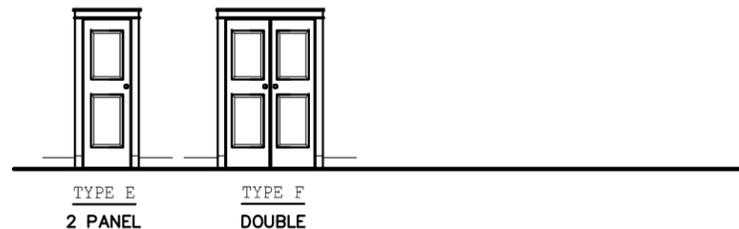
WINDOW SCHEDULE										115 PARKVIEW			
DATE REVISED: 06.19.15													
MARK	QTY	TYPE	LOCATION	NOMINAL OPEN.		MATERIAL	OPERABLE/		GLAZING	EGRESS	TEMP	REMARKS	
				WIDTH	HEIGHT		FIXED	OPER.					
01	4	SH	DINING	2'-6"	6'-0"	WOOD	OPER.		E				
02	4	SH	STUDY	2'-6"	6'-0"	WOOD	OPER.		E				
03	3	F	FAM. RM.	2'-6"	3'-0"	VINYL	FIX.		E				
04	1	F	MUD RM.	2'-6"	3'-0"	VINYL	FIX.		E			MULLED UNIT	
05	5	SH	BREAKFAST	2'-6"	6'-0"	VINYL	OPER.		E				
06	3	SH	MEDIA RM	2'-6"	6'-0"	VINYL	OPER.		E				
07	1	SH	2ND BATH	2'-0"	3'-0"	VINYL	OPER.		E	yes			
08	2	SH	3RD BEDRM	3'-0"	5'-0"	VINYL	OPER.		E	yes			
09	1	SH	3RD BATH	2'-0"	3'-0"	VINYL	OPER.		E	yes			
10	2	SH	MSTR BEDRM	3'-0"	5'-0"	VINYL	OPER.		E	yes			
11	1	F	STAIR	3'-0"	6'-0"	VINYL	FIX.		E	yes			
12	2	SH	GAME RM.	3'-0"	5'-0"	VINYL	OPER.		E				
12a	1	SH	GAME RM.	3'-0"	5'-0"	VINYL	OPER.		E	yes			
13	1	C	GAME RM. BATH	3'-0"	2'-0"	VINYL	OPER.		E	yes			
01a	4	F		2'-6"	14"	WOOD	FIX.		E			TRANSOM	
02a	4	F		2'-6"	14"	WOOD	FIX.		E			TRANSOM	
05a	5	F		2'-6"	14"	VINYL	FIX.		E			TRANSOM	

WINDOW SCHEDULE NOTES
 Type: A=Awning C=Casement DH=Double Hung F=Fixed, in sash (LDN) FC=French Casement SH=Single Hung SL=Slider
 Glazing: A=Acrylic I=Clear Insulated Glass E=Low-E Insulated Glazing P=Single Plate Glass
 1. ALL WINDOW SIZES ARE NOMINAL - CONFIRM ROUGH OPENING SIZE WITH WINDOW ORDER BEFORE FRAMING.
 2. See exterior elevations for head heights and window swing info. Verify all rough window openings with manufacturer prior to ordering.
 3. Emergency Egress window to comply with clear dimensions and net clear operable area for escape window as described in section R310 of the Int'l Residential Code
 Clear Height Minimum 24"
 Clear Width Minimum 20"
 Clear Open Area Minimum 5.7 sq ft
 4. All glazing to be low-E. Review with exterior elevations to confirm muntin pattern.
 5. Energy Code Information: U Factor=0.30; SHGC=0.36

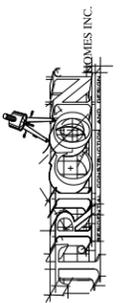
EXTERIOR DOOR



INTERIOR DOOR



ROOF LAYOUT
 SCALE: 1/16" = 1'-0"



115 PARKVIEW ST

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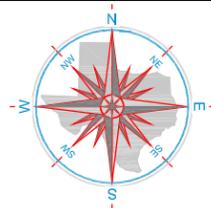
REVISIONS:

DATE: JUNE 2015
 DRAWN BY:

TITLE:
 DOOR & WIN SCH
 &
 ROOF LAYOUT

SHEET:
 A3.1

PRINT DATE: 06.19.15



C.B.G. Surveying, Inc.



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1/2" PIPE FOUND	AC AIR CONDITIONER
⊗ 5/8" ROD FOUND	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	—OHP— OVERHEAD ELECTRIC
▲ UNDERGROUND ELECTRIC	—OES— OVERHEAD ELECTRIC SERVICE
—OHP— OVERHEAD ELECTRIC POWER	—X— WIRE FENCE
—OES— OVERHEAD ELECTRIC SERVICE	—/— EDGE OF ASPHALT
—/— EDGE OF ASPHALT	—/— EDGE OF GRAVEL
—/— EDGE OF GRAVEL	—/— COVERED AREA
—/— COVERED AREA	

EXCEPTIONS:

- 1) CURBS, DRIVEWAYS, UTILITY POLES, METERS, FIRE HYDRANTS, STORM SEWER INLETS, AND OTHER PHYSICAL FEATURES ON THE TRACT OR IN THE PUBLIC RIGHT-OF-WAY WITHIN 10 FEET OF THIS TRACT; SHOWN HEREON
- 2) RECORDED EASEMENTS ON THIS TRACT; NONE PRESENT
- 3) TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY WITHIN 10 FEET OF THE TRACT OR IN THE BUILDING SETBACK AREA AS THAT TERM IS DEFINED BY ARTICLE V OF CHAPTER 33 OF THE CODE OF ORDINANCES; SHOWN HEREON
- 4) ROADWAYS AND SIDEWALKS INCLUDING THE PAVING SECTION WIDTH ON THE TRACT AND IN THE PUBLIC RIGHT-OF-WAY WITHIN 10 FEET OF THE TRACT; AND PUBLIC RIGHTS-OF-WAY INCLUDING THE WIDTH ON OR ADJACENT TO THE TRACT; SHOWN HEREON
- 5) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN ORDINANCE NO. 89-1312 RECORDED IN C.F. NO. M337573, ORDINANCE NO. 91-1701 RECORDED IN C.F. NO. N556388.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

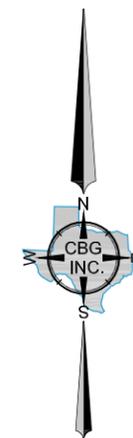
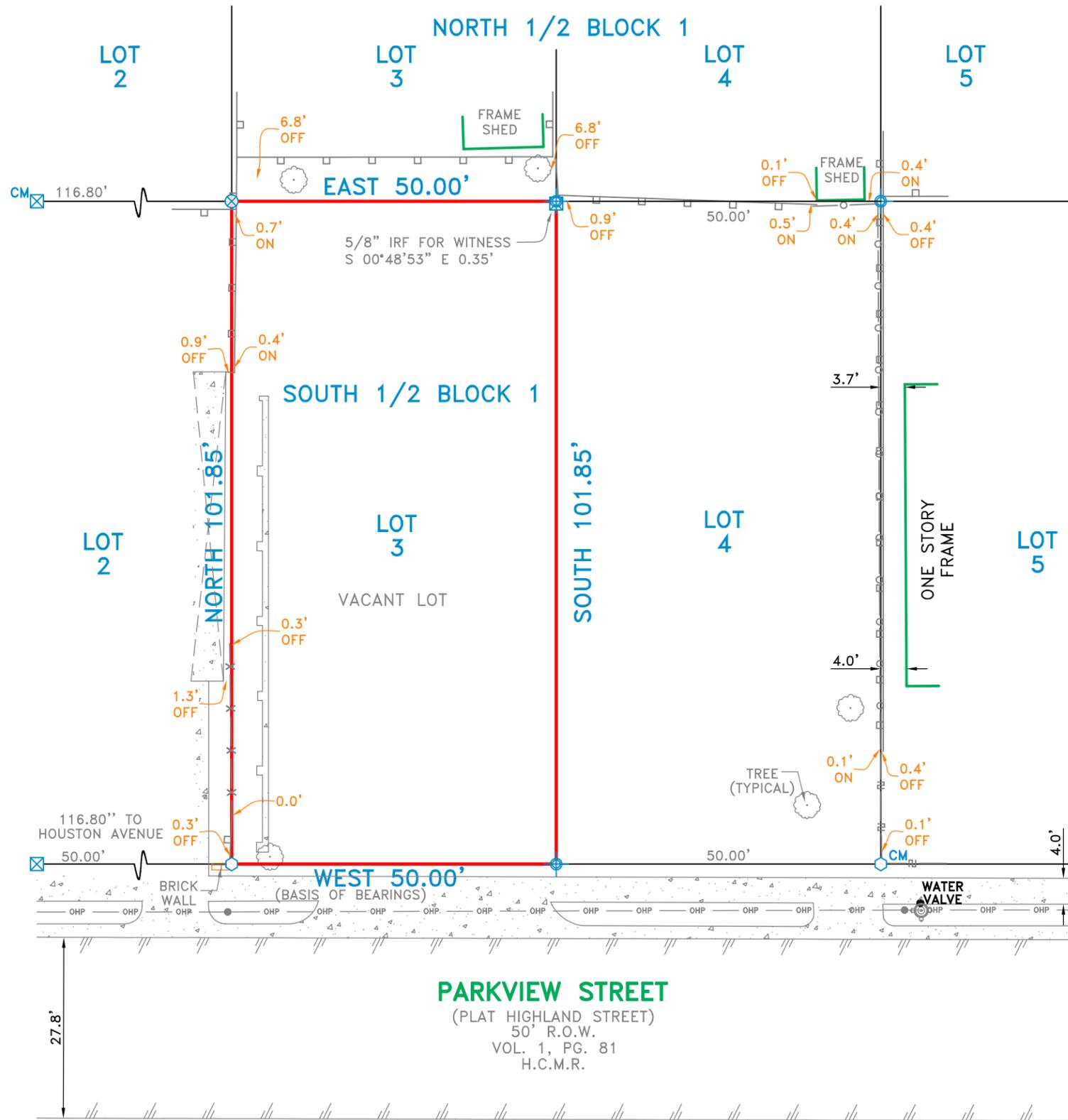
FLOOD NOTE: According to the F.I.R.M. No. 48201C0690 M, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by First American Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____
Purchaser
Purchaser

117 Parkview Street

Being Lot Three (3), in the South 1/2 of Block One (1) of HIGHLAND ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 81 of the Map Records of Harris County, Texas.



SCALE: 1" = 20'

Drawn By: JDJ
Scale: 1" = 20'
Date: 03/24/15
GF NO.: 1517936
Job No. 1503546A

C.B.G. Surveying, Inc.

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Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgsfw.com







