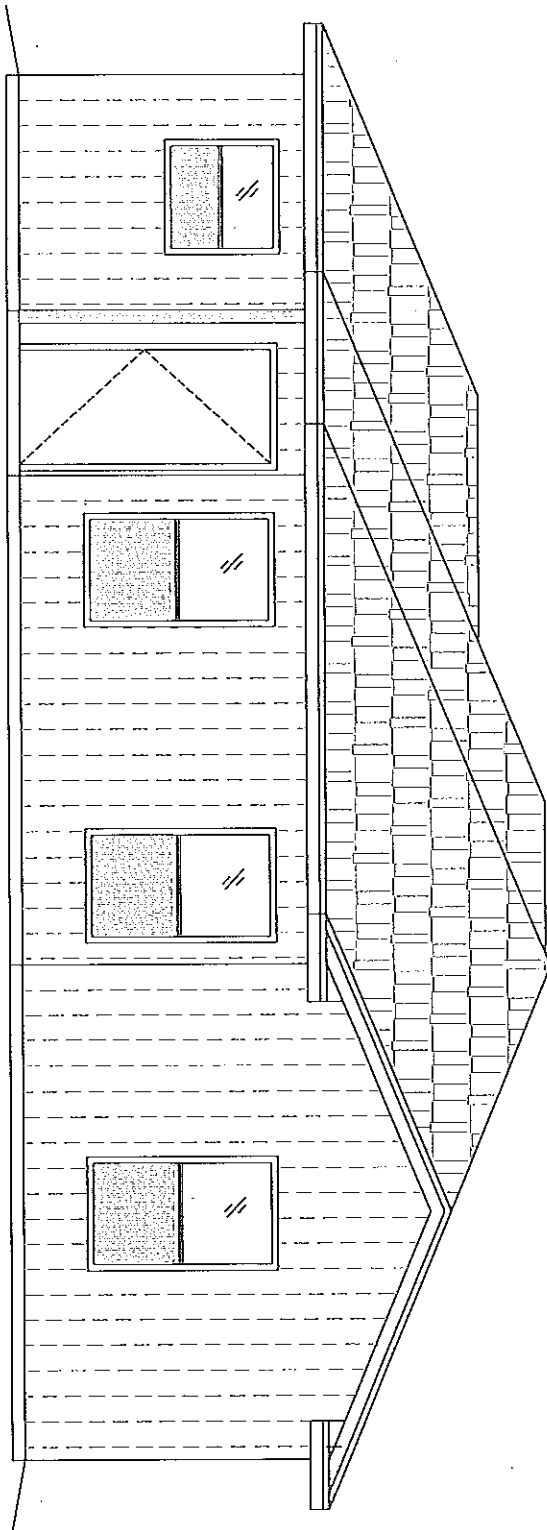


PEREZ RESIDENCE



JOSE & CONCEPCION PEREZ
905 EBONY ST - SAN JUAN
956-781-6253

URBAN COUNTY PROGRAM
427 E. DURANTA STE 107 - ALAMO
(956) 787-8127

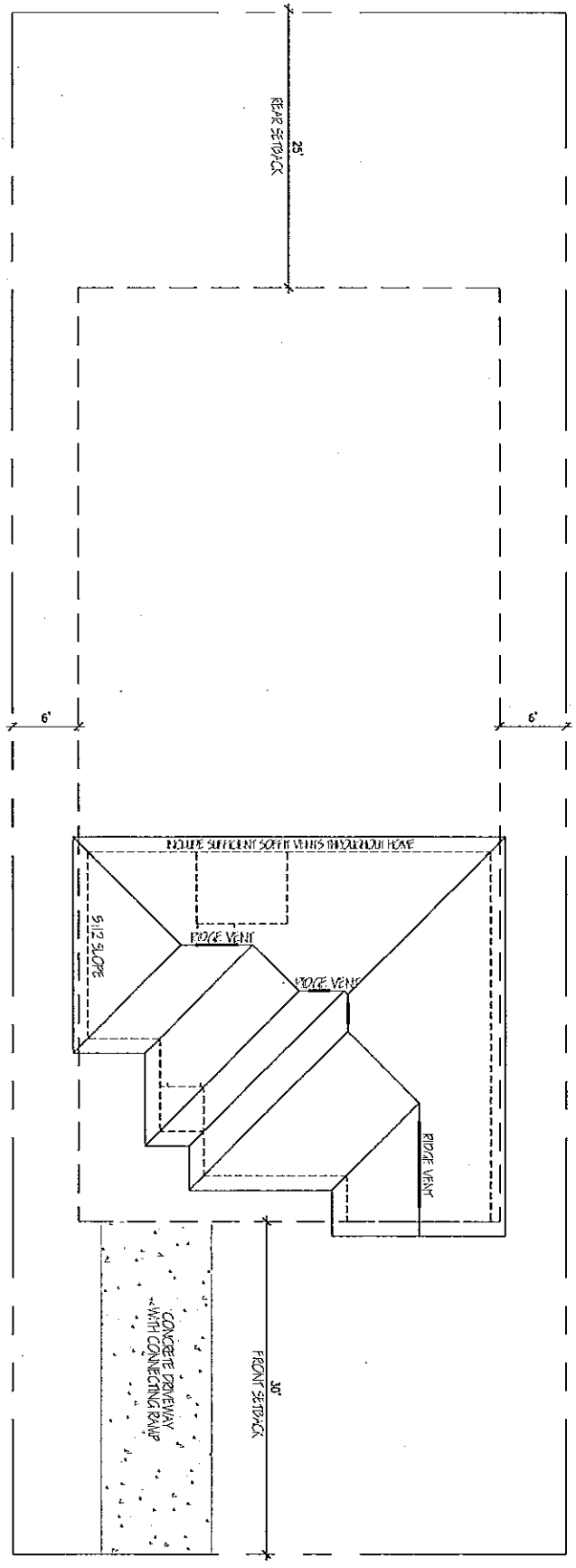
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

JOSE & CONCEPCION PEREZ
905 EBONY ST - SAN JUAN

TOTAL AREA
1018 SQ. FT.

X 138.72'

PALM VISTA #3 LOT 9 BLK 18



EBONY ST

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. It is the responsibility of the Contractor to locate the rods and string the property. To avoid any problems it is now required and the responsibility of the Contractor to order a property survey by professional engineer..

Also, 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.

1

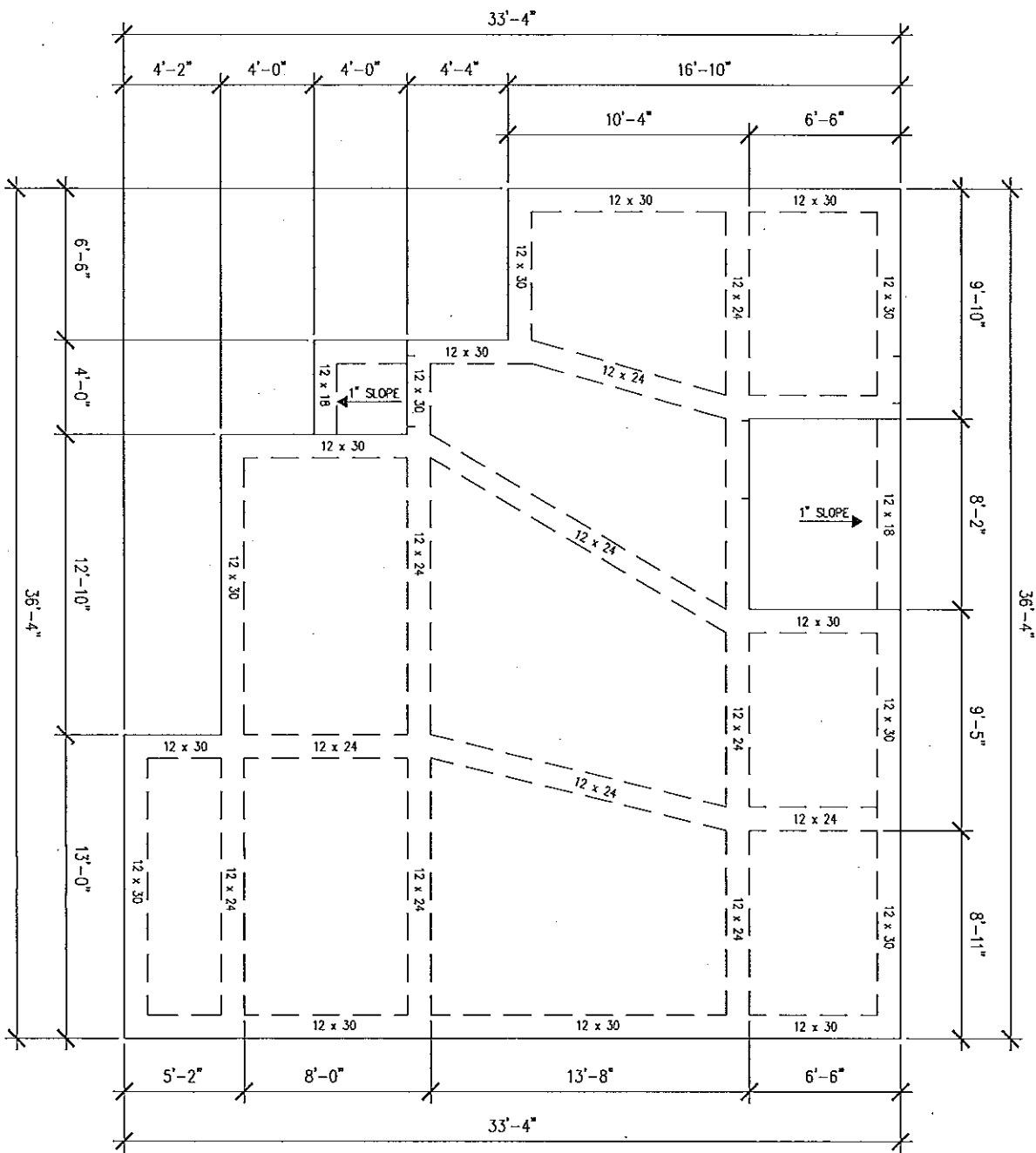
ROOF / PLOT PLAN

SCALE: N.T.S.

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

JOSE & CONCEPCION PEREZ
905 EBONY ST - SAN JUAN

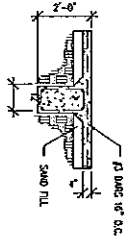
LIVING AREA
1018 SQ. FT.



- GENERAL NOTES**
- 4" THICK SLAB ON GRADE W/ #3 BARS @ 18" O.C. EACH WAY AT 40-DEPTH OF SLAB OVER 6" MIN. SLOTTED OVER APPROVED COMPACTED FILL.
 - EXTERIOR BEAMS TO BE 12" X 30" WITH 4 #3 BARS CONT. TOP & BOTTOM WITH #3 STRUPTS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
 - INTERIOR BEAMS TO BE 12" X 24" WITH 4 #3 BARS CONT. TOP & BOTTOM WITH #3 STRUPTS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
 - CORNER BARS AT ALL CORNERS & INTERSECTIONS 2"x2" - APPLY 6x6 #6 WIRE MESH AT PERIMETER AT 4" O.C.
 - 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.

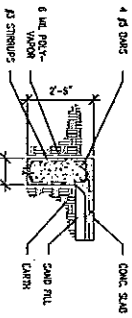
-INTERIOR BEAMS TO BE 12" X 24" WITH 4 #3 BARS CONT. TOP & BOTTOM WITH #3 STRUPTS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.

B-INTERIOR BEAM



-EXTERIOR BEAMS TO BE 12" X 30" WITH 4 #3 BARS CONT. TOP & BOTTOM WITH #3 STRUPTS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.

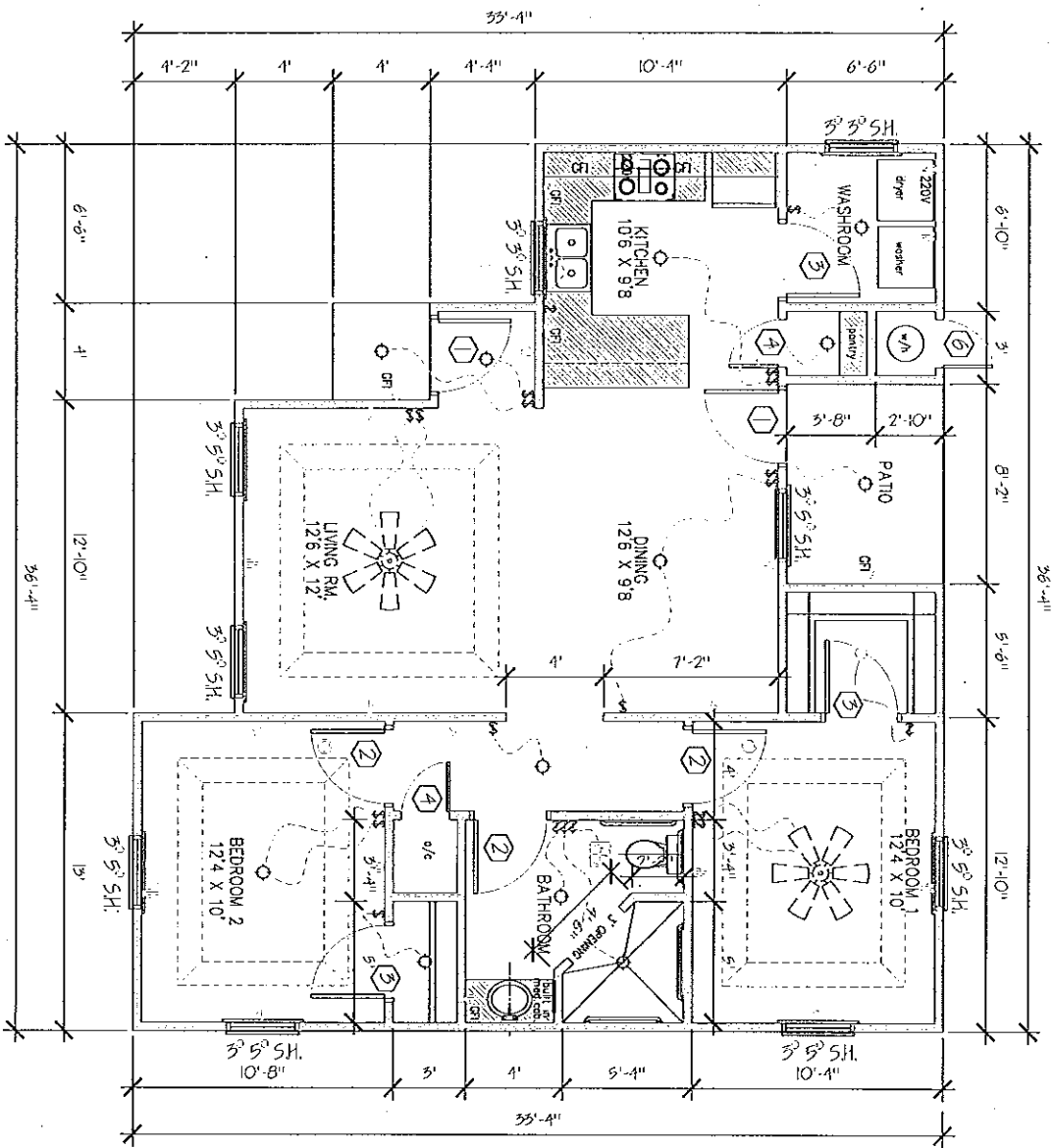
A-EXTERIOR BEAM



URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

JOSE & CONCEPCION PEREZ
905 EBONY ST - SAN JUAN

TOTAL AREA
1018 SQ. FT.



SQUARE FOOTAGE
 LIVING AREA 949
 PORCH/PATIO 69
 TOTAL SQ. FT. 1018

ELECTRICAL LEGEND

Ⓜ	WATER HEATER	○	LIGHT FIXTURE
Ⓛ	DUPLEX ELECTRICAL RECEPT.	Ⓢ	LIGHT SWITCH
Ⓛ	220V ELECTRICAL RECEPTACLE	Ⓢ	THERMOSTAT
Ⓛ	GROUND FAULT INTERRUPTER	Ⓢ	SLOPE DETECTOR
Ⓛ	BATHROOM EXHAUST FAN		

DOOR SCHEDULE

DR#	TASK	SIZE	TYPE	LOCKS
1	INSTALL NEW UNIT W/ DUAL BEER HOLES	3'0"	METAL W/ LOW PROFILE HINGED	LEVER TYPE ENTRY LOCK W/ DEADBOLT
2	INSTALL NEW UNIT	3'0"	HOLLOW CORE	LEVER TYPE PRIVACY
3	INSTALL NEW UNIT	3'0"	HOLLOW CORE	PASSAGE
4	INSTALL NEW UNIT	2'0"	HOLLOW CORE	PASSAGE
5	INSTALL NEW UNIT	(2) 2'	HOLLOW CORE	PASSAGE
6	INSTALL NEW UNIT	2'0"	HOLLOW METAL	LOCK W/ DEADBOLT

GENERAL NOTES

- 5/12 SLOPE WITH 16" OVERHANG
- SUPPLY RIDGE/SOFTFIT 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 CONNECTIONS FOR A GAS/ELECTRIC STOVE (Naked Gas)
- INSTALL A MIN. OF TWO PHONE JACKS & CABLE CONNECTIONS AS PER OWNERS REQUEST.
- EXTERIOR COLOR CHOICES TO BE OR MATCH:
- INTERIOR COLOR CHOICES TO BE OR MATCH:

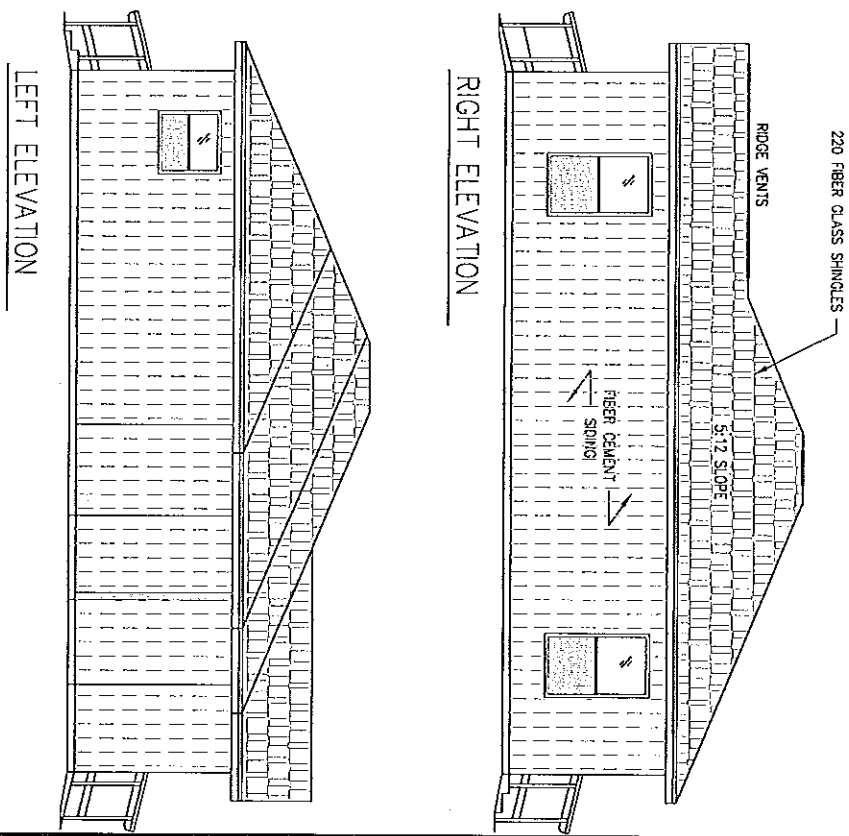
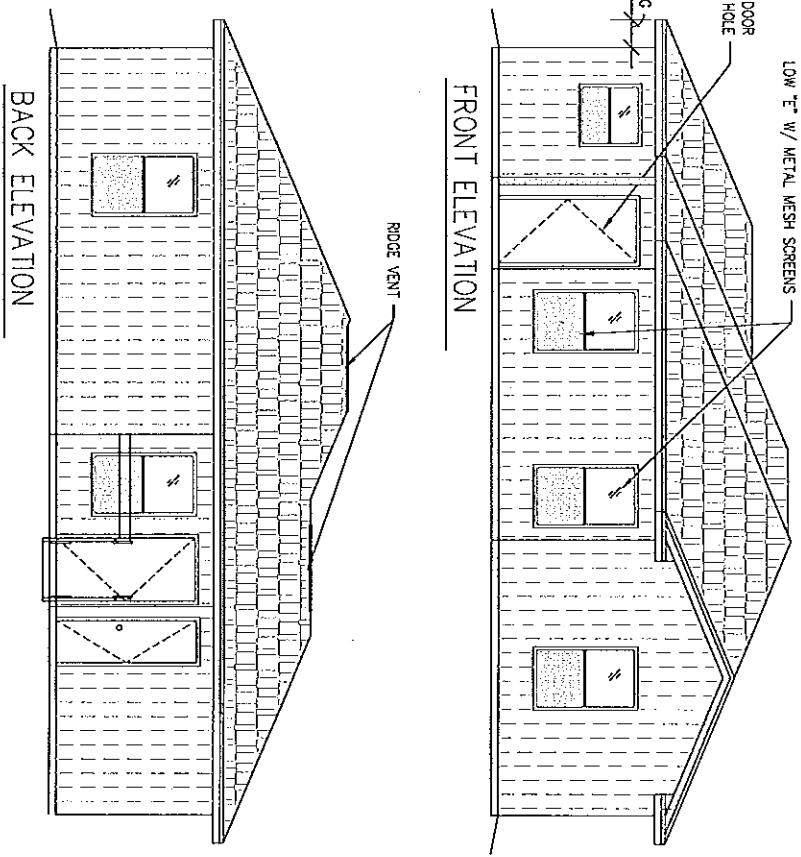
I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 28TH DAY OF AUGUST 2014

Jose & Concepcion Perez

**URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM**

JOSE & CONCEPCION PEREZ
 905 EBONY ST - SAN JUAN

TOTAL AREA
 1018 SQ. FT.



URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM		
PAGE 5	JOSE & CONCEPCION PEREZ 905 EBONY ST - SAN JUAN	TOTAL AREA 1018 SQ. FT.

SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL
OWNER (S) Jose and Concepcion Perez CASE NO.: SJ 75-1402 DATE: 8-28-14 ADDRESS: 905 Ebony - San Juan PHONE: 936-787-8127 BY: Mo Guerra

1. FOUNDATION WORK:

- BUILD A NEW CONCRETE FOUNDATION TO COMPLY WITH PLANS, SPEC. 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 A/C UNIT & 12 X25 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 PER 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:
 - (1) 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 W/ 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.
 - MEDICINE CABINET(S)/TOWEL RACK(S) / T. 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 & CEILING:

- ALL INTERIOR AND EXTERIOR WALL FINISHING:
 - 2x4 (1/2 OR BETTER) FOR USE IN SOLE PLATES (TREATED LUMBER)
 - DOUBLE TOP PLATES
 - 92 5/8" PNEUMATIC STUDS @ 16" O.C.
 - WINDOW SILLS
 - CEILING JOIST CHAIN BLOCKING @ 48" O.C.
 - 2x6 (1/2 OR BETTER) FOR USE IN WINDOW & DOOR HEADERS WITH 172"

- SPACER
- CEILING JOIST @ 24" O.C. FOR CLEARANCES LARGER THAN 12" CEILING JOIST SHALL BE @ 16" O.C.
- INSTALL BOOTIES 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 CEILING.
- ALL INTERIOR WALL & CEILING COVERINGS.
 - 1/2" DAMP RESISTANT SHEETROCK FOR BATH AREAS
 - ALL INTERIOR CEILING SHALL HAVE ORANGE PEEL TEXTURE
 - ALL INTERIOR WALL SURFACES SHALL HAVE ORANGE PEEL TEXTURE
 - ALL EXTERIOR TRIMMINGS SHOULD CONSIST OF CEDAR WOOD

4. ROOF (1:12 SLOPE-5/12)

- ROOF SHALL HAVE:
 - A HINGEABLE STYLE ROOF WITH 16" OVERHANGS.
 - A HINGEABLE STYLE FRONT PORCH AS PER PLANS
 - PORCH COLUMNS MUST BE FASTENED TO CONCRETE.
 - AN ADEQUATE COMBINATION OF RIDGE & SOFTI VENTS WITH AIR CHUTES.
 - REGULATE 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 CEILING, WITH BLOWN IN INSULATION TO AN R-49 FACTOR. (need a combined R-30 & R-19 to meet requirement)
 - INFLTRATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, BOTTOM PLATES, AND ALL PENETRATED AREAS
 - ALL PERIMETER WALLS WITH R-45 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 MAX)

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 MAX)

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 MATCHING COLOR.
- BUILD AND/OR INSTALL A NEW VANITY CABINET FOR BATHROOM WITH FORMICA TO MATCH LAUNDRY SINK AND WALLS
- ALL CABINETS PIECES SHOULD BE NEW AND COMPLETE AND BUILT TO PROFESSIONAL STANDARDS.

12. FLOOR, 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
 - (1) 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 BREAKERBOX LIGHT SWITCH & THERMOSTAT NO HIGHER THAN 48" ABOVE FLOOR
 - EACH ELECTRICAL PLUS 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 (30" OR 36").

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 IN PLANS

17. HEATING & A/C:

- PROVIDE & INSTALL A 16 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 OTY. 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 RES-CHECK & ENERGY COMPLIANCE REQUIREMENTS & SURVEYS.
 - 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 APPLICANT'S REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
 - PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BORN A LIVING SPACE, KITCHEN SPACE IF REQUESTED.
 - PROVIDE TERTIARY 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 THAT ARE REQUIRED BY CITY OR COUNTY AT THE TIME OF ATMINUM PERMITS. (WINDSTORM SURVEYS)
 - MINIMUM 12x20-25 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. / SHOWER ENTRANCES TO BE 36" WIDE
 - ALL UOP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §2306.514, 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 TIRES, ABANDONED VEHICLES, OLD LUMBER, ETC.
 - MARKING 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
X Concepcion Perez