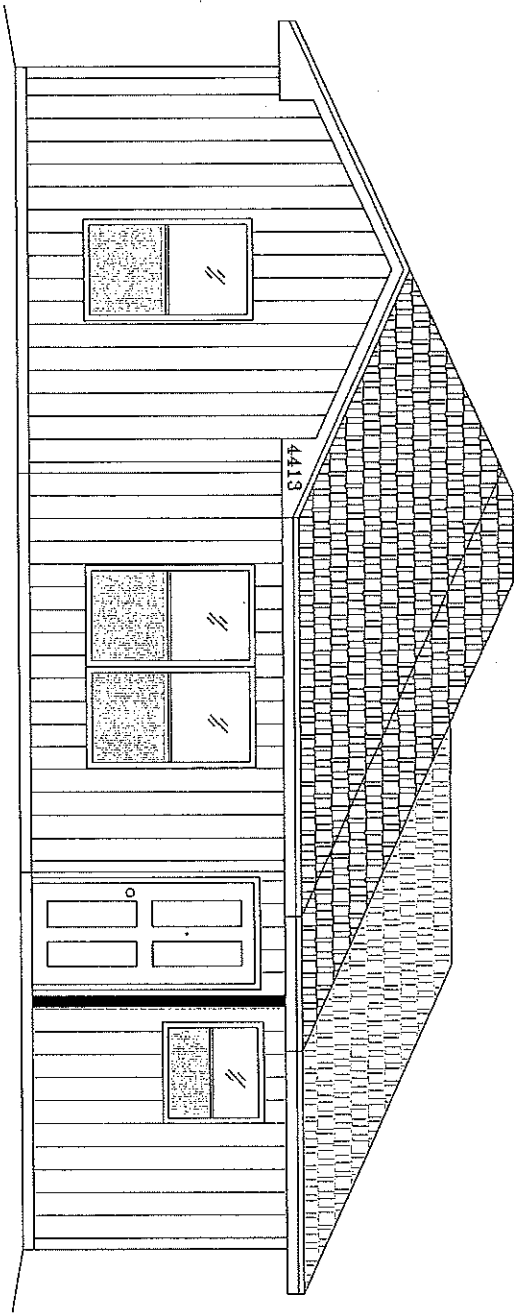


GONZALEZ RESIDENCE



MARIA GONZALEZ
4413 SOUTHPORT DR.
EDINBURG, TEXAS 78539
CELL: 956-313-2179

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

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

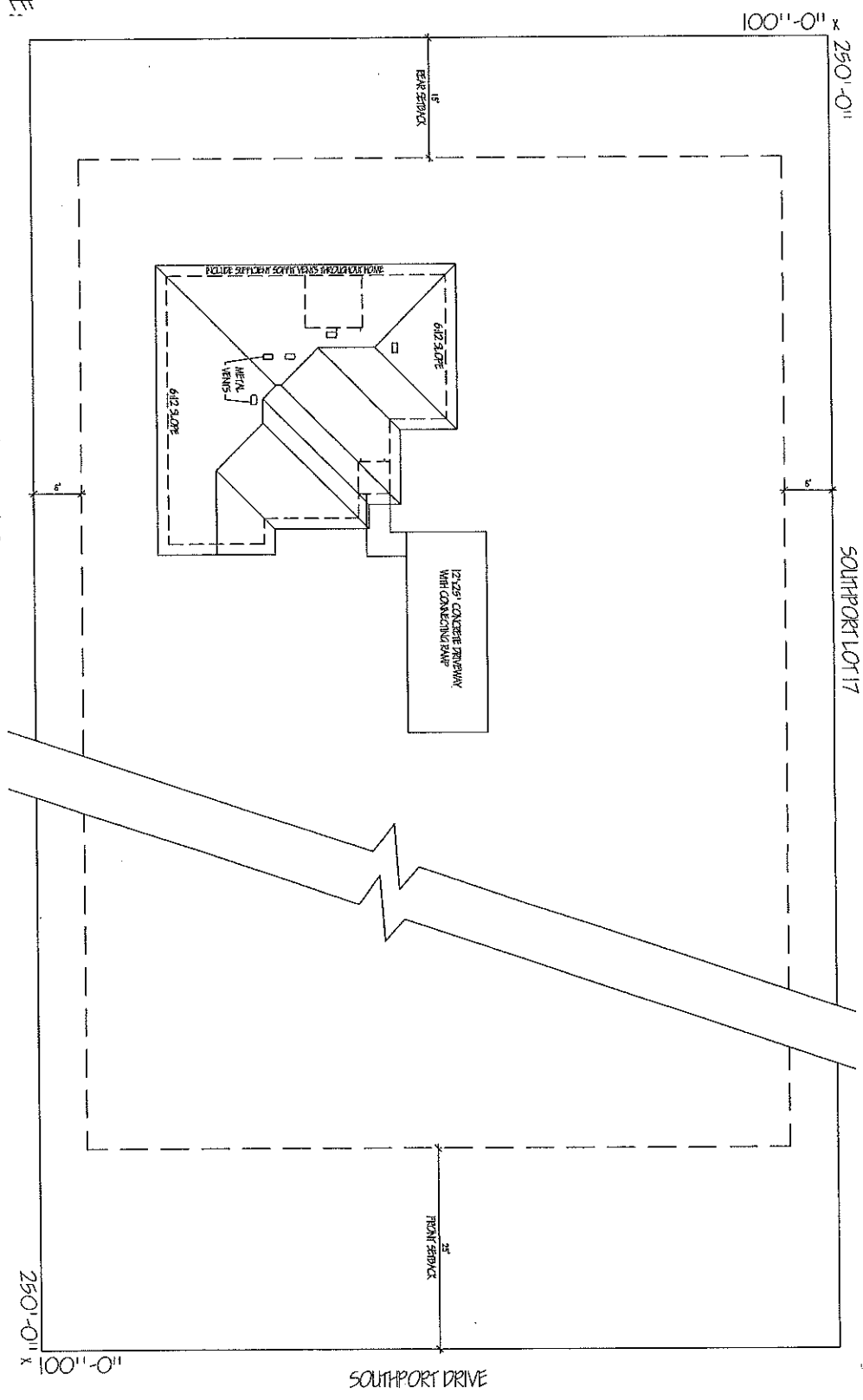
MARIA GONZALEZ
4413 SOUTHPORT DR., EDINBURG TX.

TOTAL AREA
992 SQ. FT.

C1.0

- 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.

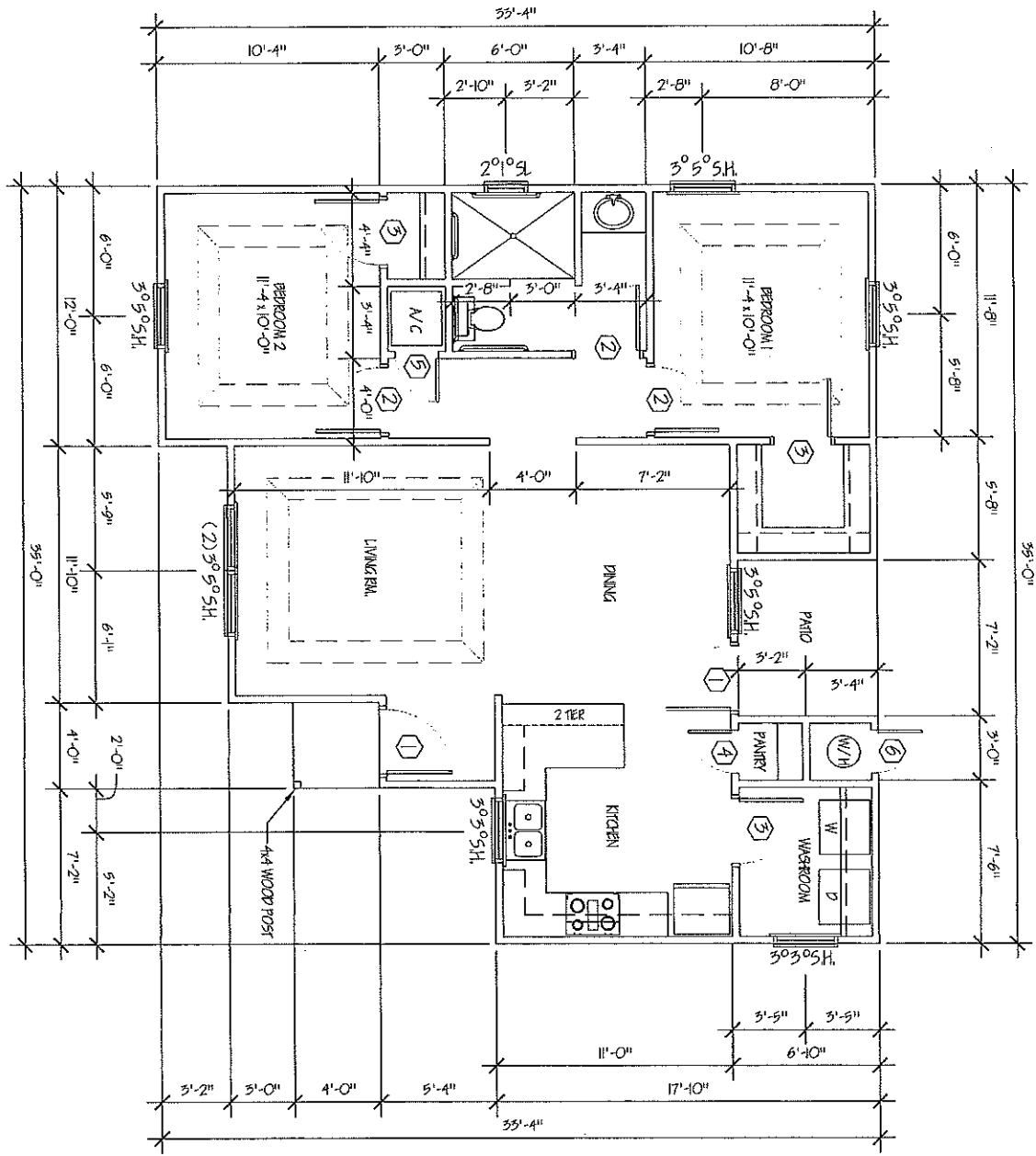


1 ROOF/PILOT PLAN

	<p>URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM</p>	
<p>AS1.1</p>	<p>MARIA GONZALEZ 4413 SOUTHPORT DR., EDINBURG TX.</p>	<p>TOTAL AREA 992 SQ. FT.</p>

1 FLOOR PLAN

3/16" = 1'-0"



SQUARE FOOTAGE

LIVING AREA	900
PORCH/PATIO	62
TOTAL SQ. FT.	962

DOOR SCHEDULE

DR#	TASK	SIZE	TYPE	LOCKS
1	INSTALL NEW LUTER W/ BUILT IN TER. TABLES	5'0"	HALL W/ LOWN	LEVER AND RUBY LOCK W/ PRIVACY
2	INSTALL NEW LUTER	5'0"	HALL W/ CORE	LEVER AND RUBY
3	INSTALL NEW LUTER	2'8"	HALL W/ CORE	PASSAGE
4	INSTALL NEW LUTER	2'0"	HALL W/ CORE	PASSAGE
5	INSTALL NEW LUTER	2'0" x 4'0"	HALL W/ CORE	N/C CLOSET PASSAGE
6	INSTALL NEW LUTER	2'0"	HALL W/ CORE	LOCK W/ RAMPDOWN

GENERAL NOTES

-6/12 SLOPE WITH 1/4" OVERHANG
 -SHIPPLY REDE / SOFTEN VENIS WHERE NEEDED
 -INSTALL PORCH BALAND 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 CONNECTORS FOR A GAS/ELECTRIC STOVE.
 -INSTALL A HUB OF TWO PROPE JOCS & CABLE CONNECTIONS AS PER OWNERS REQUEST.
 -EXTERIOR COLOR CHOICES TO BE OR MATCH
 SW 6450 SW 6418
 SW 6450 SW 6418
 INTERIOR COLOR CHOICES TO BE OR MATCH
 SW 6413 SW 6405

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 15TH DAY OF NOVEMBER
Maria C Gonzalez

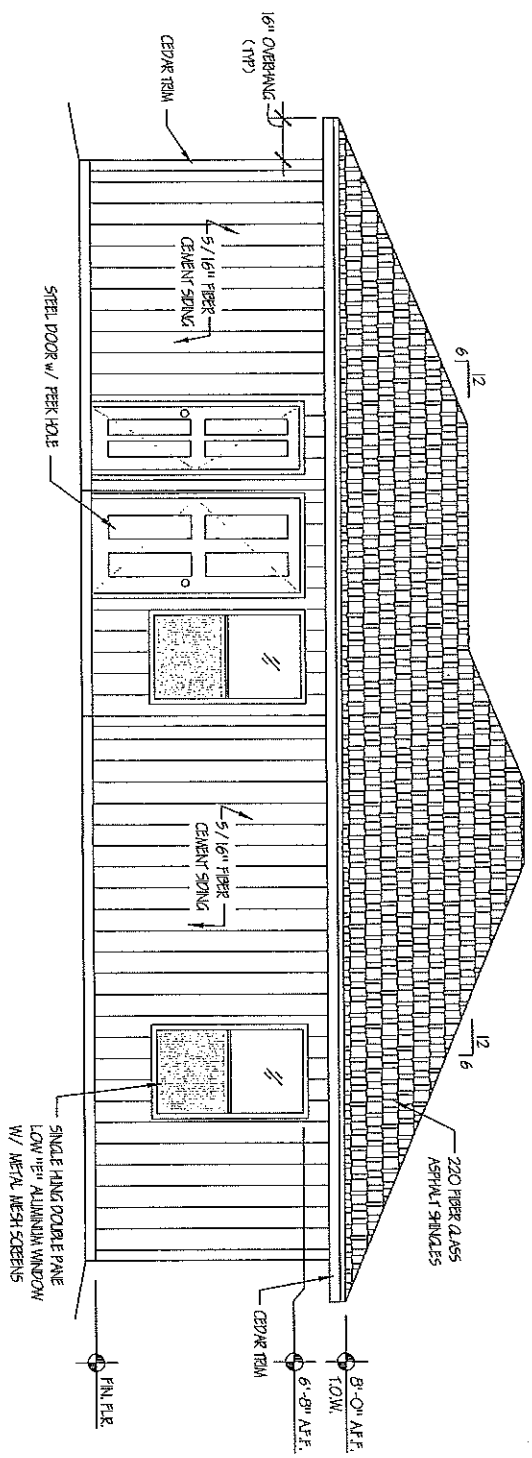
Date stain cabinets
 Please VLT Flooring

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

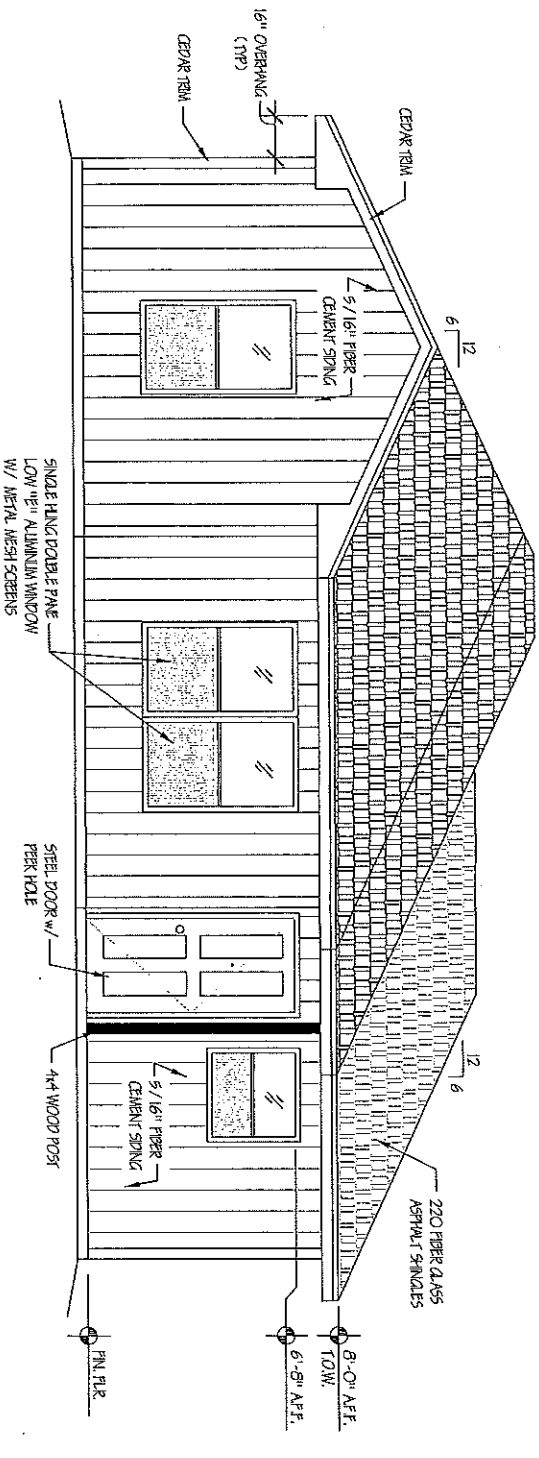
MARIA GONZALEZ
 4413 SOUTHPORT DR., EDINBURG TX.

TOTAL AREA
 992 SQ. FT.

2 REAR ELEVATION



1 FRONT ELEVATION



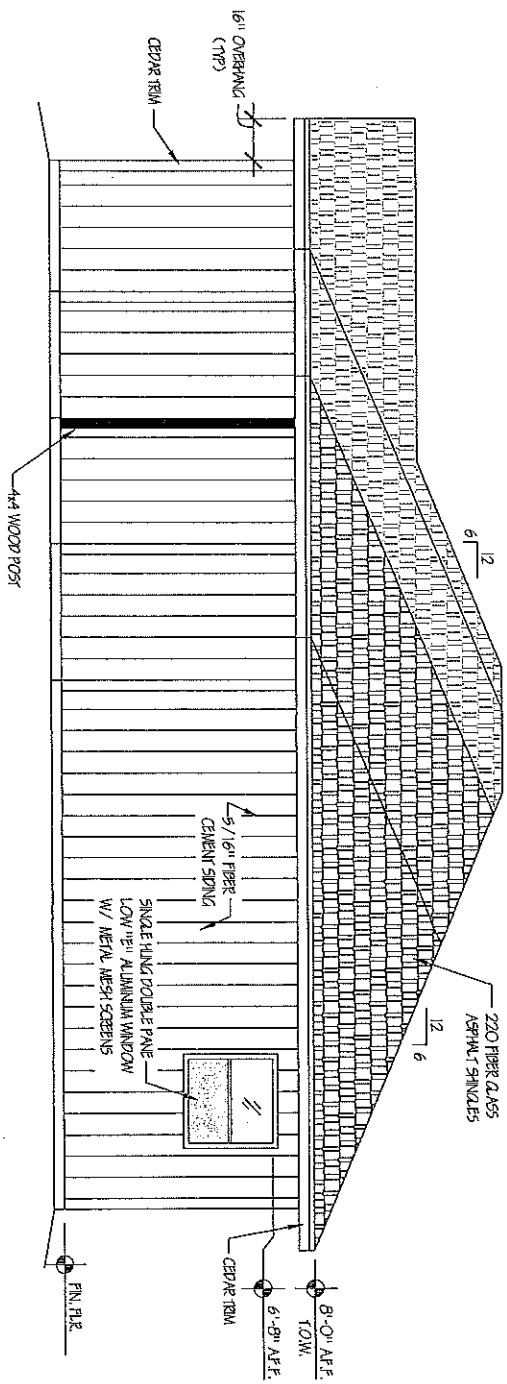
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MARIA GONZALEZ
4413 SOUTHPORT DR., EDINBURG TX.

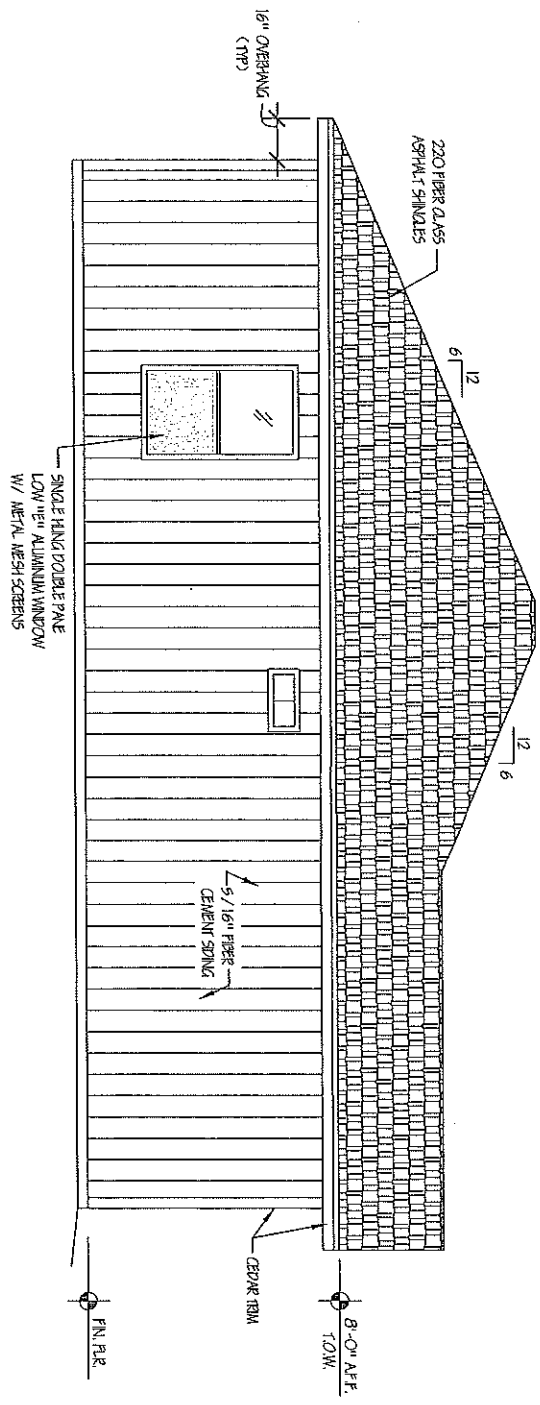
TOTAL AREA
992 SQ. FT.

A1.2

2 RIGHT ELEVATION



1 LEFT ELEVATION

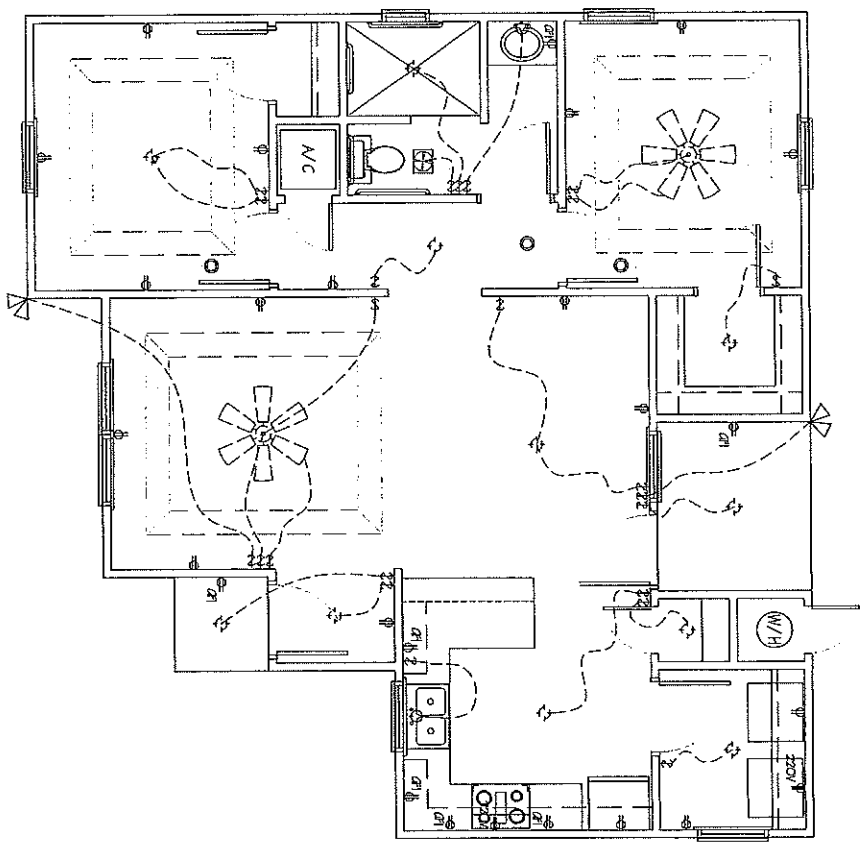


URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MARIA GONZALEZ
4413 SOUTHPORT DR., EDINBURG TX.

TOTAL AREA
992 SQ. FT.

A1.3



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

ELECTRICAL LEGEND

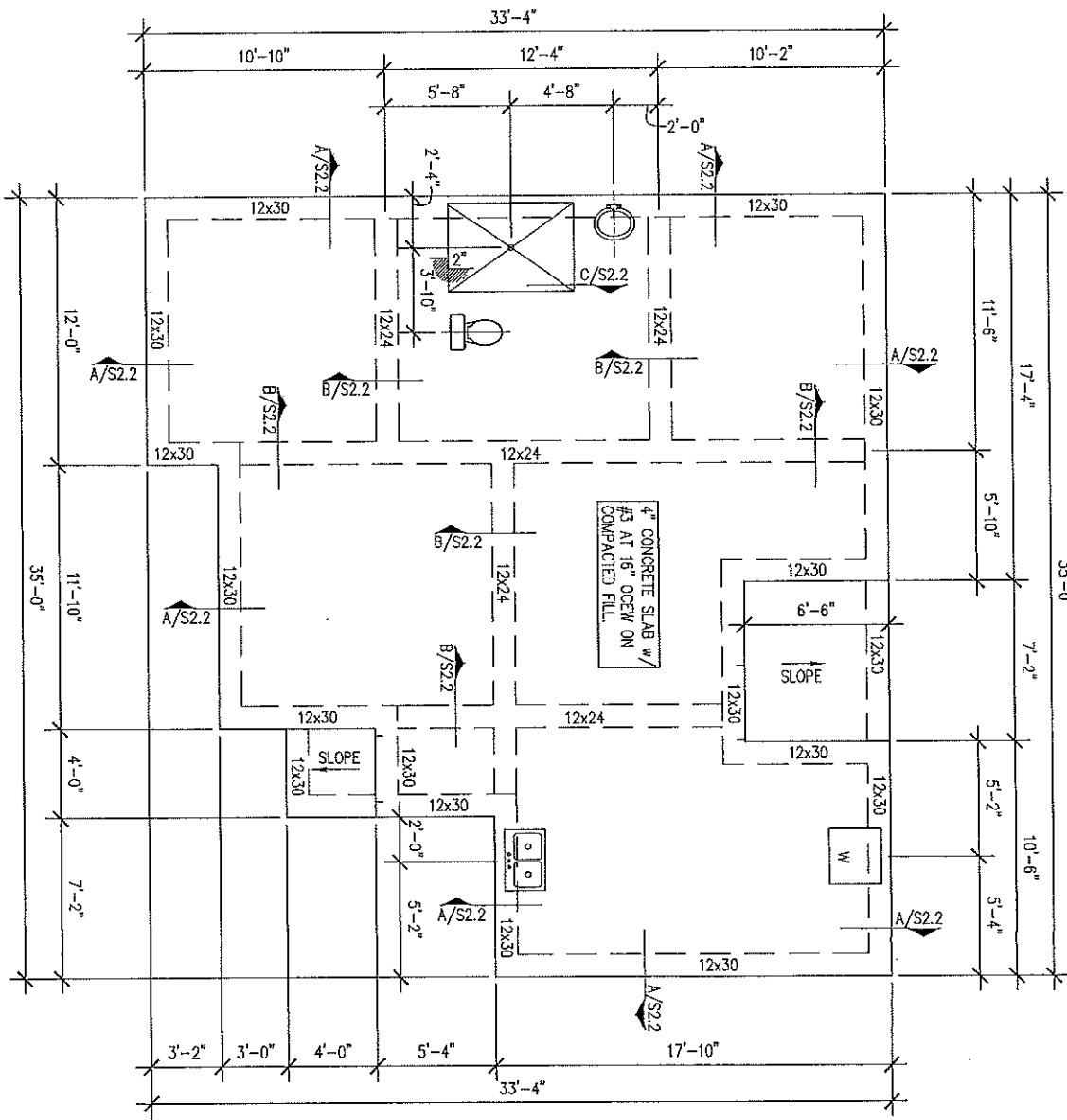
(W/H)	WATER HEATER	↻	LIGHT FIXTURE
⊕	DUPLEX ELECTRICAL RECEPT.	\$	LIGHT SWITCH
⊙	220V DRYER	□	THERMOSTAT
⊖	220V ELECTRICAL RECEPTACLE	⊙	SMOKE DETECTOR
⊕	GROUND FAULT CIRCUIT INTERRUPTER	▽	SECURITY LIGHTS
⊕	BATHROOM EXHAUST FAN		

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MARIA GONZALEZ
4413 SOUTHPORT DR., EDINBURG TX.

TOTAL AREA
992 SQ. FT.

E1.1



1 FOUNDATION PLAN

NOTES:

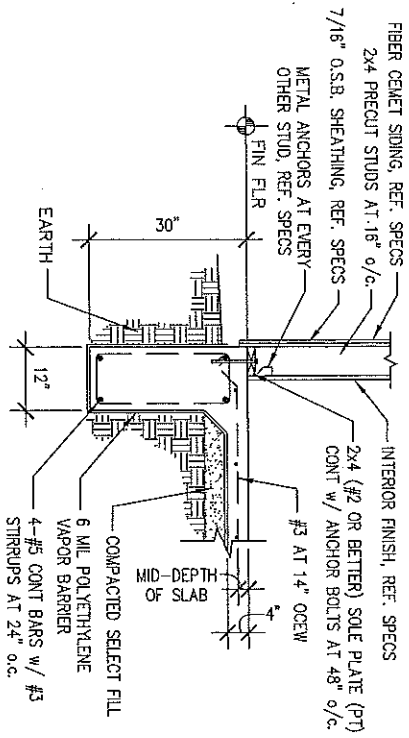
1. 4" THICK SLAB ON GRADE w/ #3 BARS AT 16" O.C.E.W. AT MID-DEPTH OF SLAB OVER 6 MIL. VISQUEEN OVER APPROVED COMPACTED FILL.
2. EXTERIOR GRADE BEAMS TO BE 12"x30" w/ 4-#5 BARS CONT. TOP AND BOTTOM w/ #3 STIRRUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL.
3. INTERIOR GRADE BEAMS TO BE 12"x24"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

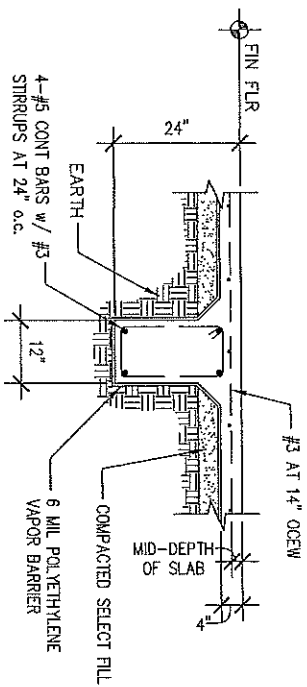
MARIA GONZALEZ
4413 SOUTHPORT DR., EDINBURG TX.

S2.1

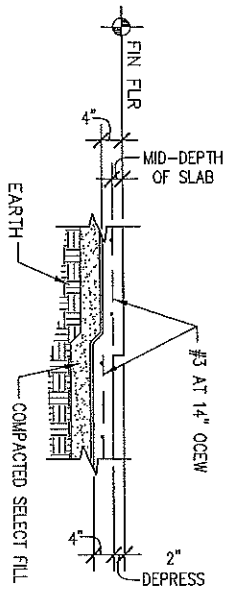
TOTAL AREA
992 SQ. FT.



A-EXTERIOR BEAM



B-INTERIOR BEAM



C-SHOWER DEPRESS

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

MARIA GONZALEZ
4413 SOUTHPORT DR., EDINBURG TX.

TOTAL AREA
992 SQ. FT.

S2.2

SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL
OWNER (S) MARIA GONZALEZ, CASE NO.: CW#85-17-07 DATE: 11/8/17 ADDRESS: 4413 SOUTHPORT DR. EDINBURG, TX PHONE: 956-313-2179 BY: ROBERTO 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 AC 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 PEEX OF APPROPRIATE DIAMETER.
 - NEW PEEX 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 3/8" FAUCETS.
 - 1/2" CUTOFF VALVES WITH ESCUTCHEONS FOR ALL FIXTURES.
 - PLUMBING SEALANT FOR ALL DRAINS, AND SINK PERIMETERS

FIXTURES: (SEE SPECS)

- ALL OTHER RELATED PLUMBING (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. SEE CITY FOR NECESSARY IF EXISTING FOR INTEGRITY AND REPAIR. IF NECESSARY AND MORE THAN 10 YEARS OF AGE

3. INTERIOR/EXTERIOR WALLS & CEILING:

- ALL INTERIOR AND EXTERIOR WALL FINISHING:
- 2x4 (W2 OR BETTER) FOR USE IN: SOLE PLATES (TREATED LUMBER)
- DOUBLE TOP PLATES
- 2x6 PRE-CUT STUDS @ 16" O.C.
- 2x8 PRE-CUT STUDS @ 16" O.C.
- WINDOW SILLS
- CEILING JOIST CHAIN BLOCKING @ 48" O.C.
- 2x6 (W2 OR BETTER) FOR USE IN:
- WINDOW & DOOR HEADERS WITH 1/2" PLYWOOD SPACER
- CEILING JOIST @ 24" O.C., FOR CLEARANCES LARGER THAN 7'2"
- 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
- EXTERIOR CEILING COVERINGS:
- 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 TRIMMINGS SHOULD CONSIST OF CEDAR WOOD.

4. ROOF: (SLOPE=6/12)

- ROOF SHALL HAVE:
- 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 & 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 SIDE/RAMP 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. (blend 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
- INSULATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, 2x4 BOTTOM PLATES, AND ALL PENETRATED AREAS.
- 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 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" OSB. TO THE ENTIRE PERIMETER OF THE HOUSE AS PER MANUFACTURERS 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 CABINERY 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 HIGHER STYLE) COMPARABLE IN QUALITY TO THE HUNTER BRAND. THE CONTRACTOR SHALL ALLOW \$120.00 FOR MATERIAL & LABOR. LOCATION AS PER OWNER REQUEST.
- INSTALL SPEC 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 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 WIRE 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 RE-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 8" 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 BEDRM & LIVING SPACE. KITCHEN PHONE IF REQUESTED. PROVIDE TREATMENT 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 CITIES OR COUNTY AT THE TIME OF ATTAINING PERMITS.
- MINIMUM 12x25 CONC. DRIVEWAY WITH CONNECTING SIDEWALK TO RAMP FOR HANDICAP APPLICANTS.
- ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 21. 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 (same 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

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.

OWNER (S) MARIA GONZALEZ CASE NO.: CW#85-17-07 DATE: 11/8/17 ADDRESS: 4413 SOUTHPORT DR, EDINBURG TX PHONE: 956-313-2179 BY: ROBERTO CAVAZOS

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