

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 117 PARKVIEW ST.  
 Historic District / Landmark GERMANTOWN HCAD # \_\_\_\_\_  
 Subdivision HIGHLAND ADDITION Lot 4 Block S 1/2 OF BLK 1

**DESIGNATION TYPE**

- |  |  |
|--|--|
| <input type="checkbox"/> Landmark            | <input checked="" type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark  | <input type="checkbox"/> Noncontributing         |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant                  |

**PROPOSED ACTION**

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> Alteration or Addition      | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration                 | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> 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 BLVD  
#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 BLVD  
#207 HOUSTON, TX 77006  
 Phone 832.932.7938  
 Email [REDACTED]  
 Signature [Signature]  
 Date 06.25.15

**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.

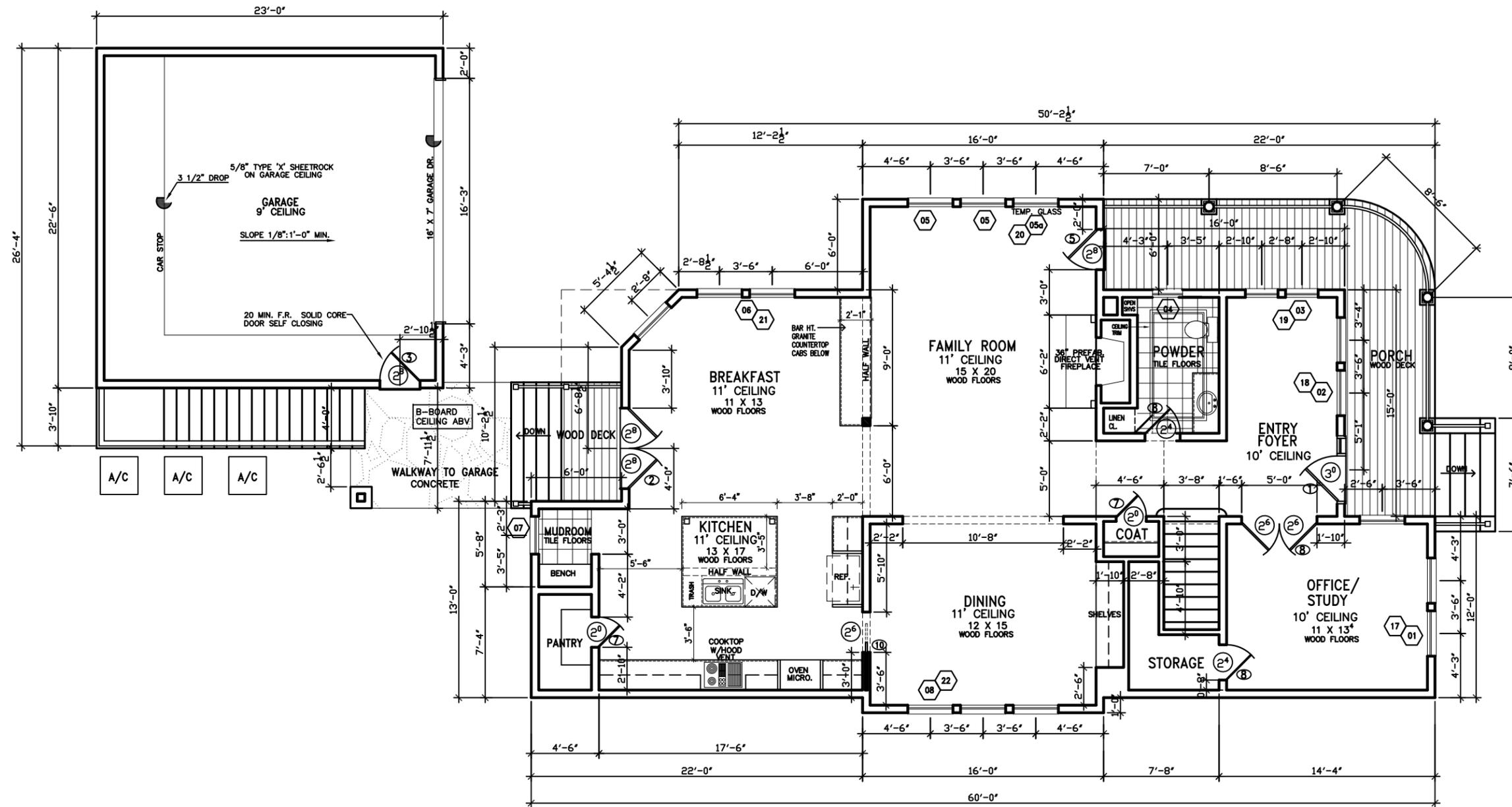
**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**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.

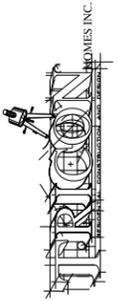
**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_





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



**117 PARKVIEW ST**

**TRICON HOMES**

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

REVISIONS: \_\_\_\_\_

DATE:  
 JUNE 2015

DRAWN BY:

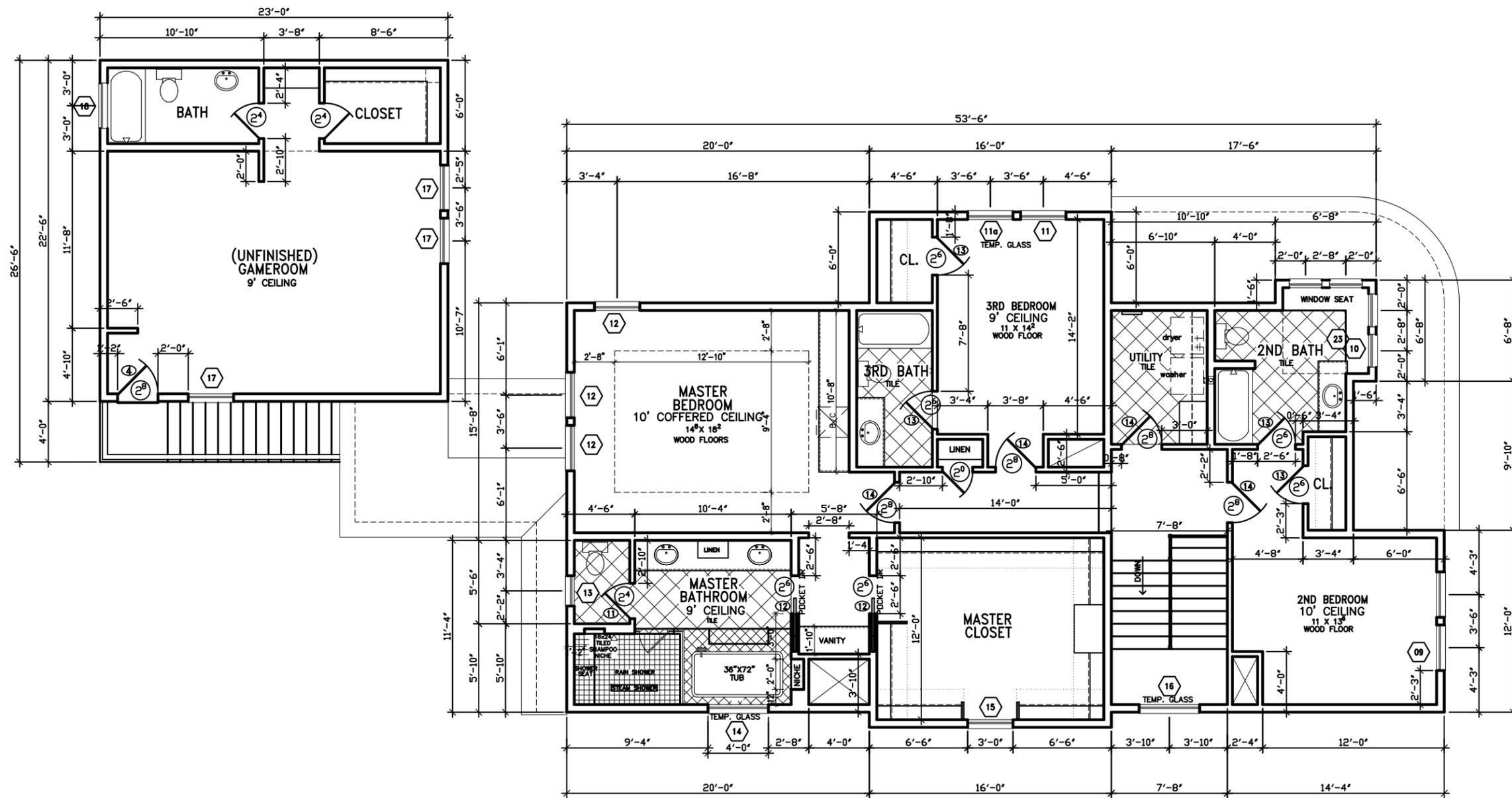
TITLE:

**FLOOR PLAN**

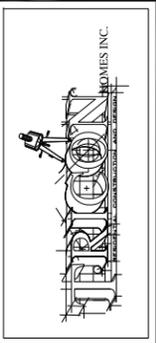
SHEET:

**A1.1**

PRINT DATE: 06.26.15



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



**117 PARKVIEW ST**

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 HOUSTON, TX. 77006  
 TEL: 832.932.7946

REVISIONS:  
 \_\_\_\_\_  
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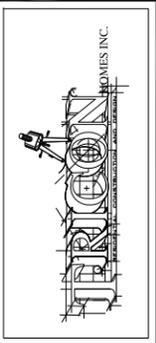
DATE:  
 JUNE 2015  
 DRAWN BY:

TITLE:

**FLOOR PLAN**

SHEET:  
**A1.2**

PRINT DATE: 06.26.15



117 PARKVIEW ST

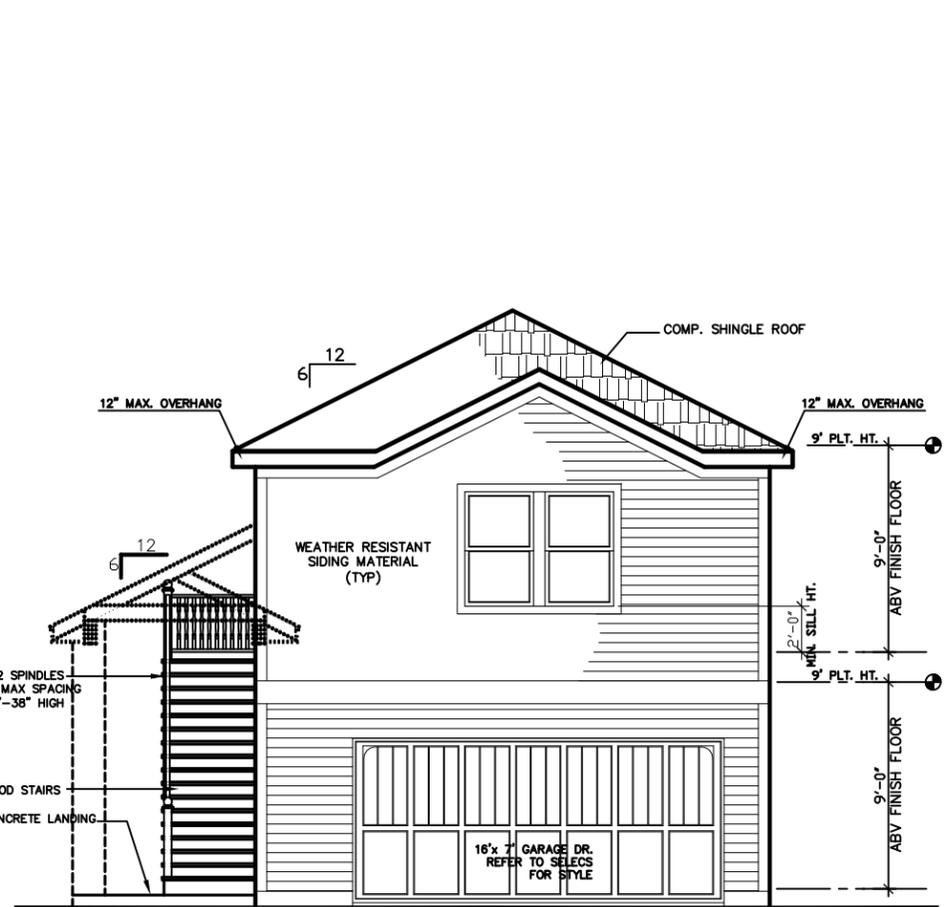
**TRICON HOMES**  
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 HOUSTON, TX. 77006  
 TEL: 832.932.7946

REVISIONS: \_\_\_\_\_  
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 DATE: JUNE 2015  
 DRAWN BY: \_\_\_\_\_

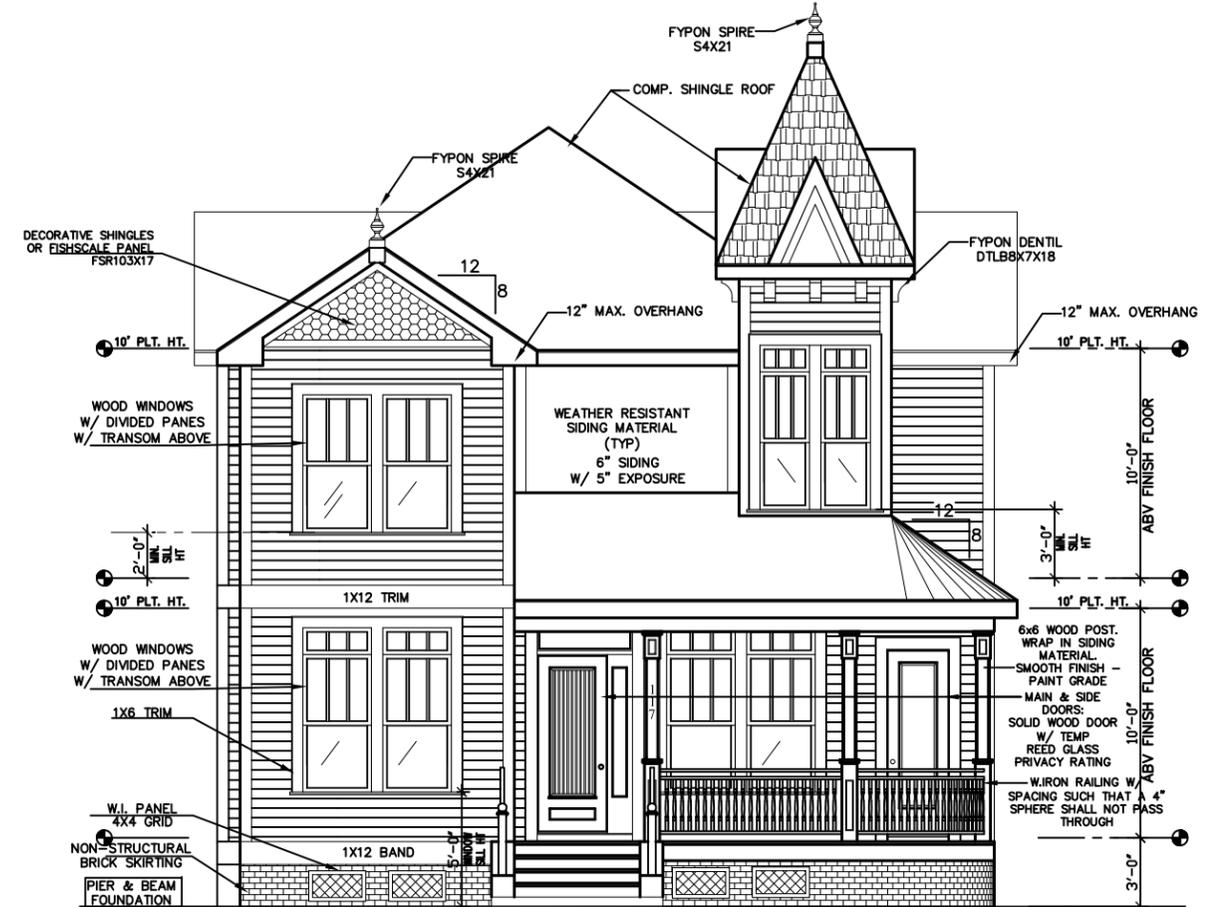
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**BLDG. EXT. ELEV.**

SHEET:  
**A2.1**

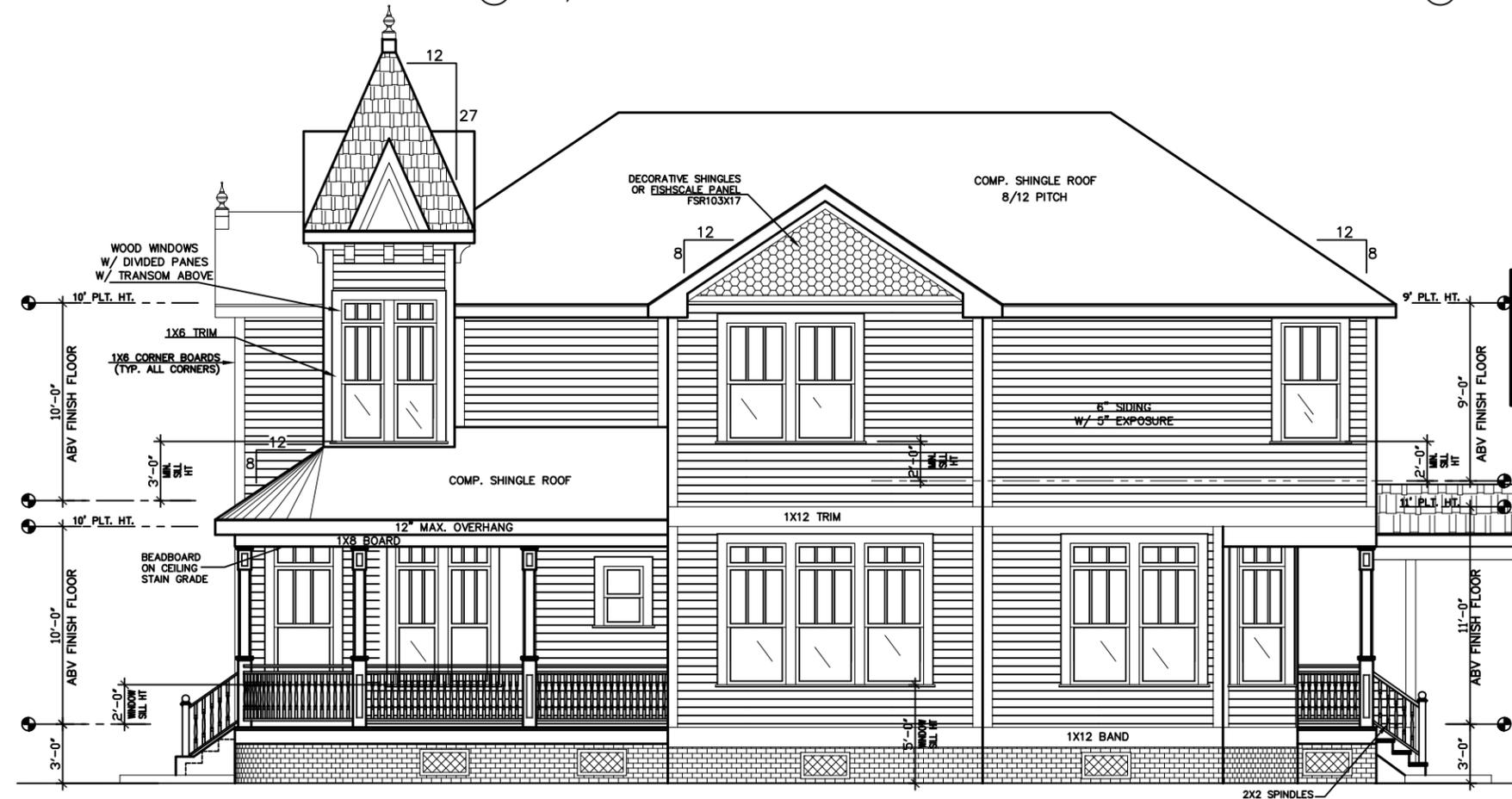
PRINT DATE: 06.26.15



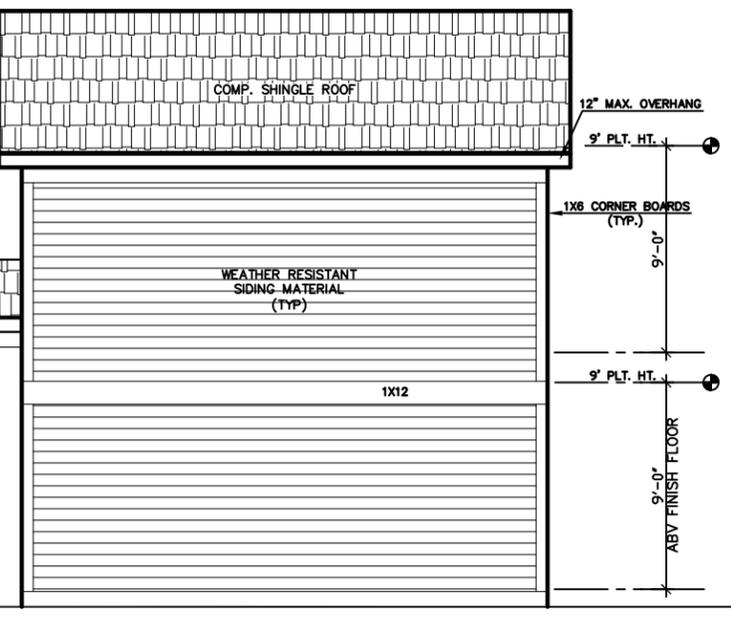
**01 FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



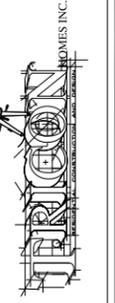
**01 FRONT (SOUTH) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**02 SIDE (EAST) ELEVATION**  
 SCALE: 1/4" = 1'-0"



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



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REVISIONS:

DATE:

JUNE 2015

DRAWN BY:

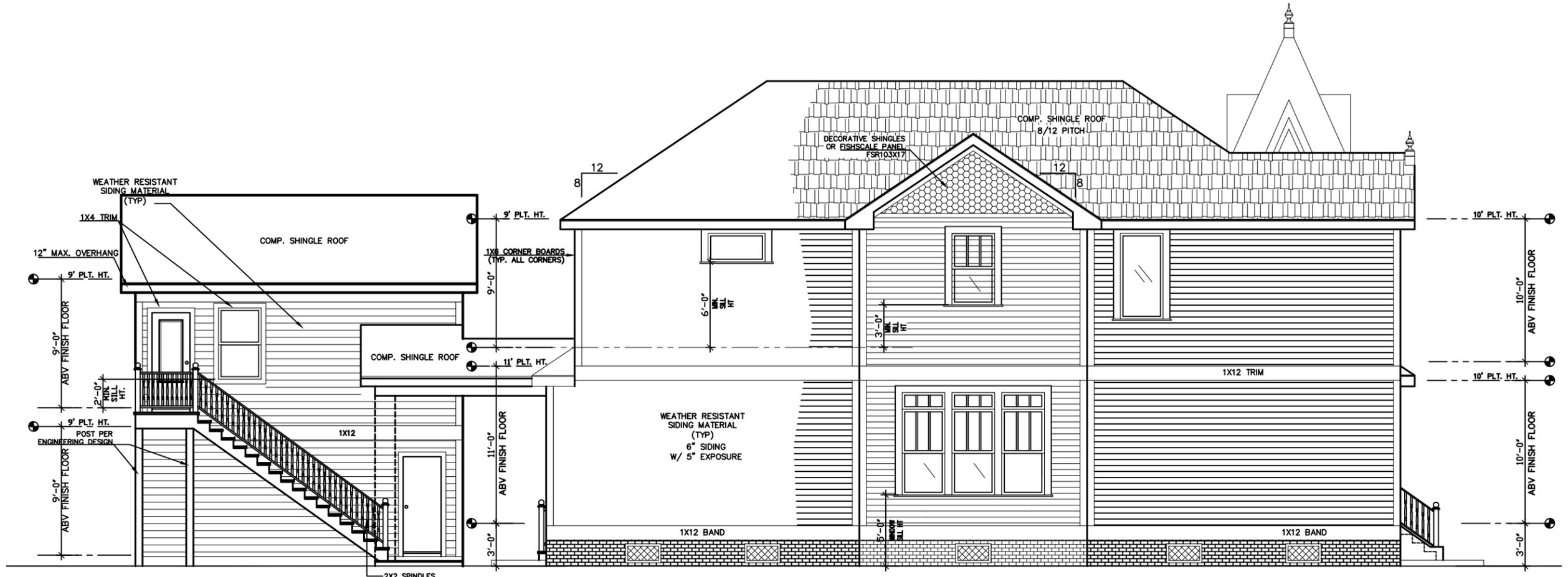
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BLDG.  
EXT. ELEV.

SHEET:

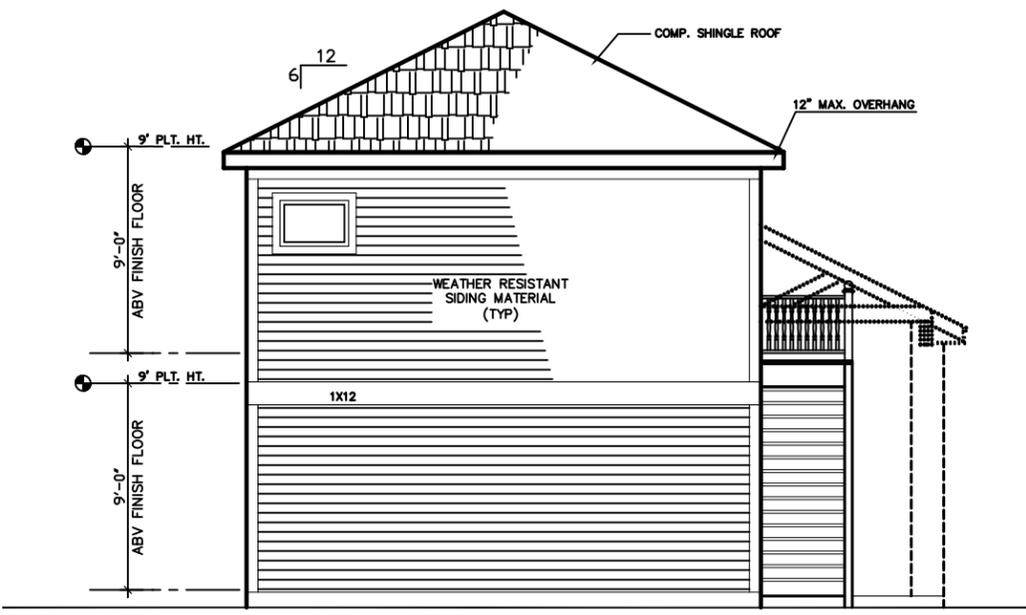
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PRINT DATE: 06.26.15

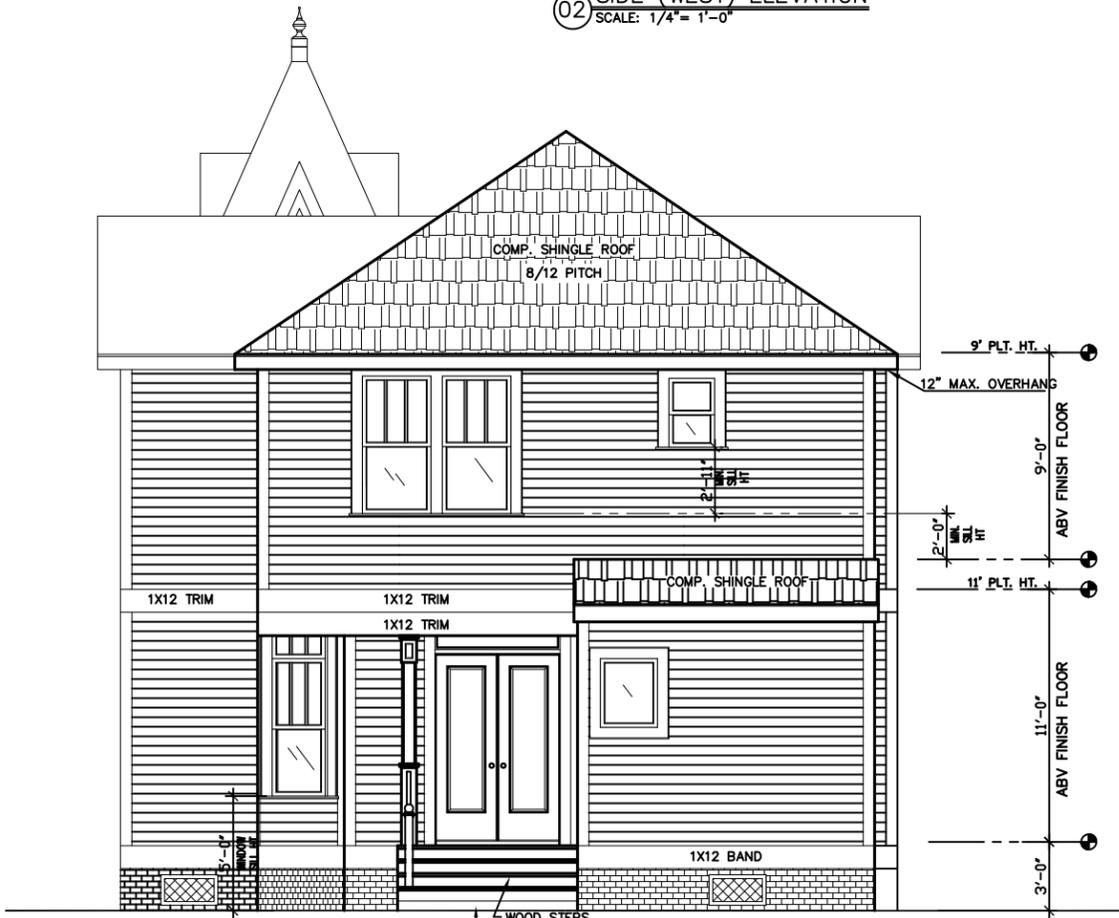


02 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

02 SIDE (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



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



03 BACK (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

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

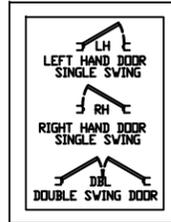
FIRE RATING:  
 -FIRE RATINGS OF DOORS AND FRAMES SHALL COMPLY WITH APPLICABLE CODE AND REGULATIONS. FIRE DOORS SHALL BE LABELED BY AN APPROVED AGENCY.  
 -ALL DOOR FRAMES AND HARDWARE SHALL HAVE SAME FIRE RATING AS DOOR HUNG WITHIN THEM.  
 -LEGEND FOR RATING OF DOORS:  
 20M = 20 MINUTES RATED DOOR  
 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 2"  
 -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	PAINTED	
1	A	1	FOYER	3'-0"	8'-0"	■			■	DOOR + TRANSOM
2	B	1	KITCHEN	2'-8"	8'-0"		■	■	■	DOOR + TRANSOM
3	C	1	GARAGE	2'-8"	6'-8"	■			■	SOLID CORE
4	D	1	GARAGE- UNFINISHED ROOM	2'-8"	6'-8"			■	■	DOOR W/ GLASS PANEL
5	A	1	FAMILY ROOM	2'-8"	6'-8"			■	■	FULL VIEW DR.

INTERIOR DOOR SCHEDULE										
MARK	STYLE	QTY.	DESCRIPTION/LOCATION	SIZE		MAT.		FINISH		REMARKS
				WIDTH	HEIGHT	WOOD	METAL	FIBERGLASS	PAINTED	
7	E	2	1ST FLOOR HALLWAY & PANTRY	2'-0"	8'-0"	■			■	
8	E	2	POWDER RM & STORAGE	2'-4"	8'-0"	■			■	
9	G	1	STUDY	2'-6"	8'-0"	■			■	FULL VIEW/FRENCH DR.
10	E	1	KITCHEN	2'-6"	8'-0"	■			■	POCKET
11	F	1	MASTER BATH -WC	2'-4"	6'-8"	■			■	
12	E	2	MASTER BATH & MASTER CL.	2'-6"	6'-8"	■			■	POCKET
13	E	4	2ND BATH & CL AND 3RD BATH & CL	2'-6"	6'-8"	■			■	
14	F	4	MASTER, 2ND & 3RD BDRMS, UTILITY	2'-8"	6'-8"	■			■	
15	E	1	HALLWAY CL.	2'-0"	6'-8"	■			■	



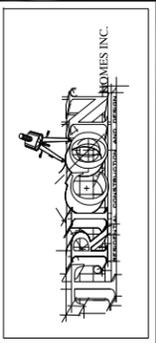
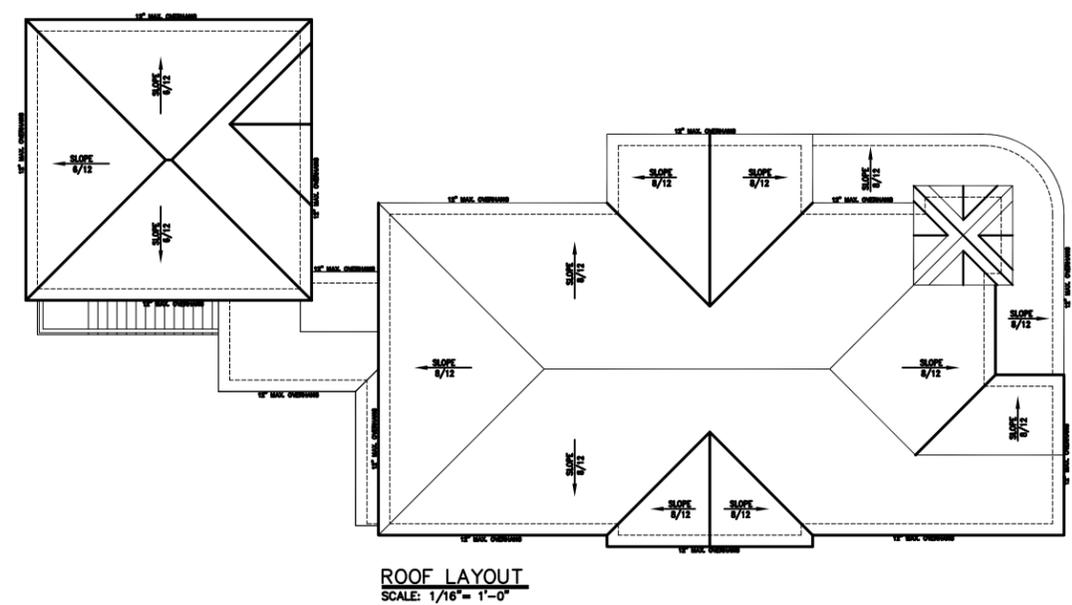
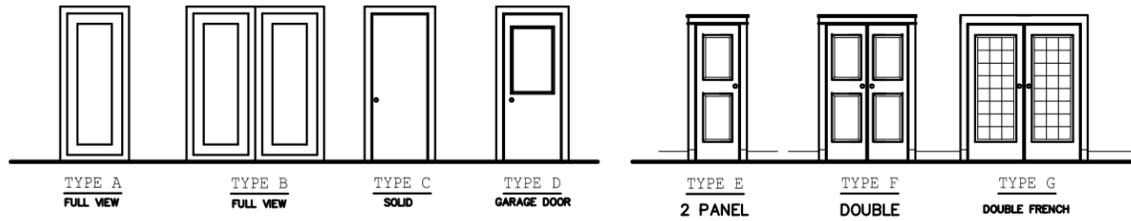
WINDOW SCHEDULE										117 PARKVIEW		
DATE REVISED: 06.19.15												
MARK	QTY.	TYPE	LOCATION	NOMINAL OPEN.		MATERIAL	OPERABLE /		GLAZING	EGRESS	TEMP	REMARKS
				WIDTH	HEIGHT		FIXED	GLAZING				
01	3	SH	STUDY	3'-0"	6'-0"	WOOD	OPER.	E				
02	2	SH	FOYER	3'-0"	6'-0"	WOOD	OPER.	E				
03	2	SH	FOYER	2'-2"	6'-0"	WOOD	OPER.	E				
04	1	SH	POWDER RM	2'-0"	3'-0"	VINYL	OPER.	E				
05	2	SH	FAM. RM.	3'-0"	7'-2"	VINYL	OPER.	E				
05a	1	SH	FAM. RM.	3'-0"	7'-2"	VINYL	OPER.	E		yes		
06	3	SH	BREAKFAST	3'-0"	7'-2"	VINYL	OPER.	E				
07	1	SH	MUDROOM	2'-8"	3'-0"	VINYL	OPER.	E				
08	3	SH	DINING	3'-0"	7'-2"	VINYL	OPER.	E		yes		
09	2	SH	2ND BDRM.	3'-0"	6'-0"	WOOD	OPER.	E				
10	4	SH	2ND BATH	2'-2"	6'-0"	WOOD	OPER.	E				
11	1	SH	3RD BDRM.	3'-0"	6'-0"	VINYL	OPER.	E		yes		
11a	1	SH	3RD BDRM.	3'-0"	6'-0"	VINYL	OPER.	E			yes	
12	3	SH	MSTR BDRM	3'-0"	6'-0"	VINYL	OPER.	E				
13	1	SH	MSTR BATH	2'-0"	3'-0"	VINYL	OPER.	E		yes		
14	1	C	MSTR BATH	2'-0"	4'-0"	VINYL	OPER.	E				
15	1	F	MSTR CL.	3'-0"	4'-0"	VINYL	FIX.	E				
16	1	F	STAIR CL.	3'-0"	6'-0"	VINYL	FIX.	E			yes	
17	3	SH	GAME RM.	3'-0"	5'-0"	VINYL	OPER.	E				
18	1	C	GAME RM.	3'-0"	2'-0"	VINYL	OPER.	E		yes		
01a	3	F	3RD BDRM	3'-0"	14"	WOOD	FIX.	E				TRANSOM
02a	2	F	FOYER	3'-0"	14"	WOOD	FIX.	E				TRANSOM
03a	2	F	FOYER	2'-2"	14"	WOOD	FIX.	E				TRANSOM
05b	3	F	FAM. RM.	3'-0"	14"	VINYL	FIX.	E				TRANSOM
06a	3	F	BREAKFAST	3'-0"	14"	VINYL	FIX.	E				TRANSOM
08a	3	F	DINING	3'-0"	14"	VINYL	FIX.	E				TRANSOM
10a	4	F	2ND BATH	2'-2"	14"	VINYL	FIX.	F				TRANSOM

WINDOW SCHEDULE NOTES  
 Type: A=Awning C=Casement DH=Double Hung F=Fixed, in sash (U.D.N.) FC=French Casement SH=Single Hung SL=Slider  
 Glazing: A=Acrylic I=Clear Insulated Glass E=Low-E Insulated Glazing P=Single Plate Glass

- ALL WINDOW SIZES ARE NOMINAL - CONFIRM ROUGH OPENING SIZE WITH WINDOW ORDER BEFORE FRAMING.
- See exterior elevations for head heights and window swing info. Verify all rough window openings with manufacturer prior to ordering.
- 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
- All glazing to be low-E. Review with exterior elevations to confirm muntin pattern.
- Energy Code Information: U Factor=0.30; SHGC=0.36

EXTERIOR DOOR

INTERIOR DOOR



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 HOUSTON, TX. 77006  
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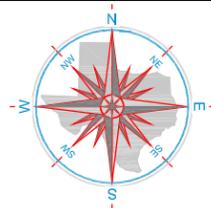
REVISIONS:

DATE: JUNE 2015  
 DRAWN BY:

TITLE:  
 DOOR & WIN SCH & ROOF LAYOUT

SHEET:  
 A3.1

PRINT DATE: 06.26.15



C.B.G. Surveying, Inc.

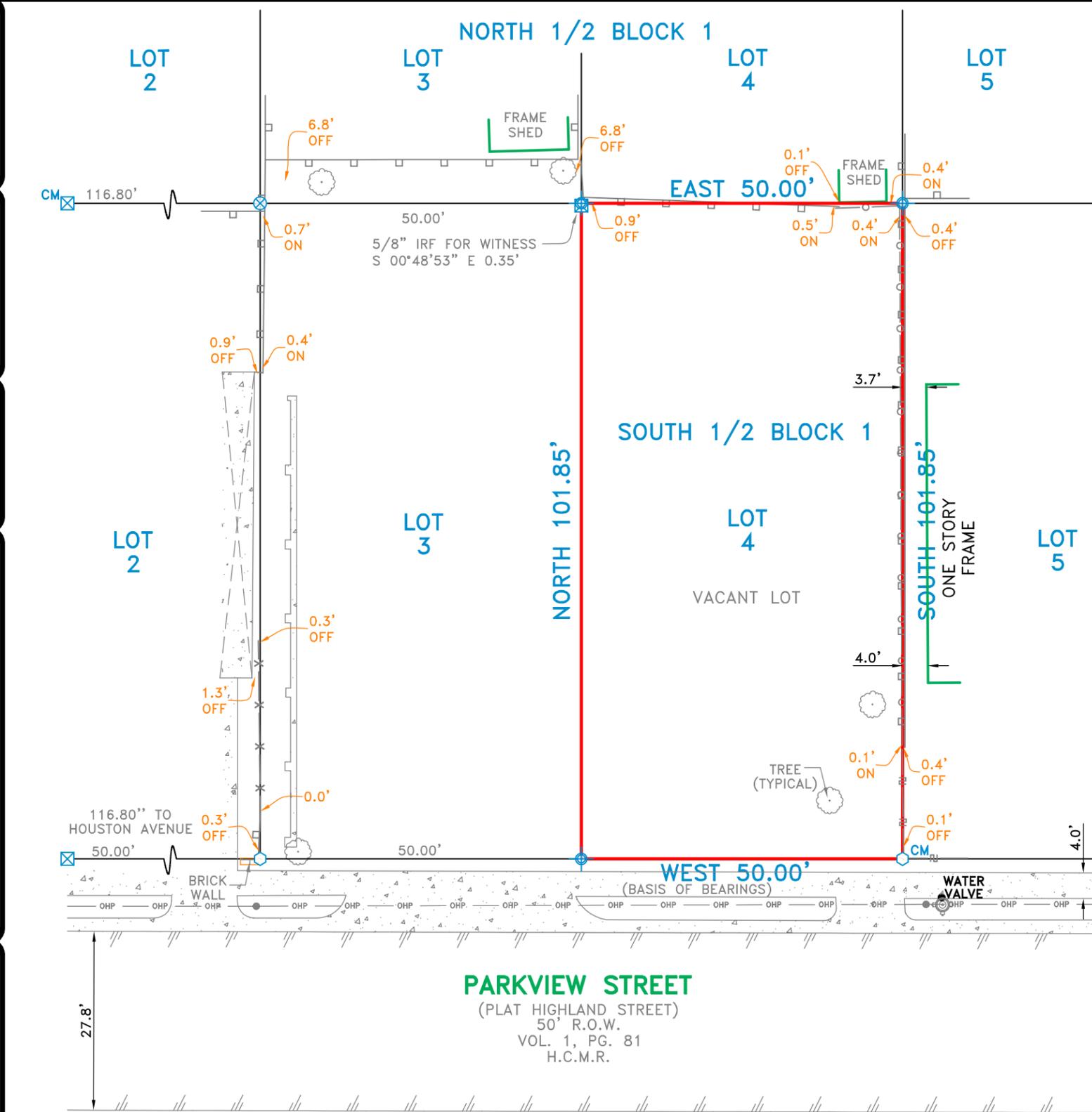


LEGEND

○ 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	

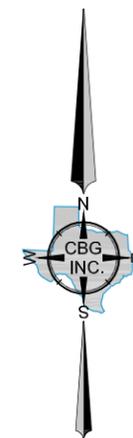
EXCEPTIONS:

- 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.



117 Parkview Street

Being Lot Four (4), 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'

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

Drawn By: JDJ

Scale: 1" = 20'

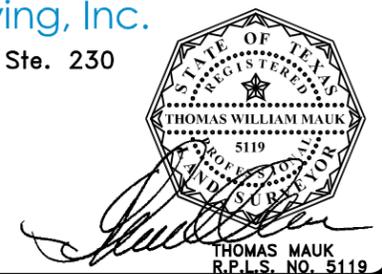
Date: 03/24/15

GF NO.: 1517936

Job No. 1503546B

C.B.G. Surveying, Inc.

12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgsfw.com





**LP® SmartSide® trim and siding products** are made from premium engineered wood for exceptional durability and beauty. Unlike wood siding, LP SmartSide products provide the protection you need from the elements. Smart homeowners know LP SmartSide trim and siding products are the right choice for lasting beauty and curb appeal.



## FACT:

*LP SmartSide products have been installed on nearly 3 million homes since 1996 without a single documented claim of rot or decay!*



## Defining A Beautiful Home

LP SmartSide trim and siding help give your home the warm, natural look of real cedar without the worries. It's an upgrade from vinyl siding and a beautiful, durable alternative to fiber cement. Plus, LP SmartSide products are the perfect accent to brick, stone or stucco homes. With an extensive array of siding profiles, available in either cedar wood grain or smooth textures, you can make your home the ultimate reflection of your unique style.



## Tough From The Inside Out

Every LP SmartSide product is manufactured with our proprietary SmartGuard® process to help resist decay, fungi and termites in even the harshest environments. To prove it, LP SmartSide products are subjected to intense performance testing in Hilo, Hawaii. Our samples are still performing after experiencing conditions comparable to decades of harsh exposure.



UNTREATED WOOD VS. LP® SMARTSIDE®



## A Warranty That Protects Peace Of Mind

All LP SmartSide products come backed with an industry-leading, transferable, limited warranty.\* It's the kind of warranty that protects your investment and peace of mind.

- 5-Year 100% Labor & Replacement on LP SmartSide Trim and Siding
- 50-Year Prorated Limited Warranty on LP SmartSide Trim and Siding Substrate



\*See [www.lpcorp.com](http://www.lpcorp.com) for complete warranty details.

## Simply A Smarter Choice

- Made of an engineered wood substrate, a renewable resource with a reduced environmental impact.
- LP® uses SFI(R) certified forest management and procurement systems, which help ensure wood comes from well managed forests.
- A cleaner, more efficient installation process with no silica dust, unlike fiber cement products.



There are so many reasons to have LP SmartSide trim and siding installed on your home. It's a beautiful choice that helps add true craftsmanship and warm appeal to any style of home.

For more information on LP SmartSide trim and siding, please visit [www.lpcorp.com/smartside](http://www.lpcorp.com/smartside) or call **888.820.0325**.



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