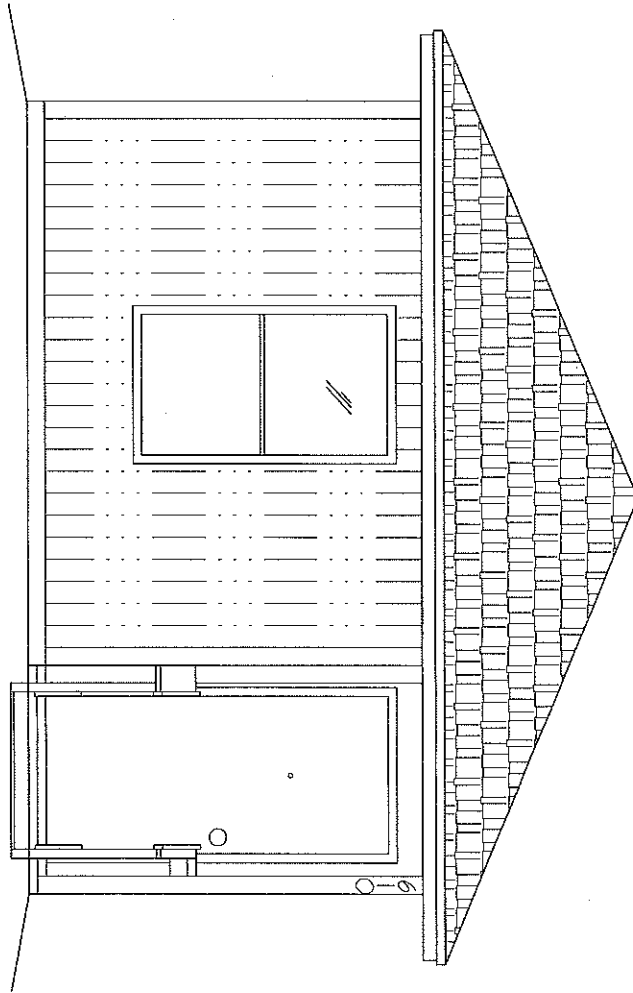


RIOS RESIDENCE



FLORA RIOS
610 LEE GARZA ST. - WESLACO
(956) 698-0092

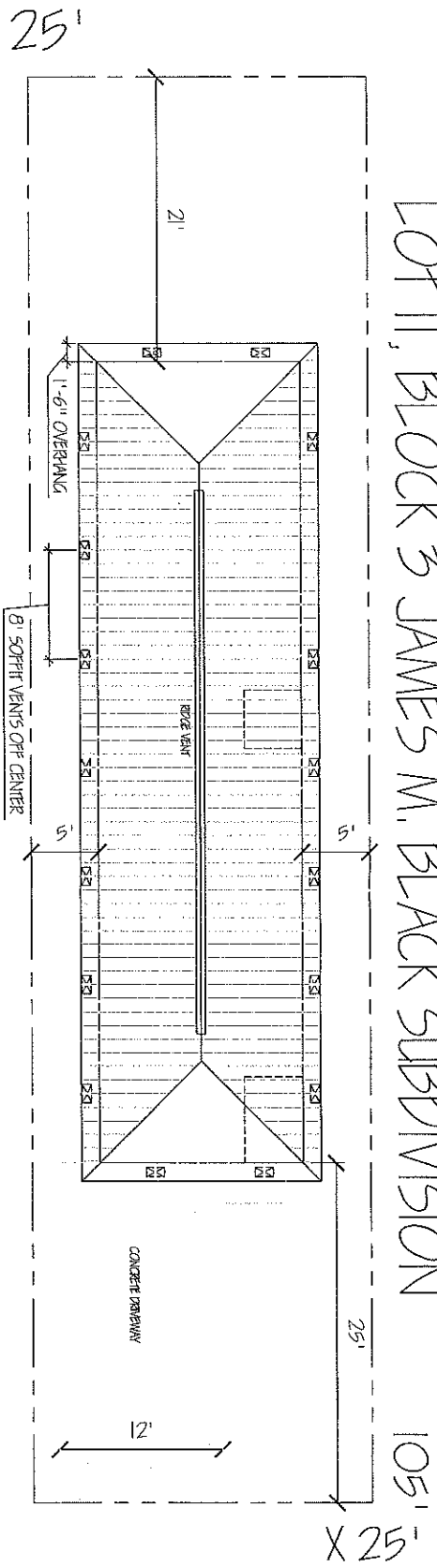
URBAN COUNTY PROGRAM
427 E. DURANTA AVE. - ALAMO
(956) 787-8127

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

FLORA RIOS
610 LEE GARZA ST. WESLACO, TX

885 SQ. FT.

LOT 11, BLOCK 3 JAMES M. BLACK SUBDIVISION



LEE GARZA ST.

NOTE:

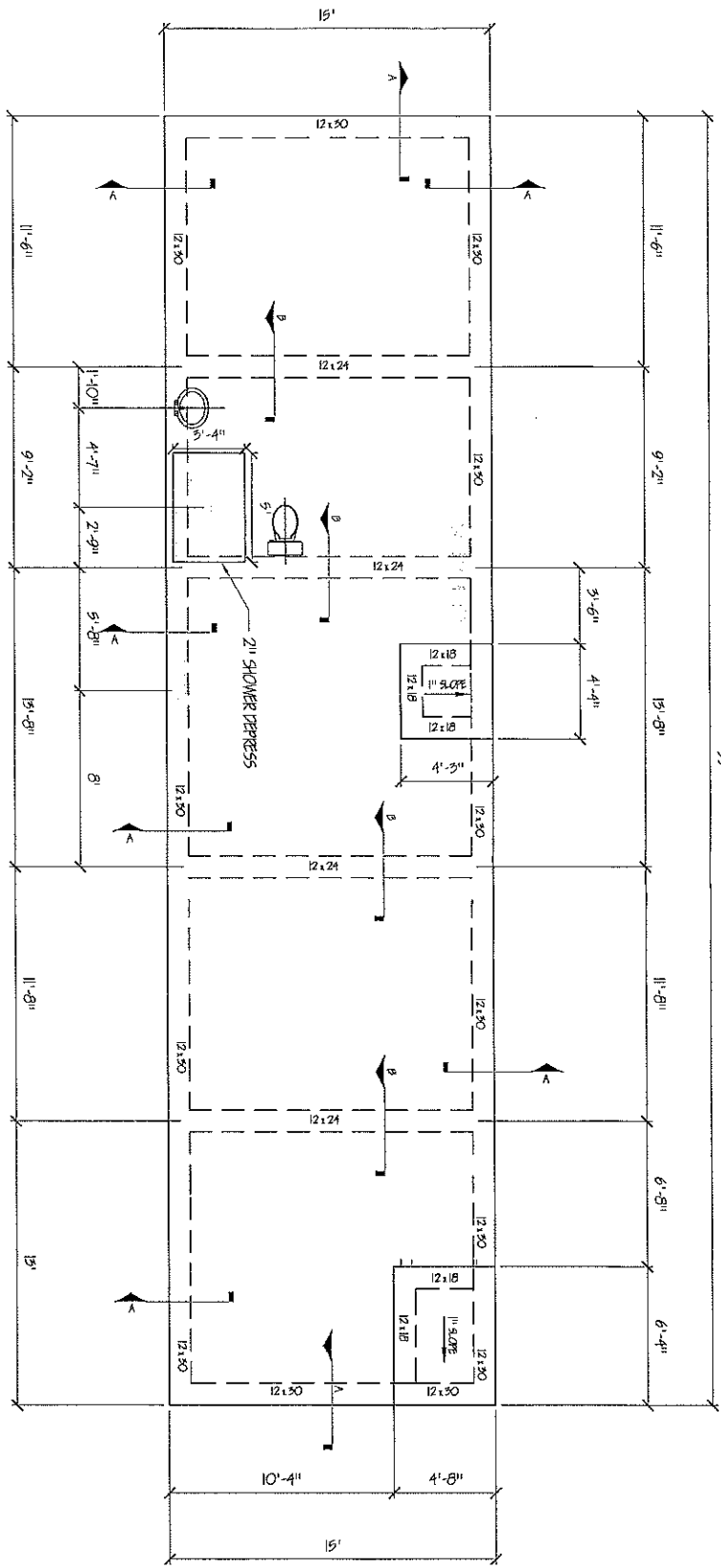
Please verify with city/ county on setbacks and for any requirements regarding sidewalk, landscaping and any other obligations as per city regulations/ ordinances. HOWEVER, any house that is made for handicap accessibility WILL ALWAYS require driveway with connecting sidewalk to ramp.

Remember to provide 6" of landscape dirt around house with sufficient grass seed up to 10' of perimeter.
 Install both a ramp, steps and railings as per owner's request of location.
 In addition, remember to replace septic tank if needed and is more than 10 yrs old.
 House to be built on original location.

Driveway to be 12' X 25' minimum, remain distance is to street if any is to be of asphalt, caliche or concrete.

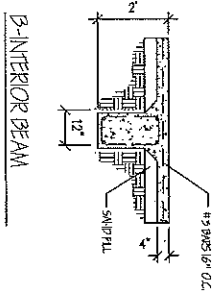
URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

FLORARIOS
 610 LEE GARZA ST. WESLACO, TX

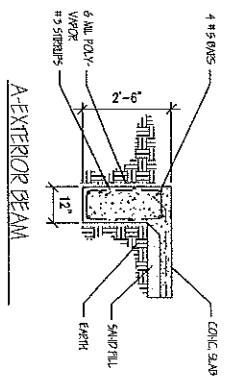


GENERAL NOTES

- 4" THICK SLAB ON GRADE W/ #3 BARS @ 16" O.C. EACH WAY AT MIN. DEPTH OF SLAB OVER 6 MIL. VIBREX OVER APPROVED COMPACTED FILL
- EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
- INTERIOR BEAMS TO BE 12"x24" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
- CORNER BARS AT ALL CORNERS & INTERSECTIONS 2"x2" - #5 APPLY 6X6 #6 WIRE MESH AT STEELWORKS AND DRIVEWAYS.
- INSTALL ANCHOR BOLTS AT PERIMETER AT 4' O.C.
- USE ONLY COMPACTED SELECTED FILL DIRT FINISH FLOOR TO BE 18" FROM TOP OF CURB, UNLESS OTHERWISE NOTED.



3- INTERIOR BEAM
 -INTERIOR BEAMS TO BE 12"x24" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.

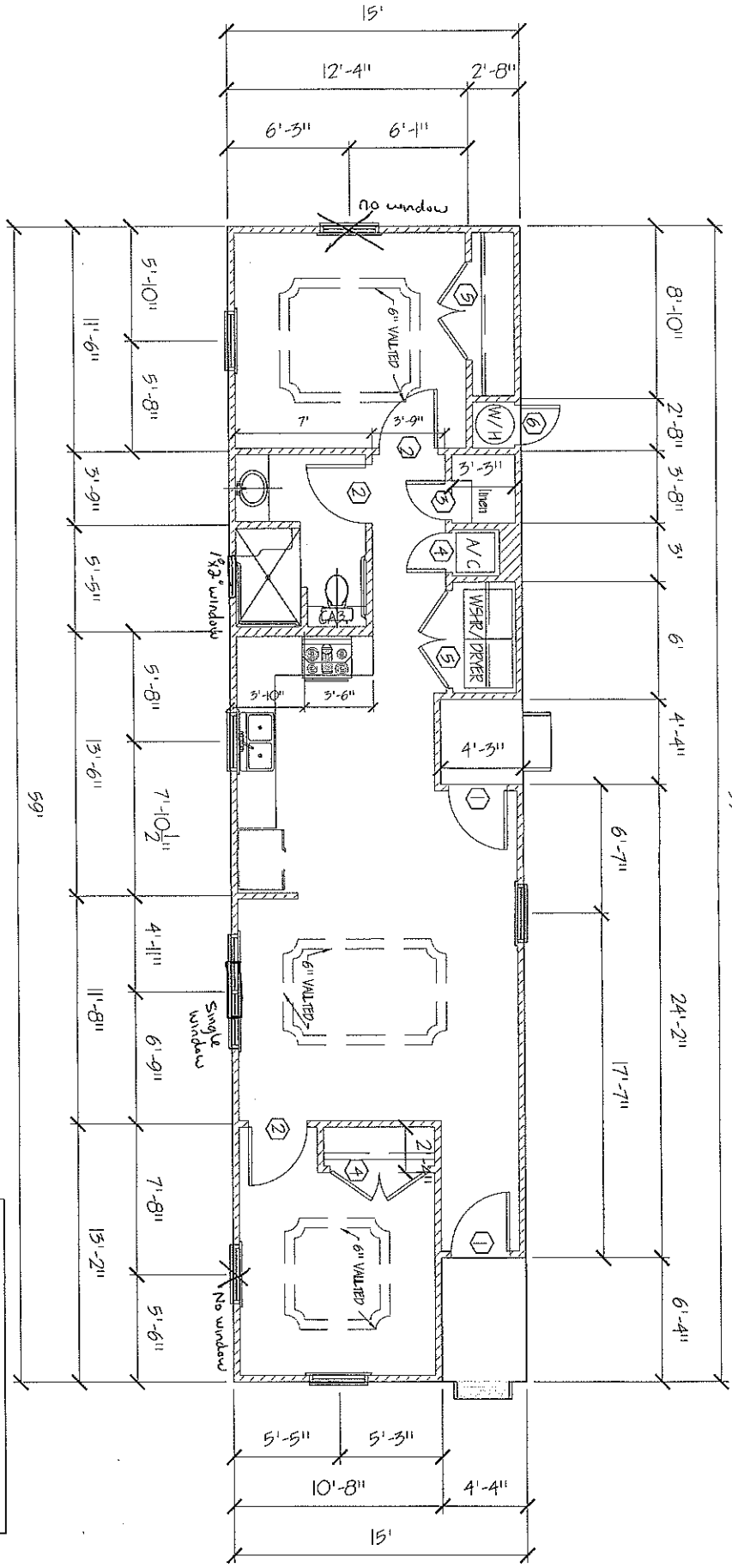


4- EXTERIOR BEAM
 -EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.

FOUNDATION PLAN

URBAN COUNTY PROGRAM
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

FLORARIOS
 610 LEE GARZA ST. WESLACO, TX



SQUARE FOOTAGE

UNIMPAVED	597
DOOR PAD	46
DOOR SILL	230

DOOR SCHEDULE

ITEM	WORK	SIZE	TYPE	LOOKS
1	INSTALL REPAIR W/ OIL REPLENISH	3'0" x 6'4"	DOOR W/ LOW PROFILE HANDLE	UPPER PANEL DOOR
2	INSTALL REPAIR	3'0" x 6'6"	DOOR W/ OIL REPLENISH	UPPER PANEL DOOR
3	INSTALL REPAIR	3'0" x 6'6"	DOOR W/ OIL REPLENISH	UPPER PANEL DOOR
4	INSTALL REPAIR	2'0" x 6'0"	DOOR W/ OIL REPLENISH	UPPER PANEL DOOR
5	INSTALL REPAIR	2'0" x 6'0"	DOOR W/ OIL REPLENISH	UPPER PANEL DOOR
6	INSTALL REPAIR	3'0" x 6'6"	DOOR W/ OIL REPLENISH	UPPER PANEL DOOR

GENERAL NOTES

- 5/12 G. ONE WITH 16" OVERHANG
- APPLY ROOF / SOFFIT 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 / PROPANE STOVE.
- INSTALL A MIN. OF TWO PHONE JACKS & CABLE CONNECTIONS AS PER OWNERS REQUEST.
- EXTERIOR COLOR CHOICES TO BE OR MATCH SW 7029
- INTERIOR COLOR CHOICES TO BE OR MATCH SW 3005

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 16 DAY OF NOV 2013

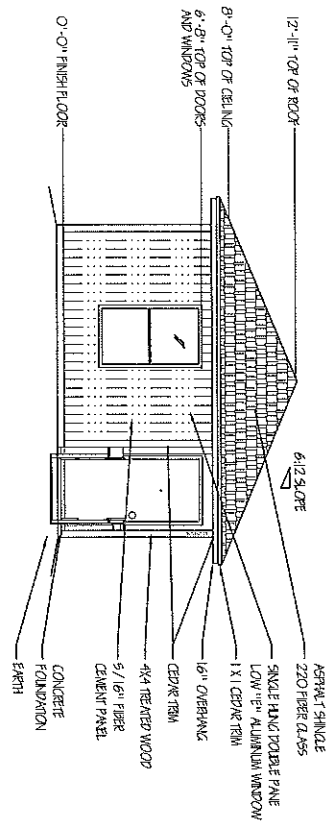
R. Flora Rios

FLOORPLAN
SCALE: NTS

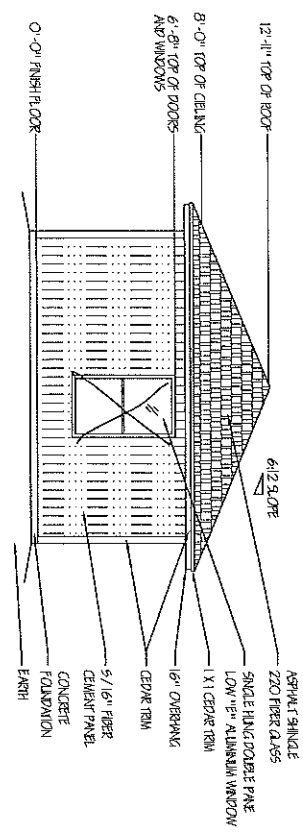
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

FLORA RIOS
610 LEE GARZA ST. WESLACO, TX

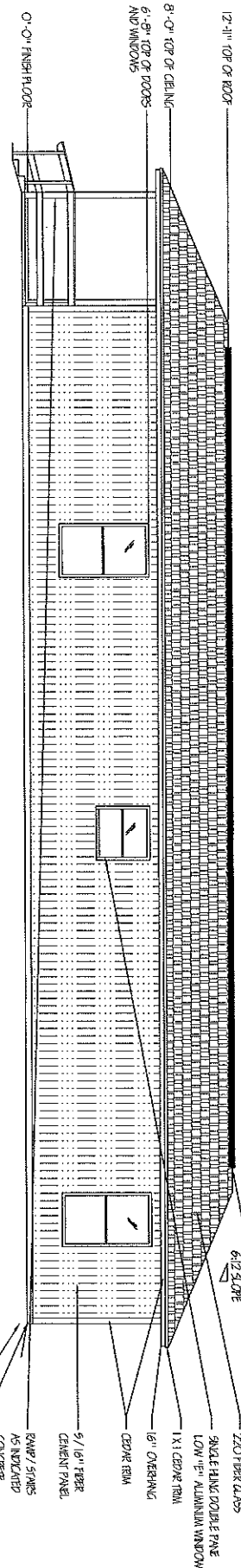
889 SQ. FT.



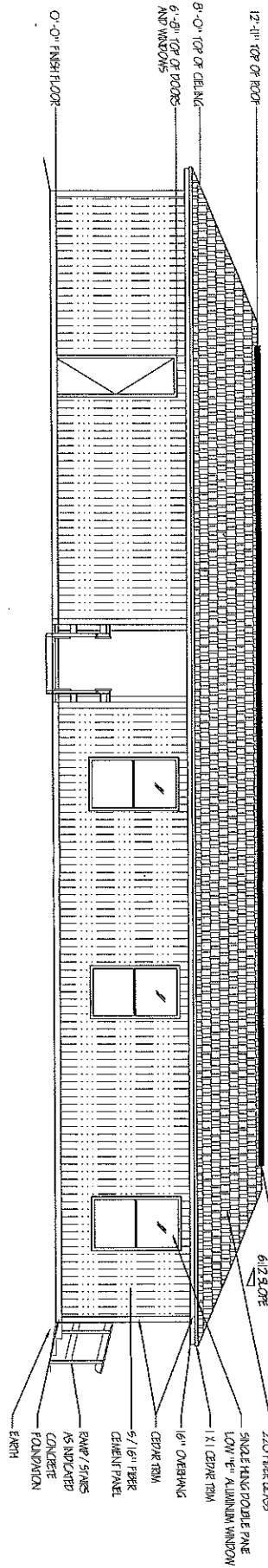
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

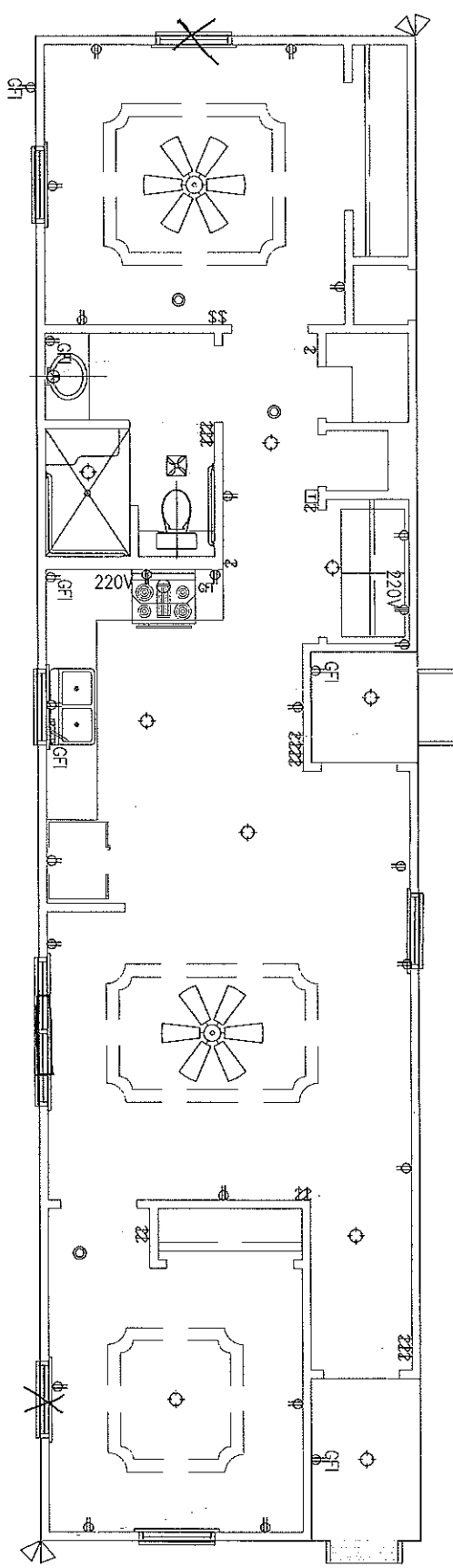
URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

FLORA RIOS
610 LEE GARZA ST. WESLACO, TX

⊕	WATER FAUCET	⊕	LOCK TRIM
⊕	OUTLET ELECTRICAL RECEPT	⊕	LOCK SINK
220V	ELECTRICAL RECEPT	⊕	HANDICAP
GFI	GROUND FAULT	⊕	SHOWER RECEPT
GFI	GROUND INTERRUPTER	⊕	SCREWS
⊕	BATHROOM EXHAUST FAN	⊕	SCREWS

ELECTRICAL LEGEND

ELECTRICAL PLAN



URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

FLORA RIOS
610 LEE GARZA ST. WESLACO, TX

SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL
OWNER (S) FLORA RIOS CASE NO.: WE#80-17-02 DATE: 11/7/17 ADDRESS: 610 LEE GARZA ST., WESTLACO TX, PHONE: 956-698-0092 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 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 PER OF APPROPRIATE DIAMETER.
 - NEW PEV, 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
 - BATHROOM SINK W/ RELATED PLUMBING & FAUCETS
 - TOILET W/ MATCHING COLOR
 - SHOWER W/ RELATED PLUMBING AND HANDICAP ACCESSIBLE
 - SHOWER FAUCETS & REMOVABLE SHOWER HEAD
 - MEDICINE CABINET(S) TOWEL RACK(S) 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 2.1)
 - 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 INTERITY AND REPLACE IF NECESSARY AND MORE THAN 10 YEARS OF AGE

3. INTERIOR/EXTERIOR WALLS & CEILINGS:

- ALL INTERIOR AND EXTERIOR WALL FRAMING:
 - 2x6 (2 OR BETTER) FOR USE IN: SOLE PLATES (TREATED LUMBER)
 - DOUBLE TOP PLATES
 - 92 5/8" PRE-CUT STUDS @ 16" O.C.
 - 92 5/8" 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 1/2" PLYWOOD SPACER.
 - CEILING JOIST @ 24" O.C. FOR CLEARANCES LARGER THAN 12'
 - CEILING JOIST SHALL BE @ 16" 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 EXTERIOR TRIMMINGS SHOULD CONSIST OF CEDAR WOOD.

4. ROOF: (SLOPE=5/12)

- A HINGABLE STYLE ROOF WITH 16" OVERHANGS.
- A HINGABLE STYLE FRONT PORCH AS PER PLANS.
- PORCH COLUMNS MUST BE FASTENED TO CONCRETE.
- AN ADEQUATE COMBINATION OF RIDGE & SOFT VENTS WITH AIR CHUTES.
- REGULATE 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/BACK 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 R-4.5 F.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. PRIMER ALLOW A VARIETY OF DIFFERENT COLORS FOR CLIENT TO CHOOSE FROM. (2 COOL OR 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 THE HOUSE
- INSTALL 7/16" O.S.B. TO THE ENTIRE PERIMETER OF THE HOUSE AS PER MANUFACTURER'S SPECIFICATIONS.

10. WINDOWS:

- SHALL BE MINIMUM 1/4" 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 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) 32' 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 PUGS TO BE 1' 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 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:

- 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 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 GAS CONNECTIONS FOR RANGE AS PER APPLICANT'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 PRE-TREATMENT TO ENTIRE FOUNDATION PAD.
- OBTAINING, DISPER AVING, 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 2.1 GENERAL NOTES OF THE CONTRACTOR'S GENERAL SPECIFICATIONS MANUAL.
- PROVIDE AND INSTALL PROJECTS SIGNS AT EACH CONSTRUCTION. FINES WILL BE ENFORCED.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING FOOT A POTTY THROUGHOUT CONSTRUCTION PROCESS (demo to final inspection) FINES WILL BE ENFORCED.
- SHOWER ENTRANCES TO BE 36" WIDE.
- ALL UCP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §2306.514

THE HOMEOWNER SHALL BE RESPONSIBLE FOR

- REMOVE AND DISPOSE OF ALL TREES 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 WRITUP AND PLANS AS PRESENTED TO ME:

Robert Florin
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	\$61,740.00
Other Costs:	\$ 0.00
TOTAL PROJECT COSTS	\$61,740.00