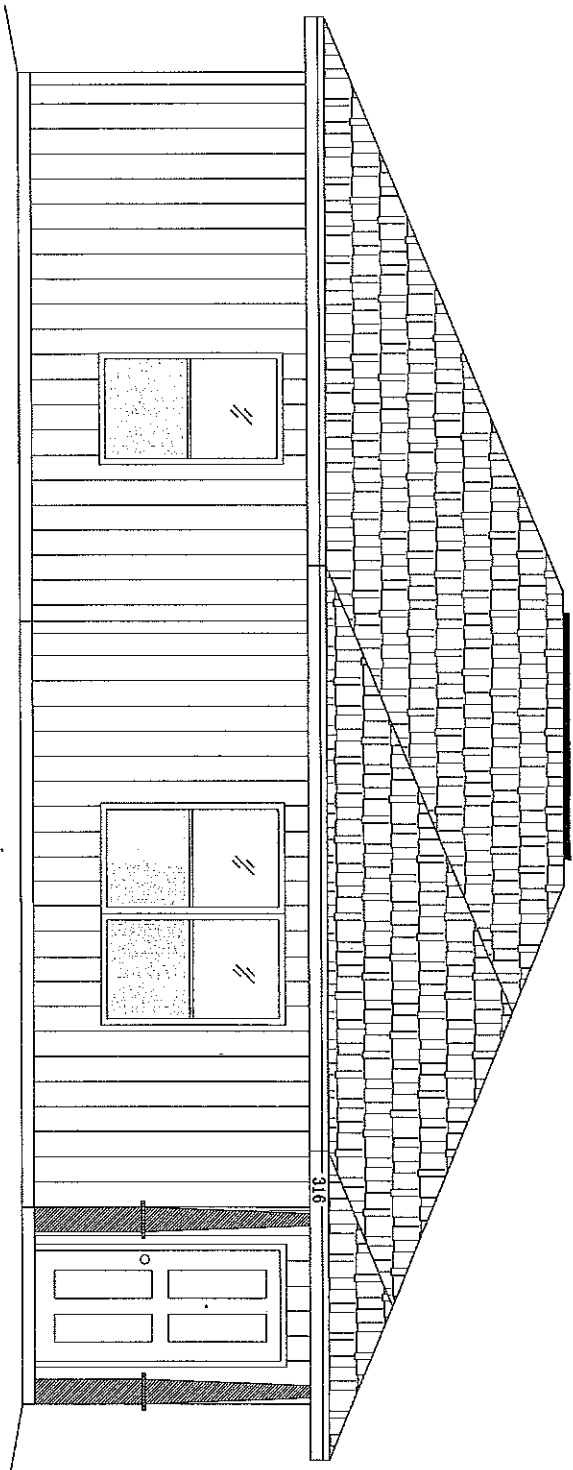


ESPINOZA RESIDENCE



HUMBERTO & MARIA ESPINOZA
 316 E. GARDENIA
 HIDALGO, TX. 78557
 (956) 560-4029

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

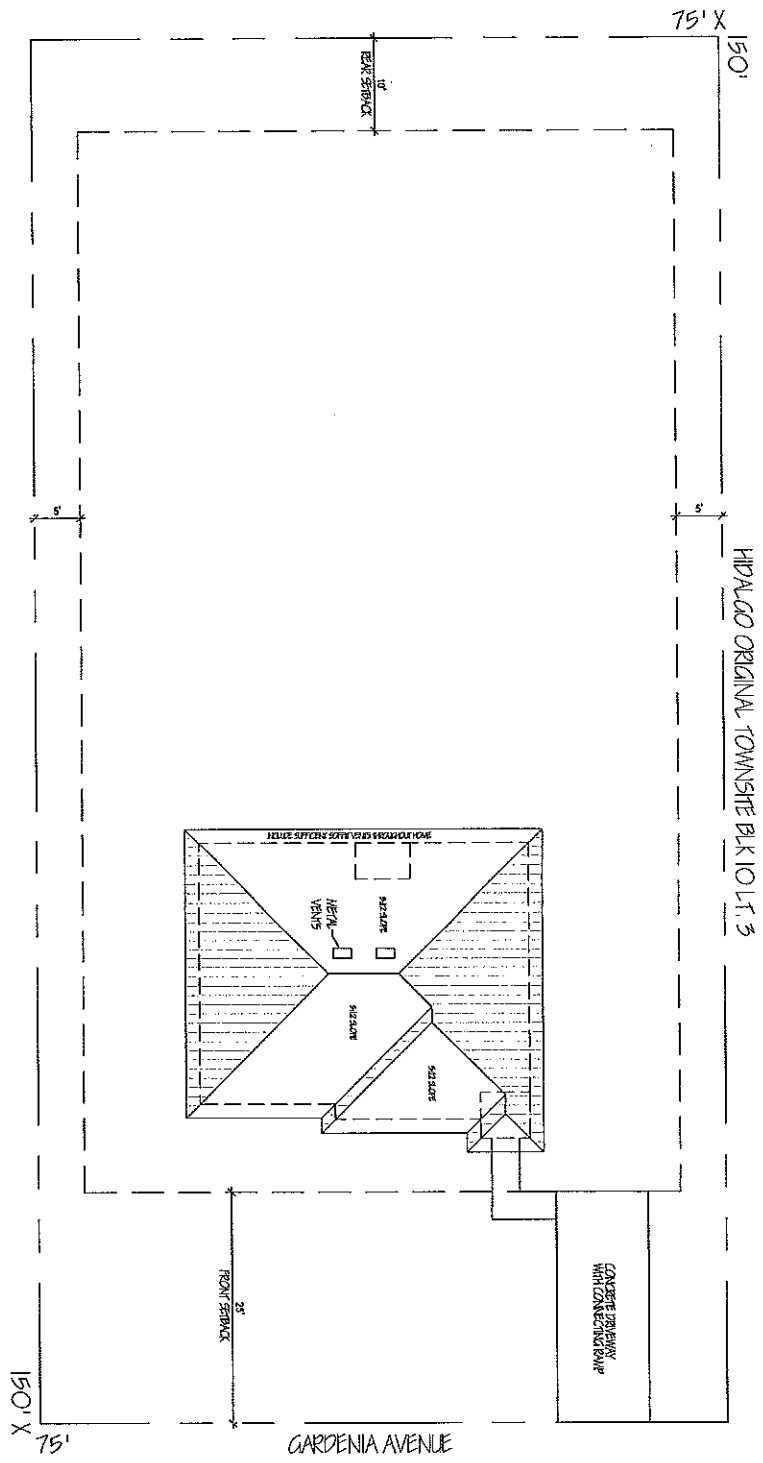
URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

HUMBERTO & MARIA ESPINOZA
 316 E. GARDENIA HIDALGO, TX.

TOTAL AREA
 1064 SQ. FT.

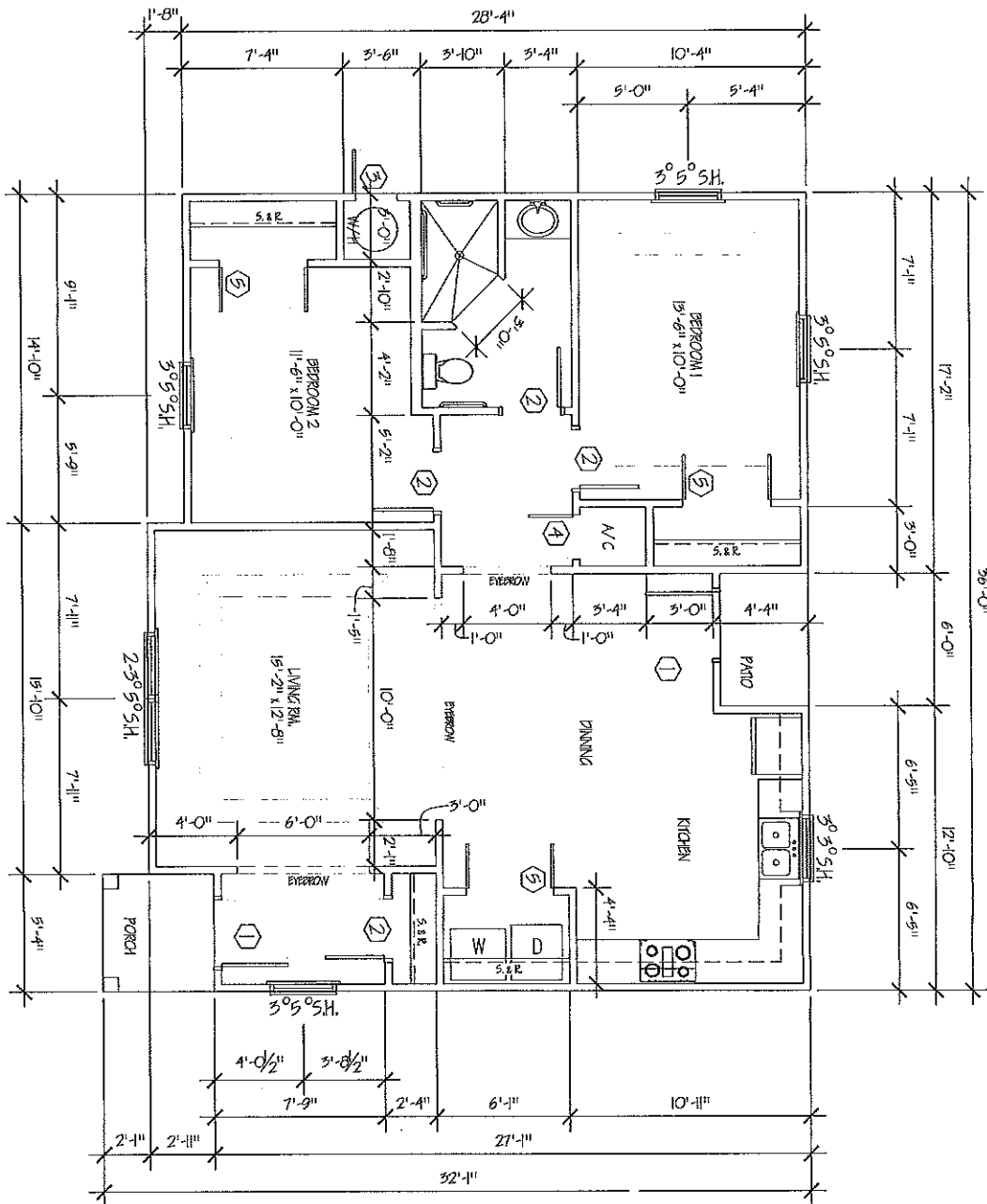
C1.0

1 ROOF/PLOT PLAN



- NOTE:
1. Please verify with city/ county on setbacks and for any requirements regarding sidewalk, driveway, landscaping, and any other delineations as per city regulations/ ordinances.
 2. 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 a professional engineer.
 3. Any house that is made for handicap accessibility WILL ALWAYS require driveway with connecting sidewalk.
 4. 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.

URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM	TOTAL AREA 1064 SQ. FT.
AS1.1	HUMBERTO & MARIA ESPINOZA 316 E. GARDENIA HIDALGO, TX.



1 FLOOR PLAN
3/18" = 1'-0"

SCALE FOOTAGE

LIVING AREA	1036
PORCH/P.M.D.	49
TOTAL SQ. FT.	1084

DOOR SCHEDULE

DR#	TYPE	SIZE	TYPE	LOCKS
1	INTERNAL NEW/INT	3'0"	NETAL W/ LOW PROFILE THRESH.	LEVER TYPE BRNDG. LOCK W/ REVERD.C.
2	INTERNAL NEW/INT	2'8"	HOLLOW CORE	LEVER TYPE BRNDG.
3	INTERNAL NEW/INT	2'0"	HOLLOW NETAL	LOCK W/ REVERD.C.
4	INTERNAL NEW/INT	2'0"	HOLLOW CORE	N.C. CLOSET PASSAGE
5	INTERNAL NEW/INT	(2) 2'0"	HOLLOW CORE	PASSAGE

GENERAL NOTES

-5/12 SLOPE WITH 1/4" OVERHANG
 -SHIRAZ RIDGE / SOFFIT VENTS WHERE NEEDED
 -INTERNAL 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 SERVICE
 -INSTALL A MIN. OF TWO PHONE JACKS & CABLE CONNECTIONS AS PER OWNERS REQUEST
 -EXTERIOR COLOR CHOICES TO BE OR WHICH
 -INTERIOR COLOR CHOICES TO BE OR WHICH

Suarez *Suarez*
SW *SW*
SW *SW*
SW *SW*

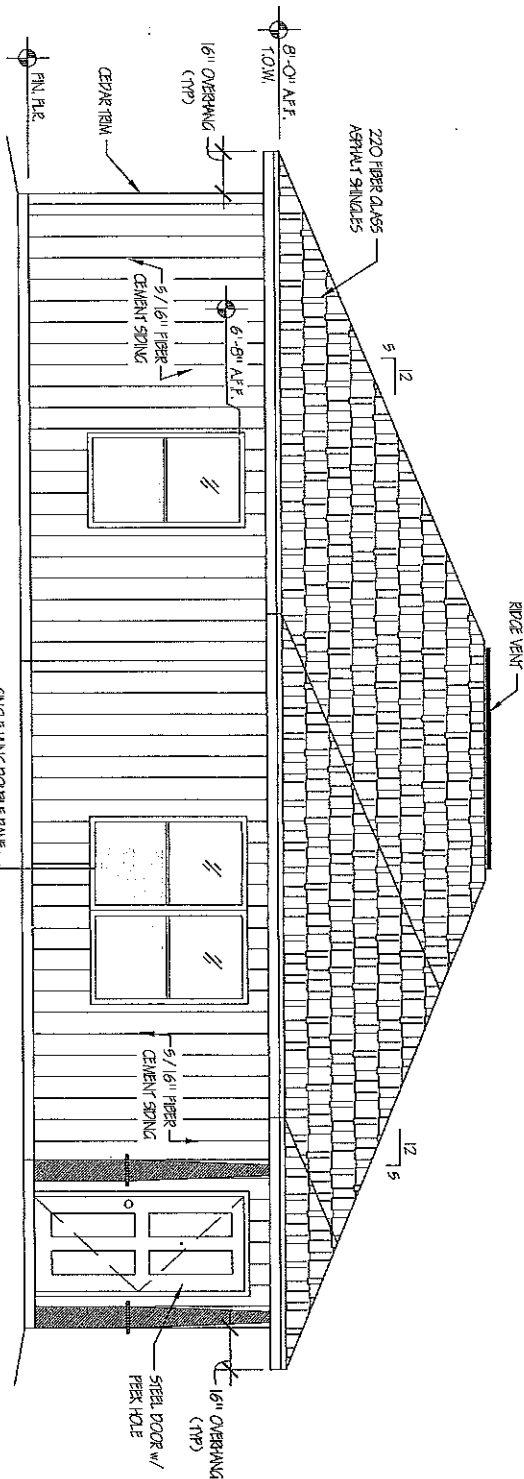
I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 10th DAY OF MARCH 2016

Humberto & Maria Espinoza
Humberto Espinoza
Maria Espinoza

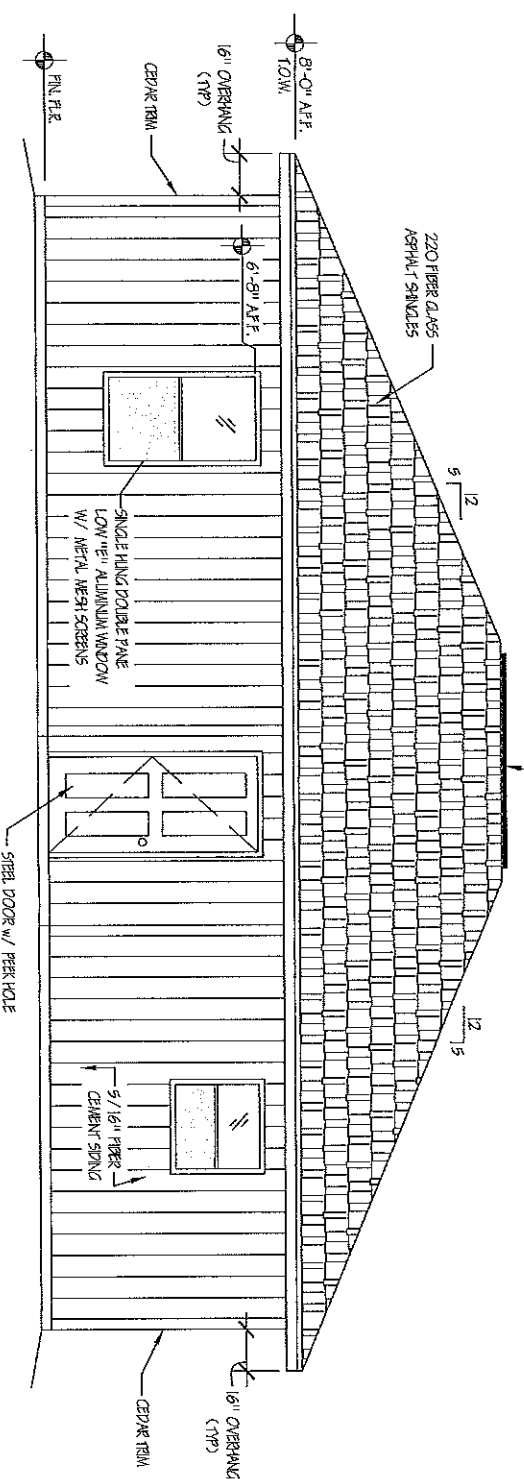
URBAN COUNTY PROGRAM
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1 FRONT ELEVATION



2 BACK ELEVATION

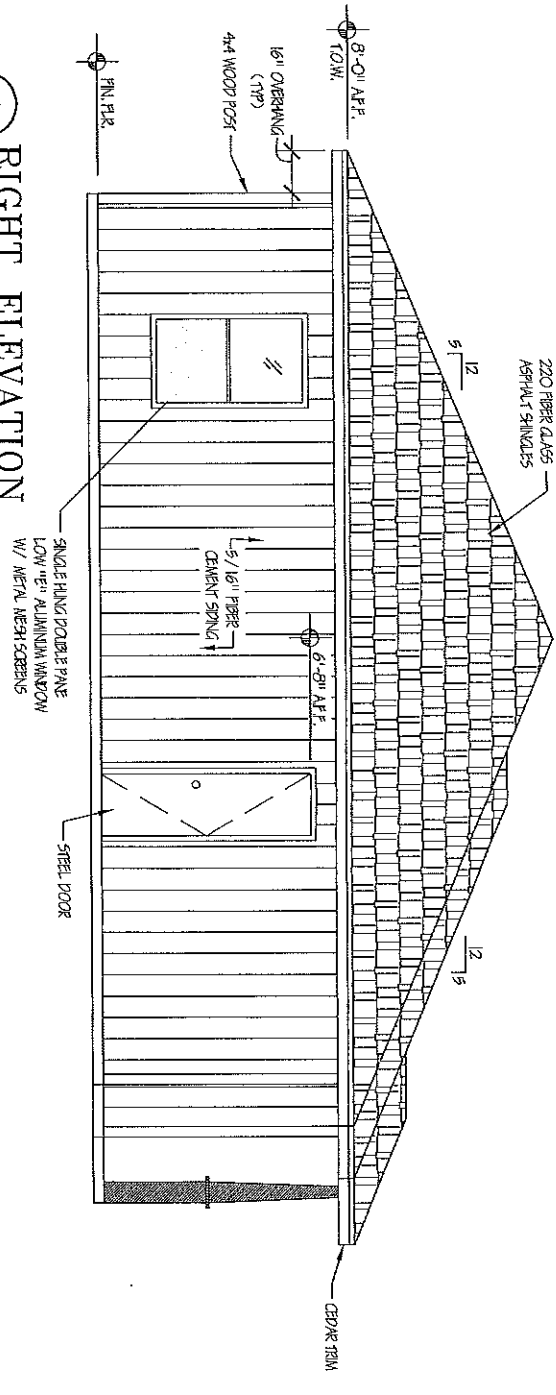
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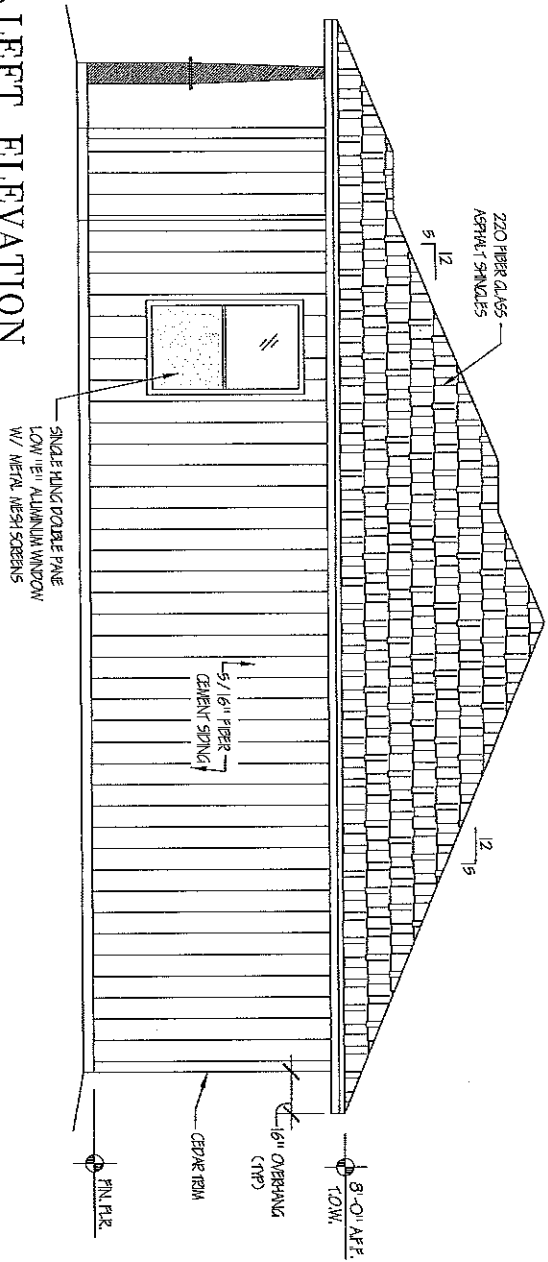
TOTAL AREA
1064 SQ. FT.

A1.2

1 RIGHT ELEVATION



2 LEFT ELEVATION

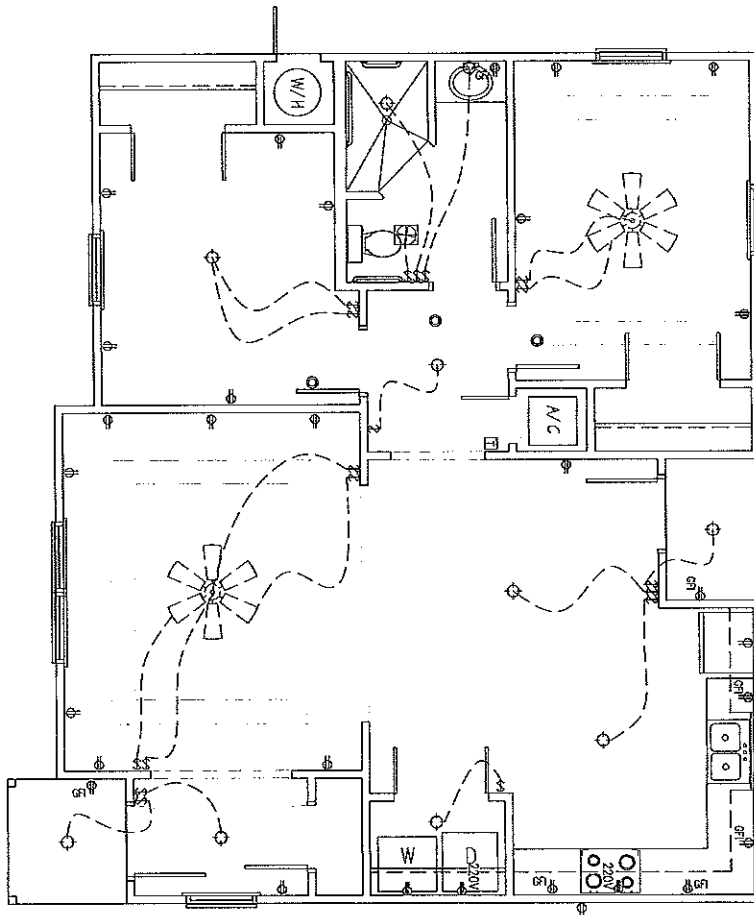


URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

HUMBERTO & MARIA ESPINOZA
316 E. GARDENIA HIDALGO, TX.

TOTAL AREA
1064 SQ. FT.

A1.3



1
3/16" = 1'-0"

ELECTRICAL PLAN

ELECTRICAL LEGEND

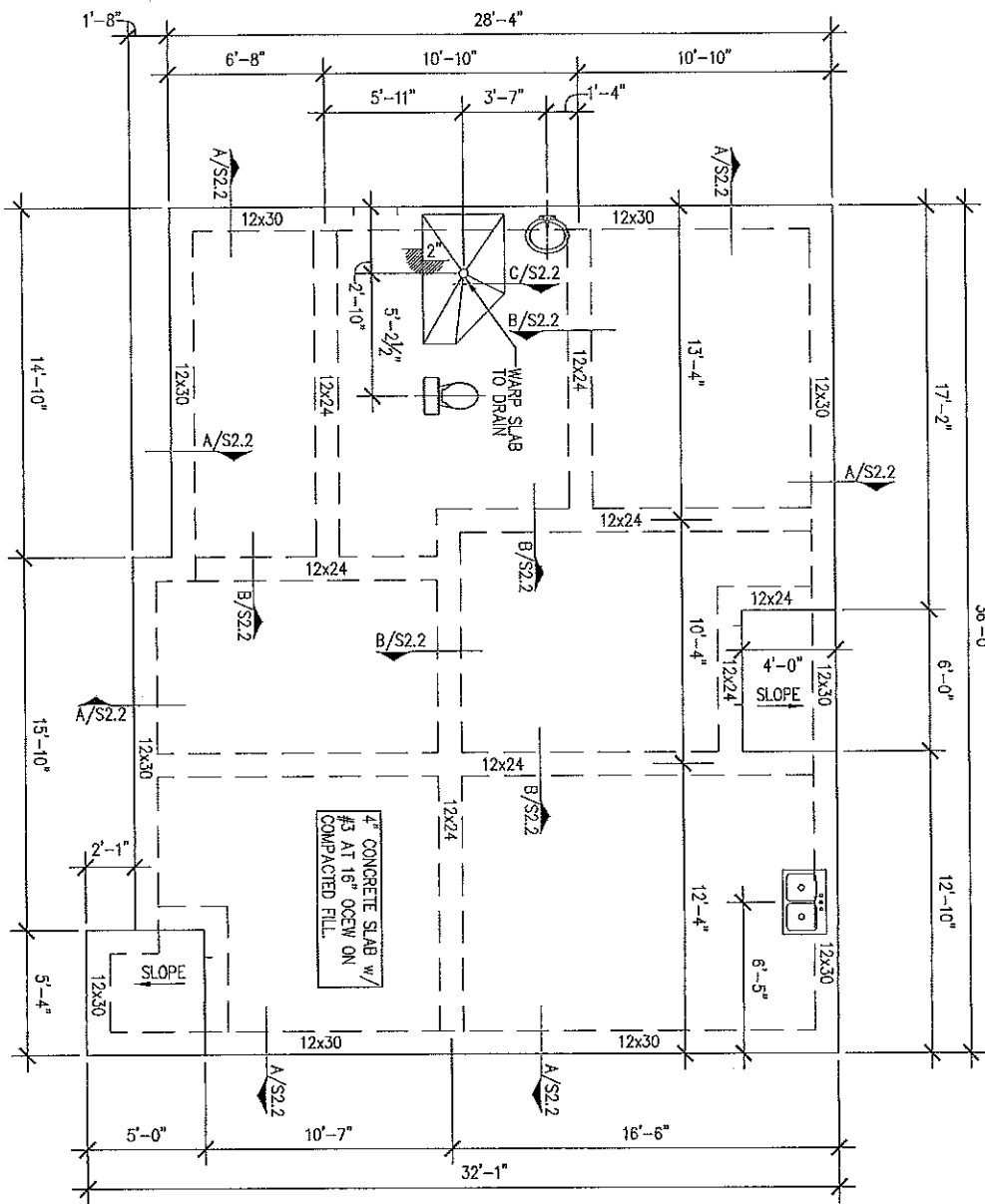
	WATER HEATER		LIGHT FIXTURE
	WATER ELECTRICAL RECEPT		LINE SWITCH
	200V ELECTRICAL RECEPTACLE		BREAKER
	40A CIRCUIT BREAKER		SMOKE DETECTOR
	WATERPROOF RECEPTACLE		

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

HUMBERTO & MARIA ESPINOZA
316 E. GARDENIA HIDALGO, TX.

TOTAL AREA
1064 SQ. FT.

E1.1



1 FOUNDATION PLAN

$\frac{3}{16}'' = 1'-0''$

NOTES:

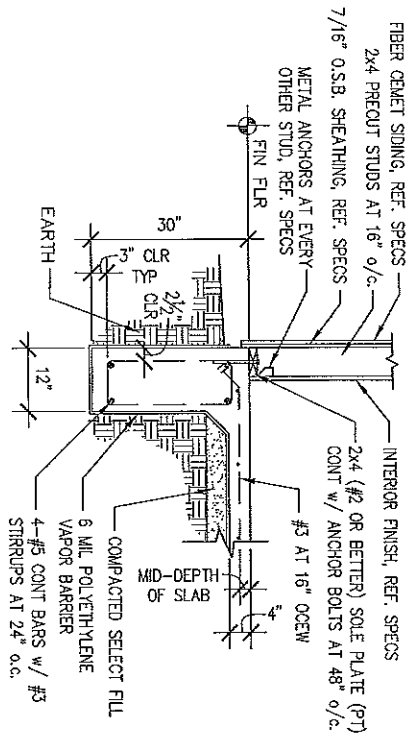
1. 4" THICK SLAB ON GRADE w/ #3 BARS AT 16" O.C.E.W. AT MID-DEPTH OF SLAB OVER 6" W/LL VISQUEEN OVER APPROVED COMPACTED FILL.
2. EXTERIOR GRADE BEAMS TO BE 12"x30" w/ 4-#5 BARS CONT. TOP AND BOTTOM w/ #3 STIRRUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL.
3. INTERIOR GRADE BEAMS TO BE 12"x24" w/ 4-#5 BARS CONT. TOP AND BOTTOM w/ #3 STIRRUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL.
4. CORNER BARS AT ALL CORNERS AND INTERSECTIONS SHALL BE #5 x 2'-0"x2'-0". APPLY 6x6 WIRE MESH AT SIDEWALKS AND DRIVEWAYS.
5. INSTALL ANCHOR BOLTS AT PERIMETER AT 48" o/c.
6. USE ONLY COMPACTED SELECT FILL DIRT. FINISH FLOOR TO BE 18" FROM TOP OF CURB, UNLESS OTHERWISE NOTED.

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

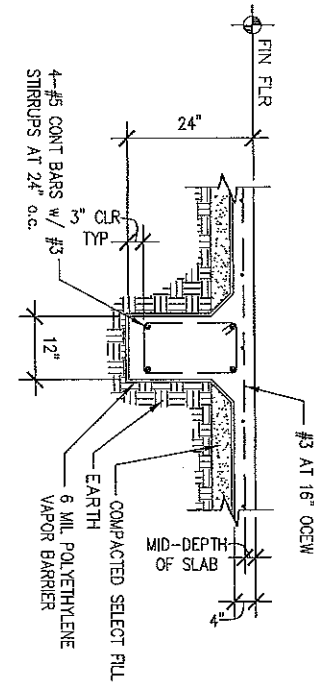
HUMBERTO & MARIA ESPINOZA
316 E. GARDENIA HIDALGO, TX.

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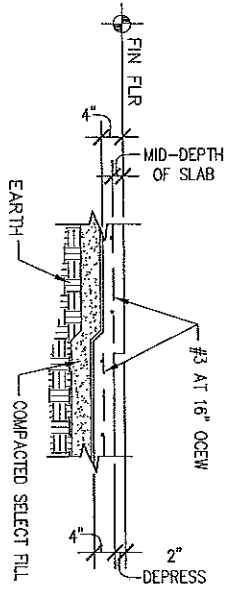
S2.1



A-EXTERIOR BEAM



B-INTERIOR BEAM



C-SHOWER DEPRESS

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

HUMBERTO & MARIA ESPINOZA
316 E. GARDENIA HIDALGO, TX.

TOTAL AREA
1064 SQ. FT.

S2.2

SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL

OWNER (S) HUMBERTO & MARIA ESPINOZA CASE NO.: # 3364 DATE: 5/3/17 ADDRESS: 316 E. GARDENIA AVE. HDALGO, TX PHONE: 956-560-4029 BY: ROBERT CAVAZOS

1. FOUNDATION WORK:

- BUILD A NEW SLAB ON GRADE FOUNDATION TO COMPLY WITH PLANS, SPECS, CITY AND COUNTY REQUIREMENTS. PROJECTS TO BE 18" ABOVE CENTER LINE OF STREET OR CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. PROVIDE CONCRETE SLAB FOR A/C UNIT. PROVIDE A MIN. OF 12 X 25 DRIVEWAY (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 BIB FAUCETS:
 - 3/4" CUTOFF VALVES WITH ESCUTCHEONS FOR ALL FIXTURES.
 - PLUMBING SEALANT FOR ALL DRAINS, AND SINK PERIMETERS
 - ALL OTHER RELATED PLUMBING (SEE SPECS)
- FIXTURES: (SEE SPECS)
 - KITCHEN SINK W/ RELATED PLUMBING & FAUCETS
 - PEDIESTAL SINK W/ RELATED PLUMBING & FAUCETS
 - TOILET W/ MATCHING COLOR
 - SHOWER WITH RELATED PLUMBING AND HANDICAP ACCESSIBLE
 - SHOWER FAUCETS & REMOVABLE SHOWER HEAD
 - MEDICINE CABINET/S/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 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 FINISHING:
 - > 2x6 (#2 OR BETTER) FOR USE IN SOLE PLATES (TREATED LUMBER)
 - DOUBLE TOP PLATES
 - 92 2x8 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 1/2" PLYWOOD SPACER
 - CEILING JOIST @ 24" O.C. FOR CLEARANCES LARGER THAN 12'
 - CEILING JOIST SHALL BE @ 18" O.C.

- INSTALL BOOTIES IN EVERY CORNER OF THE HOUSE ALONG WITH METAL ANCHORS ON BOTH BOTTOM AND TOP PLATES OF HOME
- 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 TRIMMING SHOULD CONSIST OF CEDAR WOOD.

4. ROOF: (SLOPE=5/12)

- A HIRGABLE STYLE ROOF WITH 16" OVERHANGS.
- A HIRGABLE STYLE FRONT PORCH AS PER PLANS TO 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 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 R49 FACTOR. (need a combined R-30 & R-19 to meet requirement)
 - > HAVE RULER INSTALLED FOR EVERY 300 SQUARE FEET BEFORE FRAMING AND ROUGH-IN INSPECTION IS SCHEDULED.
 - > INFILTRATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, BOTTOM PLATES AND ALL PENETRATING AREAS.
 - > ALL PERIMETER WALLS WITH R45 F.G. BATT.
 - > ALL EXTERIOR PRES EXPOSED TO WEATHER SHALL BE INSULATED.

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 4-100 (2 COLOR CHOICE MIN).

9. SIDING:

- THE SIDING SHALL BE 5/8" FIBER CEMENT WITH ALL CEDAR TRIM TO ENTIRE HOUSE.
- INSTALL 7/16" O.S.B. TO THE ENTIRE PERIMETER OF THE HOUSE AS PER MANUFACTURER'S SPECIFICATIONS. REFERENCE DETAIL.

10. WINDOWS:

- SHALL BE NEW 1/2" DOUBLE PANE INSULATED ALUMINUM WINDOWS. SIZE AS PER PLAN. KEEP LABELS ON WINDOWS UNTIL FINAL INSPECTION HAS BEEN CLEARED.

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 CABINETRY 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.
 - > PROVIDE APPROPRIATE WASHER & DRYER CONNECTION.
 - > (2) 52" 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 8' 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 RETAINING DAM TO HELP PREVENT WATER FROM ESCAPING SHOWER. INSTALL PEDIESTAL 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 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:

- > YOU'RE 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 RES-CHECK & ENERGY COMPLIANCE REQUIREMENTS.
- > THE DEMOLISH AND DISPOSAL EXISTING STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING SIDEWALKS, DRIVEWAYS, AND UTILITY LINES DURING DEMOLITION.
- > THE COMPLIANCE OF ALL THE REQUIRED BUILDING ELEVATIONS.
- > PROVIDE 8" OF LANDSCAPE DIRT AROUND THE HOUSE ALONG WITH SUFFICIENT GRASS SEEDS UP TO 10' OF PERIMETER.
- > PROVIDING THE APPROPRIATE ELECTRICAL AND GAS CONNECTIONS FOR RANGE AS PER APPLICANT'S REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
- > PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BRN & LIVING SPACE. KITCHEN PHONE IF REQUESTED. PROVIDE TREATMENT PRE-TREATMENT TO ENTIRE FOUNDATION PAD.
- > OBTAINING, DISPLACING, AND SUBMITTING ALL PROPER PERMITS & INSPECTIONS.
- > ALL CONTRACTORS WILL BE RESPONSIBLE FOR ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS THAT ARE REQUIRED BY CITIES OR COUNTY AT THE TIME OF ATTAINING PERMITS.
- > MINIMAL 12-25 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 PROJECT'S SIGNS AT EACH CONSTRUCTION SITE PRIOR TO THE START OF CONSTRUCTION. FINES WILL BE ENFORCED.
- > CONTRACTOR IS RESPONSIBLE FOR SUPPLYING PORT A POTTY THROUGHOUT CONSTRUCTION PROCESS (demo to final inspection) FINES WILL BE ENFORCED.
- > SHOWER ENTRANCES TO BE 36" WIDE.
- > ALL UCP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §206B.514
- > 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.

SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME.

Humberto Espinoza

NAME OF APPLICANT

Maceo Gilman

NAME OF CO-APPLICANT