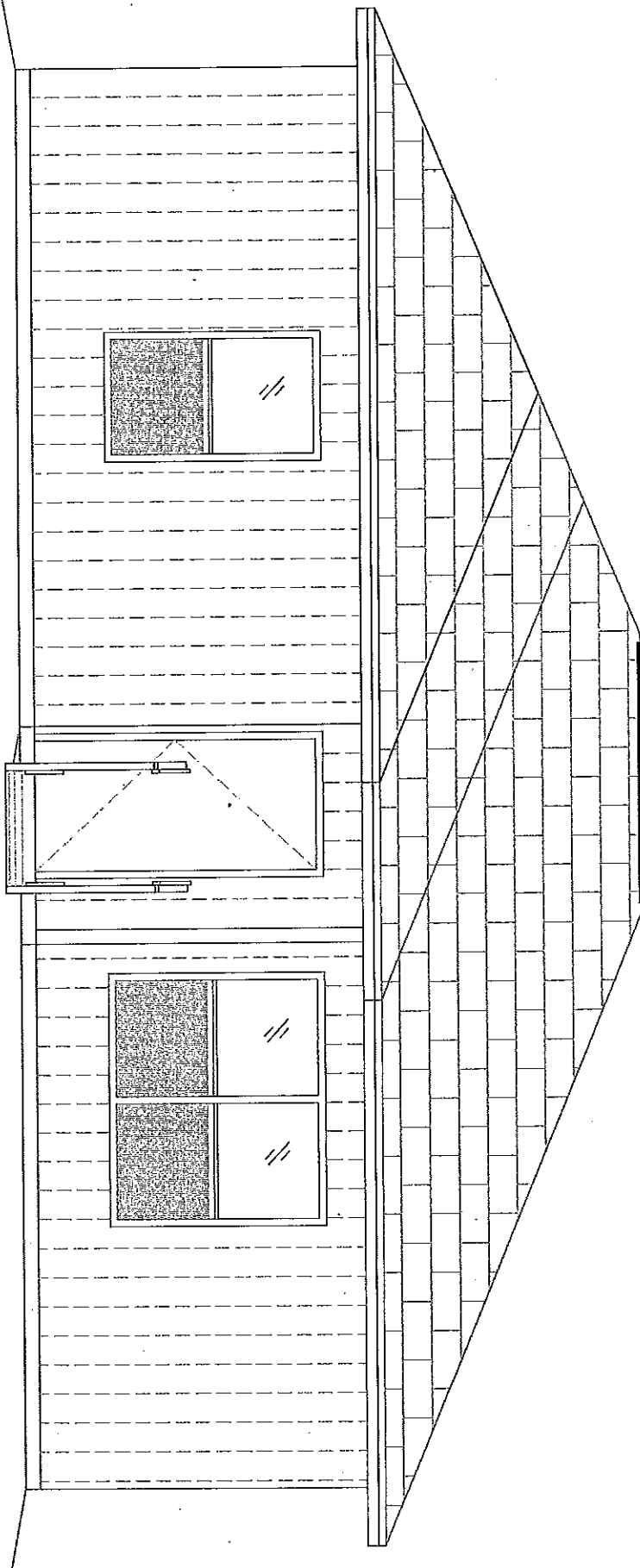


GAMEZ RESIDENCE



MARGARITA GAMEZ
1045 Hidalgo St - Mercedes
956-472-5684

URBAN COUNTY PROGRAM
3304 W. Alberta - Edinburg
(956) 787-8127

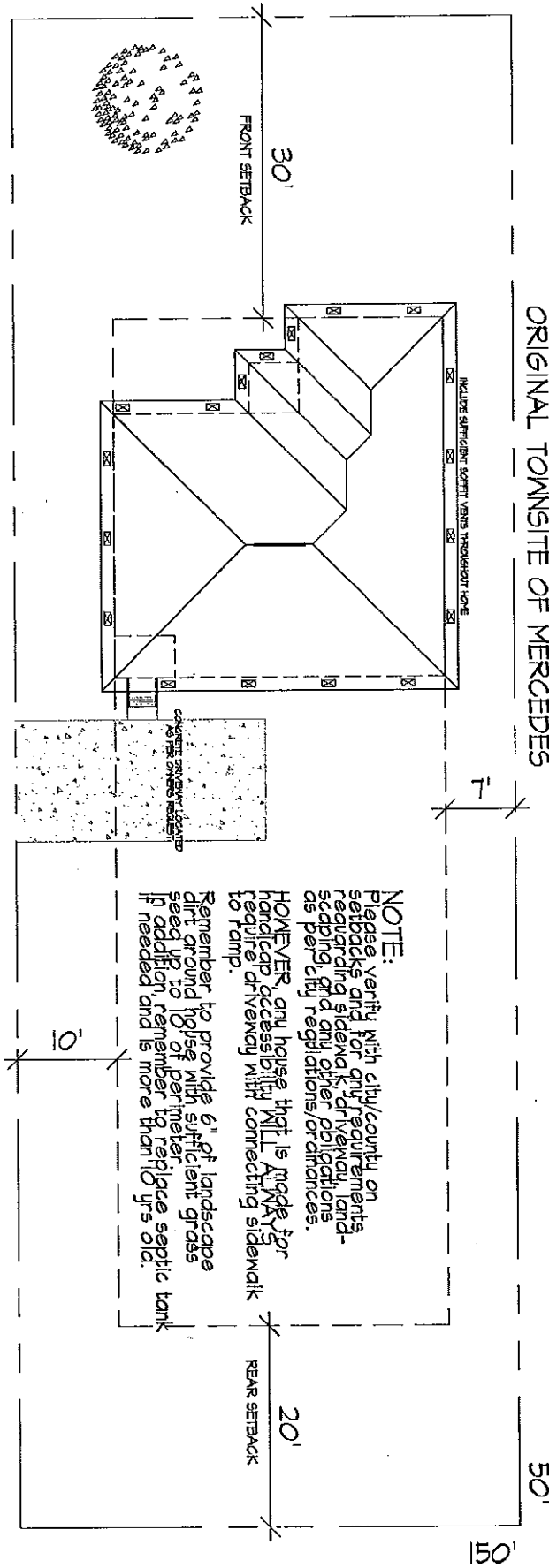
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MARGARITA GAMEZ
1045 HIDALGO ST - MERCEDES, TX

TOTAL AREA
1016 SQ. FT.

LOT 11, BLOCK 68
ORIGINAL TOWNSITE OF MERCEDES

HIDALGO ST

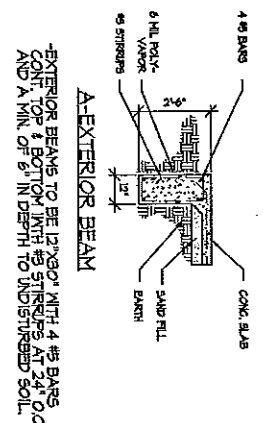
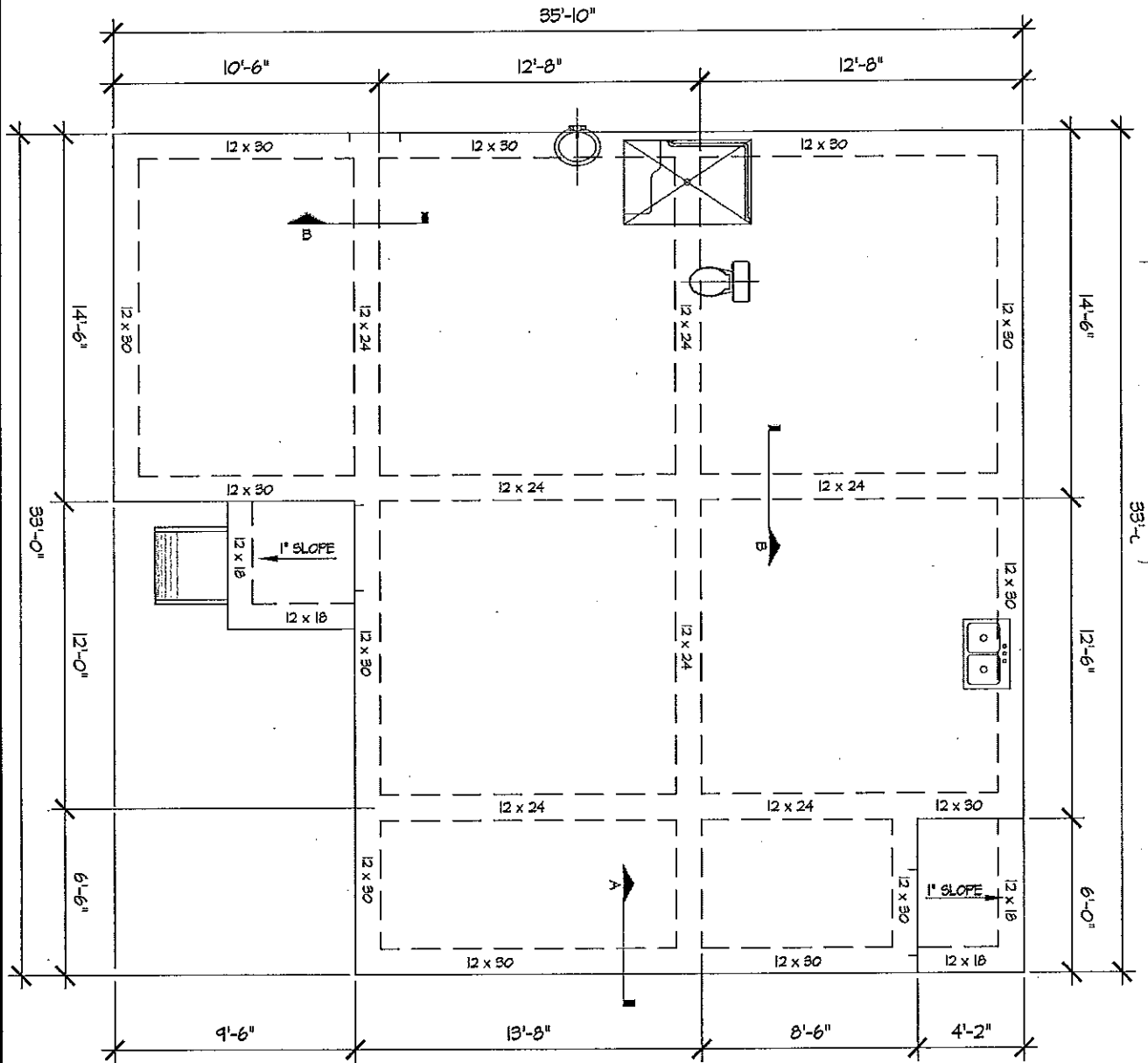


1
XREF
ROOF/PLOT PLAN
SCALE: N.T.S.

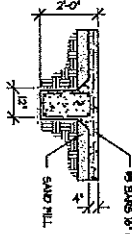
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MARGARITA GAMEZ
1045 HIDALGO ST - MERCEDES, TX

LIVING AREA
1016 SQ. FT.



A-EXTERIOR BEAM



B-INTERIOR BEAM

-INTERIOR BEAMS TO BE 12"x24" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.

GENERAL NOTES

- 4" THICK SLAB ON GRADE W/ #3 BARS @ 18" O.C. EACH WAY AT MID-DEPTH OF SLAB OVER 6 MIL. POLYURETHANE OVER APPROVED COMPACTED FILL.
- EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
- INTERIOR BEAMS TO BE 12"x24" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
- CORNER BARS AT ALL CORNERS & INTERSECTIONS 2X2' - #5 APRT 6X6 #6 WIRE MESH AT SIDEWALKS AND DRIVEWAYS.
- INSTALL ANCHOR BOLTS AT PERIMETER AT 4' O.C.
- USE ONLY COMPACTED SELECTED FILL DIRT FINISH FLOOR TO BE 18" FROM TOP OF CURB, UNLESS OTHERWISE NOTED.

	URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM	
3 OF 6	MARGARITA GAMEZ 1045 HIDALGO ST - MERCEDES, TX	TOTAL AREA 1016 SQ. FT.

SQUARE FOOTAGE

LIVING AREA	966
PORCH/PATIO	30
TOTAL SQ. FT.	1016

ELECTRICAL LEGEND

⊕	WATER HEATER	⊕	LIGHT FIXTURE
⊖	DUPLEX ELECTRICAL RECEPT.	⊕	LIGHT SWITCH
⊖	220V DUPLEX	⊕	THERMOSTAT
⊖	ELECTRICAL RECEPTACLE	⊕	SMOKE DETECTOR
⊖	GROUND FAULT		
⊖	CIRCUIT INTERRUPTER		

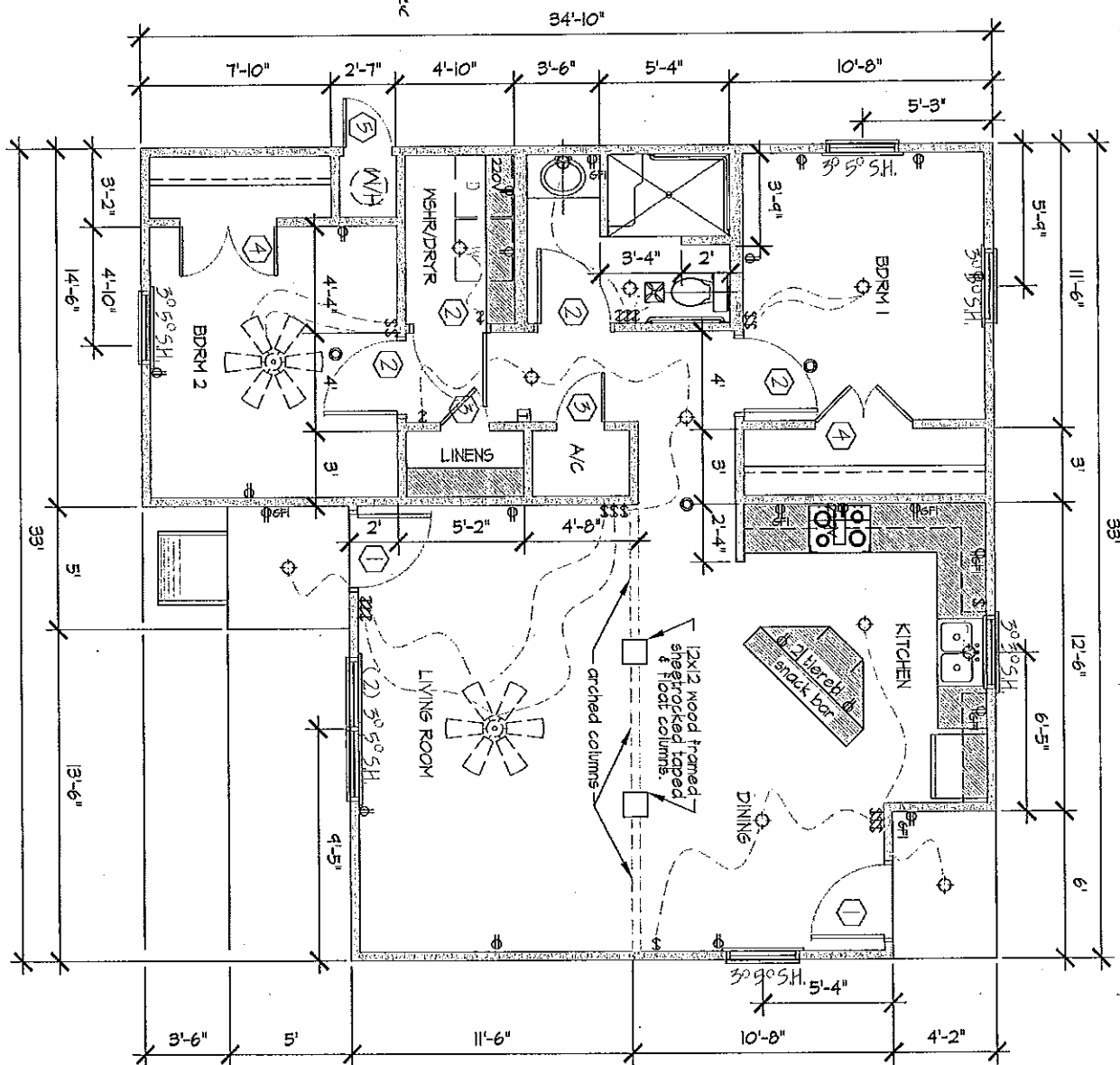
DOOR SCHEDULE

DR#	TASK	SIZE X ⌀	TYPE	LOCKS
1	INSTALL NEW UNIT W/ DUAL FEED HOSES	30	METAL W/ LOM PROFILE THRESHOLD	LEVER TYPE ENTRY LOCK W/ DEADBOLT
2	INSTALL NEW UNIT	30	HOLLOW CORE	LEVER TYPE PRIVACY
3	INSTALL NEW UNIT	\$ 20	HOLLOW CORE	PASSAGE
4	INSTALL NEW UNIT	(2) 20	HOLLOW CORE	PASSAGE
5	INSTALL NEW UNIT	20	HOLLOW METAL	LOCK W/ DEADLOCK

GENERAL NOTES

- 5/12 SLOPE WITH 1/8" OVERHANG
- SUPPLY RIDGE/SOFT VENTS WHERE NEEDED
- INSTALL PORCH RAILING WHERE FINISH GRADE IS LOWER THAN 1" FROM PORCH FLOOR
- INSTALL PORCH STEPS WHERE FINISH GRADE IS LOWER THAN 6" FROM PORCH FLOOR
- CLIENT IS REQUESTING CONNECTORS FOR A GAS/ ELECTRIC/ PROPANE STOVE
- INSTALL A MIN. OF TWO PHONE JACKS & CABLE CONNECTIONS AS PER OWNERS REQUEST.
- EXTERIOR COLOR CHOICES TO BE OR MATCH: *LARK RIDGE, 6117 WHITE*
- INTERIOR COLOR CHOICES TO BE OR MATCH: *DUKE WHITE 6105 WHITE*

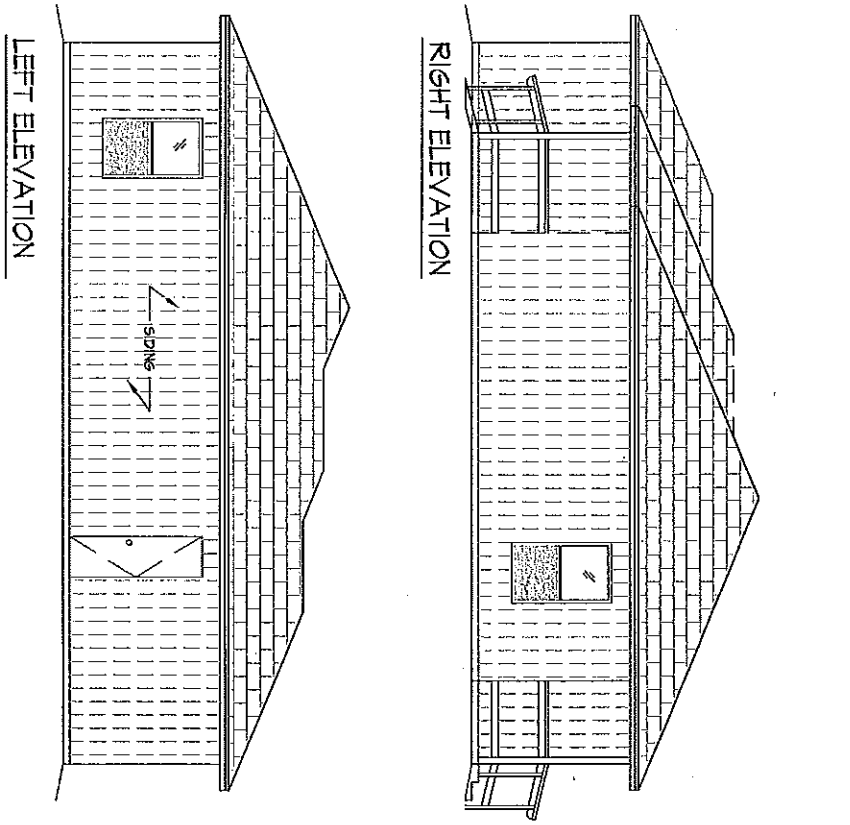
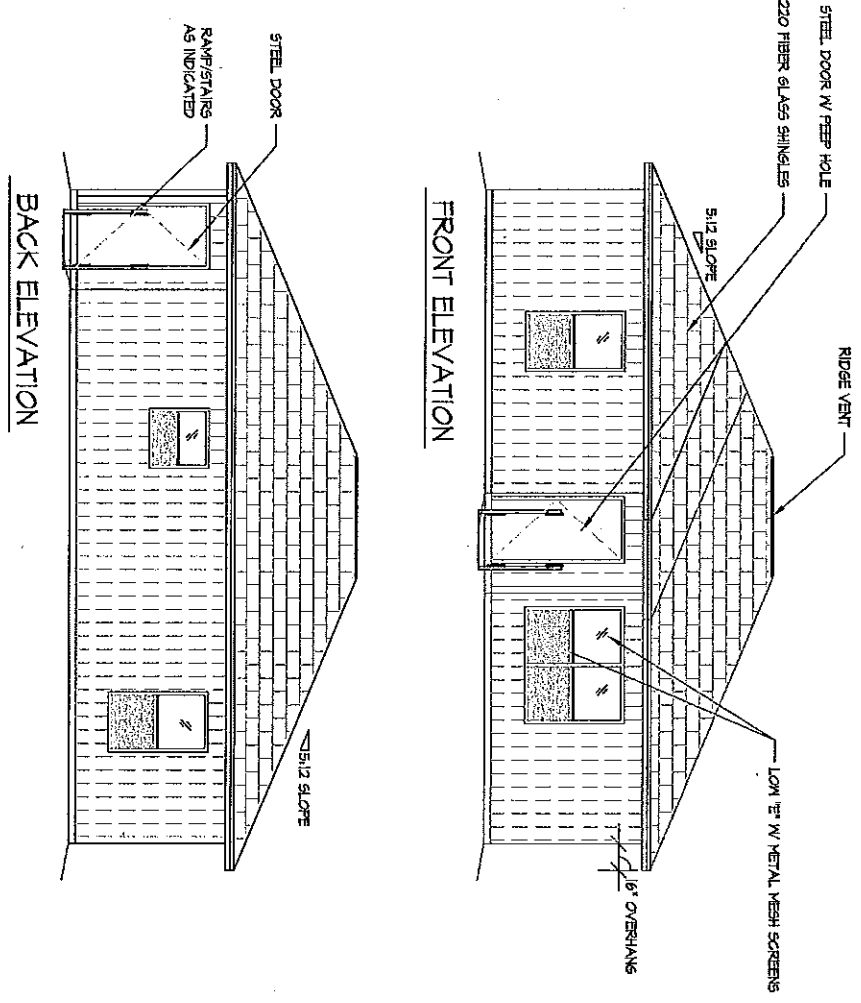
I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS _____ DAY OF _____ 2013



FLOORPLAN

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MARGARITA GAMEZ
1045 HIDALGO ST - MERCEDES, TX



	<p>URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM</p>	
<p>5 OF 6</p>	<p>MARGARITA GAMEZ 1045 HIDALGO ST - MERCEDES, TX</p>	<p>TOTAL AREA 1016 SQ. FT.</p>

SPECIFICATIONS

OWNER (S) MARGARITA GANDEZ CASE NO. ME 50-11-03 DATE: 2-25-13 ADDRESS: 1045 HIDALGO ST. MERCEDES, TX PHONE: 956-472-5684 BY: ERIC TREYVINO

1. FOUNDATION WORK:

BUILD A NEW CONCRETE FOUNDATION TO COMPLY WITH PLANS, SPEC. CITY AND /COUNTY REQUIREMENTS. PROJECTS TO BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. PROVIDE CONCRETE SLAB FOR A/C UNIT & A MIN. OF 12 X 25 DRIVEWAY FROM PROPERTY LINE AND TO ADD ADDITIONAL DRIVEWAY FROM CURB AND GUTTER.

2. PLUMBING GENERAL: (SEE SPECS)

ALL PLUMBING ROUGH SHALL BE AS FOLLOWS:
> WATER SUPPLY TO HOUSE SHALL HAVE A 1/2" CUTOFF VALVE BEFORE ENTRY TO HOUSE.
> INTERIOR WATER SUPPLY LINES FOR HOUSE SHALL BE ALL NEW PEV OF APPROPRIATE DIAMETER.
> NEW PEV 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 BIB FAUCETS.
• 1/2" CUTOFF VALVES WITH ESCUTOCHONS 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 CABINET/STOVEL BACKS/TP 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" FRESH 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 #2 OR BETTER FOR USE IN SOLE PLATES (TREATED LUMBER)
• DOUBLE TOP PLATES
• 92.58" PRE-CUT STUDS @ 16" O.C.
• WINDOW SILLS
• CEILING JOIST CHAIN BLOCKING @ 48" O.C.
> 2x6 #2 OR BETTER FOR USE IN:
• WINDOW & DOOR HEADERS WITH 1/2" SPACER.

4. ROOF: (SLOPE=5/12)

ROOF SHALL HAVE:
• A HIPGABLE STYLE ROOF WITH 16" OVERHANGS.
• A HIPGABLE 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 FLOOR SHALL HAVE PORCH FLOORS AS FOLLOWS:
• A FRONT PORCH FLOOR.
• A SIDEBACK 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-19 FACTOR. (need a combined R-30 & R-19 to meet requirement)
> INFILTRATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, 2x4 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.
ALL PAINT SHALL BE APPLIED 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 5/8" FIBER CEMENT WITH ALL CEDAR TRIM TO ENTIRE HOUSE.

10. WINDOWS:

SHALL BE NEW LOW-E DOUBLE PANE INSULATED ALUMINUM WINDOWS. SIZE 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 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. FLOORING, SUBFLOOR, & FINISH FLOORING:

APPLY VCT 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) 32" 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 HOOD TO FIT OWNERS RANGE SIZE (30" OR 36") AND VENT TO EXTERIOR.

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 25 DRIVEWAY AND STEPS WITH HANDRAILS
BATHROOM SHOULD ACCOMMODATE GRAB BARS THERE 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 THIS PARTICULAR PURPOSE WILL NOT BE ACCEPTED OR PROCESSED TO CORRECT THE ABOVE MENTIONED. YOUR BID TO INCLUDE ANY COST RELATED TO RE-CHECK 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 GAS CONNECTIONS FOR RANGE AS PER APPLICANTS REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
> PROVIDE PHONE, JACKS & CABLE CONNECTIONS IN EVERY BDRM & LIVING SPACE. KITCHEN PHONE IF REQUESTED.
> PROVIDE TRIMME PRE-TREATMENT TO ENTIRE HOUSE. OBTAINING, DIS-LAYING, AND SUBMITTING ALL PROPER PERMITS & INSPECTIONS.
> ALL CONTRACTORS WILL BE RESPONSIBLE FOR ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS THAT ARE REQUIRED BY CITY OR COUNTY AT THE TIME OF AT-TAINING PERMITS.
> MINIMUM 12x25 CONC. DRIVEWAY WITH CONNECTING SIDEWALK TO RAMP FOR HANDICAP APPLICANTS.
> ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 23. GENERAL NOTES OF THE CONTRACTORS GENERAL SPECIFICATIONS MANUAL.
> PROVIDE AND INSTALL PROJECTS SIGNS AT EACH CONSTRUCTION SITE
> CONTRACTOR IS RESPONSIBLE FOR SUPPLYING PORT A POTTY THROUGHOUT CONSTRUCTION PROCESS. (Items to the Inspector)

THE HOMEOWNER SHALL BE RESPONSIBLE FOR

> REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE THE 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.

Margaret Gandez
NAME OF APPLICANT

NAME OF CO-APPLICANT