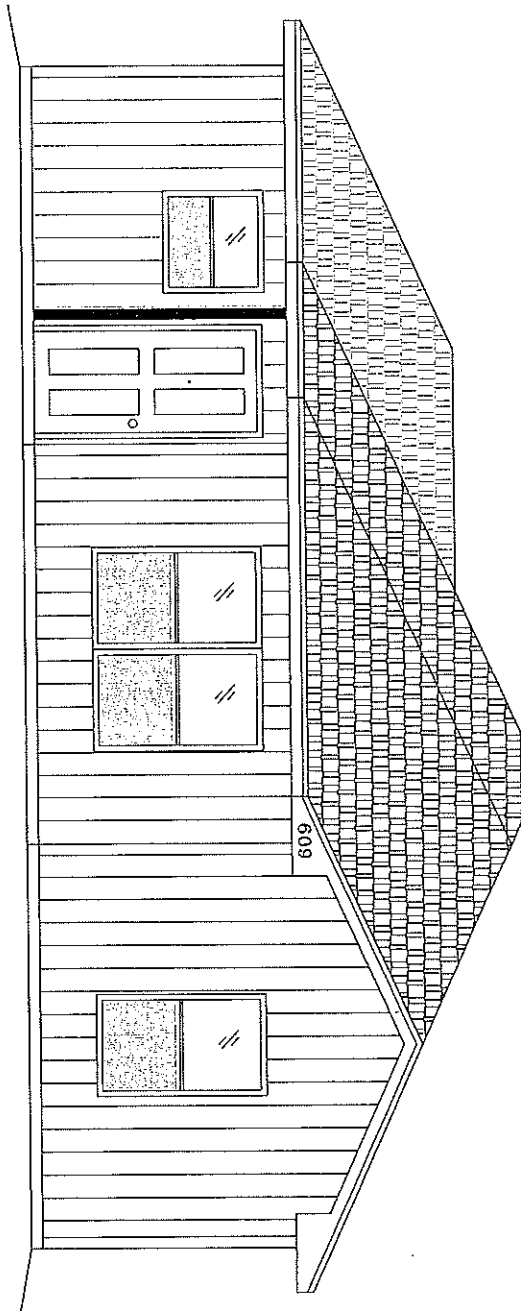


LUNA RESIDENCE



AURELIA LUNA
609 W. CHAPARRAL ST.
SAN JUAN, TEXAS 78589
CELL: 956-802-8569

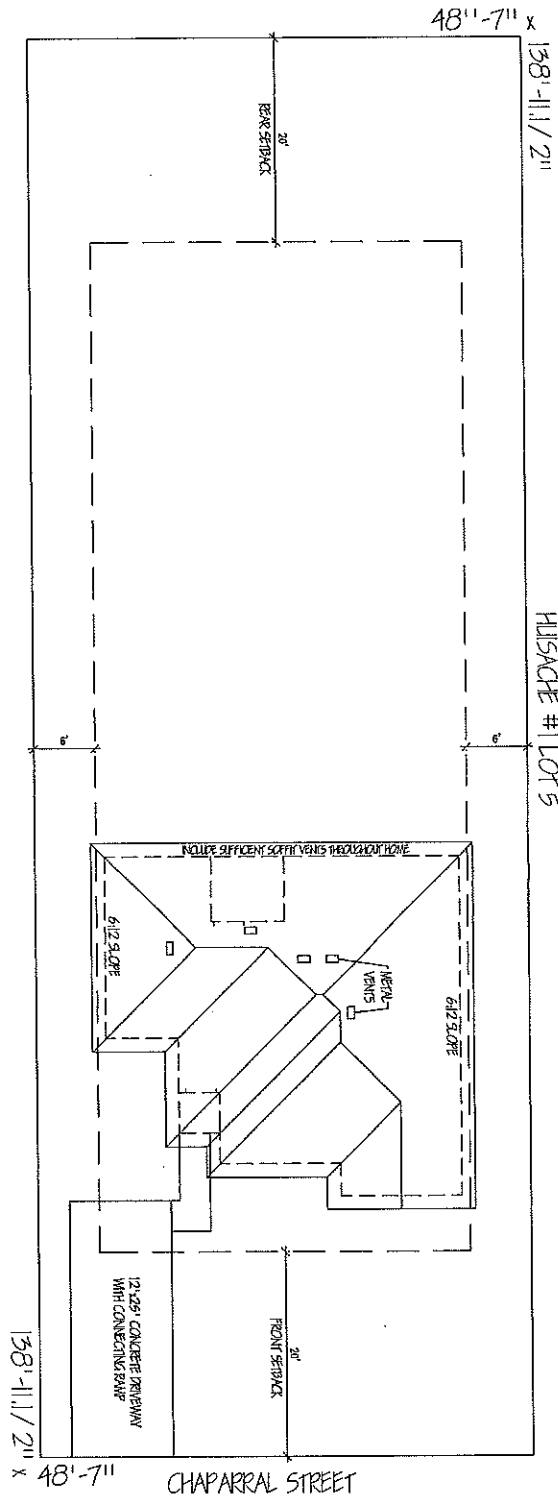
URBAN COUNTY PROGRAM
427 E. DURANTA STE 107 - ALAMO
(956) 787-8127

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

AURELIA LUNA
609 W. CHAPARRAL ST., SAN JUAN 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.

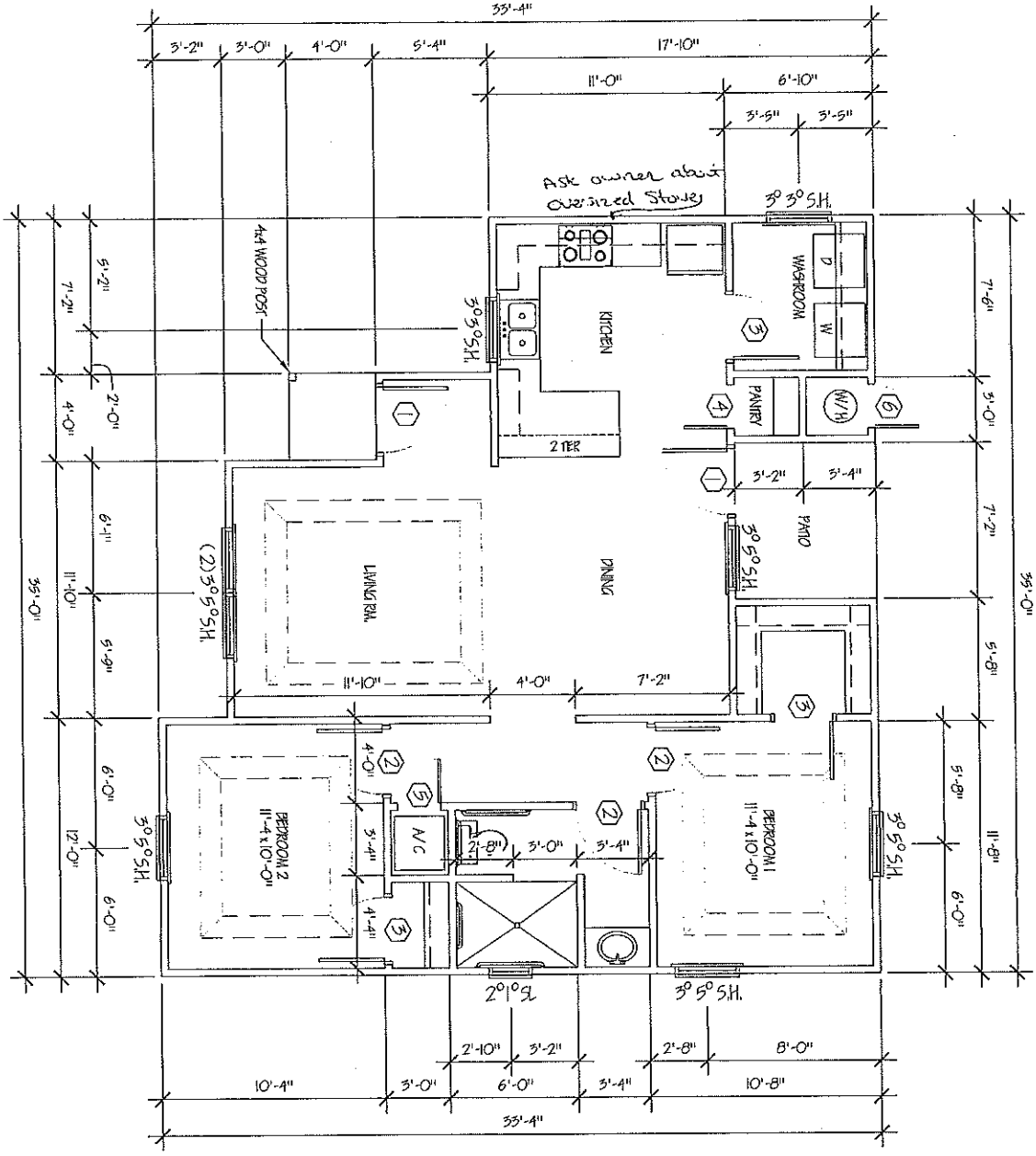
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

AURELIA LUNA
609 W. CHAPARRAL ST., SAN JUAN TX.

TOTAL AREA
992 SQ. FT.

AS1.1

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



SQUARE FOOTAGE

BRICK AREA	930
PORCH / PATIO	62
TOTAL SQ. FT.	992

DOOR SCHEDULE

DR#	TYPE	SIZE	TYPE	LOCKS
1	INTERNAL NEW/REPAIR	52 X 6 8	HEAVY W/ LOW PROFILE THRESHOLD	ENTER THE ENTRY LOCK W/ DEADBOLT
2	INTERNAL NEW/REPAIR	50	HOLLOW CORE	ENTER THE PANTRY
3	INTERNAL NEW/REPAIR	28	HOLLOW CORE	MESSAGE
4	INTERNAL NEW/REPAIR	20	HOLLOW CORE	MESSAGE
5	INTERNAL NEW/REPAIR	20 X 40	HOLLOW CORE	A/C CLOSET FRIDGE
6	INTERNAL NEW/REPAIR	20	HOLLOW HEAVY	LOCK W/ DEADBOLT

GENERAL NOTES

-6/12 SLOPE WITH 1/2" OVERLAP
 -SHELVY RIDGE / SCOFF 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
 -INSTALL A MIN. OF TWO HOPE JACKS & CABLE CONNECTIONS AS PER OWNERS REQUEST
 -EVERY COLOR CHANGES TO BE OR MATCH
 SW 1005
 SW 1002
 SW 1004
 SW 1005

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 16 DAY OF NOV 2017
 Aurelia Luna

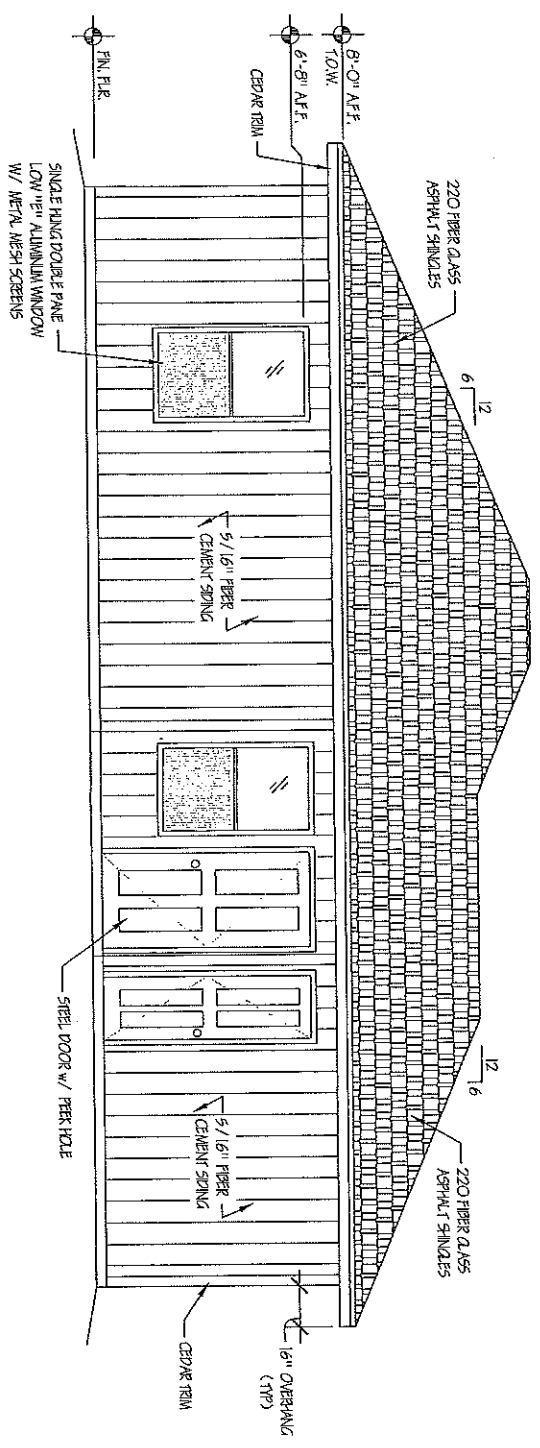
Dark stain cabinets
 Beige VCT tile

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

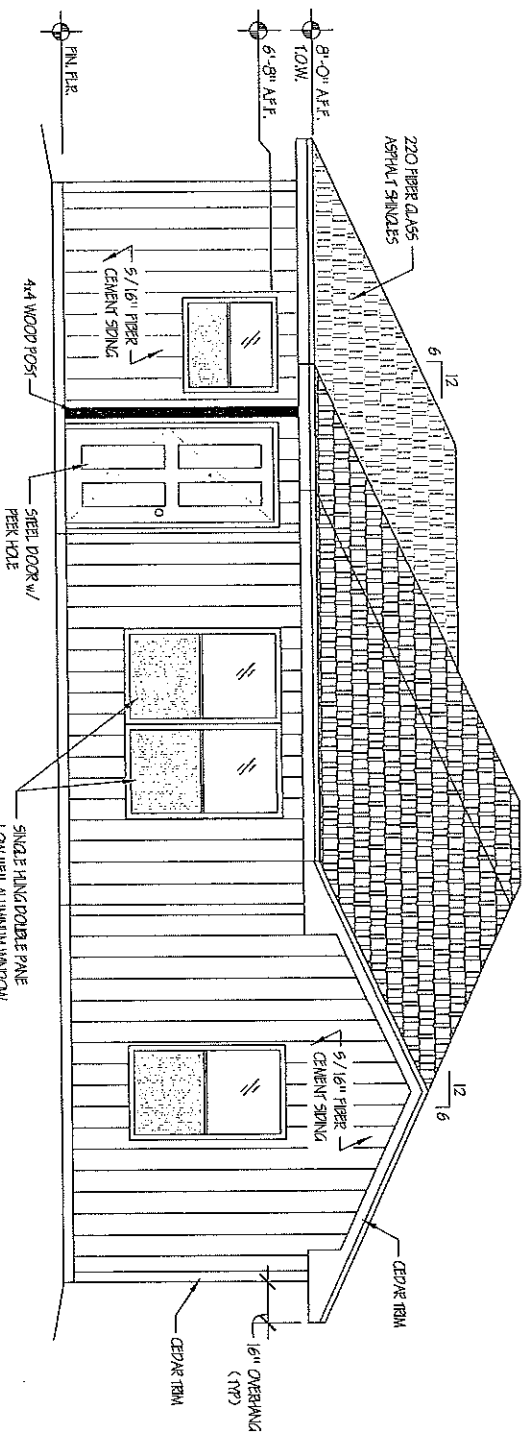
AURELIA LUNA
 609 W. CHAPARRAL ST., SAN JUAN TX.

TOTAL AREA
 992 SQ. FT.

2 REAR ELEVATION



1 FRONT ELEVATION

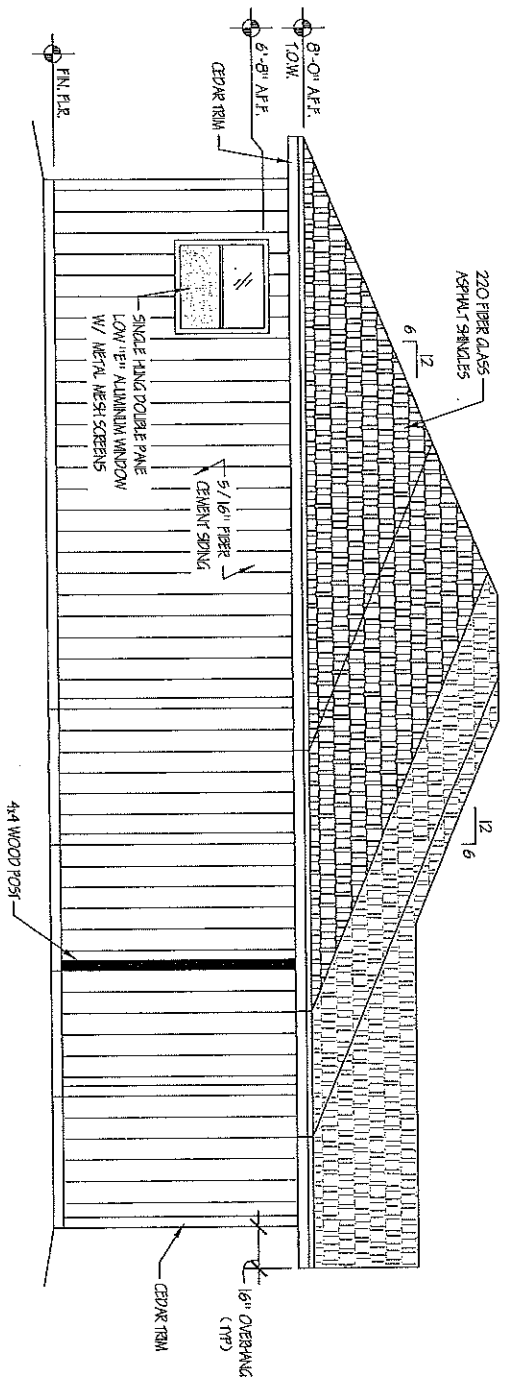


URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

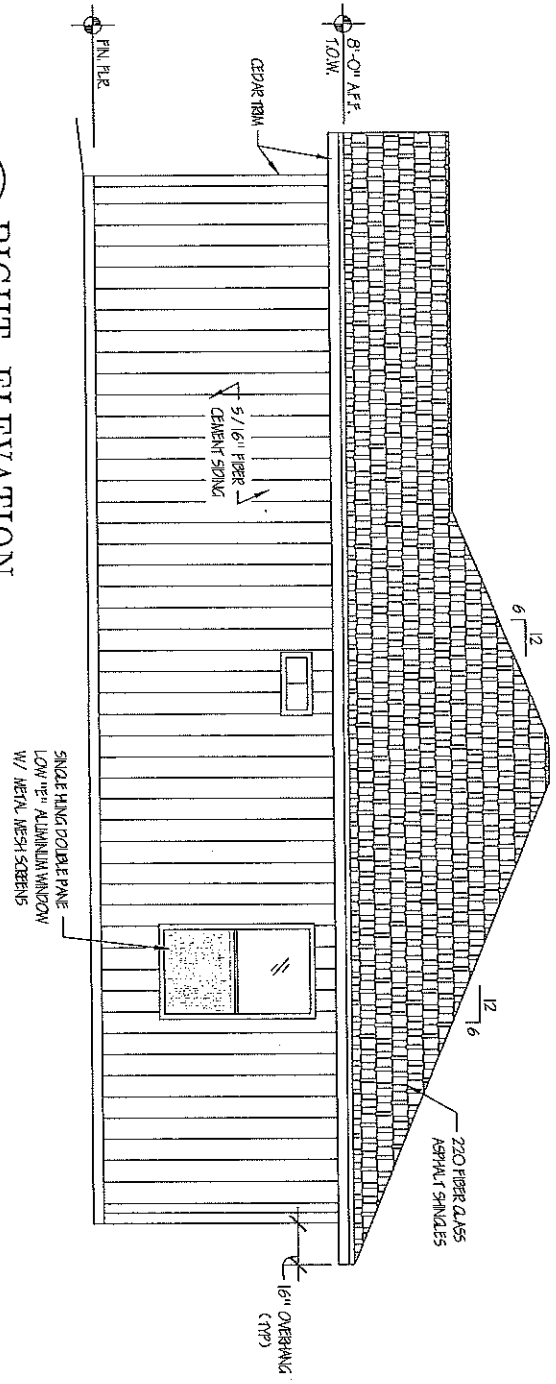
AURELIA LUNA
609 W. CHAPARRAL ST., SAN JUAN TX.

TOTAL AREA
992 SQ. FT.

2 LEFT ELEVATION



1 RIGHT ELEVATION



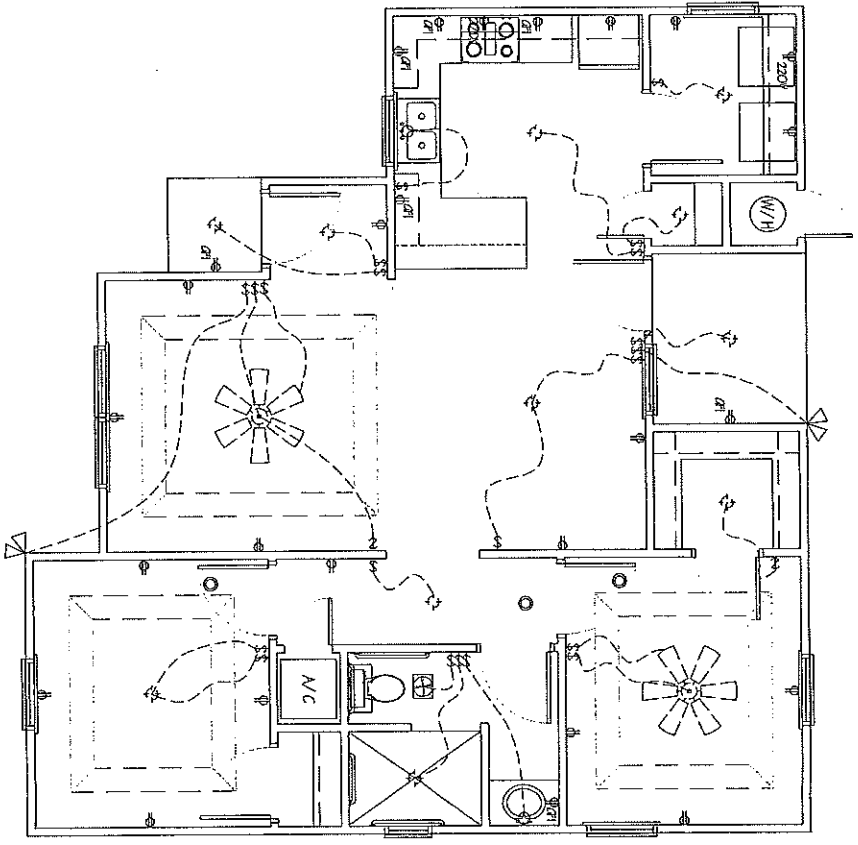
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

AURELIA LUNA
609 W. CHAPARRAL ST., SAN JUAN TX.

TOTAL AREA
992 SQ. FT.

A1.3

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



ELECTRICAL LEGEND

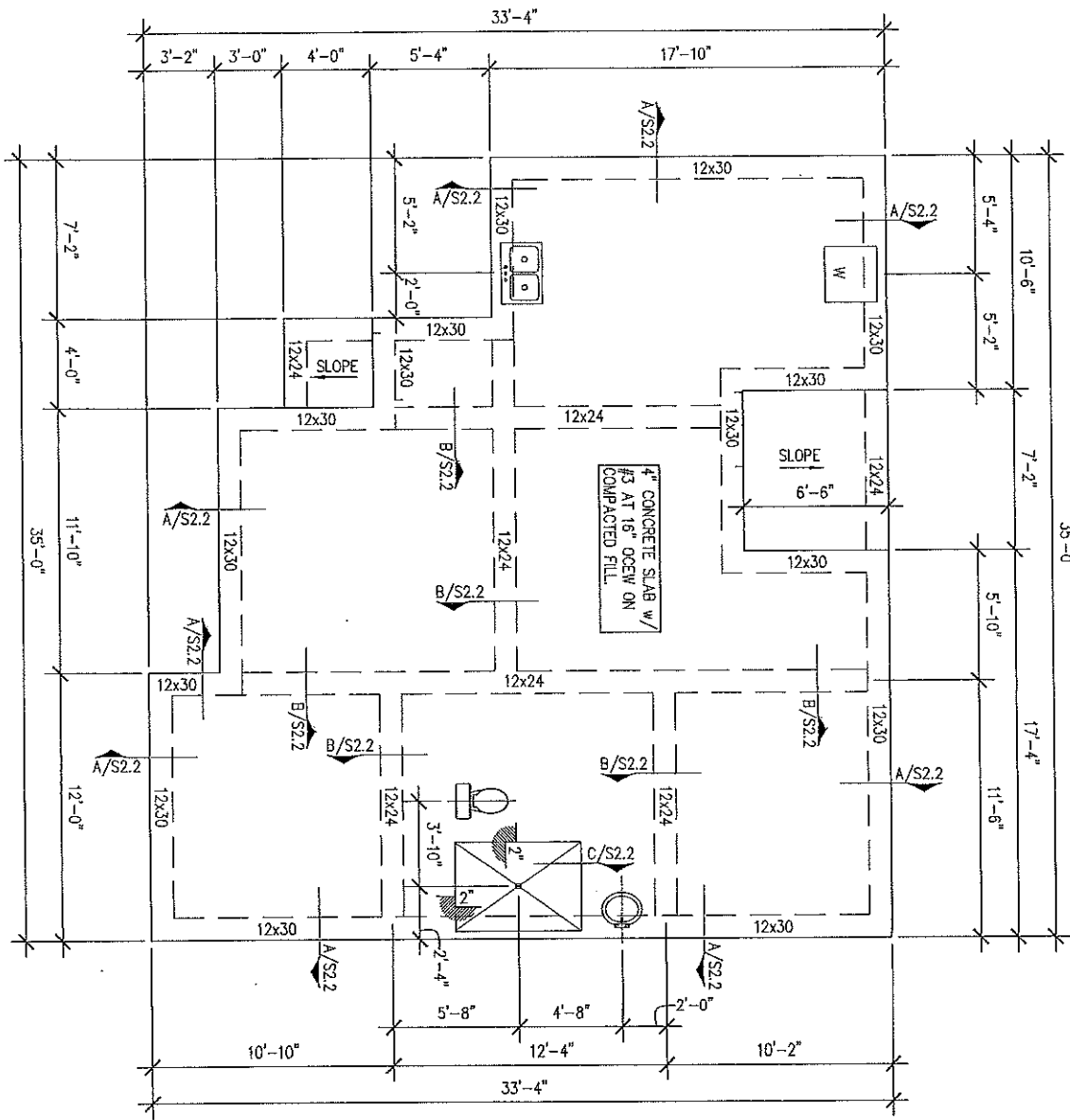
(WH)	WATER HEATER	↔	LIGHT FIXTURE
⊕	DUPLEX ELECTRICAL RECPKT.	\$	LIGHT SWITCH
⊖	220V DUPLEX ELECTRICAL RECPKT.	□	THERMOSTAT
⊕	220V ELECTRICAL RECPKT.	⊙	SMOKE DETECTOR
⊖	220V ELECTRICAL RECPKT.	▽	SECURITY LIGHTS
⊕	GROUND FAULT CIRCUIT INTERRUPTER		
⊖	PARABOLIC EXHAUST FAN		

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

AURELIA LUNA
 609 W. CHAPARRAL ST., SAN JUAN TX.

TOTAL AREA
 992 SQ. FT.

E1.1



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

NOTES:

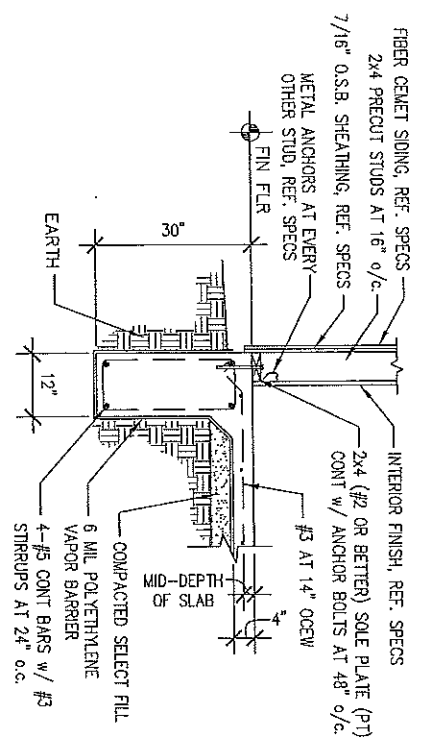
1. 4" THICK SLAB ON GRADE w/ #3 BARS AT 18" O.C.E.W. AT MID-DEPTH OF SLAB OVER 6 MIL. VISQUEEN OVER APPROVED COMPACTED FILL.
2. EXTERIOR GRADE BEAMS TO BE 12"x30" w/ 4-#5 BARS CONT. TOP AND BOTTOM w/ #3 STIRRUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL.
3. INTERIOR GRADE BEAMS TO BE 12"x24" 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

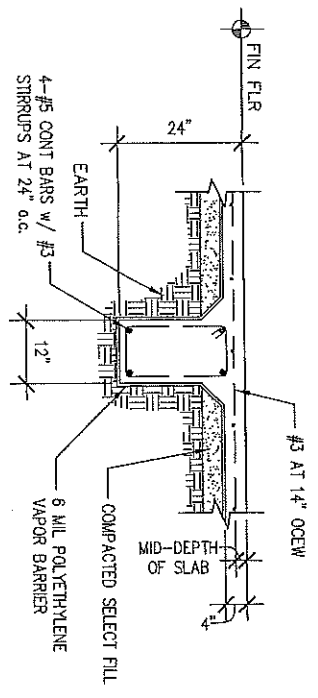
AURELIA LUNA
 609 W. CHAPARRAL ST., SAN JUAN TX.

TOTAL AREA
 992 SQ. FT.

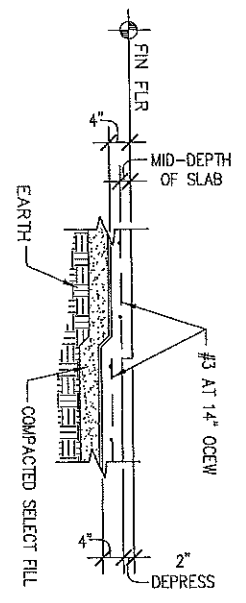
S2.1



A-EXTERIOR BEAM



B-INTERIOR BEAM



C-SHOWER DEPRESS

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

AURELIA LUNA
 609 W. CHAPARRAL ST., SAN JUAN TX.

TOTAL AREA
 992 SQ. FT.

S2.2

SPECIFICATIONS

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

OWNER (S) AURELIA LUNA CASE NO.: SH75-17-04 DATE: 11/8/17 ADDRESS: 609 W. CHAPARRAL ST., SAN JUAN TX PHONE: 956-802-8569 BY: ROBERTO CAVAZOS

1. FOUNDATION WORK:

BUILD A NEW SLAB ON GRADE FOUNDATION TO CORRELATE 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 1/2" 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 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
• BATHROOM 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/ T.P. DISPENSER & 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
• 5/8" PRE-CUT STUDS @ 16" O.C.
• 5/8" PRE-CUT STUBS @ 16" O.C.
• CEILING JOIST CHAIN BLOCKING @ 48" O.C.
• 2x6" (#2 OR BETTER) FOR USE IN:
• WINDOW & DOOR HEADERS WITH 1 1/2" PLAYWOOD 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 HOME
ALL EXTERIOR CEILING COVERINGS:
• 3/8" CD 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 SURFACE SHALL HAVE ORANGE PEEL TEXTURE
ALL EXTERIOR TRIMMINGS SHOULD CONSIST OF CEDAR WOOD.

4. ROOF: (SLOPE=8/12)

A HIPSABLE STYLE ROOF WITH 18" OVERHANGS.
• A HIPSABLE STYLE FRONT PORCH AS PER PLANS.
• 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 SIDERBACK PORCH FLOOR.
PROVIDE RAMP & (2) HANDRAILS TO EACH FRONT AND/OR SIDE PORCH STEPS

6. INSULATION:

INSUL SITE:
> 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 800 SQUARE FEET BEFORE FRAMING AND ROUGH-IN INSPECTION IS SCHEDULED.
> IMPIRATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, 2X4 BOTTOM PLATES, AND ALL PENETRATED AREAS.
> ALL PERIMETER WALLS WITH R-15 T.G. 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 4-100 (2 COLOR CHOICE MIN).

9. SIDING:

THE SIDING SHALL BE 5/8" FIBER CEMENT WITH ALL CEDAR TRIM TO ENTIRE HOUSE.
INSTALL 2 1/8" O.S.B. TO THE ENTIRE PERIMETER OF THE HOUSE AS PER MANUFACTURER'S SPECIFICATIONS.

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 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 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) 82' CEILING FANS (CEILING HUGGER STYLE) COMPARABLE IN QUALITY TO THE HUITER 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 1' ABOVE THE FLOOR.
> ANY OUTLETS WITHIN 6' 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 CABINET ABOVE TOILET. ALSO INCLUDE TOILET PAPER 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:

> YOUR 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 OF 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 RANGE AS PER APPLICANT'S REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
> PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BDRM & LIVING SPACE. KITCHEN PHONE IF REQUESTED.
> PROVIDE TERNITE PRE-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 CITY OR COUNTY AT THE TIME OF AT TAINING PERMITS.
> MINIMUM 12x-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 PRIOR TO THE START OF CONSTRUCTION. FINES WILL BE ENFORCED.
> CONTRACTOR IS RESPONSIBLE FOR SUPPLYING PORT A POTTY THROUGHOUT CONSTRUCTION PROCESS (from to final inspection) FINES WILL BE ENFORCED.
> SHOWER ENTRANCES TO BE 36" WIDE.
> ALL UCP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §206.514
> REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE THE BEGINNING OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO TIRES, ABANDONED VEHICLES, OLD LUMBER, ETC. MAKING NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO THE NEW DWELLING.

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. 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) AURELIA LUNA CASE NO.: SH75-17-04 DATE: 11/8/17 ADDRESS: 609 W. CHAPARRAL ST., SAN JUAN TX PHONE: 956-802-8569 BY: ROBERTO CAVAZOS

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

Aurelia Luna
NAME OF APPLICANT _____

NAME OF CO-APPLICANT _____

EXHIBIT "C"
SPECIAL CONDITIONS

None.

TIME TABLE

ACTIVITY	DATE(S)
Contract Signing	December 12, 2017
Demolition	December 21, 2017
Construction Start	December 22, 2017
Anticipated Draws	After 50% construction completion After 100% construction completion 30 days after construction completion
End Construction	March 12, 2018

BUDGET

	Total Cost
Pre-Development	\$ 0.00
Acquisition	\$ 0.00
Demolition/Construction	\$62,999.99
Other Costs:	\$ 0.00
TOTAL PROJECT COSTS	\$62,999.99