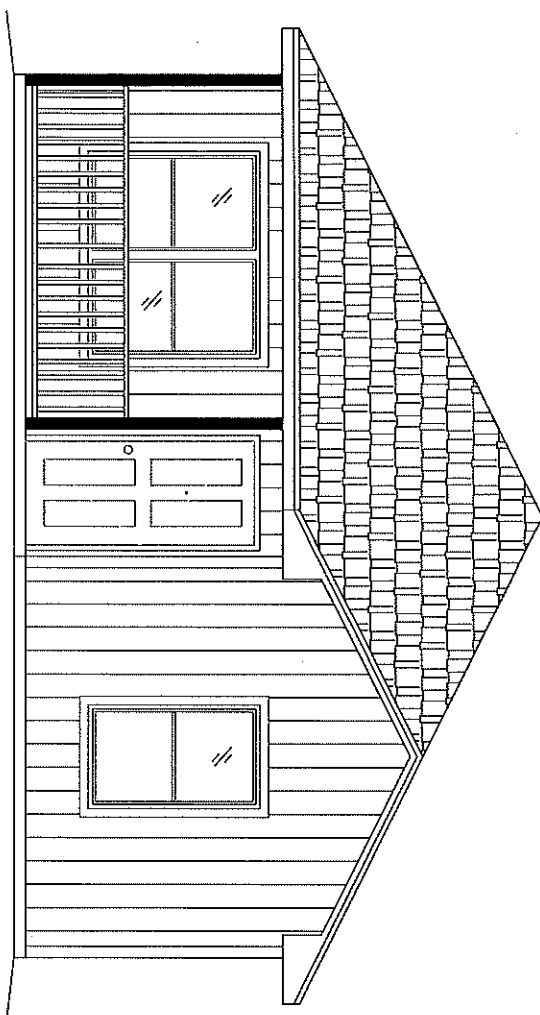


# CAVAZOS RESIDENCE



LUCIA A. CAVAZOS  
 1610 LOS LAURELES DR.  
 MERCEDES, TEXAS 78570  
 956-472-6773

URBAN COUNTY PROGRAM  
 1916 Tesoro Street Pharr Tx  
 (956) 787-8127

URBAN COUNTY PROGRAM  
 OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

LUCIA A. CAVAZOS  
 1610 LOS LAURELES DR. MERCEDES TX. 78570

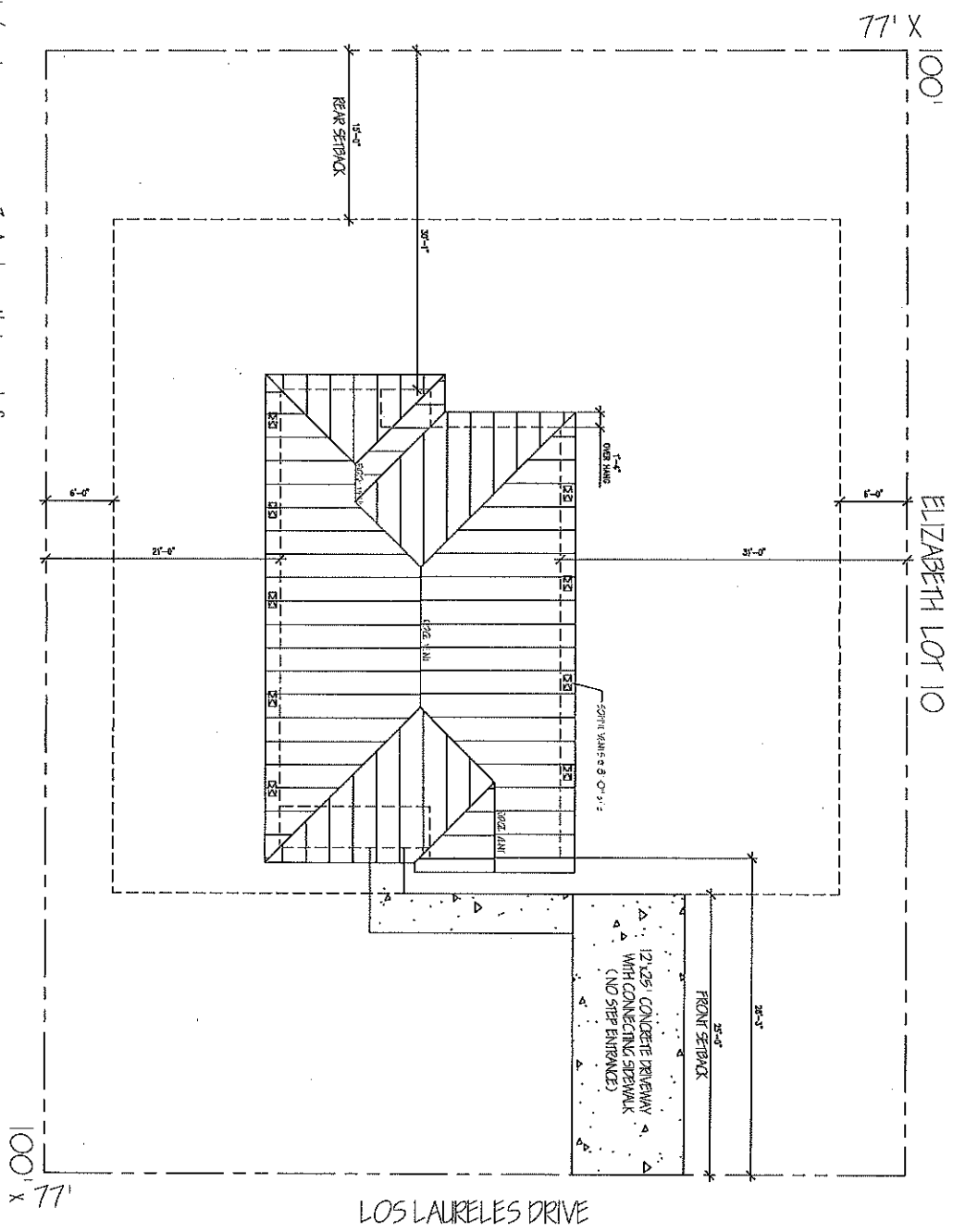
TOTAL AREA  
 989 SQ. FT.

C1.0

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.

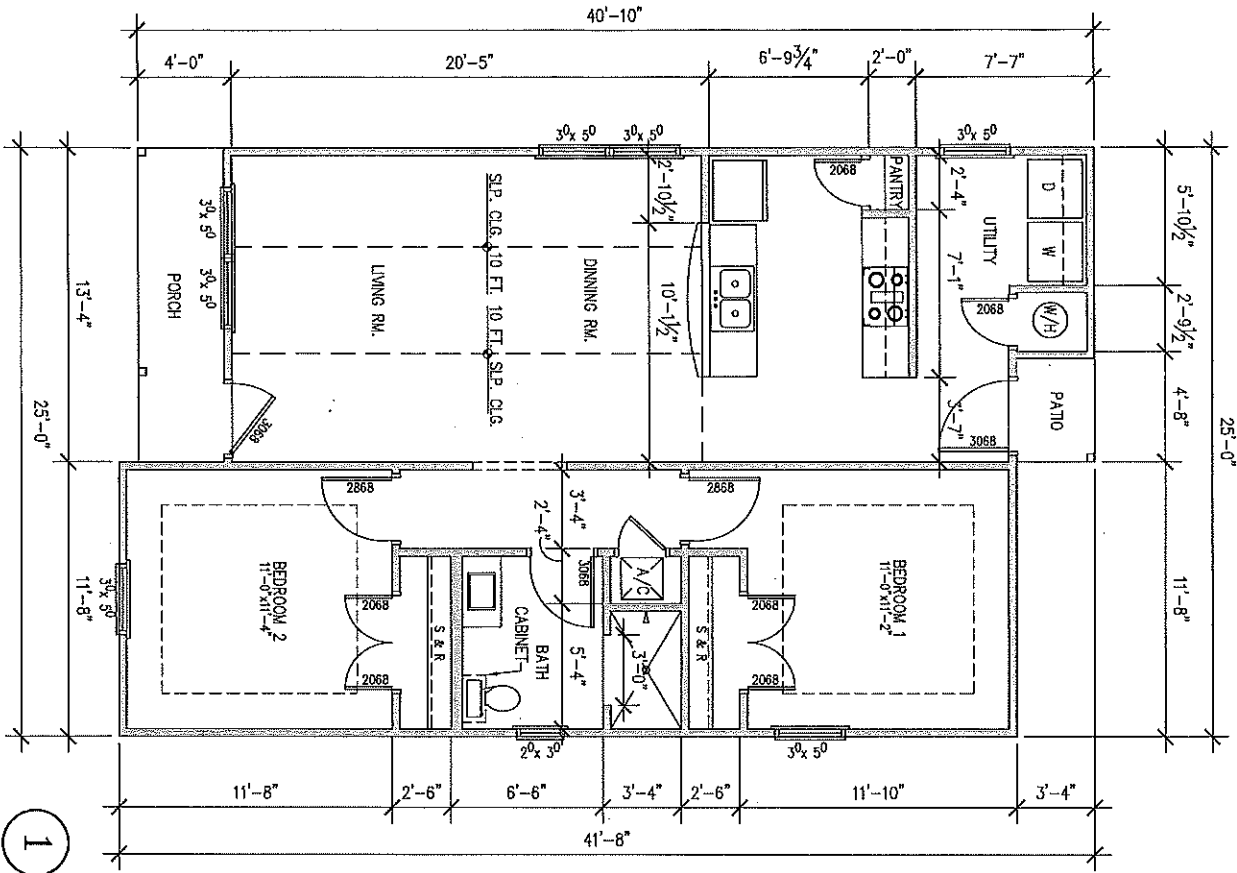
**NOTE:**

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**

URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM	
AS1.1	LUCIA A. CAVAZOS 1610 LOS LAURELES DR. MERCEDES TX. 78570
TOTAL AREA 989 SQ. FT.	

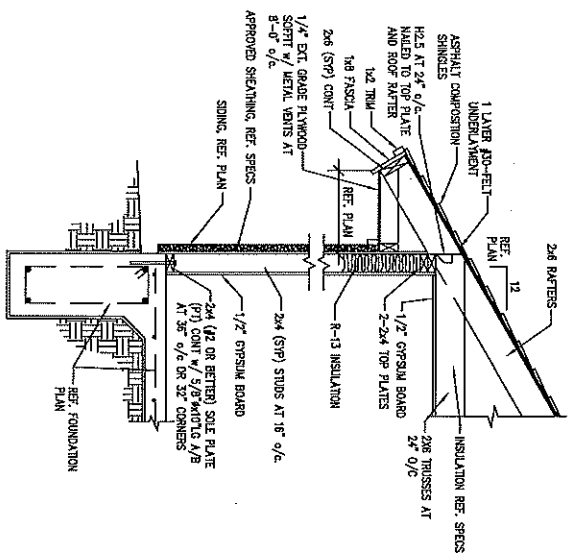


**1 FLOOR PLAN**  
3/16" = 1'-0"

**SQUARE FOOTAGE**

LIVING AREA	9271
PORCH / PATIO	62
TOTAL SQ. FT.	989

**2 TYP. WALL SECTION**  
NTS

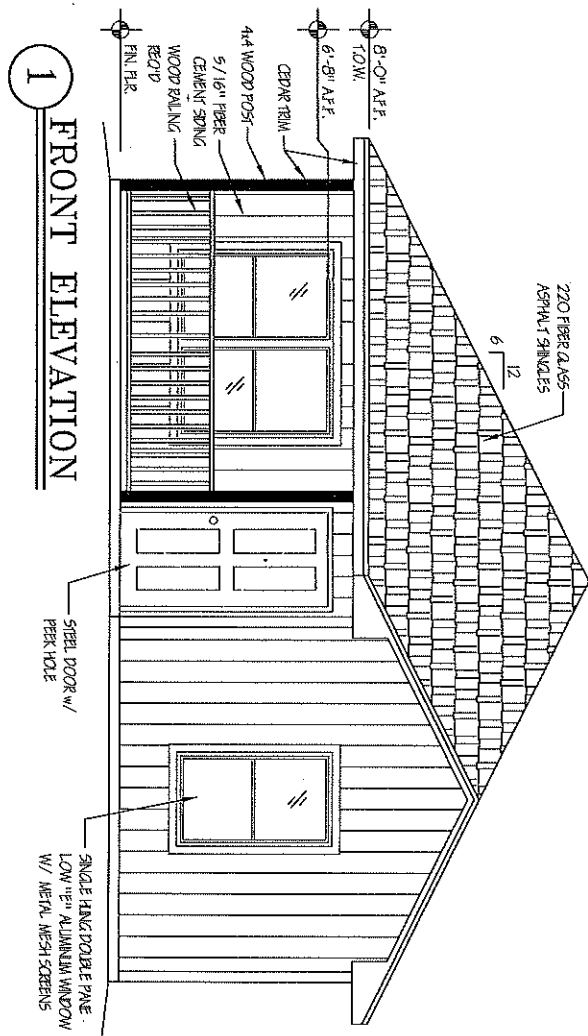


**GENERAL NOTES**

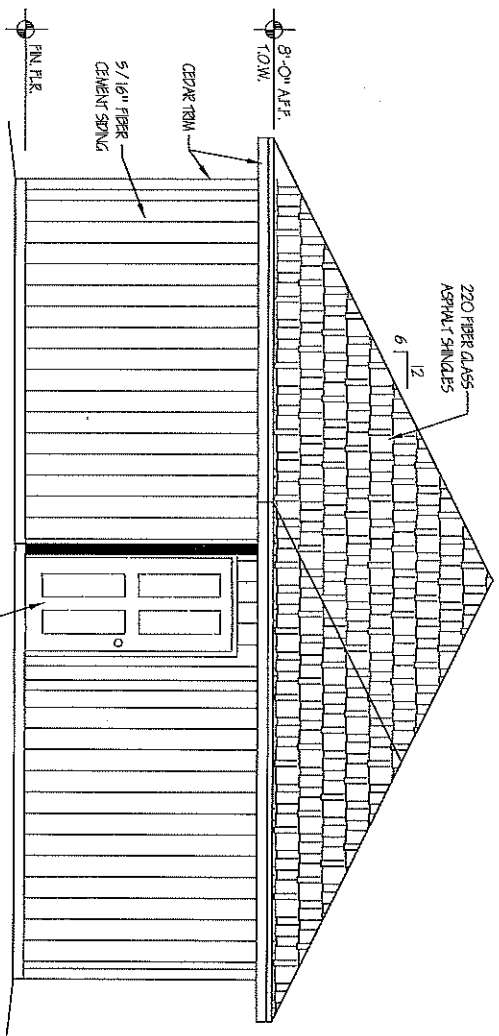
- 6/12 SLOPE WITH 1/2" OVERHANG
- APPLY BRIDGE / SLOTTED VENTS WHERE NEEDED
- METAL PORCH RAILING WHERE FINISH GRADE IS LOWER THAN 1" FROM PORCH FLOOR
- METAL PORCH STEPS WHERE FINISH GRADE IS LOWER THAN 6" FROM PORCH FLOOR
- CLIENT IS REQUESTING CONNECTIONS FOR A CLOSING / ELECTRIC STOVE
- METAL FINISH OF RAMP PIPING, WATS & CABLE CONNECTIONS AS PER OWNERS REQUEST
- EXTERIOR COLOR CHOICES TO BE OR MATCH: SW 6122
- INTERIOR COLOR CHOICES TO BE OR MATCH: SW 7105

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS 1st DAY OF February 2019  
*Lucia A. Cavazos*

URBAN COUNTY PROGRAM OWNER OCCUPIED HOUSING REHABILITATION PROGRAM	
LUCIA A. CAVAZOS 1610 LOS LAURELES DR. MERCEDES TX. 78570	TOTAL AREA 989 SQ. FT.



1 FRONT ELEVATION



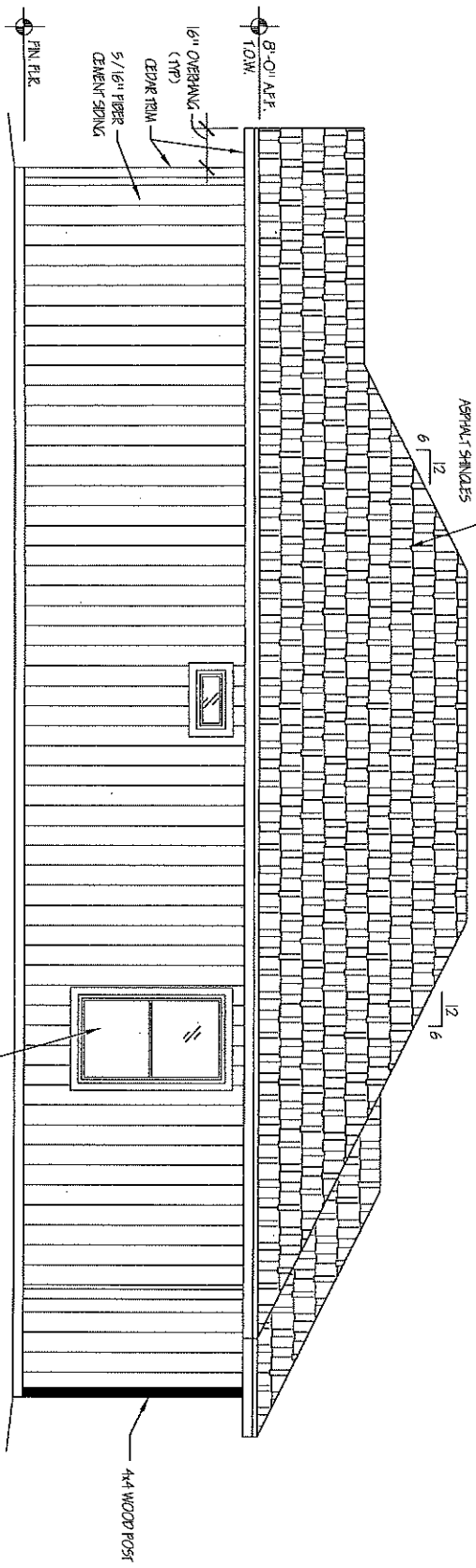
2 BACK ELEVATION

URBAN COUNTY PROGRAM  
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

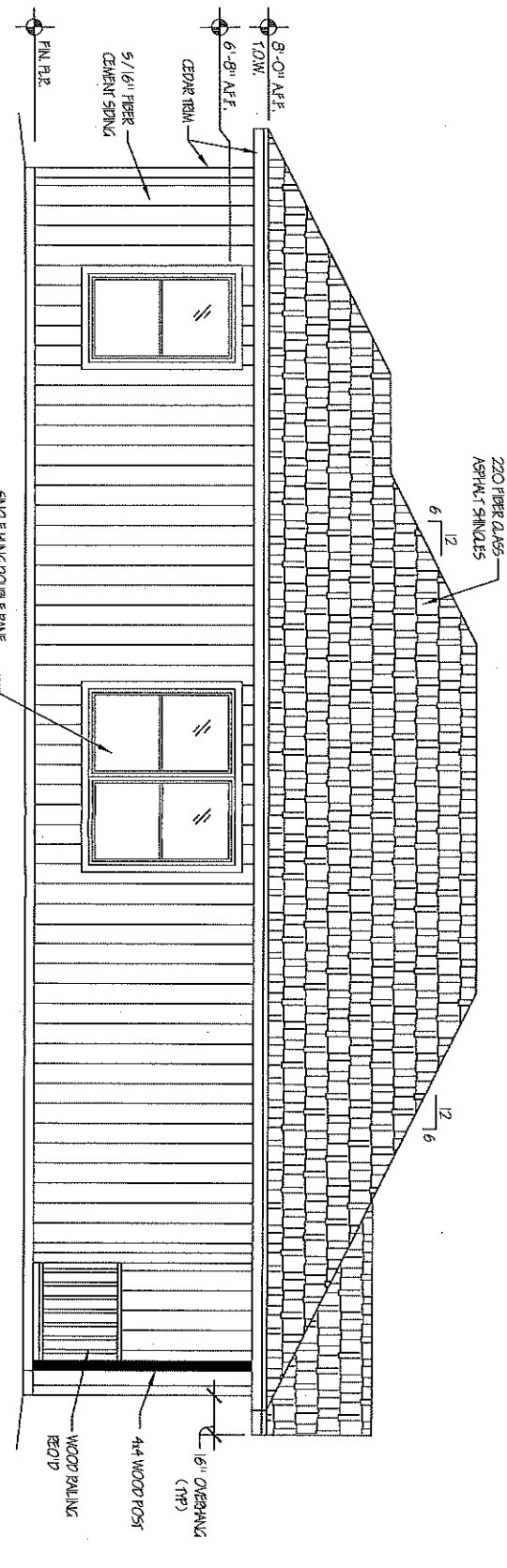
LUCIA A. CAVAZOS  
1610 LOS LAURELES DR. MERCEDES TX. 78570

TOTAL AREA  
989 SQ. FT.

A1.2



**1** RIGHT ELEVATION



**2** LEFT ELEVATION

URBAN COUNTY PROGRAM  
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

LUCIA A. CAVAZOS  
1610 LOS LAURELES DR. MERCEDES TX. 78570

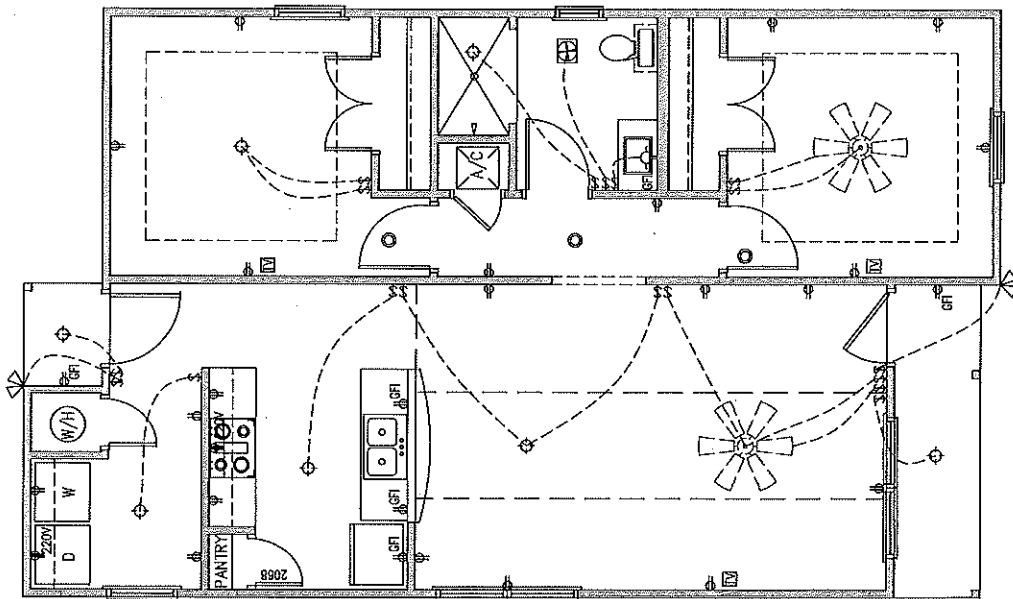
TOTAL AREA  
989 SQ. FT.

A1.3

URBAN COUNTY PROGRAM  
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

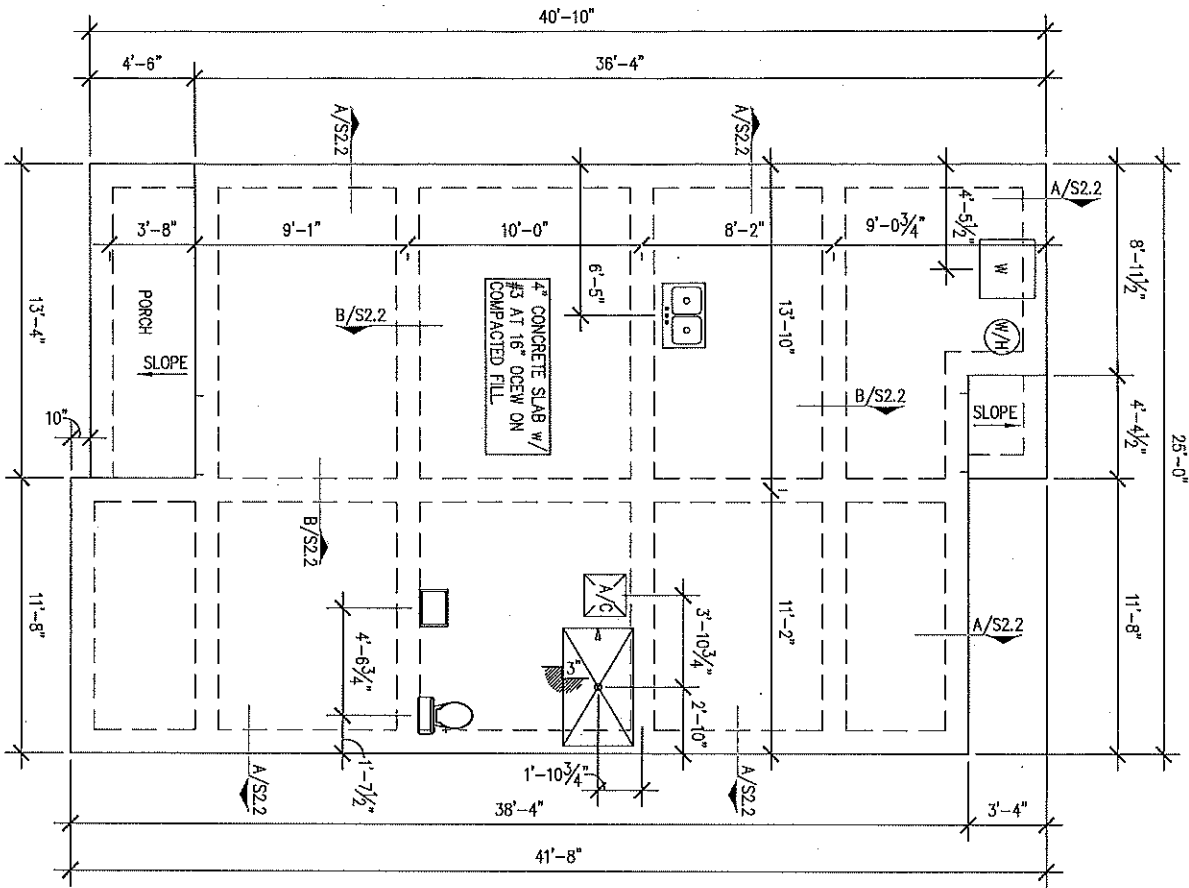
ELECTRICAL LEGEND

(W)	WATER HEATER	⊕	LIGHT FIXTURE
⊕	DUPLEX ELECTRICAL RECEPT.	\$	LIGHT SWITCH
⊕	220V DUPLEX ELECTRICAL RECEPTACLE	⊠	THERMOSYSTAT
⊕	220V GROUND FAULT CIRCUIT INTERRUPTER	⊙	SMOKE DETECTOR
⊕	BATHROOM EXHAUST FAN		



1 ELECTRICAL PLAN

3/16" = 1'-0"



# 1 FOUNDATION PLAN

NOTES:

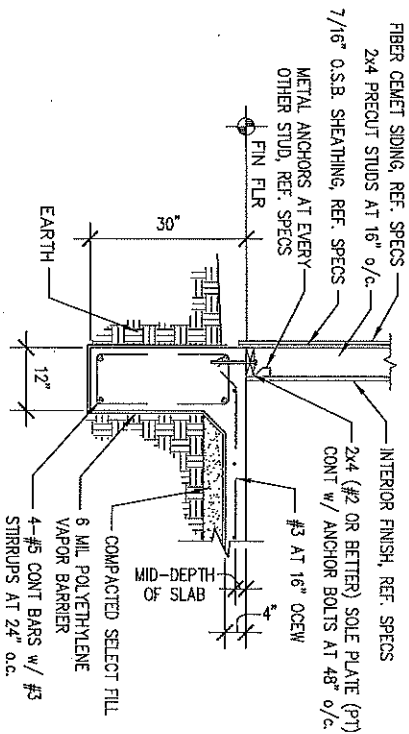
1. 4" THICK SLAB ON GRADE w/ #3 BARS AT 16" O.C.E.W. AT MID-DEPTH OF SLAB OVER 6 MIL. VISQUEEN OVER APPROVED COMPACTED FILL
2. EXTERIOR GRADE BEAMS TO BE 12"x30" w/ 4-#5 BARS CONT. TOP AND BOTTOM w/ #3 STRUPS AT 24" o/c. A MINIMUM OF 6" IN DEPTH TO UNDISTURBED SOIL
3. INTERIOR GRADE BEAMS TO BE 12"x24"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

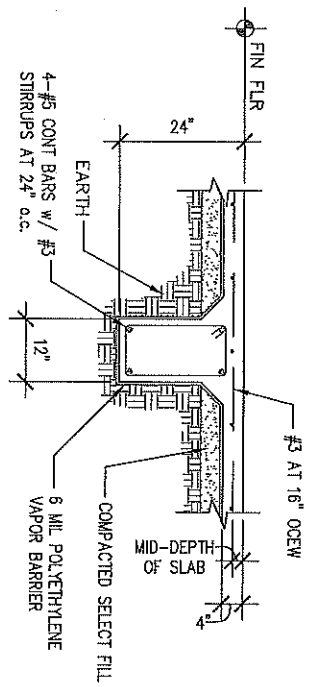
LUCIA A. CAVAZOS  
1610 LOS LAURELES DR. MERCEDES TX. 78570

S2.1

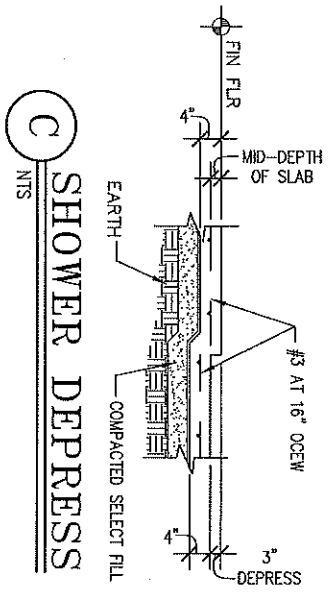
TOTAL AREA  
989 SQ. FT.



**A**  
NTS  
**EXTERIOR BEAM**



**B**  
NTS  
**INTERIOR BEAM**



**C**  
NTS  
**SHOWER DEPRESS**

URBAN COUNTY PROGRAM  
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

LUCIA A. CAVAZOS  
1610 LOS LAURELES DR. MERCEDES TX. 78570

S2.2

TOTAL AREA  
989 SQ. FT.

**SPECIFICATIONS**

OWNER (S) LUCIA A. CAVAZOS CASE NO. \_\_\_\_\_ DATE: 8/5/19

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL ADDRESS: 1610 LOS LAURELES DR. MERCEDES, TX. PHONE: 936-472-6773 BY: ROBERT CAVAZOS

**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 AAC 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 1/2" 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 90 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  
• SHOWER WITH RELATED PLUMBING AND HANDICAP ACCESSIBLE  
• SHOWER FAUCETS & REMOVABLE SHOWER HEAD  
• MEDICINE CABINET/ TOWEL RACKS/ T.P. DISPENSER/ TOOTHBRUSH & SOAP HOLDER, & SHOWER ROD (SEE SPECS)  
• WATER HEATER INSTALLED AS PER SPECS. (GAS OR ELECTRIC AS PER OWNER REQUESTS)  
OTHER RELATED ITEMS  
• RANGE CONNECTIONS AS PER OWNERS REQUEST. (SEE SECTION 21)  
• 4" BRVER 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 FRAMING:  
> 2x4 (2" OR BETTER) FOR USE IN SOLE PLATES (TREATED LUMBER)  
• DOUBLE TOP PLATES  
• 9256 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 @ 16" O.C.

**4. ROOF: (SLOPE=8/12)**

ROOF SHALL HAVE:  
• A HIPGABLE STYLE ROOF WITH 18" OVERHANGS.  
• A HIPGABLE 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 SIDEBACK PORCH FLOOR

**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.  
> INSULATION FOM SHALL BE USED AROUND ALL WINDOWS, WIRES, AND ALL PENETRATED AREAS.  
> ALL PERIMETER WALLS WITH R-15 F.G. BATT.  
> ALL EXTERIOR PIPES EXPOSED TO WEATHER.

**7. INTERIOR FINISH:**

ALL TRIM SHALL BE INSTALLED AS PER SPECS.  
ALL PAINT SHALL BE APPLIED AS PER SPECS (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 EXTERIOR 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 THE HOUSE  
INSTALL 7/8" O.S.B. AS PER MANUFACTURERS 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 OF MATCHING COLOR.  
BUILD AND/OR INSTALL A NEW VANITY CABINET (IF APPLICABLE) FOR BATHROOM WITH FORMICA 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 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 BATHROOM, 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 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  
BATHROOM SHOULD ACCOMMODATE GRAB BARS WHERE INDICATED IN PLANS

**17. HEATING & A/C:**

PROVIDE & INSTALL A 18 SEER CENTRAL AIR CONDITIONING COMPARABLE IN QUALITY TO A CARRIER BRAND UNIT FOR THE ENTIRE HOUSE. INCLUDE DIGITAL THERMOSTAT.

**18. SMOKE DETECTORS:**

**19. GENERAL NOTES:**

INSTALL A SMOKE DETECTOR INSIDE EACH SLEEPING ROOM, OUTSIDE SLEEPING ROOMS, ALL WINGED IN SERIES.  
**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 RE-CHECK & ENERGY COMPLIANCE REQUIREMENTS.  
> THE DEMOLISH AND DISPOSAL EXISTING STRUCTURE.  
> 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/OR GAS CONNECTIONS FOR RANGE AS PER APPLICANTS REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE  
> PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BRK & LIVING SPACE. KITCHEN PHONE IF REQUESTED.  
> PROVIDE TRIMITE PRE-TREATMENT TO ENTIRE HOUSE. ORAINING, 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 12x28 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.  
> CONTRACTOR IS RESPONSIBLE FOR SUPPLYING PORT A POTTY THROUGHOUT CONSTRUCTION PROCESS (plans to final inspection)  
> ALL UOP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §2005.514

**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/RELIQUAS, OLD LUMBER, ETC. MAKING NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO THE NEW DRELLINGS.  
I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME  
NAME OF APPLICANT Lucia Cavazos  
NAME OF CO-APPLICANT \_\_\_\_\_