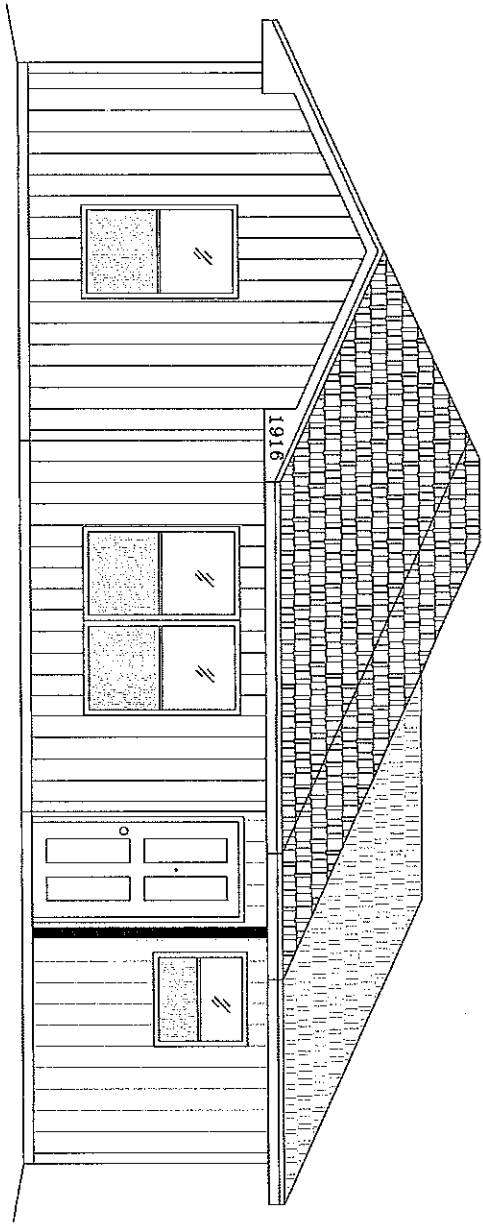


MENDOZA RESIDENCE



MANUELA MENDOZA
1916 COUGAR STREET
SAN JUAN, TEXAS 78589
CELL: 956-414-4471

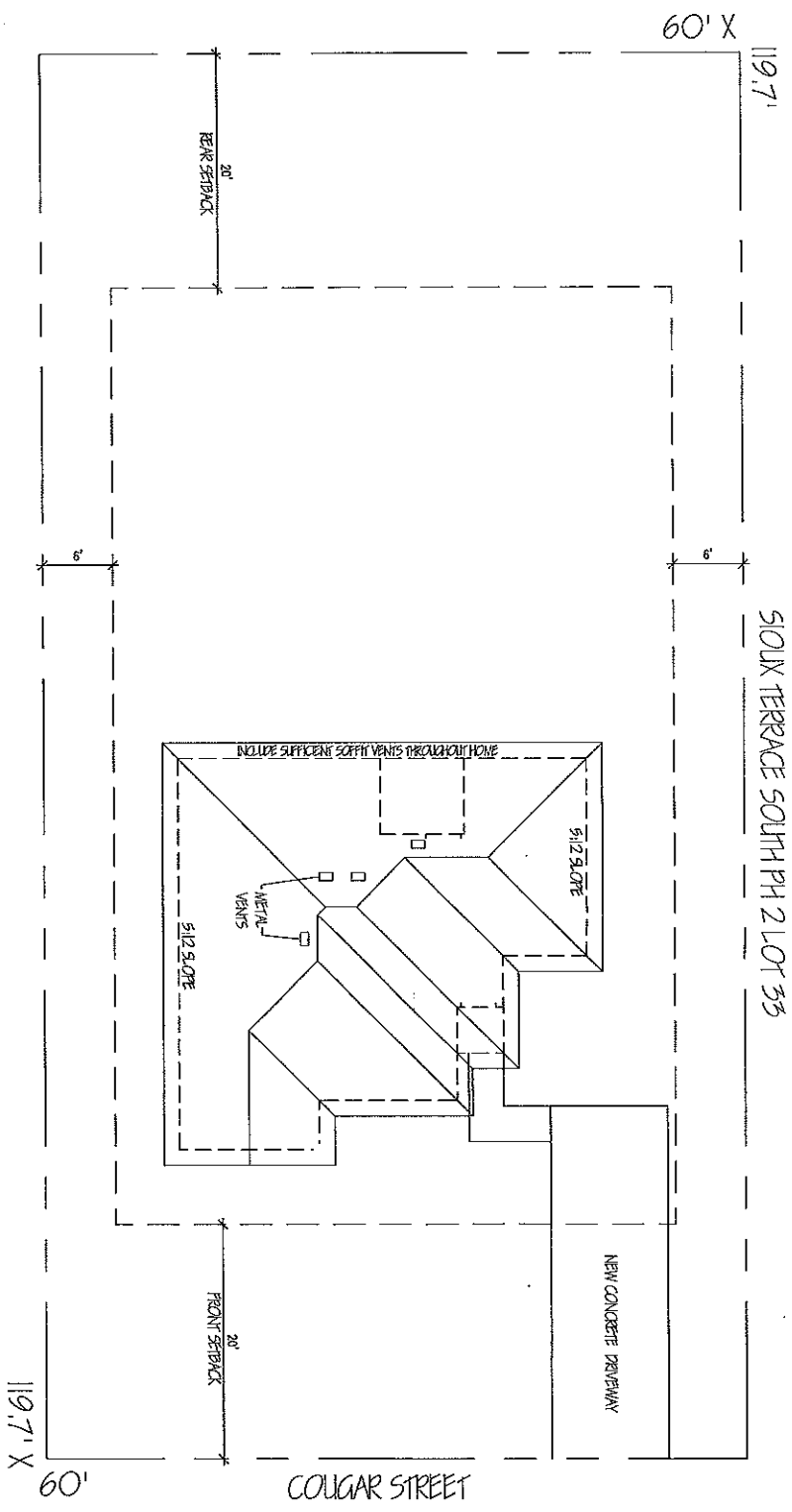
URBAN COUNTY PROGRAM
427 E. DURANTA STE 107 - ALAMO
(956) 787-8127

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MANUELA MENDOZA
1916 COUGAR STREET, SAN JUAN TX

TOTAL AREA
966 SQ. FT.

C1.0

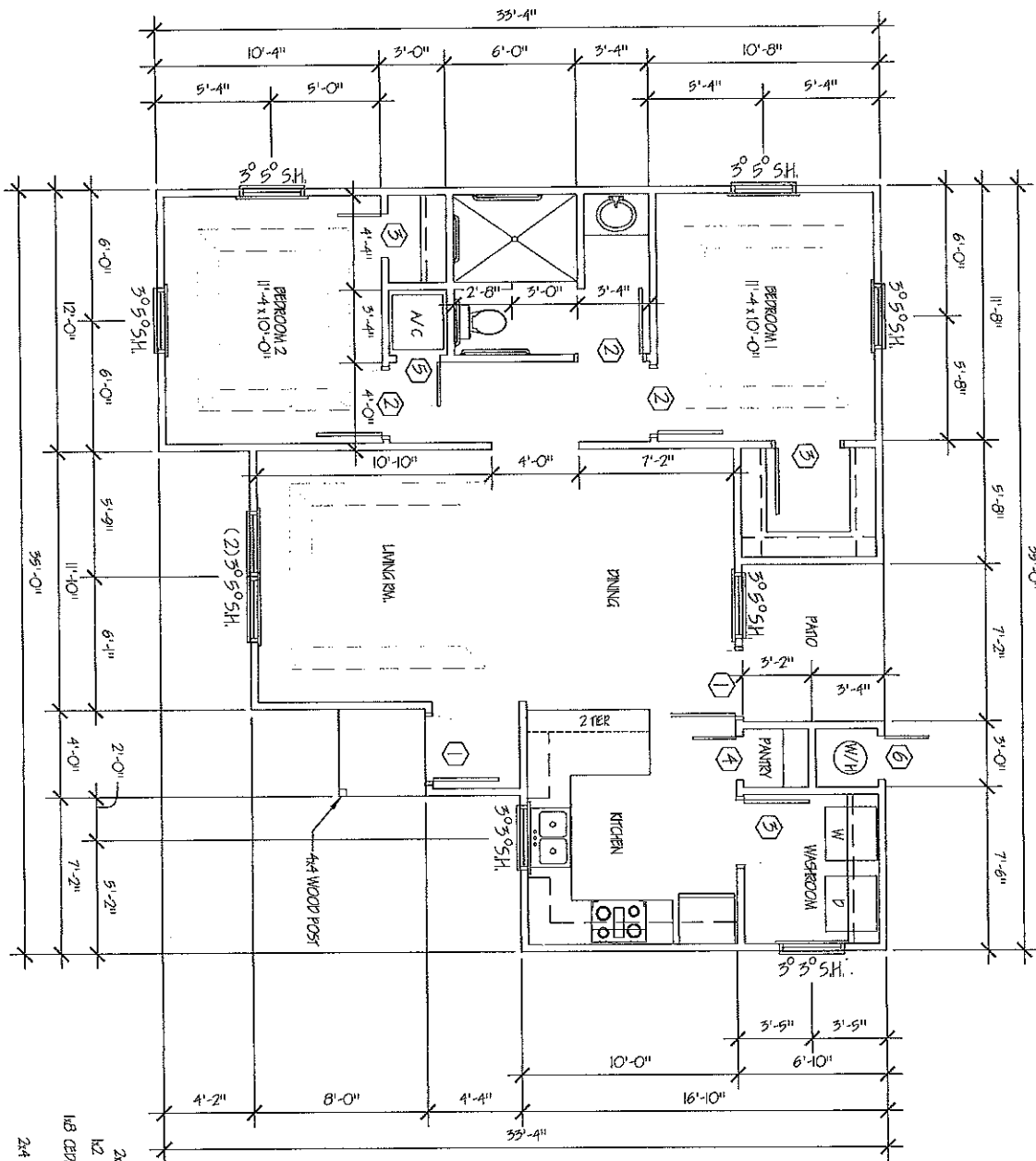


1 ROOF/PLOT PLAN

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.

	<p>URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM</p>	
<p>AS1.1</p>	<p>MANUELA MENDOZA 1916 COUGAR STREET, SAN JUAN TX</p>	<p>TOTAL AREA 966 SQ. FT.</p>



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

SQUARE FOOTAGE

LIVING AREA	904
PORCH AREA	82
TOTAL SQ. FT.	986

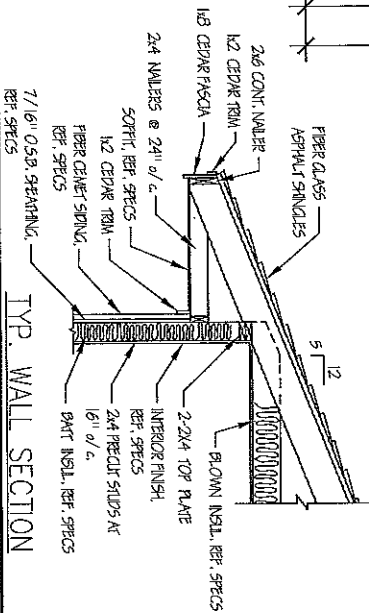
DOOR SCHEDULE

DR#	TASK	SIZE	TYPE	LOCKS
1	INSTALL NEW UNIT W/ DUAL PEP HOLES	3'0"	INTERIOR W/ LOW PROFILE THRESH.	1/2" RIBBON LOCKS W/ REVERSIBLE LEVER THE BRACK
2	INSTALL NEW UNIT	3'0"	HOLLOW CORE	LEVER THE BRACK
3	INSTALL NEW UNIT	2'8"	HOLLOW CORE	PASSAGE
4	INSTALL NEW UNIT	2'0"	HOLLOW CORE	PASSAGE
5	INSTALL NEW UNIT	2'0" x 4'	HOLLOW CORE	1/2" CLOSET PASSAGE
6	INSTALL NEW UNIT	2'0"	HOLLOW METAL	LOCK W/ REVERSIBLE

GENERAL NOTES

-5/12 SLOPE WITH 1" OVERLAP
 -APPLY ROOF / SOFFIT VENTS WHERE NEEDED
 -INSTALL FLOOR RAILING WHERE FINISH GRADE IS LOWER THAN 1" FROM FRESH FLOOR
 -INSTALL FLOOR STAIRS WHERE FINISH GRADE IS LOWER THAN 6" FROM PORCH FLOOR
 -CLIENT IS REQUESTING CONNECTIONS FOR A GAS (ELECTRIC STOVE)
 -INSTALL RANGE OF TWO HOLE JACKS & CABLE CONNECTIONS AS PER OWNER'S REQUEST
 -EXTERIOR COLOR CHOICES TO BE OR MATCH
 -INTERIOR COLOR CHOICES TO BE OR MATCH
 -SUY 1010
 -SUY 1009
 -SUY 1012
 -SUY 1006

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



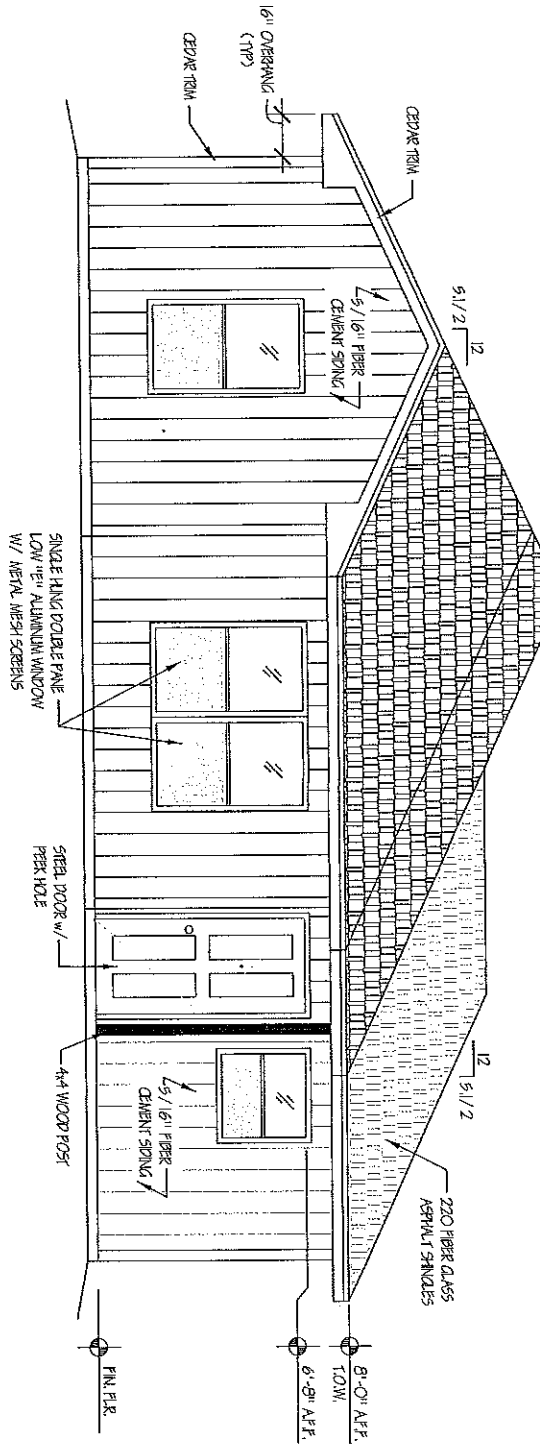
TYP. WALL SECTION

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

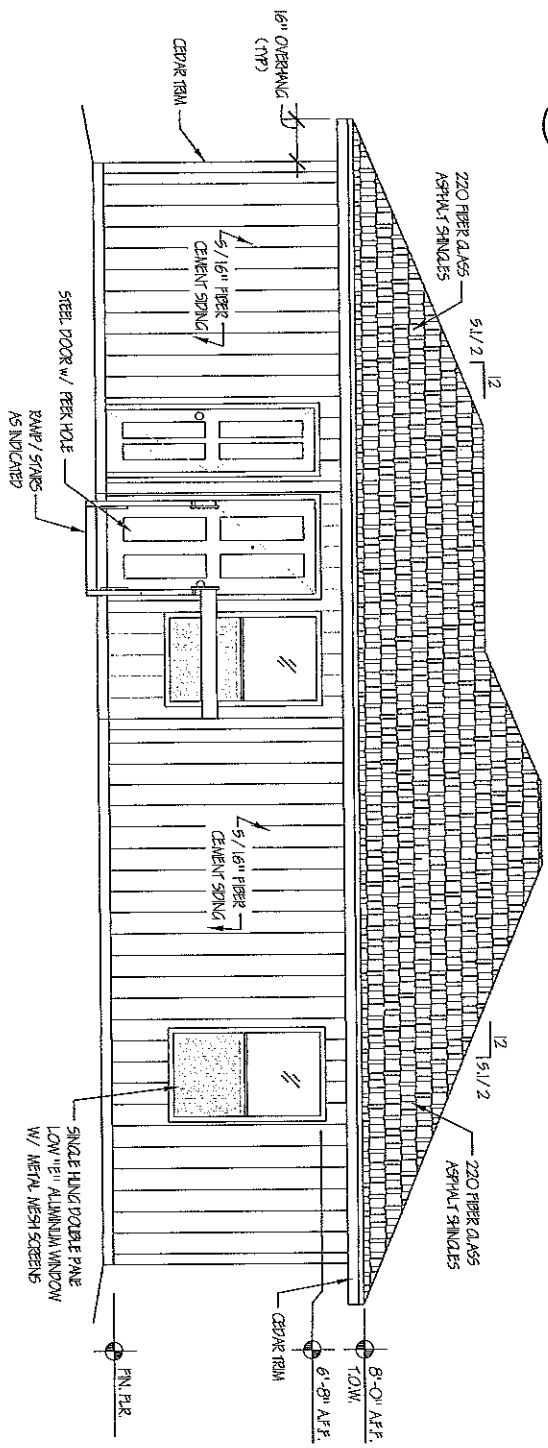
MANUELA MENDOZA
1916 COUGAR STREET, SAN JUAN TX

TOTAL AREA
966 SQ. FT.

A1.1



1 FRONT ELEVATION



2 BACK ELEVATION

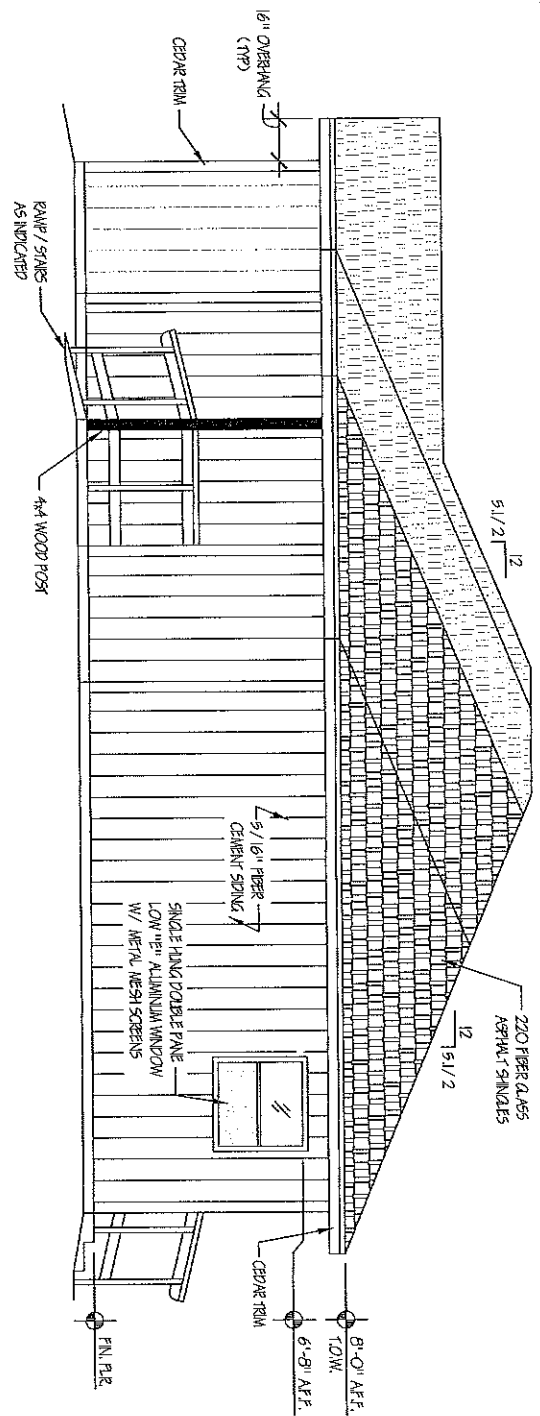
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MANUELA MENDOZA
1916 COUGAR STREET, SAN JUAN TX

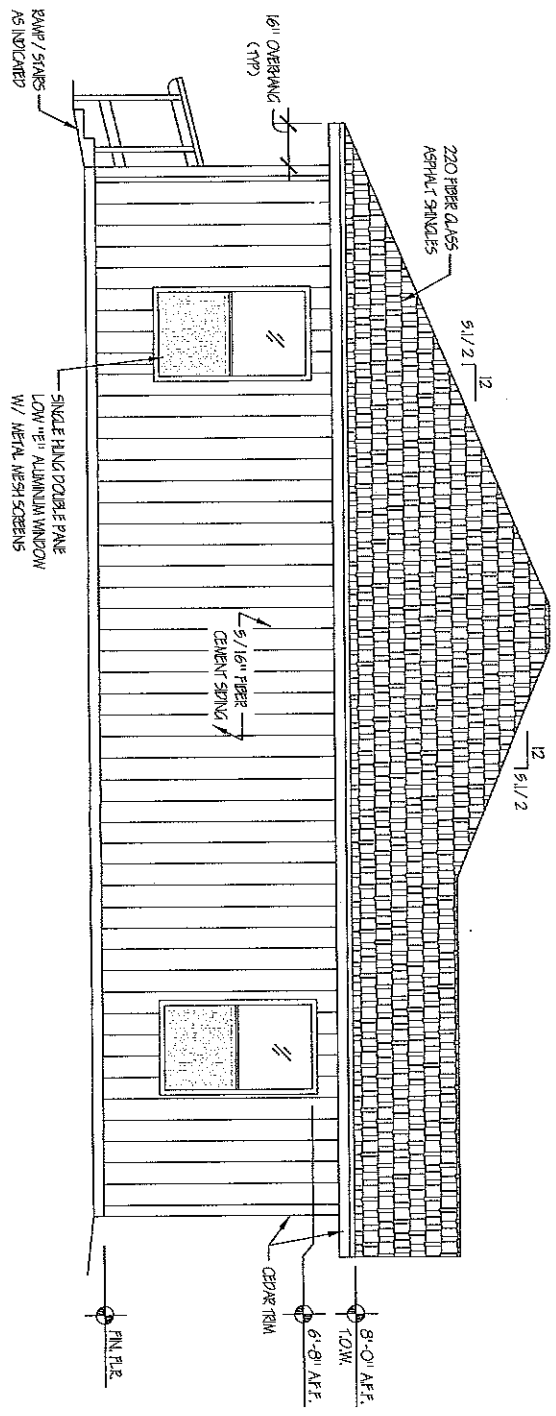
TOTAL AREA
966 SQ. FT.

A1.2

1 RIGHT ELEVATION



2 LEFT ELEVATION

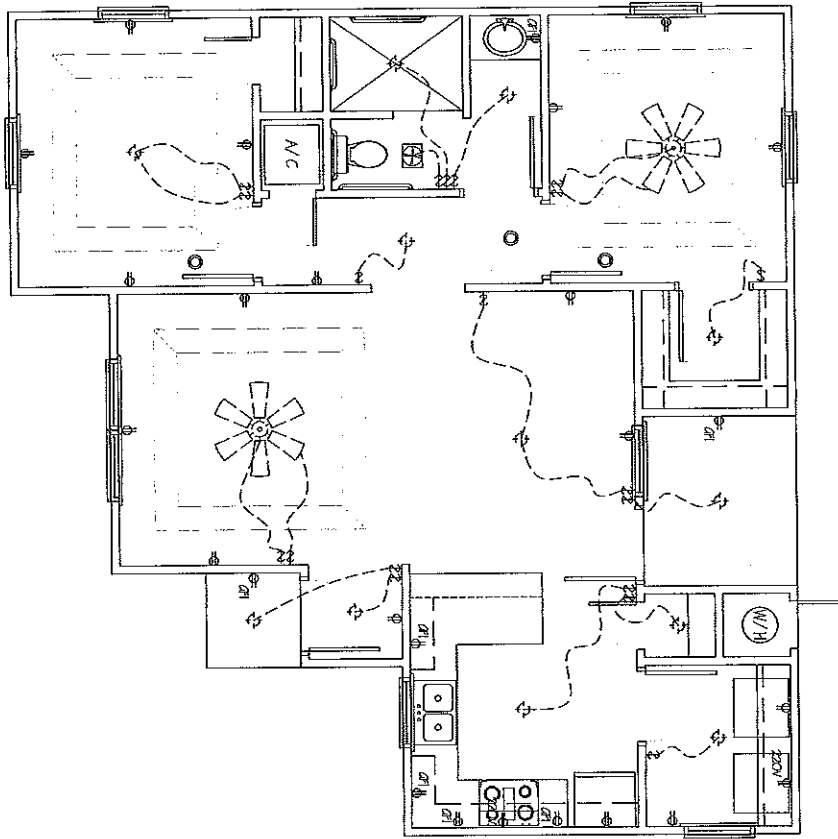


URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MANUELA MENDOZA
1916 COUGAR STREET, SAN JUAN TX

A1.3

TOTAL AREA
966 SQ. FT.



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

ELECTRICAL LEGEND

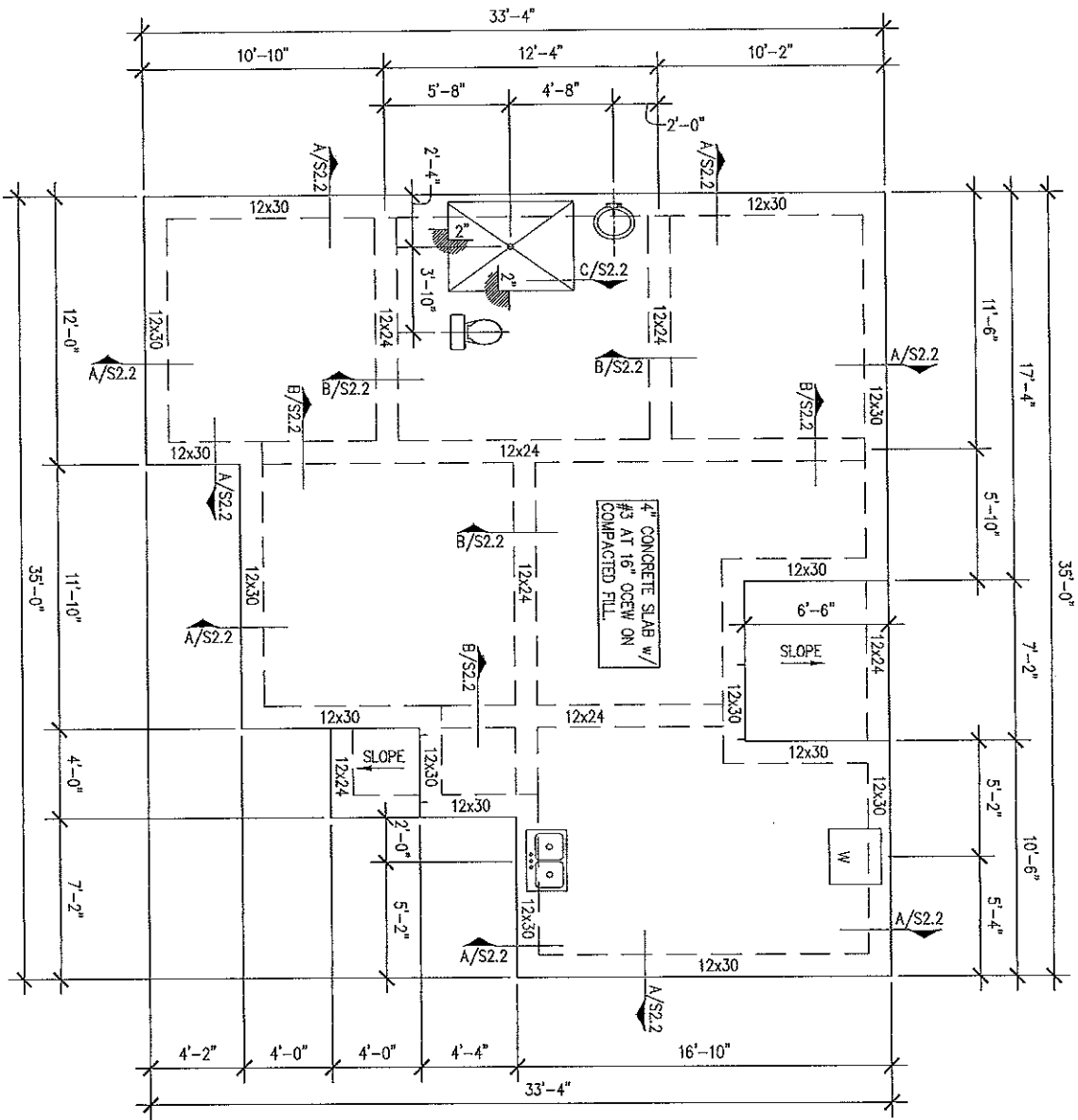
(WH)	WATER HEATER	↔	LIGHT FIXTURE
⊖	DUPLEX ELECTRICAL RECEPT.	\$	LIGHT SWITCH
⊖	220V DUPLEX ELECTRICAL RECEPTACLE	□	THERMOSTAT
⊖	GROUND FAULT CIRCUIT INTERRUPTER	⊙	SMOKE DETECTOR
⊖	BATHROOM EXHAUST FAN		

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MANUELA MENDOZA
 1916 COUGAR STREET, SAN JUAN TX

TOTAL AREA
 966 SQ. FT.

E1.1



1 FOUNDATION PLAN
 $3/16" = 1'-0"$

NOTES:

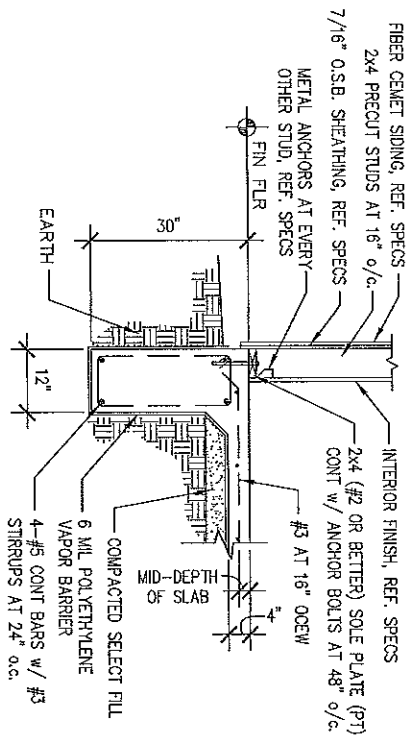
1. 4" THICK SLAB ON GRADE w/ #3 BARS AT 16" O.C.E.W. AT MID-DEPTH OF SLAB OVER 6 MIL. VISQUEEN OVER APPROVED COMPACTED FILL.
2. EXTERIOR GRADE BEAMS TO BE 12"x30" w/ 4-#3 BARS CONT. TOP AND BOTTOM w/ #3 STIRRUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL.
3. INTERIOR GRADE BEAMS TO BE 12"x24"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

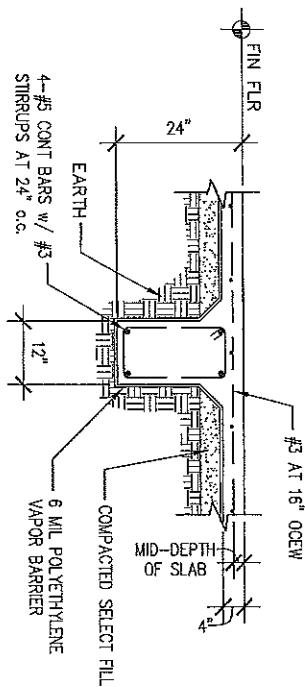
MANUELA MENDOZA
 1916 COUGAR STREET, SAN JUAN TX

TOTAL AREA
 966 SQ. FT.

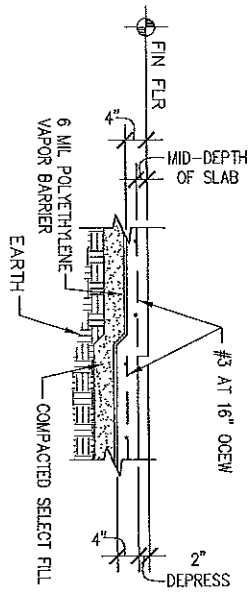
S2.1



A-EXTERIOR BEAM



B-INTERIOR BEAM



C-SHOWER DEPRESS

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MANUELA MENDOZA
 1916 COUGAR STREET, SAN JUAN TX

TOTAL AREA
 966 SQ. FT.

SPECIFICATIONS

OWNER (S) MANUELA MENDOZA CASE NO.: WE480-17-02 DATE: 5/4/17 ADDRESS: 1916 COUGAR ST. SAN JUAN TX. PHONE: 956-414-4471 BY: ROBERT CAYVAZOS

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

1. FOUNDATION WORK:

- BUILD A NEW CONCRETE FOUNDATION TO COMPLY WITH PLANS, SPECS, CITY AND COUNTY REQUIREMENTS. PROJECTS TO BE 18" ABOVE CENTER LINE OF STREET OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. PROVIDE CONCRETE SLAB FOR A/C UNIT & 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 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 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
 - PEDESTAL 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. DISTRIBUTER
 - 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 REFILLAGE 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.
 - 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.

- INSTALL BOOT TIES IN EVERY CORNER OF THE HOUSE ALONG WITH METAL ANCHORS ON BOTH BOTTOM AND TOP PLATES OF HOUSE
- ALL EXTERIOR CEILING COVERINGS:
 - 36" O3 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: (SLOPE=9/12)

- ROOF SHALL HAVE:
 - A HIRGABLE STYLE ROOF WITH 16" OVERHANGS.
 - A HIRGABLE STYLE FRONT PORCH AS PER PLANS.
 - PORCH COLUMNS MUST BE FASTENED TO CONCRETE.
 - AN ADEQUATE COMBINATION OF RIDGE & SOFTT VENTS WITH AIR CHUTES.
 - ABEQUATE 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 SIDEWALK 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 R-49 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, 2X4 BOTTOM PLATES AND ALL PENETRATING AREAS.
 - ALL PERIMETER WALLS WITH R45 F.G. BATT.
 - ALL EXTERIOR PORES 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 SHEWEN 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 SHEWEN WILLIAMS. PRIMER TO BE OIL BASED & PAINT MUST BE EQUIVALENT TO A-100 (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. AS PER MANUFACTURER'S SPECIFICATIONS. REFERENCE DETAIL.

10. WINDOWS:

- SHALL BE NEW LOW-E 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 OR 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) 87 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.
 - 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 PERMETER.
 - PROVIDING THE APPROPRIATE ELECTRICAL AT 10R GAS CONNECTIONS FOR RANGE AS PER APPLICANT'S REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
 - PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BRM & LIVING SPACE. KITCHEN PHONE IF REQUESTED.
 - PROVIDE TERMITE PRE-TREATMENT TO ENTIRE HOUSE, ORBITALING, DISPLAYING, AND SBLTIMTING 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.
 - WINNIMIN 12x25 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 (leave to final inspection)
 - SHOWER ENTRANCES TO BE 36" WIDE
 - ALL UCP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE 92306.514
- 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.

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

Manuela Mendoya
NAME OF APPLICANT

NAME OF CO-APPLICANT