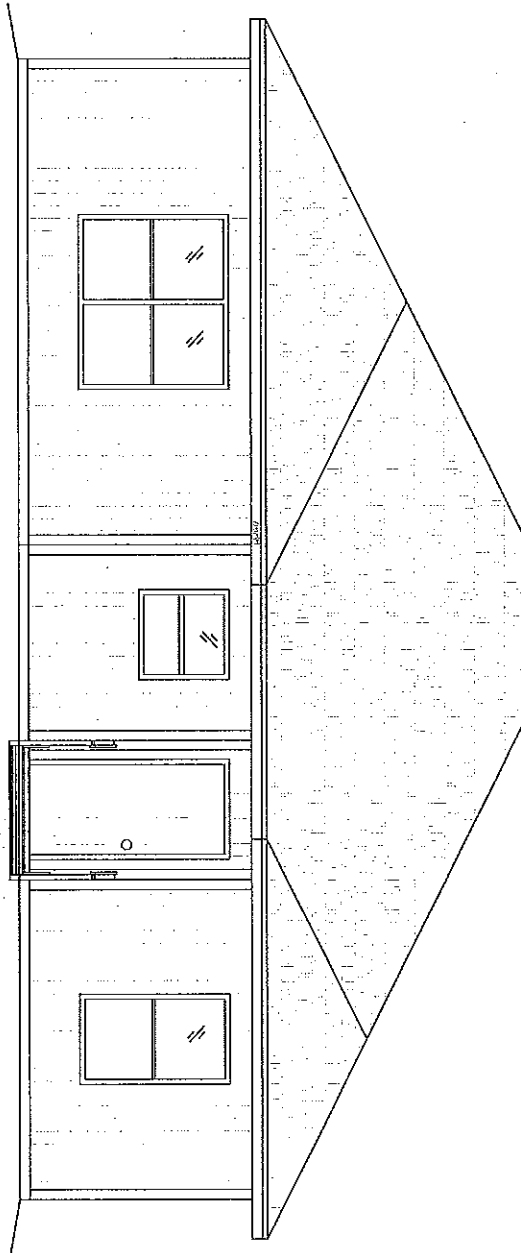


ROBLEDO RESIDENCE



PEDRO ROBLEDO
 6588 S. FM 494 RD. GRANJENO
 (956) 585-2634

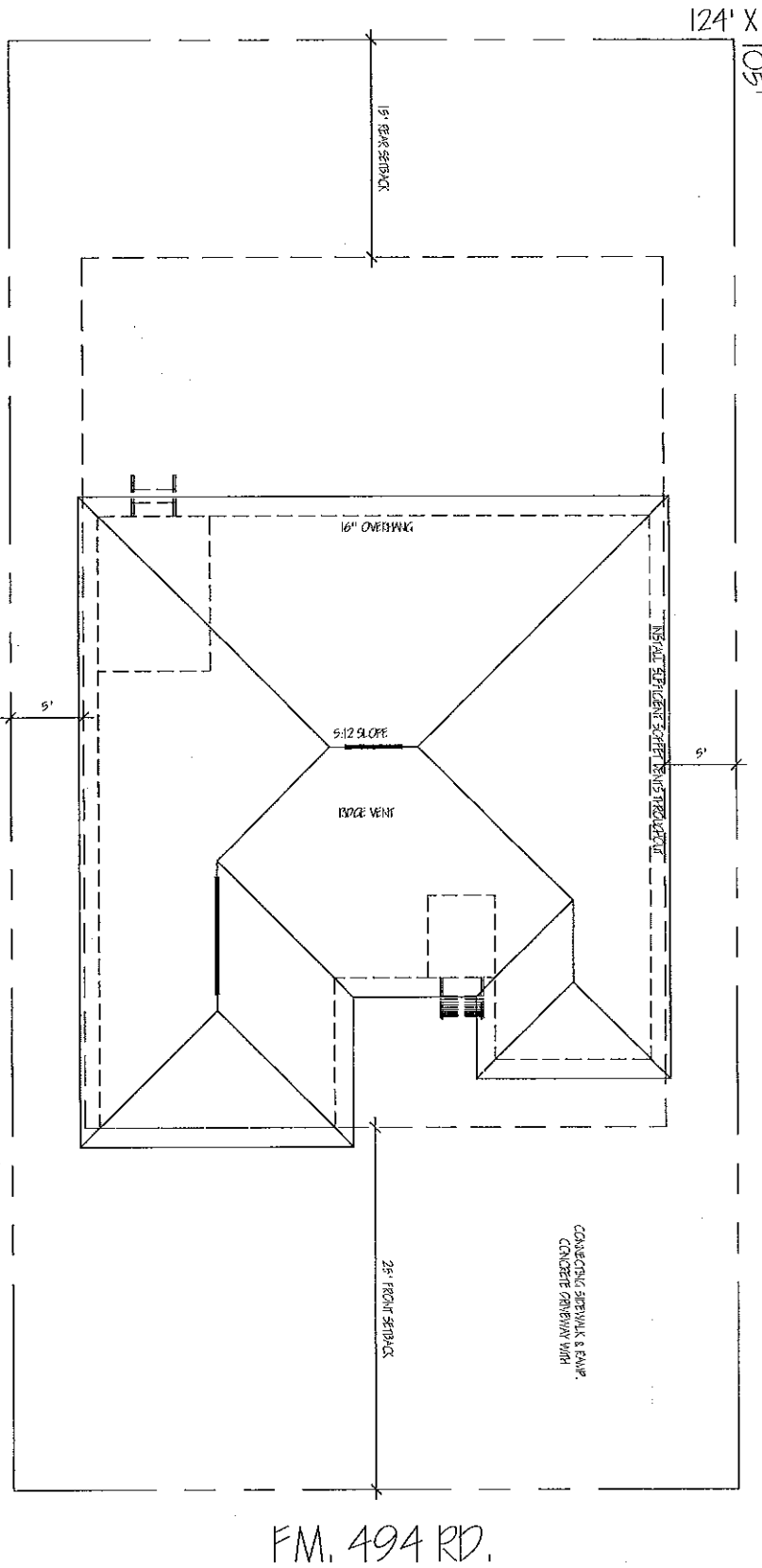
URBAN COUNTY PROGRAM
 1916 TESORO BLVD. - Pharr, TX
 (956) 787-8127

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PEDRO ROBLEDO
 6588 S. FM 494 RD. GRANJENO

LIVING AREA
 1396 SQ. FT.

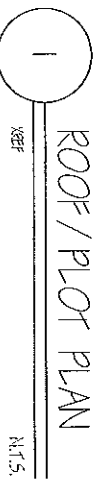
N. 1 / 2 OF 60 / 100 PORCIONES 58, 59 & 60 GRANJO RANCH



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 owners 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.



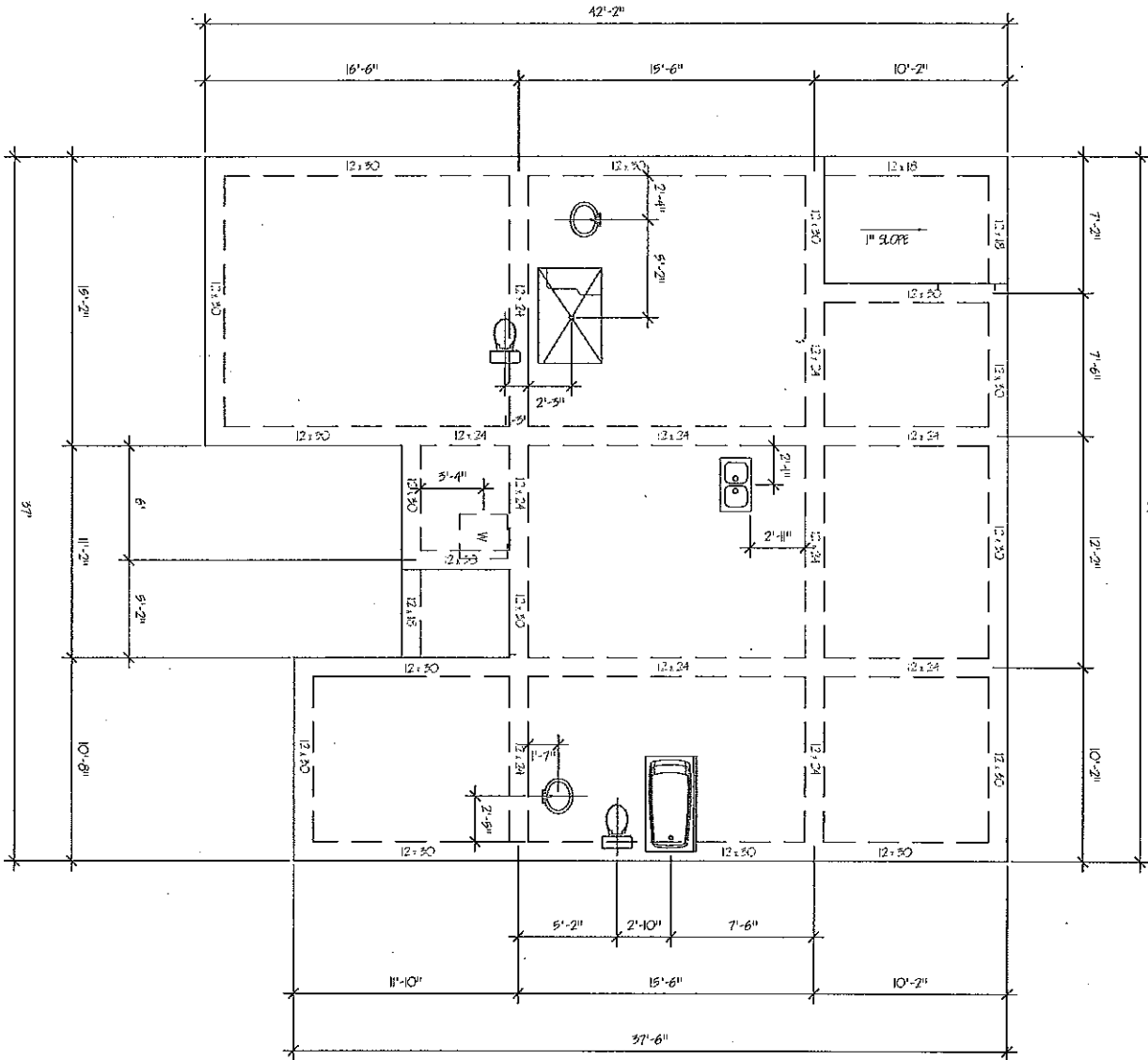
Driveway to be 12' X 25' minimum, remain distance is to street if any is to be of asphalt, calliche or concrete.

FM. 494 RD.

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PEDRO ROBLEDO
6588 S. FM 494 RD. GRANJO

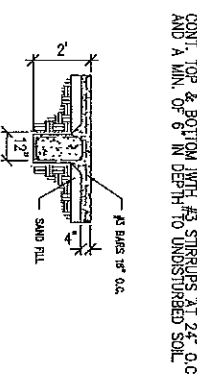
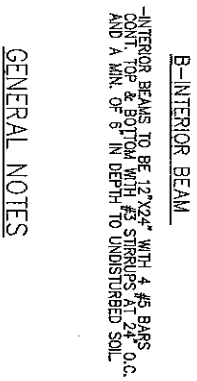
LIVING AREA
1396 SQ. FT.



1

FOUNDATION PLAN

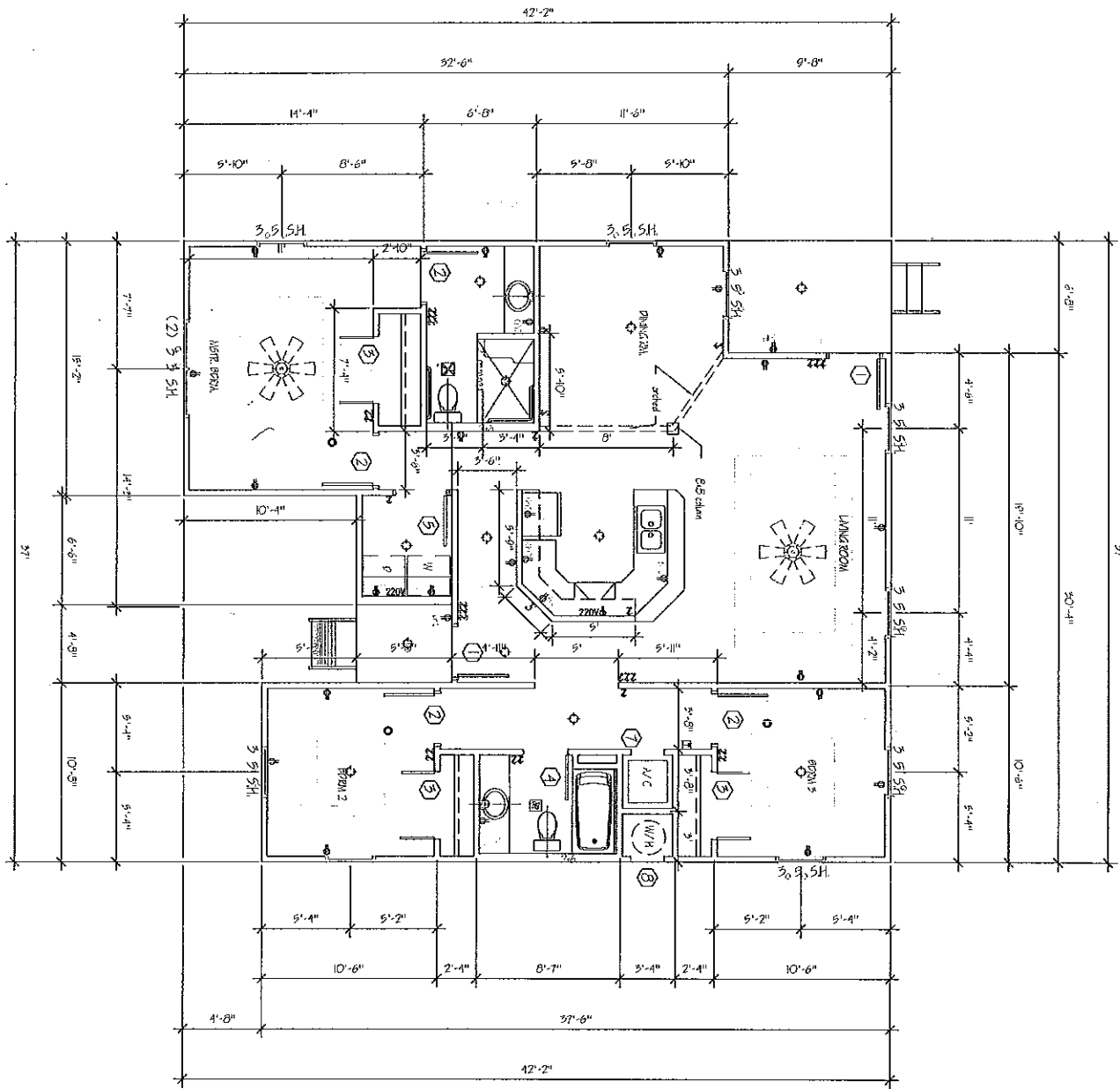
- GENERAL NOTES**
- 4" THICK SLAB ON GRADE W/ #3 BARS @ 16" O.C. EACH WAY AT MID-DEPTH OF SLAB OVER 6 MIL VISCOUS OVER APPROVED COMPACTED FILL
 - EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL
 - INTERIOR BEAMS TO 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"x2" #5 APPLY 6x6 #6 WIRE MESH AT SIDEWALKS AND DRIVEWAYS.
 - INSTALL ANCHOR BOLTS AT PERIMETER AT 4' O.C.
 - USE ONLY COMPACTED SELECTED FILL DRKT. FINISH FLOOR TO BE 18" FROM TOP OF CURB, UNLESS OTHERWISE NOTED.



URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PEDRO ROBLEDO
6588 S. FM 494 RD. GRAN LENO

LIVING AREA
1396 SQ. FT.



SQUARE FOOTAGE

LIVING AREA	1390
KITCHEN/PANTRY	103
TOTAL SQ. FT.	1493

ELECTRICAL LEGEND

⊕	WATER LEAK	⊕	LIGHT FIXTURE
⊕	REAR ELECTRICAL RECEPT.	⊕	LIGHT SWITCH
⊕	220V ELECTRICAL RECEPT.	⊕	HEATING/COOLING
⊕	CEILING FAN	⊕	SLOPE INDICATOR
⊕	CIRCUIT BREAKER		

DOOR SCHEDULE

DR #	TASK	SIZE	TYPE	LOCKS
1	INSTALL NEW LINT W/ OILY REPAIR FLOOR	5'-0"	NEW LINT W/ LOW PROFILE THRESHOLD	EVERY TIME ENTRY LOCK W/ REMOTE KEY
2	INSTALL NEW LINT	5'-0"	HOLLOW CORE	LEVER TYPE FINANCY
3	INSTALL NEW LINT	(2) 2'-0"	HOLLOW CORE	PASSAGE
4	INSTALL NEW LINT	2'-5"	HOLLOW CORE	PASSAGE
5	INSTALL NEW LINT	5'-0"	HOLLOW CORE	PASSAGE
6	INSTALL NEW LINT	5'-0"	POCKET DOOR	PASSAGE
7	INSTALL NEW LINT	2'-0"	HOLLOW CORE	PASSAGE
8	INSTALL NEW LINT	2'-0"	NEW LINT	LOCK WITH REMOTE KEY

GENERAL NOTES

- 5/12 SLOPE WITH 1/4" OVERHANG
- SUPPLY REDUCE / SOFTEN 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
- INSURE CONNECTIONS FOR A NATURAL GAS / PROPOSED OR ELECTRICAL SERVICE W/ ELECTRIC OUTLET
- INSTALL A MIN. OF 2 CABLE CONNECTIONS & 2 PHONE JACKS PER OWNER'S REQUEST.
- INT. TRIM WHITE
- INT. WALL UNIVERSAL BANK 1
- EXT. TRIM CLAUDECAST EXT. WALL SANDROOF 6485

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 2ND DAY OF OCT. 2015

Pedro Robledo

FLOOR PLAN

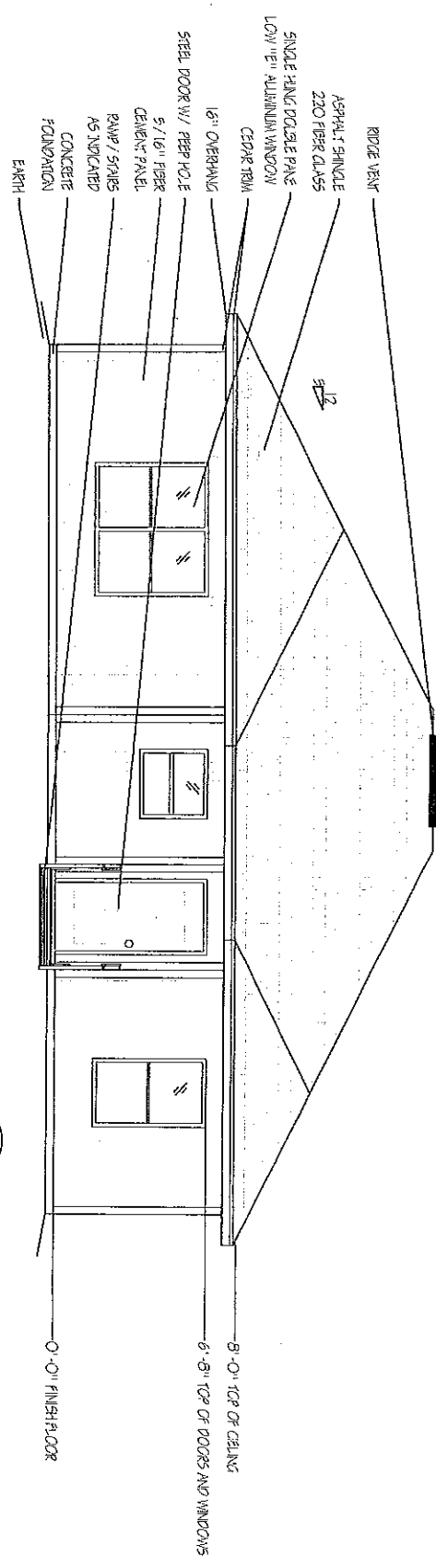
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NIT.5

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

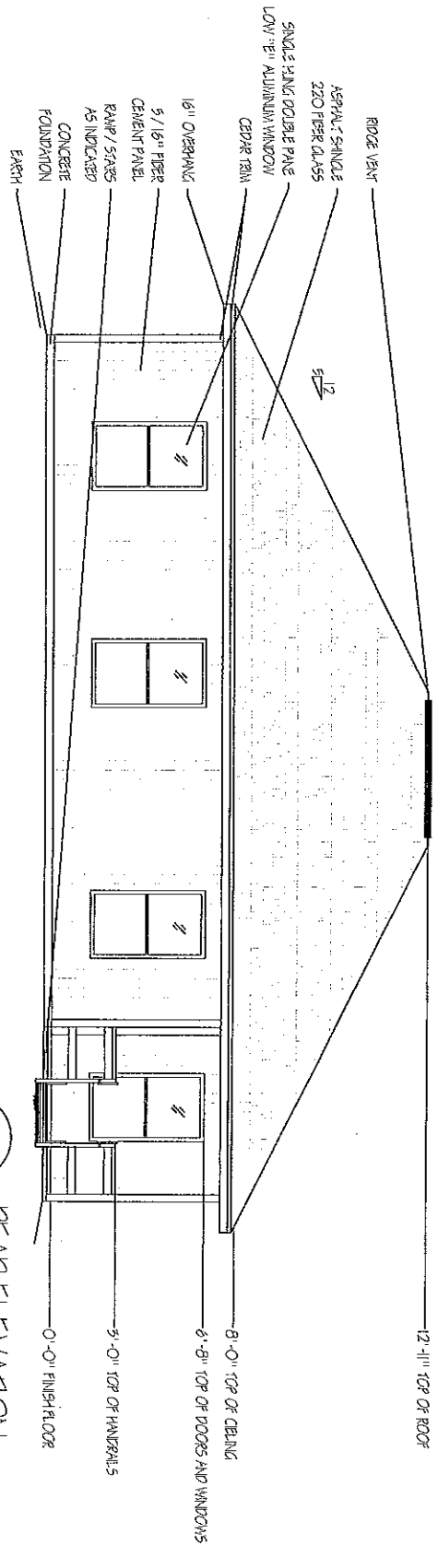
PEDRO ROBLEDO
6588 S. FM 494 RD. GRANLENO

LIVING AREA
1396 SQ. FT.



1
FRONT ELEVATION

XREF
N.T.S.

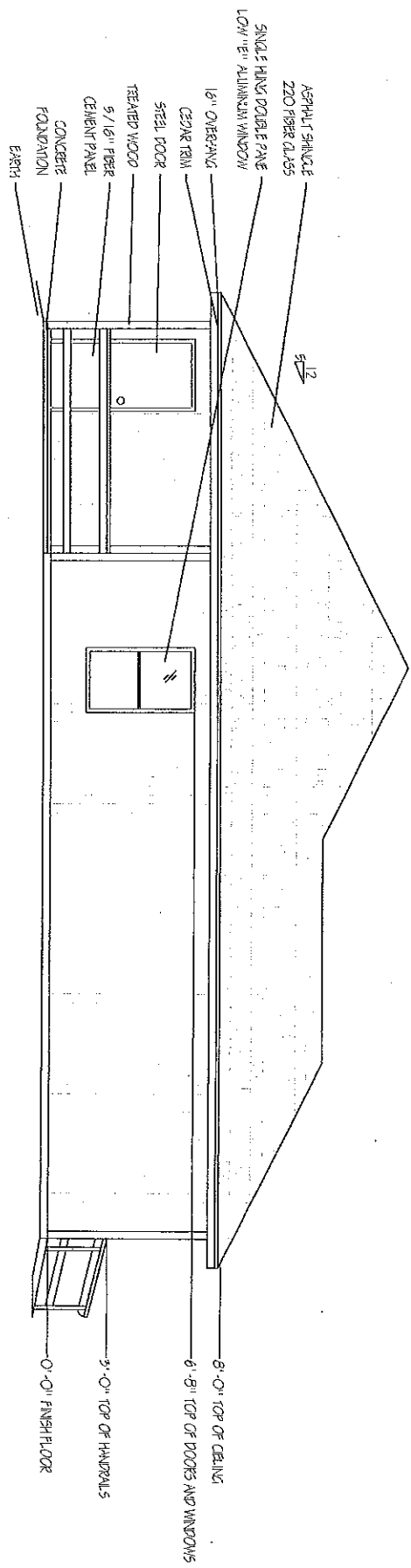


2
REAR ELEVATION

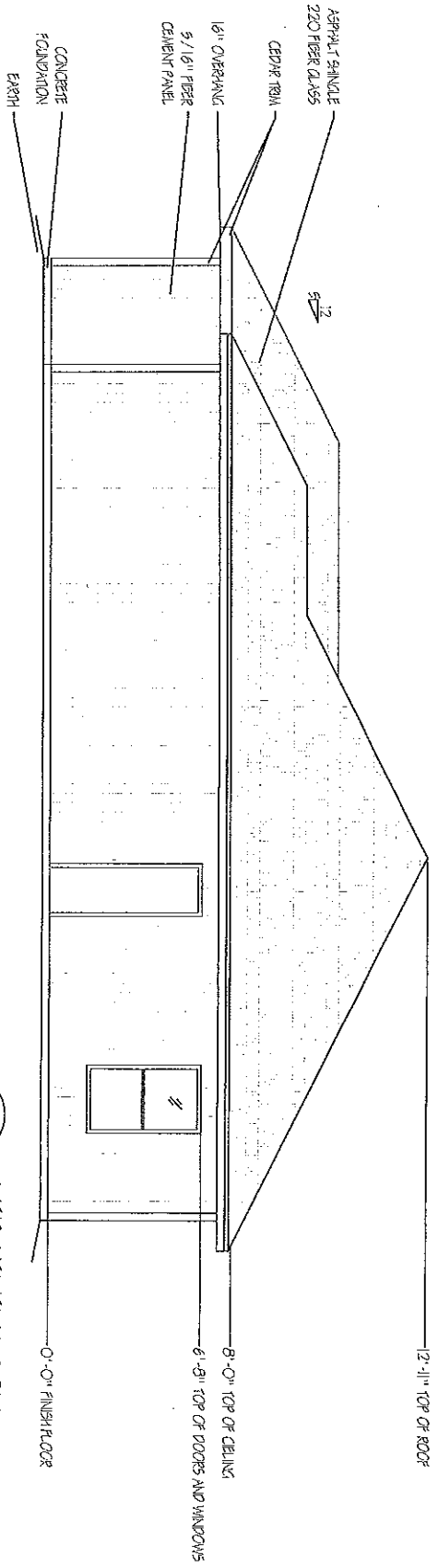
XREF
N.T.S.

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PEDRO ROBLEDO
6588 S. FM 494 RD. GRANLENO



1
RIGHT ELEVATION
N.T.S.



2
LEFT ELEVATION
N.T.S.

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

PEDRO ROBLEDO
6588 S. FM 494 RD. GRANLENO

LIVING AREA
1396 SQ. FT.

SPECIFICATIONS

1. FOUNDATION WORK:

BUILD A NEW CONCRETE FOUNDATION TO COMPLY WITH PLANS. SPECS CITY AND /COUNTY REQUIREMENTS. CONCRETE TO BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. INCLUDE CONCRETE SLAB FOR AC UNIT.

2. PLUMBING GENERAL: (SEE SPECS)

- > 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 PEEX APPROPRIATE DIAMETER
- > NEW PEEX PRES 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)
- KITCHEN SINK FAUCETS/RELATED PLUMBING.
- CABINET SINK WITH FORMALICA COUNTERTOP/FAUCETS
- SHOWERTUB WITH RELATED PLUMBING & FIXTURES
- TOLL ET OF MATCHING COLOR
- MEDICINE CABINET/STONE 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 21)
- 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" (#2 OR BETTER) FOR USE IN SOLE PLATES (TREATED LUMBER)
- DOUBLE TOP PLATES
- 82.5# PER-CUT STUDS @ 16" O.C.
- WINDOW SILLS
- CEILING JOIST CHAIN BLOCKING @ 48" O.C.
- INSTALL BROT TIES IN EVERY CORNER OF THE HOUSE ALONG WITH METAL ANCHORS ON BOTH BOTTOM AND TOP PLATES OF HOME

4. ROOF (1: SLOPE=9/12)

- > 2x6" (#2 OR BETTER) FOR USE IN: WINDOW & DOOR HEADERS WITH 1/2" SPACER
- CEILING JOIST @ 24" O.C. FOR CLEARANCES LARGER THAN 12' CEILING JOIST SHALL BE @ 18" O.C.
- (2) 2x12 WHERE NEEDED.
- 3# EXTERIOR PLYWOOD FOR PORCH CEILINGS.
- ALL EXTERIOR CEILING COVERINGS.
- ALL INTERIOR WALL & CEILING COVERINGS.
- 1/2" SHEETROCK FINISHED AS PER SPECS.
- 1/2" DAMP RESISTANT SHEETROCK FOR BATH AREAS.
- ALL INTERIOR CEILINGS & WALLS TO HAVE ORANGE PEEL TEXTURE
- ALL EXTERIOR TRIMMINGS SHOULD CONSIST OF CEDAR WOOD.

5. PORCH & CANOPY FLOORS:

- THE HOUSE SHALL HAVE PORCH FLOORS AS FOLLOWS:
- A FRONT PORCH FLOOR.
- PROVIDE RAMP & (2) HANDRAILS TO EACH FRONT AND/OR SIDE PORCH STEPS IF FINISH GRADE IS MORE THAN 6" ABOVE ORIGINAL GROUND LEVEL OF PROPERTY.

6. INSULATION:

- > ALL LIVING AREA CEILINGS WITH BLOWN IN INSULATION TO AN R-49 FACTOR.
- > INSULATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, 2X4 BOTTOM PLATES, AND ALL PENETRATED AREAS.
- > ALL PERIMETER WALLS WITH R-15 F.T.G. BATT INSULATE
- > ALL EXTERIOR PRES EXPOSED TO WEATHER.

7. INTERIOR FINISH:

- > ALL TRIM SHALL BE INSTALLED AS PER SPECS.
- > ALL PAINT SHALL BE APPLIED AS PER SPECS (2 COATS) AND SHOULD BE COMPARABLE IN QUALITY TO SHERWIN WILLIAMS PAINT. ALLOW A VARIETY OF DIFFERENT COLORS FOR CLIENT TO CHOOSE FROM. (2 COI OR CHOICE MIN)
- > PAINT ENTIRE HOUSE AS PER SPECS WITH PAINT COMPARABLE IN QUALITY TO SHERWIN WILLIAMS PRIMER

8. EXTERIOR FINISH:

- > TO BE OIL BASED & PAINT MUST BE EQUIVALENT TO A-100. (2 COLOR CHOICE MIN).
- > THE SIDING SHALL BE 5/8" FIBER CEMENT WITH ALL CEDAR TRIM TO ENTIRE HOUSE.

9. SIDING:

- > 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) 82' 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 BREAKER BOX, LIGHT SWITCH, OR THERMOSTAT NO HIGHER THAN 48" ABOVE FLOOR.
- > EACH ELECTRICAL OUTLET TO BE PLACED 15" ABOVE THE FLOOR
- > ALL RECEPTALS PLACED WITHIN 6' FROM KITCHEN OR BATHROOM SINKS MUST BE GFCI

10. WINDOWS:

- > SHALL BE NEW, LOW-E DOUBLE PANE INSULATED ALUMINUM WINDOWS, SIZE AS PER PLAN.
- > BUILD AND/OR INSTALL NEW KITCHEN CABINETS TO INCLUDE: A RANGE CABINET.
- > A KITCHEN FORMALICA COUNTER TOP OF MATCHING COLOR, BUILD AND/OR INSTALL A NEW WAMVY CABINET FOR EACH BATHROOM WITH FORMALICA TO MATCH LAVATORY.
- > SINK, TOILET AND WALLS. ALL CABINETS/PIECES SHOULD BE NEW AND COMPLETE AND BUILT TO PROFESSIONAL STANDARDS.

11. CABINETS GENERAL:

- > BUILD AND/OR INSTALL NEW KITCHEN CABINETS TO INCLUDE: A RANGE CABINET.
- > A KITCHEN FORMALICA COUNTER TOP OF MATCHING COLOR, BUILD AND/OR INSTALL A NEW WAMVY CABINET FOR EACH BATHROOM WITH FORMALICA TO MATCH LAVATORY.
- > SINK, TOILET AND WALLS. ALL CABINETS/PIECES SHOULD BE NEW AND COMPLETE AND BUILT TO PROFESSIONAL STANDARDS.

12. FLOOR, SUBFLOOR, & FINISH FLOORING:

- > APPLY 1/2" FLOOR TILE TO ALL LIVING AREA HOUSE FLOORS; SECOND FLOOR TO BE BUILT WITH 2 X 12 FLOOR JOISTS @ 18" O.C.
- > ALL ELECTRICAL INSTALLATIONS & WORK AS PER ELECTRICAL CODE WITH THE FOLLOWING CONDITIONS:
- > PROVIDE RANGE OUTLET AS PER OWNERS REQUEST.
- > PROVIDE APPROPRIATE WASHER & DRYER CONNECTION.
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- > EACH ELECTRICAL OUTLET TO BE PLACED 15" ABOVE THE FLOOR
- > ALL RECEPTALS PLACED WITHIN 6' FROM KITCHEN OR BATHROOM SINKS MUST BE GFCI

13. ELECTRICAL GENERAL

- > PROVIDE RANGE OUTLET AS PER OWNERS REQUEST.
- > PROVIDE APPROPRIATE WASHER & DRYER CONNECTION.
- > (2) 82' 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.
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- > EACH ELECTRICAL OUTLET TO BE PLACED 15" ABOVE THE FLOOR
- > ALL RECEPTALS PLACED WITHIN 6' FROM KITCHEN OR BATHROOM SINKS MUST BE GFCI

14. RANGE HOOD:

- > INSTALL A RANGE TO FIT OWNER'S RANGE SIZE (36" OR 30").

15. BATHROOM ACCESSORIES:

- > ALL ACCESSORIES & MEDICINE CABINET AS PER SPECS. (CUPBAIN ROD, TOILET PAPER, TOOTHBRUSH & SOAP HOLDER)

16. HEATING & A/C:

- > PROVIDE & INSTALL A 14 SEER CENTRAL AIR CONDITIONING COMPARABLE IN QUALITY TO A CARRIER BRAND UNIT FOR THE ENTIRE HOUSE. INSTALL DIGITAL THERMOSTAT PLANS MUST BE REVIEWED BY A LICENSED A/C TECHNICIAN TO DETERMINE PROPER INSTALLATION OF VENTS, DUCTS, AND REQUIRED 2" X 2" A/C CHASE.

17. SMOKE DETECTORS:

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

18. GENERAL NOTES, THE CONTRACTOR SHALL BE 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 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 EACH BORN & LIVING ROOM, KITCHEN PHONE IF REQUESTED. PROVIDE THERMITE PRE-TREATMENT TO ENTIRE HOUSE OBTAINING DISEASING AND SUBMITTING ALL PROPER PERMITS & INSPECTIONS.
- > ALL CONTRACTORS WILL BE RESPONSIBLE FOR ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS THAT ARE REQUIRED BY OTHERS OR COUNTY AT THE TIME OF OBTAINING PERMITS.
- > ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 21 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. (define to final inspection)
- > SHOWER ENTRANCES TO BE 36" WIDE
- > ALL LIP HOLES MUST COMPLY WITH TEXAS GOVERNMENT CODE 62.003.614

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, BARRIKADES, 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 Pedro Robledo