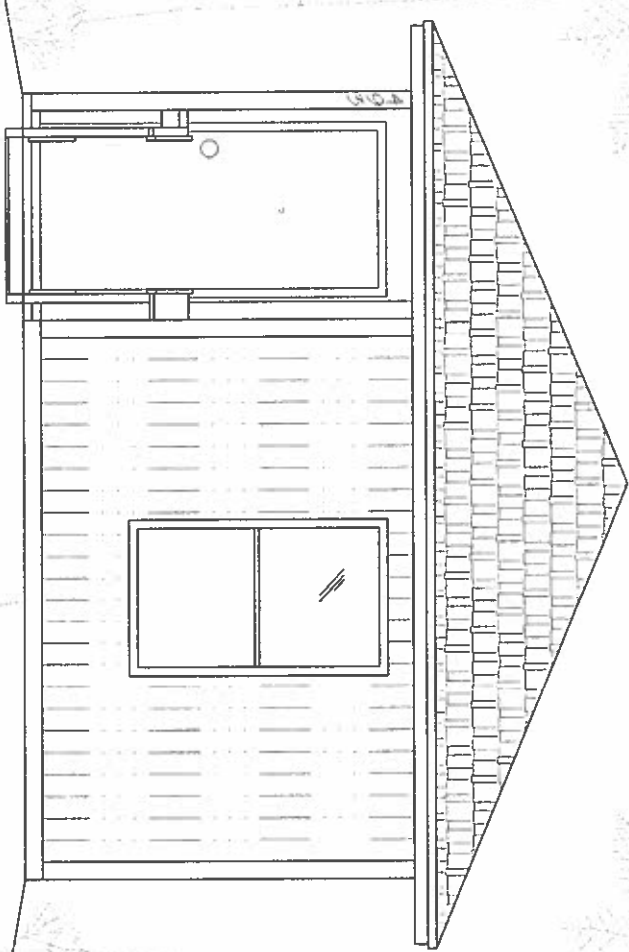


RODRIGUEZ RESIDENCE



PETRA RODRIGUEZ
493 S. COUCH ST., HARGILL, TX
(956) 845-6350

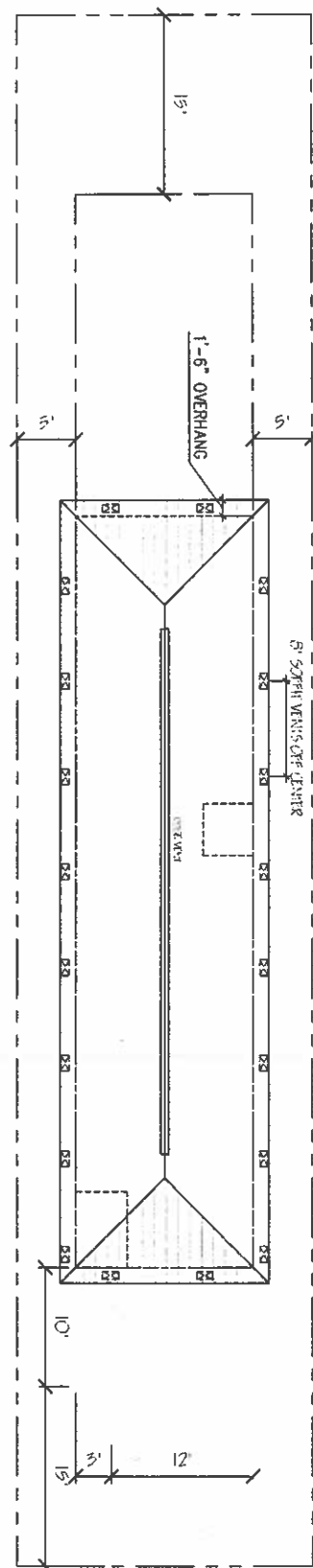
URBAN COUNTY PROGRAM
1916 TESORO BLVD.
(956) 787-8127

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PETRA RODRIGUEZ
493 S. COUCHE ST. - HARGILL, TX

X 140'

HARGILL TOWNSITE LOT 6, BLK 79



140'

X 25'

COUCHE ST.

NOTE:

Please verify with city/ county on setbacks and for any requirements regarding sidewalk, landscaping and any other obligations as per city regulations/ ordinances, HOWEVER, any house that is made for handicap accessibility WILL ALWAYS require driveway with connecting sidewalk to ramp.

Remember to provide 6" of landscape dirt around house with sufficient grass seed up to 10' of perimeter.
 Install both a ramp, steps and railings as per owner's request of location.
 In addition, remember to replace septic tank if needed and is more than 10 yrs old.
 House to be built on original location.

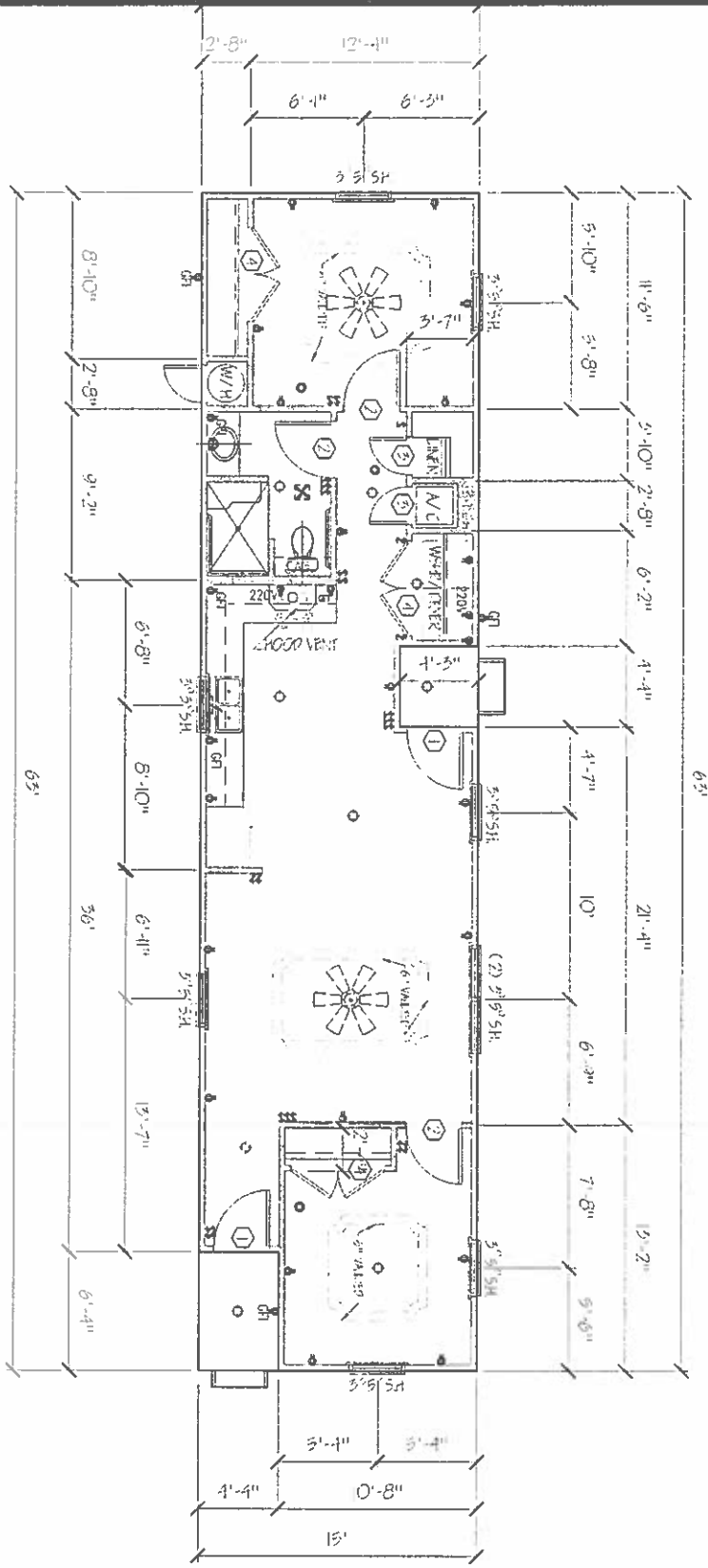
Driveway to be 12' X 25' minimum, remain distance is to street if any is to be of asphalt, caliche or concrete.

URBAN COUNTY PROGRAM

OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PETRA RODRIGUEZ

493 S. COUCHE ST - HARGILL, TX



SQUARE FOOTAGE

AREA	SQ. FT.
KITCHEN	75.0
LIVING AREA	40.0
DINING AREA	40.0
TOTAL	155.0

ELECTRICAL LEGEND

⊕	SWITCHES	↔	LINE FEED
⊖	OUTLETS	⊕	WALL SWITCH
⊖	OUTLETS	⊖	RECEPT
⊖	OUTLETS	⊖	RECEPT
⊖	OUTLETS	⊖	RECEPT

DOOR SCHEDULE

NO.	TYPE	FINISH	LOCK
1	ENTRY	WOOD	NO LOCK
2	BEDROOM	WOOD	NO LOCK
3	BEDROOM	WOOD	NO LOCK
4	BATH	WOOD	NO LOCK
5	LAUNDRY	WOOD	NO LOCK

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL ELECTRICAL CODE (NEC).

2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

3. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.

4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.

6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL ELECTRICAL CODE (NEC).

I HAVE READ AND FULLY AGREE WITH THE ABOVE AND WILL BE RESPONSIBLE FOR THE WORK SHOWN ON THIS FLOOR PLAN AS PRESENTED TO ME BY THE ARCHITECT ON 08/15/2012.

DATE

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

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PETRA RODRIGUEZ
4935 S. COURSE ST - MARLBOROUGH, TX

SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL
OWNER (S) PETRA RODRIGUEZ CASE NO.: CW-85-11-08 DATE: 10/22/2012 ADDRESS: 493 S. COUCHE, HARGILL PHONE: 956-845-6350 BY: Lupe Rivera, Jr.

1. FOUNDATION WORK:

- BUILD A NEW CONCRETE FOUNDATION TO COMPLY WITH PLANS, SPECS, CITY AND COUNTY REQUIREMENTS. CIV PROJECTS TO BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. PROVIDE CONCRETE SLAB FOR AC UNIT & A MIN. OF 12 X 25 DRIVEWAY WITH REMAINING DISTANCE TO STREET TO BE ASPHALT, CALICHE OR CONCRETE (depending on city).

2. PLUMBING GENERAL: (SEE SPECS)

- ALL PLUMBING ROUGH SHALL BE AS FOLLOWS:
 - WATER SUPPLY TO HOUSE SHALL HAVE A 3/4" CUTOFF VALVE BEFORE ENTRY TO HOUSE.
 - INTERIOR WATER SUPPLY LINES FOR HOUSE SHALL BE ALL NEW PEX OF APPROPRIATE DIAMETER.
 - NEW PEX PIPES AND FITTINGS:
 - OF 1" MINIMUM DIAMETER FOR ALL EXTERIOR WATER SUPPLY LINES BELOW GROUND.
 - OF APPROPRIATE DIAMETER FOR DWV, (DRAIN, WASTE, AND VENTS).
 - SEWER CONNECTION SHALL HAVE (1) PLASTIC PVC SEWER CLEAN OUT.
- ALL PLUMBING FINISH SHALL BE AS FOLLOWS:
 - RELATED PLUMBING ITEMS:
 - (2) EXTERIOR HOSE BRASS FAUCETS.
 - 3/4" CUTOFF VALVES WITH ESCUTCHEONS FOR ALL FIXTURES.
 - FIXTURES:
 - PLUMBING SEALANT FOR ALL DRAINS, AND SINK PERIMETERS
 - ALL OTHER RELATED PLUMBING (SEE SPECS)
 - FIXTURES: (SEE SPECS)
 - KITCHEN SINK W/ RELATED PLUMBING & FAUCETS
 - PEDESTAL SINK W/ RELATED PLUMBING & FAUCETS
 - TOILET OF MATCHING COLOR
 - SHOWER WITH RELATED PLUMBING AND HANDICAP ACCESSIBLE
 - SHOWER FAUCETS & REMOVABLE SHOWER HEAD
 - MEDICINE CABINETS/STOWEL RACKS/T.P. DISPENSER/ TOOTHBRUSH & SOAP HOLDER & SHOWER ROD (SEE SPECS)
 - WATER HEATER INSTALLED AS PER SPECS. (GAS OR ELECTRIC AS PER OWNER REQUEST)
- OTHER RELATED ITEMS:
 - RANGE CONNECTIONS AS PER OWNERS REQUEST (SEE SECTION 23)
 - 4" DRYER EXHAUST VENT.
 - IN WALL WASHING MACHINE BOX, WITH BRASS FAUCETS & RELATED PLUMBING.
 - HOOK UP ALL DRAINAGE LINES TO CITY SEWER SYSTEM IF AVAILABLE. SEE CITY FOR INFORMATION, TEST SEPTIC SYSTEM IF EXISTING FOR INTEGRITY AND REPLACE IF NECESSARY AND MORE THAN 10 YEARS OF AGE

3. INTERIOR/EXTERIOR WALLS & CEILINGS:

- ALL INTERIOR AND EXTERIOR WALL FRAMING:
 - 2x4 (OR BETTER) FOR USE IN SOLE PLATES (TREATED LUMBER)
 - DOUBLE TOP PLATES
 - 92 3/8" PRE-CUT STUDS @ 16" O.C.
 - WINDOW SILLS
 - CEILING JOIST CHAIN BLOCKING @ 48" O.C.
 - 2x6 (OR BETTER) FOR USE IN:
 - WINDOW & DOOR HEADERS WITH 172"

4. ROOF:

- ROOF SHALL HAVE:
 - A HIP/GABLE STYLE ROOF WITH 16" OVERHANGS.
 - A HINGABLE STYLE FRONT PORCH AS PER PLANS.
 - PORCH COLUMNS MUST BE FASTENED TO CONCRETE
 - AN ADEQUATE COMBINATION OF RIDGE & SOFFIT VENTS WITH AIR CHUTES.
 - ADEQUATE RAIN GUTTERS WITH DOWN SPOUTS FOR THE ROOF AREA THAT MAY AFFECT OWNERS.
 - SHINGLES TO BE OF LIGHT COLOR (no black shingles)

5. PORCH & CANOPY FLOORS:

- THE HOUSE SHALL HAVE PORCH FLOORS AS FOLLOWS:
 - A FRONT PORCH FLOOR.
 - A SIDE/BACK PORCH FLOOR.
 - PROVIDE RAMP & (2) HANDRAILS TO EACH FRONT AND/OR SIDE PORCH STEPS

6. INSULATION:

- INSULATE:
 - ALL LIVING AREA CEILINGS WITH BLOWN IN INSULATION TO AN R-49 FACTOR. (need a combined R-30 & R-19 to meet requirement)
 - INFILTRATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, BOTTOM PLATES AND ALL PENETRATED AREAS.
 - ALL PERIMETER WALLS WITH R-15 F.G. BATT.
 - ALL EXTERIOR PIPES EXPOSED TO WEATHER.

7. INTERIOR FINISH:

- ALL TRIM SHALL BE INSTALLED AS PER SPECS (2 COATS) WITH PAINT COMPARABLE IN QUALITY TO SHERWIN WILLIAMS. ALLOW A VARIETY OF DIFFERENT COLORS FOR CLIENT TO CHOOSE FROM. (2 COLOR CHOICE MIN).

8. EXTERIOR FINISH:

- PAINT ENTIRE HOUSE AS PER SPECS WITH PAINT COMPARABLE IN QUALITY TO SHERWIN WILLIAMS. PRIMER TO BE OIL BASED & PAINT MUST BE EQUIVALENT TO A-100 (2 COLOR CHOICE MIN).

9. SIDING:

THE SIDING SHALL BE 5/16" FIBER CEMENT WITH ALL CEDAR TRIM TO MATCH HOUSE.

10. WINDOWS:

- SHALL BE NEW LOW-E DOUBLE PANE INSULATED ALUMINUM WINDOWS, SEE AS PER PLAN.

11. CABINETS GENERAL:

- BUILD AND/OR INSTALL NEW KITCHEN CABINETS TO INCLUDE:
 - A RANGE CABINET
 - A KITCHEN/BATHROOM FORMICA COUNTER TOP OF MATCHING COLOR
- BUILD AND/OR INSTALL A NEW VANITY CABINET (IF APPLICABLE) FOR BATHROOM WITH FORMICA TO MATCH LAVATORY SINK, AND WALLS. ALL CABINERY PIECES SHOULD BE NEW AND COMPLETE AND BUILT TO PROFESSIONAL STANDARDS.

12. FLOOR, SUBFLOOR, & FINISH FLOORING:

- APPLY VOT FLOOR TILE TO ALL LIVING AREA HOUSE FLOORS.

13. ELECTRICAL GENERAL

- ALL ELECTRICAL INSTALLATIONS & WORK AS PER ELECTRICAL CODE WITH THE FOLLOWING CONDITIONS:
 - PROVIDE RANGE OUTLET AS PER OWNERS REQUEST.
 - PROVIDE APPROPRIATE WASHER & DRYER CONNECTION.
 - (2) 57" CEILING FANS (CEILING HUGGER STYLE) COMPARABLE IN QUALITY TO THE HUNTER BRAND. THE CONTRACTOR SHALL ALLOW \$120.00 FOR MATERIAL & LABOR, LOCATION AS PER OWNER REQUEST.
 - INSTALL GFCI OUTLETS IN BATHROOMS, KITCHEN, AND EXTERIOR WALLS.
 - EACH ELECTRICAL PANEL OR BREAKERBOX, LIGHT SWITCH, & THERMOSTAT NO HIGHER THAN 48" ABOVE FLOOR.
 - EACH ELECTRICAL PLUG TO BE 15" ABOVE THE FLOOR.
 - ANY OUTLETS WITHIN 6' FROM KITCHEN OR BATHROOM SINKS MUST BE GFCI.

14. RANGE HOOD:

- INSTALL A RANGE TO FIT OWNERS RANGE SIZE (30" OR 36").

15. BATHROOM ACCESSORIES:

- ALL ACCESSORIES & MEDICINE CABINETS AS PER SPECS. INCLUDE CURTAIN ROD & PLASTIC THRESHOLD TO HELP PREVENT WATER FROM ESCAPING SHOWER. INSTALL PEDESTAL SINK AND CABINET ABOVE TOILET. (ALSO INCLUDE TOILET PAPER, TOOTHBRUSH, AND SOAP HOLDER)

16. ACCESS FOR PHYSICAL DISABILITIES:

- INSTALL ONE CONC. RAMP AS PER OWNERS REQUEST THAT CONNECTS WITH 12 X 31 DRIVEWAY AND STEPS WITH HANDRAILS
- BATHROOM SHOULD ACCOMMODATE GRAB BARS WHERE INDICATED IN PLANS

17. HEATING & A/C:

- PROVIDE & INSTALL A 14 SEER CENTRAL AIR CONDITIONING COMPARABLE IN QUALITY TO A CARRIER BRAND UNIT FOR THE ENTIRE HOUSE. INCLUDE DIGITAL THERMOSTAT

18. SMOKE DETECTORS:

- INSTALL A SMOKE DETECTOR INSIDE EACH SLEEPING ROOM OUTSIDE SLEEPING ROOMS. ALL WIRED IN SERIES.

19. GENERAL NOTES.

CONTRACTOR IS RESPONSIBLE FOR:

- YOUR BID TO INCLUDE ANY COST RELATED TO REQUIREMENTS FROM CITY. CHANGE ORDERS FOR THE PARTICULAR PURPOSE WILL NOT BE ACCEPTED OR PROCEEDED TO CORRECT THE ABOVE MENTIONED YOUR BID TO INCLUDE ANY COST RELATED TO RES-CHE ENERGY COMPLIANCE REQUIREMENTS.
 - THE DEMOLISH AND DISPOSAL EXISTING STRUCTURE THE COMPLIANCE OF ALL THE REQUIRED BUILDING ELEVATIONS.
 - PROVIDE 6" OF LANDSCAPE DIRT AROUND THE HOUSE ALONG WITH SUFFICIENT GRASS SEEDS UP TO 10' OF PERIMETER.
 - PROVIDING THE APPROPRIATE ELECTRICAL AND/OR OF CONNECTIONS FOR RANGE AS PER APPLICANT'S REQUIRE AND ACCORDING TO APPLICABLE PLUMBING/ELECTRIC CODE.
 - PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EYE BROW & LIVING SPACE. KITCHEN PHONE IF REQUESTED PROVIDE TREATMENT PRE-TREATMENT TO ENTIRE HOUSE OBTAINING, DISPLAYING, AND SUBMITTING ALL PROPER PERMITS & INSPECTIONS.
 - ALL CONTRACTORS WILL BE RESPONSIBLE FOR ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS 1 ARE REQUIRED BY CITIES OR COUNTY AT THE TIME OF OBTAINING PERMITS.
 - CONC. DRIVEWAYS TO MEET CITY REQUIREMENTS WITH CONNECTING SIDEWALK TO RAMP FOR HANDICAP APPLICANTS.
 - ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 23 GENERAL NOTES OF THE CONTRACTOR'S GENERAL SPECIFICATIONS MANUAL.
 - PROVIDE AND INSTALL PROJECTS SIGNS AT EACH CONSTRUCTION SITE
 - CONTRACTOR IS RESPONSIBLE FOR SUPPLYING PORT P POTTY THROUGHOUT CONSTRUCTION PROCESS (demo & inspection)
 - SHOWER ENTRANCES TO BE 36" WIDE
 - ALL UCP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §2306.514
 - CONCRETE DRIVEWAY TO BE 12X23, WITH REMAIN DISTANCE TO STREET TO BE OF ASPHALT, CALICHE OR CONCRETE.
- THE HOMEOWNER SHALL BE RESPONSIBLE FOR**
- REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE BEGINNING OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, ABANDONED VEHICLES, OLD LUMBER, ETC.
 - MAKING NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO THE NEW DWELLING.
- I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME.

NAME OF APPLICANT