

**CITY OF MISSION  
SOLICITATION, OFFER AND AWARD FORM**

**SOLICITATION INFORMATION  
REQUEST FOR BIDS (RFB)**

<b>1. BID NO.: 20-152-02-14</b> <b>2. ISSUE DATE:</b> January 31, 2020 <b>3. FOR INFORMATION CONTACT:</b> (No collect calls) <b>NAME:</b> Crissy Cantu, Buyer <b>TELEPHONE:</b> (956) 580-8667 <b>FAX:</b> (956) 580-8798 <b>E-MAIL:</b> <a href="mailto:ccantu@missiontexas.us">ccantu@missiontexas.us</a>	<b>4. BRIEF DESCRIPTION:</b>  <p style="text-align: center;"><b>Housing Assistance Program – HAP Phase 19-I</b></p>
<b>5. PRE-BID CONFERENCE/GENERAL CONTRACTORS MEETING:</b> <i>(Highly Recommended)</i> <b>*** There will be a conference. ***</b> <b>LOCATION:</b> City of Mission City Hall 1201 E. 8 <sup>th</sup> Street Mission, TX 78572 <b>DATE:</b> Friday, February 07, 2020 <b>TIME:</b> 10:00 AM CST	<b>6. ADVERTISING DATES:</b> 1 <sup>st</sup> Week of Advertisement Date: __01__ / __31__ / __20__ 2 <sup>nd</sup> Week of Advertisement Date: __02__ / __07__ / __20__
<b>7. SUBMIT OFFER TO:</b> <u>Mailing/Hand/Commercial Courier Delivery</u>  City of Mission Purchasing Department 1201 E. 8 <sup>th</sup> Street R101 Mission, TX 78572 Bid # 20-152-02-14	<b>8. OFFER SUBMISSION DUE DATE AND TIME:</b> <b>DATE:</b> February 14, 2020 <b>TIME:</b> 2:00 PM CST
<b>9. No Facsimiles or late arrivals will be accepted.</b> Any bids received after offer submission due date and time will not be opened and will be returned. City of Mission Purchasing Department time stamp clock will be the governing time for acceptability of bids. Overnight mail must also be properly labeled on the outside of the express envelope or package in reference to RFB.	
<b>10. SUBMIT WITH OFFER:</b> Original offer and 2 photocopies including documents and attachments so indicated on Page 2 of this form.	
<b>11.</b> Offers submitted in response to an RFB <u>will</u> be opened publicly by The City of Mission Purchasing Department, immediately after the submission due date and time. Offers submitted in response to an RFP will <u>NOT</u> be publicly opened.	
<b>12. FIRM OFFER PERIOD:</b> Offers submitted shall remain firm for a period of 60 calendar days from the final due date for bids.	
<b>13. NOTE:</b> For Invitation for Bids, “offer” and “offeror” mean “bid” and “bidder”.	

**OFFER  
(To be completed by Offeror)**

**14.** In compliance with the above, the undersigned agrees, if this offer is accepted within the period specified in Block 12, above, to furnish any or all items, or provide the service(s), upon which prices are offered in the Schedule at the price set opposite each item or service, and to deliver the item(s) and or perform the service(s) at the designated location(s) within the time specified.

<b>15. BIDDERS NAME, ADDRESS:</b> (Type or Print)      <b>TELEPHONE:</b> <b>E-MAIL:</b> <b>CELL PHONE:</b> <b>FAX:</b>	<b>16. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN THE OFFER:</b> (Type or Print)   <b>17. BIDDERS SIGNATURE &amp; DATE:</b>
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**AWARD  
(To be completed by City of Mission)**

<b>18. TOTAL AMOUNT OF AWARD:</b>
<b>19. PURCHASING AGENT SIGNATURE &amp; DATE OF AWARD:</b>
Name: _____ Signature: _____ Date: ____/____/____

SOLICITATION INDEX					
<b>20. CONTENTS: (DOCUMENTS WITH A YES ARE TO BE SUBMITTED WITH OFFER)</b>					
	NAME	FORM DESCRIPTION	SUBMIT WITH OFFER?		
●	Cover Sheet	Solicitation, Offer and Award Form <b>(Complete in its entirety to include Sign and Date)</b>	YES		
●	Instructions to Bidders	General Terms & Conditions	YES		
		Bid Bond of 5% of Total Amount of Bid	YES		
		Delivery Terms	YES		
		Payment & Performance Bonds	NO		
		Milestone Schedule	NO		
		Insurance Certificate	NO		
●	Schedule of Subcontractor(s)/Subconsultant(s)	Attachment #1 <b>(Signed &amp; Executed)</b>	YES		
●	Non-Collusive Bidding Certificate	Vendor Acknowledgement Form <b>(Signed &amp; Executed)</b>	YES		
●	Pricing Schedule	Signed and Completed <b>(Signed &amp; Executed)</b>	YES		
●	Addenda Checklist	Confirmation Receipt of Addendum(s) <b>(Signed &amp; Executed)</b>	YES		
●	Contractor Site Visit Check List	Confirmation of Site Visit <b>(Signed &amp; Executed)</b>	YES		
●	Bidder's General Questionnaire	General Questions (Supporting Documentations) <b>(Signed &amp; Executed)</b>	YES		
●	CIQ Questionnaire	Conflict of Interest Questionnaire <b>This form will be requested before Award of Contract (Signed and Executed)</b>	YES		
●	Specifications/Scope of Work	Description of Housing Assistance Program HAP Phase 19-I	YES		
<b>21. ACKNOWLEDGMENT OF ADDENDUMS:</b>		<b>ADDENDUMS #</b>	<b>DATE</b>	<b>ADDENDUMS #</b>	<b>DATE</b>
Offeror acknowledges receipt of the following addendum(s) to the solicitation:  (Identify addendum number and date of each.)					

**\*\*\*\*Firm name and authorized signature must appear on each page that calls For this information. Failure to do so may disqualify your Bid \*\*\*\***

**City of Mission**  
**Instructions to Bidder – General Terms & Conditions**  
**Bid Name/No.: Housing Assistance Program (HAP) Phase 19-I / RFB: 20-152-02-14**

Please read your specifications thoroughly and be sure that the offered complies with all requirements. Any variation from the specifications will not be allowed. If you are the successful bidder, it will be required that **“HAP Phase 19-I”** be provided as specified.

- (1) Sealed bids will be received for **“HAP Phase 19-I”** in accordance with the specifications attached hereto.
- (2) The item(s) under this proposal shall be new and unused. All specifications shown are minimum requirements. There is no intention to disqualify any bidder who can meet these specifications.
- (3) **One (1) original and two (2) copies of RFB must be enclosed in a sealed envelope with vendor’s name and return address clearly typed/printed on upper left hand corner and proper notation clearly type/printed on the lower left hand corner “Request for Bids” – “HAP Phase 19-I- Bid No. 20-152-02-14” and delivered to City of Mission Purchasing Department, 1201 East 8<sup>th</sup> Street, Mission, Texas 78572 on or before 2:00 p.m., Friday, February 14, 2020. No Facsimiles or late arrivals will be accepted. Any RFB received after that time will not be opened and will be returned. Overnight mail must also be properly labeled on the outside of express envelope or package in reference to RFB.**
- (4) Bids must give full firm name and address of bidder, and be manually signed. Failure to do so will disqualify your bid. Person signing bid must show title or **AUTHORITY TO BIND HIS FIRM IN A CONTRACT**. *Firm name and authorized signature must appear on each page that calls for this information.*

(5) Interest of Public Officials

The offeror represents and warrants that no employee, official, or member of the Council (Executive Committee) of the City is or will be peculiarly interested in or benefited directly or indirectly as a result of this contract.

(6) Covenant Against Gratuities

The offeror represents as part of its offer that neither it nor any of its employees, representatives or agents have offered or given gratuities (in the form of entertainment, gifts or otherwise) to any director, officer or employee of the City with the view toward securing favorable treatment in the awarding, amending, or the making of any determination with respect to the performing of the contract.

(7) Preparation of Bids

(a) Bidders are expected to examine the Pricing Schedule, General Terms & Conditions, all drawings, specifications, the statement of work, and all other provisions of, and attachments to, the solicitation, whether incorporated by reference or otherwise, prior to the submission of bids. Failure to do so will be at the bidder's risk.

(b) Each bidder shall furnish the information required by the solicitation. Bids shall be submitted on the bid form contained in the solicitation. Bidders shall sign and print or type their name on the bid form and each continuation sheet on which they make an entry. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent of the bidder (other than an officer or a partner of the bidder) are to be accompanied by evidence of the agent's authority (unless such evidence has been previously furnished to the City).

(c) All blanks on the bid form shall be filled in by typewriter or printed in ink with a firm fixed unit price for items bid. Unit prices shall include packing unless otherwise specified. In case of any discrepancy between a unit price and any extended or total price required by the bid form, the unit price will be presumed to be correct, subject, however, to correction to the same extent and in the same manner as any other mistake.

(d) Bids for property or services other than those specified in the Schedule will not be considered unless specifically authorized in the solicitation. Any condition, qualification, or limitation of the bid may be a basis for rejection of the bid as nonresponsive.

(e) The bidder must state a definite time for delivery of property or for performance of services unless otherwise specified in the solicitation. All measurements shall be in the system of weights and measures in common usage in the United States, and pricing shall be in U.S. dollars.

**(8) Submission of Bids**

(a) Bids and modifications thereof shall be enclosed in sealed envelopes or sealed cartons and submitted to the Buyer of the City of Mission at the address specified in the solicitation. The bidder shall show the hour and date specified in the solicitation for receipt of bids, the solicitation number, and the bidder's name, address, and telephone number on the face of the envelope or carton.

(b) Telegraphic bids will not be considered unless authorized by the solicitation; however, bids may be modified or withdrawn by written or telegraphic notice, provided such notice is received prior to the hour and date specified for receipt of bids.

(c) Samples of items, when required, must be submitted within the time specified and, unless otherwise specified in the solicitation, at no expense to the City. If not destroyed by testing, samples will be returned at the bidder's request and expense, unless otherwise specified in the solicitation.

(d) Each copy of the bid shall include the legal name of the bidder and a statement whether the bidder is a sole proprietorship, a corporation, or any other legal entity. A bid for a corporation shall further give the state of incorporation and have the corporate seal affixed to it.

**(9) Explanation to Bidders**

Any explanation desired by a bidder regarding the meaning or interpretation of the solicitation, drawings, specifications, etc., must be requested in writing from the City's authorized representative and with sufficient time allowed for a reply to reach bidders before the submission of bids. **Any communication held with city employees, council members, or representatives other than the purchasing staff may be subject to rejection of bid.** Oral explanations or instructions given before the award of any contract, at any pre-bid conferences or otherwise, will not be binding on the City. Any information given to a bidder concerning an interpretation of the solicitation will be furnished to all bidders as an addendum to the solicitation, if such information is necessary to bidders in submitting bids on the solicitation or if the lack of such information would be prejudicial to uninformed bidders.

**(10) Acknowledgment of Addendums to Invitation for Bids**

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any addendums to this solicitation: (1) by signing and returning the addendums; or (2) by identifying the addendums number and date in the space provided for this purpose on the bid form; or (3) by letter or telegram. The City must receive the acknowledgment by the time and at the place specified for receipt of bids.

**(11) Bids cannot be altered or amended after opening time. Alterations made before opening time must be initialed by bidder guaranteeing authenticity. No bid may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Mission.**

**(12) STATE SALES TAX MUST NOT BE INCLUDED IN BID. Contractors are not tax exempt.**

**(13) No substitutions or cancellations permitted without written approval of the City of Mission.**

**(14) Any additions, deletions, or variations from the following specifications will not be allowed. Any parts not specifically mentioned which are necessary for the work to be complete and for use or which are normally furnished as standard equipment shall be furnished by the successful bidder and shall confirm in strength, quality, and workmanship to the accepted standard of the industry.**

**(15) Number of days required for completion/acceptance after receiving notice to proceed for each project under **"HAP Phase 19-I"** must be stated below. Failure to so state number of days will obligate bidder to complete each project within **thirty (30) calendar days.****



- a) **Completion/Acceptance of projects should not exceed 60 calendar days for rehabilitation and 90 calendar days for reconstruction. Exceeding the number of days shall result in rejection of bid.**

Days to complete work as per specifications after receipt of notice to proceed:

Reconstruction:

413 N. Canal Ave.	_____ days
1004 Reynosa St.	_____ days
1908 Victoria St.	_____ days

Rehabilitation:

2801 David St.	_____ days
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**(16) Evaluation and Basis for Award**

**(A) Award of Contract**

- (a) If the competitive sealed bidding requirement applies to the contract for goods or services, the contract must be awarded to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the municipality.
- (b) In determining the best value for the municipality, the municipality may consider:
- 1) the purchase price;
  - 2) the reputation of the bidder and of the bidder's goods or services;
  - 3) the quality of the bidder's goods or services;
  - 4) the extent to which the goods or services meet the municipality's needs;
  - 5) the bidder's past relationship with the municipality;
  - 6) the impact on the ability of the municipality to comply with laws and rules relating to contracting with historically underutilized businesses and nonprofit organizations employing persons with disabilities;
  - 7) the total long-term cost to the municipality to acquire the bidder's goods or services; and
  - 8) any relevant criteria specifically listed in the request for bids or proposals

**(B) Item Pricing/Potential Multiple Awards**

Offerors may provide pricing for any one or more-line items on price schedule. Award of contract shall be made on an item-by-item basis. As such, multiple contract awards may be made.

**(C) Unit and Extended Pricing**

Offerors shall insert the unit price and extended amount for each line item offered on the price schedule. If a line item is offered at "No Cost," enter "No Cost" in the unit price column. Additionally, offerors shall calculate and insert the total price in the space provided on the price schedule. In the event of discrepancies in extended price, unit prices will govern. Bids subject to unlimited price increase will not be considered.

**(17) Award of Contract**

- (A) The contract will be awarded to the lowest responsive and responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the City, price and other factors considered. A responsible bidder is one who affirmatively demonstrates to the City that the bidder has adequate financial resources and the requisite capacity, capability, and facilities to perform the contract within the delivery period or period of performance, has a satisfactory record of performance on other comparable projects, has a satisfactory record of integrity and business ethics, and is otherwise qualified and eligible to receive award under the solicitation and laws or regulations applicable to the procurement.
- (B) The acceptability evaluation is not conducted for the purpose of determining whether one bidder's item is superior to another but only to determine that a bidder's offering is acceptable as set forth in the Request for Bids. Any bidder's offering which does not meet the acceptability requirements shall be rejected as non-responsive.

- (C) A written award (or acceptance of bid) which is mailed, telegraphed, or otherwise furnished to the successful bidder within the time for acceptance specified in the solicitation shall be deemed to result in a binding contract without further action by either party.
- (D) Any financial data submitted with any bid hereunder or any representation concerning facilities or financing will not form a part of any resulting contract; provided, however, that if the resulting contract contains a clause providing for price reduction for defective cost or pricing data, the contract price will be subject to reduction if cost or pricing data furnished hereunder is incomplete, inaccurate, or not current.
- (18) When delay can be foreseen, bidder shall give prior notice to the City of Mission. Bidder must keep City of Mission advised at all times of status of order. Default in promised delivery (without acceptable reasons) or failure to meet specifications, authorizes the City of Mission to purchase such deliver/service **“HAP Phase 19-I”** off contract. The contractor will be liable for any increase in cost incurred due to defaulting for **“HAP Phase 19-I”**.
- a. Acceptable reasons for delayed delivery(ies) are as follows; Act of God (floods, tornadoes, hurricanes, etc.), acts of government, fire strikes, war. Actions beyond the control of the successful bidder.
- (19) Quote F.O.B. Mission, Texas. If not quoting, show guaranteed exact cost to deliver. Bid in units of quantity specified extend and show total.
- (20) The City may hold bids **60 days** after bid opening without taking action. Bidders are required to hold their bids firm for same period of time.
- (21) The City of Mission reserves the right to reject any or all bids, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Mission.
- (22) Unless otherwise specified, any catalog or manufacturer’s reference or brand name used in describing an item is merely descriptive, and not restrictive, and is used only to indicate type, style or quality of material desired. If a bidder quotes on an article other than the one specified, which he/she considers comparable, the name and grade of said article must be specified in the bid and sufficient specifications and descriptive data must accompany same to permit thorough evaluation. In the absence of these qualifications, he/she will be expected to furnish the article called for.
- (23) The bidder agrees to indemnify and save harmless the City, the Purchasing Agent and any assistants from all suits and actions of every nature and descriptive brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he/she shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Purchasing Agent, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.
- (24) **Bidder shall carefully examine the bid forms, general terms and conditions, and specifications.** Should the bidder find discrepancies in, or omissions from bid forms, general terms and conditions, specifications, or other documents, or should he/she be in doubt as to their meaning, he/she should at once notify the Purchasing Agent (Mission City Hall, (956) 580-8667) and obtain clarification by addendum prior to submitting any bid.
- (25) **BILLING AND PAYMENT INSTRUCTIONS:**
- Invoices must include:
- a. Name and address of successful vendor
- b. Name and address of receiving department or official
- c. Purchase Order Number (if any)
- d. Notation - **“HAP Phase 19-I”**
- e. Descriptive information as to the items or services delivered, including product code, item number, quantity etc.

The City of Mission will execute payment by mail within thirty (30) working days after each percentage of work has been completed and found to meet specifications for **“HAP Phase 19-I”** as indicated below. No other method of payment will be considered. Payment will be authorized in the following manner:

Payment #1:	45% of price at 50% completion
Payment #2:	45% of price at 100% completion
Payment #3: (10% Retainage)	31 days after completion of project

- (26) Funding for this project is provided by the US Department of Housing & Urban Development Community Development Block Grant Program. The work to be performed under this contract shall be subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (27) Funds for this procurement have been provided through Federal Funding for this fiscal year only. The award of a bid or contract hereunder will not be construed to create a debt for the City which is payable out of federal funds beyond the current fiscal year.
- (28) The bidder is specifically advised that the bid must be accompanied by a bid bond from a reliable surety company licensed to operate in the State of Texas, totaling five percent (5%) of the total amount of the bid for each project, as a guaranty that if awarded the bid, the bidder shall meet all specification requirements and delivery date(s). A certified cashier's check will be allowed in lieu of a bid bond for five (5%) of the total amount for each project.
- a) Bidder's failure to comply with specification requirements and delivery date(s) shall forfeit the check(s) or bid bond(s) as identified in this paragraph of these general terms and conditions to bidders. Such check(s) or bid bond(s) will be returned to all except three lowest bidders within ten(10) business days after opening of bids, and the remaining check(s) or bid bond(s) to exclude the successful bidders will be returned promptly after an official awarded of contract.
  - b) Certified cashier's check or bid bond from a reliable surety company of the awarded bidder shall be returned upon receipt of final delivery/acceptance of said goods or services along with payment/performance bond(s) by the Owner. If no award has been made within (60) days after opening of bids, check(s) and/or bid bond(s) will be returned accordingly.
- (29) All contracts shall require the contractor, before beginning the work, to execute to the City a payment bond of the contract for each project if it is in excess of \$25,000.00 and a performance bond if the contract is in excess of \$100,000.00.
- a. Performance and Payment bonds are to be submitted to the City of Mission within 7 calendar days from notice of award.
- (30) The geographical location(s) of bidder's facilities referenced **"HAP Phase 19-I"** given due consideration in determining the lowest responsible bidder. All items will be evaluated and awarded individually or in any combination thereof.
- (31) Bidders are advised that any part of the specifications that are not met within the time of completion/delivery regardless of how major or minor it might be shall be grounds for none acceptance of delivery and forfeiture of bid bond.
- (32) The City of Mission reserves the right to waive or take exception to any part of the specifications when in the best interest of the City of Mission.
- (33) LIQUIDATED DAMAGES FOR DELAY: And the CONTRACTOR agrees that time is the essence of this contract, and that for each day of delay beyond the number of working days herein agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as is provided for under Extension of Time herein) above the OWNER may withhold permanently for the CONTRACTOR'S total compensation, the sum of two hundred fifty dollars per day Dollars \$250.00/day as stipulated damages for such delay.
- (34) Bidders must comply with all applicable federal, state and local laws, rules, regulations and ordinances and statutes relating to purchasing in the State of Texas in addition to the requirements of this form.

- (35) Bidders are advised that they must be in compliance with the below mentioned law:

#### **CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE**

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Mission not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at [www.ethics.state.tx.us/forms/CIQ.pdf](http://www.ethics.state.tx.us/forms/CIQ.pdf).

**IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.**

- (36) Termination of Contract: The City of Mission reserves the right to terminate the contract if, in the opinion of the City of Mission, the successful vendor's and/or contractors' performance is not acceptable, if the City is being repeatedly overcharged, improperly charged, no funds available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

(37) Additional Responsibility Criteria

(a) The Contractor shall provide documentation with bid that shows their expertise and past experience by completing Business Questionnaire, List of References for Similar Projects form in the following fields:

General Construction-Contractor must have at a minimum 3 years experience in this field.

Demolition Work- Contractor must have at a minimum 3 years experience in this field.

(b) Contractor(s) who intend to submit offer(s) on homes with lead-based paint must include their safe work practices and renovators, repair and paint rule (RRP) certifications with their offer. Non inclusion of these certifications shall result in rejection of bid.

(38) Milestone Schedule

The Contractor must submit a brief schedule within 7 calendar days from Notice of Award showing how he intends to organize and perform the work for this contract.

(39) Submission of Schedule of Subcontractor(s)/Sub consultant(s)

Each offeror should include with bid a completed Schedule of Subcontractor(s)/Sub consultant(s) form provided as Attachment 1 to General Terms and Conditions with their offer. The contents of the form may be a factor used in determining an offeror's responsibility.

- (40) Change orders will not be allowed, bidders must thoroughly review specifications in order to factor in any unforeseen costs.

(41) Disclosure of Interested Parties

Contractor is to comply with Government Code Section 2252.908 enacted by H.B. 1295, which prohibits a government entity or state agency from entering into certain contracts with a business entity unless the business entity submits a disclosure of interested parties. For more information go to the Texas Ethics Commission web page at: [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

**(42) Insurance Requirements for Supply/Services and/or Construction**

(a) Required Coverage. The Contractor shall, at all times during the term of this contract and extended terms thereof, provide and maintain the following types of insurance protecting the interests of the City of Mission and the Contractor with limits of liability not less than those specified below.

Commercial General Liability insurance or its equivalent, **listing City of Mission as an additional insured**, providing limits of not less than \$500,000 for bodily injury and property damage per occurrence, consistent with potential exposure to City under the Texas Tort Claims Act. Coverage should include injury to or death of persons and property damage claims arising out of the services, construction, etc. provided with a general aggregate of \$1,000,000, and a products and completed operations aggregate of \$1,000,000. Coverage should include: Damaged to rented premises at a minimum of \$100,000 per occurrence. There shall not be any policy exclusions or limitations for the following as well:

- Contractual Liability covering Contractor's obligations herein
- Personal Injury Advertising Liability
- Medical Payments
- Fire Damage Legal Liability
- Broad Form Property Damage
- Liability for Independent Contractors

(b) Automobile liability insurance policy with combined single limit of at least Five Hundred Thousand Dollars (\$500,000.00) per occurrence, consistent with potential exposure to City under the Texas Tort Claims Act.

(c) Uninsured/Underinsured motorist coverage in an amount equal to the bodily injury limits set forth immediately above;

(d) A Five Hundred Thousand Dollar (\$500,000.00) Comprehensive General Liability insurance policy providing additional coverage to all underlying liabilities of City consistent with potential exposure of City under the Texas Tort Claims Act;

(e) Workers' Compensation and Employers' Liability- insurance is equivalent to State of Texas Workers' Compensation Statutory Limits, providing limits of not less than \$1,000,000 for each accident, each disease per employee \$1,000,000, and policy limit of no less than \$1,000,000. There shall not be any policy exclusions or limitations.

(f) Certificates of Insurance. Before commencing execution of this contract, and within 7 calendar days from date of award of contract, the Contractor shall furnish Original proof of insurance via Certificates of Insurance satisfactory to the City of Mission at the following addresses,

City of Mission  
Crissy Cantu, Buyer  
1201 E. 8<sup>th</sup> Street  
Mission, TX 78572  
Bid # 20-152-02-14

evidencing that insurance as required by paragraph (a) above is in force, stating policy number dates of expiration and limits of liability thereunder. All copies of policies and Certificates of Insurance submitted to the City shall be in a form and content acceptable to the City.

(g) Approval of Forms and Companies. All coverage described in this contract shall be in a form and content satisfactory to the Purchasing Agent. No party subject to the provisions of this contract shall violate or knowingly permit to be violated any of the provisions of the policies of insurance described herein. All insurance should be provided by insurance companies with a Best's rating of A- or better. Please include proof of such rating with your coverage documents.

(h) Additional Insured Endorsement. The policy or policies providing Commercial General Liability, and as otherwise required above, shall be endorsed to name City of Mission, their directors, officers, representatives, agents, and employees as Additional Insurers with respects to operations performed by or on behalf of the Contractor in the performance of this

contract via ISO endorsements CG 2037 or its equivalent. The policy shall also be endorsed to name other interests as directed by City of Mission.

(i) Notice of Cancellation or Material Changes. Policies and/or Certificates shall **specifically** provide that a thirty (30) day notice of cancellation, non-renewal, or material change be sent to the City.

(j) Multiple Policies. The limits of liability as required above may be provided by a single policy of insurance or a combination of primary, excess, or umbrella liability policies. But in no event shall the total limit of liability of any one occurrence or accident be less than the amount shown above.

(k) Deductibles. Companies issuing the insurance policies and the Contractor shall have no recourse against the City for payment of any premiums or assessments for any deductibles, as all such premiums and deductibles are the sole responsibility and risk of the Contractor.

(l) Subcontractors. If any part of the work is sublet, the Contractor shall require any and all subcontractors performing work under this contract to carry General Liability and Products, and Construction Liability Insurance, with limits of liability that Contractor shall deem appropriate and adequate to protect the interests of the City. In the event a subcontractor is unable to furnish insurance in accordance to section (a) above, the Contractor shall endorse the subcontractor as an Additional Insured. Insurance certificates for subcontractors shall be furnished to the City of Mission upon request.

(m) No Release. The carrying of the above-described coverage shall in no way be interpreted as relieving the Contractor of any other responsibility or liability under this agreement, or any applicable law, statute, regulation, or order.

#### **(43) Appeal Process**

An appeal may be brought by the lowest bidder deemed to have been non-responsive and/or not responsible. Appeals are limited to the following:

1. Matters of bias, discrimination, or conflict of interest
2. Computing errors and alleged improprieties or ambiguities in bid specifications; and
3. Non-compliance with procedures described in solicitation or City Policy.

The appeal must be in writing and shall be filed with the Purchasing Director at:

Eduardo Belmarez, Purchasing Director  
City of Mission  
1201 E. 8<sup>th</sup> Street, Room R-101  
Mission, Texas 78572

Appeals must include the following information:

- a. Name, address, email, telephone and fax number of appellant;
- b. Bid identification number;
- c. A detailed description of the legal and factual basis of the appeal (include any and all relevant documents, diagrams, photos, etc.);
- d. The desired outcome/solution;
- e. Signed and dated

All appeals must be filed within three (3) working days from the date of award by City Council. Untimely appeals will not be considered. Upon receipt of the appeal, the Purchasing Director will have three (3) working days to attempt to clarify or resolve any issues addressed in the request for appeal.

If the appeal is not resolved with the Purchasing Director, then it shall be considered at a public hearing at the next City Council meeting. All determinations made by the City Council are final.

**CITY OF MISSION**  
**Attachment 1 to General Terms and Conditions - Schedule of**  
**Subcontractor(s)/Subconsultant(s)**

Offerors should provide information on **all** of their prospective subcontractor(s)/subconsultant(s) who submit bids/proposals in support of this solicitation. Use additional sheets as needed.

**Project Name:** "HAP Phase 19-I" **Solicitation Number:** Bid No: 20-152-02-14

**Name of Prime Contractor:** \_\_\_\_\_

NAMES AND ADDRESSES OF SUBCONTRACTOR(S)/SUBCONSULTANT(S)	TYPE OF WORK TO BE PERFORMED	MINORITY OR WOMAN FIRM? (Check all that apply)	PREVIOUS YEAR'S ANNUAL GROSS RECEIPTS
NAME: ADDRESS:  PHONE: FAX: E-MAIL: TAX ID #: CONTACT PERSON:	TYPE OF WORK:   AGE OF FIRM:	YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES: DBE <input type="checkbox"/> OR MBE <input type="checkbox"/> OR WBE <input type="checkbox"/>	<input type="checkbox"/> less than \$500K <input type="checkbox"/> \$500K - \$2 mil. <input type="checkbox"/> \$2 mil. - \$5 mil. <input type="checkbox"/> more than \$5 mil.
NAME: ADDRESS:  PHONE: FAX: E-MAIL: TAX ID #: CONTACT PERSON:	TYPE OF WORK:   AGE OF FIRM:	YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES: DBE <input type="checkbox"/> OR MBE <input type="checkbox"/> OR WBE <input type="checkbox"/>	<input type="checkbox"/> less than \$500K <input type="checkbox"/> \$500K - \$2 mil. <input type="checkbox"/> \$2 mil. - \$5 mil. <input type="checkbox"/> more than \$5 mil.
NAME: ADDRESS:  PHONE: FAX: E-MAIL: TAX ID #: CONTACT PERSON:	TYPE OF WORK:   AGE OF FIRM:	YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES: DBE <input type="checkbox"/> OR MBE <input type="checkbox"/> OR WBE <input type="checkbox"/>	<input type="checkbox"/> less than \$500K <input type="checkbox"/> \$500K - \$2 mil. <input type="checkbox"/> \$2 mil. - \$5 mil. <input type="checkbox"/> more than \$5 mil.
NAME: ADDRESS:  PHONE: FAX: E-MAIL: TAX ID #: CONTACT PERSON:	TYPE OF WORK:   AGE OF FIRM:	YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES: DBE <input type="checkbox"/> OR MBE <input type="checkbox"/> OR WBE <input type="checkbox"/>	<input type="checkbox"/> less than \$500K <input type="checkbox"/> \$500K - \$2 mil. <input type="checkbox"/> \$2 mil. - \$5 mil. <input type="checkbox"/> more than \$5 mil.
NAME: ADDRESS:  PHONE: FAX: E-MAIL: TAX ID #: CONTACT PERSON:	TYPE OF WORK:   AGE OF FIRM:	YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES: DBE <input type="checkbox"/> OR MBE <input type="checkbox"/> OR WBE <input type="checkbox"/>	<input type="checkbox"/> less than \$500K <input type="checkbox"/> \$500K - \$2 mil. <input type="checkbox"/> \$2 mil. - \$5 mil. <input type="checkbox"/> more than \$5 mil.
NAME: ADDRESS:  PHONE: FAX: E-MAIL: TAX ID #: CONTACT PERSON:	TYPE OF WORK:   AGE OF FIRM:	YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES: DBE <input type="checkbox"/> OR MBE <input type="checkbox"/> OR WBE <input type="checkbox"/>	<input type="checkbox"/> less than \$500K <input type="checkbox"/> \$500K - \$2 mil. <input type="checkbox"/> \$2 mil. - \$5 mil. <input type="checkbox"/> more than \$5 mil.

Name/Title of Person completing this form: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**City of Mission**  
**Vendor Acknowledgment Form - Non-Collusive Bidding Certification**  
**Bid Name/No.: "HAP Phase 19-I"/ 20-152-02-14**

I/We have read instructions to bidder and specifications. My/Our bid conforms to all bid specifications, conditions, and instructions as outlined by *CITY OF MISSION*.

Signing the Acknowledgment Form confirms that our company will enter into a binding contract with CITY OF MISSION for item(s) awarded to our company. I/We have read instructions to bidder and specifications.

The undersigned Bidder, by signing and executing this bid, certifies and represents to the CITY OF MISSION that Bidder has not been offered, conferred or agreed to confer any pecuniary benefit, as defined by §1.07(a)(6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment or advantage relating to this bid; the Bidder also certifies and represents that Bidder has not offered, conferred or agreed to confer any pecuniary benefit or other things of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this bid; the Bidder certifies and represents that Bidder has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the CITY OF MISSION concerning this bid on the basis of any consideration not authorized by law; the Bidder also certifies and represents that Bidder has not received any information not available to other bidders so as to give the undersigned a preferential advantage with respect to this bid; the Bidder further certifies and represents that Bidder has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that Bidder will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value to any officer, trustee, agent or member of the CITY OF MISSION in return for the person having exercised the person's official discretion, power or duty with respect to this bid; the Bidder certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or member of CITY OF MISSION in connection with information regarding this bid, the submission of this bid, the award of this bid or the performance, delivery or sale pursuant to this bid.

Date: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

**Note: This form, along with the Execution of Offer, must be filled in and submitted with the sealed bid.**



**City of Mission**  
**Pricing Schedule**  
**Bid Name/No.: "HAP Phase 19-I"/ 20-152-02-14**

For any questions directly regarding the **"HAP Phase 19-I- Bid No. 20-152-02-14"**, please call or email:

Crissy Cantu, Buyer: [ccantu@missiontexas.us](mailto:ccantu@missiontexas.us)  
Telephone: (956) 580-8667

NAME AND ADDRESS	QTY	OBJECTIVE	TOTAL BID PRICE
413 N. Canal Ave.	1	Reconstruction	\$
1004 Reynosa St.	1	Reconstruction	\$
1908 Victoria St.	1	Reconstruction	\$
2801 David St.	1	Rehabilitation	\$

***ALL PROJECTS WILL BE EVALUATED AND AWARDED INDIVIDUALLY OR IN ANY COMBINATION THEREOF.***

**Company Name:** \_\_\_\_\_  
**Owner or President Name:** \_\_\_\_\_  
**Company Address:** \_\_\_\_\_  
**City, State, Zip Code:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_  
**Fax Number:** \_\_\_\_\_  
**Email:** \_\_\_\_\_  
**Federal ID or SS# Number:** \_\_\_\_\_

\_\_\_\_\_  
**\*Company Authorized Representative's Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Company Representative's Name (Please Print)**

\_\_\_\_\_  
**Company Representative's Title**

\*Signature on this form indicates agreement with "Instructions to Bidder-General Terms and Conditions, Pricing, and Specifications"

**CITY OF MISSION  
ADDENDA CHECKLIST  
BID NAME/NO: HAP Phase 19-I / 20-152-02-14**

**Bid of:** \_\_\_\_\_  
(Bidder Company Name)

**To:** City of Mission

**Ref.:** "HAP Phase 19-I":20-152-02-14

Ladies and Gentlemen:

The undersigned Bidder hereby acknowledges receipt of the following Addenda to the captioned RFB (initial if applicable).

No. 1 \_\_\_\_\_ No. 2 \_\_\_\_\_ No. 3 \_\_\_\_\_ No. 4 \_\_\_\_\_ No. 5 \_\_\_\_\_

Respectfully submitted,

**Bidder:** \_\_\_\_\_

**By:** \_\_\_\_\_

(Authorized Signature for Bidder)

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**CITY OF MISSION  
CONTRACTOR SITE VISIT CHECKLIST  
BID NAME/NO.: "HAP Phase 19-I"/ 20-152-02-14**

**Bid of:** \_\_\_\_\_  
(Bidder Company Name)

**To:** City of Mission

**Ref.: HAP Phase 19-I RFB No.: 20-152-02-14**

Ladies and Gentlemen:

The undersigned Bidder hereby acknowledges site visit was done for the following projects:  
(Please concur with a check mark and signature below)

Reconstruction:

413 N. Canal Ave. \_\_\_\_\_

1004 Reynosa St. \_\_\_\_\_

1908 Victoria St. \_\_\_\_\_

Rehabilitation:

2801 David St. \_\_\_\_\_

Respectfully submitted,

**Bidder:** \_\_\_\_\_

**By:** \_\_\_\_\_

(Authorized Signature for Bidder)

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**GENERAL BUSINESS QUESTIONNAIRE**  
**(SUPPLIES, SERVICES AND CONSTRUCTION)**

This questionnaire, the requested list of references and the authorization to release financial information are used in part to assist in determining a potential contractor's responsibility. Offerors shall submit the General Business Questionnaire information within two (2) work days from the date of notification by the City, or with the offer, if so indicated in the Table of Contents page 2 of the Solicitation, Offer and Award Form. All information must be current and traceable. Each venturer of a joint venture must submit a separate signed form.

City of Mission reserves the right to make additional inquiries based on information submitted, or the lack thereof. Questions concerning this questionnaire or the authorization form should be directed to the contact person identified on the Solicitation, Offer and Award Form. In cases where a question does not apply or if unable to respond, offeror should refer to the item number, repeat the question, and indicate N/A (Not Applicable) or N/R (No Response), as appropriate. Offeror will explain the reason when responding N/A or N/R.

1. Name of Offeror ("Business"): \_\_\_\_\_
2. List name(s) and business address of officers and directors for corporations, partners for partnerships, and venturers for joint ventures (attach additional pages as necessary).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Number of years in business under present business name: \_\_\_\_\_
4. If applicable, list all other names under which the Business identified above operated in the last 5 years.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Annual Gross Revenue (Past year): (M represents millions, K represents thousands)  
☐\$100K or less    ☐\$100K-\$500K    ☐\$500K-\$1M    ☐\$1M-\$5M    ☐\$5M-\$10M  
☐\$10M-\$16M    ☐\$16M or Over
6. Will bidder/proposer provide a copy of its financial statements for the past two (2) years, if requested by City of Mission? ☐Yes ☐No
7. Number of current employees: \_\_\_\_\_
8. Has the Business, or any officer or partner thereof, failed to complete a contract? ☐Yes ☐No
9. Is any litigation pending against the Business? ☐Yes ☐No
10. Is offeror currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, offeror needs to explain the expected impact, both in organizational and directional terms. ☐Yes ☐No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Has the Business ever been declared "not responsible" for the purpose of any governmental agency contract award? ☐Yes ☐No
12. Has the Business been debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or otherwise disqualified from bidding, proposing, or contracting? ☐Yes ☐No
13. Are there any proceedings pending relating to the Business' responsibility, debarment, suspension, voluntary exclusion, or qualification to receive a public contract? ☐Yes ☐No
14. Has the government or other public entity requested or required enforcement of any of its rights under a surety agreement on the basis of a default or in lieu of declaring the Business in default? ☐Yes ☐No
15. Is the Business in arrears on any contract or debt? ☐Yes ☐No
16. Has the Business been a defaulter, as a principal, surety, or otherwise? ☐Yes ☐No
17. Have liquidated damages or penalty provisions been assessed against the Business for failure to complete work on time or for any other reason? ☐Yes ☐No
18. Does offeror have a contingency plan or disaster recovery plan in the event of a disaster? If so, then Bidder will provide a copy of the plan. ☐Yes ☐No
19. Does offeror have quality assurance program? If yes, offeror will describe its quality assurance program, its quality requirements, and how they are measured. ☐Yes ☐No
20. If a "yes" response is given under questions 9 through 19, please provide a detailed explanation including dates, reference to contract information, contacts, etc. (attach additional pages as necessary).

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I, individually and on behalf of the business named in this Business Questionnaire, do by my signature below, certify that the information provided in this questionnaire is true and correct. I understand that any false statements or misrepresentations regarding the Business named above may result in: 1) termination of any or all contracts which City of Mission has or may have with the Business; 2) disqualification of the Business from consideration for contracts; 3) removal of the Business from City of Mission's vendors' list; or/and 4) legal action(s) applicable under federal, state, or local law.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Owner, CEO, President, Majority Stockholder or Designated Representative)

## LIST OF REFERENCES FOR SIMILAR PROJECTS

Use additional pages as necessary.

1. Project:  
Date of Completion (if applicable):  
Contact Person:  
Company Name:  
Address:  
Telephone Number:  
Fax Number:  
E-mail Address:
  
2. Project:  
Date of Completion (if applicable):  
Contact Person:  
Company Name:  
Address:  
Telephone Number:  
Fax Number:  
E-mail Address:
  
3. Project:  
Date of Completion (if applicable):  
Contact Person:  
Company Name:  
Address:  
Telephone Number:  
Fax Number:  
E-mail Address:
  
4. Project:  
Date of Completion (if applicable):  
Contact Person:  
Company Name:  
Address:  
Telephone Number:  
Fax Number:  
E-mail Address:

# **CITY OF MISSION SPECIFICATIONS/PLANS**

**BID NAME/NO.:**

**Housing Assistance Program HAP Phase 19-I /**  
**20-152-02-14**



# CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM



HAP PHASE 19-1

MORELZA DE LA ROSA  
413 N. CANAL AVE.  
MISSION, TEXAS 78572

## INDEX OF DRAWINGS

08	TITLE PAGE	58	ROOF PLAN
18	SITE PLAN	68	FOUNDATION PLAN
28	FLOOR PLAN	78	ELECTRICAL LIGHTING PLAN
2/08	GENERAL NOTES	88	MECHANICAL ACCESSIBILITY STANDARDS
38	EXTERIOR ELEVATIONS		
48	WALL SECTIONS		



DEMOLITION NOTES

1. CONTRACTOR IS TO BEGIN DEMOLITION UPON NOTICE TO PROCEED FROM THE CITY.

2. CONTRACTOR IS TO DEMOLISH EXISTING STRUCTURE, ADJACENT STRUCTURES, TREES, PLANTS, SIDEWALKS AND DRIVEWAYS AS REQUIRED, UNLESS OTHERWISE NOTED OR SPECIFIED ON PLANS. TYPICAL FENCES ALONG PROPERTY LINE THAT HAVE TO BE REMOVED TO GAIN ACCESS TO SITE WILL BE REINSTALLED BY CONTRACTOR TO ORIGINAL STATE. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT ALL THE EXISTING ITEMS TO REMAIN AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY PROPERTY DAMAGED BY THE CONTRACTOR DIRECTLY, INDIRECTLY OR BY NEGLIGENCE, THAT MAY OCCUR OR RESULT FROM THE FULFILLMENT OF THE WORK SPECIFIED.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PLANS AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, SCOPE OF WORK, DEMOLITION REQUIREMENTS, AND NEW IMPROVEMENTS REQUIRED. NO ADDITIONAL COMPENSATION SHALL BE GIVEN TO THE CONTRACTOR FOR NOT FAMILIARIZING HIMSELF WITH THE WORK.

4. CONTRACTOR SHALL BE KNOWLEDGEABLE WITH AND PERFORM THE WORK IN STRICT ACCORDANCE WITH THE O.S.H.A. STANDARDS AND CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AT ALL TIMES AND REMOVE ALL DEBRIS FROM THE JOB SITE AS THE WORK PROGRESSES AND AT THE COMPLETION OF WORK AND THIS SHALL BE HAULED TO APPROPRIATE LANDFILL AT NO EXTRA COST. ABSOLUTELY NO MATERIALS WILL BE SALVAGED.

CONTRACTOR SHALL PROVIDE AT THE CONSTRUCTION SITE WITH A CONTAINMENT AREA IN A BPT TRASH BIN OR A WIRE MESH CONTAINMENT AREA FOR CONSTRUCTION DEBRIS AND DISPOSED OF PROPERLY PRIOR TO FINAL INSPECTION.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR COMPLETION OF THE PROJECT.

7. CONTRACTOR SHALL COMPLY WITH AEP, MISSION PUBLIC WORKS, TEXAS GAS CO. OR ANY OTHER UTILITY COMPANY REQUIREMENTS AND SHALL MAKE ALL ARRANGEMENTS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION OF THE WORK INDICATED AND HEREIN SPECIFIED.

8. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INFORM HIS/HER SUBCONTRACTORS INVOLVED IN THIS PROJECT OF ALL THE CITY'S REVISIONS ON PLANS AND GENERAL CONSTRUCTION NOTES WHEN THE BUILDING PERMIT IS ISSUED BY THE PERMIT/INSPECTION DIVISION DEPARTMENT FROM THE CITY OF MISSION.

LEGEND

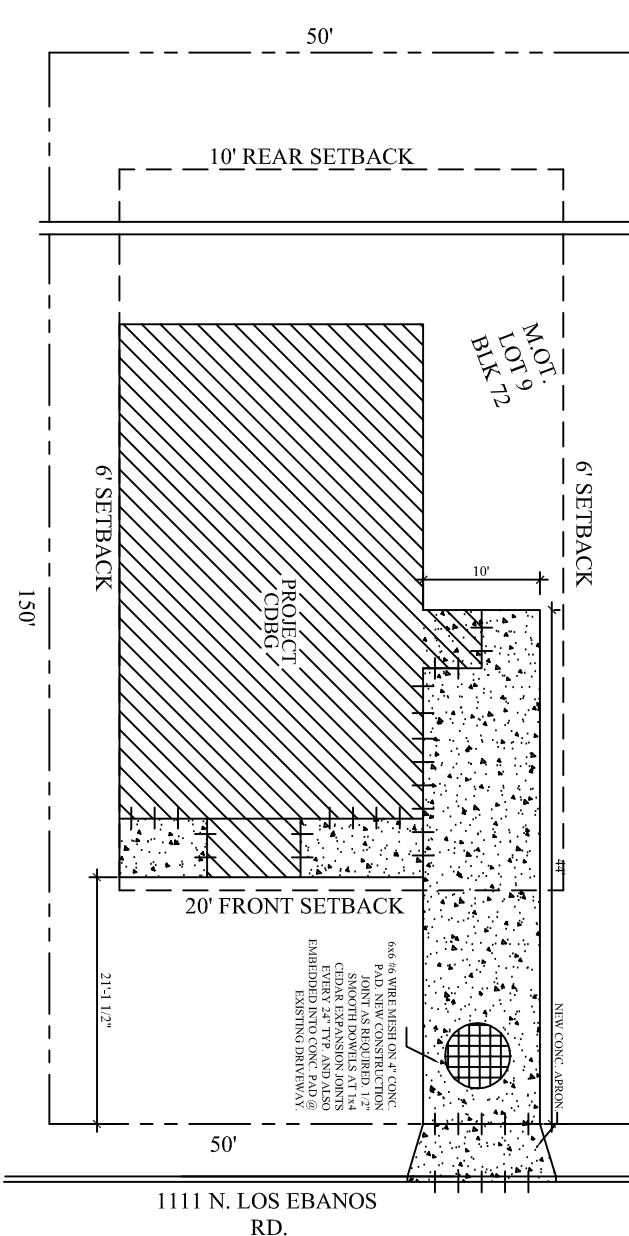


PROJECT:  
HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

SETBACKS

AS SHOWN ON SITE PLAN



NOTE:

CONTRACTOR SHALL VERIFY ALL SUB-CONTRACTORS WORK COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS. TYPICAL. REFER TO DEMO NOTES 7 SHT. 1/8 TYPICAL.

NOTE:

CONTRACTOR SHALL GRADE 6' AROUND THE PERIMETER OF NEW STRUCTURE AS REQUIRED AND AT THE CONNECTION BETWEEN THE FRONT PORCH AND THE NEW CONCRETE DRIVEWAY. VERIFY PROPER DRAINAGE ON ALL SIDES OF NEW STRUCTURE. THE HOUSING PROGRAM DOES NOT PROVIDE ANY LANDSCAPE. THE OWNER IS RESPONSIBLE FOR ANY REQUIRED LANDSCAPE AT THE PROPERTY AND ITS OUR RECOMMENDATION TO THE APPLICANT TO DO SO AT THEIR EARLIEST CONVENIENCE TO AVOID ANY EROSION AROUND THE NEW STRUCTURE.

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.  
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).  
3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.  
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOK/POOL CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE MILL WORK) TYPICAL.  
5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES.  
6. CONTRACTOR SHALL ADVISE AND ASSIST THE HOMEOWNER IN TRANSFERRING ELECTRICITY FROM CURRENT STRUCTURE TO TEMPORARY POLE. HOMEOWNER IS RESPONSIBLE FOR ANY CHARGE FEE FOR TRANSFERRING TO POLE AND FOR WATER SERVICE PAYMENT DURING THE CONSTRUCTION PROCESS AND AFTER THE PROJECT IS COMPLETE. (AS PER CONSTRUCTION CONTRACT) IT IS THE CONTRACTOR'S OPTION TO CHOOSE TO WORK WITH A TEMPORARY POLE OR TO HAVE THEIR OWN GENERATOR.  
7. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING PICTURES PRIOR TO STARTING ANY DEMOLITION WORK TO PROVIDE PROOF OF ANY EXISTING ITEMS TO REMAIN AND AFTER COMPLETION OF PROJECT TO VERIFY SUCH ITEMS REMAIN AND LEAVE THEM WORKING IN PROPER CONDITION. TYPICAL.

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.  
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).  
3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.  
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOK/POOL CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE MILL WORK) TYPICAL.  
5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES.  
6. CONTRACTOR SHALL ADVISE AND ASSIST THE HOMEOWNER IN TRANSFERRING ELECTRICITY FROM CURRENT STRUCTURE TO TEMPORARY POLE. HOMEOWNER IS RESPONSIBLE FOR ANY CHARGE FEE FOR TRANSFERRING TO POLE AND FOR WATER SERVICE PAYMENT DURING THE CONSTRUCTION PROCESS AND AFTER THE PROJECT IS COMPLETE. (AS PER CONSTRUCTION CONTRACT) IT IS THE CONTRACTOR'S OPTION TO CHOOSE TO WORK WITH A TEMPORARY POLE OR TO HAVE THEIR OWN GENERATOR.  
7. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING PICTURES PRIOR TO STARTING ANY DEMOLITION WORK TO PROVIDE PROOF OF ANY EXISTING ITEMS TO REMAIN AND AFTER COMPLETION OF PROJECT TO VERIFY SUCH ITEMS REMAIN AND LEAVE THEM WORKING IN PROPER CONDITION. TYPICAL.

OWNER NAME:

MORELZA DE LA ROSA

ADDRESS:

413 N. CANAL AVE.

LEGAL DESCRIPTION:

M.O.T. LOT 9 BLK 72

PAGE

1/8



CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM

NOTE: NO GAS PIPE UNDER GAS SERVICE OR CLOSE TO DRIVEWAY, CONCRETE OR RECOMMENDATIONS NO GAS METER ON GARAGE SIDE. TYP.

NOTES:

• REFER TO PAGE 2.1 FOR ALL NOTES REGARDING FRAMING, EXTERIOR AND INTERIOR WALLS, INSULATION, KITCHEN CABINETS, CEILING, DOORS WINDOWS, FLOORING, & PAINTING. (TYPICAL FOR ALL NOTES ON FLOOR PLAN FINISHES.)

• ABOVE ALL EXTERIOR DOORS AND WINDOWS APPLICABLE SHALL HAVE 4"X4"X1/4" ANGLE IRON AND APPLY OIL BASED PRIMER. ALUMINUM THRESHOLD PROVIDED. CAULK UNDERNEATH UNIT.

• CONTRACTOR SHALL PROVIDE COMMUNITY DEVELOPMENT SAMPLES FOR FINISHES IN GENERAL. MINIMUM OF 5 SAMPLES REQUIRED.

## BATHROOM ACCESSORIES

N.T.S.  
(FOR HANDICAP ACCESSIBILITY ONLY)

1. TOWEL RACK SHOULD BE INSTALLED 2" ABOVE THE LAVATORY (T.F.D.)
2. TOWEL BAR SHOULD BE INSTALLED 25" ABOVE P.F. (T.H.B.)
3. 2" TOWEL BAR SHOULD BE INSTALLED 25" ABOVE P.F. (T.H.B.)
4. SHOWER END (12") ALONG THE SHOT WALL AND ONE (2") ALONG THE FULL DEPTH OF THE CONTROL ROOM & BACK WALL. UNLESS GRAB BARS ARE WELDED ACROSS THE SHOT WALL AND INSTALLED 18" FROM FINISH FLOOR LINE TO THE CENTRE LINE OF THE GRAB BAR, LEFT OR RIGHT SIDE APPROACH TO THE BACK WALL. ALONG THE LINE OF THE SHOT OF EITHER LINE OF THE GRAB BAR TYPE
5. GRAB BARS SHALL BE INSTALLED ON GRAB BARS AS REQUIRED TYPICAL
6. GRABBROOM WALLS

## LEGEND

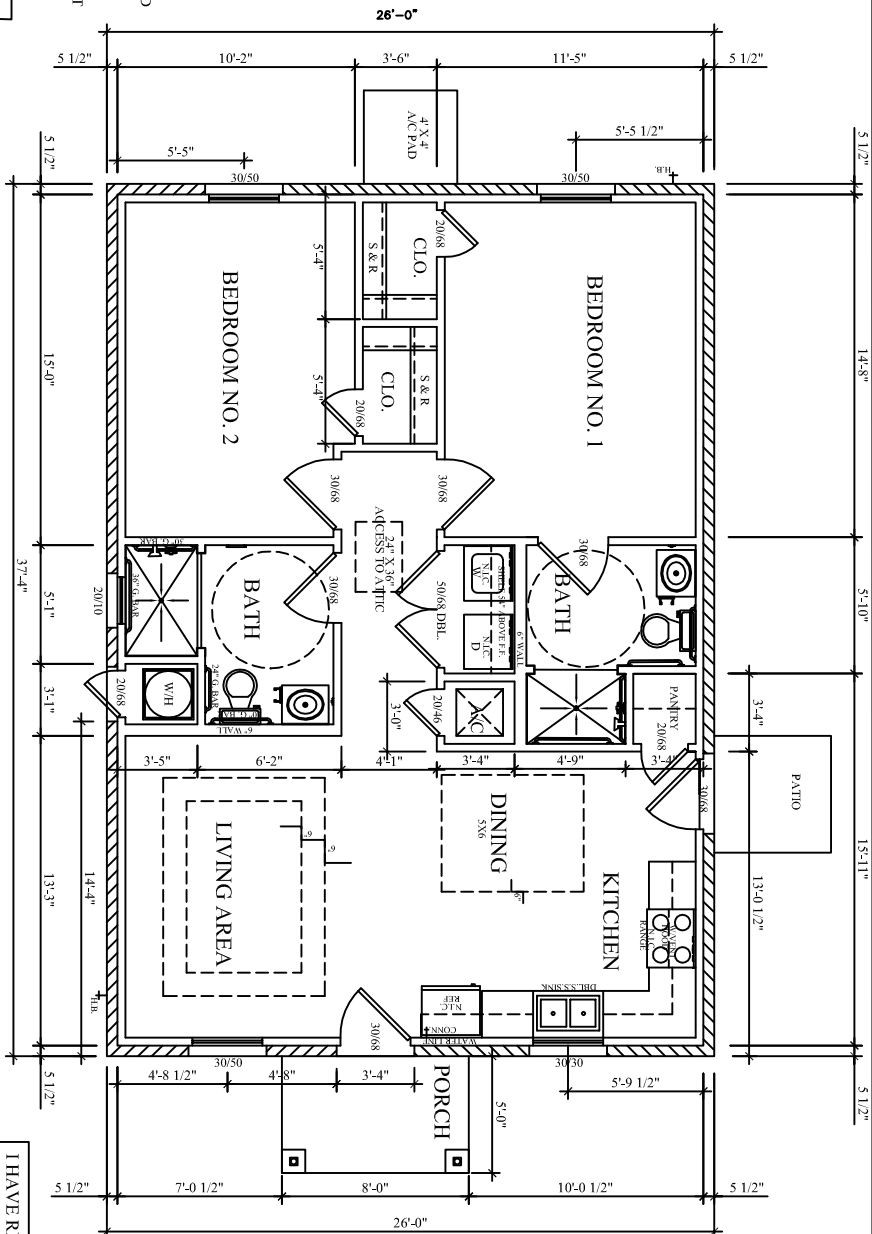
LEGEND

NOTE:

N.T.S. NOT TO SCALE  
N.C. NOT IN CONTACT  
N.P. NOT PICTURED  
C. COLOR FOR THE SHEETED CONCRETE TO BE DETERMINED BY CONTRACTOR  
CT. CEMENT TILE THE COLOR TO BE SELECTED BY HOMEOWNER. TYPE  
W. WASHES  
D. DIMENSIONS  
S & R. SHEET AND ROD SHALL BE INSTALLED *per* ABOVE FINISH FLOOR TO CENTER LINE (SHEET SHALL BE FIXED PAINTED BY WOOD, PROVIDE HORIZONTAL WALL BRACING AS REQUIRED).

PROJECT:  
HAP PHASE 19-I

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA



## FLOOR PLAN

SCALE: 3/16" = 1" - 0'

**NOTE:**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PENALIZED).
3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOK/NOOP CLEAN CONDITION, (ENTIRE HOUSE), INCLUDING ALL THE MILLWORK TYPICAL.
5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURERS' AND SUPPLIERS' WRITTEN GUARANTEES AND WARRANTIES COVERING MATERIALS AND EQUIPMENT UNDER ALL MANUFACTURER'S CONTRACT.

970 S.F. LIVING AREA

NOTE: I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
APPLICANT SIGNATURE

NOTE:

REFER TO PAGE A8 FOR PROPER INSTALLATION  
SHOWER SPECS AND GENERAL NOTES TYPICAL.

**ELECTRIC**

☐ ELECTRIC  
☐ GAS  
(ONLY IF EXISTING)  
KITCHEN OPTION ONLY

☐ HANDICAP CABINETS      ☐ REGULAR CABINETS

PAGE

2/8

**CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM**

GENERAL NOTES

GENERAL ELECTRICAL NOTES

- MUST COMPLY WITH THE NATIONAL ELECTRIC CODES AND ORDINANCES OF THE CITY OF MISSION
- IT SHALL INCLUDE THE FOLLOWING:
  - ONE VENTED RANGE HOOD VENTED TO THE EXTERIOR TO BE BROAN OR APPROVED EQUAL.
  - TWO EXTERIOR WEATHER PROOF GFCI OUTLETS.
  - REFER TO FLOOR PLAN FOR LOCATION
  - ONE SMOKE DETECTOR IN EACH BEDROOM AND HALLWAY THEY MUST BE INTERCONNECTED.
  - GFCI OUTLETS IN KITCHEN AND BATHROOM TO BE LABELED
  - REFER TO PLAN FOR LOCATION
  - ONE 150 AMP PANEL BOX
  - EXHAUST VENT IN BATHROOM TO VENT TO THE ATTIC W/LIGHT BUT SEPARATE SWITCHES.
  - PHONE JACK (REFER TO PLAN FOR LOCATION)
  - ONLY ONE(1) 5/2-5 BLADES CEILING FAN AT LIVING AREA WITH LIGHT AND TWO DIFFERENT SWITCHES.
  - PROVIDE SWITCH AND PREPARATION FOR CEILING FAN AT BEDROOMS, CEILING FANS AT BEDROOMS SHALL NOT BE PART OF THE CONTRACT.
  - ONE INCANDESCENT PENDANT LIGHT IN DINING AREA.
  - ONE LIGHT INCANDESCENT TOP OF SINK WITH SEPARATE SWITCH.
  - IF PLAN INDICATES HANDICAP ACCESSIBLE, SWITCHES MUST BE ROCKER TYPE.
  - NO MORE THAN 12 OUTLETS OR SWITCHES PER CIRCUIT
  12. NO MORE THAN 12 OUTLETS OR SWITCHES PER CIRCUIT 13. OUTLET BOXES, CEILING AND FAN OUT BOXES MUST BE SEALED ACCORDING TO ENERGY CONSERVATION CODE.
  14. ALL ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICIAN AND MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE AND THE CITY OF THE STATE OF CALIFORNIA. ALL BEDROOMS SHALL BE WIRED FOR A SINK AND A FAN (TWO SWITCHES REQUIRED). TWO (2) SWITCHES WILL BE INSTALLED WITH PLATE.

GENERAL PLUMBING NOTES

- REFER TO SHT. 8/8 FOR ALL PLUMBING ACCESSORY HT. INST.
- ALL PLUMBING SHALL COMPLY WITH PLUMBING CODES, ORDINANCES OF THE CITY OF MISSION OR ANY PROVISION OF SRJC.
- 1. PLUMBING PIPES (HOT) MUST BE INSULATED. SHALL INCLUDE NEW SEWER, GAS AND WATER LINES FROM CITY TAP OR METER TO HOUSE. (GAS LINE ONLY IF EXISTING)
- 2. CONTRACTOR TO DETERMINE IF GAS OR ELECTRIC IS SELECTED BY HOMEOWNER. (APPLICABLE ONLY WHEN GAS LINE EXISTS).
- 3. ONE 3/4"x22"x8" DEEP TWO COMPARTMENT STAINLESS STEEL SINK WITH FAUCET AND SIDE SPRAYER. INCLUDE ALL REQUIRED HARDWARE.
- 4. ONE BASE CABINET WITH LAVATORY. (IF HANDICAP ACCESSIBLE COMPLY WITH TYPE AND MOUNTING HEIGHT).
- 5. ONE 24"x30" MIRROR.
- 6. ONE 40 GAL. ELECTRIC WATER HEATER DOUBLE ELEMENT FOR 2 AND 3 BEDROOM HOME WITH ALL REQUIRED HARDWARE AND FAUCETS. ALL FAUCETS SHALL BE WASHRELESS AND DOUBLE LEVEL FITTINGS INCLUDED.
- WATER HEATER MUST BE INSTALLED ON A 1<sup>st</sup> STAND PROPERLY SUPPORTED.
- 7. INSTALL WASHER AND DRYER CONNECTIONS. DRYER VENT MUST VENT THRU EXTERIOR AND MUST BE CENTERED TO DRYER LOCATION.
- 8. FOR HANDICAP ACCESSIBILITY. INSTALL APPROPRIATE TOILET
- 9. ALL REQUIRED ACCESSORIES. TOILET PAPER HOLDER.
- 24" TOWEL BAR, ONE TOWEL RING CHROME FINISH, SOAP DISH MUST BE CERAMIC (2) AND MUST BE ATTACHED TO CORNER WALLS AT SHOWERS). TYPICAL. MATCH EXISTING COLOR TILE SELECTION.

PROJECT:  
HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

GENERAL PLUMBING NOTES

CONTND..

- REFER TO SHEET 8 FOR APPROPRIATE INSTALLATION HEIGHTS.
- REFER TO FLOOR PLAN FOR EXACT LOCATION ON ACCESSORIES.
- 10. PROVIDE AND INSTALL WATER CONNECTIONS FOR REFRIGERATOR
- 11. ALL GAS PLUMBING IF APPLICABLE, NEED TO STUB OUT TOWARDS ORIGINAL GAS LINE. (IF EXISTING ONLY. METER LOCATION SHALL BE SELECTED BY APPLICANT AT THE TIME OF CONTRACT SIGNING).
- 12. ALL FIXTURES SHALL BE LEVER HANDLED FINISH SHALL BE SELECTED BY HOUSING SPECIALIST. TYPICAL
- AMERICAN STANDARD OR APPROVED EQUAL.
- DOORS

- INSTALL 1 3/4" SIX PANEL METAL EXTERIOR DOORS (EXCEPT AT WATER HEATER CLOSET). NO PANEL DOOR SHALL BE PROVIDED AND INSTALLED). ALL DOORS WILL BE INSTALLED WITH PROPER HARDWARE AS REQUIRED (MAINTAIN SAME FINISH THROUGHOUT ENTIRE HOUSE. TYPICAL).
- LOCKSET AND DEADBOLT FOR EXTERIOR DOORS (EXCEPT WATER HEATER CLOSET DOOR).
- ALL INTERIOR DOORS SHALL BE 6 PANEL HOLLOW CORE WITH ALL HARDWARE INCLUDED. WATER HEATER DOOR TO BE PLAIN WITH LOCKSET ONLY. 1 PAIR OF 2-6" PANEL DOORS INCLUDING ALL REQUIRED HARDWARE. TYP.
- SIZES ARE TO BE DETERMINED BY PLAN. EXTERIOR DOOR AND INTERIOR LOCKSETS AND DEADBOLT TO BE LEVER HANDLE. KWIKSET OR SCHLAGE BR AND ONLY. FINISH TO BE DETERMINED BY HOUSING SPECIALIST. EXTERIOR DOOR LOCKSETS AND DEADBOLTS TO OPERATE WITH SAME KEY, INCLUDING WATER HEATER CLOSET LOCKSET.

WINDOWS

- WINDOWS ARE TO BE DOUBLE INSULATED LOW-E SINGLE HUNG. MEETING MINIMUM STANDARDS FOR RESIDENTIAL WINDOWS. (AAMA) 12 PANE DESIGN EITHER WHITE OR BRONZE FINISH. HEAD JAMB SHOULD BE METAL LINTELS 4"x4"x1/4". SIZES TO BE DETERMINED BY PLAN.
- ALL WINDOWS WILL REQUIRE WINDOW WRAP. TYPICAL

FLOORING

- 1"x1" GLUED DOWN VINYL COMPOSITION FLOOR TILE.
- CONTRACTOR TO GIVE OWNER A CHOICE OF COLORS AND PATTERNS. LIMITED TO FIVE SAMPLES.
- COMMERCIAL TILE ONLY.

KITCHEN CABINETS

- KITCHEN CABINETS SHOULD PROVIDE COUNTER WORK SPACE AND SINK WITH FAUCET AND SIDE SPRAYER. CABINET SHALL BE CONSTRUCTED OF 3/4" CABINET GRADE PLYWOOD. BASE CABINETS DEPTH SHALL BE 24" AND NO MORE THAN 36" HIGH WITH COUNTER TOP. WALL CABINET 12" IN DEPTH AND A MINIMUM 30" IN HEIGHT. FACING OF CABINETS WILL BE 3/4" ASH PLYWOOD. CABINETS MUST BE SANDED AND SEAL.
- FINISH WILL BE PAINTED OR STAINED TO HOMEOWNERS CHOICE OF MINIMUM OF 5 COLOR SAMPLES.
- CONTRACTOR MUST PROVIDE AT LEAST 2 DOOR STYLES CONSTRUCTED OF HARDWOOD ASH & 1/4" ASH PANEL. DOORS TO BE ROUTERED WITH DESIGN. (ROUNDED OR SQUARED FINISH WILL NOT BE ACCEPTED). COUNTER SURFACE SHALL BE PLASTIC LAMINATE OR TILE WITH A 1/8" HEIGHT BACKSPLASH, LIMITED TO TEN COLOR SAMPLES.
- REFER TO FLOOR PLAN FOR DIMENSIONS. ALL HARDWARE MUST BE INCLUDED (HINGES, GUIDES AND PULLSHANDLES) CONTRACTOR TO PROVIDE A MINIMUM OF FIVE SAMPLES FOR PULLSHANDLES. STANDARD RANGE AND REFRIGERATOR SPACE WILL BE PROVIDED.

OWNER NAME:

MORELZA DE LA ROSA

ADDRESS:

413 N. CANAL AVE.

LEGAL DESCRIPTION:

M.O.T. LOT 9 BLK 72

BATHROOM SHOWER

- ONE CERAMIC TILE SHOWER UNIT. WALLS TO HAVE DUROCK CEMENT BOARD OVER MOISTURE RESISTANT DRYWALL.
- TILE ON WALLS SHOULD BE FROM FLOOR TO CEILING. MOISTURE RESISTANT DRYWALL. TO BE ON ALL WALLS OR SHOWER INCLUDING CEILING. WATERPROOF RECESSED LIGHT IN AN AIR TIGHT HOUSING RECESSED CAN THERMALLY PROTECTED IN SHOWER. FLOOR TO HAVE 1/4" SLOPE PER FOOT TO DRAIN CENTER. TILE SHALL HAVE 1/4" AROUND OPENING OF ENTRYWAY TO SHOWER. SHOWER MUST INCLUDE A CURTAIN ROD. A DIRT GUARD MUST BE INSTALLED AT ENTRANCE BASE OF SHOWER UNIT. LENGTH TO BE DETERMINED BY PLAN.
- SHOWERS TO INCLUDE 2 CERAMIC SOAP DISH AT THE CORNER ALL SHOWERS ARE BARRIER FREE. CHOICE OF TILE SAMPLES TO BE PROVIDED BY CONTRACTOR. MINIMUM OF TEN SAMPLES TILE TO BE DAT TILE OR APPROVED EQUAL.
- SHOWER TO BE HANDICAP ACCESSIBLE. REFER TO SHEET 8 FOR SPECIFICATIONS. REFER TO KITCHEN CABINETS SPECS FOR CABINET AT VANITY AND LINEN CABINETS.

FRONT PORCH

- PORCH SHALL HAVE 2 BRICK COLUMNS AS PER FLOOR PLAN W/ 4X4 TREATED POST ANCHORED PROPERLY IN THE MIDDLE.
- BRICK FLOOR-OUT WILL BE 12"x12". REINFORCE AS REQUIRED.

DOOR STOPPERS

- PROVIDE AND INSTALL DOOR STOPPERS ON ALL INTERIOR DOORS AND A DOOR SWEEP TO THE A/C RETURN DOOR.

PEEP HOLE

- PROVIDE AND INSTALL A JUMBO PEEP-HOLE IN FRONT DOOR ONLY. VERIFY LOCATION AND HT. INSTALLATION AT JOB SITE WITH HOUSING SPECIALIST.

CONTRACTOR MUST HAVE AT ALL TIMES A SET OF PLANS AND WORK WRITE-UP FOR EACH PROJECT AT JOB SITE.

- ALL LUMBER FOR PLATES TOP & BOTTOM SHALL BE TREATED LUMBER TYPICAL.
- 2" GALV. RIDGE PIPE. 12-6" MINIMUM POINT OF ATTACHMENT TYPICAL.
- ALL WINDOWS MUST BE LOW-E DOUBLE INSULATED. TYPICAL.

NOTE:  
CONTRACTOR SHALL PROVIDE ALL SAMPLES REQUIRED AS NOTED AND 2 DIFFERENT SAMPLES FOR DINING PENDANT CONTRACTOR SHALL MAINTAIN SAME

CONTRACTOR SHALL MAINTAIN SAME TYPE AND FINISH WITHIN AREAS LIKE KITCHEN, DINING AND LIVING AREAS. VERIFY WITH HOUSING SPECIALIST BEFORE INSTALLATION OF ALL THE LIGHTING FIXTURES AND BATHROOM ACCESSORIES. TYPICAL

CONTRACTOR SHALL PROVIDE ALL SAMPLES REQUIRED AS PER SPECS WITHIN 5 BUSINESS DAY AFTER NOTICE TO PROCEED IS ISSUED. TTY.

CONTRACTOR SHALL PROVIDE PROGRESS REPORTS AS SPECIFIED ON PLANS ON A WEEKLY BASIS INCLUDING PICTURES CONCERNING EVERY STEP OF THE CONSTRUCTION PROCESS, INCLUDING BEFORE DEMO PICTURES, PROGRESS PICTURES AND COMPLETION OF PROJECT PICTURES.

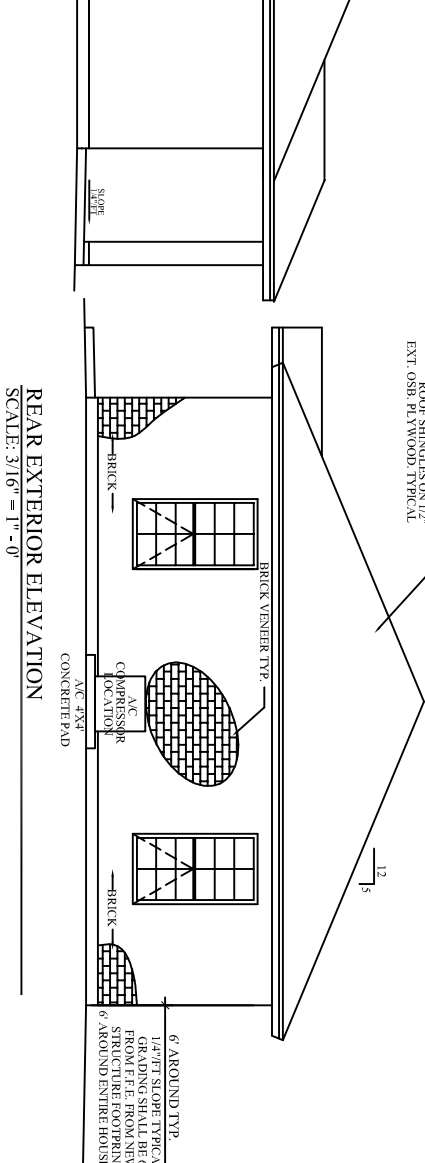
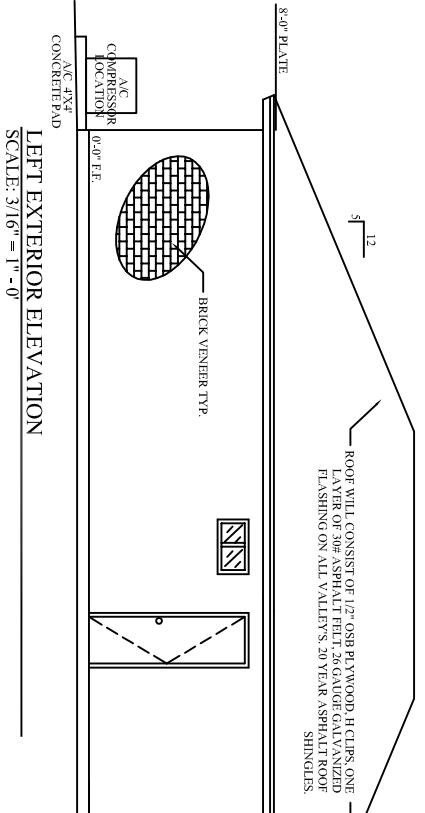
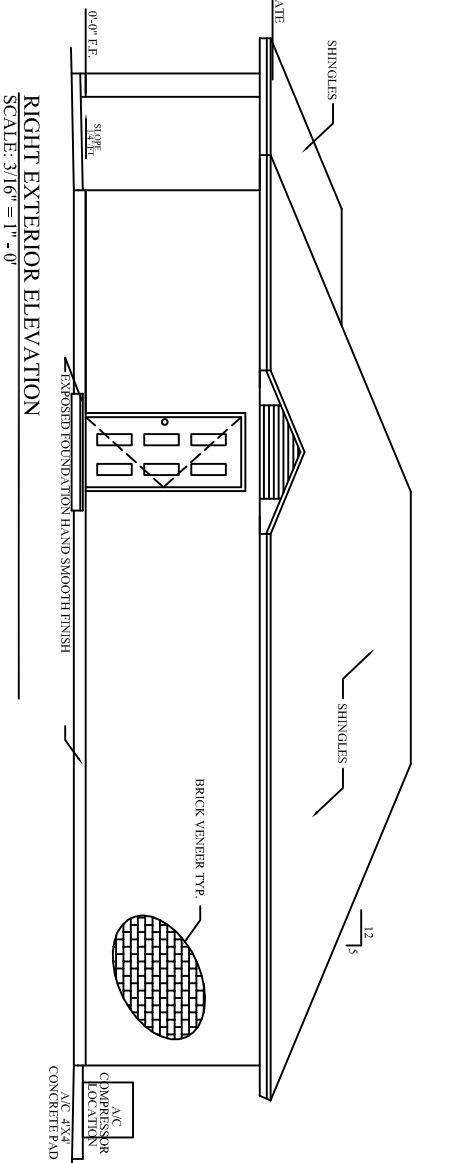
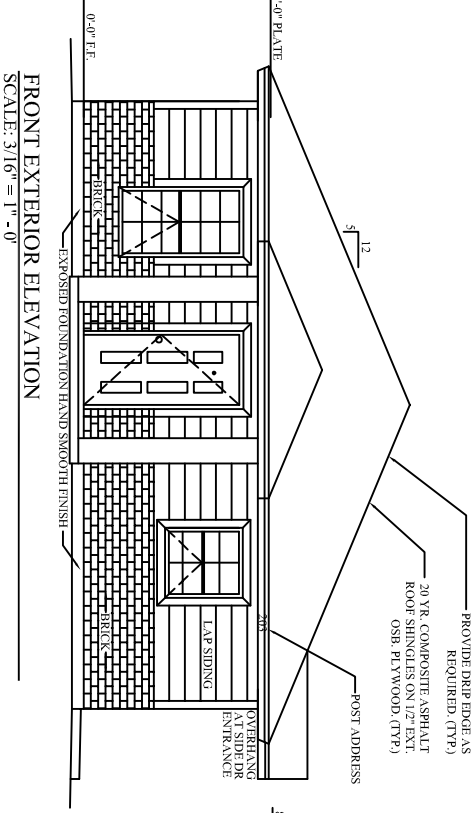
CONTRACTOR SHALL PROVIDE ALL TAGS (RED AND/OR GREEN TAGS AS ISSUED BY PLANNING DEPARTMENT FOR EVERY PROJECT UNDER CONSTRUCTION.

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CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM



**LEGEND**

NOTES:

ALL DIMENSIONS ARE NOT INCLUDED IN THE CONTRACT TYPE.

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.

2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).

3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.

4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOM/MOP CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE MILLWORK) TYPICAL.

**PROJECT:**

HAP PHASE 19-1

**DESCRIPTION OF DWELLING:**

SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

**OWNER NAME:**

MORELZA DE LA ROSA

**LEGAL DESCRIPTION:**

M.O.T. LOT 9 BLK 72

**GENERAL NOTES**

REFER TO PAGE 2.1 FOR ALL NOTES REGARDING FRAMING, EXTERIOR AND INTERIOR WALLS, INSULATION, KITCHEN CABINETS, CEILINGS, DOORS, WINDOWS, FLOORING, PAINTING, TYPICAL FOR ALL NOTES ON FLOOR PLAN FINISHES.





EXCAVATION NOTES:  
BEARING SOIL, FILLING WILL BE DONE IN LAYERS AND  
COMPACTED ALL FILL WILL BE CLEAN SANDY LOAM FREE  
OF ORGANIC MATERIAL, TRASH, CLAY OR ANY OTHER  
INAPPROPRIATE TYPE MATERIALS, WITH A MINIMUM  
EXCAVATION OF 12" INTO UNDISTURBED SOIL AND FINISH  
FLOOR ELEVATION TO BE AT LEAST 18" ABOVE THE CURB OR  
FROM THE EXISTING NATURAL GROUND WHICHEVER IS  
APPLICABLE FOR THE PROJECT AT THE JOB SITE.

A. MINIMUM EXTERIOR CITY ORDINANCE AND 2006 IRC FOUNDATION PER CITY ORDINANCE BEAMS WILL BE 12"x30" FOR SINGLE STORY W/ 6 #5 REBARS.

B. MINIMUM INTERIOR FOUNDATION BEAM WILL BE 12"x24" W/ 4 #5 REBARS FOR SINGLE STORY.

C. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12" BELOW UNDISTURBED GROUND SURFACE.

D. CORNER BARS WILL BE REQUIRED AT ALL CORNERS OF FOUNDATION INCLUDING PORCHES, AND INTERSECTING INTERIOR BEAM ENDING IN EXTERIOR FOUNDATION BEAMS TOP AND BOTTOM.

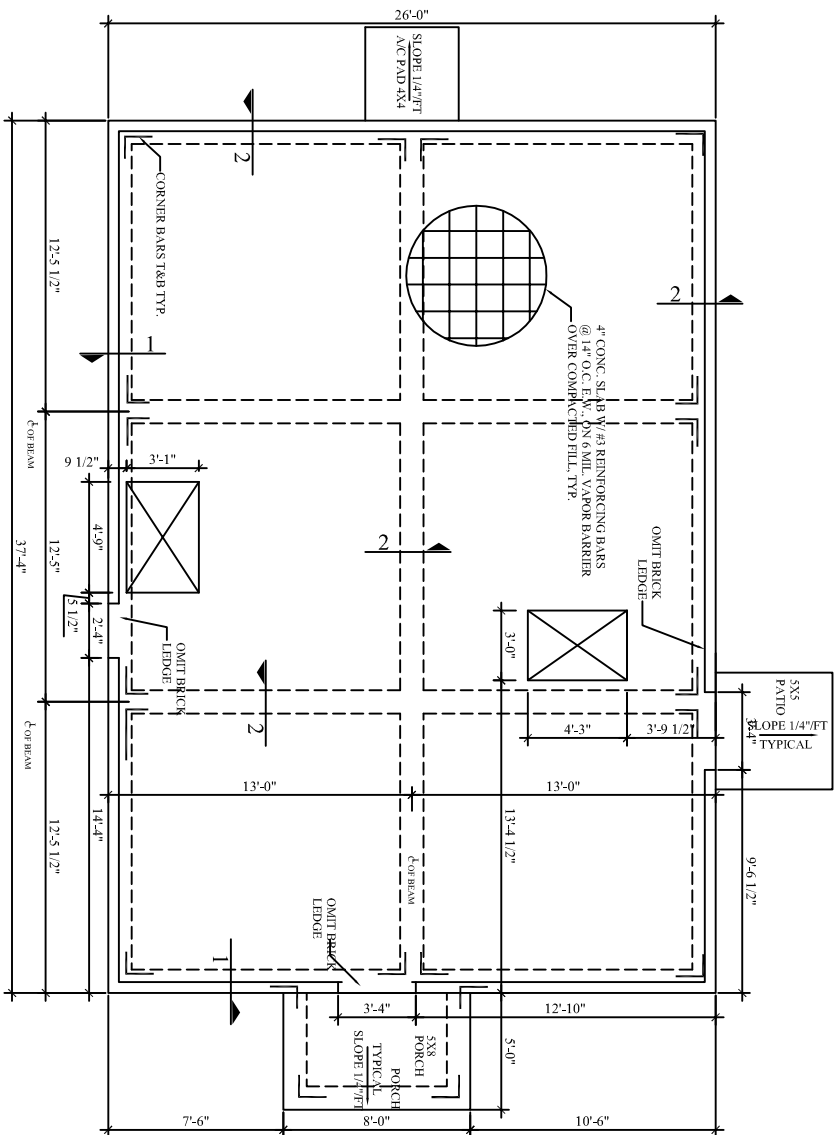
E. ENTIRE LIVING AREA FOUNDATION AND PORCHES WILL BE SEALED COVERED WITH 6 MIL. POLY ACRYL BARRIER.

F. CONTRACTOR TO BE RESPONSIBLE TO CONFIRM THAT A MINIMUM OF 3000 PSI CONCRETE ON ALL FOUNDATION, DRIVEWAYS AND SIDEWALKS WILL RESULT.

G. MINIMUM 3/8" REBAR WILL BE REQUIRED ON ALL FOUNDATIONS OF LIVING AREA AND PORCHES SPACED AT 14" O.C. (NOTE: #6 WIDE MESH IS NOT ALLOWED)

H. ENTIRE FOUNDATION LIVING AND PORCHES WILL REQUIRE TERNITE TREATMENT. THE TERNITE TREATMENT CERTIFICATE MUST BE PROVIDED TO THE CITY AND/OR THE FOUNDATIONS LINING MUST BE "STAMPED" BY THE SERVICE TREATMENT

1. ANCHOR BOLTS: MINIMUM OF 5/8"x3" ANCHOR BOLT WITH 2" WASHERS WILL BE REQUIRED IN ALL FOUNDATIONS. SPACING OF THE ANCHOR BOLTS/ ANCHOR BOLTS WILL BE PLACED WITHIN 12" ON ALL CORNERS AND ON EITHER SIDE OF ENTRIES OF FOUNDATION PERIMETER BEAM, AND SPACED A MAXIMUM OF 4' APART AROUND PERIMETER BEAM OF STRUCTURE.



SCALE: 3/16" = 1" - 0"

**970 S.F. LIVING AREA**

N.T.S.

N.T.S. NOT TO SCALE  
NOT IN CONTRACT  
V.C.T. VENEER CUT  
COLOR TO BE SELECTED BY OWNER  
CEMATIC TILE COLOR TO BE SELECTED BY HOMEOWNER  
W. WOOD  
ONE SHELF AND ROD SHALL BE INSTALLED 48" ABOVE FINISH FLOOR TO CENTER LINE OF ROPE  
SHELF SHALL BE FIXED PAINTED WOOD, PROVIDE HORIZONTAL WALL  
BRACING AS REQUIRED  
U.S.A.R.

NOTE:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY THAT BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).
3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOKHOOP CLEAN CONDITION, ENTIRE HOUSE, INCLUDING ALL THE MILLWORK) TYPICAL.
5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES COVERING MATERIALS AND EQUIPMENT UNDER THE CONTRACT.

**PROJECT:**

HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

PAGE

OWNER NAME:  
MORELZA DE LA ROSA

LEGAL DESCRIPTION  
M.O.T. LOT 9 BLK 72

## 2 TYP. INTERIOR BEAM DET. N.T.S.

$$\frac{9}{8}$$

**CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM**







# CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM



HAP PHASE 19-1  
NESTORA RAMIREZ  
1004 REYNOSA ST.  
MISSION, TEXAS 78572

INDEX OF DRAWINGS			
08	TITLE PAGE	58	ROOF PLAN
18	SITE PLAN	68	FOUNDATION PLAN
28	FLOOR PLAN	78	ELECTRICAL LIGHTING PLAN
2/08	GENERAL NOTES	88	MECHANICAL ACCESSIBILITY STANDARDS
38	EXTERIOR ELEVATIONS		
48	WALL SECTIONS		

DEMOLITION NOTES

1. CONTRACTOR IS TO BEGIN DEMOLITION UPON NOTICE TO PROCEED FROM THE CITY.

2. CONTRACTOR IS TO DEMOLISH EXISTING STRUCTURE, ADJACENT STRUCTURES, TREES, PLANTS, SIDEWALKS AND DRIVEWAYS AS REQUIRED, UNLESS OTHERWISE NOTED OR SPECIFIED ON PLANS. TYPICAL FENCES ALONG PROPERTY LINE THAT HAVE TO BE REMOVED TO GAIN ACCESS TO SITE WILL BE REINSTALLED BY CONTRACTOR TO ORIGINAL STATE. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT ALL THE EXISTING ITEMS TO REMAIN AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY PROPERTY DAMAGED BY THE CONTRACTOR DIRECTLY, INDIRECTLY OR BY NEGLIGENCE, THAT MAY OCCUR OR RESULT FROM THE FULFILLMENT OF THE WORK SPECIFIED.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PLANS AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, SCOPE OF WORK, DEMOLITION REQUIREMENTS, AND NEW IMPROVEMENTS REQUIRED. NO ADDITIONAL COMPENSATION SHALL BE GIVEN TO THE CONTRACTOR FOR NOT FAMILIARIZING HIMSELF WITH THE WORK.

4. CONTRACTOR SHALL BE KNOWLEDGEABLE WITH AND PERFORM THE WORK IN STRICT ACCORDANCE WITH THE O.S.H.A. STANDARDS AND CONTRACT DOCUMENTS.

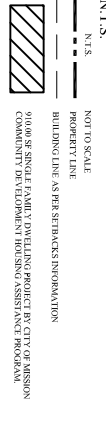
5. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AT ALL TIMES AND REMOVE ALL DEBRIS FROM THE JOB SITE AS THE WORK PROGRESSES AND AT THE COMPLETION OF WORK AND THIS SHALL BE HAULED TO APPROPRIATE LANDFILL AT NO EXTRA COST. ABSOLUTELY NO MATERIALS WILL BE SALVAGED. CONTRACTOR SHALL PROVIDE AT THE CONSTRUCTION SITE WITH A CONTAINMENT AREA IN A BPT TRASH BIN OR A WIRE MESH CONTAINMENT AREA FOR CONSTRUCTION DEBRIS AND DISPOSED OF PROPERLY PRIOR TO FINAL INSPECTION.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR COMPLETION OF THE PROJECT.

7. CONTRACTOR SHALL COMPLY WITH AEP, MISSION PUBLIC WORKS, TEXAS GAS CO. OR ANY OTHER UTILITY COMPANY REQUIREMENTS AND SHALL MAKE ALL ARRANGEMENTS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION OF THE WORK INDICATED AND HEREIN SPECIFIED.

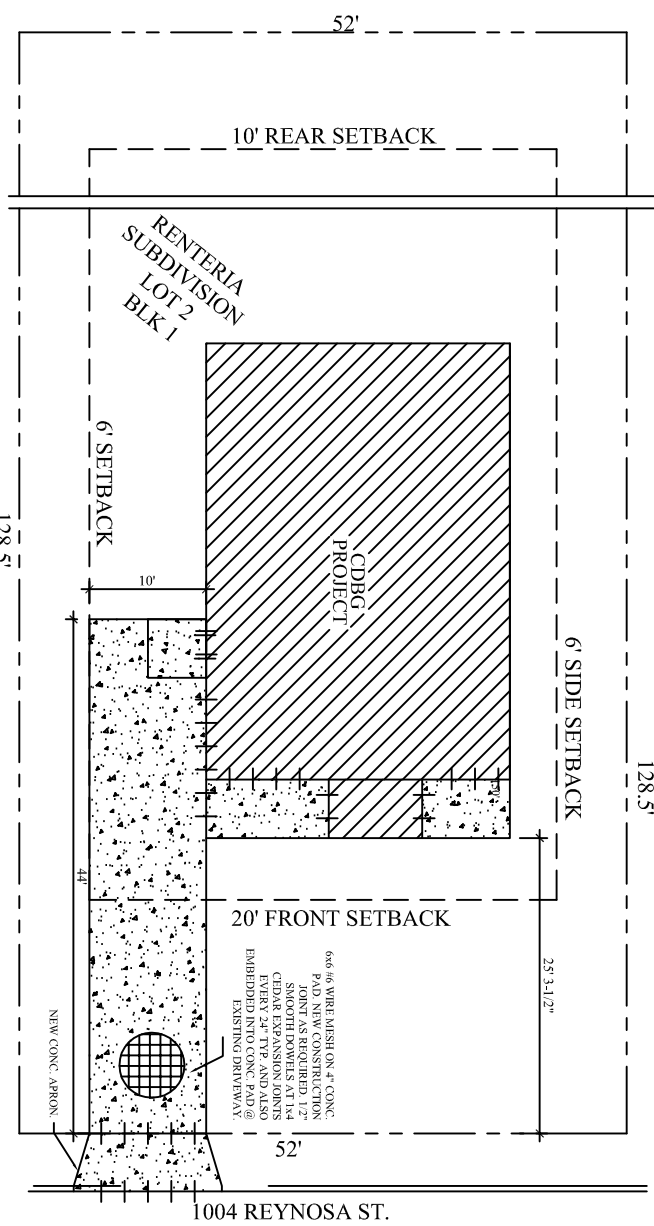
8. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INFORM HIS/HER SUBCONTRACTORS INVOLVED IN THIS PROJECT OF ALL THE CITY'S REVISIONS ON PLANS AND GENERAL CONSTRUCTION NOTES WHEN THE BUILDING PERMIT IS ISSUED BY THE PERMIT/INSPECTION DIVISION DEPARTMENT FROM THE CITY OF MISSION.

LEGEND



PROJECT:  
HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970,00 SF. OF LIVING AREA



SITE PLAN

NOTE: CONTRACTOR SHALL VERIFY ALL SUB-CONTRACTORS WORK COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS, TYPICAL. REFER TO DEMO NOTES 7 SHIT, 118 TYPICAL.



NOTE: CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.

2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).

3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.

4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOKMOP CLEAN CONDITION, (ENTIRE HOUSE, INCLUDING ALL THE MILL WORK) TYPICAL.

5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES.

6. CONTRACTOR SHALL ADVISE AND ASSIST THE HOMEOWNER IN TRANSFERRING ELECTRICITY FROM CURRENT STRUCTURE TO TEMPORARY POLE. HOMEOWNER IS RESPONSIBLE FOR ANY CHARGE FEE FOR TRANSFERRING TO POLE AND FOR WATER SERVICE PAYMENT DURING THE CONSTRUCTION PROCESS AND AFTER THE PROJECT IS COMPLETE. (AS PER CONSTRUCTION CONTRACT.) IT IS THE CONTRACTOR'S OPTION TO CHOOSE TO WORK WITH A TEMPORARY POLE OR TO HAVE THEIR OWN GENERATOR.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING PICTURES PRIOR TO STARTING ANY DEMOLITION WORK TO PROVIDE PROOF OF ANY EXISTING ITEMS TO REMAIN AND AFTER COMPLETION OF PROJECT TO VERIFY SUCH ITEMS REMAIN AND LEAVE THEM WORKING IN PROPER CONDITION, TYPICAL.

OWNER NAME:

NESTORA RAMIREZ

ADDRESS:

1004 REYNOSA ST.

LEGAL DESCRIPTION:

RENTERIA SUBDIVISION LOT 2 BLK 1

PAGE

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SETBACKS

AS SHOWN ON SITE PLAN

CONTRACTOR SHALL VERIFY INFORMATION WITH CITY OF MISSION PLANNING DEPARTMENT

NOTE

THE INTENTION OF THIS DRAWING IS FOR ILLUSTRATION

CONTRACTOR SHALL PROVIDE DOCUMENTATION AS FOLLOWS (TO PLANNING AND INSPECTION) BUT NOT LIMITED TO: SIGNED DEPARTMENTS

1. COMPLETE SURVEY REQUIRED

2. MANUAL 7" RESIDENTIAL HVAC LOADS

3. RESPECT COMPLIANCE CERTIFICATE

4. WINDSTORM

- POSS STREET ADDRESS IN A VIEW FROM FRONT STREET
- TOILET FACILITIES (OPEN & CLOSED) SHALL BE PROVIDED
- ALL EXISTING UTILITIES SHALL BE MAINTAINED IN A SANITARY CONDITION
- ALL INSPECTION TAGS (GREEN OR RED) SHALL BE PROVIDED
- CEGAR EXPANSION JOINTS EVERY 24" TYPE AND ALSO EMBEDDED WITH REINFORCING BARS
- CONTRACTOR MUST CALL UTILITY COMPANIES BEFORE DITCHING REDONE

DRIVEWAY & SIDEWALK REQUIREMENTS

- EXISTING DRIVEWAY SHALL BE SET BACK 1' FROM PROPERTY LINE
- EXISTING DRIVEWAY SHALL BE 14" C&G AND SHALD BE MAINTAINED IN A SANITARY CONDITION
- PROVIDE CONCRETE DRIVEWAY 1" AND SHALL BE 14" OF C&G
- DRIVEWAY TO HAVE BROOK FINISH
- PROPER DRAINAGE 1" C&G SLOPE OF 1/4" FT RUN FOR 1' OF DRIVEWAY
- ON PROPERTY DRIVEWAYS AND SIDEWALKS FINISHES FROM 6" TO 8" C&G
- DRIVEWAY SURFACE SHALL BE 6" TO 8" C&G FINISHED WITH 6" TO 8" GAGE WHELSHED

GENERAL NOTES

CONTRACTOR SHALL FIELD VERIFY AS FOLLOWS:

1. REFER TO SURVEY FOR THE EXACT LOCATION (REQUIRED) FOR ALL EXISTING UTILITIES CONNECTIONS AS WELL AS ALL TREES, SHRUBS, ETC. THAT SHALL BE REMOVED AS REQUIRED TO BE READY FOR ALL NEW IMPROVEMENTS ON THE PROPERTY AS SHOWN ON PLANS.

2. CONTRACTOR SHALL VERIFY LOCATION FOR BUT NOT LIMITED TO: (AS REQUIRED)

- MB (MAIL BOX)
  - T (TREES)
  - POL (POLE LINE)
  - P (ELECTRICAL POLE CONNECTION)
  - X (FENCE)
  - S (SEWER CONNECTION)
  - WM (WATER METER)
- CONTRACTOR SHALL LEAVE PROPERTY AND ITS COMPONENTS WORKING PROPERLY.



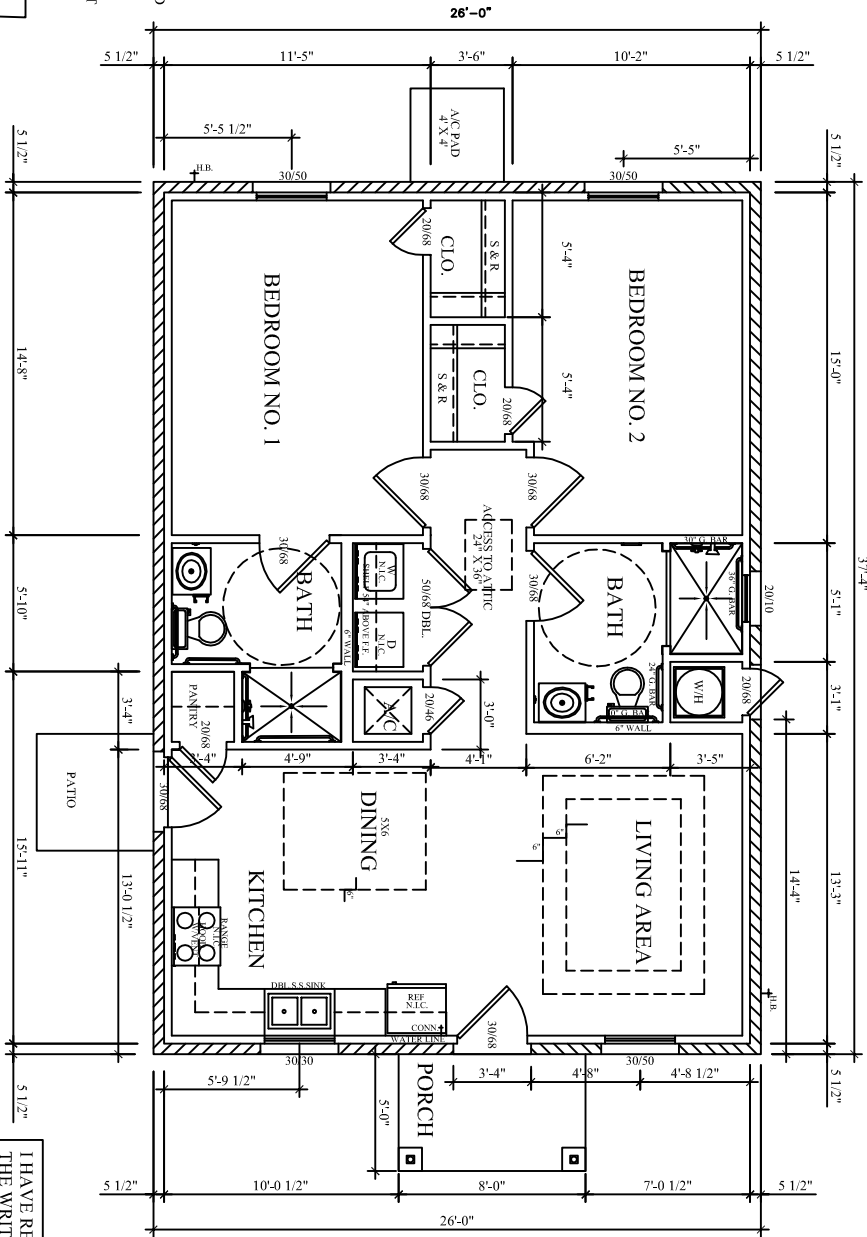
CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM

NOTE:  
GAS SERVICE: NO GAS PIPE UNDER  
CONCRETE OR CLOSE TO DRIVEWAY,  
AS PER PLANNING RECOMMENDATIONS NO GAS METER ON  
GARAGE SIDE. TYP.

- NOTES:
- REFER TO PAGE 2.1 FOR ALL NOTES REGARDING FRAMING,  
EXTERIOR AND INTERIOR WALLS, INSULATION, KITCHEN  
CABINETS, CEILING, DOORS WINDOWS, FLOORING, &  
PAINTING. (TYPICAL FOR ALL NOTES ON FLOOR PLAN  
FINISHES)
  - ABOVE ALL EXTERIOR DOORS AND WINDOWS APPLICABLE  
SHALL HAVE 4"x4"x1/4" ANGLE IRON AND APPLY OIL BASED  
PRIMER, ALUMINUM THRESHOLD PROVIDED, CAULK  
UNDERNEATH UNIT.
  - CONTRACTOR SHALL PROVIDE COMMUNITY DEVELOPMENT  
SAMPLES FOR FINISHES IN GENERAL. MINIMUM OF 5  
SAMPLES REQUIRED.

**BATHROOM ACCESSORIES**  
(FOR HANDICAP ACCESSIBILITY ONLY)

- N.T.S.
1. TOILET PAPER HOLDER (T.P.H.)
  2. 1" MIN. CLEARANCE UNDER TOILET
  3. 1" MIN. CLEARANCE UNDER SINK
  4. STAINLESS STEEL GRAB BARS AS FOLLOWS:  
a. ONE (1) GRAB BAR TO BE INSTALLED ALONG THE FULL LENGTH  
OF THE CONTINGENT & BACK WALL. (SHOWN GRAB BAR HAVE WORKS AROUND THE STALL  
WALL AND INSTALLED AT 48" FROM FLOOR AND 36" FROM WALL. GRAB BARS REQUIRED TYP.  
@ BATHROOM WALLS
  5. ONE (1) GRAB BAR TO BE INSTALLED ALONG THE SIDE OF THE SHOWER EITHER  
ALONG THE GRAB BAR OR ALONG THE BACK WALL AND ONE (1) SHOWER HEAD. (SHOWN  
LINE OF THE GRAB BAR TO BE INSTALLED ALONG THE BACK WALL AS REQUIRED. TYPICAL  
@ BATHROOM WALLS
- NOTE:  
ALL APPLIANCES ARE NOT INCLUDED  
IN THE CONTRACT. TYP.
- N.T.S.
- NOT TO SCALE
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE  
RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE  
INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLANS FOR ILLUSTRATION PURPOSES ONLY.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND  
ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR  
COUNTY'S ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).
3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOM/POPE CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE MILLWORK) TYPICAL.
5. CONTRACTOR SHALL FURNISH CDWG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES  
COVERING MATERIALS AND EQUIPMENT UNDER THE CONTRACT.



**FLOOR PLAN**  
SCALE: 3/16" = 1' - 0"  
970 S.F. LIVING AREA

NOTE:  
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE  
RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE  
INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLANS FOR ILLUSTRATION PURPOSES ONLY.

2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND  
ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR  
COUNTY'S ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).

3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.

4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOM/POPE CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE MILLWORK) TYPICAL.

5. CONTRACTOR SHALL FURNISH CDWG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES  
COVERING MATERIALS AND EQUIPMENT UNDER THE CONTRACT.

PROJECT:  
HAP PHASE 19-1  
DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

OWNER NAME:  
NESTORA RAMIREZ  
ADDRESS:  
1004 REYNOSA ST.

LEGAL DESCRIPTION:  
RENTERIA SUBDIVISION LOT 2 BLK. 1

I HAVE READ AND FULLY AGREE WITH  
THE WRITE-UP AND PLANS AS PRESENTED  
TO ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2020.

APPLICANT SIGNATURE

NOTE:  
CONTRACTOR SHALL PROVIDE AND INSTALL GRAB BARS IN  
BATHROOM AS SHOWN IN PLANS.  
REFER TO PAGE A8 FOR PROPER INSTALLATION,  
SHOWER SPECS AND GENERAL NOTES TYPICAL.

☐ ELECTRIC

☐ GAS  
(ONLY IF EXISTING)  
KITCHEN OPTION ONLY

☐ HANDICAP CABINETS  
KITCHEN SINK AND VANITY

☐ REGULAR CABINETS  
KITCHEN SINK AND VANITY

GENERAL NOTES

GENERAL ELECTRICAL NOTES

- MUST COMPLY WITH THE NATIONAL ELECTRIC CODES AND ORDINANCES OF THE CITY OF MISSION
- IT SHALL INCLUDE THE FOLLOWING:
  - 1. ONE VENTED RANGE HOOD VENTED TO THE EXTERIOR TO BE BROAN OR APPROVED EQUAL.
  - 2. TWO EXTERIOR WEATHER PROOF GFCI OUTLETS.
  - 3. ONE SMOKE DETECTOR IN EACH BEDROOM AND HALLWAY REFER TO FLOOR PLAN FOR LOCATION
  - 4. GFCI OUTLETS IN KITCHEN AND BATHROOM TO BE LABELED REFER TO PLAN FOR LOCATION
  - 5. ONE 150 AMP PANEL BOX
  - 6. EXHAUST VENT IN BATHROOM TO VENT TO THE ATTIC W/LIGHT BUT SEPARATE SWITCHES.
  - 7. PHONE JACK (REFER TO PLAN FOR LOCATION)
  - 8. ONLY ONE(1) 5/2" 5 BLADES CEILING FAN AT LIVING AREA WITH LIGHT AND TWO DIFFERENT SWITCHES.
  - 9. PROVIDE SWITCH AND PREPARATION FOR CEILING FAN AT BEDROOMS, CEILING FANS AT BEDROOMS SHALL NOT BE PART OF THE CONTRACT
  - 10. ONE INCANDESCENT PENDANT LIGHT IN DINING AREA
  - 11. SEPARATE SWITCH
  - 12. IF PLAN INDICATES HANDICAP ACCESSIBLE, SWITCHES MUST BE ROCKER TYPE
  - 13. NO MORE THAN 12 OUTLETS OR SWITCHES PER CIRCUIT
  - 14. OUTLET BOXES, CEILING AND FLOOR LET BOXES MUST BE SEALED ACCORDING TO ENERGO CONSERVATION CODE.
  - 15. ALL ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICIAN AND MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE AND THE CITY OF THE STATE OF CALIFORNIA. ALL BEDROOMS SHALL BE WIRED FOR A CEILING FAN (TWO SWITCHES REQUIRED). TWO (2) SWITCHES WILL BE INSTALLED WITH PLATE

GENERAL PLUMBING NOTES

- REFER TO SHT. 8/8 FOR ALL PLUMBING ACCESSORY HT. INST.
- ALL PLUMBING SHALL COMPLY WITH PLUMBING CODES, ORDINANCES OF THE CITY OF MISSION OR ANY PROVISION OF SRJC.
- 1. PLUMBING PIPES (HOT) MUST BE INSULATED. SHALL INCLUDE NEW SEWER, GAS AND WATER LINES FROM CITY TAP OR METER TO HOUSE. (GAS LINE ONLY IF EXISTING)
- 2. CONTRACTOR TO DETERMINE IF GAS OR ELECTRIC IS SELECTED BY HOMEOWNER. (APPLICABLE ONLY WHEN GAS LINE EXISTS).
- 3. ONE 3/4"x22"x8" DEEP TWO COMPARTMENT STAINLESS STEEL SINK WITH FAUCET AND SIDE SPRAYER. INCLUDE ALL REQUIRED HARDWARE.
- 4. ONE BASE CABINET WITH LAVATORY. (IF HANDICAP ACCESSIBLE COMPLY WITH TYPE AND MOUNTING HEIGHT).
- 5. ONE 24"x30" MIRROR.
- 6. ONE 40 GAL. ELECTRIC WATER HEATER DOUBLE ELEMENT FOR 2 AND 3 BEDROOM HOME WITH ALL REQUIRED HARDWARE AND FAUCETS. ALL FAUCETS SHALL BE WASHRELESS AND DOUBLE LEVEL FITTINGS INCLUDED.
- 7. WATER HEATER MUST BE INSTALLED ON A 18" STAND PROPERLY SUPPORTED.
- 7. INSTALL WASHER AND DRYER CONNECTIONS. DRYER VENT MUST VENT THRU EXTERIOR AND MUST BE CENTERED TO DRYER LOCATION.
- 8. FOR HANDICAP ACCESSIBILITY. INSTALL APPROPRIATE TOILET
- 9. ALL REQUIRED ACCESSORIES. TOILET PAPER HOLDER, 24" TOWEL BAR, ONE TOWEL RING CHROME FINISH, SOAP DISH MUST BE CERAMIC (2) AND MUST BE ATTACHED TO CORNER WALLS AT SHOWERS). TYPICAL. MATCH EXISTING COLOR TILE SELECTION.

PROJECT:  
HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

GENERAL PLUMBING NOTES

CONTND..

- REFER TO SHEET 8 FOR APPROPRIATE INSTALLATION HEIGHTS.
- REFER TO FLOOR PLAN FOR EXACT LOCATION ON ACCESSORIES.
- 10. PROVIDE AND INSTALL WATER CONNECTIONS FOR REFRIGERATOR
- 11. ALL GAS PLUMBING IF APPLICABLE, NEED TO STUB OUT TOWARDS ORIGINAL GAS LINE. (IF EXISTING ONLY. METER LOCATION SHALL BE SELECTED BY APPLICANT AT THE TIME OF CONTRACT SIGNING).
- 12. ALL FIXTURES SHALL BE LEVER HANDLED FINISH SHALL BE SELECTED BY HOUSING SPECIALIST. TYPICAL
- AMERICAN STANDARD OR APPROVED EQUAL.
- DOORS

- INSTALL 1 3/4" SIX PANEL METAL EXTERIOR DOORS (EXCEPT AT WATER HEATER CLOSET). NO PANEL DOOR SHALL BE PROVIDED AND INSTALLED). ALL DOORS WILL BE INSTALLED WITH PROPER HARDWARE AS REQUIRED (MAINTAIN SAME FINISH THROUGH-OUT ENTIRE HOUSE. TYPICAL).
- LOCKSET AND DEADBOLT FOR EXTERIOR DOORS (EXCEPT WATER HEATER CLOSET DOOR).
- ALL INTERIOR DOORS SHALL BE 6 PANEL HOLLOW CORE WITH ALL HARDWARE INCLUDED. WATER HEATER DOOR TO BE PLAIN WITH LOCKSET ONLY. 1 PAIR OF 2'-6" PANEL DOORS INCLUDING ALL REQUIRED HARDWARE. TYP.
- SIZES ARE TO BE DETERMINED BY PLAN. EXTERIOR DOOR AND INTERIOR LOCKSETS AND DEADBOLT TO BE LEVER HANDLE. KWIKSET OR SCHLAGE BR AND ONLY. FINISH TO BE DETERMINED BY HOUSING SPECIALIST. EXTERIOR DOOR LOCKSETS AND DEADBOLTS TO OPERATE WITH SAME KEY, INCLUDING WATER HEATER CLOSET LOCKSET.

WINDOWS

- WINDOWS ARE TO BE DOUBLE INSULATED LOW-E SINGLE HUNG. MEETING MINIMUM STANDARDS FOR RESIDENTIAL WINDOWS. (AAMA) 12 PANE DESIGN EITHER WHITE OR BRONZE FINISH. HEAD JAMB SHOULD BE METAL LINTELS
- 4"x4"x1/4" SIZES TO BE DETERMINED BY PLAN.
- ALL WINDOWS WILL REQUIRE WINDOW WRAP. TYPICAL

FLOORING

- 1"x1" GLEUED DOWN VINYL COMPOSITION FLOOR TILE.
- CONTRACTOR TO GIVE OWNER A CHOICE OF COLORS AND PATTERNS. LIMITED TO FIVE SAMPLES.
- COMMERCIAL TILE ONLY.

KITCHEN CABINETS

- KITCHEN CABINETS SHOULD PROVIDE COUNTER WORK SPACE AND SINK WITH FAUCET AND SIDE SPRAYER. CABINET SHALL BE CONSTRUCTED OF 3/4" CABINET GRADE PLYWOOD. BASE CABINETS DEPTH SHALL BE 24" AND NO MORE THAN 36" HIGH WITH COUNTER TOP. WALL CABINET 12" IN DEPTH AND A MINIMUM 30" IN HEIGHT. FACING OF CABINETS WILL BE 3/4" ASH PLYWOOD. CABINETS MUST BE SANDED AND SEAL. FINISH WILL BE PAINTED OR STAINED TO HOMEOWNERS CHOICE OF MINIMUM OF 5 COLOR SAMPLES.
- CONTRACTOR MUST PROVIDE AT LEAST 2 DOOR STYLES CONSTRUCTED OF HARDWOOD ASH & 1/4" ASH PANEL. DOORS TO BE ROUTERED WITH DESIGN. (ROUNDED OR SQUARED FINISH WILL NOT BE ACCEPTED). COUNTER SURFACE SHALL BE PLASTIC LAMINATE OR TILE WITH A 1/8" HEIGHT BACKSPLASH. LIMITED TO TEN COLOR SAMPLES.
- REFER TO FLOOR PLAN FOR DIMENSIONS. ALL HARDWARE MUST BE INCLUDED (HINGES, GUIDES AND PULL/HANDLES) CONTRACTOR TO PROVIDE A MINIMUM OF FIVE SAMPLES FOR PULL/HANDLES. STANDARD RANGE AND REFRIGERATOR SPACE WILL BE PROVIDED.

OWNER NAME:

NESTORA RAMIREZ

ADDRESS:

1004 REYNOSA ST.

LEGAL DESCRIPTION:

RENTERIA SUBDIVISION LOT 2 BLK 1

BATHROOM SHOWER

- ONE CERAMIC TILE SHOWER UNIT. WALLS TO HAVE DUROCK CEMENT BOARD OVER MOISTURE RESISTANT DRYWALL.
- TILE ON WALLS SHOULD BE FROM FLOOR TO CEILING. MOISTURE RESISTANT DRYWALL. TO BE ON ALL WALLS OR SHOWER INCLUDING CEILING. WATERPROOF RECESSED LIGHT IN AN AIR TIGHT HOUSING RECESSED CAN THERMALLY PROTECTED IN SHOWER. FLOOR TO HAVE 1/4" SLOPE PER FOOT TO DRAIN CENTER. TILE SHALL HAVE 1/4" AROUND OPENING OF ENTRYWAY TO SHOWER. SHOWER MUST INCLUDE A CURTAIN ROD. A DRIE GUARD MUST BE INSTALLED AT ENTRANCE BASE OF SHOWER UNIT. LENGTH TO BE DETERMINED BY PLAN.
- ALL SHOWERS TO INCLUDE 2 CERAMIC SOAP DISH AT THE CORNER
- ALL SHOWERS ARE BARRIER FREE. CHOICE OF TILE SAMPLES TO BE PROVIDED BY CONTRACTOR. MINIMUM OF TEN SAMPLES
- TILE TO BE DALTILE OR APPROVED EQUAL.
- SHOWER TO BE HANDICAP ACCESSIBLE. REFER TO SHEET 8 FOR SPECIFICATIONS. REFER TO KITCHEN CABINETS SPECS FOR CABINET AT VANITY AND LINEN CABINETS.

FRONT PORCH

- PORCH SHALL HAVE 2 BRICK COLUMNS AS PER FLOOR PLAN W/ 4X4 TREATED POST ANCHORED PROPERLY IN THE MIDDLE.
- BRICK FLOOR-OUT WILL BE 12"x12". REINFORCE AS REQUIRED.

DOOR STOPPERS

- PROVIDE AND INSTALL DOOR STOPPERS ON ALL INTERIOR DOORS AND A DOOR SWEEP TO THE A/C RETURN DOOR.

PEEP HOLE

- PROVIDE AND INSTALL A JUMBO PEEP-HOLE IN FRONT DOOR ONLY. VERIFY LOCATION AND HT. INSTALLATION AT JOB SITE WITH HOUSING SPECIALIST.

CONTRACTOR MUST HAVE AT ALL TIMES A SET OF PLANS AND WORK WRITE-UP FOR EACH PROJECT AT JOB SITE.

- ALL LUMBER FOR PLATES TOP & BOTTOM SHALL BE TREATED LUMBER TYPICAL.
- 2" GALV. RIDGE PIPE. 12'-6" MINIMUM POINT OF ATTACHMENT TYPICAL.
- ALL WINDOWS MUST BE LOW-E DOUBLE INSULATED. TYPICAL.

- NOTE: CONTRACTOR SHALL PROVIDE ALL SAMPLES REQUIRED AS NOTED AND 2 DIFFERENT SAMPLES FOR DINING PENDANT CONTRACTOR SHALL MAINTAIN SAME

- CONTRACTOR SHALL MAINTAIN SAME TYPE AND FINISH WITHIN AREAS LIKE KITCHEN, DINING AND LIVING AREAS. VERIFY WITH HOUSING SPECIALIST BEFORE INSTALLATION OF ALL THE LIGHTING FIXTURES AND BATHROOM ACCESSORIES. TYPICAL

- CONTRACTOR SHALL PROVIDE ALL SAMPLES REQUIRED AS PER SPECS WITHIN 5 BUSINESS DAY AFTER NOTICE TO PROCEED IS ISSUED. TTY.

- CONTRACTOR SHALL PROVIDE PROGRESS REPORTS AS SPECIFIED ON PLANS ON A WEEKLY BASIS INCLUDING PICTURES CONCERNING EVERY STEP OF THE CONSTRUCTION PROCESS, INCLUDING BEFORE DEMO PICTURES, PROGRESS PICTURES AND COMPLETION OF PROJECT PICTURES.

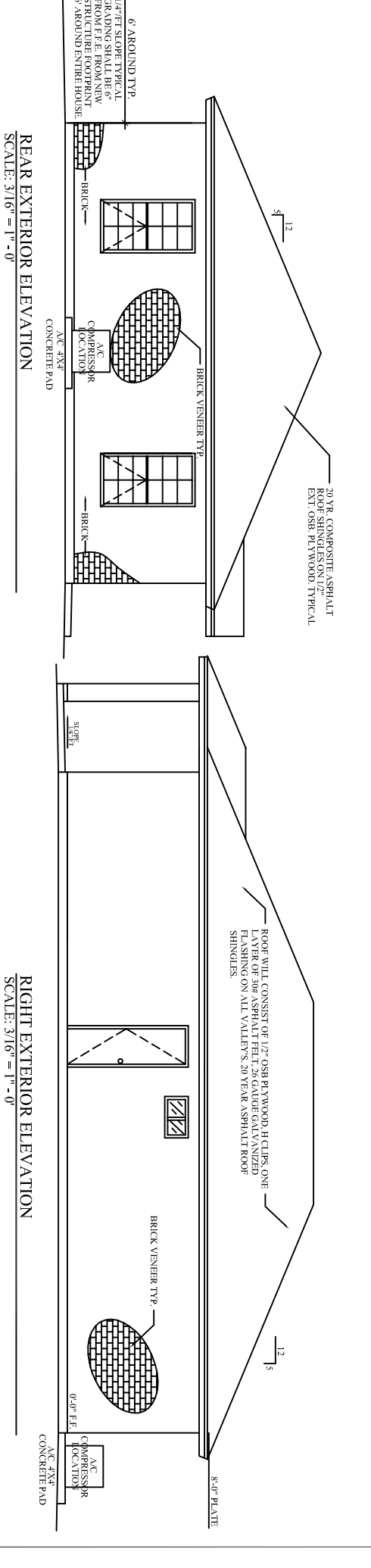
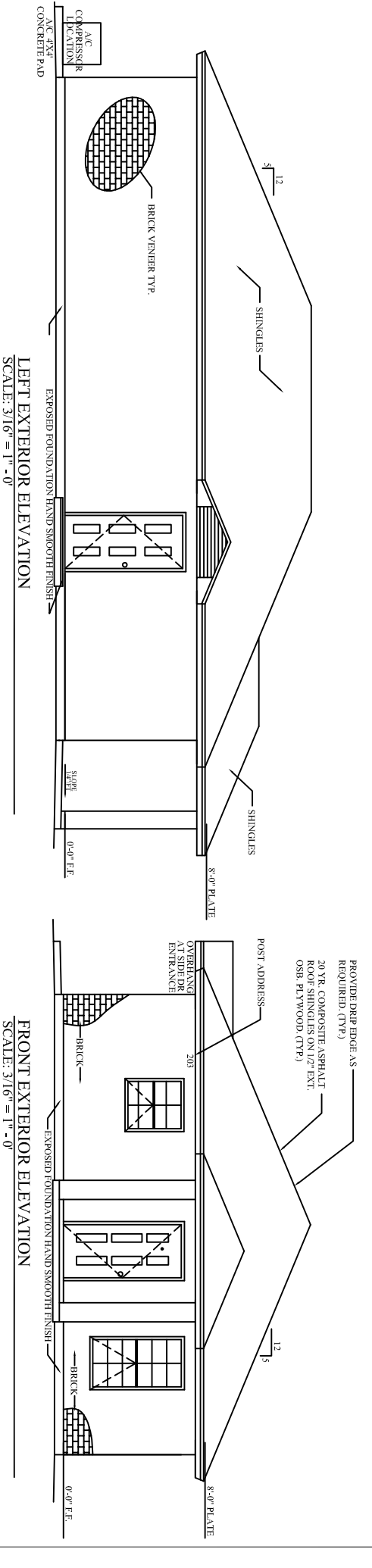
- CONTRACTOR SHALL PROVIDE ALL TAGS (RED AND/OR GREEN TAGS AS ISSUED BY PLANNING DEPARTMENT FOR EVERY PROJECT UNDER CONSTRUCTION).

PAGE

2.1/8



CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM



LEGEND		NOTE:	
NOTES:		ALL DIMENSIONS ARE NOT INCLUDED IN THE CONTRACT TYPE.	
NOT TO SCALE		1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.	
NOT TO SCALE		2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).	
NOT TO SCALE		3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.	
NOT TO SCALE		4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOM/MOP CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE MILLWORK) TYPICAL.	
NOT TO SCALE		GENERAL NOTES	
NOT TO SCALE		REFER TO PAGE 2.1 FOR ALL NOTES REGARDING FRAMING, EXTERIOR AND INTERIOR WALLS, INSULATION, KITCHEN CABINETS, CEILINGS, DOORS, WINDOWS, FLOORING, PAINTING, TYPICAL FOR ALL NOTES ON FLOOR PLAN FINISHES.	

PROJECT:		OWNER NAME:		LEGAL DESCRIPTION:		PAGE	
HAP PHASE 19-1		NESTORA RAMIREZ		RENTERIA SUBDIVISION LOT 2 BLK 1		3/8	
DESCRIPTION OF DWELLING:		ADDRESS:				CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM	
SINGLE RESIDENCE 970,00 SF. OF LIVING AREA		1004 REYNOSA ST.					



## GENERAL ROOF NOTES

ROOF SHALL CONSIST OF 1/2" OSB PLYWOOD, H CLIPS, ONE LAYER OF 30# ASPHALT FELT, 26 GAUGE GALVANIZED FLASHING ON ALL VALLEYS, 20 YEAR ASPHALT ROOF SHINGLES.  
PROVIDE A 3/8" SOFTT GRADE PLYWOOD WITH 8"X16" SOFTT VENTS AT 8' O.C..

CONTRACTOR SHALL PROVIDE A MINIMUM OF 5 SAMPLES FOR ROOF SHINGLES. (2 & 3 BEDROOM HOME WILL HAVE GABLE ENDS CONSTRUCTED OF FIBER CEMENT SIDING BOARD. (APPROX. 93 SF) PROVIDE AND INSTALL A 24" ROUND OR OCTAGON VINYL LOUVER VENT AT GABLE ENDS.

TYPICAL PITCH = 5" ON 12"  
OVERHANG = 18" TYPICAL UNLESS OTHERWISE NOTED.

## ATTIC VENTILATION

AREAS TO BE VENTILATED = 2886 SQ. FT.

VENTILATION REQUIRED:

970 / 150 = 6.07 SQ. FT.

5 - SLANT ROOF VENT:  
5 X 0.35 = 1.75 SQ. FT.

13 SOFFIT VENTS:  
13 X 0.39 = 5.07 SQ. FT.

1 - 24" GABLE FRONT LOUVER  
1 X 3.14 = 3.14

TOTAL VENTILATION SUPPLIED:  
1.75 + 5.07 + 3.14 = 9.96 SQ. FT.

## INSULATION

A) RAFTER BAFLES REQUIRED IN ALL ATTIC APPLICATION BAFLES WILL BE PLACED A MINIMUM OF TWO (2) AT EVERY SOFFIT VENT LOCATION AROUND ENVELOPE WALLS OF THE HOME.

B) ALL B TYPE INSULATION WILL BE REQUIRED TO BE FACED TYPE, EITHER PAPER FACED WITH TABS OR FOIL FACED WITH TABS. NO UNFACED BATS WILL BE PERMITTED IN WALLS OR ON CEILINGS. TABS WILL BE REQUIRED TO BE PLACED OVER THE FACE OF THE WALL STUD OR FACE OF THE CEILING JOIST AND STAPLED EVERY 12DOWN ONTO THE TAB FACE.

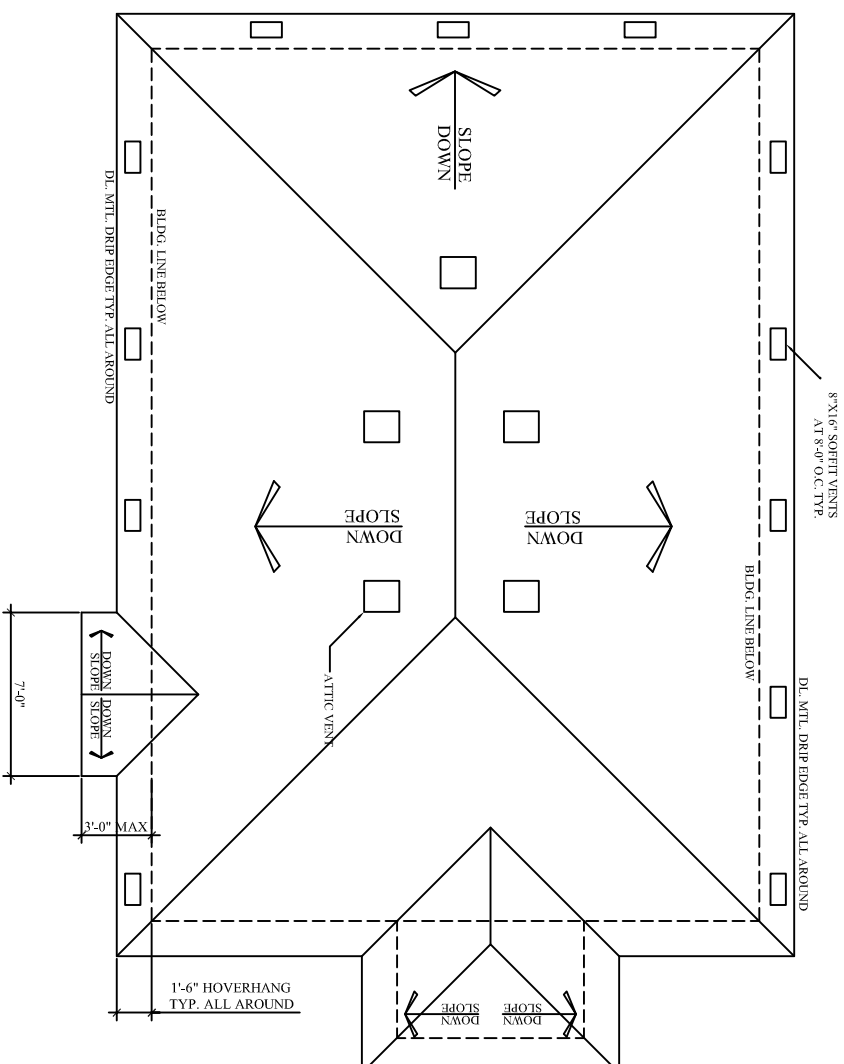
### LEGEND

LEGEND	NOTE:
N.T.S.	ALL APPLIANCES ARE NOT INCLUDED IN THE CONTRACT.TYP.

A. FLOORING, CARPET, CARPET TILE, HARDWOOD, LAMINATE, PARQUET, SOLID WOOD, TILE, VINYL, COMPOSITION TILE, FLOORING, UNLESS OTHERWISE NOTED.  
 B. COLOR TO BE SELECTED BY OWNER. COLOR SELECTION PROVIDED BY CONTRACTOR.  
 C. CERAMIC TILE COLOR TO BE SELECTED BY HOMEOWNER TYPE.  
 D. FINISH.  
 E. NAME.  
 F. FINISH AND ROD, SHALL BE INSTALLED 6" ABOVE FINISH FLOOR TO CENTER LINE OF BRACKET SHALL BE FIXED PAINTED BY WOOD. PROVIDE HORIZONTAL WALL BRACING AS REQUIRED.

PROJECT:  
HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA



## ROOF PLAN

SCALE: 3/16" = 1" - 0'

REFER TO WIND STORM FOR APPROPRIATE BRACING TYPICAL. PROVIDED BY CONTRACTOR FOR WIND STORM SHALL BE PROVIDED BY CONTRACTOR.

NOTE:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY THAT BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLANS IS FOR ILLUSTRATION PURPOSES ONLY.
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3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOKMOOP CLEAN CONDITION, ENTIRE HOUSE, INCLUDING ALL THE MILLWORK TYPICAL.
5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURER'S AND SUPPLIER'S WRITTEN GUARANTEES AND WARRANTIES COVERING MATERIALS AND EQUIPMENT UNDER THE CONTRACT.

## FRAMING

PLATE MATERIAL MUST BE 2X4 MATERIAL WITH A UTILITY GRADE OR BETTER. IT WILL CONSIST OF ONE BOTTOM TREATED PINE, FRAMING WILL ALSO BE 2X4 WOOD STUD MATERIAL WITH A UTILITY GRADE OR BETTER AND CORNERS, AND JS WILL BE OF THE SAME MATERIAL. ALL PERIMETER WALLS WILL BE REINFORCED WITH THE ANCHOR BOLTS AND IF ADDITIONAL REINFORCING IS NEEDED CONCRETE NAILS MUST BE USED INTERIOR PARTITIONS WILL BE NAILED TO THE FOUNDATION WITH 80 CONCRETE NAILS. ALL OTHER STUDS WILL BE NAILED WITH 16D NAILS. THROUGHOUT THE FRAMING OF THE HOUSE, HEADERS WILL CONSIST OF 2X6 MATERIAL WITH 1/2" OSB PUT TOGETHER FOR PROPER HEADER WIDTH. HEADERS WILL BE NAILED WITH 16D NAILS AND GLUED TOGETHER. ROOFING MATERIAL WILL CONSIST OF 2X6 COMMON RATTERS, 2X8 RIDGE BOARD, AND 2X8 HIP RAFTERS. ALL RATTERS TO BE NAILED WITH 16D NAILS. BASE PLATE NAILS, CORNER WALLS, AND T WALLS MUST BE PROPERLY SEALED ACCORDING TO ENERGY CONSERVATION CODES. REINFORCE ALL RATTERS, HIPs, AND RIDGE BOARD WITH PURLINS AND COLLAR TIES OR ADDITIONAL BRACING AS NEEDED. ALL WINDOW EXTERIOR JAMBS TO BE EITHER CEDAR OR ANGLE IRON WITH BRICK CASING ONLY. ALL WINDOWS WILL ALSO BE REQUIRED TO BE WRAPPED WITH WINDOW WRAP.

## EXTERIOR WALLS

BRICK FLOOR WALL TO BE FULL THICKNESS AS SHOWN ON TYPICAL FLOOR PLAN. MAINTAIN JOINT WIDTHS TO .38" EXCEPT FOR MINOR VARIATIONS. JOINTS MUST BE SLIGHTLY CONCAVED PROVIDE ANCHOR STRIPS AT EVERY 5 COURSES. PROVIDE WHEELHOLLS EVERY 4 TO 5 BRICKS ON THE FIRST ROW AROUND PERIMETER OF HOME. FREE OF OBSTRUCTIONS. CHOICE OF BRICK SAMPLES TO BE PROVIDED BY CONTRACTOR. MINIMUM OF FIVE CHOICES. TYPICAL FOR ALL MATERIALS SPECIFIED.

## INTERIOR WALLS

1/2" DRYWALL TAPE, FLOAT JOINTS AND PAINT. USE ROUND VINYL CORNER BEADS. ALL WALLS TO BE MONTERREY FINISH. INTERIOR TRIM TO BE COLONIAL.

CEILING

1/2" DRYWALL SHALL BE TAPED, FLOATED AND PAINTED SMOOTH FINISH AT ALL CEILINGS, TYP.

## PAINTING

ALL WOOD WORK MUST BE PROPERLY SEaled WITH CLEAR CALKING AND IT WILL RECEIVE ONE COAT OF PRIME AND TWO COATS OF PAINT AND/OR SECURE FULL COVERAGE. EXTERIOR PAINT SHALL BE EXTERIOR SEMI-GLOSS LATEX AND INTERIOR PAINT SHALL BE SEMI-GLOSS LATEX (LEAD FREE) CONTRACTOR SHALL PAINT ALL THE INTERIOR ANTIQUE-WHITE, TRIM TO BE WHITE AND GIVE OWNER CHOICE OF EXTERIOR TRIM COLOR. LIMITED TO 20 CHOICES MINIMUM. PAINT TO BE SHERWIN-WILLIAMS, GLIDDEN OR APPROVED ETCU..

## GENERAL CONDITION

ALL MATERIAL USE FOR HOME MUST BE NEW. (NO USED MATERIAL WILL BE ALLOWED) CONTRACTOR MUST SECURE LOOSE CONSTRUCTION DEBRIS IN CONTAINMENT AREA. GRADE ALL LEFT OVER DIRT ON SITE PRIOR TO FINAL ACCEPTANCE BY THE CITY INSPECTIONS DIVISION AND COMMUNITY DEVELOPMENT DEPARTMENT.



EXCAVATION NOTING: FILLING WILL BE DONE IN LAYERS AND BEARING SOIL. NOTING: ALL EXCAVATION SHALL BE TO A MINIMUM OF 12" INTO UNDISTURBED SOIL AND FINISH FLOOR ELEVATION TO BE AT LEAST 18" ABOVE THE CURB OR FLOOR OF THE EXISTING NATURAL GROUND WHICHEVER IS APPLICABLE FOR THE PROJECT AT THE JOB SITE.

Figure 1: Typical Section Through Wall and Floor Slab. The diagram illustrates the construction details of a wall and floor slab. The wall has a total thickness of 12'-5 1/2". The floor slab is 12'-5" thick. The wall is composed of 9 1/2" of concrete and 5 1/2" of insulation. The floor slab is 4'-9" thick. The wall is reinforced with corner bars (T&B TYP.) and omit bars. The floor slab is reinforced with 2'-4" of concrete and 14'-4" of insulation. The wall is shown with a cross-section of a window or door opening.

FOUNDATION PER CITY ORDINANCE AND 2006 IRC

A. MINIMUM EXTERIOR FOUNDATION BEAMS WILL BE 12"x30" FOR SINGLE STORY W/ 6 #5 REBARS.

B. MINIMUM INTERIOR FOUNDATION BEAM WILL BE 12"x24" W/ 4 #5 REBARS FOR SINGLE STORY.

C. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12" BELOW UNDISTURBED GROUND SURFACE.

D. CORNER BARS WILL BE REQUIRED AT ALL CORNERS OF FOUNDATION INCLUDING PORCHES, AND INTERSECTING INTERIOR BEAM ENDING IN EXTERIOR FOUNDATION BEAMS TOP AND BOTTOM.

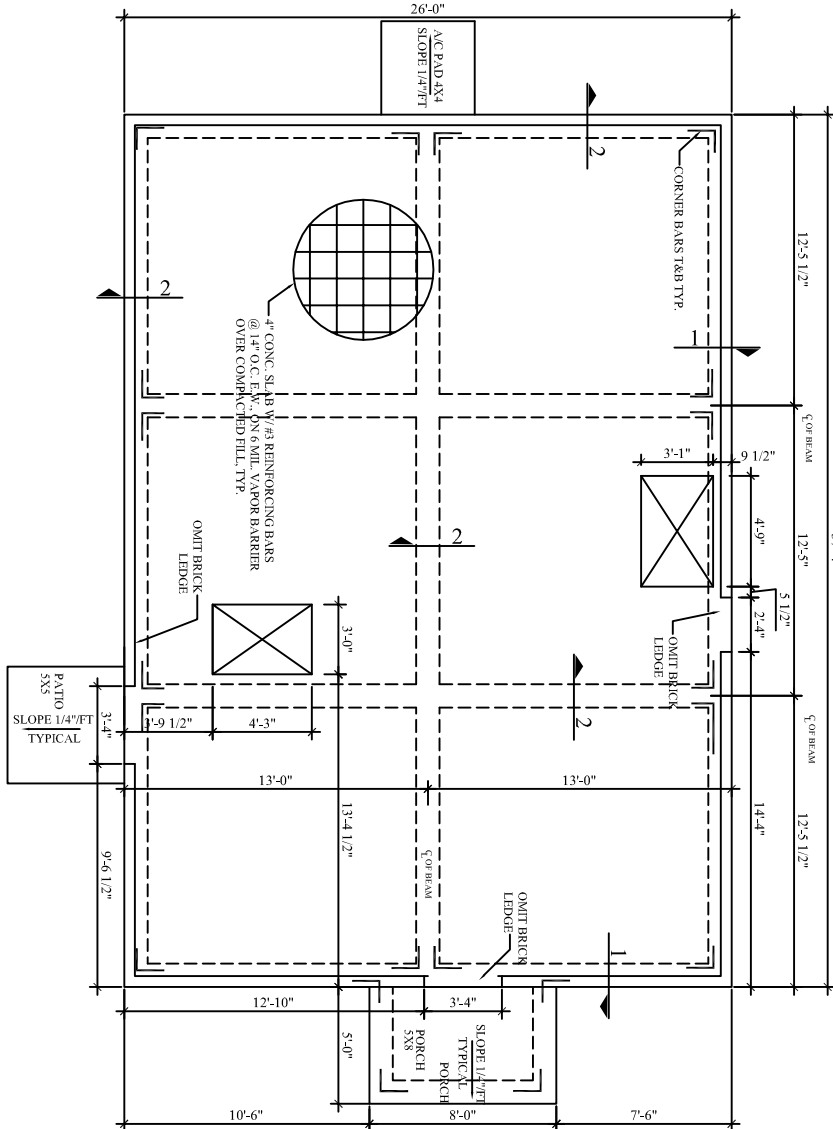
E. ENTIRE LIVING AREA FOUNDATION AND PORCHES WILL BE SEALED COVERED WITH 6 MIL POLY VAPOR BARRIER.

F. CONTRACTOR TO BE RESPONSIBLE TO CONFIRM THAT A MINIMUM OF 3000 PSI CONCRETE ON ALL FOUNDATION, DRIVEWAYS AND SIDEWALKS WILL RESULT.

G. MINIMUM 3/8" REBAR WILL BE REQUIRED ON ALL FOUNDATIONS OF LIVING AREA AND PORCHES SPACED AT 14" O.C. (NOTE: #6 WIRE MESH IS NOT ALLOWED).

H. ENTIRE FOUNDATION LIVING AND PORCHES WILL REQUIRE TERTIARY TREATMENT, THE TERTIARY TREATMENT CERTIFICATE MUST BE PROVIDED TO THE CITY AND/OR THE FOUNDATIONS LIVING MUST BE "STAMPED" BY THE SERVICE TREATMENT.

1. ANCHOR BOLTS: MINIMUM OF 5/8"x3" ANCHOR BOLT WITH 2" WASHERS WILL BE REQUIRED IN ALL FOUNDATIONS. SPACING OF THE ANCHOR BOLTS: ANCHOR BOLTS WILL BE PLACED WITHIN 12" ON ALL CORNERS AND ON EITHER SIDE OF ENTRYS OF FOUNDATION PERIMETER BEAM, AND SPACED A MAXIMUM OF 4' APART AROUND PERIMETER BEAM OF STRUCTURE.



SCALE: 5/10 = 1 - 0

970 S.F. LIVING AREA

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PENALIZED).
3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOMSWEEP CLEAN CONDITION ( ENTIRE HOUSE, INCLUDING ALL THE MILLWORK TYPICAL.
5. CONTRACTOR SHALL FURNISH CBQG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES COVERING MATERIALS AND EQUIPMENT UNDER THE CONTRACT.

N.T.S.

ALL APPLIANCES ARE NOT INCLUDED IN THE CONTRACT.TYP.

[illegible]

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

NESTORA RAMIREZ

1004 REYNOSA ST.

RENTERIA SUBDIVISION LOT 2 BLK 1

RENTERIA SUBDIVISION LOT 2 BLK 1

$$\frac{9}{8}$$

**CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM**



## PLUMBING REQUIREMENTS

PER CITY ORDINANCE AND 2006 IRC

- A) MINIMUM SIZE OF VENT PIPE FOR WASHING MACHINES AND KITCHEN SINKS WILL BE 2" SCHEDULE 40.

B) NO WATER METER SHALL BE FENCED-IN  
C) WATER HEATER WILL NOT BE ALLOWED IN ATTIC. WAY  
THEY ARE TO BE INSTALLED IN GARAGES, LAUNDRY R

- D) GAS MUST BE TESTED WITH A GAUGE THAT READS FROM 0 TO 15 PSI ONLY.

E) ALL UNDERGROUND PLUMBING MUST BE PROPERLY BACKFILLED.

- F) ALL GASES, TEMPERATURE OR OTHERWISE MUST HAVE VACUUM BREAKERS AT ALL TIMES.
- G) SHOWER PANS SHOULD NOT BE INSTALLED UNTIL NEEDED.
- H) TAR IS NEEDED ON ALL PVC PIPE COMING FROM THE GROUND PRIOR TO THE ROUGH-IN INSPECTION.
- I) NAIL GLADS SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED AND SHALL EXTEND A MINIMUM 2" ABOVE SOLE PLATES AND BELOW TOP OF STUDS.

PLAIES (P2605.2.1)

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**GENERAL NOTES**

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SMOKE DETECTORS REQUIRED (INTERNATIONAL)

- RESIDENTIAL CODE (IRC)  
PROVIDE AND INSTALL ONE IN EACH BEDROOM AND  
HALLWAY. SMOKE DETECTORS TO BE INTERCONNECTED.  
MAIN PANEL BOX LOCATION WILL BE DETERMINED BY CD  
STAFF PRIOR TO INSTALLATION. NO EXCEPTIONS IF

CONTRACTOR MAY INCUR COST TO RE-INSTALL POWER DISTRIBUTION BOX AT THEIR DISCRETION.

10 LENGTH REQUIREMENTS OF POWER COMPANY.

ALL MEP WORK (MECHANICAL, ELECTRICAL, PLUMBING) N

BE DONE BY A LICENSED COMPANY AND MUST COMPLY WITH ALL THE CODES AND CITY ORDINANCES AS REQUIRE

EXHAUST VENT IN BATHROOM TO VENT TO ATTIC.  
PROVIDE AND INSTALL WASHER AND DRYER CONNECTION

PROVIDE AND INSTALL  
DRYER VENT MUST VENT  
OUTSIDE TO DRYER

CENTERED TO DRYER.

BY HOMEOWNER. (APPLICABLE ONLY WHEN GAS LINE EXIST)

CLOTHES DRYER EXHAUST DUCTS SHALL BE CONSTRUCTED OF MINIMUM 0.016 INCHES THICK RIGID METAL DUCTS, HAVING A SMOOTH INTERIOR SURFACE. THE MAXIMUM OF THE

HAVING A SMOOTH INTERIOR SURFACE. THE MAXIMUM LENGTH OF DUCTS SHALL BE 25'. HOWEVER, FOR EVERY 90° ELBOW

5' WILL BE SUBTRACTED.

**ELECTRICAL LEGEND**

PH	PHONE TACK	Ω	FUSIBLE DISCONNECT
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	LIGHT (INCANDESCENT)
	PENDANT LT. VERIFY WITH
	CABLE JACK
	PHONE JACK

HOUSING SPECIALIST, 3  
TO BE PROVIDED BY COM

WALL SCONCE LIGHT

OUTLET (WALL) SMOKE DETECTOR

OUTLET (WALL,  
PROTECTED)  
DOOR BELL

CHIFFE □ +

HB HOSE BIB CHIMES CHIMES

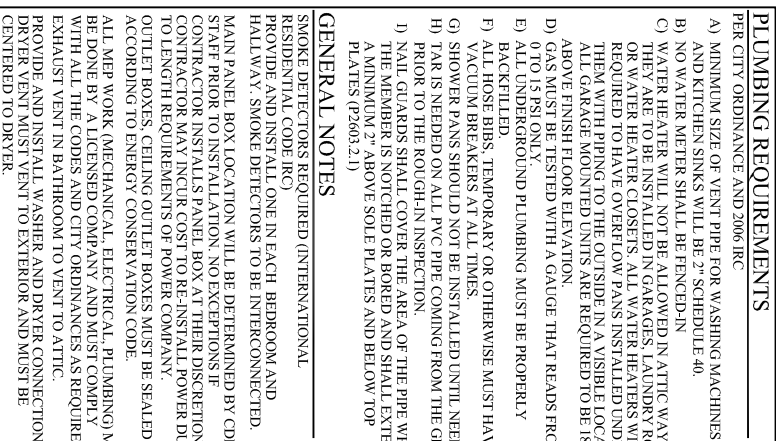
EXHAUST FAN VENT LIGHT  SECURITY LIGHTS W/ SE 

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5

7/8  
CITY OF MISSION

COMMUNITY DEVELOPMENT















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970 S.F. LIVING AREA

**A** PHONE JACK  LIGHT (INCANDESCENT)

**CABLE JACK**

- |                      |   |                |   |                              |   |                  |   |
|----------------------|---|----------------|---|------------------------------|---|------------------|---|
| WALL SCONCE LIGHT    |  | SMOKE DETECTOR |  | 3 WAY SWITCH                 |  | SWITCH           |  |
| TO BE PROVIDED BY C  |   | DOOR BELL      |  | OUTLET (WALL)                |  | OUTLET (WALL)    |  |
| SECURITY LIGHTS w/ S |  | CHIMES         |  | OUTLET (WALL GFCI PROTECTED) |  | HOSE BIB         |  |
|                      |   |                |   |                              |   | EXHAUST FAN VENT |  |

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18  
CITY OF MISSION



110  
CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM

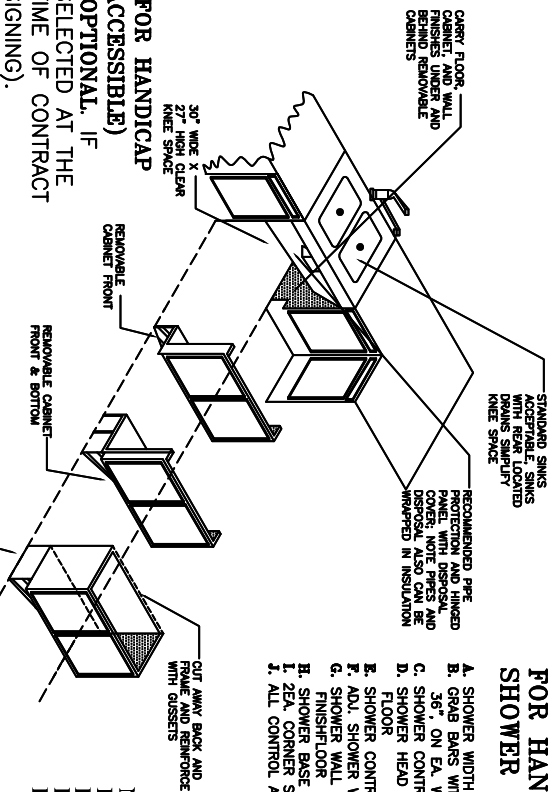
N.T.S

## ACCESSIBLE SHOWER

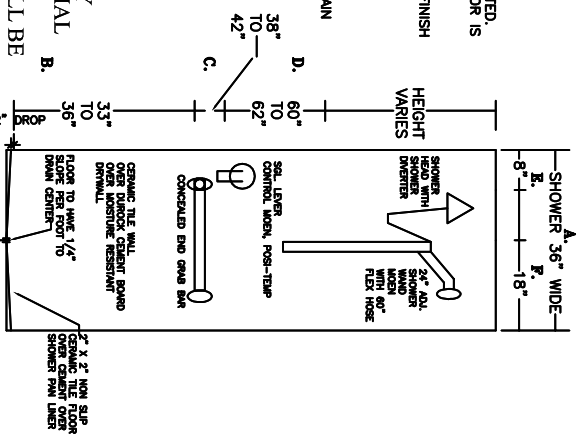
## ROLL-IN SHOWER

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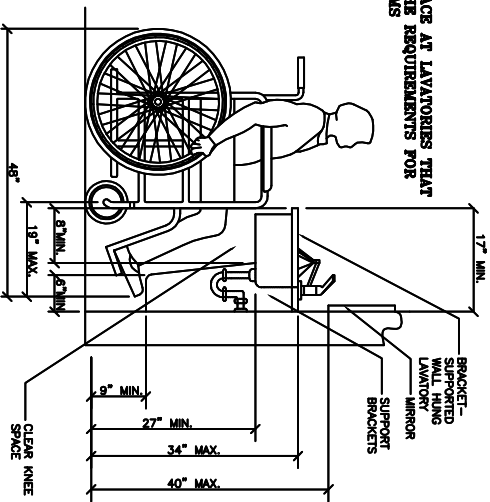
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NOTE:  
FOR HANDICAP ACCESSIBLE  
BATHROOM, PROVIDE AND  
INSTALL IN PLACE, NECESSARY  
BLOCKING TO BE 2"X6" MATERIAL  
ALL PLUMBING FIXTURES SHALL BE  
SAME FINISH, TYPICAL

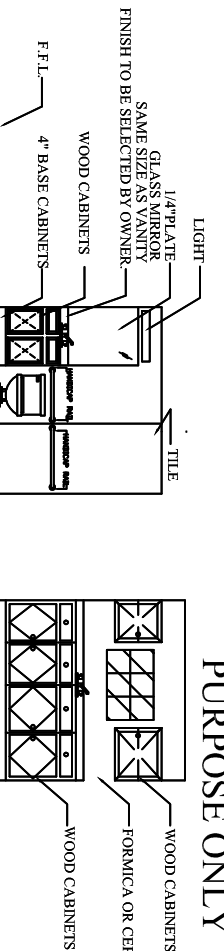


**REMOVABLE BASE CABINETS  
(FOR HANDICAP ACCESSIBLE)  
(OPTIONAL)**



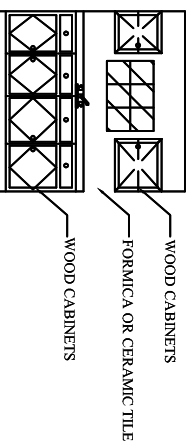
## NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSE ONLY.
  2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OR MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTY'S ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED.
- CONTRACTOR CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.



**FULL BATH AND KITCHEN LAYOUTS**  
**FOR ILLUSTRATION PURPOSE ONLY**

FOR ILLUSTRATION  
PURPOSE ONLY



## OWNER NAME:

NESTORA RAMIREZ

**LEGAL DESCRIPTION:**

RENTERIA SUBDIVISION LOT 2 BLK 1

## PAGE

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CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM

PROJECT:  
HAP PHASE 19-II

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 970.00 SF. OF LIVING AREA

**ADDRESS:**

# CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM



HAP PHASE 19-1  
MARIO CRUZ  
1908 VICTORIA ST.  
MISSION, TEXAS 78572

INDEX OF DRAWINGS			
08	TITLE PAGE	58	ROOF PLAN
18	SITE PLAN	68	FOUNDATION PLAN
28	FLOOR PLAN	78	ELECTRICAL LIGHTING PLAN
2/08	GENERAL NOTES	88	MECHANICAL ACCESSIBILITY STANDARDS
38	EXTERIOR ELEVATIONS		
48	WALL SECTIONS		

TOILET FACILITIES (FOR 1-A-POITY) SHALL BE PROVIDED BEFORE DEMO WORK STARTS.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PLANS AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, SCOPE OF WORK, DEMOLITION REQUIREMENTS, AND NEW IMPROVEMENTS REQUIRED. NO ADDITIONAL COMPENSATION SHALL BE GIVEN TO THE CONTRACTOR FOR NOT FAMILIARIZING HIMSELF WITH THE WORK.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR COMPLETION OF THE PROJECT.

8. CONTACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INFORM HIS/HER SUBCONTRACTORS INVOLVED IN THIS PROJECT OF ALL THE CITY'S REVISIONS ON PLANS AND GENERAL CONSTRUCTION NOTES WHEN THE BUILDING PERMIT IS ISSUED BY THE PERMIT/INSPECTION DIVISION DEPARTMENT FROM THE CITY OF MISSION.

NOT TO SCALE  
N.T.S.  
N.T.S.

N.T.S. NOT TO SCALE

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BUILDING LINE AS PER SETBACKS INFORMATION

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910.00 SF SINGLE FAMILY DWELLING PROJECT BY CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM.

HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 1100.00 SF. OF LIVING AREA

AS SHOWN ON SITE PLAN

CONTRACTOR SHALL VERIFY INFORMATION WITH CITY OF MISSION PLANNING DEPARTMENT.

PROJECTS ONLY

CONTRACTOR SHALL PROVIDE DOCUMENTATION AS FOLLOWS  
INCLUDING BUT NOT LIMITED TO  
(1) TO PLANNING AND COMMUNITY DEVELOPMENT HOUSING DEPARTMENT

TRACTOR AS STIPULATED ON CONTRACT. THE

### 3. RESCHECK (COMPLIANCE CERTIFICATE)

#### 4. WINDSTORM

**POST STREET ADDRESS IN A VISIBLE AREA FROM STREET LEVEL AT THE CONSTRUCTION SITE.**

AT JOB SITE DURING CONSTRUCTION AND SHALL BE MAINTAINED IN A SANITARY CONDITION.

TO COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM DEPARTMENT.

- ❑ LOT SHALL BE GRADED PRIOR FINAL INSPECTION.
- ❑ NO OCCUPANCY IS ALLOWED UNTIL FINAL APPROVAL.

**CONTRACTOR MUST CALL UTILITIES COMPANIES BEFORE DIGGING IS DONE**

### DRIVEWAY & SIDEWALK REQUIREMENTS

### **DRIVEWAY & SIDEWALK REQUIREMENTS**

## JIREM

1. EXPANSION JOINTS SHALL START AT PROPERTY LINE.
2. EXPANSION JOINTS SHALL BE 1/4" GIDAM AND SHOULD BE DILATED WITH 4, 7/8" REBARS WITH 1" INTO EXISTING CONCRETE.
3. PROVIDE CONTRACTION JOINTS EVERY 8' AND SHALL BE 1/4" OF THE THICKNESS OF CONCRETE DEPTH.
4. DRIVEWAY TO HAVE BROOF FINISH.
5. DRIVEWAY TO HAVE A CROSS SLOPE OF 1/4" FT RUN FOR PROPER DRAINAGE.
6. DRIVEWAY TO HAVE 10%GAL OR 15%GAL IN SET REPAIRING ON PROPERTY LINE DIMENSIONS AND SLOPE IN ACCORD WITH PROPERTY LINE. PROPERTY LINE TO CURB MAY VARY.
7. DRIVEWAY & SIDEWALK SHOULD BE 4" THICK REINFORCED WITH 6X6 @ 6" GIDAM W/REBARS.

$$H$$

NOTE: CONTRACTOR SHALL VERIFY ALL SUB-CONTRACTORS WORK COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS. TYPICAL REFER TO DEMO NOTES 7 SHIT, 1/8 TYPICAL.

IN: J. C. J. VAN DER LINDEN

NOTE: THE APPLICANT SHALL GRADE 6' AROUND THE PERIMETER OF NEW STRUCTURE AS REQUIRED AND AT THE CONNECTION BETWEEN THE FRONT PORCH AND THE NEW CONCRETE DRIVEWAY. VERIFY PROPER DRAINAGE ON ALL SIDES OF NEW STRUCTURE. THE HOUSING PROGRAM DOES NOT PROVIDE ANY LANDSCAPE. THE OWNER IS RESPONSIBLE FOR ANY REQUIRED LANDSCAPE AT THE PROPERTY AND IT IS OUR RECOMMENDATION TO THE APPLICANT TO DO SO AT THEIR EARLIEST CONVENIENCE TO AVOID ANY EROSION AROUND THE NEW STRUCTURE.

NEW ST

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.
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3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOD/MOP CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE WILLOW) TYPICAL
5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES

6. CONTRACTOR SHALL RAISE AND ASSIST THE HOMEOWNER IN TRANSFERRING ELECTRICITY FROM CURRENT STRUCTURE TO TEMPORARY POLE. HOMEOWNER IS RESPONSIBLE FOR ANY CHARGE FEE FOR TRANSFERRING TO T-POLE AND FOR WATER SERVICE PAYMENT DURING THE CONSTRUCTION PROCESS AND AFTER THE PROJECT IS COMPLETE. (AS PER CONSTRUCTION CONTRACT) IT IS THE CONTRACTOR'S OPTION TO CHOOSE TO WORK WITH A TEMPORARY POLE OR TO HAVE THEIR OWN GENERATOR.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING PICTURES PRIOR TO STARTING ANY DEMOLITION WORK TO PROVIDE PROOF OF ANY EXISTING ITEMS TO REMAIN AND AFTER COMPLETION OF PROJECT TO VERIFY SUCH ITEMS REMAIN AND LEAVE THEM WORKING IN PROPER CONDITION. TYPICAL.

MARIO CRUZ

1908 VICTORIA ST.

GLASSCOCK SOUTH SUBDIVISION LOT 15

$$1/8$$

**CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM**

CONTRACTOR SHALL FIELD VERIFY AS FOLLOWS:

1. REFER TO SURVEY FOR THE EXACT LOCATION (REQUIRED) FOR ALL EXISTING UTILITIES CONNECTIONS AS WELL AS ALL TREES, SHRUBS, ETC. THAT SHALL BE REMOVED AS REQUIRED TO BE READY FOR ALL NEW IMPROVEMENTS ON THE PROPERTY AS SHOWN ON PLANS.

2. CONTRACTOR SHALL VERIFY LOCATION FOR BUT NOT LIMITED TO: (AS REQUIRED)

POL (POLE LINE)

X (FENCE)

WM (WATER METER)

CONTRACTOR SHALL LEAVE PROPERLY AND ITS COMPONENTS WORKING PROPERLY.

NOTE:  
GAS SERVICE: NO GAS PIPE UNDER  
CONCRETE OR CLOSE TO DRIVEWAY.  
AS PER PLANNING RECOMMENDATIONS NO GAS METER ON  
GARAGE SIDE: TYP.

NOTES:

REFER TO PAGE 2, 1. FOR ALL NOTES REGARDING FRAMING,  
EXTERIOR AND INTERIOR WALLS, INSULATION, KITCHEN  
CABINETS, CEILING, DOORS, WINDOWS, FLOORING, &  
PAINTING. (TYPICAL FOR ALL NOTES ON FLOOR PLAN  
FINISHES)

ABOVE ALL EXTERIOR DOORS AND WINDOWS APPLICABLE  
SHALL HAVE 4"x4"x1/4" ANGLE IRON AND APPLY OIL BASED  
PRIMER, ALUMINUM THRESHOLD PROVIDED. CAULK  
UNDERNEATH UNIT.

CONTRACTOR SHALL PROVIDE COMMUNITY DEVELOPMENT  
SAMPLES FOR FINISHES IN GENERAL. MINIMUM OF 5  
SAMPLES REQUIRED.

BATHROOM ACCESSORIES

N.T.S. (FOR HANDICAP ACCESSIBILITY ONLY)

1. TOILET PAPER HOLDER (T.P.H.)
2. TOWEL RING, RING SHALL BE INSTALLED 1" ABOVE THE LAVATORY (T.F.H.)
3. 2" DIA. TUB SHOWER CURTAIN RODS SHALL BE 1" DIA.
4. STAINLESS STEEL GRAB BARS 3" DIA.
5. 1/2" DIA. TUB SHOWER CURTAIN RODS SHALL BE 1/2" DIA.
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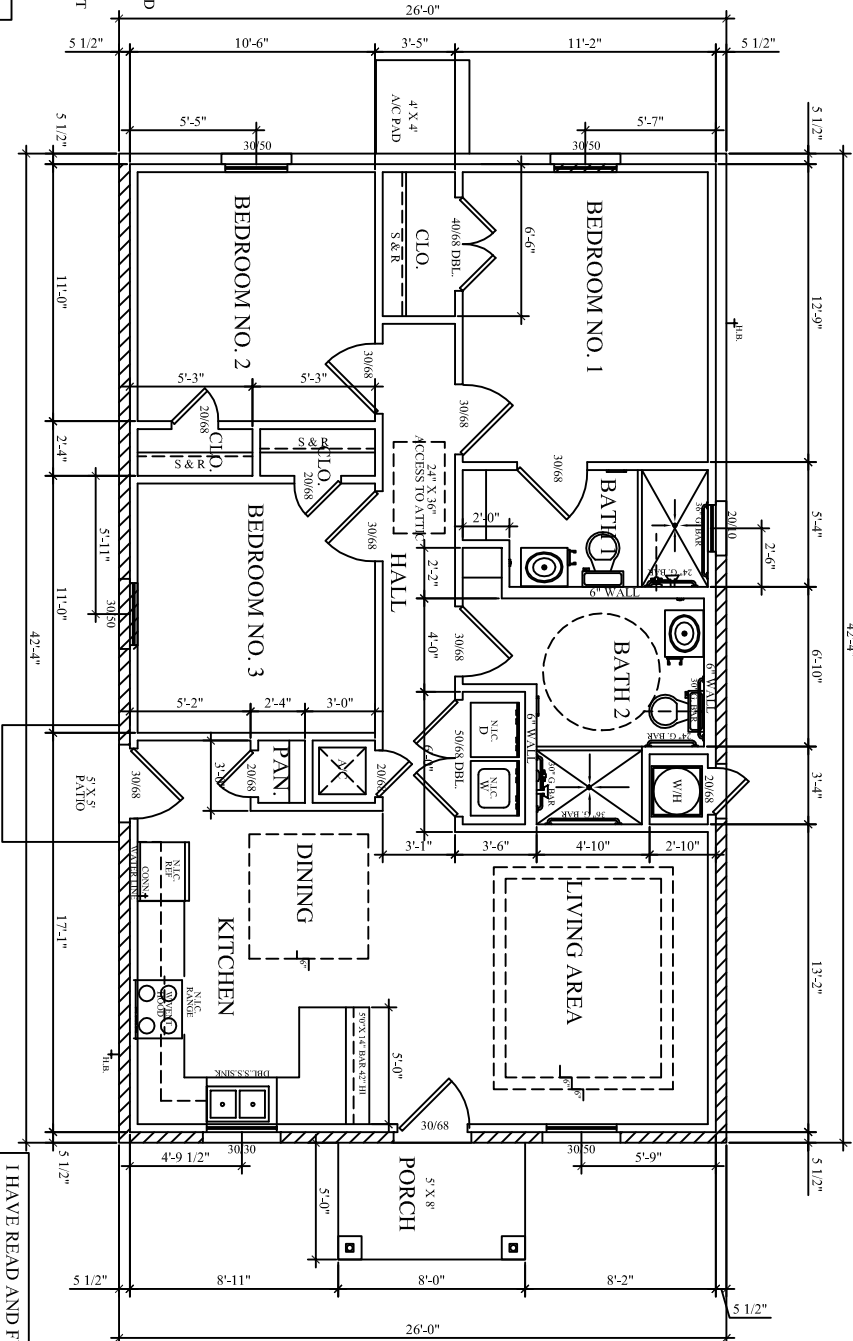
LEGEND

NOTES:  
ALL APPLIANCES ARE NOT INCLUDED  
IN THE CONTRACT. TYP.

1. NOT TO SCALE
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PROJECT:  
HAP PHASE 19-1

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 1100.00 SF. OF LIVING AREA



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

1100 S.F. LIVING AREA

- NOTE:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLANS IS FOR ILLUSTRATION PURPOSES ONLY.
  2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).
  3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
  4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOM/POPE CLEAN CONDITION. (ENTIRE HOUSE, INCLUDING ALL THE MILLWORK) TYPICAL.
  5. CONTRACTOR SHALL FURNISH CDWG. WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES COVERING MATERIALS AND EQUIPMENT UNDER THE CONTRACT.

OWNER NAME:

MARIO CRUZ

ADDRESS:

1908 VICTORIA ST.

LEGAL DESCRIPTION:

GLASSCOCK SOUTH SUBDIVISION LOT 15

PAGE

2/8



I HAVE READ AND FULLY AGREE WITH  
THE WRITE-UP AND PLANS AS PRESENTED  
TO ME THIS DAY OF \_\_\_\_\_ 2020.

APPLICANT SIGNATURE

NOTE:

CONTRACTOR SHALL PROVIDE AND INSTALL GRAB BARS IN  
BATHROOM AS SHOWN IN PLANS.  
REFER TO PAGE 48 FOR PROPER INSTALLATION.  
SHOWER SPECS AND GENERAL NOTES TYPICAL.

- ☐ ELECTRIC
- ☐ GAS  
(ONLY IF EXISTING)  
KITCHEN OPTION ONLY
- ☐ HANDICAP CABINETS  
KITCHEN SINK AND VANITY
- ☐ REGULAR CABINETS  
KITCHEN SINK AND VANITY

GENERAL NOTES

GENERAL ELECTRICAL NOTES

MUST COMPLY WITH THE NATIONAL ELECTRIC CODES AND ORDINANCES OF THE CITY OF MISSION  
IT SHALL INCLUDE THE FOLLOWING:  
1. ONE VENTED RANGE HOOD VENTED TO THE EXTERIOR TO BE BROAN OR APPROVED EQUAL.  
2. TWO EXTERIOR WEATHER PROOF GFCI OUTLETS.  
3. ONE SMOKE DETECTOR IN EACH BEDROOM AND HALLWAY REFER TO FLOOR PLAN FOR LOCATION  
THEY MUST BE INTERCONNECTED.  
4. GFCI OUTLETS IN KITCHEN AND BATHROOM TO BE LABELED REFER TO PLAN FOR LOCATION  
5. ONE 150 AMP PANEL BOX  
6. EXHAUST VENT IN BATHROOM TO VENT TO THE ATTIC W/LIGHT BUT SEPARATE SWITCHES.  
7. PHONE JACK (REFER TO PLAN FOR LOCATION)  
8. ONLY ONE(1) 52" 5 BLADES CEILING FAN AT LIVING AREA WITH LIGHT AND TWO DIFFERENT SWITCHES.  
PROVIDE SWITCH AND PREPARATION FOR CEILING FAN AT BEDROOMS, CEILING FANS AT BEDROOMS SHALL NOT BE PART OF THE CONTRACT.  
9. ONE INCANDESCENT PENDANT LIGHT IN DINING AREA.  
10. ONE LIGHT INCANDESCENT TOP OF SINK WITH SEPARATE SWITCH.  
11. IF PLAN INDICATES HANDICAP ACCESSIBLE, SWITCHES MUST BE ROCKER TYPE.  
12. NO MORE THAN 12 OUTLETS OR SWITCHES PER CIRCUIT  
13. OUTLET BOXES, CEILING AND FAN OUT BOXES MUST BE SEALED ACCORDING TO ENERGY CONSERVATION CODE.  
14. ALL ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICIAN AND MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE AND THE CITY OF THE STATE OF CALIFORNIA. ALL BEDROOMS SHALL BE WIRED FOR A SINK AND A FAN (TWO SWITCHES REQUIRED). TWO (2) SWITCHES WILL BE INSTALLED WITH PLATE.  
GENERAL PLUMBING NOTES  
REFER TO SHT. 8/8 FOR ALL PLUMBING ACCESSORY HT. INST.  
ALL PLUMBING SHALL COMPLY WITH PLUMBING CODES, ORDINANCES OF THE CITY OF MISSION OR ANY PROVISION OF SRJC.  
1. PLUMBING PIPES (HOT) MUST BE INSULATED. SHALL INCLUDE NEW SEWER, GAS AND WATER LINES FROM CITY TAP OR METER TO HOUSE. (GAS LINE ONLY IF EXISTING)  
2. CONTRACTOR TO DETERMINE IF GAS OR ELECTRIC IS SELECTED BY HOMEOWNER. (APPLICABLE ONLY WHEN GAS LINE EXISTS).  
3. ONE 33"x22"x8" DEEP TWO COMPARTMENT STAINLESS STEEL SINK WITH FAUCET AND SIDE SPRAYER. INCLUDE ALL REQUIRED HARDWARE.  
4. ONE BASE CABINET WITH LAVATORY. (IF HANDICAP ACCESSIBLE COMPLY WITH TYPE AND MOUNTING HEIGHT).  
5. ONE 24"x30" MIRROR.  
6. ONE 40 GAL. ELECTRIC WATER HEATER DOUBLE ELEMENT FOR 2 AND 3 BEDROOM HOME WITH ALL REQUIRED HARDWARE AND FAUCETS. ALL FAUCETS SHALL BE WASHRELESS AND DOUBLE LEVEL FITTINGS INCLUDED.  
WATER HEATER MUST BE INSTALLED ON A 18" STAND PROPERLY SUPPORTED.  
7. INSTALL WASHER AND DRYER CONNECTIONS.  
DRYER VENT MUST VENT THRU EXTERIOR AND MUST BE CENTERED TO DRYER LOCATION.  
8. FOR HANDICAP ACCESSIBILITY. INSTALL APPROPRIATE TOILET  
9. ALL REQUIRED ACCESSORIES. TOILET PAPER HOLDER.  
24" TOWEL BAR, ONE TOWEL RING CHROME FINISH, SOAP DISH MUST BE CERAMIC (2) AND MUST BE ATTACHED TO CORNER WALLS AT SHOWERS). TYPICAL. MATCH EXISTING COLOR TILE SELECTION.

GENERAL PLUMBING NOTES

CONTND..

REFER TO SHEET 8 FOR APPROPRIATE INSTALLATION HEIGHTS.  
REFER TO FLOOR PLAN FOR EXACT LOCATION ON ACCESSORIES.  
10. PROVIDE AND INSTALL WATER CONNECTIONS FOR REFRIGERATOR  
11. ALL GAS PLUMBING IF APPLICABLE, NEED TO STUB OUT TOWARDS ORIGINAL GAS LINE. (IF EXISTING ONLY). METER LOCATION SHALL BE SELECTED BY APPLICANT AT THE TIME OF CONTRACT SIGNING.  
12. ALL FIXTURES SHALL BE LEVER HANDLED FINISH SHALL BE SELECTED BY HOUSING SPECIALIST. TYPICAL  
AMERICAN STANDARD OR APPROVED EQUAL.  
DOORS  
INSTALL 1 3/4" SIX PANEL METAL EXTERIOR DOORS (EXCEPT AT WATER HEATER CLOSET). NO PANEL DOOR SHALL BE PROVIDED AND INSTALLED). ALL DOORS WILL BE INSTALLED WITH PROPER HARDWARE AS REQUIRED (MAINTAIN SAME FINISH THROUGHOUT ENTIRE HOUSE. TYPICAL).  
LOCKSET AND DEADBOLT FOR EXTERIOR DOORS (EXCEPT WATER HEATER CLOSET DOOR).  
ALL INTERIOR DOORS SHALL BE 6 PANEL HOLLOW CORE WITH ALL HARDWARE INCLUDED. WATER HEATER DOOR TO BE PLAIN WITH LOCKSET ONLY. 1 PAIR OF 2-6" PANEL DOORS INCLUDING ALL REQUIRED HARDWARE. TYP.  
SIZES ARE TO BE DETERMINED BY PLAN. EXTERIOR DOOR AND INTERIOR LOCKSETS AND DEADBOLT TO BE LEVER HANDLE. Kwikset OR SCHLAGE BR AND ONLY. FINISH TO BE DETERMINED BY HOUSING SPECIALIST. EXTERIOR DOOR LOCKSETS AND DEADBOLTS TO OPERATE WITH SAME KEY, INCLUDING WATER HEATER CLOSET LOCKSET.

WINDOWS

WINDOWS ARE TO BE DOUBLE INSULATED LOW-E SINGLE HUNG, MEETING MINIMUM STANDARDS FOR RESIDENTIAL WINDOWS. (AAMA) 12 PANE DESIGN EITHER WHITE OR BRONZE FINISH. HEAD JAMB SHOULD BE METAL LINTELS 4"x4"x1/4". SIZES TO BE DETERMINED BY PLAN.  
ALL WINDOWS WILL REQUIRE WINDOW WRAP. TYPICAL

FLOORING

1"x1" GLEUED DOWN VINYL COMPOSITION FLOOR TILE.  
CONTRACTOR TO GIVE OWNER A CHOICE OF COLORS AND PATTERNS. LIMITED TO FIVE SAMPLES.  
COMMERCIAL TILE ONLY.

KITCHEN CABINETS

KITCHEN CABINETS SHOULD PROVIDE COUNTER WORK SPACE AND SINK WITH FAUCET AND SIDE SPRAYER. CABINET SHALL BE CONSTRUCTED OF 3/4" CABINET GRADE PLYWOOD. BASE CABINETS DEPTH SHALL BE 24" AND NO MORE THAN 36" HIGH WITH COUNTER TOP. WALL CABINET 12" IN DEPTH AND A MINIMUM 30" IN HEIGHT. FACING OF CABINETS WILL BE 3/4" ASH PLYWOOD. CABINETS MUST BE SANDED AND SEAL FINISH WILL BE PAINTED OR STAINED TO HOMEOWNERS CHOICE OF MINIMUM OF 5 COLOR SAMPLES.  
CONTRACTOR MUST PROVIDE AT LEAST 2 DOOR STYLES CONSTRUCTED OF HARDWOOD ASH & 1/4" ASH PANEL. DOORS TO BE ROUTERED WITH DESIGN. (ROUNDED OR SQUARED FINISH WILL NOT BE ACCEPTED). COUNTER SURFACE SHALL BE PLASTIC LAMINATE OR TILE WITH A 18" HEIGHT BACKSPLASH, LIMITED TO TEN COLOR SAMPLES.  
REFER TO FLOOR PLAN FOR DIMENSIONS. ALL HARDWARE MUST BE INCLUDED (HINGES, GUIDES AND PULLSHANDLES) CONTRACTOR TO PROVIDE A MINIMUM OF FIVE SAMPLES FOR PULLSHANDLES. STANDARD RANGE AND REFRIGERATOR SPACE WILL BE PROVIDED.

BATHROOM SHOWER

ONE CERAMIC TILE SHOWER UNIT. WALLS TO HAVE DUROCK CEMENT BOARD OVER MOISTURE RESISTANT DRYWALL. TILE ON WALLS SHOULD BE FROM FLOOR TO CEILING. MOISTURE RESISTANT DRYWALL TO BE ON ALL WALLS OR SHOWER INCLUDING CEILING. WATERPROOF RECESSED LIGHT IN AN AIR TIGHT HOUSING RECESSED CAN THERMALLY PROTECTED IN SHOWER. FLOOR TO HAVE 1/4" SLOPE PER FOOT TO DRAIN CENTER. TILE SHALL HAVE 1/4" AROUND OPENING OF ENTRYWAY TO SHOWER. SHOWER MUST INCLUDE A CURTAIN ROD. A DIRT GUARD MUST BE INSTALLED AT ENTRANCE BASE OF SHOWER UNIT. LENGTH TO BE DETERMINED BY PLAN.  
SHOWERS TO INCLUDE 2 CERAMIC SOAP DISH AT THE CORNER ALL SHOWERS ARE BARRIER FREE. CHOICE OF TILE SAMPLES TO BE PROVIDED BY CONTRACTOR. MINIMUM OF TEN SAMPLES TILE TO BE DALTILE OR APPROVED EQUAL.  
SHOWER TO BE HANDICAP ACCESSIBLE. REFER TO SHEET 8 FOR SPECIFICATIONS. REFER TO KITCHEN CABINETS SPECS FOR CABINET AT VANITY AND LINEN CABINETS.

FRONT PORCH

PORCH SHALL HAVE 2 BRICK COLUMNS AS PER FLOOR PLAN W/ 4X4 TREATED POST ANCHORED PROPERLY IN THE MIDDLE. BRICK FLOOR-OUT WILL BE 12"x12". REINFORCE AS REQUIRED.

DOOR STOPPERS

PROVIDE AND INSTALL DOOR STOPPERS ON ALL INTERIOR DOORS AND A DOOR SWEEP TO THE A/C RETURN DOOR.

PEEP HOLE

PROVIDE AND INSTALL A JUMBO PEEP-HOLE IN FRONT DOOR ONLY. VERIFY LOCATION AND HT. INSTALLATION AT JOB SITE WITH HOUSING SPECIALIST.

CONTRACTOR MUST HAVE AT ALL TIMES A SET OF PLANS AND WORK WRITE-UP FOR EACH PROJECT AT JOB SITE.

ALL LUMBER FOR PLATES TOP & BOTTOM SHALL BE TREATED LUMBER TYPICAL.  
2" GALV. RIDGE PIPE, 12-6" MINIMUM POINT OF ATTACHMENT TYPICAL.  
ALL WINDOWS MUST BE LOW-E DOUBLE INSULATED. TYPICAL.

NOTE:  
CONTRACTOR SHALL PROVIDE ALL SAMPLES REQUIRED AS NOTED AND 2 DIFFERENT SAMPLES FOR DINING PENDANT CONTRACTOR SHALL MAINTAIN SAME

CONTRACTOR SHALL MAINTAIN SAME TYPE AND FINISH WITHIN AREAS LIKE KITCHEN, DINING AND LIVING AREAS. VERIFY WITH HOUSING SPECIALIST BEFORE INSTALLATION OF ALL THE LIGHTING FIXTURES AND BATHROOM ACCESSORIES. TYPICAL

CONTRACTOR SHALL PROVIDE ALL SAMPLES REQUIRED AS PER SPECS WITHIN 5 BUSINESS DAY AFTER NOTICE TO PROCEED IS ISSUED. TTY.

CONTRACTOR SHALL PROVIDE PROGRESS REPORTS AS SPECIFIED ON PLANS ON A WEEKLY BASIS INCLUDING PICTURES CONCERNING EVERY STEP OF THE CONSTRUCTION PROCESS, INCLUDING BEFORE DEMO PICTURES, PROGRESS PICTURES AND COMPLETION OF PROJECT PICTURES.

CONTRACTOR SHALL PROVIDE ALL TAGS (RED AND/OR GREEN TAGS AS ISSUED BY PLANNING DEPARTMENT FOR EVERY PROJECT UNDER CONSTRUCTION.

PROJECT:

HAP PHASE 19-1

DESCRIPTION OF DWELLING:

SINGLE RESIDENCE 1100.00 SF. OF LIVING AREA

OWNER NAME:

MARIO CRUZ

ADDRESS:

1908 VICTORIA ST.

LEGAL DESCRIPTION:

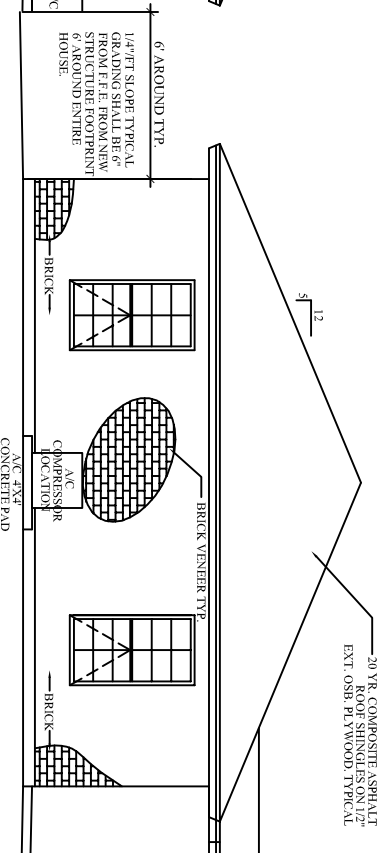
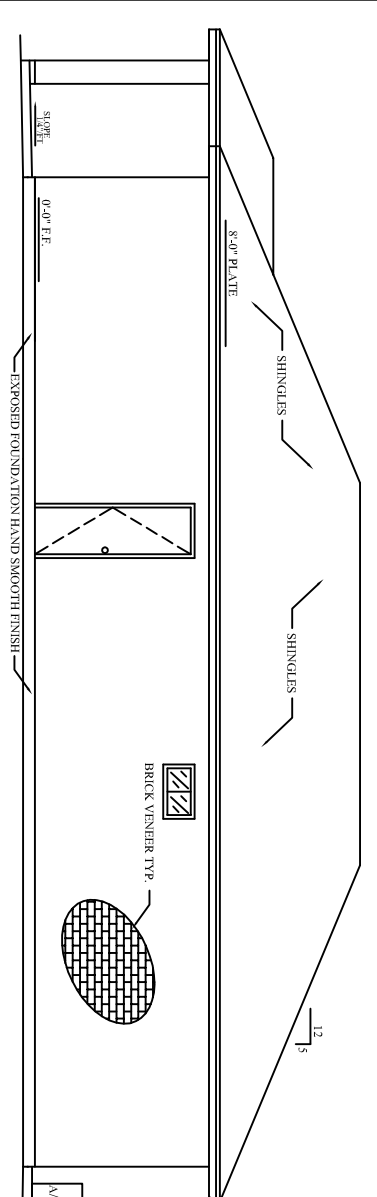
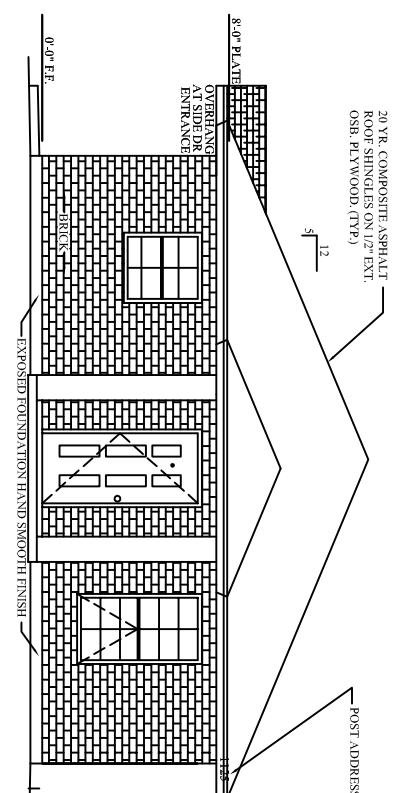
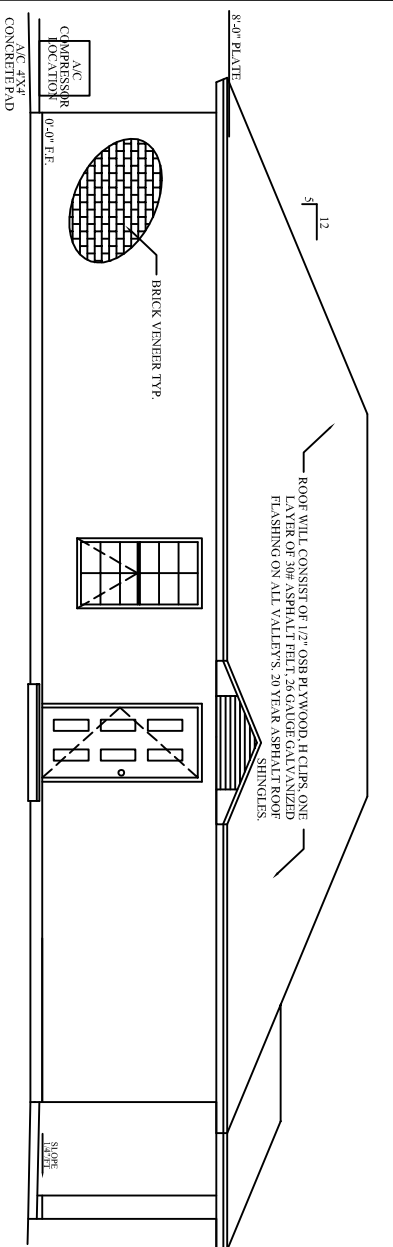
GLASSCOCK SOUTH SUBDIVISION LOT 15

PAGE

2.1/8



CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM



## LEGEND

**NOTE:**  
ALL APPLIANCES ARE NOT INCLUDED  
IN THE CONTRACT.TYP.

NOTE:

RIGHT EXTERIOR ELEVATION

SCALE: 3/16" = 1" - 0'

### REAR EXTERIOR ELEVATION

SCALE: 3/16" = 1" - 0'

## GENERAL NOTES

[illegible]

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLANS IS FOR ILLUSTRATION PURPOSES ONLY.
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3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOM/MAOP CLEAN CONDITION, (ENTIRE HOUSE, INCLUDING ALL THE MILL WORK TYPICAL).

**PROJECT:**

HAP PHASE 19-I

OWNER NAME:

MARIO CR

**LEGAL DESCRIPTION:**

GLASSCOCK SOUTH SUBDIVISION LOT 15

PAGE

$$\frac{3}{8}$$

**CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM**



[illegible]

**FLITCH BEAM DETAIL**  
**N.T.S.**

JAMB	HEADER
N.T.S.	N.T.S.

TYP. ROOF BRACE DETAIL  
(CONVENTIONAL FRAMING)  
N.T.S.

**EXTERIOR DOOR DETAIL**  
**N.T.S.**

A line drawing of a building facade. It features a large window with a diagonal beam of light entering from the top left corner. The beam is represented by two parallel lines. The window is divided into several horizontal panes. The building has a simple, rectangular structure with a flat roof. The drawing is done in a minimalist, sketchy style with clean lines and no shading.

TYP. COR  
N.T.S.

**TYP. CORNER BRACING & WINDOW FRAMING**

## GENERAL NOTES

NOTE:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.
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3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOMWASH CLEAN CONDITION, ENTIRE HOUSE, INCLUDING ALL THE MILL WORK TYPICAL

N.T.S.  
REFER TO PAGE 21 FOR ALL NOTES REGARDING FRAMING,  
EXTERIOR AND INTERIOR WALLS, INSULATION, KITCHEN  
CABINETS, CEILINGS, DOORS, WINDOWS, FLOORING, PAINTING  
CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING  
HOUSING ASSISTANCE STAFF WITH A COPY OF RESHECK,  
DETAILED MANUAL "7" AND COMPLETE WINDSTORM PLAN  
DEVELOPED BY A STRUCTURAL ENGINEER, TYP.

LEGAL DESCRIPTION:

PAGE

PROJECT:  
AP PHASE 19-1

MARIO CRUZ

GLASSCOCK SOUTH SUBDIVISION LOT 15

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 1100.00 SF. OF LIVING AREA

1908 VICTORIA ST.


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$$4/8$$

**CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM**

—  $\frac{SL}{DO}$  —

DOWN  
SLOPE










Diagram illustrating the location of the SL and DC labels relative to the attic vent. The diagram shows a cross-section of a roof structure with an attic vent. The SL and DC labels are positioned above the attic vent, indicating the location of the structural elements being discussed.



VERHA  
ARON

DL, MTL, DRIP HIDE: TYP. ALL AROUND

The diagram shows a cross-section of a roof edge. A horizontal line represents the roof surface, sloping downwards to the right. Below this line, a vertical section is shown. On the left, a vertical line is labeled '8'-0"'. To the right of this line, a vertical section is labeled '3'-0"'. The vertical section is divided into two parts: the top part is labeled 'DOWN SLOPE' and the bottom part is labeled 'DOWN SLOPE'. The bottom part of the vertical section is labeled 'DOWN SLOPE'.

SCALE: 3/16" = 1' - 0"

1100 S.F. LIVING AREA

REFER TO WIND STORM FOR APPROPRIATE BRACING TYPICAL. PROVIDED BY CONTRACTOR FOR WIND STORM SHALL BE PROVIDED BY CONTRACTOR.

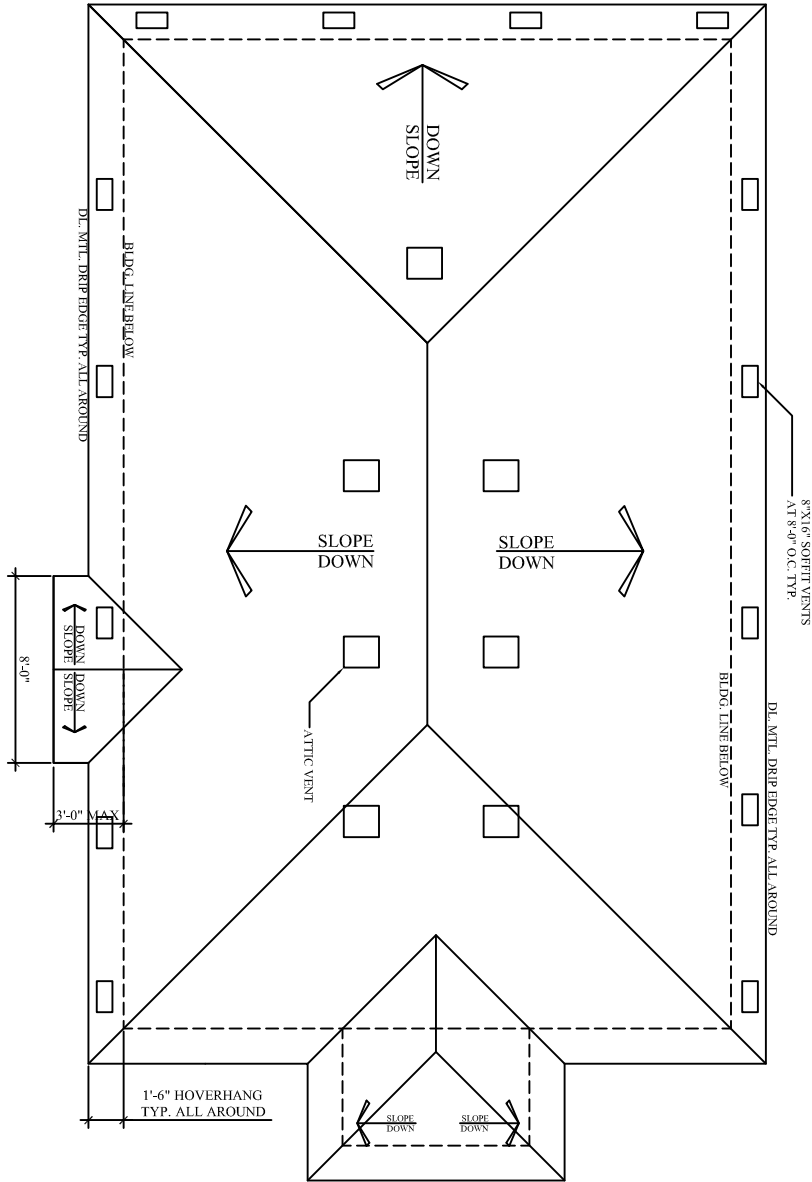
INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.

2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CITY'S ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED. (NO AFFIDAVITS WILL BE PERMITTED).
3. CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON PERMITS AND/OR SPECS.
4. CONTRACTOR SHALL DELIVER THE HOUSE IN A BROOM/OP CLEAN CONDITION (ENTIRE HOUSE, INCLUDING ALL THE MILL WORK). TYPICAL.
5. CONTRACTOR SHALL FURNISH CDBG WITH ALL MANUFACTURERS AND SUPPLIERS WRITTEN GUARANTEES AND WARRANTIES.

OWNER NAME:	LEGAL DESCRIPTION:	PAGE:

MARIO CRITZ

**ADDRESS:**  
1908 VICTORIA ST.



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BEARING SOIL, FILLING WILL BE DONE IN LAYERS AND COMPACTED. ALL FILL WILL BE CLEAN SANDY LOAM FREE OF ORGANIC MATERIAL, TRASH, CLAY OR ANY OTHER INAPPROPRIATE TYPE MATERIALS, WITH A MINIMUM EXCAVATION OF 12" INTO UNDISTURBED SOIL AND FINISH FLOOR ELEVATION TO BE AT LEAST 18" ABOVE THE CURB OR FROM THE EXISTING NATURAL GROUND WHICHEVER IS APPLICABLE FOR THE PROJECT AT THE JOB SITE.

3'-0"

CORNER BARS T&B TYP.

2

2'-4"

13'-10 1/2"

10'-11"

8'-7 1/2"

FOUNDATION PER CITY ORDINANCE AND 2006 IRC

A. MINIMUM EXTERIOR FOUNDATION BEAMS WILL BE 12"x40" FOR SINGLE STORY W/ 6 #5 REBARS.

B. MINIMUM INTERIOR FOUNDATION BEAM WILL BE 12"x24" W/ 4 #5 REBARS FOR SINGLE STORY.

C. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12" BELOW UNDISTURBED GROUND SURFACE.

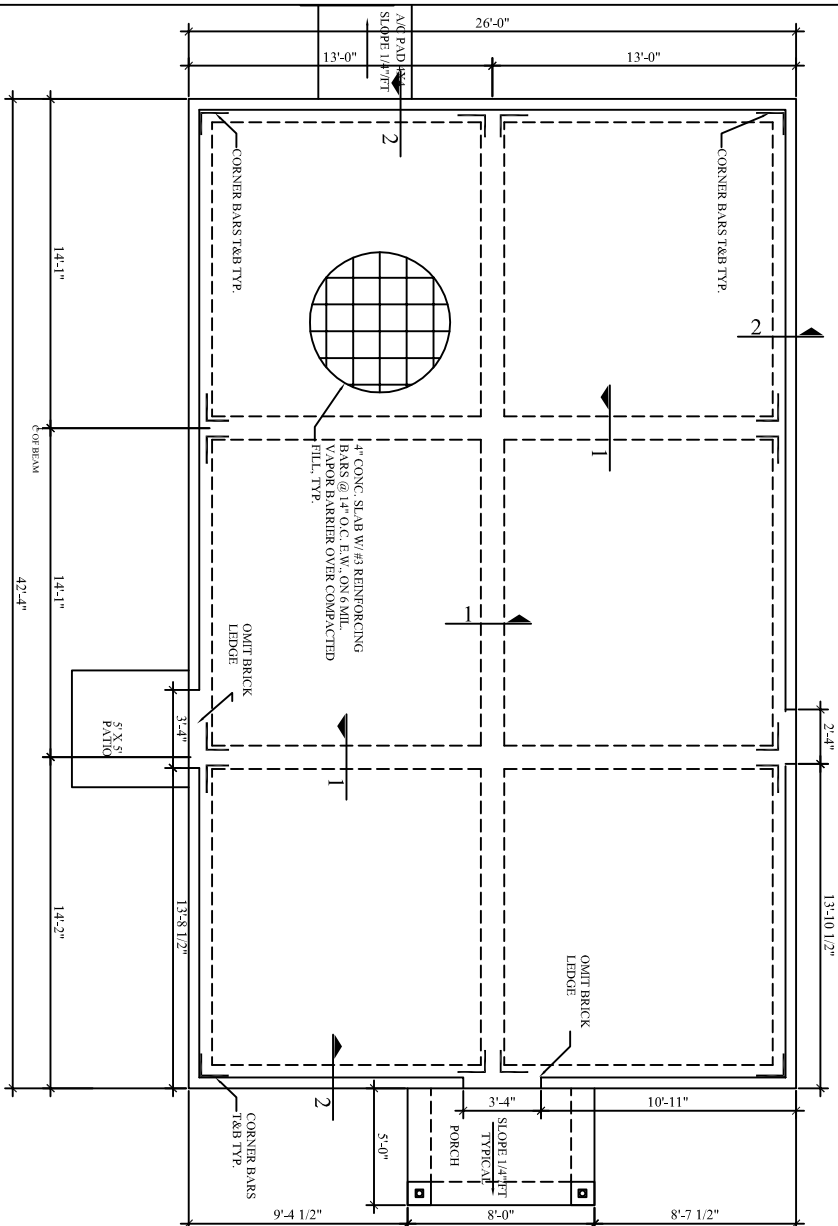
D. CORNER BARS WILL BE REQUIRED AT ALL CORNERS OF FOUNDATION INCLUDING PORCHES, AND INTERSECTING INTERIOR BEAM ENDING IN EXTERIOR FOUNDATION BEAMS TOP AND BOTTOM.

E. ENTIRE LIVING AREA FOUNDATION AND PORCHES WILL BE SEALED COVERED WITH 6 MIL. POLY. VAPOR BARRIER F. CONTRACTOR TO BE RESPONSIBLE TO CONFIRM THAT A MINIMUM OF 3000 PSI CONCRETE ON ALL FOUNDATION, DRIVEWAYS, AND SIDEWALKS WILL RESULT.

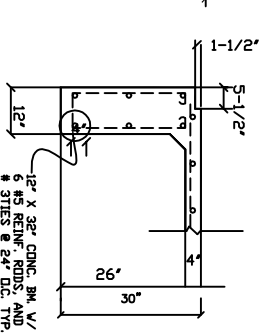
G. MINIMUM 3"x8" REBAR WILL BE REQUIRED ON ALL FOUNDATIONS OF LIVING AREA AND PORCHES SPACED AT 14" O.C. (NOTE: #6 WIRE MESH IS NOT ALLOWED)

H. ENTIRE FOUNDATION LIVING AND PORCHES WILL REQUIRE TERNITE TREATMENT TO PREVENT TREATMENT CERTIFICATE MUST BE PROVIDED TO THE CITY AND/OR THE FOUNDATIONS UNITS MUST BE "STAMPED" BY THE SERVICE TREATMENT

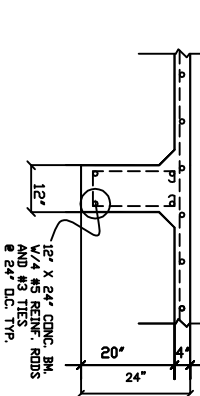
I. ANCHOR BOLTS: MINIMUM OF 5/8"x3" ANCHOR BOLT WITH 2" WASHERS WILL BE REQUIRED IN ALL FOUNDATIONS. SPACING OF THE ANCHOR BOLTS, ANCHOR BOLTS WILL BE PLACED WITHIN 12" ON ALL CORNERS AND ON EITHER SIDE OF ENTRIES OF FOUNDATION PERIMETER BEAM, AND SPACED A MAXIMUM OF 4' APART AROUND PERIMETER BEAM OF STRUCTURE.



1100 S.F. LIVING AREA



## 2 TYP. EXTERIOR BEAM DET.



1 TYP. INTERIOR BEAM DET.  
N.T.S.

**NOTE:**  
ALL APPLIANCES ARE NOT INCLUDED  
IN THE CONTRACT.TYP.

N1'S NOT TO SCALE  
 N1'C NOT IN CONTRACT  
 N1'CT TO COLOR SELECTED BY CONTRACTOR  
 CT CEMENT TILE COLOR TO BE SELECTED BY HOMEOWNER TYPE  
 W WEAVER  
 W S  
 S S R  
 SH1'F SH1'F SHALL BE INSTALLED 6" ABOVE FINISH FLOOR TO CENTER L  
 SH1'F SHALL BE FIXED PAINTED WOOD. PROVIDE HORIZONTAL WALL  
 BRACING (AS REQUIRED)

I-6

DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 1100.00 SF. OF LIVING AREA

MARIO CRUZ

ADDRESS:  
1908 VICTORIA ST.

GLASSCOCK SOUTH SUBDIVISION LOT 15

GLASSCOCK SOUTH SUBDIVISION LOT 15

$$\frac{6}{8}$$

**CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM**



GENERAL NOTES

N.T.S.

SPECIFICATION FOR HANDICAP ACCESSIBLE SHOWER

- BOLL-IN SHOWER**
1. LOWER FLOOR TO 3" BELOW EXISTING FLOOR
  2. SHOWER AREA ONLY, PROVIDE PROPER 1/4"FT SLOPE TO DRAIN (OR IN) MUST BE CENTERED WITHIN SHOWER AREA
  3. CERAMIC TILE OVER DETAIL LATH AND TYNIL PAN LATH
  4. CENTER DRAIN AT SHOWER AT SHOWER BASE
  5. 2"X2" NON-SLIP CERAMIC TILE OUT TO 36" OFF BASE SHOWER WALL WITH 1/4" IN. DROP PER FOOT TO CENTER DRAIN.
  6. DRINKING, CERAMIC BOLL OVER MOISTURE RESISTANT CERAMIC TILE TO CEILING WITH CERAMIC CARBS AT ALL THREE (3) SIDES OF SHOWER UNIT TYP.
  7. 24" ADJUSTABLE SHOWER VAND WITH ROSE (MOEN) 90° AT THE HIGHEST POINT AND 18° FROM SHOWER ENTRANCE.
  8. SINGLE LEVER PRESSURE BALANCE SEWERS VALVE BY MOEN, 8" FROM ENTRANCE AND BETWEEN 36" AND 42" OFF FINISH FLOOR.
  9. 3/4"X2" NON-SLIP CERAMIC TILE OVER CONCEALED END GRAB BARS AT ALL THREE SHOWER WALLS BETWEEN 34" TO 36" OFF FINISHED FLOOR SEE DRAWINGS.
  10. TWO CERAMIC SOAP DISHES. (2) CORNER UNIT. MOUNTING IT SHALL BE DECIDED ON SITE AT THE TIME OF INSTALLATION WHEN FLOORING IS COMPLETED.
  11. CONTRACTOR WILL CALL HOUSING SPECIALIST FOR DETAILS.
  12. DRAIN CATCHER BY MINSTER OR EQUIV (7" ID) ANCHOR AND SEAL AS REQUIRED TO AVOID WATER PENETRATION THROUGH-OUT.
  13. ADJUSTABLE SHOWER CERTAIN ROD SIZE VARIES. PROVIDE AND INSTALLED AS NOTED ON PLANS INCLUDING SHOWER WALLS AND FLOORING.
  14. ALL APPLICABLE AREA MUST BE FINISHED TO MATCH EXISTING COLOR TILE AND/OR FINISH WALLS.
  15. SHOWER CONTROLS AND ALL PLUMBING TO BE OPPOSITE WALL OF CORNER.
  16. 2"X2" NON-SLIP CERAMIC TILE AT BASE OF SHOWER HEAD TO ALLOW FOR ADJUSTABLE SHOWER VAND AND SHOWER HEAD CONNECTIONS.
  17. 24" TOWEL BAR, SAME FINISH THROUGH-OUT SPECIFIC AREA.

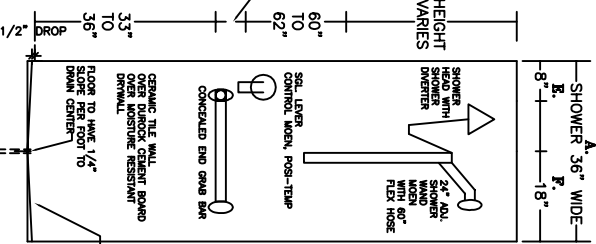
FOR HANDICAP ACCESSIBLE SHOWER SPECIFICATION

- A. SHOWER WIDTH IS TO A MIN. OF 36" UNLESS OTHERWISE NOTED.  
B. GRAB BARS WITH CONCEALED ENDS HEIGHT OFF FINISH FLOOR IS 36". ON EA. WALL. SIZE VARIES ACCORDING TO WALL WIDTH  
C. SHOWER CONTROL HEIGHT IS 36" TO 42" OFF FINISH FLOOR  
D. SHOWER HEAD AND WALL VAND HEIGHT IS 60" TO 62" OFF FINISH FLOOR  
E. SHOWER CONTROL IS 8" FROM ENTRANCE TO CENTER  
F. ADJ. SHOWER VAND IS 18" OFF BACK WALL  
G. SHOWER WALL HEIGHT VARIES, MINIMUM HEIGHT IS 7'4" OFF FINISH FLOOR  
H. SHOWER BASE HAS 1/4" SLOPE PER FOOT TO CENTERED DRAIN  
I. 2X4 CORNER SOAP DISHES.  
J. ALL CONTROL ARE OPPOSITE WALL OF CORNER

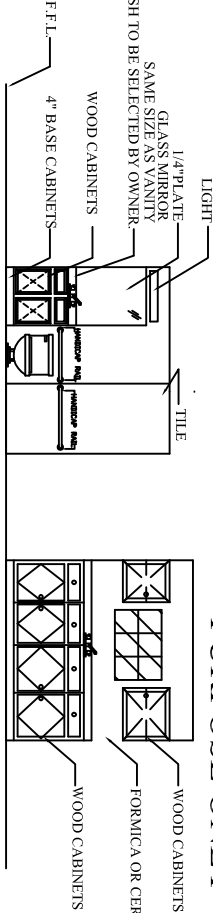
NOTE:  
FOR HANDICAP ACCESSIBLE BATHROOM, PROVIDE AND INSTALL IN PLACE, NECESSARY BLOCKING TO BE 2"x6" MATERIAL SAME FINISH, TYPICAL

ALL PLUMBING FIXTURES SHALL BE SAME FINISH, TYPICAL

SHOWER AREA

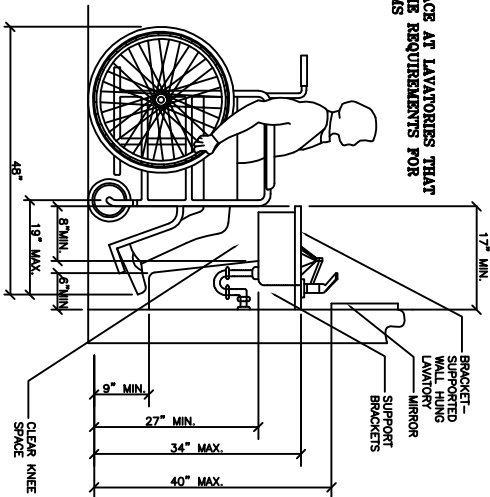


FOR ILLUSTRATION PURPOSE ONLY



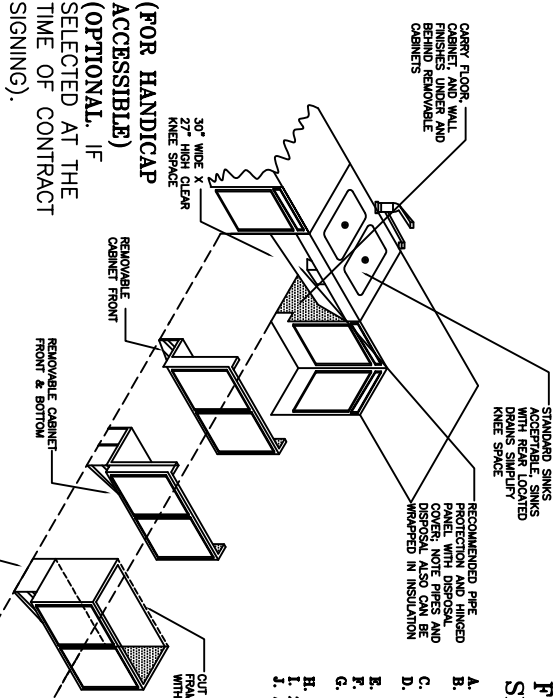
FULL BATH AND KITCHEN LAYOUTS FOR ILLUSTRATION PURPOSE ONLY

- NOTE:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSE ONLY.
  2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED.
  3. CONTRACTOR CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.



(FOR HANDICAP ACCESSIBLE) (OPTIONAL. IF SELECTED AT THE TIME OF CONTRACT SIGNED).

REMOVABLE BASE CABINETS (FOR HANDICAP ACCESSIBLE) (OPTIONAL)



PROJECT:  
HAP PHASE 19-1  
DESCRIPTION OF DWELLING:  
SINGLE RESIDENCE 1100.00 SF. OF LIVING AREA

OWNER NAME:  
MARIO CRUZ  
ADDRESS:  
1908 VICTORIA ST.

LEGAL DESCRIPTION:  
GLASSCOCK SOUTH SUBDIVISION LOT 15

PAGE  
8/8

CITY OF MISSION  
COMMUNITY DEVELOPMENT  
HOUSING ASSISTANCE PROGRAM

# CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM



HAP PHASE HRH 19-1

ORALIA CANTU

2801 DAVID ST.

MISSION, TEXAS 78572

INDEX OF DRAWINGS	
0/2	TITLE PAGE
1/2	FLOOR PLAN
2/2	WORK WRITE-UP



**WORK WRITE-UP:**

The Contractor shall take all precautions necessary to protect all the household furnishings. The Contractor shall make good at his own expense, any property damaged by the contractor directly, indirectly or by negligence, that may occur or result from the fulfillment of the work specified. Note: Contractor must comply with all applicable building codes, state laws & local ordinances . Contractor will pay for and obtain all required permits and any other items that were destroyed while commencing work.

**DEMOLITION:**

The contractor is to demolish the specified items for this project upon issuance of the notice to proceed from the CDBG department. All construction debris is to be hauled away and disposed at appropriate landfill.

**HVAC MAINTENANCE:**

Full inspection is to be made for the HVAC. All necessary repairs are to be included with in the bid proposal. Include, any or all, replacements of damaged parts from the HVAC system. Heating and cooling equipment, and appliances shall be installed in accordance with the manufactures installation instructions and manual J report.

**INTERIOR:**

**BATHROOM 1 :** The bathroom will be remodeled to allow better access and agility to the owner. Finish walls and ceilings to match texture and color. See details.

**KITCHEN:** Repair all unfinished walls and ceilings throughout the home. Reline and repaint any all damaged sheetrock, paneling, and or block walls to match existing adjacent walls and ceilings. Remove all cabinets and install new layout cabinet design. See detail. Cabinet shall be constructed of 3/4" cabinet grade plywood. Base cabinet depth shall be 24" and no more than 36" high with counter top. Wall cabinet shall be 12" in depth and a min. 30" in height. Counter surface shall be plastic laminate or lite with a 18" high backsplash. Standard range and refrigerator space to be provided. Install new rangehood and connect to existing circuit. Vent out to exterior. All other hldw will be reused.

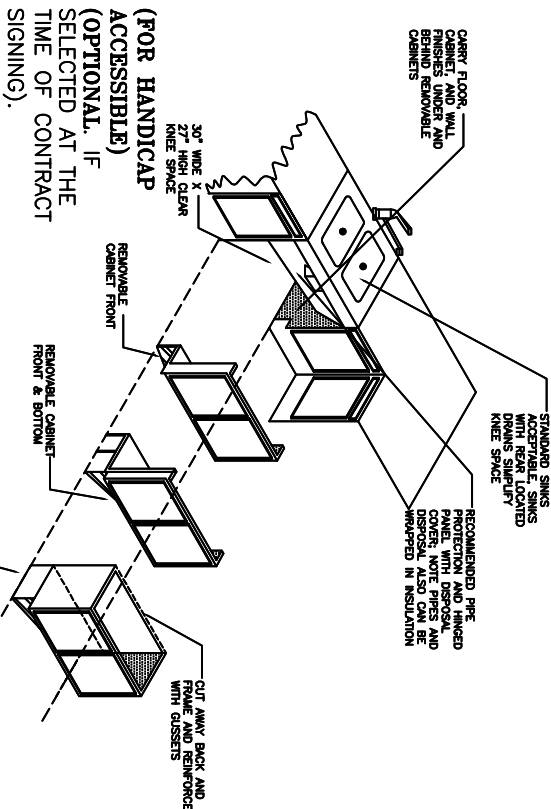
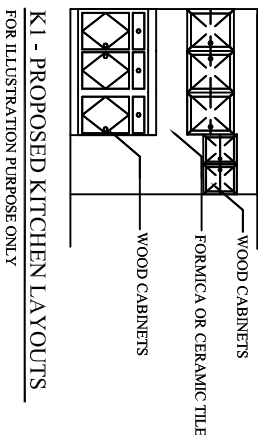
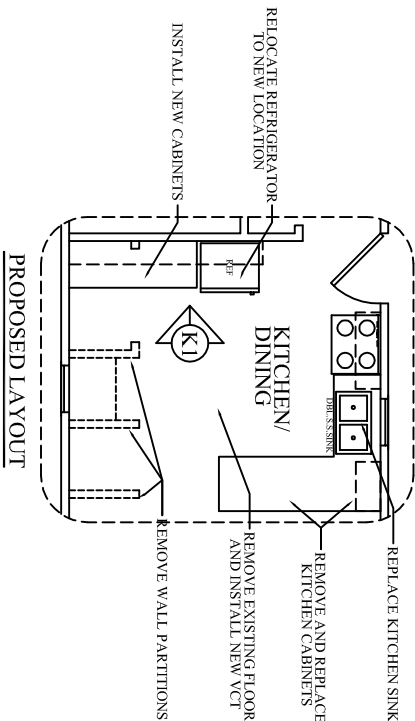
**CLOSET MB:** Inspect the closet within the master bath (bath1). Closet houses the waterheater which will be relocated to the exterior of the home. See proposed floor plan for location. Cancel and secure exposed wiring to prevent damage or hazards. Finish interior walls to match existing throughout. Reinstall shelves and rail for proper usage. Prime, texture, and repaint accordingly for even appearance.

**ELECTRICAL:**

Install smoke alarms listed and in accordance to the IBC adopted codes-UL 217 and provisions of NFPA 72. Locations of such devices must be placed in each bedroom and in the vicinity of the sleeping areas. Refer to the current IEC 2012 for compliance of renovation work conducted. Locate all exposed electrical wiring and rerout with approved conduit or attic romans.

**GENERAL CONDITIONS:**

All materials used must be new and of approved grade. Work conducted must comply with all applicable codes. Plans and work write-ups are to be present in the job site at all times. Contractor must contain debris and dispose of all replaced materials properly. Address and permits are to posted visible from street level.



PROJECT: PHASE: HRH 19-1	OWNER NAME: ORALIA CANTU	LEGAL DESCRIPTION: LOT 37, INSPIRATION MANOR SUBDIVISION	PAGE 2/3	CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM
DESCRIPTION OF DWELLING: SINGLE RESIDENCE +/- 1000 SF. OF LIVING AREA	ADDRESS: 2801 DAVID ST.	BID SET NOT FOR CONSTRUCTION		



PROJECT: PHASE: HHK 19-1 DESCRIPTION OF DWELLING: SINGLE RESIDENCE +/- 1000 SF. OF LIVING AREA	OWNER NAME: ORALIA CANTU ADDRESS: 2801 DAVID ST.	LEGAL DESCRIPTION: LOT 37, INSPIRATION MANOR SUBDIVISION	PAGE 3/3	CITY OF MISSION COMMUNITY DEVELOPMENT HOUSING ASSISTANCE PROGRAM
<p>BUY AMERICAN: THE CONTRACTOR ACKNOWLEDGES TO AND FOR THE BENEFIT OF THE CITY OF MISSION ("HUD GRANTEE") THAT IT UNDERSTANDS THE GOODS AND SERVICES UNDER THIS AGREEMENT ARE BEING FUNDED WITH MONIES MADE AVAILABLE BY THE AMERICAN REINVESTMENT AND RECOVERY ACT OF 2009 (RECOVERY ACT) (OR ARE BEING MADE AVAILABLE FOR PROJECT BEING FUNDED WITH MONIES MADE AVAILABLE BY THE RECOVERY ACT) AND SECTION 1605 OF SUCH LAW CONTAINS PROVISIONS COMMONLY KNOWN AS "BUY AMERICAN." THE BUY AMERICAN REQUIREMENT PROHIBITS THE USE OF RECOVERY ACT FUNDS FOR A PROJECT FOR THE CONSTRUCTION, ALTERATION, MAINTENANCE, OR REPAIR OF A PUBLIC BUILDING OR PUBLIC WORK UNLESS ALL OF THE IRON, STEEL, AND MANUFACTURED GOODS USED IN THE PROJECT ARE PRODUCED IN THE UNITED STATES ("BUY AMERICAN REQUIREMENT") INCLUDING IRON, STEEL, AND MANUFACTURED GOODS PROVIDED BY THE CONTRACTOR PURSUANT TO THIS AGREEMENT. THE CONTRACTOR HEREBY REPRESENTS AND WARRANTS TO AND FOR THE BENEFIT OF THE HUD GRANTEE THAT (A) THE CONTRACTOR HAS REVIEWED AND UNDERSTANDS THE BUY AMERICAN REQUIREMENT, (B) ALL OF THE IRON, STEEL, AND MANUFACTURED GOODS USED IN THE PROJECT WILL BE AND/OR HAVE BEEN PRODUCED IN THE UNITED STATES IN A MANNER THAT COMPLIES WITH THE BUY AMERICAN REQUIREMENT, UNLESS AN EXCEPTION TO THE REQUIREMENT IS APPROVED, AND (C) THE CONTRACTOR WILL PROVIDE ANY FURTHER VERIFIED INFORMATION, CERTIFICATION OR ASSURANCE OF COMPLIANCE WITH THIS PARAGRAPH, OR INFORMATION NECESSARY TO SUPPORT AN EXCEPTION TO THE BUY AMERICAN REQUIREMENT, AS MAY BE REQUESTED BY THE HUD GRANTEE OR HUD. NOTWITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, ANY FAILURE TO COMPLY WITH THIS PARAGRAPH BY THE CONTRACTOR SHALL PERMIT THE HUD GRANTEE TO RECOVER AS DAMAGES AGAINST THE CONTRACTOR ANY LOSS, EXPENSE OR COST (INCLUDING WITHOUT LIMITATION ATTORNEY'S FEES) INCURRED BY THE HUD GRANTEE RESULTING FROM ANY SUCH FAILURE (INCLUDING WITHOUT LIMITATION ANY IMPAIRMENT OR LOSS OF FUNDING, WHETHER IN WHOLE OR IN PART FROM HUD), NEITHER THIS PARAGRAPH (OR ANY PROVISION OF THIS AGREEMENT) NECESSARY TO GIVE THIS PARAGRAPH FOR OR EFFECT) SHALL BE AMENDED OR WAIVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE HUD GRANTEE.</p>	<p>GENERAL NOTES</p> <p><b>SPECIFICATION FOR HANDICAP ACCESSIBLE SHOWER.</b></p> <ol style="list-style-type: none"> <li>1. <b>THREE STAINLESS STEEL, CONVEALED ENDS GRAB BARS AT ALL THREE SHOWER WALLS BETWEEN 34" TO 36" OFF FINISHED FLOOR SEE DRAWINGS</b></li> <li>2. <b>TWO CERAMIC SOAP DISHES, (2) CORNER UNIT. MOUNTING HT SHALL BE DECIDED ON SITE AT THE TIME OF INSTALLATION WHEN FLOORING IS COMPLETED.</b></li> <li>3. <b>CONTRACTOR WILL CALL HOUSING SPECIALIST FOR DETAILS HT TO CLEAN OR REPAIRS</b></li> <li>4. <b>ALL NECESSARY PLUMBING ACCESSORIES SHALL BE PROVIDED AND INSTALLED AS NOTED ON PLANS INCLUDING ALL REQUIRED HARDWARE. FINISH ON ALL ACCESSORIES SHALL MAINTAIN THE SAME WITHIN EVERY AREA (KITCHEN/BATHROOM)</b></li> <li>5. <b>ALL FINISHED FLOOR SHALL BE FINISHED TO MATCH EXISTING FLOOR FINISH UNDER FINISH WALLS</b></li> <li>6. <b>INSTALL WATER DIVERTER AT BASE OF SHOWER HEAD TO ALLOW FOR PORT ADJUSTABLE SHOWER HEAD AND SHOWER HEAD CONNECTIONS.</b></li> <li>7. <b>2" TOWEL BAR, SAME FINISH THROUGH-OUT SPECIFIC AREA.</b></li> </ol>	<p>NOTE: FOR HANDICAP ACCESSIBLE BATHROOM, PROVIDE AND INSTALL IN PLACE, NECESSARY BLOCKING TO BE 2"x6" MATERIAL</p> <p>ALL PLUMBING FIXTURES SHALL BE SAME FINISH. TYPICAL</p>	<p>NOTE:</p> <ol style="list-style-type: none"> <li>1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR COMMENCING ANY WORK AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE INFORMATION THAT PERTAINS TO THE EXACT LOCATION OF ALL SITE UTILITIES THAT SHALL BE INCLUDED IN THE REQUIRED SURVEY. INFORMATION ON THE SITE PLAN IS FOR ILLUSTRATION PURPOSE ONLY.</li> <li>2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS AND LOCAL CITY OF MISSION CODES AND ORDINANCES AS REQUIRED. CONTRACTOR IS TO BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE PROPER CITY'S AND/OR COUNTIES' ORDINANCES UNDER WHICH THIS PROPERTY IS GOVERNED.</li> <li>3. CONTRACTOR CONTACT COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY DISCREPANCIES ON DRAWINGS AND/OR SPECS.</li> </ol>	<p>SHOWER AREA FOR ILLUSTRATION PURPOSE ONLY</p>