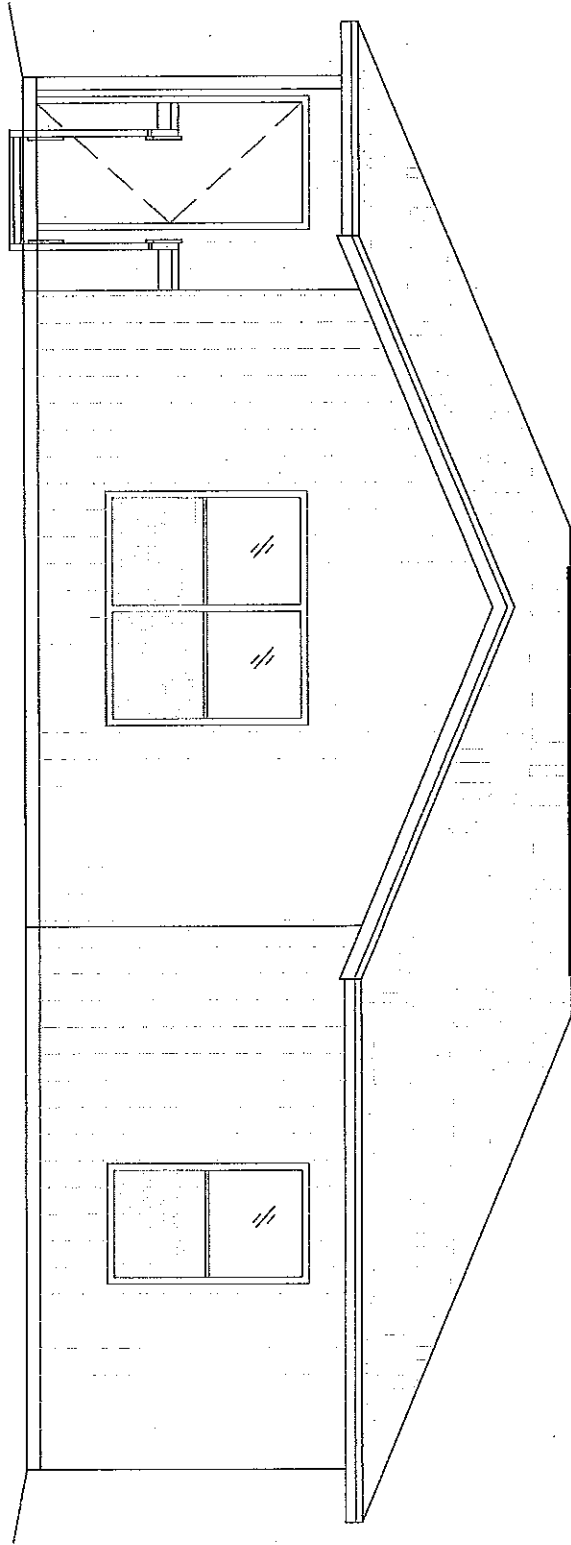


GARCIA RESIDENCE



RUBEN & GLORIA GARCIA  
935 WASHINGTON-MERCEDES  
956-684-3966

URBAN COUNTY PROGRAM  
3304 W. ALBERTA-EDINBURG  
(956) 787-8127

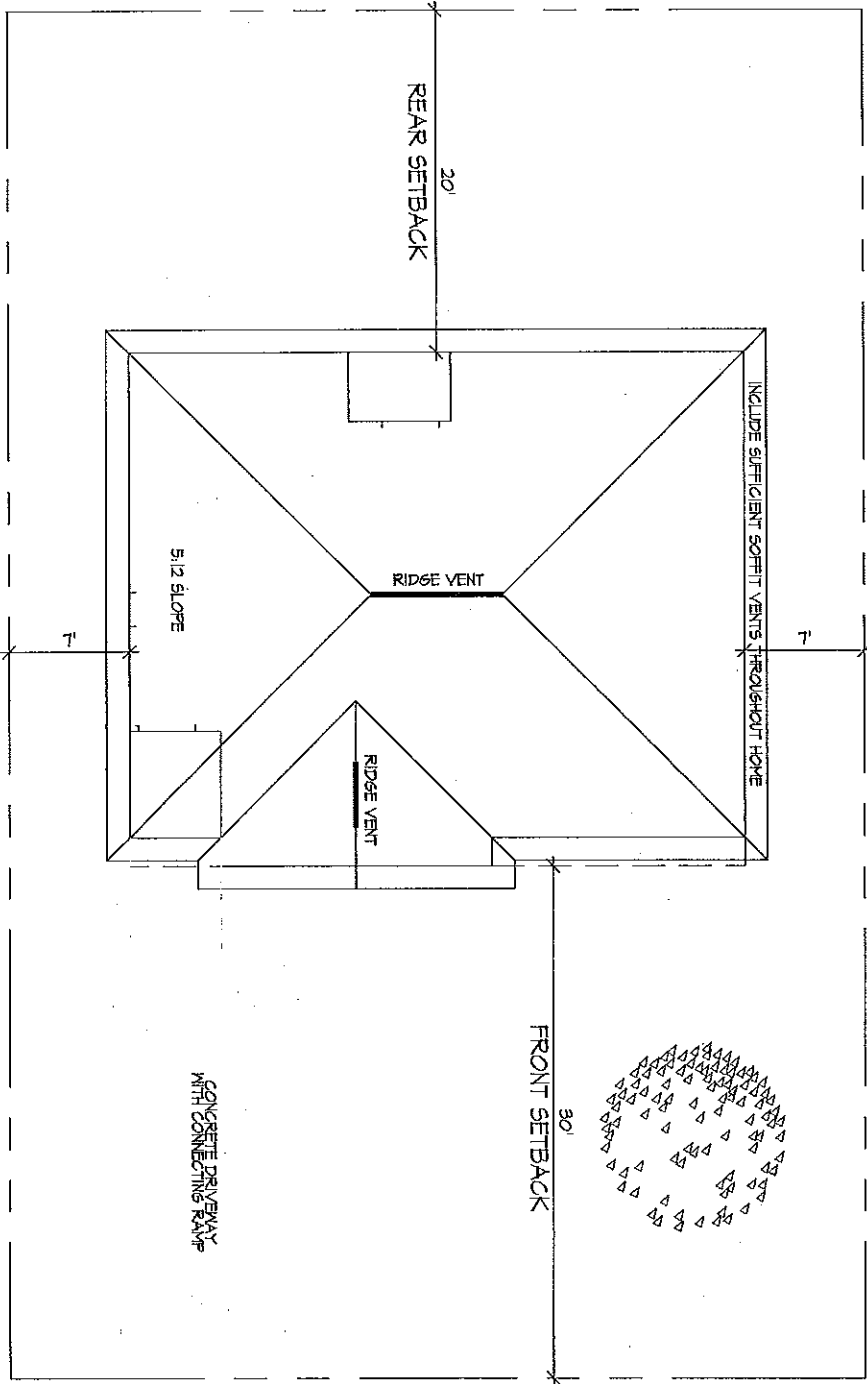
URBAN COUNTY PROGRAM  
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

RUBEN & GLORIA GARCIA  
935 N. WASHINGTON AVE - MERCEDES, TX

TOTAL AREA  
1046 SQ. FT.

X 80' GARDEN PARK LOT 8 BLK 5

50'



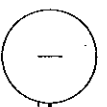
935 WASHINGTON

**NOTE:**

Please verify with city/county on setbacks and for any requirements regarding sidewalk, driveway, 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.

In addition, remember to replace septic tank if needed and is more than 10 yrs old.



ROOF/ PLOT PLAN

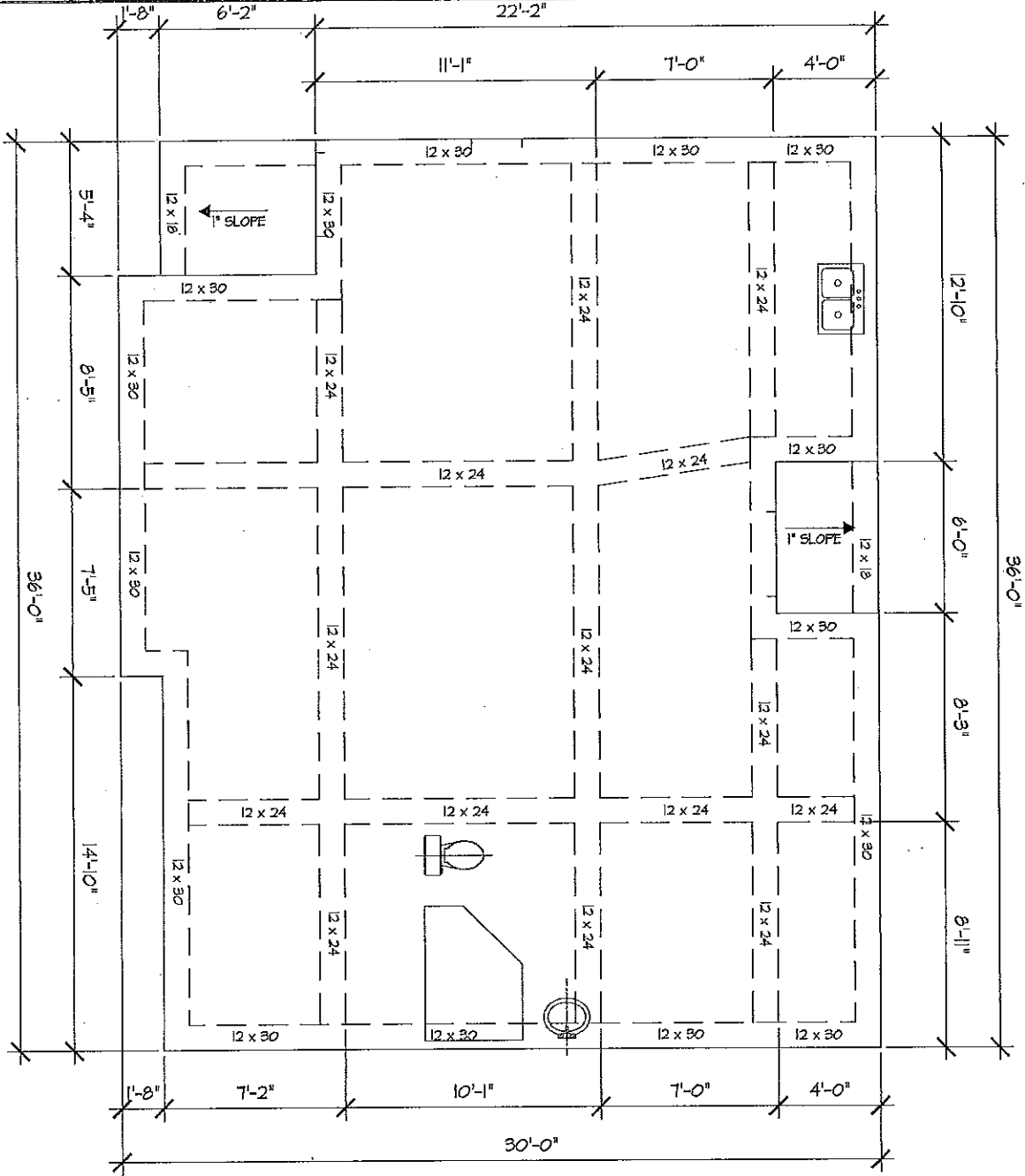
XREF

SCALE: N.T.S.

URBAN COUNTY PROGRAM  
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

RUBEN & GLORIA GARCIA  
935 N. WASHINGTON AVE - MERCEDES, TX

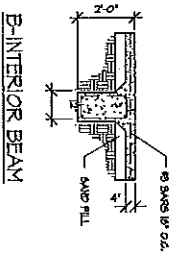
LIVING AREA  
1046 SQ. FT.



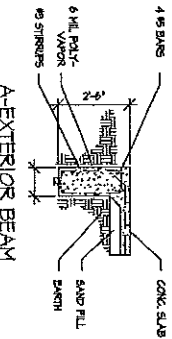
- 4" THICK SLAB ON GRADE W/ #3 BARS @ 18" O.C. EACH WAY AT MID-DEPTH OF SLAB OVER 6 MIL VISCOLEN OVER APPROVED COMPACTED FILL
- EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
- INTERIOR BEAMS TO BE 12"x24" WITH 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 2#21 - #5 APPLY 6#6 #5 WIRE MESH AT SIDEWALKS AND DRIVEWAYS.
- INSTALL ANCHOR BOLTS AT PERIMETER AT 4' O.C.
- USE ONLY COMPACTED SIEVED FILL. DIRT, FINISH FLOOR TO BE 18" FROM TOP OF CURB, UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

**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.



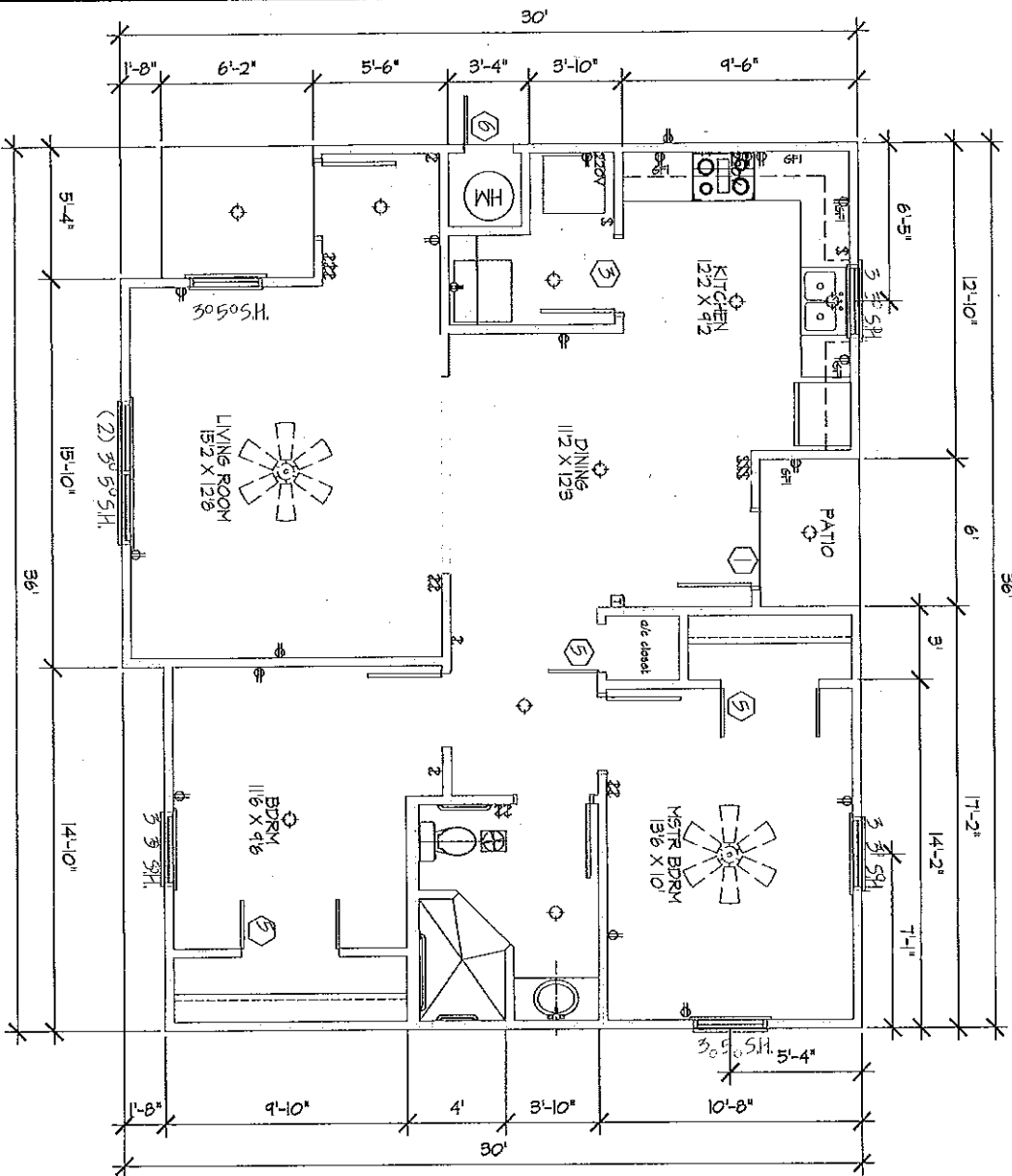
**A-EXTERIOR BEAM**  
 -EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.



URBAN COUNTY PROGRAM  
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

RUBEN & GLORIA GARCIA  
 935 N. WASHINGTON AVE - MERCEDES, TX

TOTAL AREA  
 1046 SQ. FT.



**SQUARE FOOTAGE**

LIVING AREA	484
PORCH/PATIO	57
TOTAL SQ. FT.	1046

**ELECTRICAL LEGEND**

⊕	WATER HEATER	⊕	LIGHT FIXTURE
⊕	DUPLEX ELECTRICAL RECEPT.	⊕	LIGHT SWITCH
⊕	3-POLE BREAKER RECEPTACLE	⊕	THERMOSTAT
⊕	GROUND FAULT INTERRUPTER	⊕	SMOKE DETECTOR
⊕	BATHROOM EXHAUST FAN		

**DOOR SCHEDULE**

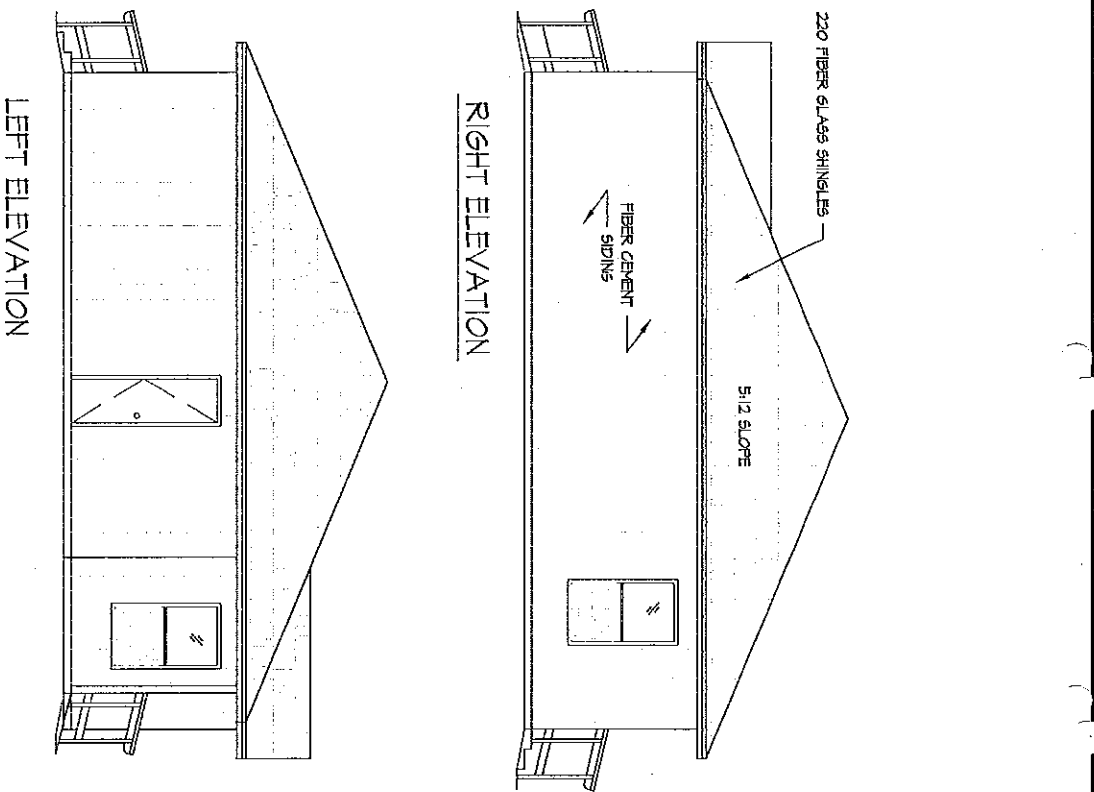
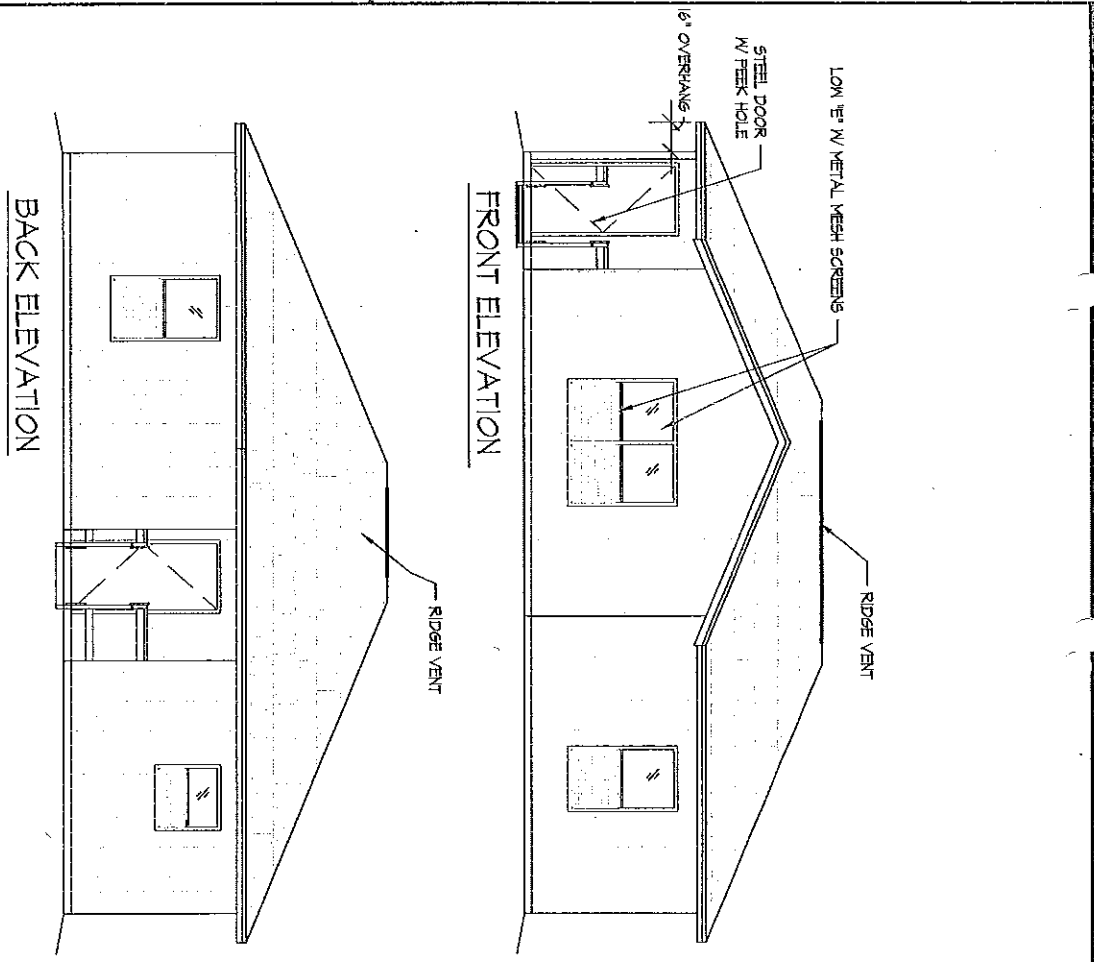
DR#	TASK	SIZE	TYPE	LOCKS
1	INSTALL MEN UNIT	30"	VERTICAL W/ LOM PROFILE HINGED	LEVER TYPE BARRY LOCK W/ DEADBOLT
2	INSTALL MEN UNIT	30"	HOLLOW CORE	LEVER TYPE PRIVACY
3	INSTALL MEN UNIT	30"	HOLLOW CORE	PASSAGE
4	INSTALL MEN UNIT	28"	POCKET DOOR	PASSAGE
5	INSTALL MEN UNIT	(2) 20"	HOLLOW CORE	PASSAGE
6	INSTALL MEN UNIT	20"	HOLLOW METAL	LOOK W/ DEADBOLT

**GENERAL NOTES**

5/12 SLOPE WITH 1/4" 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 REDESIGNING CONNECTIOS FOR A GAS (ELECTRIC STOVE)  
 INSTALL A VINT OF TWO PHONE JACKS & CABLE CONNECTIONS AS PER OWNERS REQUEST.  
 EXTERIOR COLOR CHOICES TO BE OR MATCH:  
 WOOD-34 Visior  
 WOOD-46 Visior  
 INTERIOR COLOR CHOICES TO BE OR MATCH:  
 920 02347 Visior  
 920 02347 Visior

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 21 DAY OF 8 2018  
 Ruben Garcia  
 Ruben Garcia

URBAN COUNTY PROGRAM  
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM  
 RUBEN & GLORIA GARCIA  
 935 N. WASHINGTON AVE - MERCEDES, TX  
 TOTAL AREA 1046 SQ. FT.



URBAN COUNTY PROGRAM  
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

RUBEN & GLORIA GARCIA  
935 N. WASHINGTON AVE - MERCEDES, TX

TOTAL AREA  
1046 SQ. FT.

# SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL  
OWNER (S) RUBEN & GLORIA GARCIA CASE NO. ME-50-12-01 DATE: 8-12-13 ADDRESS: 935 N. WASHINGTON - MERCEDES PHONE: 956-684-3966 BY: Mo Guerra

## 1. FOUNDATION WORK:

- BUILD A NEW CONCRETE FOUNDATION TO COMPLY WITH PLANS, SPECS, CITY AND COUNTY REQUIREMENTS, CW PROJECTS TO BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. PROVIDE CONCRETE SLAB FOR AC UNIT & 12 X 25" CONC. DRIVEWAY THAT MUST HAVE ACCESS TO STREET.

## 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 PEY OF APPROPRIATE DIAMETER
  - NEW PEY 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 ESCUTCHEONS FOR ALL FIXTURES, FIXTURES:
      - PLUMBING SEALANT FOR ALL DRAINS, AND SINK PERIMETERS
      - ALL OTHER RELATED PLUMBING (SEE SPECS)
    - FIXTURES: (SEE SPECS)
      - KITCHEN SINK WITH RELATED PLUMBING & FAUCETS
      - VANITY SINK WITH RELATED PLUMBING & FAUCETS
      - TOILET OF MATCHING COLOR
      - ONE PIECE FIBER GLASS HANDICAP ACCESSIBLE SHOWER WITH FAUCETS, GRAB BARS & REMOVABLE SHOWER HEAD
      - FIBER GLASS TUB/SHOWER FOR 2ND BATHROOMS UNLESS OTHERWISE NOTED.
      - MENICONE CABINET/TOWEL 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 22).
      - 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 REPAIRS IF NECESSARY AND MORE THAN 10 YEARS OF AGE
- INTERIOR/EXTERIOR WALLS & CEILING:
  - ALL INTERIOR AND EXTERIOR WALL FINISHING:
    - 2x4 @ 16" OC BETTER FOR USE IN: SOLE PLATES (TREATED LUMBER)
    - DOUBLE TOP PLATES
    - 92 5/8" PRE-CUT STUDS @ 16" O.C.
    - WINDOW SILLS
    - CEILING JOIST CHAIN BLOCKING @ 48" O.C.
    - 2x6 @ 12" OC BETTER FOR USE IN: WINDOW & DOOR HEADERS WITH 1" X 2"

## 3. INTERIOR/EXTERIOR WALLS & CEILING:

- CEILING JOIST @ 24" O.C. FOR CLEARANCES LARGER THAN 12' CEILING JOIST SHALL BE @ 18" O.C.
- INSTALL BOOT TIES IN EVERY CORNER OF THE HOUSE ALONG WITH METAL ANCHORS ON BOTH BOTTOM AND TOP PLATES OF HOME
- ALL EXTERIOR CEILING COVERINGS:
  - 3/8" OD EXTERIOR PLYWOOD FOR PORCH CEILINGS.
  - ALL INTERIOR WALL & CEILING COVERINGS:
    - 1/2" SHEETROCK FINISHED AS PER SPECS.
    - 1/2" DAMP RESISTANT SHEETROCK FOR BATH AREAS.
    - ALL INTERIOR CEILINGS SHALL HAVE ORANGE PEEL TEXTURE
    - ALL INTERIOR WALL SURFACES SHALL HAVE ORANGE PEEL TEXTURE
    - ALL EXTERIOR TRIMMINGS SHOULD CONSIST OF CEDAR WOOD.

## 4. ROOF:

- ROOF SHALL HAVE:
  - A HIRGABLE STYLE ROOF WITH 18" OVERHANGS.
  - A HIRGABLE STYLE FRONT PORCH AS PER PLANS.
  - PORCH COLUMNS MUST BE FASTENED TO CONCRETE.
  - AN ADEQUATE COMBINATION OF RIDGE & SOFT VENTS WITH AIR GUTTERS.
  - 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 SIBERBACK PORCH FLOOR.
  - PROVIDE RAMP & (2) HANDRAILS TO EACH FRONT AND/OR SIDE PORCH STEPS

## 6. INSULATION:

- ALL LIVING AREA CEILINGS WITH BLOWN IN INSULATION TO AN R-49 FACTOR. (based a combined R-30 & R-19 to meet requirement)
- INSULATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, 2X4 BOTTOM PLATES, AND ALL PENETRATED AREAS.
- ALL PERIMETER WALLS WITH R-15 F6, BATT.
- ALL EXTERIOR PERS EXPOSED TO WEATHER.

## 7. INTERIOR FINISH:

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

## 8. EXTERIOR FINISH:

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

## 9. SIDING:

- THE SIDING SHALL BE 6/16" 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 PORCELAIN COUNTER TOP OF MATCHING COLOR.
- BUILD AND/OR INSTALL A NEW VANITY CABINET FOR BATHROOM WITH FORMICA TO MATCH LAZAROTTI SINK, AND WALLS AND CABINETS THICKS 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) 52 CEILING FANS (CEILING HUGGER STYLE) COMPATIBLE 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.
  - THERMOSTAT NO HIGHER THAN 48" ABOVE FLOOR.
  - EACH ELECTRICAL PLUG TO BE 18" 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 (36" OR 36 1/2").

## 15. BATHROOM ACCESSORIES:

- ALL ACCESSORIES & BUILT IN MEDICINE CABINETS AS PER SPECS. INCLUDE CURTAIN ROD & PLASTIC THRESHOLD TO HELP PREVENT ESCAPING WATER FROM SHOWER. INSTALL SINK AND CABINET ABOVE TOILET WHEN INDICATED. (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 20-25 DRIVEWAY AND STEPS WITH HANDRAILS
- BATHROOM SHOULD ACCOMMODATE GRAB BARS WHERE INDICATED BY 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 ELEVATIONS.
  - PROVIDE 8" OF LANDSCAPE DIRT AROUND THE HOUSE ALONG WITH SUFFICIENT GRASS SEEDS UP TO 10' OF PERIMETER.
  - PROVIDING THE APPROPRIATE ELECTRICAL AND JOE GAS CONNECTIONS FOR RANGE AS PER APPLICANT'S REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
  - PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BORNAL & LIVING SPACE. KITCHEN PHONE IF REQUESTED.
  - PROVIDE TERAITE PRE-TREATMENT TO ENTIRE HOUSE, ORTAINING, DISPLAYING, AND SUBMITTING ALL PROPER PERMITS & INSPECTIONS.
  - ALL CONTRACTORS WILL BE RESPONSIBLE FOR ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS THAT ARE REQUIRED BY OTHER OR COUNTY AT THE TIME OF ATAINING PERMITS.
  - MINIMUM 120-25 CONC. DRIVEWAY 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 A POTTY THROUGHOUT CONSTRUCTION PROCESS /
  - SHOWER ENRANGES TO BE 36" WIDE
  - ALL UCP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE 82306.514 TEXAS INTERNATIONAL BUILDING CODES 2012

## 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.

*Ruben Garcia*  
NAME OF APPLICANT

*Gloria Garcia*  
NAME OF APPLICANT