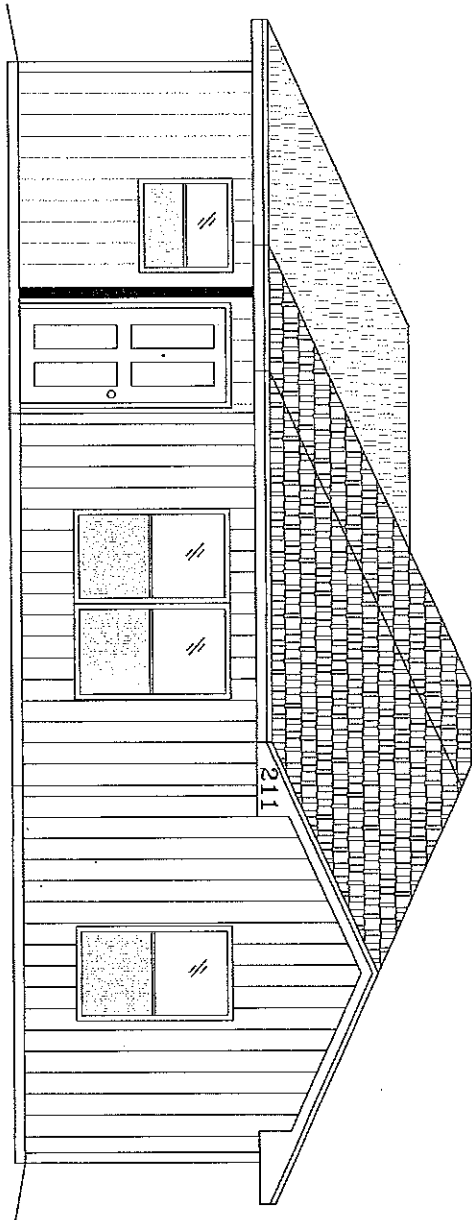


NUNEZ RESIDENCE



JUAN &
MARIANITA NUNEZ
211 COMMERCIAL STREET
EDCOUCH, TEXAS 78538
CELL. 956-605-4055

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

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

JUAN AND MARIANITA NUNEZ
211 COMMERCIAL STREET EDCOUCH, TX

TOTAL AREA
992 SQ. FT.

C1.0

1 ROOF/PLOT PLAN

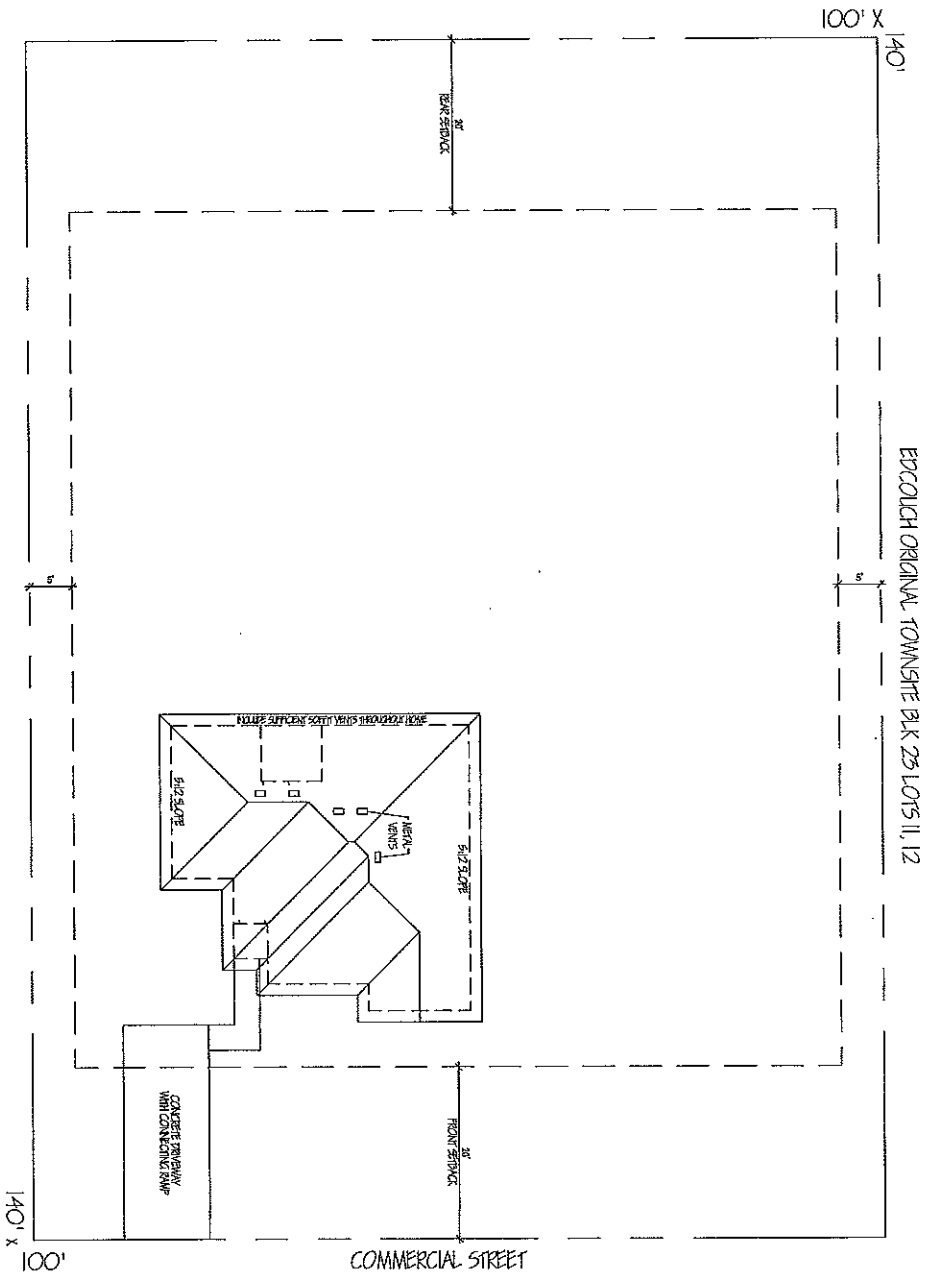
NOTE:

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



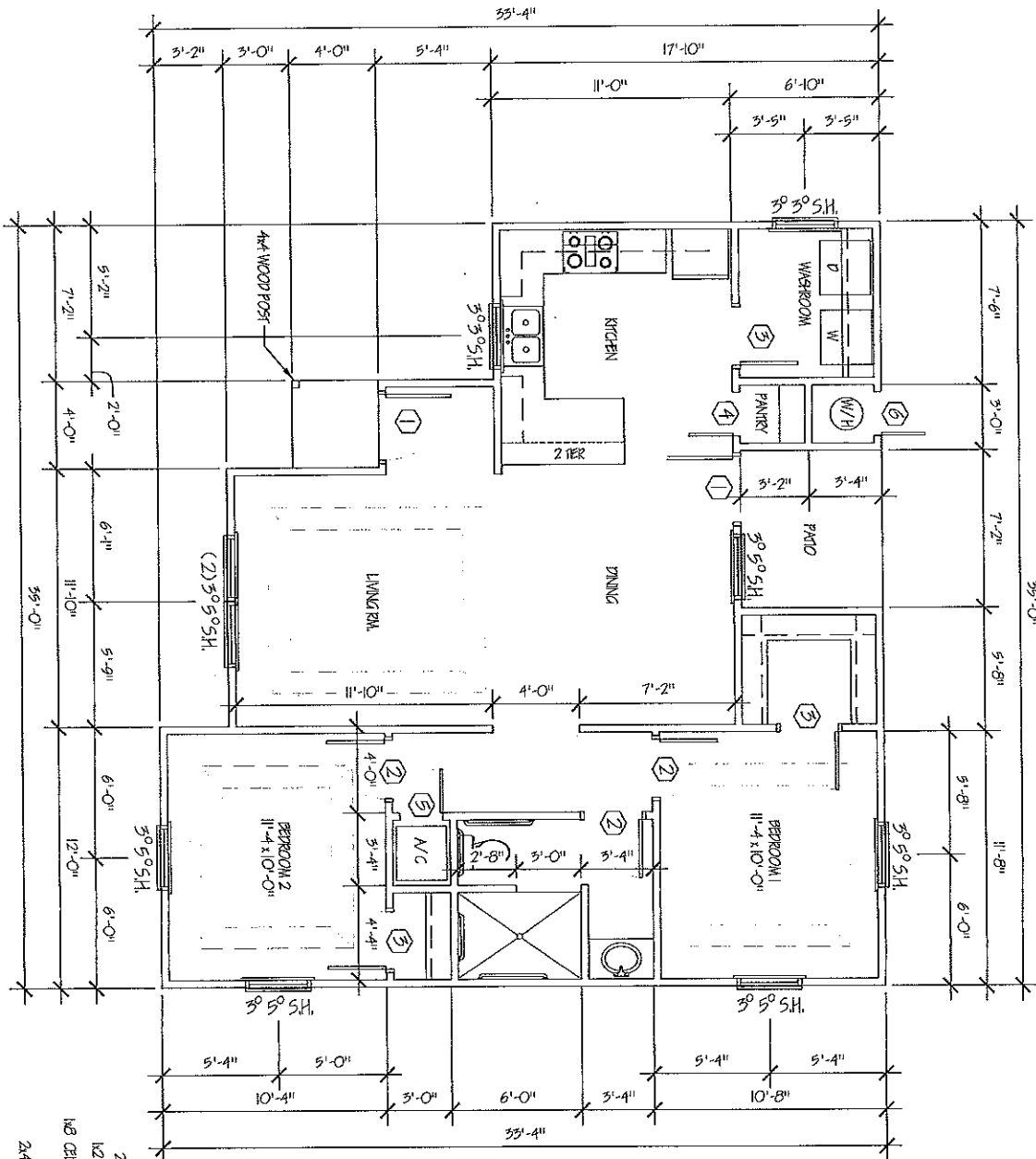
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM



AS1.1

JUAN AND MARIANITA NUNEZ
211 COMMERCIAL STREET EDCOUCH, TX

TOTAL AREA
992 SQ. FT.



1 FLOOR PLAN
 3/16" = 1'-0"

ITEM	TASK	SIZE	TYPE	NOTES
1	INSTALL NEW UNIT W/ DUAL REEF FLOORS	30	AREA W/ LOW PROFILE HESLO	LEAVE THE ENTRY LOCKS W/ BEYOND
2	INSTALL NEW UNIT	28	HOLLOW CORE	LEAVE THE FINISH
3	INSTALL NEW UNIT	28	HOLLOW CORE	PASSAGE
4	INSTALL NEW UNIT	20	HOLLOW CORE	PASSAGE
5	INSTALL NEW UNIT	20 x 40	HOLLOW CORE	N/C CLOSET PASSAGE
6	INSTALL NEW UNIT	20	HOLLOW AREA	LOCK W/ BEYOND

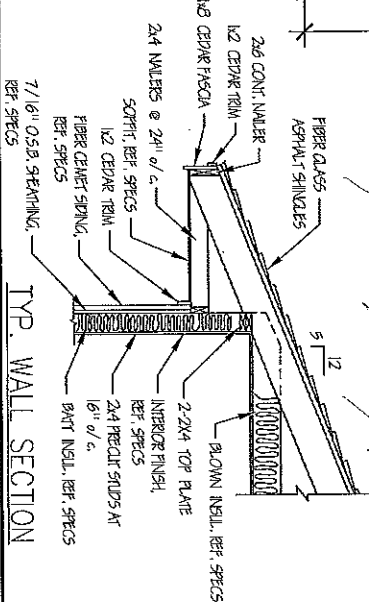
SQUARE FOOTAGE

LIVING AREA	990
PORCH	62
TOTAL SQ. FT.	992

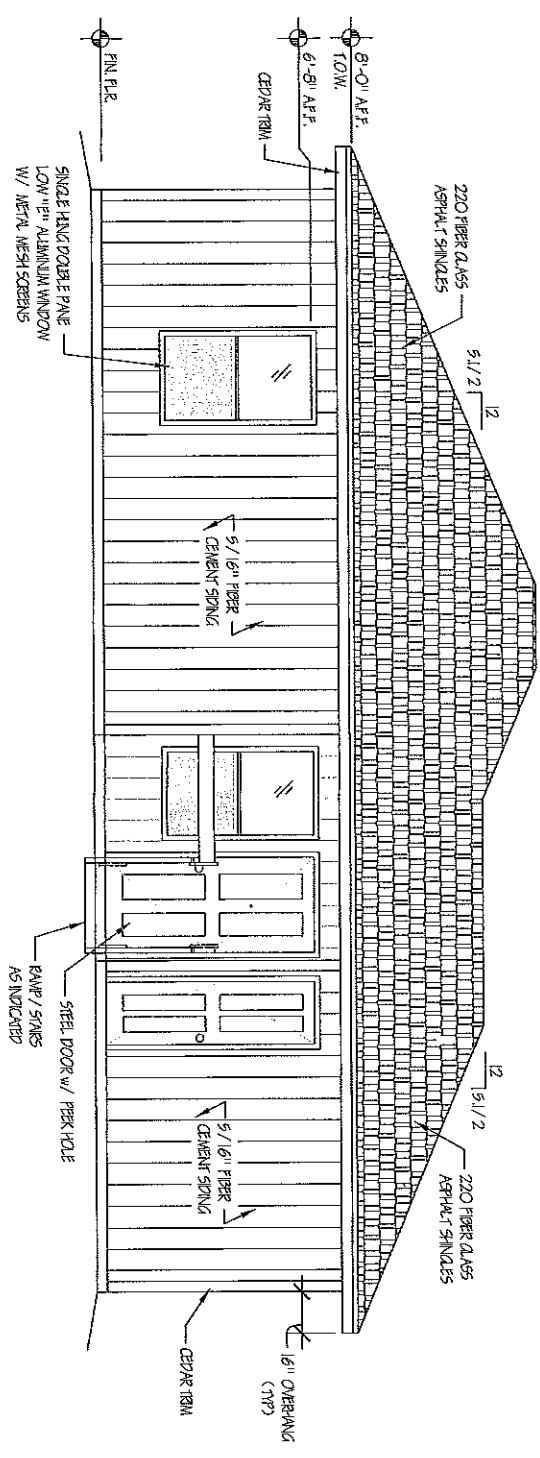
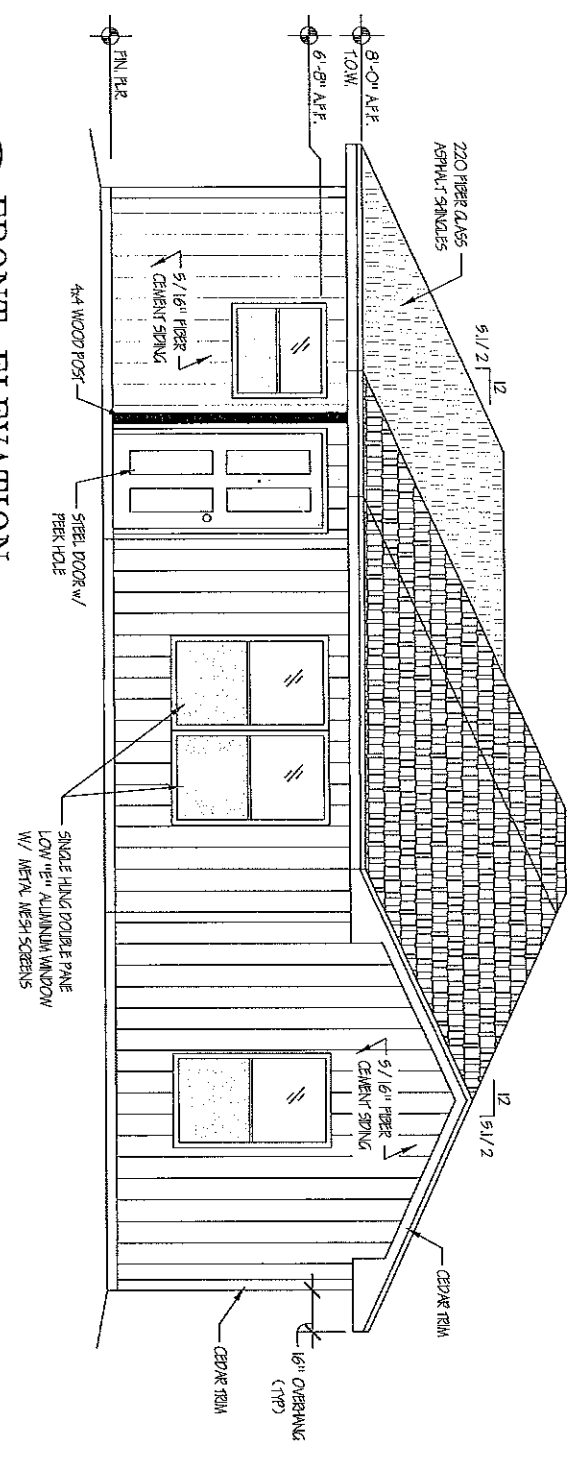
GENERAL NOTES

-5/12 SLOPE WITH 1/8" OVERHANG
 -SPRAY ROOF / SCORCH VENTS WHERE NEEDED
 -INSTALL PORTLAND CEMENT FINISH GRADE IS LOWER THAN 1" FROM TOUGH LOOK
 -INSTALL PORTLAND CEMENT FINISH GRADE IS LOWER THAN 6" FROM PORCH FLOOR
 -CLIENT IS REQUESTING CONNECTORS FOR A (CASE) ELECTRIC STOVE
 -INSTALL A MAIN OF TWO PHONE JACKS & CABLE CONNECTIONS AS PER OWNER'S REQUEST
 -EXTERIOR COLOR CHOICES TO BE OR MATCH
 Swalls Swalls
 INTERIOR COLOR CHOICES TO BE OR MATCH
 SW 1009 Swalls
 TYP. WALL SECTION

I HAVE READ AND FULLY AGREE WITH THE WRT-1P AND PLANS AS PRESENTED TO ME THIS 10th DAY OF JULY 2016
 Juan and Marianita Nunez



1 FRONT ELEVATION



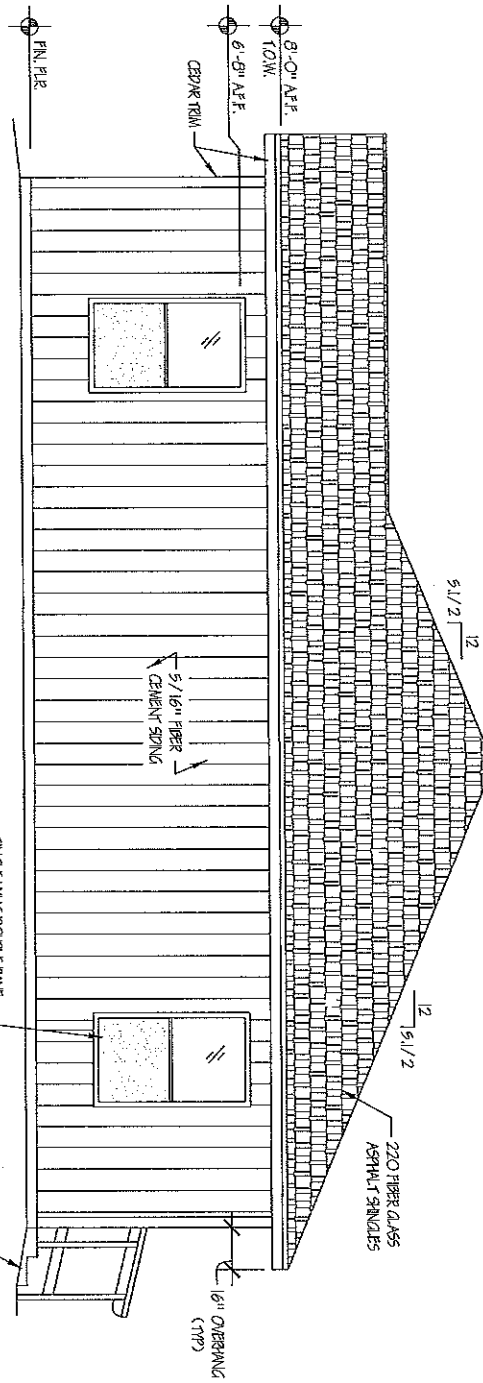
2 BACK ELEVATION

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

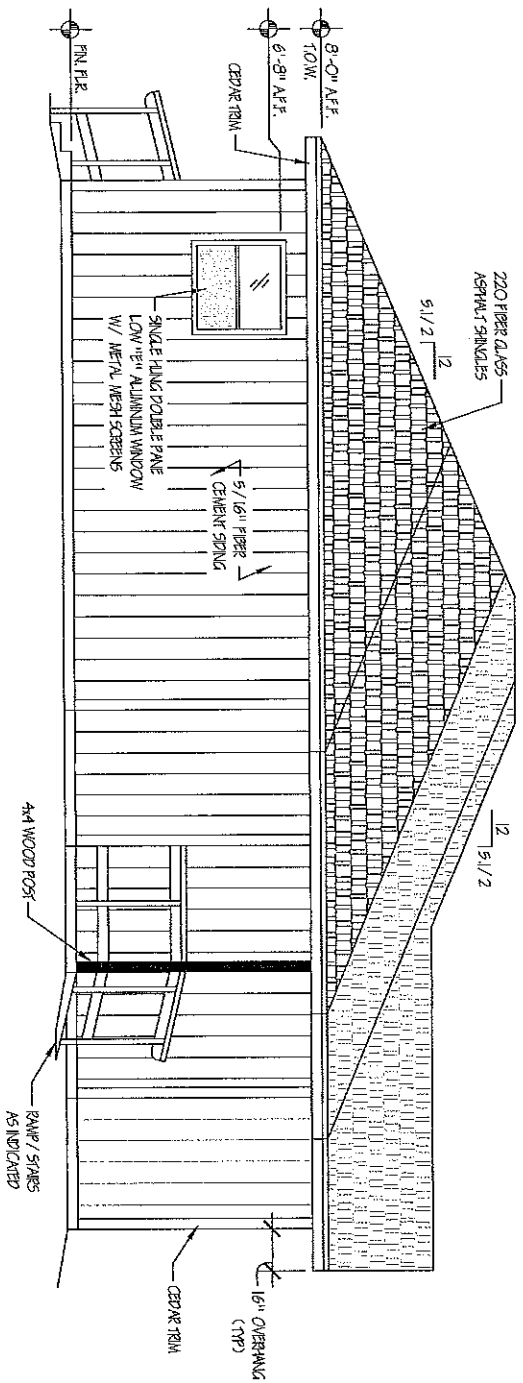
JUAN AND MARIANITA NUNEZ
211 COMMERCIAL STREET EDCOUCH, TX

TOTAL AREA
992 SQ. FT.

A1.2



1 RIGHT ELEVATION



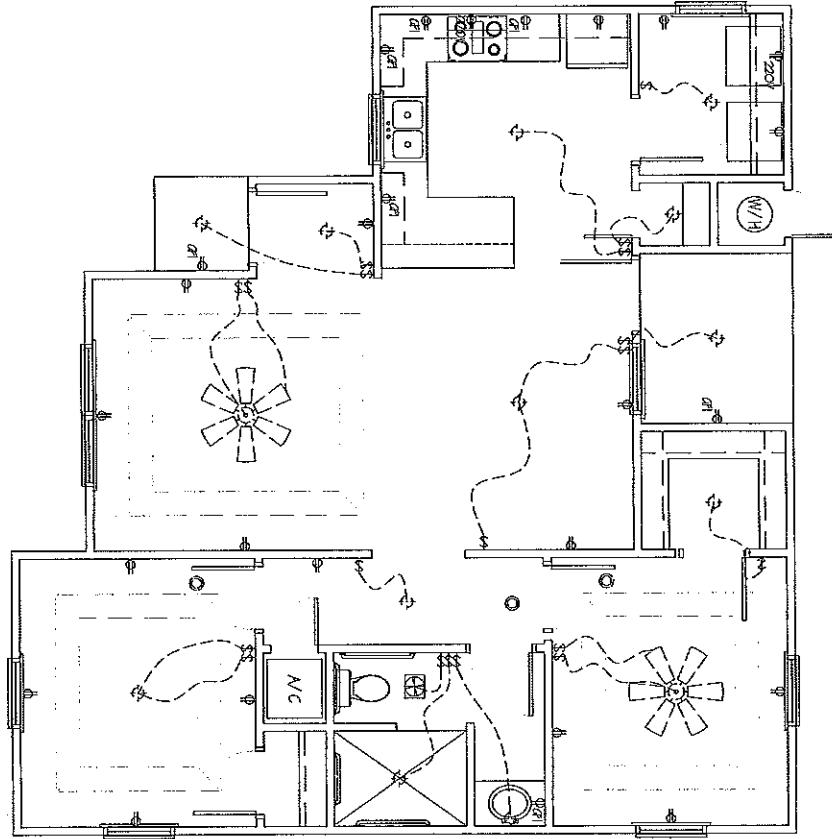
2 LEFT ELEVATION

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

JUAN AND MARIANITA NUNEZ
211 COMMERCIAL STREET EDCOUCH, TX

TOTAL AREA
992 SQ. FT.

A1.3



1
3/16" = 1'-0"
ELECTRICAL PLAN

ELECTRICAL LEGEND

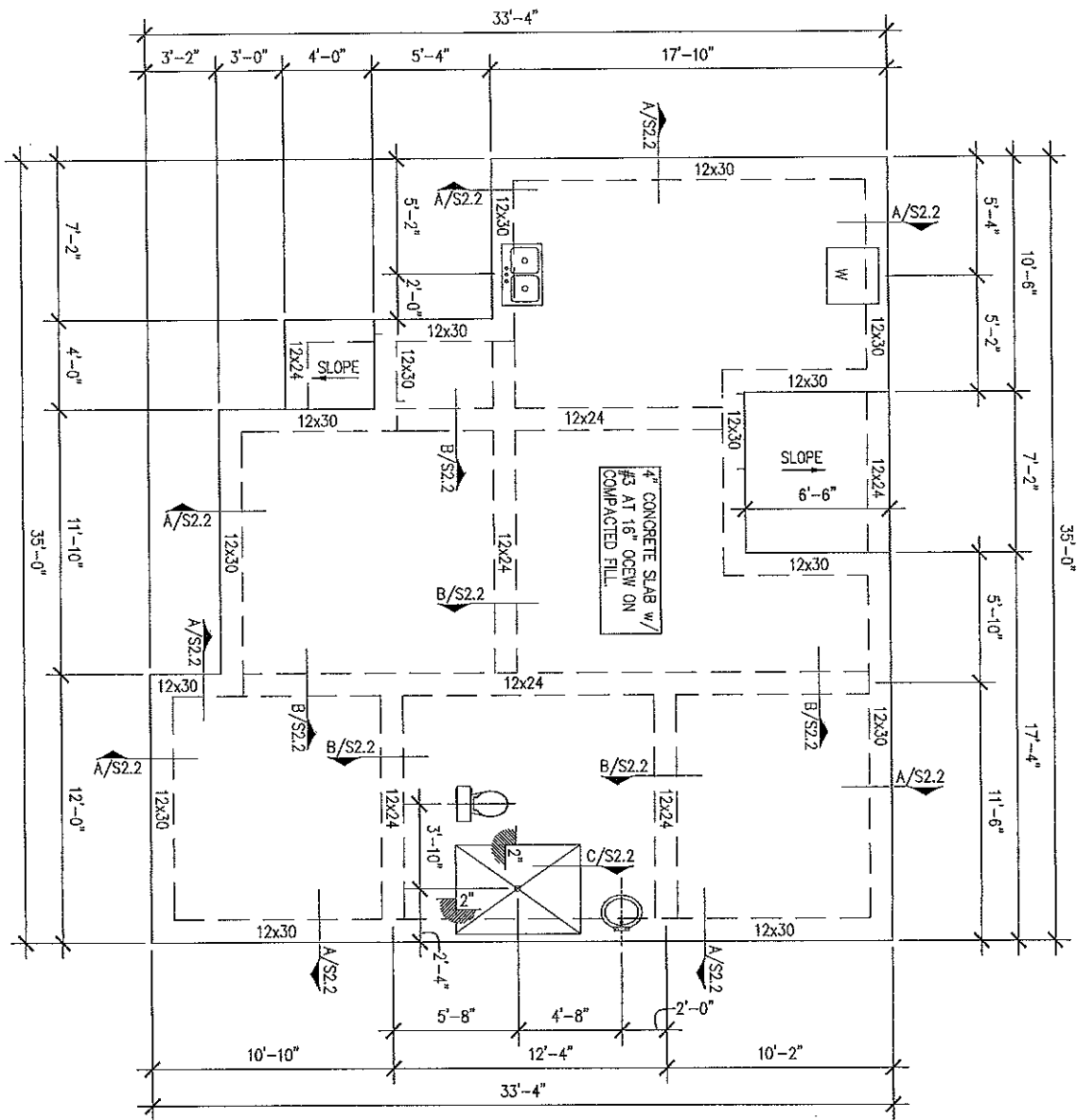
(W/H)	WATER HEATER	↔	LIGHT FIXTURE
⊖	DUPLEX ELECTRICAL RECEPT.	\$	LIGHT SWITCH
⊕	220V/240V EX. ELECTRICAL RECEPTACLE	[]	TRIPBOSOM
⊖	GROUND FAULT CIRCUIT INTERRUPTER	○	SMOKE DETECTOR
⊕	BATHROOM EXHAUST FAN		

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

JUAN AND MARIANITA NUNEZ
211 COMMERCIAL STREET EDCOUCH, TX

TOTAL AREA
992 SQ. FT.

E1.1



1 FOUNDATION PLAN

NOTES:

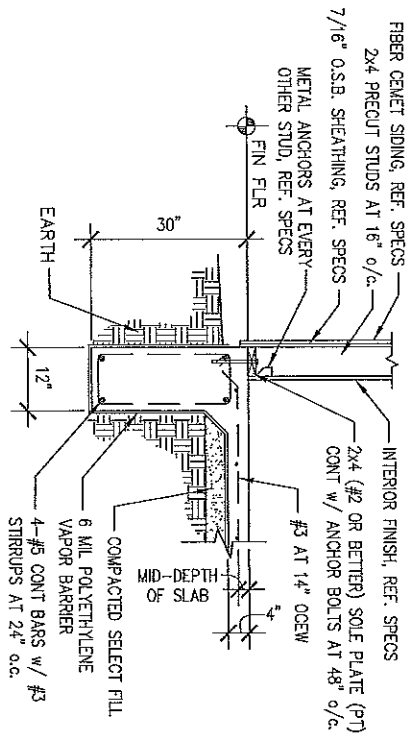
1. 4" THICK SLAB ON GRADE w/ #3 BARS AT 16" O.C.E.W. AT MID-DEPTH OF SLAB OVER 6 MIL. VISQUEEN OVER APPROVED COMPACTED FILL.
2. EXTERIOR GRADE BEAMS TO BE 12"x30" w/ 4-#3 BARS CONT. TOP AND BOTTOM w/ #3 STRIPUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL.
3. INTERIOR GRADE BEAMS TO BE 12"x24" w/ 4-#3 BARS CONT. TOP AND BOTTOM w/ #3 STRIPUPS 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

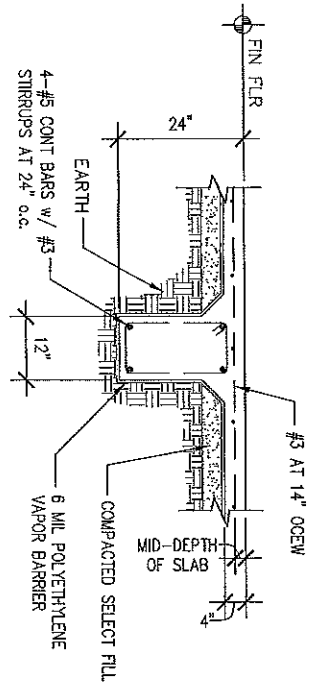
JUAN AND MARIANITA NUNEZ
211 COMMERCIAL STREET EDCOUCH, TX

S2.1

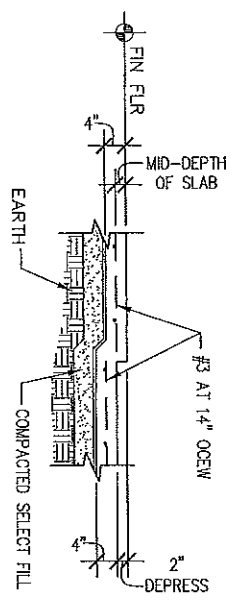
TOTAL AREA
992 SQ. FT.



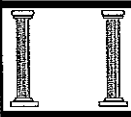
A-EXTERIOR BEAM



B-INTERIOR BEAM



C-SHOWER DEPRESS



URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM



S2.2

JUAN AND MARIANITA NUNEZ
211 COMMERCIAL STREET EDCOUCH, TX

TOTAL AREA
992 SQ. FT.

SPECIFICATIONS

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

OWNER (S) JUAN & MARIANTA NUNEZ CASE NO: ED#20-17401 DATE: 5/8/17 ADDRESS: 211 COMMERCIAL ST., BEDOUCH TX PHONE: 956-262-9725 BY: ROBERT CAVAZOS

1. FOUNDATION WORK:

- BUILD A NEW SLAB ON GRADE EQUIVALENT 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 ESUTCHEMONS 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
 - PESTICIDE SINK W/ RELATED PLUMBING & FAUCETS
 - TOILET OF MATCHING COLOR
 - SHOWERS WITH RELATED PLUMBING AND HANDICAP ACCESSIBLE
 - SHOWER FAUCETS & REMOVABLE SHOWER HEAD
 - MEDICINE 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 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 REPLECE 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#8 PRE-CUT STUDS @ 16" O.C.
 - WINDOW SILLS
 - CEILING JOIST CHAIN BLOCKING @ 48" O.C.
 - WINDOW & DOOR HEADERS WITH 1 1/2" PLYWOOD 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" CD EXTERIOR PLYWOOD FOR PORCH CEILINGS.
 - 1/2" SHEETROCK FINISHED AS PER SPECS.
 - 3/4" 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: (SLOPE=5/12)

- 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 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)
 - > FEET BEFORE FRAMING AND ROUGH-IN INSULATION IS SCHEDULED.
 - > INFILTRATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, 2X4 BOTTOM PLATES, AND ALL PENETRATED AREAS.
 - > ALL PERIMETER WALLS WITH R45 F & BATT
 - > ALL EXTERIOR PIPES 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 4-200 (2 COLOR CHOICE MIN).

9. SIDING:

-

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

10. WINDOWS:

- SHALL BE NEW 10" W/ 4" 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 TOILET 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 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) 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 18" ABOVE THE FLOOR
 - > ANY OUTLET'S 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 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 WHERE INDICATED IN PLANS

17. HEATING & A/C:

-

- PROVIDE & INSTALL A 16 SEER CENTRAL AIR CONDITIONING COMPAREBLE IN QUALITY TO A CARBER 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 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 RANGES AS PER PLANT'S REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
- > PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BORN & LIVING SPACE. KITCHEN PHONE IF REQUESTED. PROVIDE TREATMENT TO ENTIRE FOUNDATION PAD.
- > 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 CITIES OR COUNTY AT THE TIME OF ATTNING PERMITS.
- > MINIMUM 12-25 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 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 (then to final inspection) FINES WILL BE ENFORCED.
- > SHOWER ENTRANCES TO BE 36" WIDE
- > ALL UOP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §2306.514

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.

SPECIFICATIONS

OWNER (S) JUAN & MARIANTTA NUNEZ CASE NO.: ED#20-17-01 DATE: 5/8/17 ADDRESS: 211 COMMERCIAL ST, EDCOUCH TX PHONE: 956-262-9725 BY: ROBERT CAVAZOS

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

Mariantta F Nunez
NAME OF APPLICANT

Juan Nunez
NAME OF CO-APPLICANT