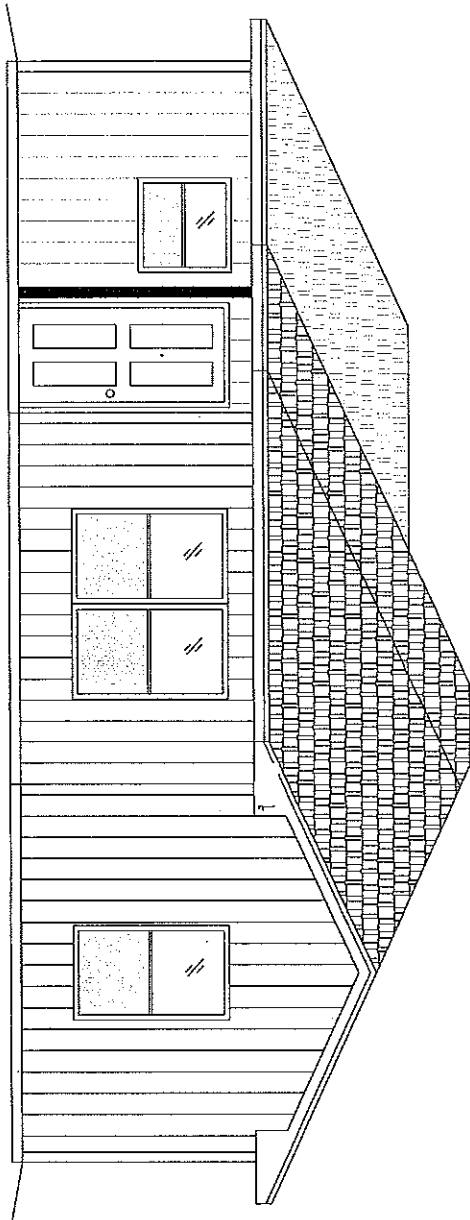


PACHECO RESIDENCE



ZEFERINA PACHECO
1917 LOMA VERDE STREET
SAN JUAN, TEXAS 78589
CELL: 956-313-5418

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

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ZEFERINA PACHECO
1917 LOMA VERDE STREET SAN JUAN, TX

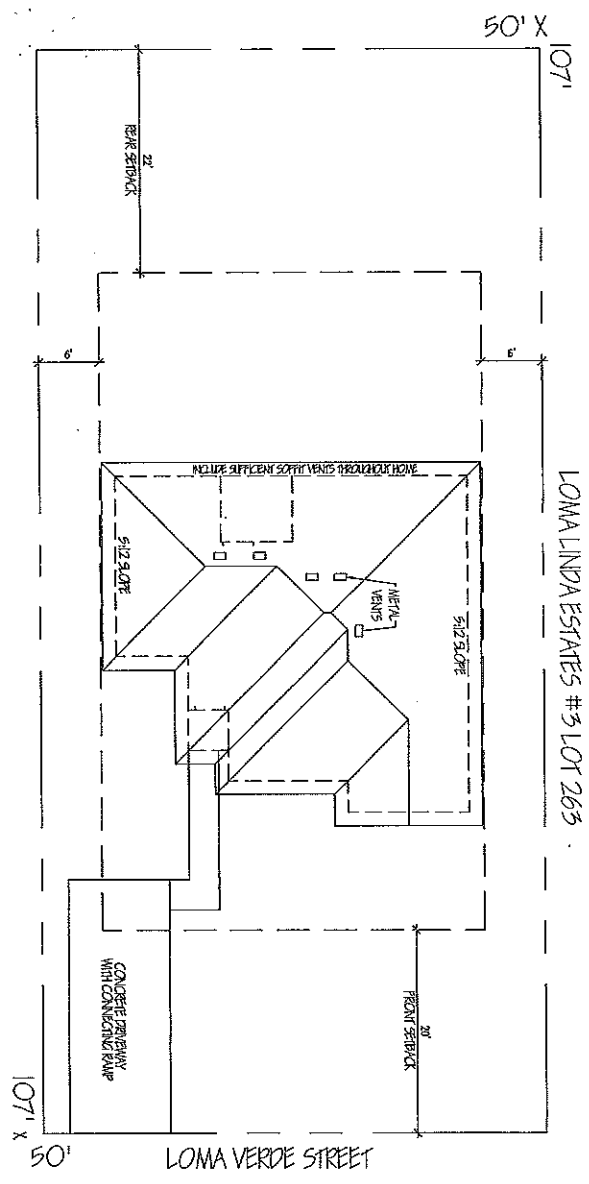
TOTAL AREA
992 SQ. FT.

C1.0

1 ROOF/PILOT 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.



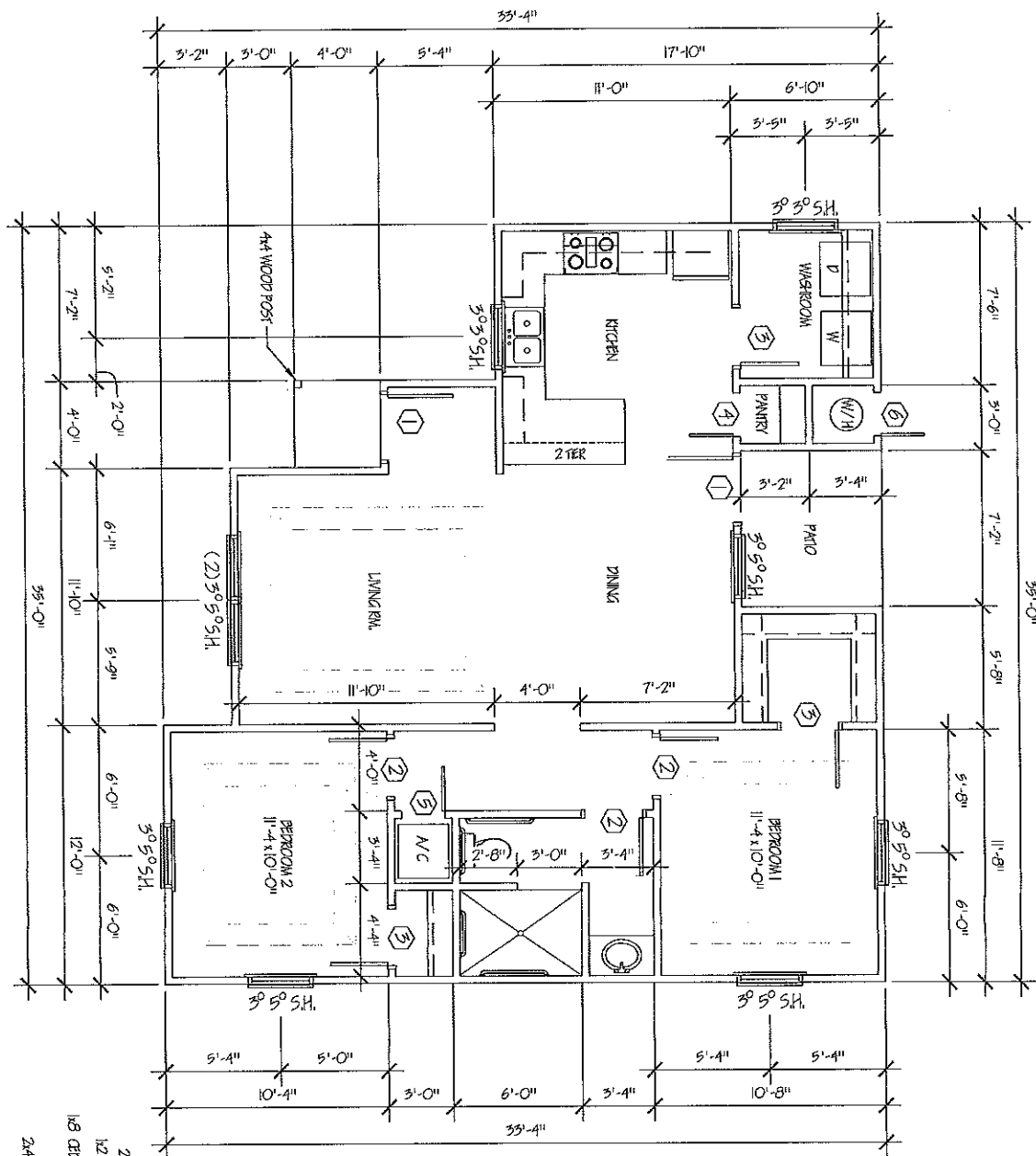
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM



AS1.1

ZEFERINA PACHECO
1917 LOMA VERDE STREET SAN JUAN, TX

TOTAL AREA
992 SQ. FT.



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

SQUARE FOOTAGE

Living Area	990
Porch/Patio	69
TOTAL SQ. FT.	992

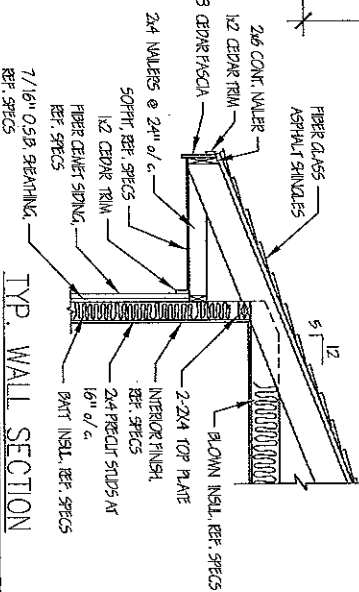
DOOR SCHEDULE

DR#	TASK	SZ X 6 @	TYPE	LOCKS
1	INSTALL NEW UNIT W/ DOOR REPAIRS	30	NETAL W/ LOW PROFILE HESL	LEVER THE BURNY LOCK W/ DEPOSIT
2	INSTALL NEW UNIT	28	HOLLOW CORE	LEVER TYPE PRODUCT
3	INSTALL NEW UNIT	28	HOLLOW CORE	PASSAGE
4	INSTALL NEW UNIT	20	HOLLOW CORE	PASSAGE
5	INSTALL NEW UNIT	20 x 8	HOLLOW CORE	H/C CLOSET PASSAGE
6	INSTALL NEW UNIT	20	HOLLOW METAL	LOCK W/ REARDOOR

GENERAL NOTES

5/12 SLOPE WITH 1/8" OVERHANG
 APPLY RIDGE / SCOFF VENTS WHERE NEEDED
 -INSTALL PORCH RAILING WITH FINISH GRADE 15' LOWER THAN 1" FROM FLOOR FLOOR.
 -INSTALL PORCH STAIRS WHERE FINISH GRADE IS LOWER THAN 6" FROM PORCH FLOOR.
 -DOOR IS RE-OPENING CONNECTIONS FOR A GAS (ELECTRIC SIGNED)
 -INSTALL A PAIR OF TWO POLE Wires & CABLE CONNECTIONS AS PER OWNERS REQUEST.
 EXTERIOR COLOR CHOICES TO BE OR MATCH
 Sw Celery Sw 700s
 Sw Celery Sw 700s
 Sw Celery Sw 700s
 Sw Celery Sw 700s
 Sw Celery Sw 700s

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 12 DAY OF MAY 2016
Zefarina Pacheco



TYP. WALL SECTION

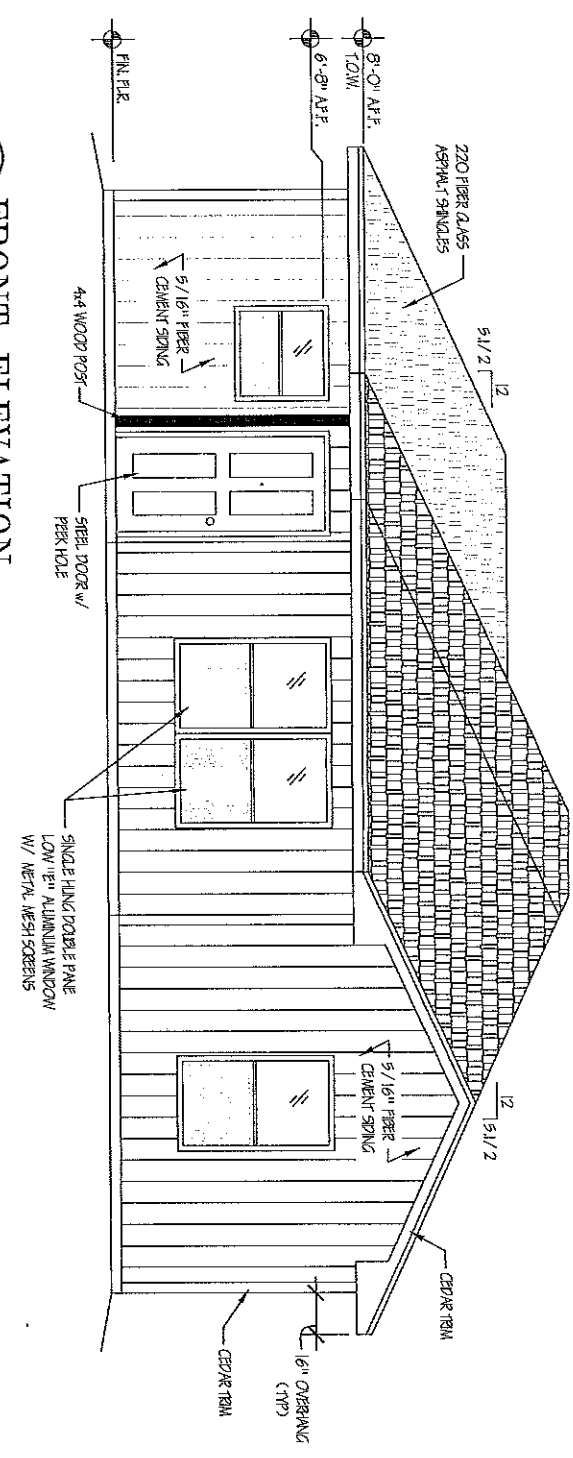
URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ZEFERINA PACHECO
 1917 LOMA VERDE STREET SAN JUAN, TX

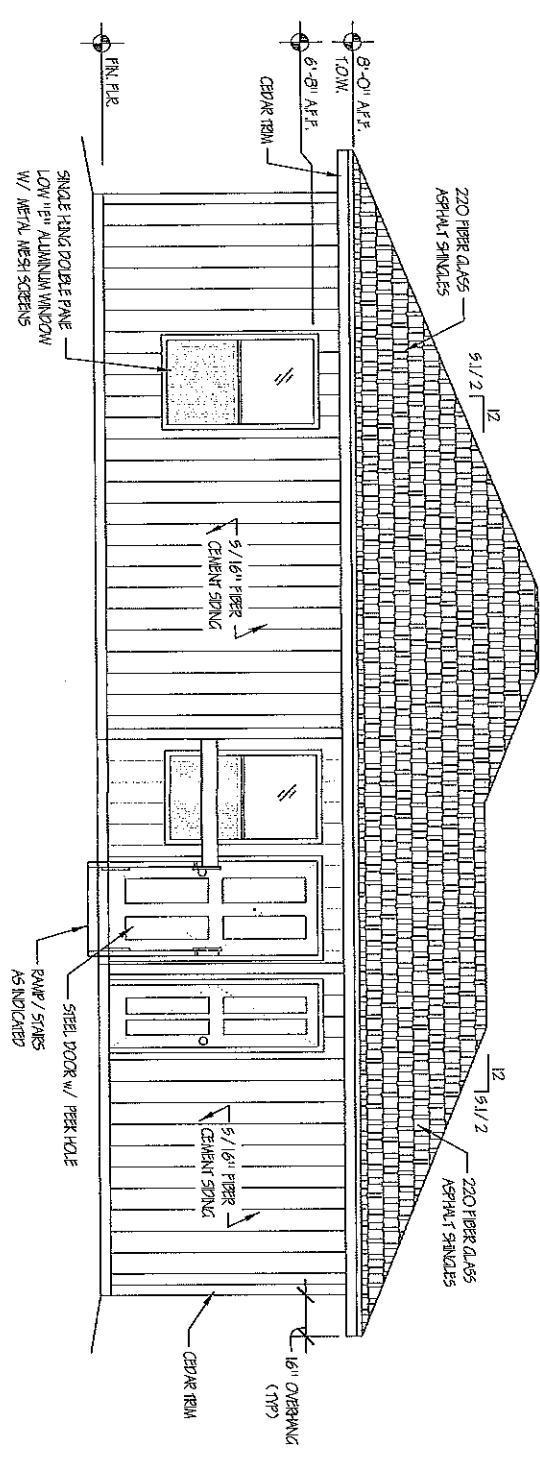
A1.1

TOTAL AREA
 992 SQ. FT.

1 FRONT ELEVATION



2 BACK ELEVATION

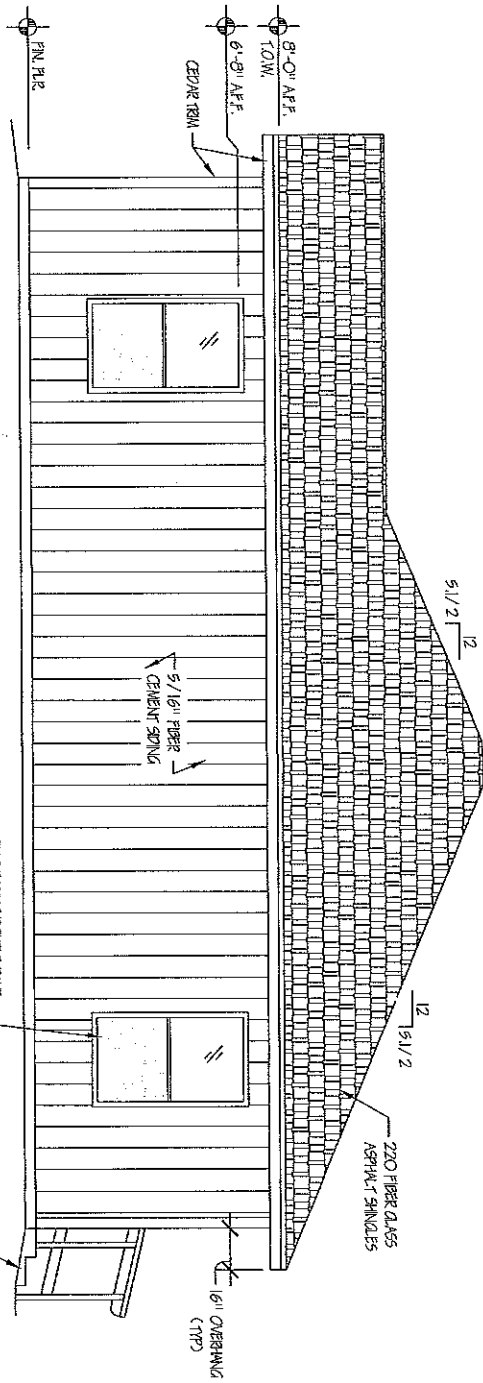


URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

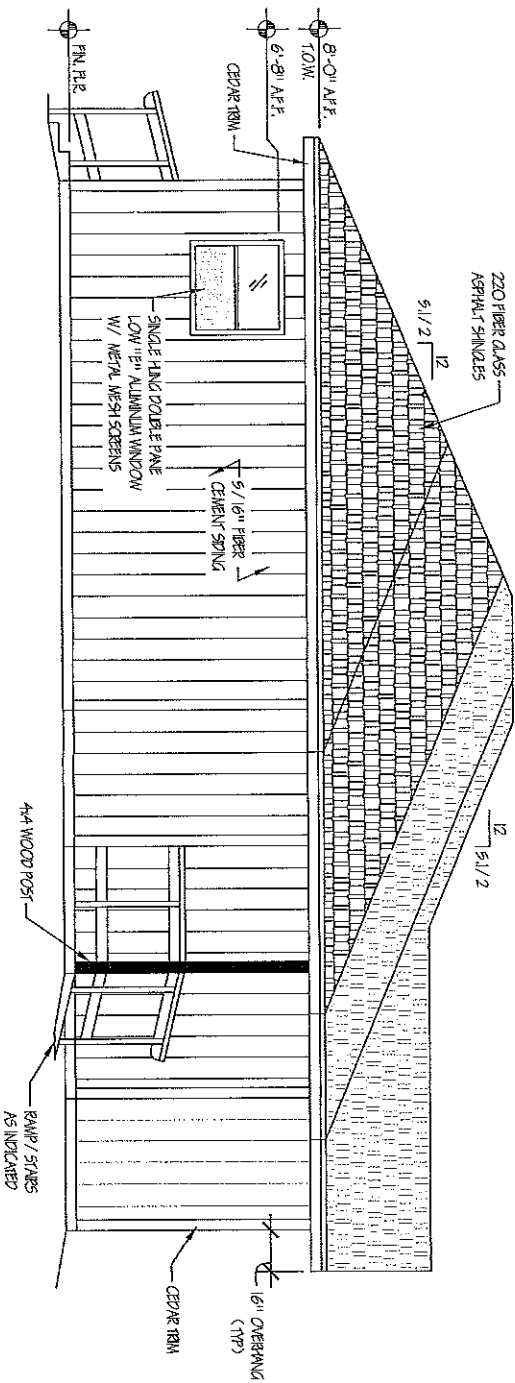
ZEFERINA PACHECO
1917 LOMA VERDE STREET SAN JUAN, TX

TOTAL AREA
992 SQ. FT.

A1.2



1 RIGHT ELEVATION



2 LEFT ELEVATION

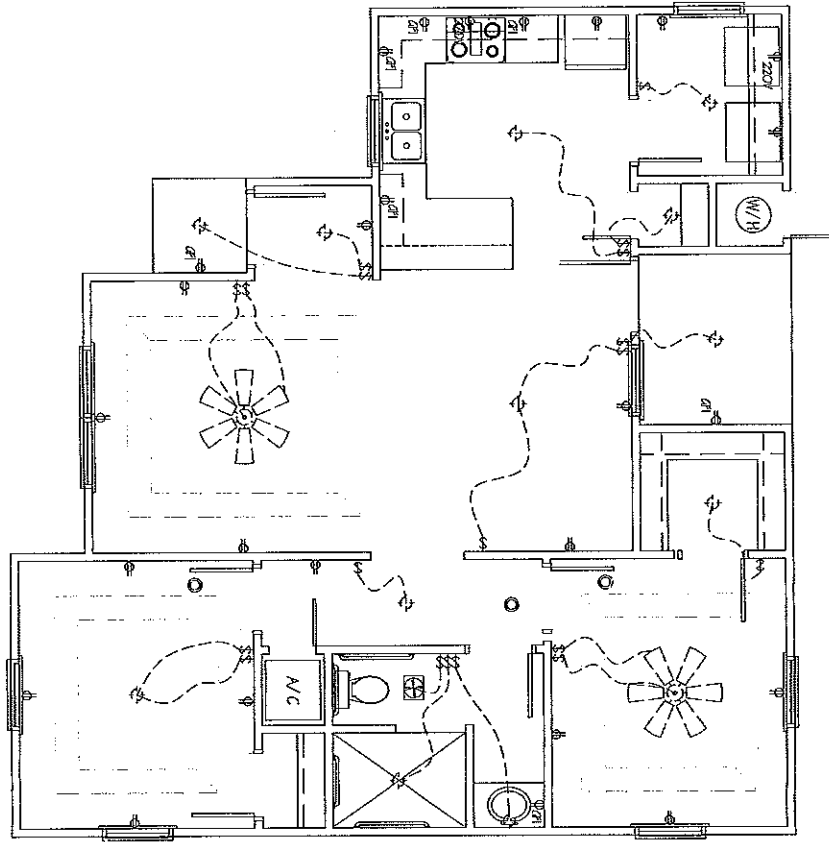
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ZEFERINA PACHECO
1917 LOMA VERDE STREET SAN JUAN, TX

TOTAL AREA
992 SQ. FT.

A1.3

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



ELECTRICAL LEGEND

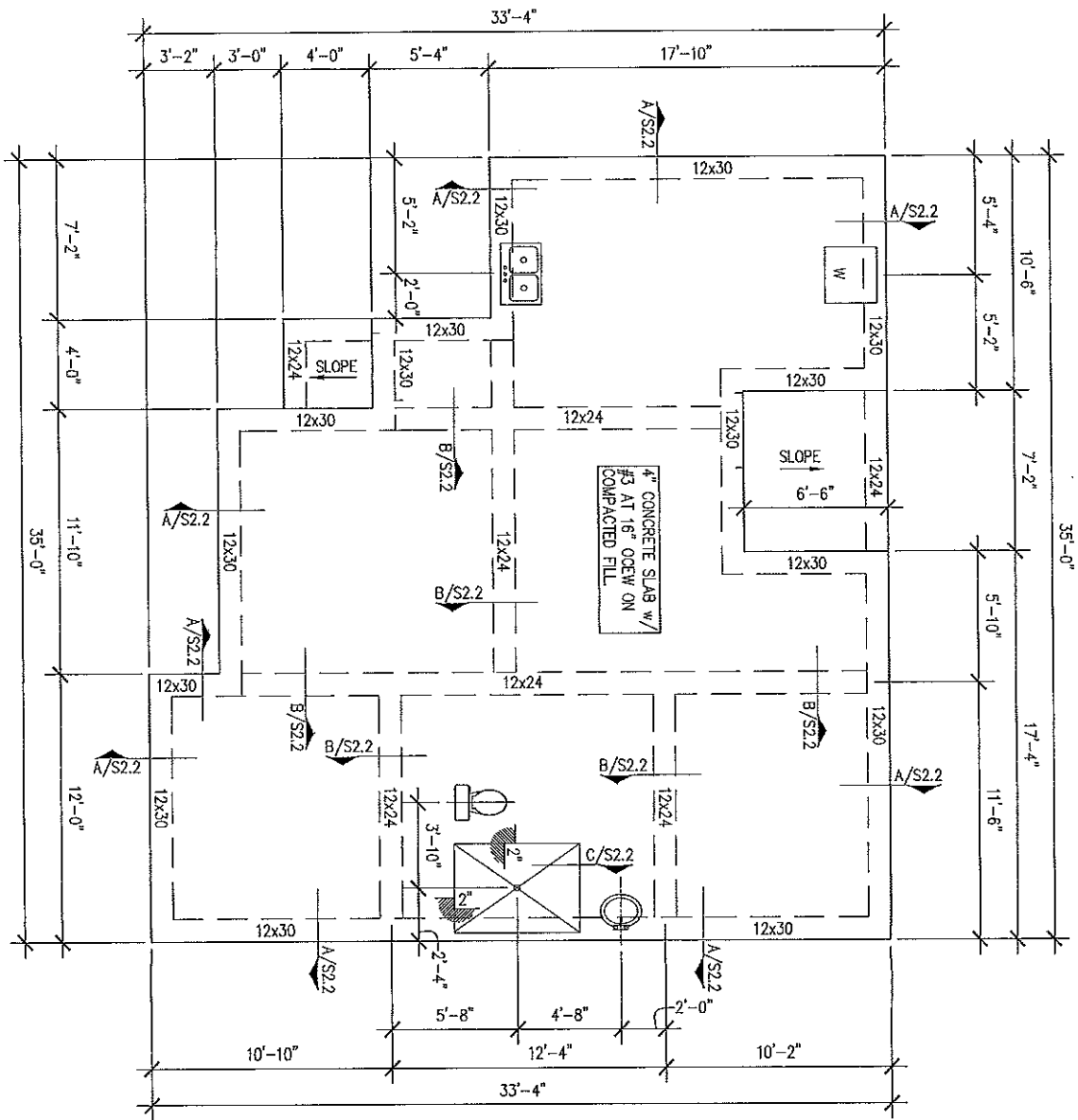
	WATER HEATER		LIGHT FIXTURE
	DUPLEX ELECTRICAL RECEPT.		LIGHT SWITCH
	220V DUPLEX ELECTRICAL RECEPTACLE		THERMOSTAT
	CIRCUIT PANEL		SMOKE DETECTOR
	BARROOM EXHAUST FAN		

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ZEFERINA PACHECO
 1917 LOMA VERDE STREET SAN JUAN, TX

TOTAL AREA
 992 SQ. FT.

E1.1



1 FOUNDATION PLAN

NOTES:

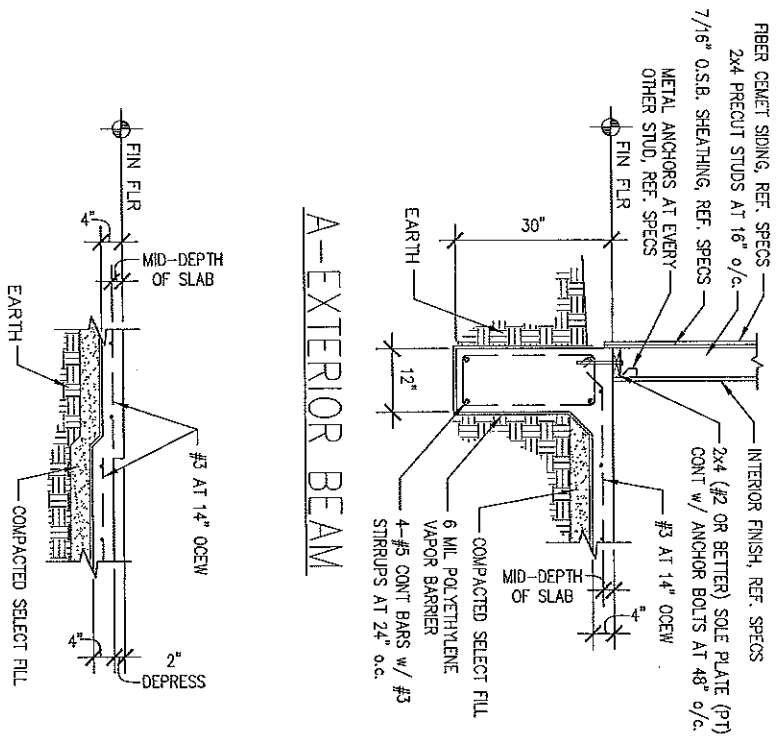
1. 4" THICK SLAB ON GRADE w/ #3 BARS AT 16" O.C.E.W. AT MID-DEPTH OF SLAB OVER 6 MIL. VISQUEEN OVER APPROVED COMPACTED FILL.
2. EXTERIOR GRADE BEAMS TO BE 12"x30" w/ 4-#5 BARS CONT. TOP AND BOTTOM w/ #3 STIRRUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL.
3. INTERIOR GRADE BEAMS TO BE 12"x24" 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

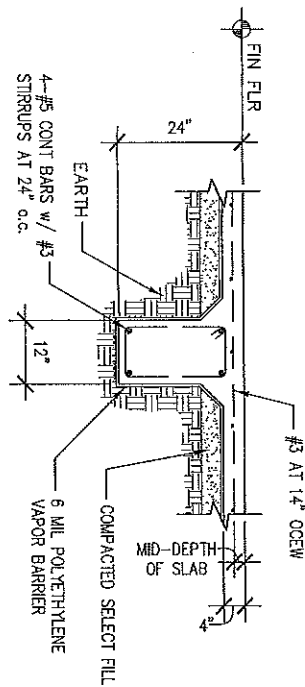
ZEFERINA PACHECO
1917 LOMA VERDE STREET SAN JUAN, TX

S2.1

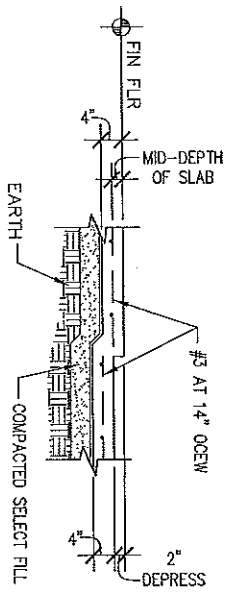
TOTAL AREA
992 SQ. FT.



A-EXTERIOR BEAM



B-INTERIOR BEAM



C-SHOWER DEPRESS

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ZEFERINA PACHECO
1917 LOMA VERDE STREET SAN JUAN, TX

S2.2

TOTAL AREA
992 SQ. FT.

SPECIFICATIONS

OWNER (S) ZEPHERINA PACHECO CASE NO.: SHF75-17-03 DATE: 5/5/17 ADDRESS: 1917 LOMA VERDE STREET SAN JUAN, TX PHONE: 956-569-3863 BY: ROBERT CAVAZOS

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

AH # 956-510-6977 Sanit
956-444-0284 Galoria

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.
 - 1/2" 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
 - PESTIFICAL SINK W/ RELATED PLUMBING & FAUCETS
 - TOILET OF MATCHING COLOR
 - SHOWER WITH RELATED PLUMBING AND HANDICAP ACCESSIBLE.
 - SHOWER FAUCETS & REMOVABLE SHOWER HEAD
 - MEDICINE CABINET/TOWEL RACKS/TIP 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:
- > 2x4" (#2 OR BETTER) FOR USE IN SOLE PLATES (TREATED LUMBER)
- DOUBLE TOP PLATES
- 92.88 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 @ 16" O.C.

4. ROOF: (SLOPE=5/12)

ALL EXTERIOR TRIMMINGS SHOULD CONSIST OF CEDAR WOOD.

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 R-49 FACTOR. (need a combined R-30 & R-19 to meet requirement)
- > FLEECE 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 PENETRATED AREAS.
- > ALL PERIMETER WALLS WITH R-4.5 F.6 BATT.
- > ALL EXTERIOR PIPES EXPOSED TO WEATHER SHALL BE INSULATED.

7. INTERIOR FINISH:

ALL TRIM SHALL BE INSTALLED AS PER SPECS. (2 COATS) WITH ALL PAINT SHALL BE APPLIED AS PER SPECS 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 A-100 (2 COLOR CHOICE MIN).

9. SIDING:

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 PORNICA COUNTER TOP OF MATCHING COLOR.

BUILD AND/OR INSTALL A NEW VANITY CABINET (IF APPLICABLE) FOR BATHROOM WITH PORNICA TO MATCH KITCHEN 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) 32' CEILING FANS (CEILING HUGGER STYLE) COMPARABLE IN QUALITY TO THE HUNTER-BRAND, THE CONTRACTOR SHALL ALLOW \$120.00 FOR MATERIAL & LABOR, LOOKON 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 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 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 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 PERMETER.
 - > PROVIDING THE APPROPRIATE ELECTRICAL AND GAS CONNECTIONS FOR RANGE AS PER APPLICANTS REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
 - > PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY ROOM & LIVING SPACE. KITCHEN PHONE IF REQUESTED. PROVIDE THERM PRE-TREATMENT TO ENTIRE FOUNDATION PAD.
 - > OBTAINING, DISPAYING, 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.
 - > 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 CONTRACTORS GENERAL SPECIFICATIONS MANUAL.
 - > PROVIDE AND INSTAL 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 (same to final inspection). FINES WILL BE ENFORCED.
 - > SHOWER ENTRANCES TO BE 36" WIDE.
 - > ALL UP/ DOWN HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §20306.514
- 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

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL
OWNER (S) ZEPHERINA PACHECO CASE NO.: SH#75-17-03 DATE: 5/5/17 ADDRESS: 1917 LOMA VERDE STREET SAN JUAN, TX PHONE: 956-569-3863 BY: ROBERT CAVAZOS

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

Sp Zepherina Pacheco
NAME OF APPLICANT

NAME OF CO-APPLICANT