



INVITATION TO BID

ITB #2017-005

"Self Help Center TCDP#7216013 – Home Reconstruction Project"

DUE JANUARY 3, 2018 AT 10 AM OR BEFORE

NOTICE is hereby given that the County of Webb intends to award a contract with a successful bidder(s) for the reconstruction of homes under the Self Help Center Program, TCDP#7216013. The work includes demolition of three (3) existing homes and reconstructing new houses in accordance with the approved plans and specifications included in this bid document.

Project Location:

- a) SHC-Recon-01 (3 - bedroom, 1 bath) 364 Pinzon Rd.
- b) SHC-Recon-02 (1 - bedroom, 1 bath) 118 E. Mendoza St.
- c) SHC-Recon-03 (3 - bedroom, 1 bath) 122 W. Maria Elena

The accompanying Invitation to Bid (ITB) with its terms, conditions, attachments and all other forms in this ITB package are due by or before 10 am (Central Time) on Wednesday, January 3, 2018. ITB packages received after the due date and time will not be accepted. All ITB meeting the required deadline will be read publicly at the following location in accordance with Webb County Purchasing Policies and Procedures:

Please Mail or Hand Deliver ITB Packages to:

Webb County Clerk's Office
1110 Victoria Street, 2nd Floor, Suite 201
Laredo, Texas 78040

Copies of the ITB package are available on our website:

<http://www.webbcountytx.gov/PurchasingAgent/PublicNoticeRFP/>

Please submit (1) original RFP package and three (3) copies in a sealed envelope clearly marked on the outer front lower left corner as follows:

"Self Help Center TCDP#7216013 – Home Reconstruction Project"

Webb County reserves the right to reject any and all ITB proposals, to waive informalities in the ITB process, or to terminate the ITB process at any time, if deemed in the best interest for Webb County.

THIS FORM MUST BE INCLUDED WITH RFP PACKAGE; PLEASE CHECK OFF EACH ITEM INCLUDED WITH RFP PACKAGE AND SIGN BELOW TO CONFIRM SUBMITTAL OF EACH REQUIRED ITEM.

ITB 2017-005

"Self Help Center TCDP#7216013 – Home Reconstruction Project"

Project location Bid forms & Bid Sheets, Drawings, Plans & Specs

Bidder Information Form

TDHCA – Section 3 Business Certification form

Federal Labor Standards Provisions

Conflict of Interest form (Form CIQ)

Certification regarding Debarment (Form H2048)

Certification regarding Federal lobbying (Form 2049)

Proof of No Delinquent Tax Owed to Webb County

Signature of Bidder / Date

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1. Introduction

The County of Webb intends to award a contract with a successful bidder(s) for the reconstruction of homes under the Self Help Center Program, TCDP#7216013. The work includes demolition of three (3) existing homes and reconstructing new houses in accordance with the approved plans and specifications included in this bid document.

Project Location:

- a) SHC-Recon-01 (3 - bedroom, 1 bath) 364 Pinzon Rd.
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2. Bid Package Preparation Cost

The County will not reimburse any Bidder for any costs involved in the preparation and submission of bid packages, amendments or other relevant documents associated with the ITB.

3. Term of Agreement

- To be Determined after selection and award of the lowest and responsible bidder(s).

4. Contractor Eligibility Requirements

In order to qualify for bidding on any Webb County Housing Assistance projects, contractors must provide the following:

1. Proof of Financial Capacity and Credit History (include letter of reference from bank).
2. Proof of insurance compliance. General Liability Policy of at least one hundred thousand dollars (\$100,000.00).
3. Documentation of work history (include letter(s) of recommendation from previous construction jobs).

Notice to Bidders: Payments on work completed will be done in accordance with rules and regulations set by State funded housing assistance projects and Webb County payment process.

5. Instructions to Bidders

- a) Bidders are solely responsible to review **ALL** technical specifications and any other requirement listed in the Technical specification document. Bidders must adhere to the schedule listed in the ITB package referencing deadlines for submittal of any questions Bidders may have prior to submittal of Bid.
- b) Use of separate bid forms: Bidders must use attached bid forms. No alternate bid forms are permitted. For those project locations that bidders are not interested in bidding, list **"NO BID"** under grand total for that specific project.
- c) Interpretations of Addenda: Any interpretations, corrections or changes to this Request for Bid and specifications will be made by addenda. Sole issuing authority of addenda shall be vested in Webb County through the Purchasing Agent. Addenda will be posted to the Purchasing Agents website <http://www.webbcountytx.gov/PurchasingAgent/PublicNoticeRFP/>

It is the bidder's responsibility to check the website for any addenda.

- d) Inspection of Site: Each bidder should visit the site of the proposed work and fully acquaint himself/herself with the existing conditions there and should fully inform himself/herself as to the facilities involved, the difficulties and restrictions attending the performance of the contract. The bidder should thoroughly examine and familiarize himself/herself with the drawings, technical specifications and all the other contract documents. The contractor by the execution of the contract shall in no way be relieved of any obligation under it due to his/her failure to receive or examine any form of legal document or to visit the site or acquaint himself/herself with the conditions there existing. The County will be justified in rejecting any claim based on lack of inspection of the site prior to the bid.
- e) Alternate Bid Items: No alternate bids or items will be considered unless they are specifically requested by the technical specifications.
- f) Bids:
- a. All bids submitted on the forms provided are subject to all requirements of the Contract Documents, including the Drawings.
 - b. All bids must be regular in every respect and no interlineations, excisions or special conditions may be made or included by the bidder.
 - c. Webb County may consider as irregular any bid on which there is an alteration of or departure from the bid form and, at its option reject any irregular bid.
 - d. If a contract is awarded, it will be awarded to a responsible bidder based on the lowest/best bid and the selected alternate bid items, if any. The contract will require the completion of the work in accordance with the contract documents.
- g) Bid Modifications
- a. Any bidder may modify a bid by submitting a sealed supplemental bid in person to the same address as listed on this bid solicitation, three (3) business days prior to the scheduled closing time for receipt of bids. Sealed supplemental bid must be clearly marked with ITB number corresponding to this solicitation and the words "Supplemental Bid". Any supplemental bids submitted not meeting the requirements would not be accepted.
- h) Bid Bond
- a. A bid bond in the amount of 5% of the base bid issued by an acceptable surety shall be submitted with each bid. A certified check or bank draft payable to the locality or negotiable U.S. Government Bonds.
 - b. The bid bond or its comparable will be returned to the bidder as soon as practical after the opening of the bids.
- i) Statement of Bidders Qualifications: Each bidder shall submit on the form furnished for that purpose a statement of the bidders' qualifications. Webb County shall have the right to take such steps as it deems necessary to determine the ability of the bidder to perform his obligations under the contract, and the bidder shall furnish to Webb County all such information and data for the purpose as it may request. The right is reserved to reject any bid where an investigation of the available data does not satisfy Webb County that the bidder is qualified to carry out properly the terms of the contract.
- j) Unit Price: The unit price for each of the several items in the bid shall include its pro rata share of overhead so that the sum of the products obtained by multiplying the quantity shown for each item by the unit price bid represents the total bid. Any bid not conforming to these requirements may be rejected as informal. Special attention is drawn to this condition, as the unit prices will be used to determine the amount of any change orders resulting from an increase or decrease in quantities.
- k) Corrections: Erasures or other corrections in the bid must be noted over the signature of the bidder.

- l) Opening of Bids: The locality shall, at the time and place fixed for the opening of bids, open each bid and publicly read it aloud, irrespective of any irregularities therein. Bidders and other interested individuals may be present.
- m) Withdrawal of Bids: Bidder may withdraw the bid before the time fixed for the opening of bids, by communicating his purpose in writing to the Webb County Purchasing Agent at joel@webbcountytx.gov upon receipt of such notice, the unopened bid will be returned to the bidder at bidder's expense. The bid guaranty of any bidder withdrawing his bid will be returned promptly.
- n) Award of Contract / Rejection of Bids
 - a. The contract will be awarded to the responsive, responsible bidder submitting the lowest/best bid. The bidder selected will be notified at the earliest possible date. Webb County reserves the right to reject any or all bids and to waive any informality in bids received where such rejection or waiver is in its interest.
 - b. Webb County reserves the right to consider as unqualified to do the work any bidder who does not habitually perform with his own forces the major portions of the work involved in construction of the improvements embraced in this contract.
- o) Execution of Agreement / Performance & Payment Bonds
 - a. Performance and Payment Bonds, requires all prime contractor which enter into a formal contract in excess of \$25,000.00 with the State, any department, board, agency, municipality, county, school district or any division or subdivision thereof, to obtain a Payment Bond in the amount of the contract before commencing with work and a Performance Bond for public works contracts in excess of \$100,000.00.
 - b. The failure of the successful bidder to execute the agreement and supply the required bonds within ten (10) days after the prescribed forms are presented for signature, or within such extended period such as Webb County may grant, shall constitute a default and Webb County, may at its option either award the contract to the next lowest responsible bidder or re-advertise for bids. In either case, Webb County may charge against the bidder the difference between the amount of the bid, and the amount for which a contract is subsequently executed irrespective of whether this difference exceeds the amount of the bid-bond. If a more favorable bid is received through re-advertisement, the defaulting bidder shall have no claim against Webb County for a refund.
- p) Equal Employment Opportunity: Attention is called to the requirements for ensuring that employees and applicants for employment are not discriminated against because of their race, color, creed, sex, or national origin.

6. Workers' Compensation Requirements

Texas Labor Code §406.096 requires a governmental entity that enters into a building or construction contract to obtain written certification that the contractor provides workers' compensation insurance coverage for each employee of the contractor employed on the public project. Subcontractors must also provide the governmental entity with proof of coverage. Additionally, the governmental entity must include in bid specifications and contracts specific language and provisions found in 28 TAC §110.110(c) (7).

Figure: 28 TAC §110.110(c)(7)

Workers' Compensation Insurance Coverage.

A. Definitions:

Certificate of coverage ("certificate")- A copy of a certificate of insurance, a certificate of authority to self-insure issued by the division, or a coverage agreement (DWC Form-81, DWC Form-82, DWC Form-83, or DWC Form-84), showing statutory

workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.

Duration of the project - includes the time from the beginning of the work on the project until the contractor /person's work on the project has been completed and accepted by the governmental entity.

Persons providing services on the project ("subcontractor" in §406.096) - includes all persons or entities performing all or part of the services the contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the contractor and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity, which furnishes persons to provide services on the project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

B. The contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the contractor providing services on the project, for the duration of the project.

C. The Contractor must provide a certificate of coverage to the governmental entity prior to being awarded the contract.

D. If the coverage period shown on the contractor's current certificate of coverage ends during the duration of the project, the contractor must, prior to the end of the coverage period, file a new certificate of coverage with the governmental entity showing that coverage has been extended.

E. The contractor shall obtain from each person providing services on a project, and provide to the governmental entity:

Figure: 28 TAC §110.110(c)(7)

(1) a certificate of coverage, prior to that person beginning work on the project, so the governmental entity will have on file certificates of coverage showing coverage for all persons providing services on the project; and

(2) no later than seven days after receipt by the contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

F. The contractor shall retain all required certificates of coverage for the duration of the project and for one year thereafter.

G. The contractor shall notify the governmental entity in writing by certified mail or personal delivery, within 10 days after the contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.

H. The contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Department of Insurance, Division of Workers' Compensation, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

I. The contractor shall contractually require each person with whom it contracts to provide services on a project, to:

(1) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;

(2) provide to the contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project;

(3) provide the contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

(4) obtain from each other person with whom it contracts, and provide to the contractor: Figure: 28 TAC §110.110(c)(7) (a) a certificate of coverage, prior to the other person beginning work on the project; and (b) a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project; (5) retain all required certificates of coverage on file for the duration of the project and for one year thereafter; (6) notify the governmental entity in writing by certified mail or personal delivery, within 10 days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and (7) contractually require each person with whom it

contracts, to perform as required by paragraphs (1) - (7), with the certificates of coverage to be provided to the person for whom they are providing services.

J. By signing this contract or providing or causing to be provided a certificate of coverage, the contractor is representing to the governmental entity that all employees of the contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the division. Providing false or misleading information may subject the contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

K. The contractor's failure to comply with any of these provisions is a breach of contract by the contractor, which entitles the governmental entity to declare the contract void if the contractor does not remedy the breach within ten days after receipt of notice of breach from the governmental entity.

7. General Conditions:

Interested Bidders shall familiarize themselves with conditions relating to the scope, specifications, and restrictions regarding the execution of work to be performed under the contract. It is the Bidder's responsibility to obtain any additional information it deems necessary to submit in its ITB package, as well as in the performance of the contract. Information contained in this document should not be considered all-inclusive.

8. Question concerning this ITB

All questions or clarification regarding this ITB package must be submitted in writing to the Webb County Purchasing Department via email to Mr. Juan Guerrero, Purchasing Contract Administrator at juguerrero@webbcountytexas.gov

Each question, along with the County's response will be provided in writing to all prospective Bidders and included as an addendum to ITB document. Any verbal communication regarding this ITB will be considered non-binding on either party. **No questions will be accepted prior to Mandatory pre bid meeting; see ITB schedule for dates and time.**

9. Disqualification

Reasons for disqualification include, but are not limited to:

- Failure to provide any information requested in this document.

10. Conflict of Interest

Webb County requires that its consultants and sub consultants be able to work solely in Webb County's interest, without conflicting financial or personal incentives. Webb County reserves the right to disqualify any prime provider or sub providers, or to place contractual limits on work or on personnel, if there is a conflict of interest that might affect or might be seen to affect the prime provider's or sub providers' duty to act solely in the interest of Webb County.

A conflict of interest may involve conflicting incentives with regard to the firm as a whole, or any employee. The conflict may arise between the provider's work under a contract entered as a result of this solicitation and a relationship involving Webb County, a construction contractor, another engineering firm, a materials testing firm, a third party affected by the project, a sub provider for any other consultant or contractor, or any other entity with an interest in a project on which work is performed under a contract entered as a result of this solicitation.

11. Texas Ethics Commission Requirement Notification:

In 2015, the Texas Legislature adopted [House Bill 1295](#), which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

A signed and notarized Form 1295 shall be tendered to Webb County by providers selected to receive a contract prior to contract execution. Webb County will not evaluate the information provided, or respond to any questions on how to interpret the Texas Ethics Commission’s rules.

For additional information, please reference the Texas Ethics Commission webpage at: <https://www.ethics.state.tx.us/tec/1295-Info.htm>

12. ITB SCHEDULE

Activity	Time	Date	Responsible Party
Public Notice/newspaper	n/a	Dec. 17 th , Dec. 24 th	Webb Co. Purchasing Dept.
Public Notice on website	n/a	Until award is completed	Webb Co. Purchasing Dept.
*Mandatory Pre-Bid Meeting	9:30am	Dec. 27 th	Bidder/Purchasing/Self Help
Sealed ITB packages due	10 am	Jan. 3, 2018	Bidder/Contractor
Award of Contract	TBD	Jan. 8, 2018	Governing Body
Finalization of contract doc	TBD	TBD	Webb County/Contractor
Commencement of service	TBD	TBD	Webb County/Contractor

Footnote: County reserves the right to adjust time and dates on above projected schedule if it is in the best interest for Webb County.

*Location of Mandatory Pre-Bid Meeting: Webb County Self Help Center, 8116 Hwy 359 – Phone# (956) 523-4760

13. Special Accommodations:

To request special accommodations pursuant to the Americans with Disabilities Act (ADA), please notify the contact shown below, a minimum of 48 hours prior to a scheduled meeting.

Mr. Juan Guerrero, Contract Administrator at (956) 523-4125 or email at juguerrero@webbcountytexas.gov

**BID FORMS/SHEETS - TECHNICAL SPECIFICATIONS
(Site Plans, Drawings and Specifications)**

**SELF HELP CENTER TCDP#7216013
HOME RECONSTRUCTION PROJECT**

FOR

WEBB COUNTY



Webb County Housing Rehab Mandatory Bid Form

Project # SHC – ReCon-01 (3 bedroom 1 bath home)

Name: Jose & Sandra Contreras

Address: 364 Pinzon Rd.
Laredo, Texas 78043
Colonia Ranchitos

Total Bid Amount _____

Time of Completion: _____

Alternatives: N/A

Contractors Name _____

Address _____

Phone # _____

Signature _____ Date _____

SPECS BY LOCATION/TRADE

12/11/2017

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: SHC- _____
 Project Manager: _____
 Phone: _____

Address: 364 Pinzon **Unit: Unit 01**

Location: 1 - GENERAL REQUIREMENTS Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
10	OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x _____ x _____ Applicant Date Applicant Date	1.00	DU	N/A	N/A
14	CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. x _____ x _____ Contractor Date	1.00	DU	N/A	N/A
24	MANUFACTURER'S SPECS PREVAIL All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	N/A	N/A
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and Install a component.	1.00	GR	N/A	N/A
35	VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	N/A	N/A
43	SITE SURVEYS - AS BUILT	1.00	EA	_____	_____

Location: 1 - GENERAL REQUIREMENTS

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	Provide 2 surveys. 1. Provide a boundary survey verifying corner placement of all buildings. 2. Provide an as Built Survey verifying corner placement of all buildings and utility runs prior to release of retainage payment.				
45	CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.	1.00	DU	<u>N/A</u>	<u>N/A</u>
46	PRE-CONSTRUCTION WALK-THRU The contractor, rehab specialist and owner will perform a walk-thru of the property together to clarify the work to be performed before construction begins.	1.00	DU	<u>N/A</u>	<u>N/A</u>
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	<u>N/A</u>	<u>N/A</u>
77	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.	1.00	GR	<u>N/A</u>	<u>N/A</u>
86	HOLD HARMLESS The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.	1.00	GR	<u>N/A</u>	<u>N/A</u>
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	<u>N/A</u>	<u>N/A</u>
95	PORTABLE TOILET Provide temporary toilet facilities from job start until approval of permanent facilities.	3.00	MO	<u> </u>	<u> </u>
115	PERIODICALLY REMOVE DEBRIS The contractor shall clean construction debris from the dwelling and site to a dumpster every day and to a legal landfill at least once each week, and leave the property in broom clean condition.	1.00	DU	<u> </u>	<u> </u>
120	FINAL CLEAN Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.	1.00	DU	<u> </u>	<u> </u>
Custom	CONTRACTOR RESPONSIBILITY	1.00	EA	<u>N/A</u>	<u>N/A</u>

Location: 1 - GENERAL REQUIREMENTS

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

ALL WORK SPECIFICATIONS AND DESCRIPTIONS WILL HAVE TO BE PROVIDED BY CONTRACTOR AT THE TIME OF BID OPENING. SPECIFICATIONS AND DESCRIPTIONS MUST REFLECT PLANS PROVIDED BY ARCHITECT. ALL FOUNDATION WORK MUST REFLECT RESULTS OF STRUCTURAL ENGINEERS DESIGN, AND GEO TECHNICAL EXAM. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON ALL LOCATIONS OF THIS WORK WRITE UP.

Location Total: _____

Location: 2 - SITE WORK

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

550 REGRADE FOUNDATION AREA

80.00 CY

Regrade foundation area by removing 6" of top soil to assure removal of any green foliage. Refill and regrade with sandy loam type soil. Grade must be graded away from home and to the street or road.

Trade: 5 Demolition & Disposal

Custom DEMOLITION OF EXISTING WOOD HOME

1.00 EA

Contractor must demolish existing wood home (650 sf) and foundation before start of reconstruction project. Contractor is responsible for disposal of debris according to City of Laredo ordinance.

Trade: 6 Concrete & Paving

Custom FOUNDATION PAD- Fill Dirt

100.00 CY

Build a 1100 SF. foundation pad for according to existing conditions and according to engineers recommendations. Materials for pad must reflect proctor and Geo technical exams. Pad must be elevated 8" above grade level.

Trade: 24 Extermination

Custom PRETREATMENT INSECTICIDE

1.00 EA

Apply Pretreatment Pesticide to foundation pad. Pesticide must be applied by a professional licensed company.

Trade: 300 Concrete (CSI)

Custom SOIL COMPACTION EXAMS

3.00 EA

A minimum of three (3) compaction test must be performed on foundation pad as compaction of pad is in progress. Minimum of (1) one test per every 8" lift. Each lift will require minimum

Address: 364 Pinzon

Unit: Unit 01

Location: 2 - SITE WORK

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 300	Concrete (CSI)				
	95% compaction. Contractor must provide copies of each passed exam.				

Location Total: _____

Location: 3 - FOUNDATION/CONCRETE SLAB

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
Custom	PLUMBING ROUGH IN	1.00	EA	_____	_____
	Install all sch40 for sewer rough in plumbing for commode, shower, vanity, kitchen sink, and HVAC drain. All sewer lines to be 4" schedule 40 pvc pipe. After installation install air meter for air pressure test and inspection. All plumbing must be installed by a texas certified/licensed master plumber. All plumbing must meet current IRC Plumbing Codes. All water supply must be color coded pex plumbing and provided for all plumbing fixtures. Pex Plumbing installation must meet 2006 IRC Plumbing Codes and installed by a Master Plumber.				

Trade: 300 Concrete (CSI)

901	**FLATWORK**	1.00	EA	_____	_____
	All flatwork must be completed according to plans provided by Architect, and Contractor must build a no step entry platform at front entrance of home. 6'x4'x4"				
Custom	FOUNDATION STRUCTURE/FORMWORK	1.00	EA	_____	_____
	Contractor is responsible for all concrete forms, trenching ditches, Visqueen moisture barrier, american rebar size, and structure to be built and completed according to engineer's foundation design. ASTM Standards must comply.				
Custom	FOUNDATION CONCRETE POUR	35.00	CY	_____	_____
	Contractor is responsible for assuring that concrete pour is in accordance with Engineers desired measures for mix, slump, and PSI. A State of Texas certified engineer is required to recommend concrete mix.				

Location Total: _____

Location: 4 - ROUGH IN

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2930	WINDOW--ALUM SGL HNG/DBL GLZ	6.00	EA	_____	_____
	Field measure, fabricate and install a white, single hung, one-over-one, double glazed, thermal break, enameled aluminum replacement window including all necessary panning,				

Location: 4 - ROUGH IN

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	caulk, trim and screen. 1x2 bathroom window and 3x3 kitchen window. All other windows must meet Egress Fire Codes size (30/50).				
Custom	EXTERIOR WALL CLADDING Exterior wall cladding and vapor barrier, insulation boards as per plans. Also, 1"x4" trim to outside corners, doors, and windows.	992.00	SF		
Custom	ROUGH WALL FRAMING Contractor must build wall framing with foam 2"x4" treated sole plates, 2"x4" wall stud"s at 16" on center. (2) 2"x4" top plates. All window and door headers must be 2'x6"s.	829.00	SF		
Custom	EXTERIOR DOOR Provide and install one exterior 36" fan light SH energy star metal insulated door, with casing, door trim, and combo single keyed hardware.	2.00	EA		
Custom	ROOF SHEATHING Apply 1/2" or 7/16" osb roof sheathing (decking) according to Architect's recommendations. Protect sheathing by applying #30 black felt paper.	992.00	SF		
Custom	ROOF FRAMING BUILD ROOF FRAME ACCORDING TO ARCHITECTURAL PLANS.	829.00	SF		
Trade: 15	Roofing				
Custom	ROOF SHINGLES Apply 25 yr. 3 tab asphalt shingles according to manufactures recommendations.	11.00	SQ		
Trade: 19	Paint & Wallpaper				
Custom	EXTERIOR TRIM PAINT Primer, and Paint all exterior corner trim, window trim, ext. doors, door trim, and with one coat of primer and two coats of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner.	280.00	LF		
Custom	EXTERIOR PAINT CLADDING Primer, and Paint all exterior cladding with one coat of primer and two coats of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner. Primer not required for factory primed material.	992.00	SF		
Trade: 21	HVAC				
Custom	HVAC ROUGH IN Install all HVAC interior unit, duct work, build HVAC interior	1.00	EA		

Address: 364 Pinzon Unit: Unit 01

Location: 4 - ROUGH IN Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC
platform and run refrigerant copper line.

Trade: 22 Plumbing

Custom	PLUMBING TOP OUT Cap all existing rough in plumbing. Sewer and water plumbing lines must be completed for plumbing fixture installation. Include completed installation of all sewer vents and HVAC drain. A top out inspection will be conducted prior to installation of Drywall.	1.00	EA		
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Trade: 23 Electric

Custom	ELECTRICAL ROUGH IN Install all electrical, romex wiring for receptacles, switches, and light fixtures. Include installation of receptacle boxes, switch boxes, and light fixture boxes. Also installation of receptacles, GCI receptacles, light switches. Lastly installation of circuit breaker panel. Include naming of all wiring. All Electrical work must meet NEC requirements and installed by a state of Texas certified electrician.	1.00	EA		
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Location Total: _____

Location: 5 - INTERIOR Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2407	BASEBOARD--COLONIAL 2 1/4" Install finger jointed WM-626fj 9/16" x 2-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	268.00	LF		
3362	DOOR--PREHUNG PASSAGE--SOLID JAMB Install a 1-3/8" prehung, hollow core door with a solid jamb including casing both sides, 2 butt hinges and a privacy lockset.	5.00	EA		
3375	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.	4.00	EA		
Custom	WALL CABINETS Provide and install approximately 11 lf of wood wall cabinets for kitchen area. Colors to be chosen by owner.	11.00	LF		
Custom	COUNTER TOP Install approximately 6lf of plastic laminate counter tops with preformed back splash and matching edge trim for kitchen base cabinets. Color will be chosen by owner. A four color earth tone sample will be provided by contractor.	6.00	LF		
Custom	BASE CABINETS	6.00	LF		

Location: 5 - INTERIOR

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Install approximately 6lf of wood base cabinets for kitchen area.				
Trade: 17	Drywall & Plaster				
Custom	1/2" DRYWALL Apply 1/2"x4'x8' gypsum board on wall and ceiling with 1 5/8" phosphate coated drywall nails. Moisture proof drywall required on entire bathroom	100.00	EA		
Trade: 19	Paint & Wallpaper				
Custom	TAPE, FLOAT, SAND, AND TEXTURE Apply three applications of joint compound cement with tape to all gypsum board joints. Sand, and monterrey texture walls and ceilings.	450.00	LF		
Custom	INTERIOR TRIM PAINT Primer, and Paint all interior base molding, door trim, interior doors with two coats of primer and one coat of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner.	1.00	EA		
Custom	INTERIOR PAINT Primer, and Paint all interior walls and ceilings with one coat of primer and two coats of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner. Use only no VOC paint.	829.00	SF		
Trade: 20	Floor Coverings				
5915	VINYL COMPOSITION TILE Install 12"x12"x1/8" vinyl composition tile, by Armstrong or Azrock per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.	829.00	SF		
Trade: 22	Plumbing				
6835	SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, p-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA		
6901	VANITY--30" COMPLETE Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate equal to Delta. Include PVC drain	1.00	EA		

Address: 364 Pinzon

Unit: Unit 01

Location: 5 - INTERIOR

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates.					
6965	SHOWERSTALL--FIBERGLASS Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head. Include supports for future grab bar installation.	1.00	EA		
Trade: 23 Electric					
7810	SMOKE DETECTOR--HARD WIRED--BATTERY BACK-UP Install a UL approved, ceiling mounted smoke and heat detectors permanently wired into a receptacle box with battery back-up. Must meet or exceed current codes.	4.00	EA		
Trade: 1000 Specialties (CSI)					
Custom	WALL INSULATION Install R13 wall insulation according manufacturer's requirements on perimeter walls of building. (Approx. 544 sf.)	992.00	SF		
Custom	ATTIC INSULATION R38 Apply Blown Cellulose Insulation to entire attic space.	829.00	SF		
Location Total:					

Location: 6 - FINAL

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21 HVAC					
Custom	HVAC FINAL Install exterior unit with pad. First line major brand. Install all HVAC vent grills, digital thermostat and start up HVAC system for final inspection. Must meet current Energy Code.	1.00	EA		
Trade: 22 Plumbing					
Custom	PLUMBING FINAL Install plumbing fixtures and include all accessories and water supply lines. Must also include installation of anti-backflow hose bibb. All fixtures must be in working order. Include commode as per plans. Include an electric 40 gal. Energy Efficient Rheem or equal water heater with a min. 6 yr manufacturer warranty.	1.00	EA		
Trade: 23 Electric					
Custom	ELECTRICAL FINAL	1.00	EA		

Address: 364 Pinzon

Unit: Unit 01

Location: 6 - FINAL

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 23 Electric

Install receptacle cover plates, switch cover plates, ceiling fans,
light fixtures interior and exterior. Also installation of wired
smoke alarms @ bedrooms and hallways adjacent to bedroom.

Location Total: _____

Grand Total for 364 Pinzon Road: _____

Authorized Signature of Bidder

Print Name of Authorized Bidder

Date completed

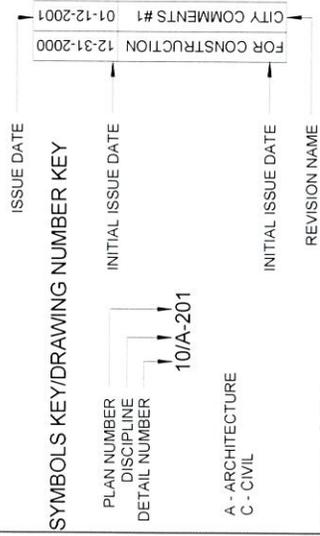
ARCHITECT
 REDLINE ARCHITECTURE, LLC
 11119 FLORES, SUITE 200
 LAREDO, TX, 78040
 PH: 956 727 5391
 CONTACT: TLISSA L. MOLANOJUJAN MOLANO

REPRESENTATIVE
 WEBB COUNTY
 SELF-HELP CENTER
 8116 HWY 359
 LAREDO, TX, 78040
 PH: 956 523 4125
 CONTACT: WEBB COUNTY

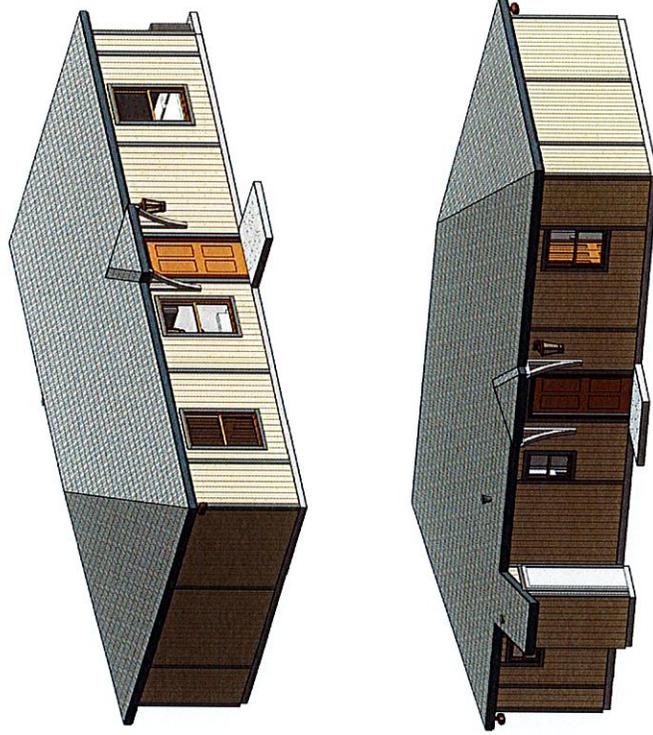
GENERAL CONTRACTOR
 TO BE DETERMINED

BUILDING CONSTRUCTION
 ALL BUILDING CONSTRUCTION TO BE IN COMPLIANCE WITH THE FOLLOWING CODES
 -INTERNATIONAL RESIDENTIAL CODE 2015
 -INTERNATIONAL PLUMBING CODE 2015
 -INTERNATIONAL MECHANICAL CODE 2015
 -INTERNATIONAL ENERGY CODE 2015
 -NATIONAL ELECTRICAL CODE 2017
 BUILDER TO COMPLETE ENERGY CERTIFICATE AND AIR LEAKAGE TEST RESULTS

INDEX OF DRAWINGS



ARCHITECTURAL	ISSUE	DATE
A000 INDEX SHEET	PROGRESS SET	DEC 4 2014
A100 SITE PLAN	95% CDS	DEC 15 2014
A200 ARCHITECTURAL FLOOR PLAN	FOR CONSTRUCTION	JAN 28 2015
A202 ELECTRICAL LAYOUT	CODE UPDATE CHG	NOV 8 2017
A203 REFLECTED CEILING PLAN		
A204 ROOF PLAN		
A206 FINISH SCHEDULE		
A300 EXTERIOR ELEVATIONS		
A301 INTERIOR ELEVATIONS		
A400 BUILDING SECTIONS		
A401 WALL SECTIONS		
A402 DETAIL SECTIONS		
A600 ROOF DETAILS		
A701 HOME WRAP DETAILS		
A702 PANEL & TRIM DETAILS		



WEBB COUNTY
 2014-009 "Self-Help Center Reconstruction Program"
 3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

INDEX SHEET	
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale	A000

TERMITE PROTECTION:

ACCORDING TO FIGURE R301.2(6) TERMITE INFESTATION PROBABILITY MAP LAREDO IS LOCATED IN A MODERATE TO HEAVY TERMITE AREA AND SHOULD ABIDE BY THE FOLLOWING:
R318.1 Subterranean termite control methods. In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R318.2.
 2. Termite baiting system installed and maintained in accordance with the *label*.
 3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
 4. Naturally durable termite-resistant wood.
 5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.
 6. Cold-formed steel framing in accordance with Sections R305.2.1 and R603.2.1.
- R318.1.1 Quality mark.** Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality *mark* of an *approved* inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been *approved* by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.
- R318.1.2 Field treatment.** Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with AWPA M4.
- R318.2 Chemical termiticide treatment.** Chemical termiticide treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the *termicide label*.
- R318.3 Barriers.** *Approved* physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.
- R318.4 Foam plastic protection.** In areas where the probability of termite infestation is "very heavy" as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls.

or slab foundations located below *grade*. The clearance between foam plastics installed above *grade* and exposed earth shall be not less than 6 inches (152 mm).
Exceptions:
 1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.
 2. Where in *addition* to the requirements of Section R318.1, an *approved* method of protecting the foam plastic and structure from subterranean termite damage is used.
 3. On the interior side of *basement walls*.

FLASHING AT FOUNDATION (RE: A000 FOR IRC APPLICABLE CODES):

R703.12.2 Flashing at foundation.
 A corrosion-resistant screed or flashing of a minimum 0.019 inch (0.48 mm) or 26-gage galvanized or plastic with a minimum vertical attachment flange of 3/12 inches (89 mm) shall be installed to extend a minimum of 1 inch (25 mm) below the foundation plate line on exterior stud walls in accordance with Section R703.4.
R703.12.3 Water-resistant barrier. A water-resistant barrier shall be installed as required by Section R703.2 and shall comply with the requirements of Section R703.7.3. The water resistant barrier shall lap over the exterior of the attachment flange of the screed or flashing provided in accordance with Section R703.12.2.

SITE PLAN LEGEND:

-  LANDSCAPING BED
-  SODDED AREA
-  CONCRETE; RE: CIVIL
-  DECOMPOSED GRANITE AND/OR P GRAVEL

GENERAL NOTES:

TEMPORARY SANITARY FACILITIES AND WASTE REMOVAL FACILITIES TO BE PROVIDED BY GC.

RE SPECIFIC SITE LOCATION PROVIDED BY REDLINE



WEBB COUNTY
 2014-009 "Self-Help Center Reconstruction Program"
 3 Bedroom



No.	Description	Date
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4	CODE UPDATE CHANGES	11-8-2017

SITE PLAN

Project number	690914_03
Date	01-28-2015
Drawn by	TJM
Checked by	JJM
Scale	

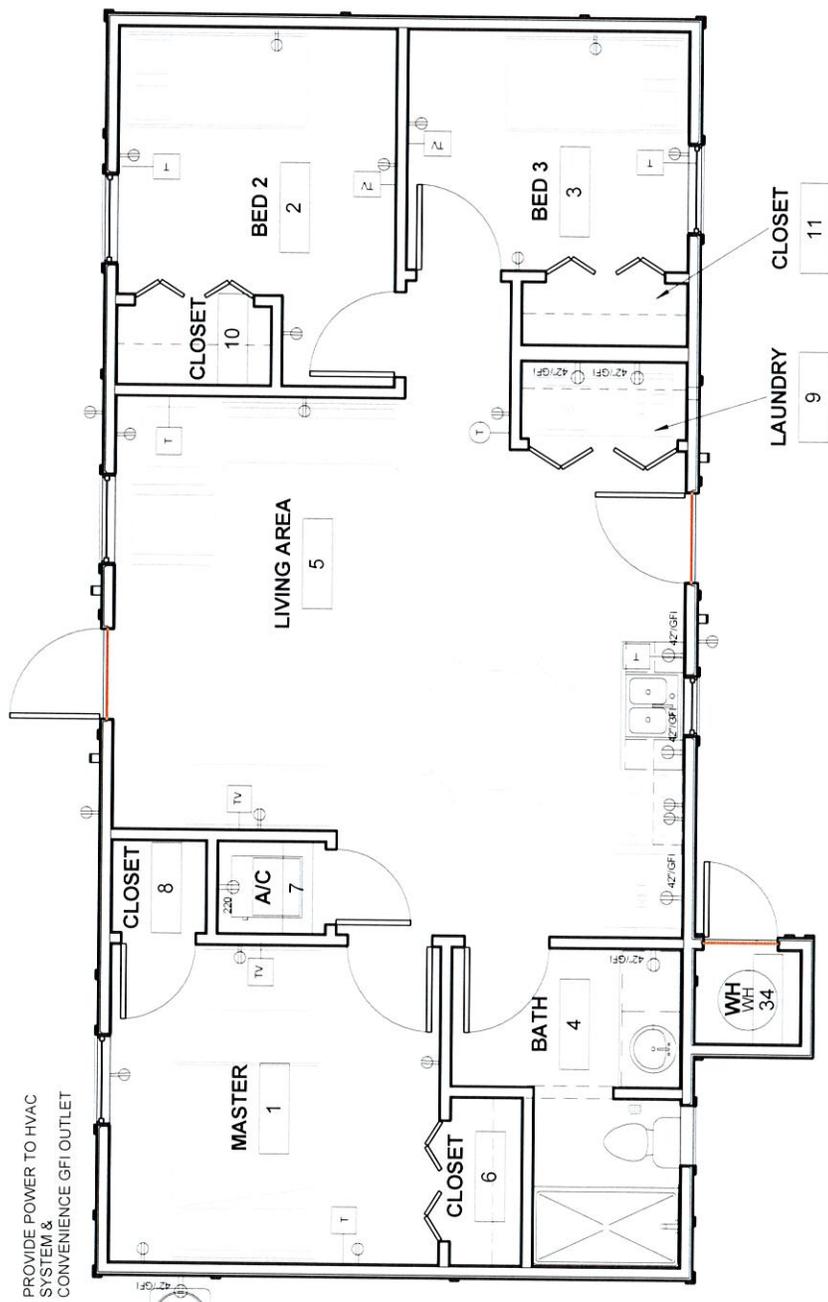
A100

ELECTRICAL & RCP LEGEND

⊕	EXHAUST FAN WITH LIGHT VENT TO EXTERIOR	⊕	110 DUPLEX - GROUND FAULT INTERRUPTER
⊕	RECESSED DOWNLIGHT	TV	CABLE TELEVISION OUTLET
⊕	RECESSED DOWNLIGHT	T1	TELEPHONE CABLE
⊕	RECESSED DOWNLIGHT	⊕	THERMOSTAT
⊕	RECESSED DOWNLIGHT	⊕	DOOR BELL BUTTON
⊕	RECESSED DOWNLIGHT	BELL	DOOR BELL CHIME
⊕	RECESSED DOWNLIGHT	⊕	WEATHERPROOF LIGHTING
⊕	RECESSED DOWNLIGHT	⊕	WALL SCONCE
⊕	RECESSED DOWNLIGHT	⊕	EXHAUST VENT
⊕	RECESSED DOWNLIGHT	⊕	110 DUPLEX - ABOVE COUNTER

ELECTRICAL & HVAC GENERAL NOTES:

- EACH ELECTRICAL PANEL, LIGHT SWITCHES, OR THERMOSTAT INSTALLED NOT HIGHER THAN 48 INCHES ABOVE THE FLOOR.
- EACH ELECTRICAL PLUG OR OTHER RECEPTACLE IS AT LEAST 15" ABOVE FLOOR.
- EACH BREAKER BOX LOCATED NOT HIGHER THAN 48" ABOVE THE FLOOR.
- ALL ELECTRICAL BOXES ON EXTERIOR WALLS REQUIRE AIR BARRIER OR SEALED TYPE BOXES.
- HVAC REGISTERS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO DRYWALL.
- HVAC SYSTEM PROVIDED TO COMPLY WITH MANUAL J CALCULATIONS.
- DUCT SEALING 1" TO 1.5" OF CLOSED CELL FOAM AND IGNITION BARRIER.
- AIR HANDLERS AND FILTER BOXES TO BE SEALED AND VERIFIED THROUGH ROUGH-IN TEST OR POST CONSTRUCTION TEST.
- R-3 INSULATION ON HVAC SYSTEM SUCTION LINES AND HOT WATER PIPES.
- EXTERIOR PIPING INSULATION TO BE SHIELDED FROM SUNLIGHT, MOISTURE, WIND (NO TAPE) OR UV PAINTED OR ARMORFLEX TYPE MATERIAL.
- HOT WATER TEMPERATURE WITH OUTDOOR SETBACK CONTROL BASED ON OUTDOOR TEMPERATURE.
- MANUAL J CALCULATIONS AND EQUIPMENT AND EQUIPMENT BASED ON MANUALS.
- PROGRAMMABLE THERMOSTAT REQUIRED.
- SUPPLY AND RETURN DUCT INSULATION BASED ON DIAMETER (GREATER THAN OR EQUAL TO 3" R-8 IN ATTICS, R-6 ELSEWHERE, DUCTS LESS THAN 3" R-6 IN ATTICS, R-4 ELSEWHERE).
- LIGHTING EFFICIENCY AT A MINIMUM OF 75% BASED ON LIMENS AND WATTS.
- RES CHECK - ERI REQUIREMENT BASED ON MODEL CODE 52, CLIMATE ZONE 2, BY 2019 = 63.
- PROVIDE GFCI AT THE FOLLOWING LOCATIONS AS PER IRC SECTION E3902 THAT ARE 125 V SINGLE PHASE 15-20 AMP: BATHROOM, GARAGE AND ACCESSORY BUILDINGS, OUTDOOR RECEPTACLES, KITCHEN, LAUNDRY, WITHIN 6' FROM SINK, TUB, SHOWER.
- ARC FAULT CIRCUIT INTERRUPTOR PROTECTION FOR BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15-20 AMP OUTLETS LOCATED IN KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARY, DEN, BEDROOMS, SUNROOM, RECREATION ROOM, CLOSET, HALLWAYS, LAUNDRY AS PER SECTION E3902.16 OD.2015.IRC.



PROVIDE POWER TO HVAC SYSTEM & CONVENIENCE GFI OUTLET

1 ELECTRIC PLAN
1/4" = 1'-0"

redline
architecture
1119 FLORES, SUITE 200, LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

ELECTRICAL LAYOUT

Project number 690914_03
Date 01-28-2015
Drawn by JS
Checked by TLM
Scale As indicated

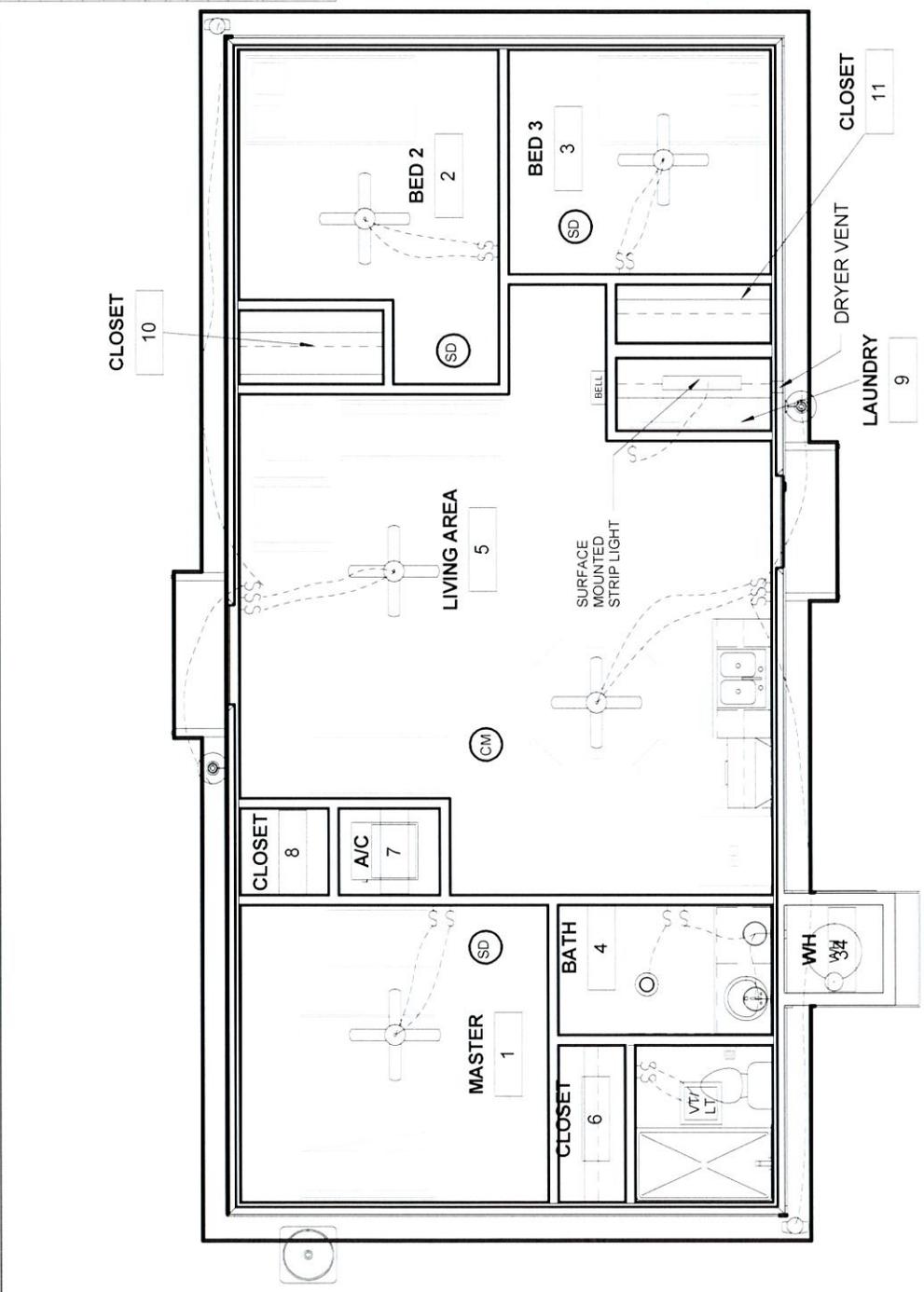
A202

ELECTRICAL & RCP LEGEND

VT/LT	EXHAUST FAN WITH LIGHT VENT TO EXTERIOR	110 DUPLEX - GROUND FAULT INTERRUPTER	
○	RECESSED DOWNLIGHT	TV	CABLE TELEVISION OUTLET
○	PENDANT LIGHT	T	TELEPHONE CABLE
○	SMOKE DETECTOR	TP	THERMOSTAT
○	CARBON MONOXIDE & SMOKE DETECTOR	DB	DOOR BELL BUTTON
○	FAN WITH LIGHT KIT	BELL	DOOR BELL CHIME
○	FLOOD LIGHTS	WP	WEATHERPROOF LIGHTING
○	WALL MOUNTED LIGHT FIXTURE	W	WALL SCOINCE
○	110 DUPLEX OUTLET	EV	EXHAUST VENT
○	110 DUPLEX - ABOVE COUNTER		

GENERAL NOTES:

- ALL RECESSED FIXTURES AND WIRING TO BE SEALED AND IC RATED
- CEILING ACCESS PANEL TO BE SEALED WEATHERPROOF



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

redline
architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

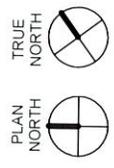
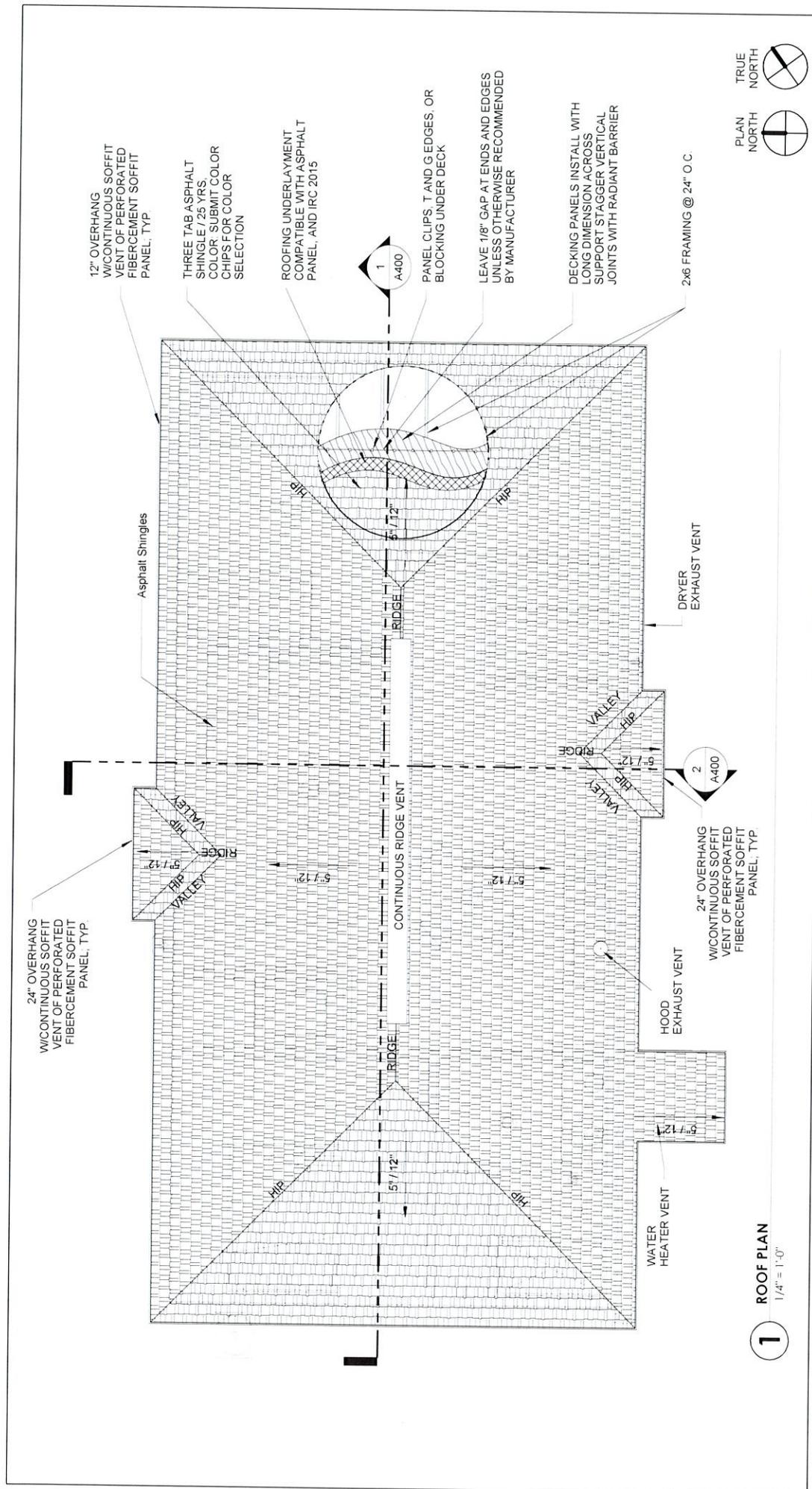
WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
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REFLECTED CEILING PLAN

Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
A203	
Scale: As indicated	



1 ROOF PLAN
1/4" = 1'-0"

redline
architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
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ROOF PLAN

Project number 690914.03
Date 01-28-2015
Drawn by TLM
Checked by JUM

A204

Scale 1/4" = 1'-0"

24" OVERHANG
W/CONTINUOUS SOFFIT
VENT OF PERFORATED
FIBRECEMENT SOFFIT
PANEL, TYP

12" OVERHANG
W/CONTINUOUS SOFFIT
VENT OF PERFORATED
FIBRECEMENT SOFFIT
PANEL, TYP

THREE TAB ASPHALT
SHINGLE/25-YRS.
COLOR. SUBMIT COLOR
CHIPS FOR COLOR
SELECTION

ROOFING UNDERLAYMENT
COMPATIBLE WITH ASPHALT
PANEL AND IRC 2015

1
A-400

PANEL CLIPS, T AND G EDGES OR
BLOCKING UNDER DECK

LEAVE 1/8" GAP AT ENDS AND EDGES
UNLESS OTHERWISE RECOMMENDED
BY MANUFACTURER

DECKING PANELS INSTALL WITH
LONG DIMENSION ACROSS
SUPPORT STAGGER VERTICAL
JOINTS WITH RADIANT BARRIER

2x6 FRAMING @ 24" O.C.

24" OVERHANG
W/CONTINUOUS SOFFIT
VENT OF PERFORATED
FIBRECEMENT SOFFIT
PANEL, TYP

HOOD
EXHAUST VENT

24" OVERHANG
W/CONTINUOUS SOFFIT
VENT OF PERFORATED
FIBRECEMENT SOFFIT
PANEL, TYP

DRYER
EXHAUST VENT

2
A-400

WATER
HEATER VENT

Asphalt Shingles

RIDGE

CONTINUOUS RIDGE VENT

RIDGE

RIDGE

VALLEY

VALLEY

VALLEY

VALLEY

HIP

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

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5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

5'7 1/2"

GENERAL NOTES:

- 1 - PROTECTION FROM DECAY SHALL BE PROVIDED TO SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER
- 2 - BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1
- 3 - PROVIDE SUBTERRANEAN TERMITE CONTROL BY CHEMICAL TERMITICIDE TREATMENT SHALL INCLUDE SOIL TREATMENT AND/OR FIELD APPLIED WOOD TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND METHOD OF TREATMENT OF THE CHEMICAL TERMITICIDE SHALL BE IN STRICT ACCORDANCE WITH THE TERMITICIDE LABEL
- 4 - FIELD TREATMENT TO FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN FIELD IN ACCORDANCE WITH AWPA M4
- 5 - PROVIDE VCT ON ALL INTERIOR FLOOR AREAS
- 6 - PROVIDE HARDWARE ON ALL CASEWORK
- 7 - PROVIDE 4" VINYL BASE
- 8 - PROVIDE ALL TOILET ROOM ACCESSORIES (TOILET BAR, SHOWER ROD & GRAB BARS)
- 9 - HVAC A MINIMUM OF 14.5 SEER
- 10 - ALL CASEWORK STAIN GRADE ASH OR OAK
- 11 - ALL LIGHT FIXTURE AND LUMINARIES TO BE ENERGY START COMPLY
- 12 - ALL GYPSUM WALL BOARD MUST BE MOISTURE RESISTANT CORE AT FOLLOWING LOCATIONS
 - a) Toilet Rooms
 - b) Wet Walls
 - c) Showers
- 15 - PROVIDE STERLING BY KHOLER ENSEMBLE MODEL 72180126 SCHLUTER SHOWER SYSTEM OR SIMILAR BEHIND TILE IN SHOWER WALLS AND FLOORS. REFER TO MANUFACTURER INSTALLATION GUIDELINES

MECHANICAL REQUIREMENTS / WEATHERIZATION

- 1) 14.5 SEER OR BETTER FOR MECHANICAL SYSTEM PENETRATIONS OF RESIDENCE
- 2) SEAL ALL ENVELOPE (EXTERIOR WALL AND ROOF)
- 3) COMPLY WITH ALL REQUIREMENTS OF INTERNATIONAL MECHANICAL CODE; RE. A000 INDEX SHEET FOR APPLICABLE CODES
- 4) COMPLY WITH INTERNATIONAL ENERGY CODES A000 INDEX SHEET FOR APPLICABLE CODES

WINDOW SCHEDULE

Count	Type Mark	R O	Width	Height	Type	Finish	Glazing Type	Head Height	Comments
1	A	3'-0"	5'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOW E	6'-8"		
1	B	2'-0"	2'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOW E	6'-8"		OBSCURE GLAZING
1	D	2'-0"	3'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOW E	6'-8"		
1	A	3'-0"	5'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOW E	6'-8"		
1	A	3'-0"	4'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOW E	6'-8"		
1	A	3'-0"	5'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOW E	6'-8"		

NOTES

1. ALIGN ALL WINDOWS WITH DOOR HEADERS

APPLIANCE ALLOWANCE SCHEDULE

ITEM	COST
(5) 42" CEILING FAN/LIGHT KIT	
18.2 CU FT TOP-FREEZER REFRIGERATOR	
30 GALLON WATER HEATER ENERGY STAR	
30" 4-BURNER FREESTANDING RANGE	
30" 4-WAY CONVERTIBLE HOOD ELECTRIC	

DOOR SCHEDULE

Door Numb.	To Room: Name	Width	Height	Door		Frame		Hardware Set	Comments
				Thickness	Door Finish	Frame Type	Frame Finish		
1	LIVING AREA	3'-0"	6'-8"	0'-2"	PAINT	WOOD	PAINT	ENTRANCE HANDLE SET FRONT DOOR	MTL DOOR W/ NON REMOVABLE PIN HINGES
3	LIVING AREA	2'-6"	6'-8"	0'-2"	PAINT	WOOD	PAINT	HALL/CLOSER A/C	W/ LOUVER
4	MASTER	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY	
5	MASTER	4'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS	
6	BATH	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY	
7	BATH	2'-8"	7'-0"	0'-2"	PAINT	WOOD	PAINT	NONE	BATHROOM OPENING
8	LIVING AREA	3'-0"	6'-8"	0'-2"	PAINT	WOOD	PAINT	KEYED ENTRANCE W/ DEADBOLT REAR DOOR	MTL DOOR
9	LIVING AREA	5'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS	
10	BED 3	4'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS	
11	BED 3	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY	
12	BED 2	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY	
13	BED 2	4'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS	
15	MASTER	2'-6"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY	
16	WH	2'-6"	6'-8"	0'-2"	PAINT	WOOD	PAINT	KEYED ENTRANCE	MTL DOOR W/ LOUVERS/ NON REMOVABLE PIN HINGES

redline architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom

FINISH SCHEDULE

Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale	

A206

No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017



GENERAL NOTES:

- ALL PRODUCTS SPECIFIED ARE USED AS BASIS OF DESIGN SUBSTITUTIONS ALLOWED WITH PRODUCTS OF EQUAL OR BETTER PERFORMANCE
- CAULK ALL PANEL JOINTS WHERE REQUIRED REFER TO A702 FOR PANEL DETAILS
- VERIFY ALL VENT HEIGHTS WITH APPLIANCE AND MECHANICAL EQUIPMENT MANUFACTURER AND BUILDING CODE AND BUILDING OFFICIAL

PAINT COLORS

PAINT COLOR 1- EXT. BASIC COLOR
 PAINT COLOR 2- EXT. ACCENT COLOR
 PAINT COLOR 3- INT. BASIC COLOR

INTERIOR PAINT WARRANTY IS 12 YEARS
 EXTERIOR PAINT WARRANTY IS 15 YEARS

FLASHING (RE: A000 FOR IRC APPLICABLE CODES)

R703.3 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent panels with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
 - 1.1. The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
 - 1.2. In accordance with the flashing design or method of a registered design professional.
 - 1.3. In accordance with other approved methods.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

SIDING, TRIM & SOFFIT

4X8 HARDI/PANEL VERTICAL SIDING (SIERRA 8 PANELS) OR EQUAL
 1X4 HARDI/TRIM XLD PLANKS OR EQUAL
 12" HARDISOFFIT (VENTED SOFFIT) PANEL OR EQUAL
 24" HARDISOFFIT (VENTED SOFFIT) PANEL @ ENTRANCES OR EQUAL

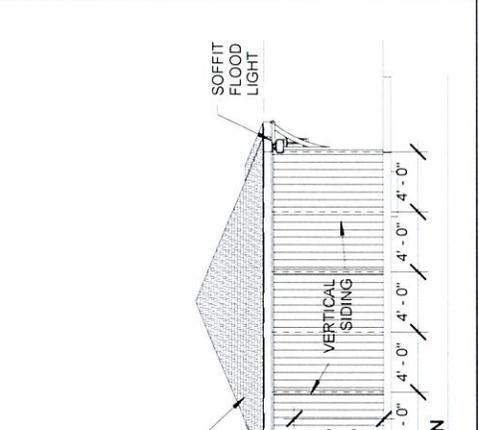
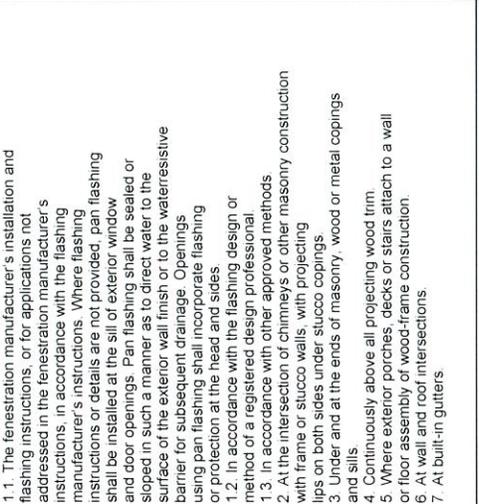
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- ALL PRODUCTS SPECIFIED ARE USED AS BASIS OF DESIGN SUBSTITUTIONS ALLOWED WITH PRODUCTS OF EQUAL OR BETTER PERFORMANCE
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 - 1.2. In accordance with the flashing design or method of a registered design professional.
 - 1.3. In accordance with other approved methods.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

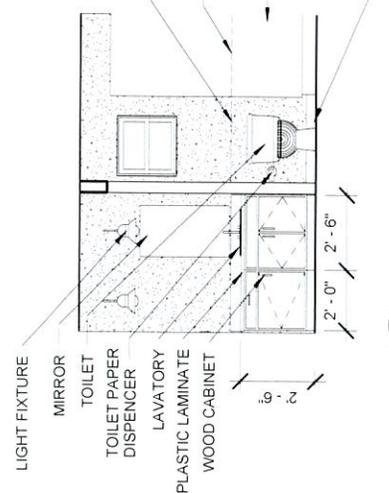
EXTERIOR ELEVATIONS	
Project number	650914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale 1/8" = 1'-0"	



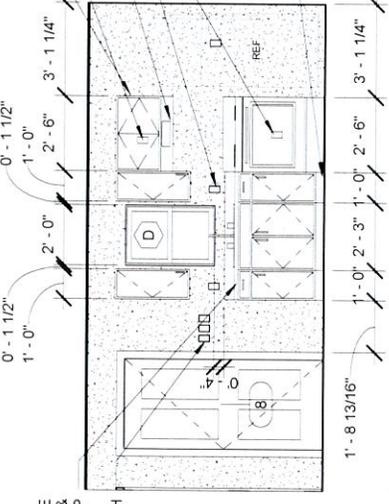
WEBB COUNTY
 2014-009 "Self-Help Center Reconstruction Program"
 3 Bedroom

redline
architecture

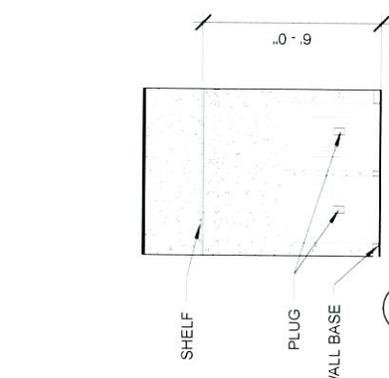
11119 FLORES, SUITE 200 LAREDO, TX 78040



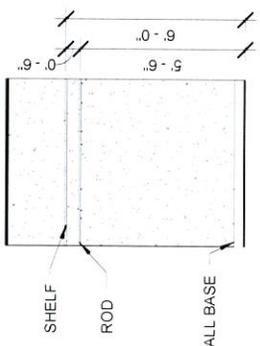
1 BATH 4
1/4" = 1'-0"



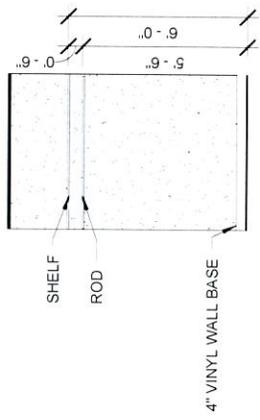
2 KITCHEN / LIVING
1/4" = 1'-0"



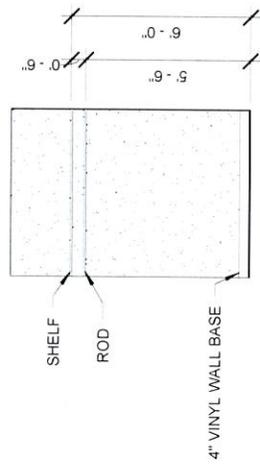
3 LAUNDRY 9
1/4" = 1'-0"



4 CLOSET 2
1/4" = 1'-0"



5 CLOSET 10
1/4" = 1'-0"



6 CLOSET 6
1/4" = 1'-0"

GENERAL NOTE:

- ALL CABINETS ARE STAIN GRADE OAK, COLOR TO BE DETERMINED
- SHOWER UNIT: STERLING BY KOHLER
- ENSEMBLE ED SHOWER W/ BACKER BOARDS OR EQ. MODEL NO. 72180126 OR EQ.
- CURTAIN & ROD BY OWNER

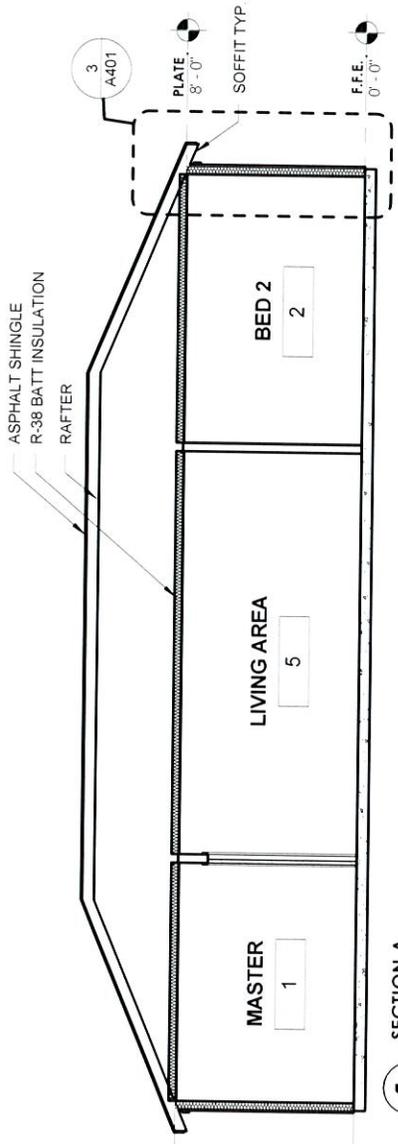
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architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom

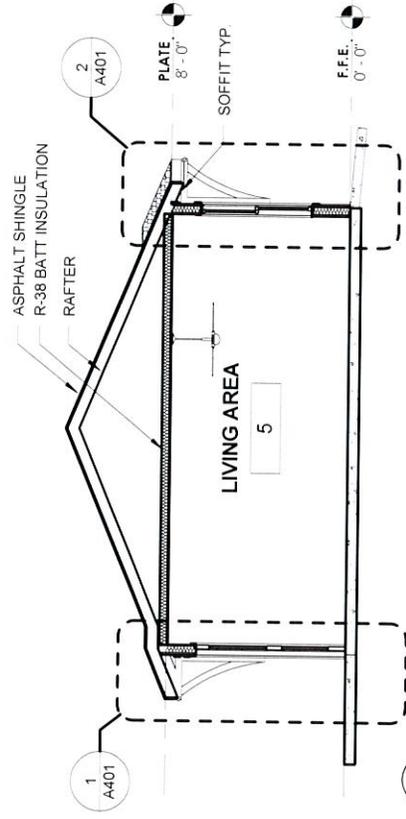


No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

INTERIOR ELEVATIONS	
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
A301	
Scale 1/4" = 1'-0"	



1 SECTION A
3/16" = 1'-0"



2 SECTION B
3/16" = 1'-0"

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WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



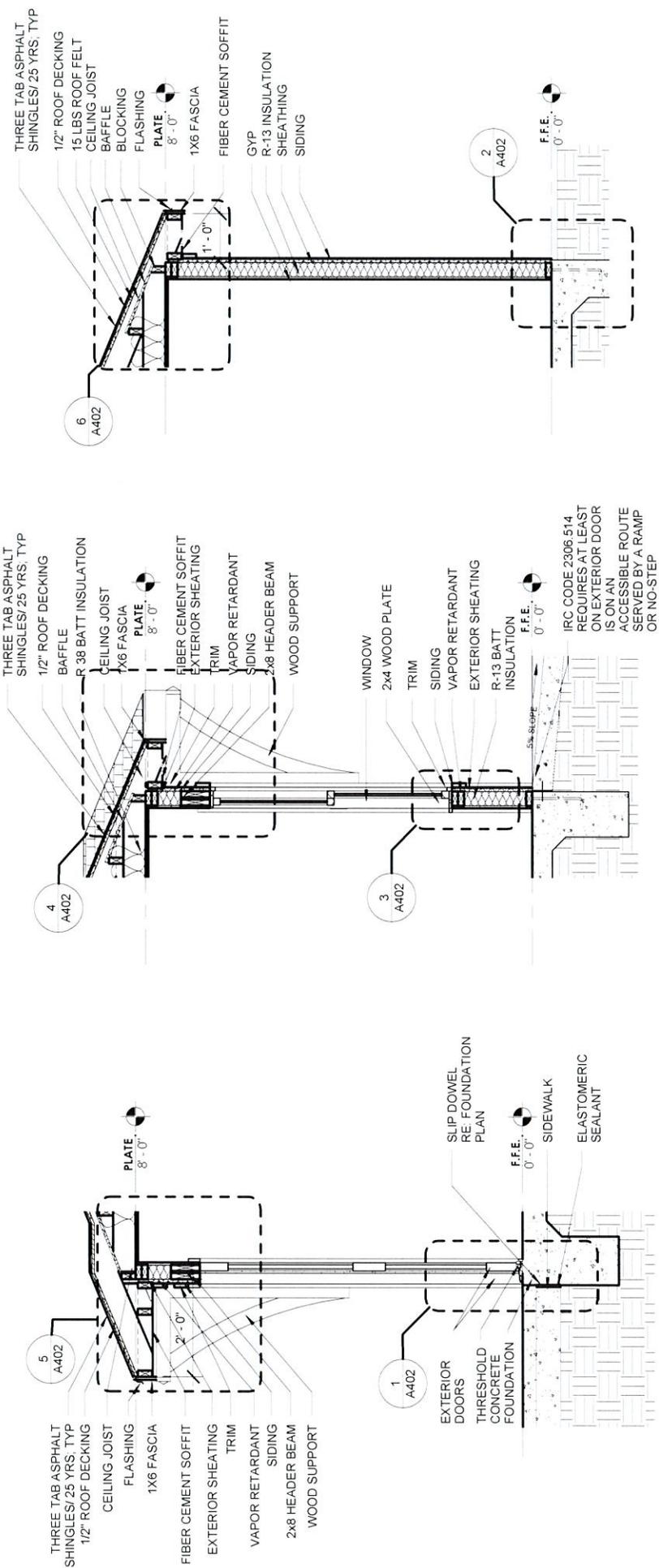
No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

BUILDING SECTIONS

Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM

A400

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



1 TYP. WALL SECTION @ DOOR
1/2" = 1'-0"

2 TRP. WALL SECTION @ WINDOW
1/2" = 1'-0"

3 TYP. WALL SECTION
1/2" = 1'-0"



WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom

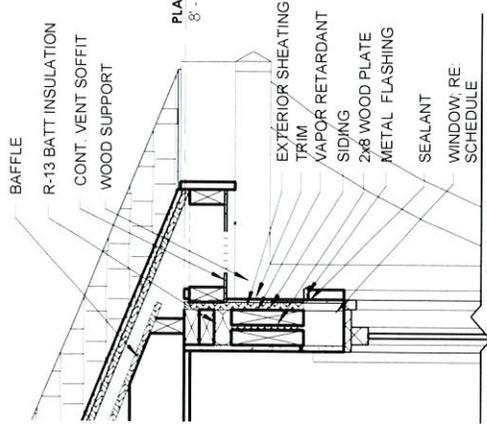


No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

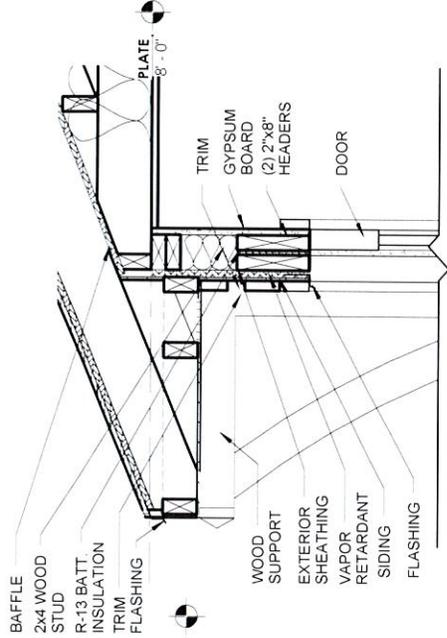
WALL SECTIONS	
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	JJM
A401	
Scale 1/2" = 1'-0"	

INSULATION GENERAL NOTES:

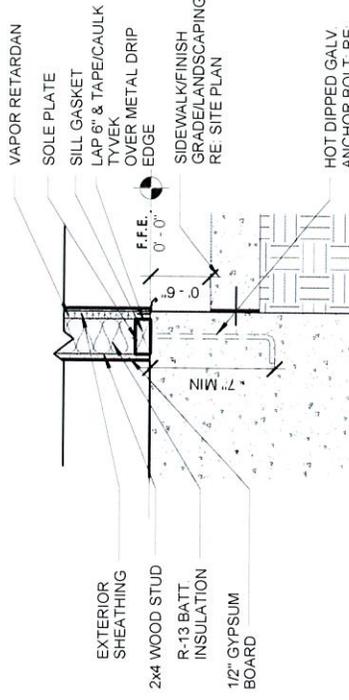
- CUT TO FIT INSULATION AT NARROW CAVITIES OR FILL BY BLOWN OR SPRAY INSULATION. AT VENTED SOFFITS USE BAFFLES TO ALLOW AIR PASSAGE



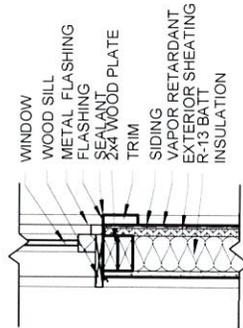
4 DETAIL 1
1" = 1'-0"



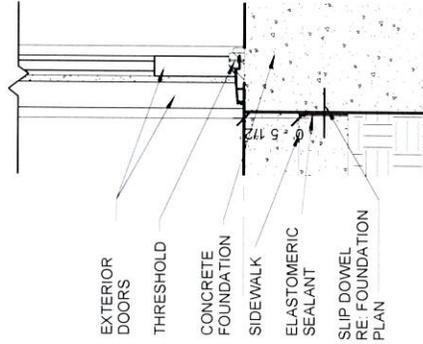
5 DETAIL 2
1" = 1'-0"



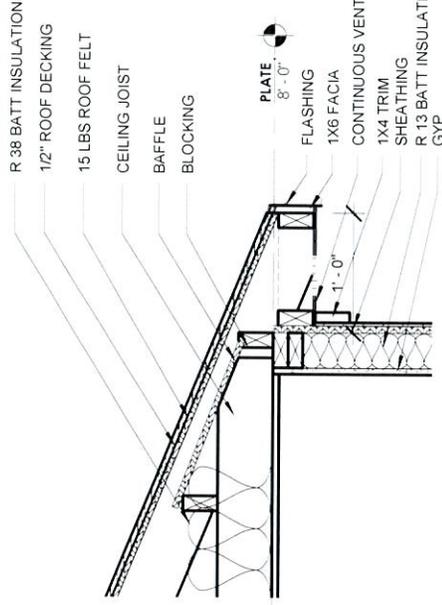
2 DETAIL 3
1" = 1'-0"



3 DETAIL 4
1" = 1'-0"



1 DETAIL 5
1" = 1'-0"



6 DETAIL 6
1" = 1'-0"

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architecture

1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-25-2014
4	CODE UPDATE CHANGES	11-8-2017

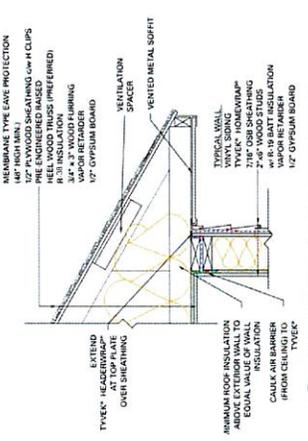
DETAIL SECTIONS	
Project number	690914.03
Date	01-25-2015
Drawn by	JS
Checked by	JUM

A402

Scale 1" = 1'-0"

GENERAL NOTES

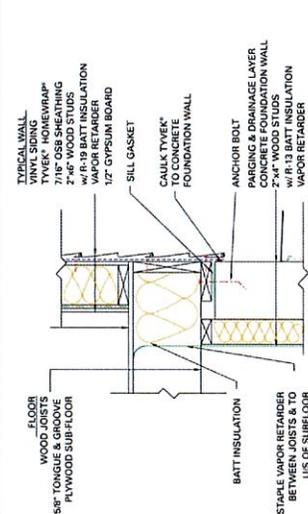
- "SEAL ALL TYVEK" JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE).
- "FASTEN TYVEK" TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT™ WRAPCAPS)
- "LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



ROOF/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

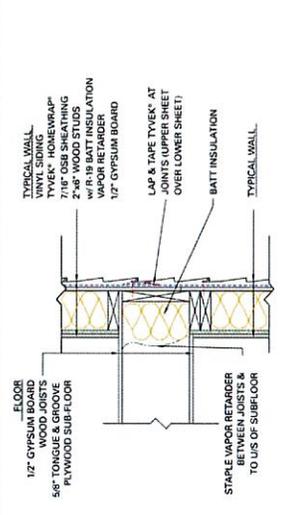
- "SEAL ALL TYVEK" JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE).
- "FASTEN TYVEK" TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT™ WRAPCAPS)
- "LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

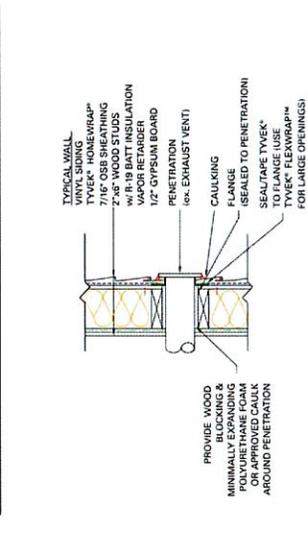
- "SEAL ALL TYVEK" JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE).
- "FASTEN TYVEK" TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT™ WRAPCAPS)
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FLOOR/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

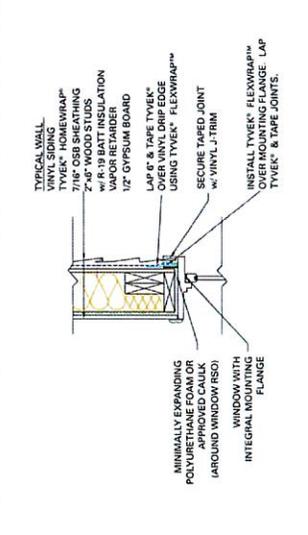
- "SEAL ALL TYVEK" JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE).
- "FASTEN TYVEK" TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT™ WRAPCAPS)
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WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

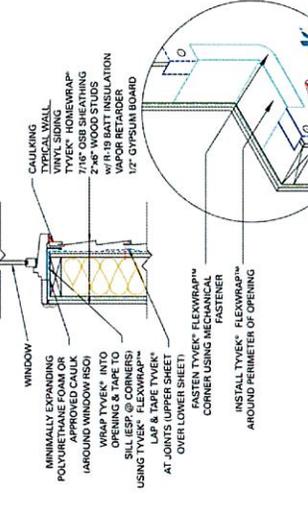
- "SEAL ALL TYVEK" JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE).
- "FASTEN TYVEK" TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT™ WRAPCAPS)
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WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

- "SEAL ALL TYVEK" JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE).
- "FASTEN TYVEK" TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT™ WRAPCAPS)
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WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

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1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

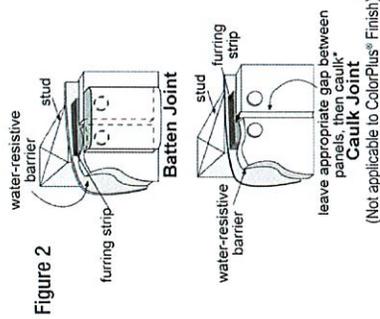
HOME WRAP DETAILS

Project number 690914_03
Date 01-28-2015
Drawn by JS
Checked by TLM
Scale As indicated

A701

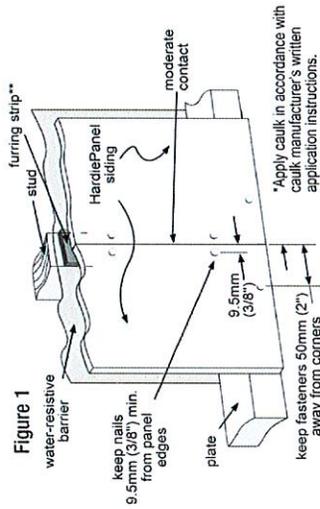
HardiePanel Vertical Siding Installation

- Framing must be provided at horizontal and vertical edges for fastening.
- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.



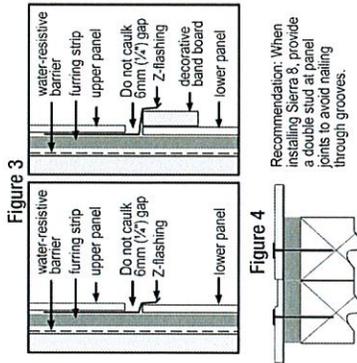
Fastener Requirements

Position fasteners 9.5mm (3/8") from panel edges and no closer than 50mm (2") away from corners.



Joint Treatment

- Vertical Joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide positive slope Z-flashing at all horizontal joints (fig. 3).



1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

PANEL & TRIM DETAILS		
Project number	690914_03	A702
Date	01-28-2015	
Drawn by	JS	Scale
Checked by	JJM	



**Webb County Housing
REHAB
Mandatory Bid Form**

Project # SHC – ReCon-02 (1 bedroom 1 bath home)

Name: **Javier & Griselda Davila**
Address: 118 E. Mendoza St.
Laredo, Texas 78043
Colonia Pueblo Nuevo

Total Bid Amount _____

Time of Completion: _____

Alternatives: N/A

Contractors Name _____

Address _____

Phone # _____

Signature _____ Date _____

SPECS BY LOCATION/TRADE

12/11/2017

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: SHC- _____
 Project Manager: _____
 Phone: _____

Address: 118 E Mendoza Street **Unit: Unit 01**

Location: 1 - GENERAL REQUIREMENTS Approx Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
10	OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x _____ x _____ Applicant Date Applicant Date	1.00	DU	N/A	N/A
14	CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. x _____ Contractor Date	1.00	DU	N/A	N/A
24	MANUFACTURER'S SPECS PREVAIL All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	N/A	N/A
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	N/A	N/A
35	VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	N/A	N/A
43	SITE SURVEYS - AS BUILT	1.00	EA		

Location: 1 - GENERAL REQUIREMENTS

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	PROVIDE 2 SURVEYS. 1. Provide a boundary survey verifying corner placement of all buildings and utility prior to beginning construction. 2. Provide an as Built Survey and utility runs prior to release of retainage payment.				
45	CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.	1.00	DU	N/A	N/A
46	PRE-CONSTRUCTION WALK-THRU The contractor, rehab specialist and owner will perform a walk-thru of the property together to clarify the work to be performed before construction begins.	1.00	DU	N/A	N/A
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	N/A	N/A
77	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.	1.00	GR	N/A	N/A
86	HOLD HARMLESS The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.	1.00	GR	N/A	N/A
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	N/A	N/A
95	PORTABLE TOILET Provide temporary toilet facilities from job start until approval of permanent facilities.	3.00	MO		
115	PERIODICALLY REMOVE DEBRIS The contractor shall clean construction debris from the dwelling and site to a dumpster every day and to a legal landfill at least once each week, and leave the property in broom clean condition.	1.00	DU		
120	FINAL CLEAN Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.	1.00	DU		
Custom	CONTRACTOR RESPONSIBILITY	1.00	EA	N/A	N/A

Location: 1 - GENERAL REQUIREMENTS

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

ALL WORK SPECIFICATIONS AND DESCRIPTIONS WILL HAVE TO BE PROVIDED BY CONTRACTOR AT THE TIME OF BID OPENING. SPECIFICATIONS AND DESCRIPTIONS MUST REFLECT PLANS PROVIDED BY ARCHITECT. ALL FOUNDATION WORK MUST REFLECT RESULTS OF STRUCTURAL ENGINEERS DESIGN, AND GEO TECHNICAL EXAM. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON ALL LOCATIONS OF THIS WORK WRITE UP.

Location Total: _____

Location: 2 - SITE WORK

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

550 REGRADE FOUNDATION AREA

Regrade foundation area by removing 6" of top soil to assure removal of any green foliage. Refill and regrade with sandy loam type soil. Grade must be graded away from home and to the street or road.

50.00 CY

Trade: 5 Demolition & Disposal

Custom DEMOLITION OF EXISTING WOOD HOME

Contractor must demolish existing mobile home (924sf) and foundation before start of reconstruction project. Contractor is responsible for disposal of debris according to City of Laredo ordinance.

1.00 EA

Trade: 6 Concrete & Paving

Custom FOUNDATION PAD- Fill Dirt

Build a 900 SF. foundation pad for according to existing conditions and according to engineers recommendations. Materials for pad must reflect proctor and Geo technical exams. Pad must be elevated 8" above grade level.

70.00 CY

Trade: 24 Extermination

Custom PRETREATMENT INSECTICIDE

Apply Pretreatment Pesticide to foundation pad. Pesticide must be applied by a professional licensed company.

1.00 EA

Trade: 300 Concrete (CSI)

Custom SOIL COMPACTION EXAMS

A minimum of three (3) compaction test must be performed on foundation pad as compaction of pad is in progress. Minimum of (1) one test per every 8" lift. Each lift will require minimum

3.00 EA

Address: 118 E Mendoza Street Unit: Unit 01

Location: 2 - SITE WORK Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 300 Concrete (CSI)

95% compaction. Contractor must provide copies of each passed exam.

Location Total: _____

Location: 3 - FOUNDATION/CONCRETE SLAB Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

Custom	PLUMBING ROUGH IN	1.00	EA	_____	_____
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Install all sch40 for sewer rough in plumbing for commode, shower, vanity, kitchen sink, and HVAC drain. All sewer lines to be 4" schedule 40 pvc pipe. After installation install air meter for air pressure test and inspection. All plumbing must be installed by a texas certified/licensed master plumber. All plumbing must meet current IRC Plumbing Codes. All water supply must be color coded pex plumbing and provided for all plumbing fixtures. Pex Plumbing installation must meet 2006 IRC Plumbing Codes and installed by a Master Plumber.

Trade: 300 Concrete (CSI)

901	**FLATWORK**	1.00	EA	_____	_____
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All flatwork must be completed according to plans provided by Architect, and Contractor must build a no step entry platform at front entrance of home. 6'x4'x4"

Custom	FOUNDATION STRUCTURE/FORMWORK	1.00	EA	_____	_____
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Contractor is responsible for all concrete forms, trenching ditches, Visqueen moisture barrier american rebar size, and structure to be built and completed according to engineer's foundation design. ASTM Standards must comply.

Custom	FOUNDATION CONCRETE POUR	28.00	CY	_____	_____
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Contractor is responsible for assuring that concrete pour is in accordance with Engineers desired measures for mix, slump, and PSI. A State of Texas certified engineer is required to recommend concrete mix.

Location Total: _____

Location: 4 - ROUGH IN Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

2930	WINDOW--ALUM SGL HNG/DBL GLZ	5.00	EA	_____	_____
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Field measure, fabricate and install a white, single hung, one-over-one, double glazed, thermal break, enameled aluminum replacement window including all necessary panning,

Location: 4 - ROUGH IN

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	caulk, trim and screen. 1x2 bathroom window and 3x3 kitchen window. All other windows must meet Egress Fire Codes size (30/50).				
Custom	ROOF SHEATHING Apply 1/2" or 7/16" osb roof sheathing (decking) according to Architect's recommendations. Protect sheathing by applying #30 black felt paper.	576.00	SF		
Custom	EXTERIOR DOOR Provide and install one exterior 36" fan light SH energy star metal insulated door, with casing, door trim, and combo single keyed hardware.	1.00	EA		
Custom	EXTERIOR WALL CLADDING Exterior wall cladding and vapor barrier, and insulation boards as per plans and details. Also 1"x4" trim to outside corners, doors, and windows.	768.00	SF		
Custom	ROOF FRAMING BUILD ROOF FRAME ACCORDING TO ARCHITECTURAL PLANS.	240.00	SF		
Custom	ROUGH WALL FRAMING Contractor must build wall framing with foam 2"x4" treated sole plates, 2"x4" wall stud's at 16" on center. (2) 2"x4" top plates. All window and door headers must be 2"x6" s.	768.00	SF		
Trade: 15	Roofing				
Custom	ROOF SHINGLES Apply 25 yr. 3 tab asphalt shingles according to manufactures recommendations.	9.00	SQ		
Trade: 19	Paint & Wallpaper				
Custom	EXTERIOR TRIM PAINT Primer, and Paint all exterior corner trim, window trim, ext. doors, door trim, and with one coat of primer and two coats of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner.	180.00	LF		
Custom	EXTERIOR PAINT CLADDING Primer, and Paint all exterior cladding with two coats of primer and one coat of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner. Primer not required for factory primed material.	768.00	SF		
Trade: 21	HVAC				
Custom	HVAC ROUGH IN Install all HVAC interior unit, duct work, build HVAC interior	1.00	EA		

Address: 118 E Mendoza Street

Unit: Unit 01

Location: 4- ROUGH IN

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 21 HVAC

platform and run refrigerant copper line.

Trade: 22 Plumbing

Custom PLUMBING TOP OUT

1.00 EA

Cap all existing rough in plumbing. Sewer and water plumbing lines must be completed for plumbing fixture installation. Include completed installation of all sewer vents and HVAC drain. A top out inspection will be conducted prior to installation of Drywall.

Trade: 23 Electric

Custom ELECTRICAL ROUGH IN

1.00 EA

Install all electrical, romex wiring for receptacles, switches, and light fixtures. Include installation of receptacle boxes, switch boxes, and light fixture boxes. Lastly installation of circuit breaker panel. Include naming of all wiring. All Electrical work must meet NEC requirements and installed by a state of Texas certified electrician.

Location Total:

Location: 5- INTERIOR

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

2407 BASEBOARD--COLONIAL 2 1/4"

184.00 LF

Install finger jointed WM-526fj 9/16" x 2-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.

3362 DOOR--PREHUNG PASSAGE--SOLID JAMB

3.00 EA

Install a 1-3/8" prehung, hollow core door with a solid jamb including casing both sides, 2 butt hinges and a privacy lockset.

3375 DOOR--WOOD BIFOLD

2.00 EA

Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.

4160 CLOSET--BEDROOM

1.00 EA

Construct a closet in bedroom along wall as indicated on plans. Hang a louvered pine bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod.

Custom WALL CABINETS

11.00 LF

Provide and install approximately 11 lf of wood wall cabinets for kitchen area. Colors to be chosen by owner.

Custom COUNTER TOP

6.00 LF

Install approximately 6lf of plastic laminate counter tops with preformed back splash and matching edge trim for kitchen base

Location: 5 - INTERIOR

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	cabinets. Color will be chosen by owner. A four color earth tone sample will be provided by contractor.				
Custom	BASE CABINETS Install approximately 6lf of wood base cabinets for kitchen area.	6.00	LF		
Trade: 17 Drywall & Plaster					
Custom	1/2" DRYWALL Apply 1/2"x4'x8' gypsum board on wall and ceiling with 1 5/8" phosphate coated drywall nails. Moisture proof drywall required on entire bathroom	80.00	EA		
Trade: 19 Paint & Wallpaper					
Custom	TAPE, FLOAT, SAND, AND TEXTURE Apply three applications of joint compound cement with tape to all gypsum board joints. Sand, and monterrey texture walls and ceilings.	300.00	LF		
Custom	INTERIOR TRIM PAINT Primer, and Paint all interior base molding, door trim, interior doors with two coats of primer and one coat of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner. Primer not required when material is factory primed.	1.00	EA		
Custom	INTERIOR PAINT Primer, and Paint all interior walls and ceilings with one coat of primer and two coats of paint. Paint must be 1st. in quality and color must be chosen by Owner. Contractor will provide four earth tone colors to the SHC Construction Coordinator for approval prior to being chosen by the Homeowner. Primer not required when material is factory primed. Use only no VOC paint.	568.00	SF		
Trade: 20 Floor Coverings					
5915	VINYL COMPOSITION TILE Install 12"x12"x1/8" vinyl composition tile, by Armstrong or Azrock per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.	570.00	SF		
Trade: 22 Plumbing					
6835	SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, p-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings	1.00	EA		

Address: 118 E Mendoza Street

Unit: Unit 01

Location: 5 - INTERIOR

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

	glued.				
6901	VANITY--30" COMPLETE Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate equal to Delta. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates.	1.00	EA		
6965	SHOWERSTALL--FIBERGLASS Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head. Include supports for future grab bar installation.	1.00	EA		

Trade: 23 Electric

7810	SMOKE DETECTOR--HARD WIRED--BATTERY BACK-UP Install a UL approved, ceiling mounted smoke and heat detectors permanently wired into a receptacle box with battery back-up. Detectors must meet or exceed current NEC and Fire codes.	3.00	EA		
Custom	ELECTRICAL Installation of receptacles, GCI receptacies, light switches.	1.00	EA		

Trade: 1000 Specialties (CSI)

Custom	WALL INSULATION Install R13 wall insulation according manufacturer's requirements on perimeter walls of building. (Approx. 544 sf.)	768.00	SF		
Custom	ATTIC INSULATION R38 Apply Blown Cellulose Insulation to entire attic space.	568.00	SF		

Location Total: _____

Location: 6 - FINAL

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC

Custom	HVAC FINAL Install exterior unit with pad. 1st line major brand. comply with Energy Code. install all HVAC vent grills, thermostat and start up HVAC system for final inspection.	1.00	EA		
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Trade: 22 Plumbing

Custom	PLUMBING FINAL	1.00	EA		
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Address: 118 E Mendoza Street

Unit: Unit 01

Location: 6 - FINAL

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Plumbing

Install plumbing fixtures and include all accessories and water supply lines. Must also include installation of anti-backflow hose bibb. All fixtures must be in working order. Refer to plans for commode. Include an electric 40 gal. Energy Efficient Rheem or equal water heater with a min. 6 yr manufacturer warranty.

Trade: 23 Electric

Custom ELECTRICAL FINAL

1.00 EA

Install receptacle cover plates, switch cover plates, ceiling fans, light fixtures interior and exterior. Order reconnection of permanent light.

Location Total: _____

Grand Total for 118 E. Mendoza Street: _____

Authorized Signature of Bidder

Print Name of Authorized Bidder

Date completed

ARCHITECT
 REDLINE ARCHITECTURE, LLC.
 1119 FLORES, SUITE 200
 LAREDO, TX, 78040
 PH: 956.727.5391
 CONTACT: TELISSA L. MOLANO/JUAN MOLANO

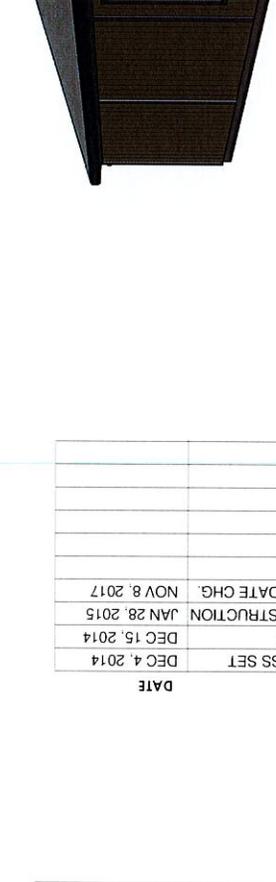
REPRESENTATIVE
 WEBB COUNTY
 SELF-HELP CENTER
 8116 HWY 359
 LAREDO, TX, 78040
 PH: 956.523.4125
 CONTACT: WEBB COUNTY

GENERAL CONTRACTOR
 TO BE DETERMINED

BUILDING CONSTRUCTION
 ALL BUILDING CONSTRUCTION TO BE IN COMPLIANCE WITH THE FOLLOWING CODES:
 -INTERNATIONAL RESIDENTIAL CODE 2015
 -INTERNATIONAL PLUMBING CODE 2015
 -INTERNATIONAL MECHANICAL CODE 2015
 -INTERNATIONAL ENERGY CODE 2015
 -NATIONAL ELECTRICAL CODE 2017

BUILDER TO COMPLETE ENERGY CERTIFICATE AND AIR LEAKAGE TEST RESULTS.

INDEX OF DRAWINGS



SYMBOLS KEY/DRAWING NUMBER KEY

PLAN NUMBER DISCIPLINE DETAIL NUMBER
 10/A-201

ISSUE DATE
 INITIAL ISSUE DATE
 01-12-2001
 CITY COMMENTS #1

FOR CONSTRUCTION
 12-31-2000

ISSUE
 DATE

REVISION NAME
 INITIAL ISSUE DATE

ARCHITECTURAL

NO.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017



WEBB COUNTY
 2014-009 "Self Help Reconstruction Program"
 1 Bedroom



INDEX SHEET / LOCATION MAP
 Project number 690914.01
 Date 01-28-15
 Drawn by JS
 Checked by TLM
 Scale
 A000

TERMITE PROTECTION:

ACCORDING TO FIGURE R301.2(6) TERMITE INFESTATION PROBABILITY MAP LAREDO IS LOCATED IN A MODERATE TO HEAVY TERMITE AREA AND SHOULD ABIDE BY THE FOLLOWING:

R318.1 Subterranean termite control methods. In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R318.2.
2. Termite baiting system installed and maintained in accordance with the *label*.
3. Pressure-preservative treated wood in accordance with the provisions of Section R317.1.
4. Naturally durable termite-resistant wood.
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.
6. Cold-formed steel framing in accordance with Sections R605.2.1 and R603.2.1.

R318.1.1 Quality mark. Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality *mark* of an approved inspection agency that maintains continuing supervision.

testing and inspection over the quality of the product and that has been *approved* by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

R318.1.2 Field treatment. Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with AWPA M4.

R318.2 Chemical termiticide treatment. Chemical termiticide treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide *label*.

R318.3 Barriers. *Approved* physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

R318.4 Foam plastic protection. In areas where the probability of termite infestation is "very heavy" as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls.

RE: SPECIFIC SITE LOCATION PROVIDED BY REDLINE



or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.
2. Where in *addition* to the requirements of Section R318.1, an *approved* method of protecting the foam plastic and structure from subterranean termite damage is used.
3. On the interior side of basement walls.

FLASHING AT FOUNDATION (RE: A000 FOR IRC APPLICABLE CODES)

R703.12.2 Flashing at foundation.

A corrosion-resistant screed or flashing of a minimum 0.019 inch (0.48 mm) or 26-gauge galvanized or plastic with a minimum vertical attachment flange of 3/12 inches (69 mm) shall be installed to extend a minimum of 1 inch (25 mm) below the foundation plate line on exterior stud walls in accordance with Section R703.4.

R703.12.3 Water-resistant barrier. A water-resistant barrier shall be installed as required by Section R703.2 and shall comply with the requirements of Section R703.7.3. The water resistant barrier shall lap over the exterior of the attachment flange of the screed or flashing provided in accordance with Section R703.12.2.

SITE PLAN LEGEND:

-  LANDSCAPING BED
-  SODDED AREA
-  CONCRETE; RE: CIVIL
-  DECOMPOSED GRANITE AND/OR P GRAVEL

GENERAL NOTES:

TEMPORARY SANITARY FACILITIES AND WASTE REMOVAL FACILITIES TO BE PROVIDED BY GC.



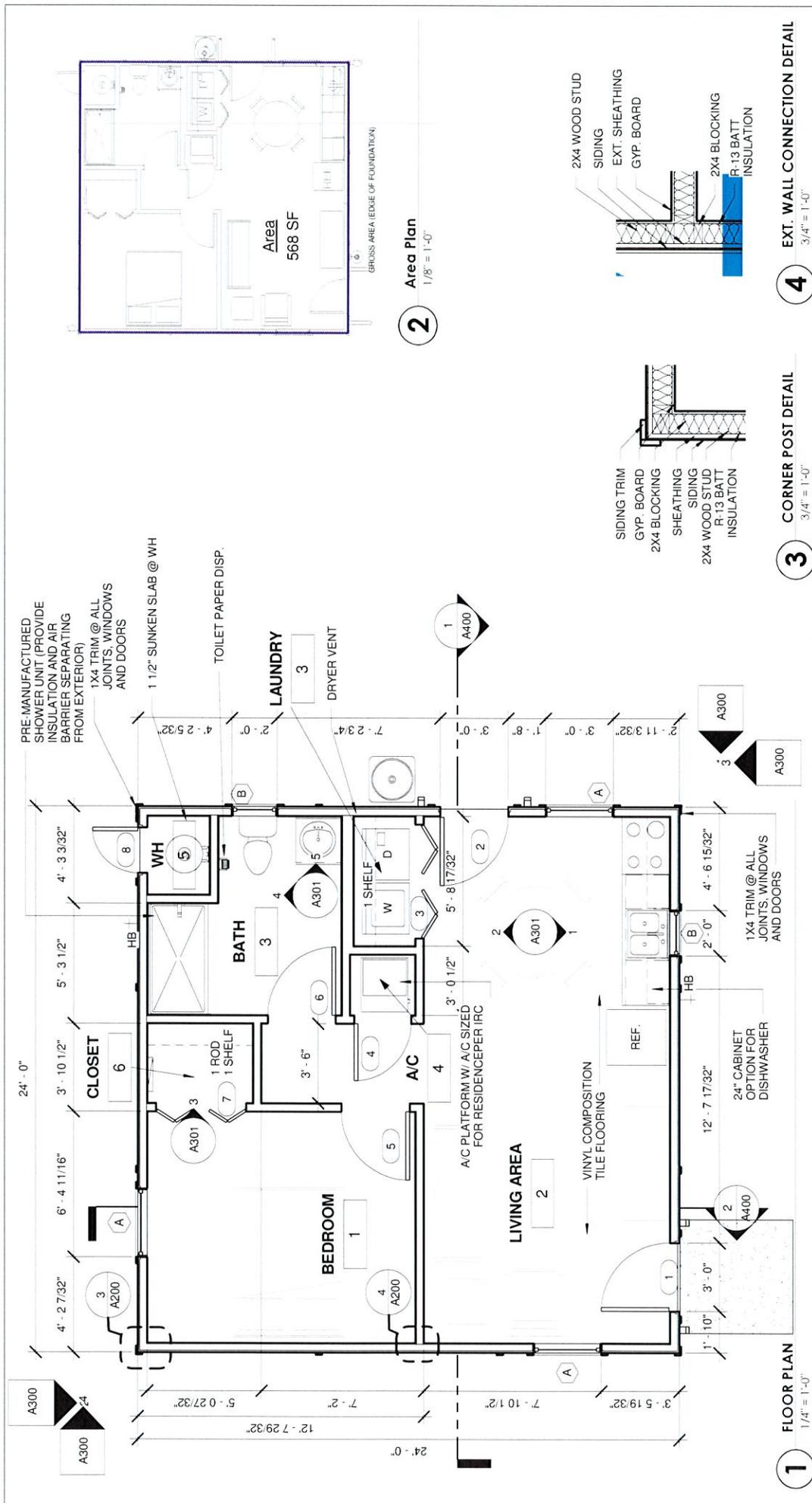
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
 2014-009 "Self Help Reconstruction Program"
 1 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

SITE PLAN	
Project number	690914.01
Date	01-28-15
Drawn by	JS
Checked by	TJM
Scale	



Area
568 SF

Area Plan
1/8" = 1'-0"

2

3

4

EXT. WALL CONNECTION DETAIL
3/4" = 1'-0"

CORNER POST DETAIL
3/4" = 1'-0"

EXT. WALL CONNECTION DETAIL
3/4" = 1'-0"

CORNER POST DETAIL
3/4" = 1'-0"

EXT. WALL CONNECTION DETAIL
3/4" = 1'-0"

CORNER POST DETAIL
3/4" = 1'-0"

EXT. WALL CONNECTION DETAIL
3/4" = 1'-0"

redline
architecture

1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self Help Reconstruction Program"
1 Bedroom

No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD's	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

ARCHITECTURAL FLOOR PLAN
A200

Project number 690914.01
Date 01-28-15
Drawn by TLM
Checked by JJM
Scale As indicated

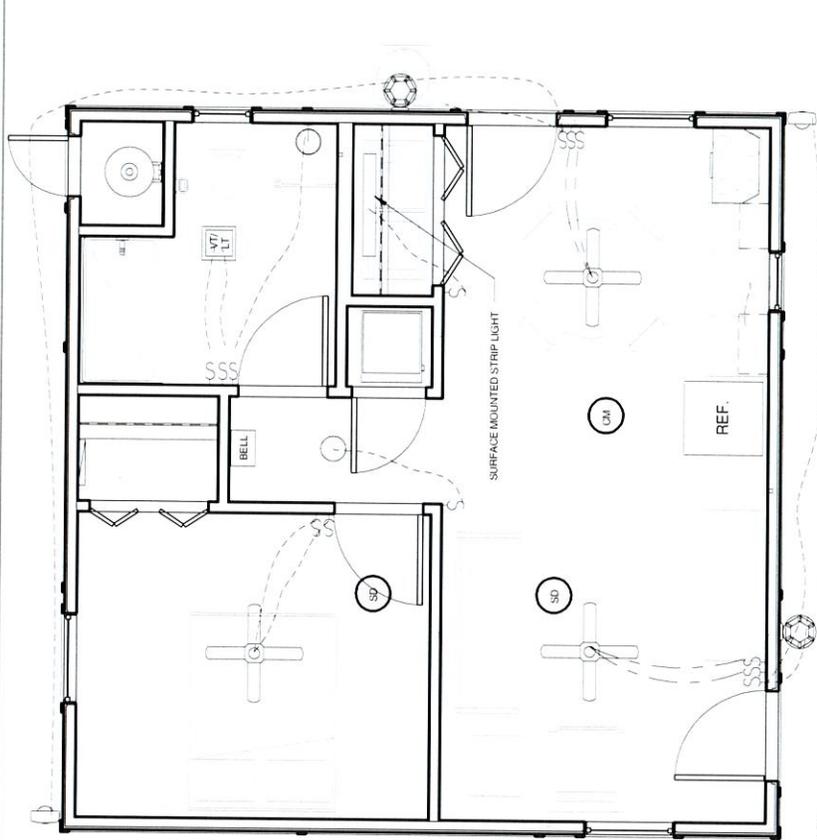
11-23-2017



- ELECTRICAL & RCP LEGEND**
- VLT EXHAUST FAN WITH LIGHT VENT TO EXTERIOR
 - RECESSED DOWNLIGHT
 - PENDANT LIGHT
 - SMOKE DETECTOR
 - CARBON MONOXIDE & SMOKE DETECTOR
 - FAN WITH LIGHT KIT
 - FLOOD LIGHTS
 - WALL MOUNTED LIGHT FIXTURE
 - 110 DUPLEX ABOVE COUNTER
 - 110 DUPLEX OUTLET
 - 6/3 110 DUPLEX GROUND FAULT INTERRUPTER
 - TV CABLE TELEVISION OUTLET
 - TELEPHONE CABLE
 - THERMOSTAT
 - DOOR BELL BUTTON
 - BELL DOOR BELL CHIME
 - W/ WEATHERPROOF LIGHTING
 - WALL SCONCE
 - EXHAUST VENT

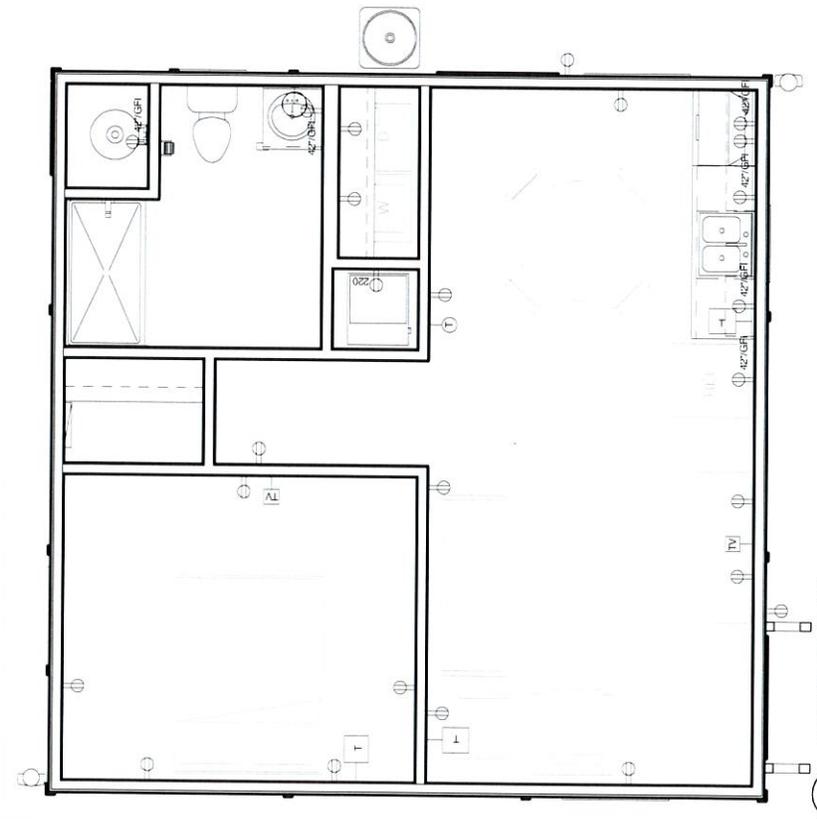
GENERAL NOTES:

- ALL RECESSED FIXTURES AND WIRING TO BE SEALED AND IC RATED.
- CEILING ACCESS PANEL TO BE SEALED WEATHERPROOF.
- EACH ELECTRICAL PANEL, LIGHT SWITCHES, OR THERMOSTAT IS NOT HIGHER THAN 48 INCHES ABOVE THE FLOOR.
- EACH ELECTRICAL PLUG OR OTHER RECEPTACLE IS AT LEAST 15" ABOVE FLOOR.
- EACH BREAKER BOX IS LOCATED NOT HIGHER THAN 48" ABOVE THE FLOOR.
- PROVIDE GFCI AT THE FOLLOWING LOCATIONS AS PER IRC SECTION E3902 THAT ARE 125 V SINGLE PHASE 15-20 AMP: BATHROOM, GARAGE AND ACCESSORY BUILDINGS, OUTDOOR RECEPTACLES, KITCHEN, LAUNDRY, WITHIN 6' FROM: SINK, TUB, SHOWER.
- ARC FAULT CIRCUIT INTERRUPTER PROTECTION FOR BRANCH CIRCUITS THAT SUPPLY OUTLETS LOCATED IN: KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARY, DEN, BEDROOMS, SUNROOM, RECREATION ROOM, CLOSET, HALLWAYS, LAUNDRY AS PER SECTION E5902-16 2015 IRC.



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

- AIR HANDLERS AND FILTER BOXES TO BE SEALED AND VERIFIED TROUGH ROUGH-IN TEST OR POST CONSTRUCTION TEST.
- R-3 INSULATION ON HVAC SYSTEM SUCTION LINES AND HOT WATER PIPES.
- EXTERIOR PIPING INSULATION TO BE SHIELDED FROM SUNLIGHT, MOISTURE, WIND (NO TAPE) OR UV PAINTED OR ARMORFLEX TYPE MATERIAL.
- HOT WATER TEMPERATURE WITH OUTDOOR SETBACK CONTROL BASED ON OUTDOOR TEMPERATURE
- MANUAL J CALCULATIONS AND EQUIPMENT BASED ON MANUAL S. PROGRAMMABLE THERMOSTAT REQUIRED.
- SUPPLY AND RETURN DUCT INSULATION BASED ON DIAMETER (GREATER THAN OR EQUAL TO 3" R-8 IN ATTICS, R-6 ELSEWHERE, DUCTS LESS THAN 3" R-6 IN ATTICS, R-4 ELSEWHERE.
- LIGHTING EFFICIENCY AT A MINIMUM OF 75% BASED ON LIMENS AND WATTS
- RES CHECK - ERI REQUIREMENT BASED ON MODEL CODE 52, CLIMATE ZONE 2, BY 2019 = 63



2 ELECTRICAL PLAN
1/4" = 1'-0"

- ELECTRICAL & HVAC GENERAL NOTES:**
- EACH ELECTRICAL PANEL, LIGHT SWITCHES, OR THERMOSTAT INSTALLED NOT HIGHER THAN 48 INCHES ABOVE THE FLOOR.
 - EACH ELECTRICAL PLUG OR OTHER RECEPTACLE IS AT LEAST 15" ABOVE FLOOR
 - EACH BREAKER BOX LOCATED NOT HIGHER THAN 48" ABOVE THE FLOOR.
 - ALL ELECTRICAL BOXES ON EXTERIOR WALLS REQUIRE AIR BARRIER OR SEALED TYPE BOXES.
 - HVAC REGISTERS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO DRYWALL.
 - HVAC SYSTEM PROVIDED TO COMPLY WITH MANUAL J CALCULATIONS.
 - DUCT SEALING 1" TO 1.5" OF CLOSED CELL FOAM AND IGNITION BARRIER.

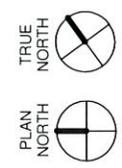
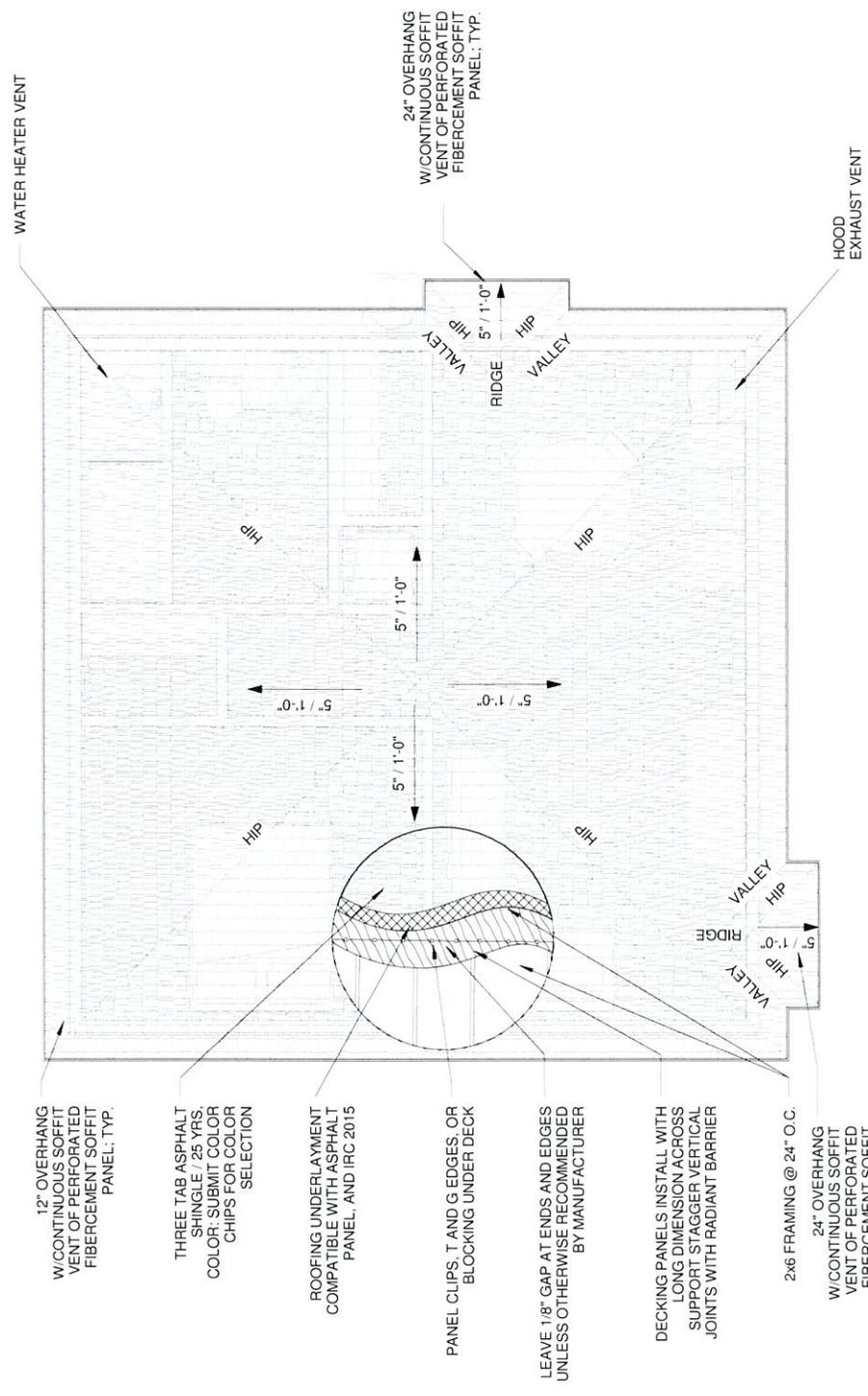
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architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self Help Reconstruction Program"
1 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

ELECTRICAL & RCP
Project number 690914.01
Date 01-28-15
Drawn by JS
Checked by TLM
Scale As indicated



1 ROOF PLAN
1/4" = 1'-0"

- 12" OVERHANG
W/CONTINUOUS SOFFIT
VENT OF PERFORATED
FIBERCEMENT SOFFIT
PANEL, TYP.
- THREE TAB ASPHALT
SHINGLE / 25 YRS.
COLOR: SUBMIT COLOR
CHIPS FOR COLOR
SELECTION
- ROOFING UNDERLAYMENT
COMPATIBLE WITH ASPHALT
PANEL, AND IRC 2015
- PANEL CLIPS, T AND G EDGES, OR
BLOCKING UNDER DECK
- LEAVE 1/8" GAP AT ENDS AND EDGES
UNLESS OTHERWISE RECOMMENDED
BY MANUFACTURER
- DECKING PANELS INSTALL WITH
LONG DIMENSION ACROSS
SUPPORT STAGGER VERTICAL
JOINTS WITH RADIANT BARRIER
- 2x6 FRAMING @ 24" O.C.
- 24" OVERHANG
W/CONTINUOUS SOFFIT
VENT OF PERFORATED
FIBERCEMENT SOFFIT
PANEL, TYP.

No.	Description	Date
1	PROGRESS SET	12-04-2014
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WEBB COUNTY
2014-009 "Self Help Reconstruction Program"
1 Bedroom

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1119 FLORES, SUITE 200 LAREDO, TX 78040

ROOF PLAN

Project number	690914.01
Date	01-28-15
Drawn by	TLM
Checked by	JJM

A203

Scale 1/4" = 1'-0"

GENERAL NOTES:

1. PROTECTION FROM DECAY SHALL BE PROVIDED TO SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
2. BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1
3. PROVIDE SUBTERRANEAN TERMITTE CONTROL BY CHEMICAL TERMITICIDE TREATMENT SHALL INCLUDE SOIL TREATMENT AND/OR FIELD APPLIED WOOD TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND METHOD OF TREATMENT OF THE CHEMICAL TERMITICIDE SHALL BE IN STRICT ACCORDANCE WITH THE TERMITICIDE LABEL
4. FIELD TREATMENT TO FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN FIELD IN ACCORDANCE WITH AWPA M4
5. PROVIDE VCT ON ALL INTERIOR FLOOR AREAS
6. PROVIDE HARDWARE ON ALL CASEWORK
7. PROVIDE 4" VINYL BASE
8. PROVIDE ALL TOILET ROOM ACCESSORIES (TOILET PAPER HOLDER, TOWEL HOOK, TOWEL RING, TOWEL BAR, SHOWER ROD & GRAB BARS)
9. HVAC A MINIMUM OF 14.5 SEER
10. ALL CASEWORK STAIN GRADE ASH OR OAK.
11. ALL LIGHT FIXTURE AND LUMINARIES TO BE ENERGY START COMPLY.
12. ALL GYPSUM WALL BOARD MUST BE MOISTURE RESISTANT CORE AT FOLLOWING LOCATIONS:
 - a) Toilet Rooms
 - b) Wet Walls
 - c) Showers
15. PROVIDE STERLING BY KOHLER, ENSAMBLE MODEL: 72180126 SHOWER, SCHLUTER SHOWER SYSTEM OR SIMILAR BEHIND TILE IN SHOWER WALLS AND FLOORS. REFER TO MANUFACTURER INSTALLATION GUIDELINES.

OBSCURE GLAZING @ BATHROOM

MECHANICAL REQUIREMENTS / WEATHERIZATION

- 1) 14.5 SEER OR BETTER FOR MECHANICAL SYSTEM
- 2) SEAL ALL ENVELOPE (EXTERIOR WALL AND ROOF) PENETRATIONS OF RESIDENCE.
- 3) COMPLY WITH ALL REQUIREMENTS OF INTERNATIONAL MECHANICAL CODE: RE: A000 INDEX SHEET FOR APPLICABLE CODES
- 4) COMPLY WITH INTERNATIONAL ENERGY CODES: RE: A000 INDEX SHEET FOR APPLICABLE CODES

WINDOW SCHEDULE

Count	Type Mark	Width	Height	R.O.	Type	Finish	Glazing Type	Head Height	Comments
1	A	3'-0"	4'-0"		Double Hung			6'-8"	
1	A	3'-0"	5'-0"		Double Hung			6'-8"	
1	B	2'-0"	3'-0"		Double Hung			6'-8"	OBSCURE GLAZING @ BATHROOM
1	A	3'-0"	5'-0"		Double Hung			6'-8"	

- NOTES:
1. ALIGN ALL WINDOWS WITH DOOR HEADERS

APPLIANCE ALLOWANCE SCHEDULE

ITEM
(3) 42" CEILING FAN/LIGHT
18.2 CU FT TOP-FREEZER REFRIGERATOR
30 GALLON WATER HEATER ENERGY STAR
30" 4-BURNER FREESTANDING RANGE
30" 4-WAY CONVERTIBLE HOOD

DOOR SCHEDULE

Mark	To Room Name	Door		Door Finish	Frame		Hardware Set	Comments
		Width	Height		Type	Finish		
1	LIVING AREA	3'-0"	6'-8"	PAINT	WOOD	PAINT	ENTRANCE HW SET FRONT DOOR	MTL DOOR W/ NON REMOVABLE PIN HINGES
2	LIVING AREA	3'-0"	6'-8"	PAINT	WOOD	PAINT	OPENING KEYED ENTRANCE W/ DEADBOLT	MTL DOOR W/ LOUVERS W/ NON REMOVABLE PIN HINGES
3	LIVING AREA	5'-0"	6'-8"	PAINT	WOOD	PAINT	PULLS	
4	LIVING AREA	2'-6"	6'-8"	PAINT	WOOD	PAINT	HALL/CLOSER A/C	
5	BEDROOM	3'-0"	6'-8"	PAINT	WOOD	PAINT	PULLS	
6	BATH	3'-0"	6'-8"	PAINT	WOOD	PAINT	BED/BATH PRIVACY	
7	BEDROOM	4'-0"	6'-8"	PAINT	WOOD	PAINT	BED/BATH PRIVACY	
8	WH	2'-0"	6'-8"	PAINT	WOOD	PAINT	KEYED ENTRANCE	MTL DOOR W/ LOUVERS W/ NON REMOVABLE PIN HINGES



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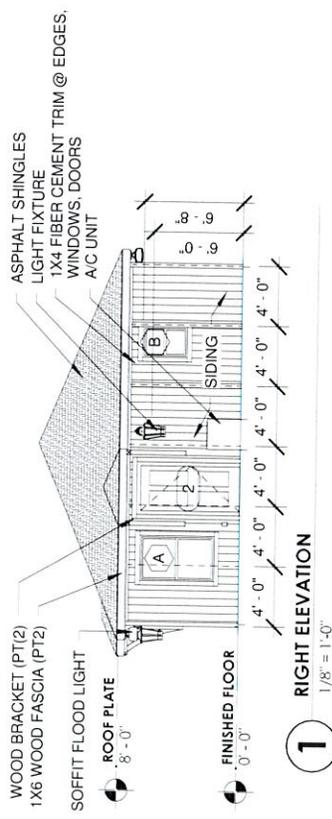
WEBB COUNTY
 2014-009 "Self Help Reconstruction Program"
 1 Bedroom



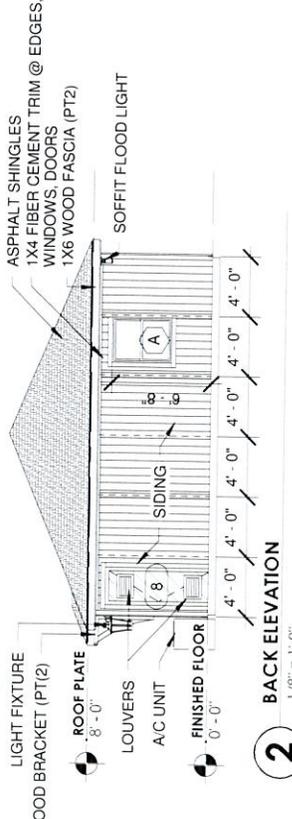
No.	Description	Date
1	PROGRESS SET	12-04-2014
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SCHEDULES

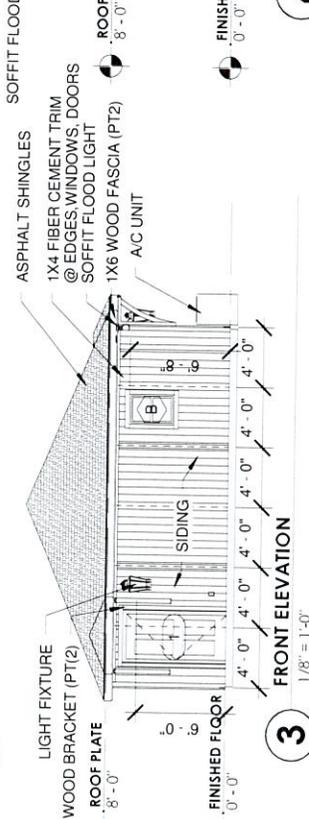
Project number	690914.01	A204
Date	01-28-15	
Drawn by	JS	Scale
Checked by	TLM	



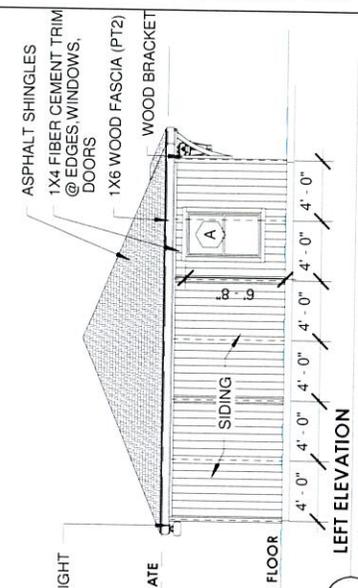
1 RIGHT ELEVATION
1/8" = 1'-0"



2 BACK ELEVATION
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"



4 LEFT ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

- ALL PRODUCTS SPECIFIED ARE USED AS BASIS OF DESIGN SUBSTITUTIONS ALLOWED WITH PRODUCTS OF EQUAL OR BETTER PERFORMANCE
- CAULK ALL PANEL JOINTS WERE REQUIRED REFER TO A702 FOR PANEL DETAILS
- VERIFY ALL VENT HEIGHTS WITH APPLIANCE AND MECHANICAL EQUIPMENT MANUFACTURER AND BUILDING CODE AND BUILDING OFFICIAL

SIDING, TRIM & SOFFIT

- 4X8 HARDI PANEL VERTICAL SIDING (SIERRA 8 PANELS) OR EQUAL
- 1X4 HARDI/TRIM XLD PLANKS OR EQUAL
- 12" HARDISOFFIT (VENTED SOFFIT) PANEL OR EQUAL
- 24" HARDISOFFIT (VENTED SOFFIT) PANEL @ ENTRANCES OR EQUAL

PAINT COLORS

- PAINT COLOR 1 - EXT. BASIC COLOR
- PAINT COLOR 2 - EXT. ACCENT COLOR
- PAINT COLOR 3 - INT. BASIC COLOR
- INTERIOR PAINT WARRANTY IS 12 YEARS
- EXTERIOR PAINT WARRANTY IS 15 YEARS

FLASHING (RE: A000 FOR IRC APPLICABLE CODES)

R703.9 Flashing. Approved corrosion-resistant flashing shall be applied single-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
 - 1.1. The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
 - 1.2. In accordance with the flashing design or method of a registered design professional.
 - 1.3. At the intersection with other approved methods.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

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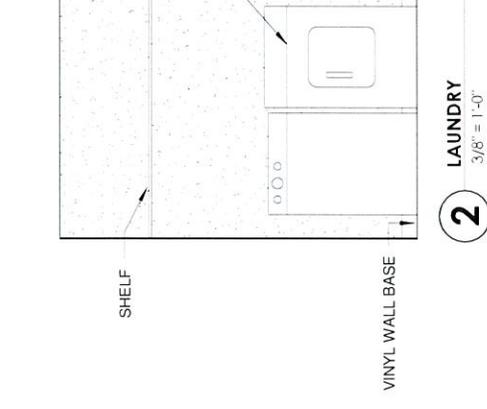
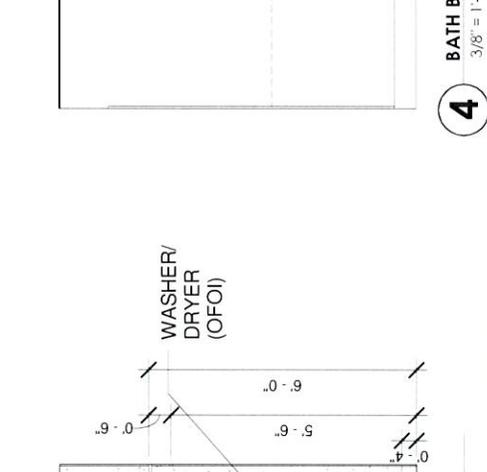
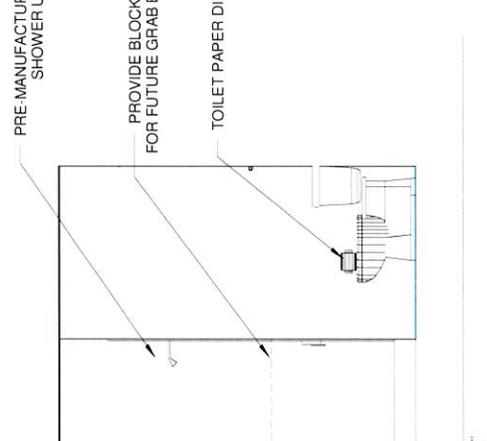
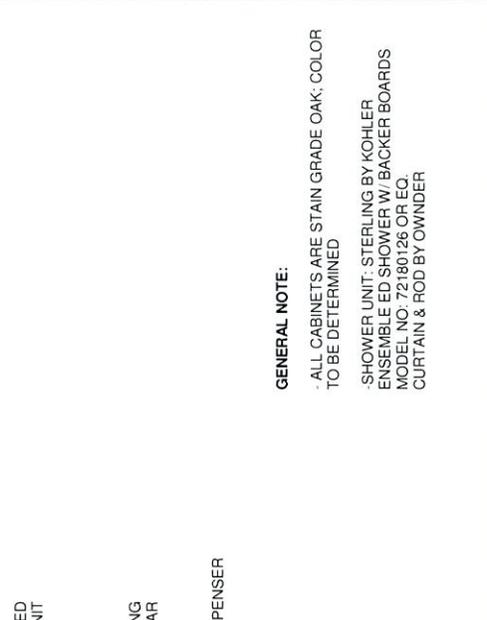
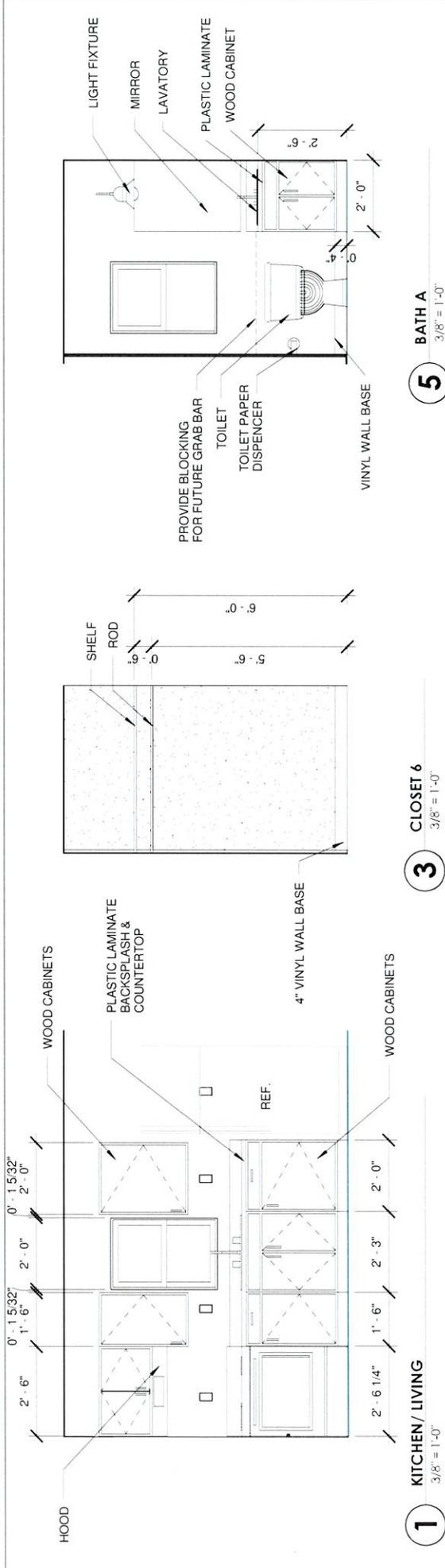


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EXTERIOR ELEVATIONS

Project number 690914.01
Date 01-28-15
Drawn by TLM
Checked by JUM
Scale 1/8" = 1'-0"

A300



GENERAL NOTE:
 - ALL CABINETS ARE STAIN GRADE OAK; COLOR TO BE DETERMINED
 - SHOWER UNIT: STERLING BY KOHLER ENSEMBLE ED SHOWER W/ BACKER BOARDS MODEL NO: 72180126 OR EQ. CURTAIN & ROD BY OWNDER

INTERIOR ELEVATIONS

Project number	690914.01
Date	01-28-15
Drawn by	TLM
Checked by	JJM

A301
Scale 3/8" = 1'-0"

No.	Description	Date
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3	FOR CONSTRUCTION	01-28-2015
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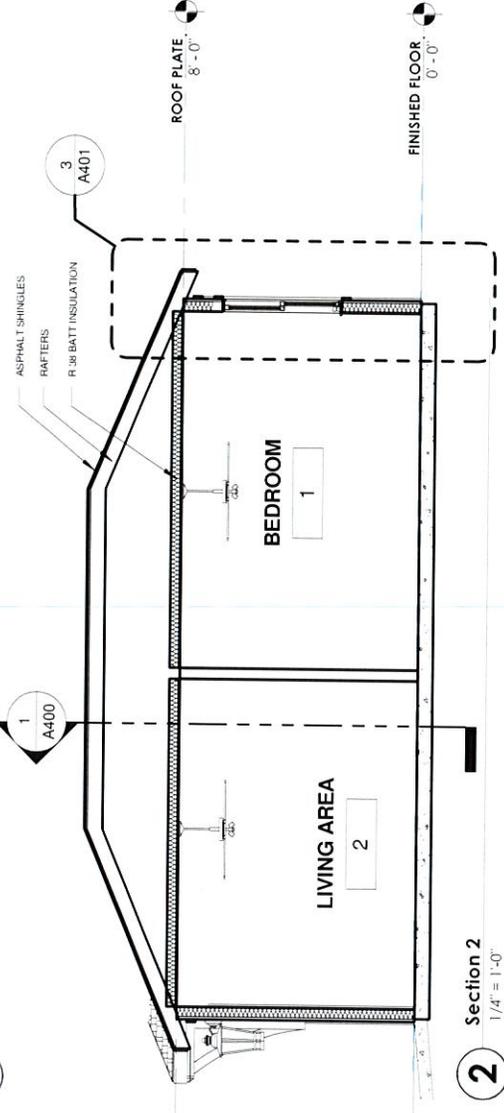
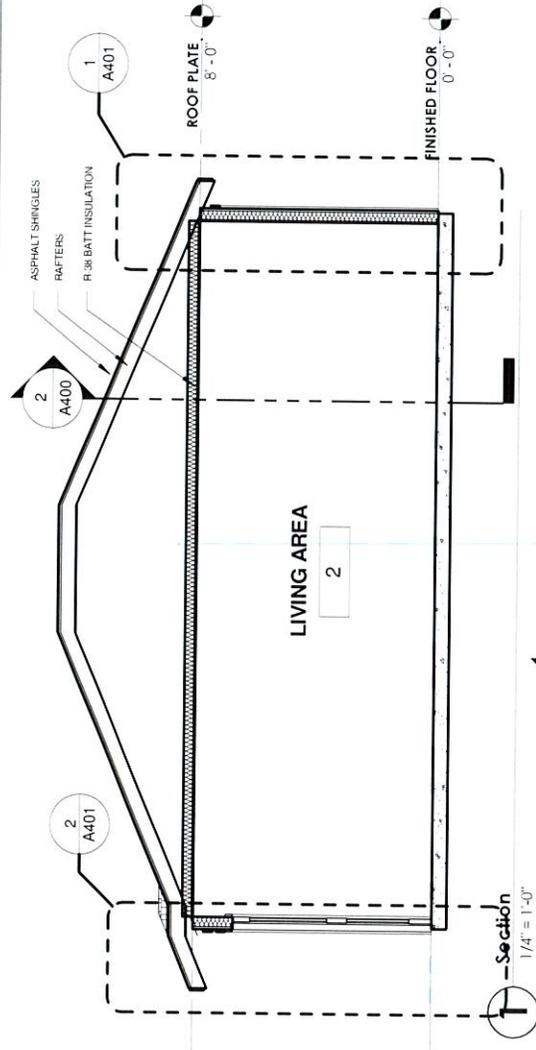
WEBB COUNTY
 2014-009 "Self Help Reconstruction Program"
 1 Bedroom

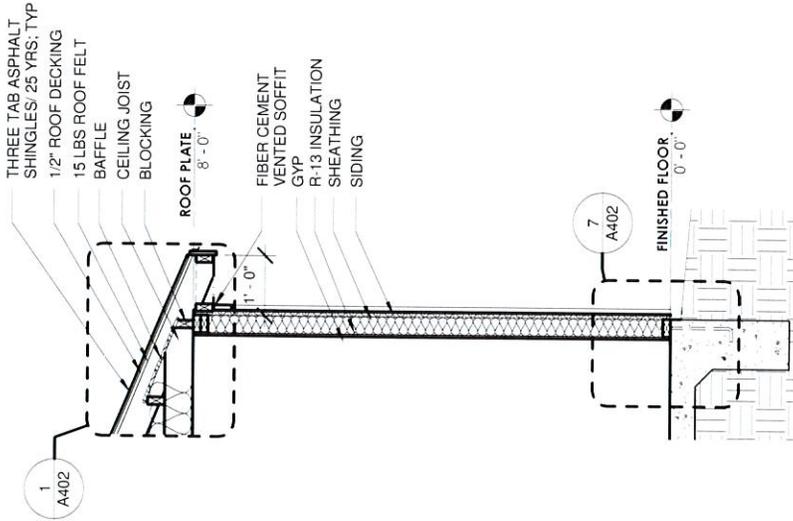
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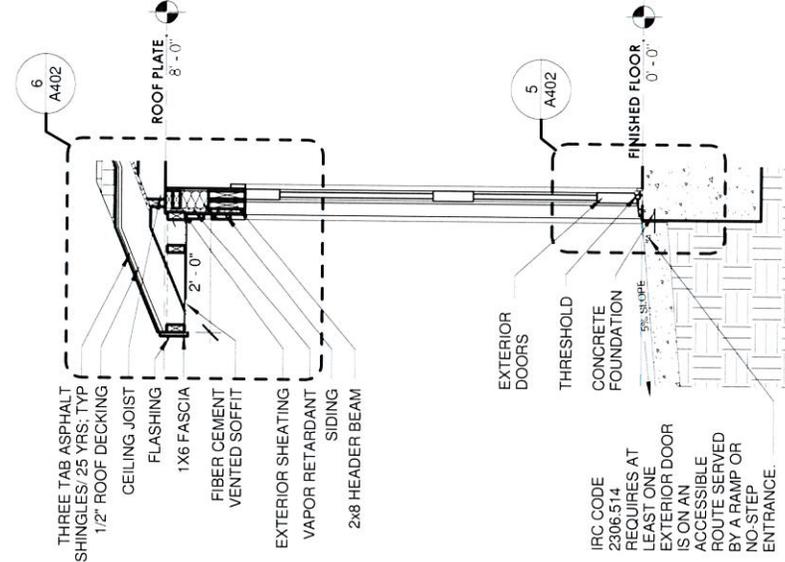
No.	Description	Date
1	PROGRESS SET	12-04-2014
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BUILDING SECTIONS	
Project number	690914.01
Date	01-28-15
Drawn by	JS
Checked by	TLM
A400	
Scale: 1/4" = 1'-0"	

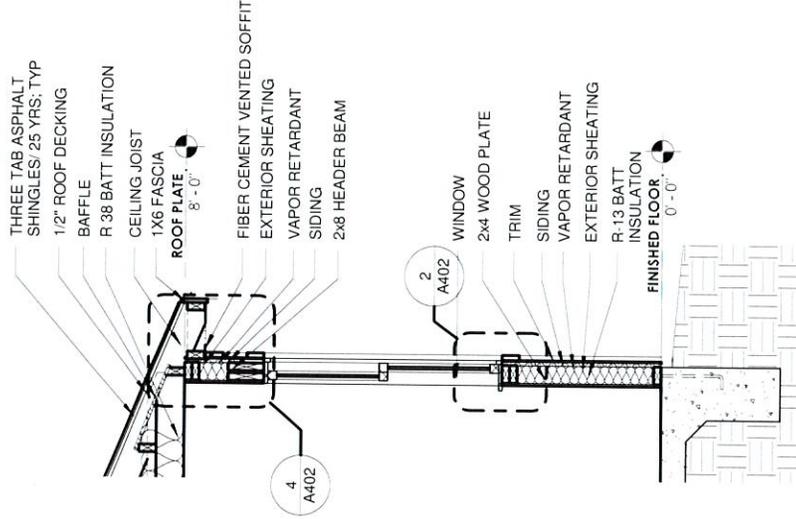




1 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION 2
1/2" = 1'-0"



3 WALL SECTION 3
1/2" = 1'-0"

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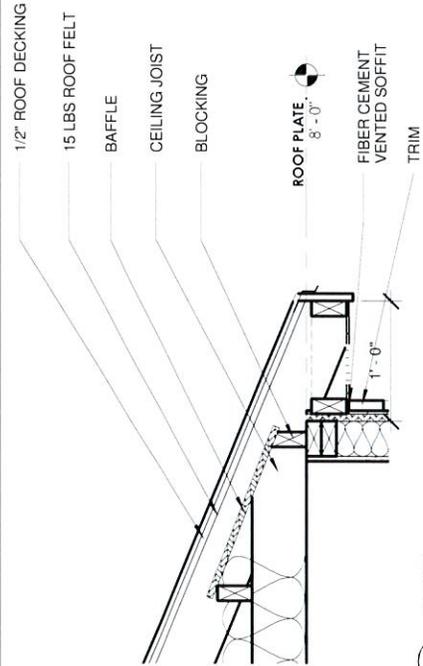


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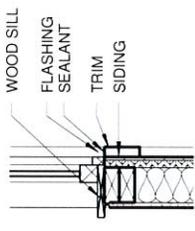
WALL SECTIONS

Project number 690914.01
Date 01-28-15
Drawn by TLM
Checked by JUM

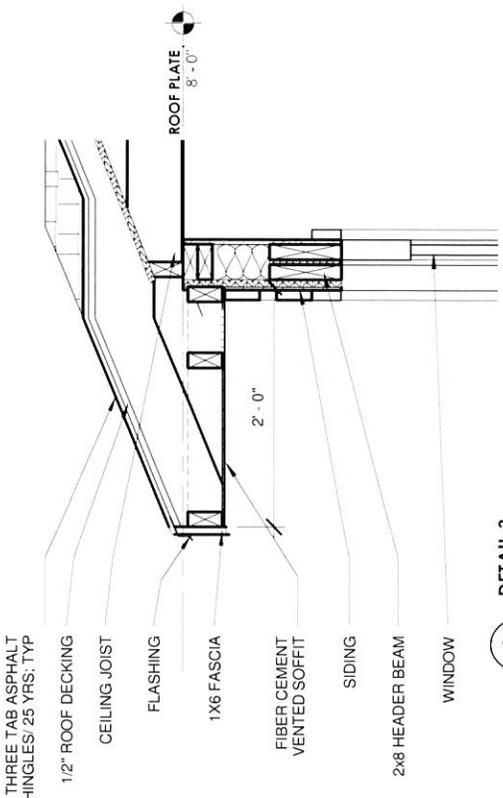
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Scale 1/2" = 1'-0"



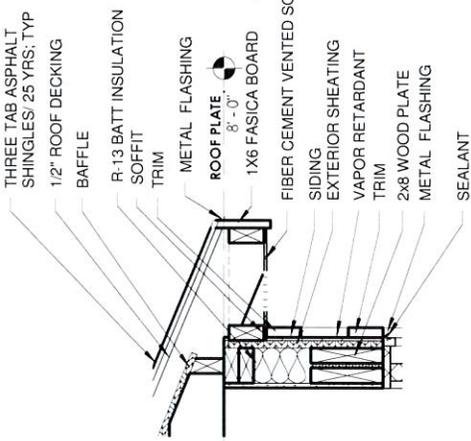
1 DETAIL 1
1" = 1'-0"



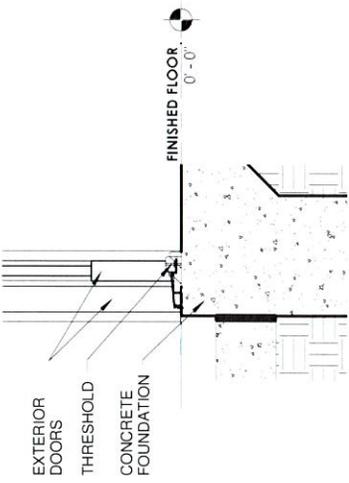
2 DETAIL 2
1" = 1'-0"



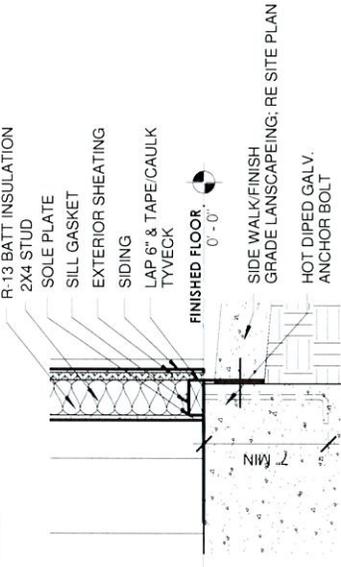
6 DETAIL 3
1" = 1'-0"



4 DETAIL 4
1" = 1'-0"



5 DETAIL 5
1" = 1'-0"



7 DETAIL 6
1" = 1'-0"

INSULATION GENERAL NOTES:

- CUT TO FIT INSULATION AT NARROW CAVITIES OR FILL BY BLOWN OR SPRAY INSULATION. AT VENTED SOFFITS USE BAFFLES TO ALLOW AIR PASSAGE.

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DETAIL SECTIONS

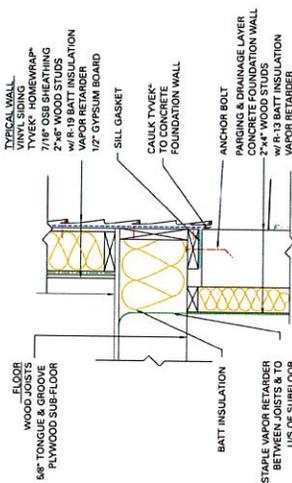
Project number	690914.01
Date	01-28-15
Drawn by	JS
Checked by	TLM

A402

Scale 1" = 1'-0"

GENERAL NOTES

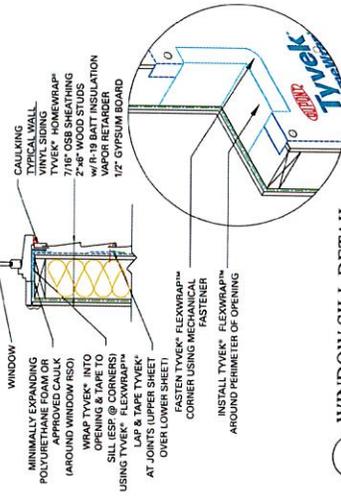
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE (EX. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

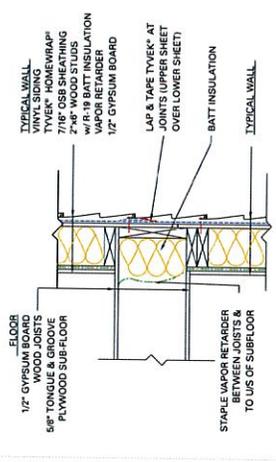
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- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW BASE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

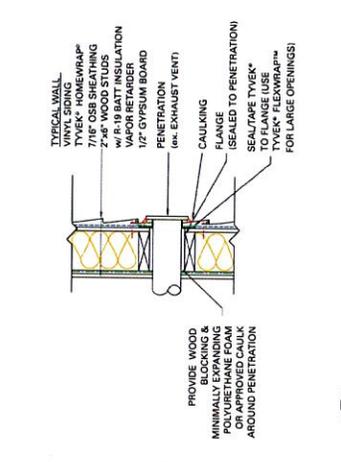
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE (EX. DUPONT™ CONTRACTOR TAPE).
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- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



FLOOR/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

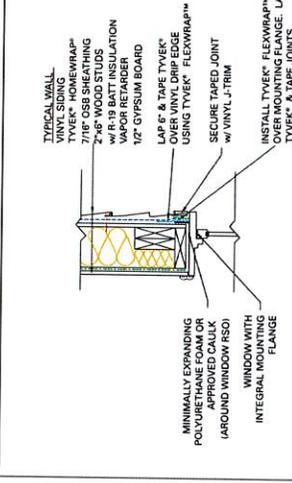
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- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

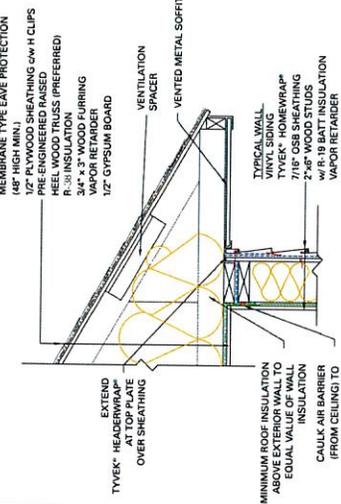
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- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE (EX. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



ROOF/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

redline
architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self Help Reconstruction Program"
1 Bedroom

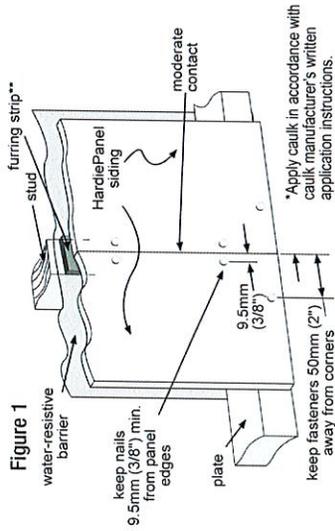


No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

HOME WRAP DETAILS
Project number 690914.01
Date 01-28-15
Drawn by JS
Checked by TLM
Scale As indicated
A500

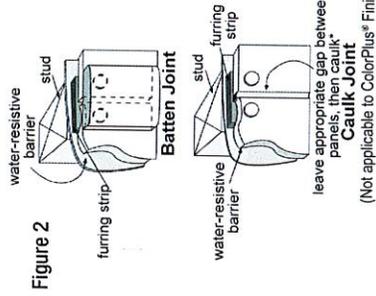
Fastener Requirements

Position fasteners 9.5mm (3/8") from panel edges and no closer than 50mm (2") away from corners.



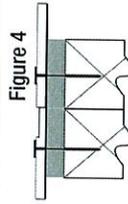
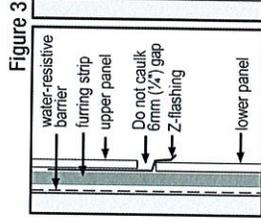
HardiePanel Vertical Siding Installation

- Framing must be provided at horizontal and vertical edges for fastening.
- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.



Joint Treatment

- Vertical Joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide positive slope Z-flashing at all horizontal joints (fig. 3).



1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY

2014-009 "Self Help Reconstruction Program"
1 Bedroom



No.	Description	Date
2	95% CD's	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

PANEL & TRIM DETAILS

Project number	690914.01	A700
Date	01-28-15	
Drawn by	JS	Scale
Checked by	JUM	



**Webb County Housing
REHAB
Mandatory Bid Form**

Project # SHC – ReCon-03 (3 bedroom 1 bath home)

Name: **Alfredo & Paula Perez**

Address: 122 W. Maria Elena
Laredo, Texas 78043
Colonia Pueblo Nuevo

Total Bid Amount _____

Time of Completion: _____

Alternatives: N/A

Contractors Name _____

Address _____

Phone # _____

Signature _____ Date _____

SPECS BY LOCATION/TRADE

12/11/2017

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 122 W Maria Elena Street **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
10	OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. X _____ Date X _____ Date Applicant Date Applicant Date	1.00	DU	N/A	N/A
14	CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. X _____ Date Contractor Date	1.00	DU	N/A	N/A
24	MANUFACTURER'S SPECS PREVAIL All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	N/A	N/A
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	N/A	N/A
35	VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	N/A	N/A
43	SITE SURVEYS - AS BUILT	1.00	EA		

Location: 1.- General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	Provide 2 surveys. 1. Provide a boundary survey verifying corner placement of all buildings and utility prior to beginning construction. 2. Provide an as Built Survey verifying corner placement of all buildings and utility runs prior to release of retainage payment.				
45	CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.	1.00	DU	<u>N/A</u>	<u>N/A</u>
46	PRE-CONSTRUCTION WALK-THRU The contractor, rehab specialist and owner will perform a walk-thru of the property together to clarify the work to be performed before construction begins.	1.00	DU	<u>N/A</u>	<u>N/A</u>
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	<u>N/A</u>	<u>N/A</u>
77	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.	1.00	GR	<u>N/A</u>	<u>N/A</u>
86	HOLD HARMLESS The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.	1.00	GR	<u>N/A</u>	<u>N/A</u>
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	<u>N/A</u>	<u>N/A</u>
95	PORTABLE TOILET Provide temporary toilet facilities from job start until approval of permanent facilities.	3.00	MO	<u> </u>	<u> </u>
115	PERIODICALLY REMOVE DEBRIS The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.	1.00	DU	<u> </u>	<u> </u>
120	FINAL CLEAN Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.	1.00	RM	<u> </u>	<u> </u>

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					

Location Total: _____

Location: 2 - Site Work

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					

550 REGRADE FOUNDATION

80.00 CY

Provide and grade a loam topsoil to create at least a 1 in 4 positive drainage away from house a minimum of 4' from the foundation. Reseed the specified area using Fine Fescue seed or a grass seed recommended by the State Extension Service to be non-invasive and drought tolerant. Aerate the specified section using a plug style aerator administering 4 passes. Water the area thoroughly to a depth of 6 inches. Just prior to seeding, apply one half pound of nitrogen per 1000 square feet in a complete fertilizer. Gently rake the fertilizer into the soil and apply the Fine Fescue seed evenly at a rate of 4.5 pounds per square foot. See www.csrees.usda.gov/Extension/index.html for a listing of USDA Extension Offices.

Custom SOIL COMPACTION EXAMS

3.00 EA

A minimum of 3 compaction test must be performed on foundation pad as per compaction of pad is in progress. Minimum of 1 test every 8" lifts. Each lift will require minimum 95% compaction. Contractor must provide copies of each passed exam.

Trade: 5 Demolition & Disposal

Custom DEMOLITION OF EXISTING HOME

1.00 EA

Contractor must demolish existing home apex, 1,300s.f. and foundation before start of reconstruction project. Contractor must dispose of debris according to City of Laredo ordinance.

Trade: 6 Concrete & Paving

Custom FOUNDATION PAD - Fill Dirt

100.00 CY

Build a 1100sf foundation pad for according to existing conditions and according to engineers recommendations. Materials for pad must reflect proctor and Geo technical exam. Pad must be elevated 8" above grade level.

Trade: 24 Extermination

Custom PRETREATMENT INSECTICIDE

1.00 EA

Apply Pretreatment Pesticide to foundation pad. Pesticide must be applied by a professional licensed company.

Location Total: _____

Location: 3 - General exterior and interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
902	CONCRETE FLATWORK--GEN. REQS. All Flatwork must be completed according to plans provided by Architect, and Contractor must build a no step entry platform at front of home. 6'x4'x4".	1.00	EA		
Trade: 10	Carpentry				
2407	BASEBOARD--COLONIAL 2 1/4" Install finger jointed WM-626fj 9/16" x 2-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	268.00	LF		
2441	**WALL/CEILING FRAMING** Contractor must build framing with foam, 2x4 treated sole plates. 2x4 wall studs at 16" o.c. 2- 2x4 top plates. Ceiling framing as per plans.	829.00	SQ		
2641		1.00	SQ	N/A	N/A
2930	WINDOW--ALUM SGL HNG/DBL GLZ All windows must be double pane, low E windows to meet current Energy Code for this climate section. Required windows must meet Egress Fire Codes size, 3-0, 5-0.	6.00	EA		
3141	**DOORS--EXTERIOR** Provide two insulated metal double bore doors. One with a fan lite. Complete with casing, door trim, and combo keyed alike hardware.	2.00	EA		
3362	DOOR--PREHUNG PASSAGE--SOLID JAMB Install a 1-3/8" prehung, hollow core door with a solid jamb including casing both sides, 2 butt hinges and a privacy lockset.	5.00	EA		
3375	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.	4.00	EA		
3717	CABINET - WOOD BASE Install approximately 6 lf of wood base cabinets for kitchen area.	6.00	LF		
3725	CABINET--wall Provide and install appr. 11 lf of wood wall cabinets for kitchen area. Stain to be chosen by owner.	11.00	LF		
3750	COUNTER TOP--PLASTIC LAMINATE Install approximately 6 lf of plastic laminate tops for kitchen base cabinets with preformed back splash and matching edge trim. Earth tone colors to be chosen by owner.	6.00	LF		
Custom	Exterior Wall Cladding Hardi Panels as per plans. Include vapor barrier. And insulation boards. Comply with Energy Code.	992.00	SF		

Location: 3 - General exterior and interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15 Roofing					
4402	Carpentry - Roof Framing Build Roof Frame According to Plans.	829.00	SF		
4485	ROOF SHEATHING Roof decking as per plans. Protect with 30# felt paper or better.	992.00	SF		
C07300	SHINGLES 25 yr.shingles. Comply with plans. Include roof vents as required by Code.	11.00	SQ		
Trade: 16 Conservation					
4905	INSULATE WALL--R-13 KRAFT FACED BATT After air sealing (Spec # 16-4903) install 3-1/2" thick, R-13, kraft paper faced fiberglass roll insulation on perimeter walls of house.	992.00	SF		
4920	INSULATE CEILING, R-38 KRAFT FACED BATT After air sealing (Spec # 16-4903) install 12" thick R-38. Batt or blown in insulation.	829.00	SF		
Trade: 17 Drywall & Plaster					
5201	**DRYWALL** Install 1/2" x 4'x8' gypsum board on walls and ceiling with 5/8" drywall screws. Moisture proof drywall required on entire bathroom.	100.00	EA		
Trade: 19 Paint & Wallpaper					
5481	Interior Paint Primer and Paint all interior walls and ceilings with 1 coat of primer and 2 coats of paint. paint must be 1st quality and color chosen by owner. earth tone colors only. Use only no VOC paint.	829.00	SF		
5485	PREP & PAINT SURFACE--Interior Trim Primer and paint all interior base molding, door trim, interior doors with 1 coat of primer and 2 coats of paint. Paint must be 1st quality and color chosen by owner. Earth tone colors only.	1.00	EA		
5675	PREP & PAINT EXTERIOR TRIM Primer, and Paint all exterior corner trim, ext. doors, door trims with 1 coat of primer and 2 coats of paint. paint must be 1st quality, color to be chosen by owner. Contractor must provide earth tone colors to SHC Construction Coordinator for approval prior to be chosen by Homeowner. Primer not required when material is factory primed.	280.00	LF		
5740	PAINT EXTERIOR SIDING--CUSTOM Primer, and Paint all exterior cladding with 1 coat of primer and 2 coats of paint. Paint must be 1st quality and color must be chosen by SHC and Homeowner. Contractor will provide earth tone colors for approval. Primer not required when material is factory primed.	992.00	SF		

Location: 3 - General exterior and interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
Trade: 20 Floor Coverings					
5915	VINYL COMPOSITION TILE Install 12"x12"x1/8" vinyl composition tile, by Armstrong or Azrock per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.	829.00	SF		
Trade: 21 HVAC					
6001	**HVAC rough in Install all HVAC interior unit, duct work, build an interior platform and run refrigerant lines. All work to comply with New Energy Code.	1.00	EA		
6401	**HVAC Final Install HVAC exterior unit with pad. First line major brand. HVAC unit must meet or exceed Energy Code and current mechanical code. Install all pending items, including digital thermostat. Start up HVAC system for final inspection.	1.00	EA		
Trade: 22 Plumbing					
6601	**PLUMBING Top Out Cap all existing rough in plumbing. Sewer and plumbing lines must be completed for plumbing fixture installation. Include completed installation of all sewer vents and HVAC drain. A top out inspection will be conducted prior to installation of Drywall.	1.00	EA		
6835	SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, p-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA		
6901	VANITY--30" COMPLETE Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escution plates.	1.00	EA		
6965	SHOWERSTALL--FIBERGLASS Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head.	1.00	EA		
Custom	PLUMBING ROUGH IN Install all sch40 for sewer rough in for commode, shower, vanity, kitchen sink, and HVAC drain. All sewer lines to be 4"	1.00	EA		

Location: 3 - General exterior and interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	schedule 40 pvc pipe. After installation install air meter for air pressure test and inspection. All plumbing must be installed by a texas certified/licensed master plumber. All plumbing must meet current IRC Plumbing Codes. All water supply must be color coded pex plumbing and provided for all plumbing fixtures. Pex Plumbing installation must meet current IRC Plumbing Codes and installed by Master Plumber.				
Trade: 23	Electric				
7401	**ELECTRIC Final Install receptacle cover plates, switch cover plates, ceiling fans, light fixtures interior and exterior. Also installation of wired smoked alarms at bedrooms and hallways.	1.00	EA		
7810	SMOKE DETECTOR--HARD WIRED--BATTERY BACK-UP Install a UL approved, ceiling mounted smoke and heat detectors permanently wired into a receptacle box with battery back-up. Smoke detectors must meet or exceed current electrical and fire codes.	4.00	EA		
8145	ELECTRIC--Rough In All work must comply with 2017 NEC Code. Install GCI where required. Install Arch breakers in every Living Area rooms, except in kitchen and baths. All work to be performed by a Texas licensed electrician.	1.00	EA		
Trade: 300	Concrete (CSI)				
Custom	Foundation Structure/Formwork Contractor is responsible for all concrete forms, trenching ditches, Visqueen moisture barrier, american rebar size, and structure to be built and completed according to Engineer's foundation design. ASTM Standards must apply.	1.00	EA		
Custom	Foundation Concrete Pour Contractor is responsible for assuring that concrete pour is in accordance with Engineer's desired measures for mix, slump, and PSI. A State of Texas certified engineer is required to recommend concrete mix.	35.00	CY		
Trade: 1500	Mechanical (CSI)				
C15200	PLUMBING FIXTURES and Final Install plumbing fixtures and include all accessories and water supply lines. Install anti backflow hose bibbs. All fixtures must be in working order. All fixtures to be Water Sense energy savers. Include a complete commode, as per plans and notes. Include an electric 40gal Energy Efficient Rheem or equal water heater with a min. 6 year manufacturer warranty.	1.00	EA		

Location Total: _____

Grand Total for 122 W. Maria Elena _____

Authorized Signature of Bidder _____

Print Name of Authorized Bidder _____

Date completed _____

ARCHITECT REDLINE ARCHITECTURE, LLC 11119 FLORES, SUITE 200 LAREDO, TX, 78040 PH: 956.727.5391 CONTACT: TLISSA L. MOLANO/JUAN MOLANO	REPRESENTATIVE WEBB COUNTY SELF-HELP CENTER 8116 HWY 359 LAREDO, TX, 78040 PH: 956.523.4125 CONTACT: WEBB COUNTY	GENERAL CONTRACTOR TO BE DETERMINED	BUILDING CONSTRUCTION ALL BUILDING CONSTRUCTION TO BE IN COMPLIANCE WITH THE FOLLOWING CODES -INTERNATIONAL RESIDENTIAL CODE 2015 -INTERNATIONAL PLUMBING CODE 2015 -INTERNATIONAL MECHANICAL CODE 2015 -INTERNATIONAL ENERGY CODE 2015 -NATIONAL ELECTRICAL CODE 2017 BUILDER TO COMPLETE ENERGY CERTIFICATE AND AIR LEAKAGE TEST RESULTS
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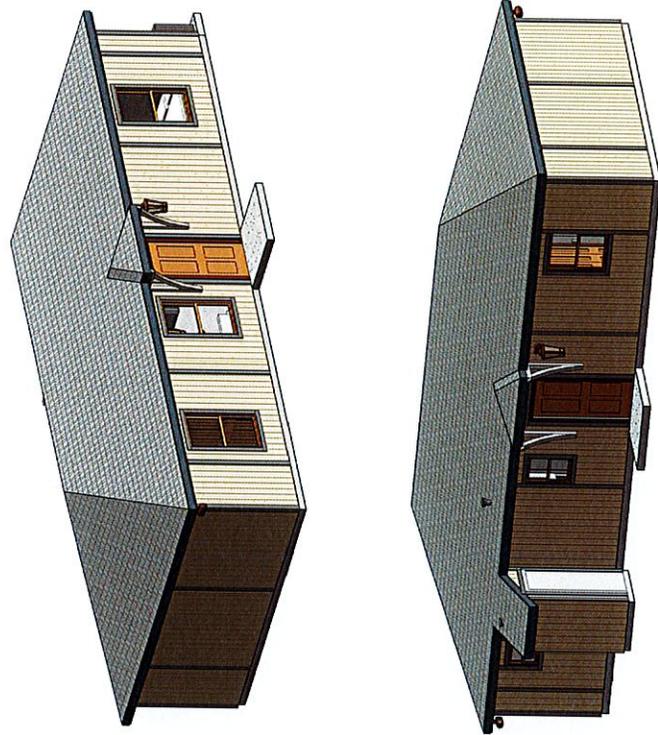
INDEX OF DRAWINGS

SYMBOLS KEY/DRAWING NUMBER KEY

PLAN NUMBER: 10/A-201
 DISCIPLINE: A - ARCHITECTURE
 DETAIL NUMBER: C - CIVIL

ISSUE DATE: 01-12-2001 (CITY COMMENTS #1)
 INITIAL ISSUE DATE: 12-31-2000 (FOR CONSTRUCTION)
 INITIAL ISSUE DATE: (blank)
 REVISION NAME: (blank)

PLAN NUMBER	DISCIPLINE	DETAIL NUMBER	ISSUE DATE	ISSUE
A000	A	INDEX SHEET	DEC 4 2014	PROGRESS SET
A100	A	SITE PLAN	DEC 15 2014	95% C.D.S
A200	A	ARCHITECTURAL FLOOR PLAN	JAN 28 2015	FOR CONSTRUCTION
A202	A	ELECTRICAL LAYOUT	NOV 8 2017	CODE UPDATE CHG
A203	A	REFLECTED CEILING PLAN		
A204	A	ROOF PLAN		
A206	A	FINISH SCHEDULE		
A300	A	EXTERIOR ELEVATIONS		
A301	A	INTERIOR ELEVATIONS		
A400	A	BUILDING SECTIONS		
A401	A	WALL SECTIONS		
A402	A	DETAIL SECTIONS		
A600	A	ROOF DETAILS		
A701	A	HOME WRAP DETAILS		
A702	A	PANEL & TRIM DETAILS		



redline
architecture

1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom

No.	Description	Date
1	PROGRESS SET	12-04-2014
2	85% C.D'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

INDEX SHEET

Project number: 690914_03
 Date: 01-28-2015
 Drawn by: JS
 Checked by: TLM
 Scale:



WEBB COUNTY
 2014-009 "Self-Help Center Reconstruction Program"
 3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

SITE PLAN	
Project number	690914_03
Date	01-28-2015
Drawn by	TLM
Checked by	JJM
Scale	

TERMITE PROTECTION:

ACCORDING TO FIGURE R301.2(6) TERMITE INFESTATION PROBABILITY MAP LAREDO IS LOCATED IN A MODERATE TO HEAVY TERMITE AREA AND SHOULD ABIDE BY THE FOLLOWING:

R318.1 Subterranean termite control methods. In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R318.2.
2. Termite baiting system installed and maintained in accordance with the label.
3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
4. Naturally durable termite-resistant wood.
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R603.2.1.

R318.1.1 Quality mark. Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.2 shall bear the quality mark of an approved inspection agency that maintains continuing supervision testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

R318.1.2 Field treatment. Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with AWPA M4.

R318.2 Chemical termiticide treatment. Chemical termiticide treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label.

R318.3 Barriers. Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

R318.4 Foam plastic protection. In areas where the probability of termite infestation is "very heavy" as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls.

or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.
2. Where in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.
3. On the interior side of basement walls.

FLASHING AT FOUNDATION (RE: A000 FOR IRC APPLICABLE CODES):

R703.12.2 Flashing at foundation.
 A corrosion-resistant screed or flashing of a minimum 0.019 inch (0.48 mm) or 26-gauge galvanized or plastic with a minimum vertical attachment flange of 3/12 inches (89 mm) shall be installed to extend a minimum of 1 inch (25 mm) below the foundation plate line on exterior stud walls in accordance with Section R703.4.

R703.12.3 Water-resistant barrier. A water-resistant barrier shall be installed as required by Section R703.2 and shall comply with the requirements of Section R703.7.3. The water-resistant barrier shall lap over the exterior of the attachment flange of the screed or flashing provided in accordance with Section R703.12.2.

SITE PLAN LEGEND:

-  LANDSCAPING BED
-  SODDED AREA
-  CONCRETE, RE-CIVIL
-  DECOMPOSED GRANITE AND/OR P-GRAVEL

GENERAL NOTES:

TEMPORARY SANITARY FACILITIES AND WASTE REMOVAL FACILITIES TO BE PROVIDED BY GC.

RE-SPECIFIC SITE LOCATION PROVIDED BY REDLINE

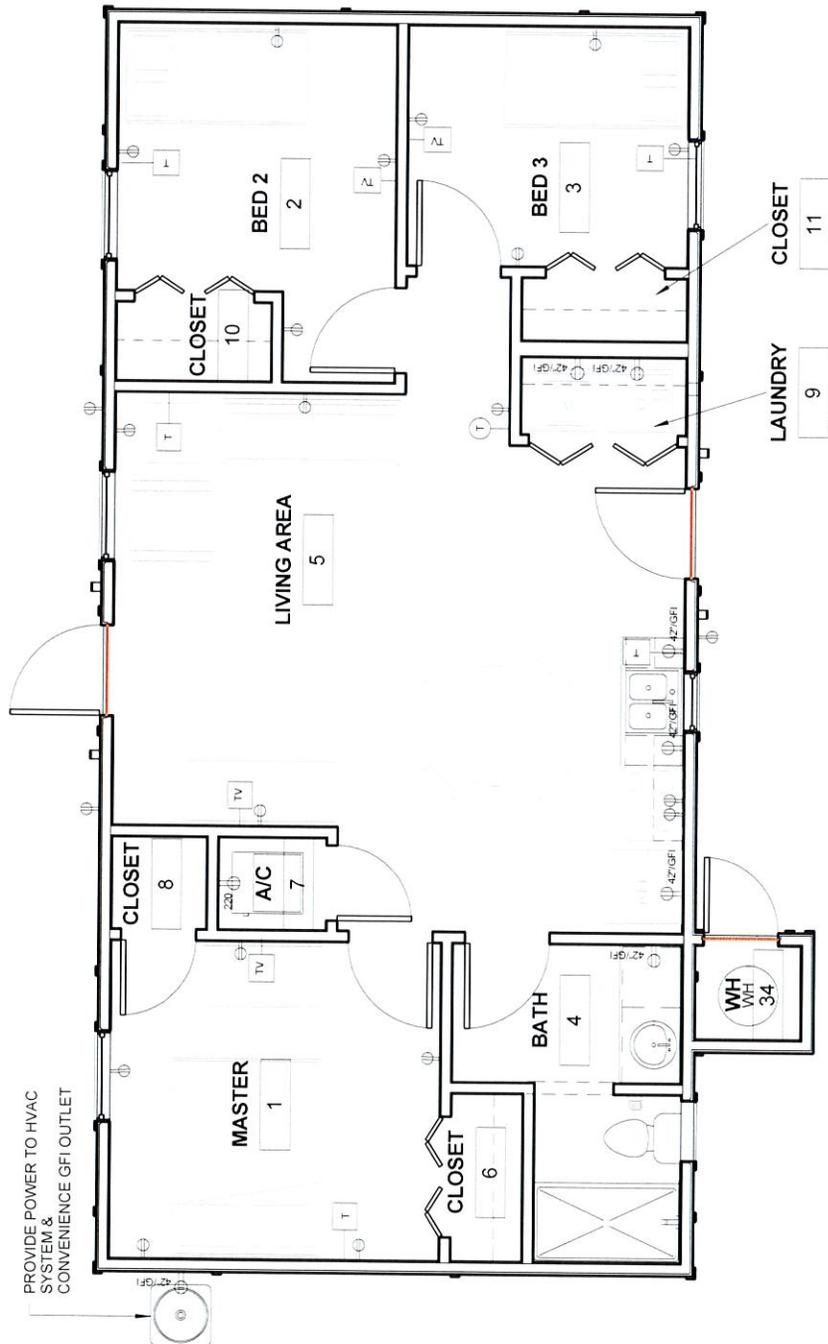


ELECTRICAL & RCP LEGEND

⊕	EXHAUST FAN WITH LIGHT VENT TO EXTERIOR	⊕	110 DUPLEX - ABOVE COUNTER
○	RECESSED DOWNLIGHT	⊕	110 DUPLEX - GROUND FAULT INTERRUPTER
○	PENDANT LIGHT	TV	CABLE TELEVISION OUTLET
○	SMOKE DETECTOR	T	TELEPHONE CABLE
○	CARBON MONOXIDE & SMOKE DETECTOR	⊕	THERMOSTAT
○	FAN WITH LIGHT KIT	⊕	DOOR BELL BUTTON
○	FLOOD LIGHTS	BELL	DOOR BELL CHIME
○	WALL MOUNTED LIGHT FIXTURE	⊕	WEATHERPROOF LIGHTING
⊕	110 DUPLEX - OUTLET	⊕	WALL SCONCE
⊕	110 DUPLEX - ABOVE COUNTER	⊕	EXHAUST VENT

ELECTRICAL & HVAC GENERAL NOTES:

- EACH ELECTRICAL PANEL, LIGHT SWITCHES, OR THERMOSTAT INSTALLED NOT HIGHER THAN 48 INCHES ABOVE THE FLOOR
- EACH ELECTRICAL PLUG OR OTHER RECEPTACLE IS AT LEAST 15" ABOVE FLOOR
- EACH BREAKER BOX LOCATED NOT HIGHER THAN 48" ABOVE THE FLOOR
- ALL ELECTRICAL BOXES ON EXTERIOR WALLS REQUIRE AIR BARRIER OR SEALED TYPE BOXES
- HVAC REGISTERS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO DRYWALL
- HVAC SYSTEM PROVIDED TO COMPLY WITH MANUAL J CALCULATIONS
- DUCT SEALING 1" TO 1.5" OF CLOSED CELL FOAM AND IGNITION BARRIER
- AIR HANDLERS AND FILTER BOXES TO BE SEALED AND VERIFIED THROUGH ROUGH-IN TEST OR POST CONSTRUCTION TEST
- R-3 INSULATION ON HVAC SYSTEM SUCTION LINES AND HOT WATER PIPES
- EXTERIOR PIPING INSULATION TO BE SHIELDED FROM SUNLIGHT, MOISTURE, WIND (NO TAPE) OR UV PAINTED OR ARMORFLEX TYPE MATERIAL
- HOT WATER TEMPERATURE WITH OUTDOOR SETBACK CONTROL BASED ON OUTDOOR TEMPERATURE
- MANUAL J CALCULATIONS AND EQUIPMENT AND EQUIPMENT BASED ON MANUALS
- PROGRAMABLE THERMOSTAT REQUIRED
- SUPPLY AND RETURN DUCT INSULATION BASED ON DIAMETER (GREATER THAN OR EQUAL TO 3" R-8 IN ATTICS, R-6 ELSEWHERE DUCTS LESS THAN 3" R-6 IN ATTICS, R-4.2 ELSEWHERE
- LIGHTING EFFICIENCY AT A MINIMUM OF 75% BASED ON LIMENS AND WATTS
- RES CHECK - ERI REQUIREMENT BASED ON MODEL CODE 52, CLIMATE ZONE 2, BY 2019 = 63
- PROVIDE GFCI AT THE FOLLOWING LOCATIONS AS PER IRC SECTION E3902 THAT ARE 125 V/SINGLE PHASE 15-20 AMP BATHROOM, GARAGE AND ACCESSORY BUILDINGS, OUTDOOR RECEPTACLES, KITCHEN, LAUNDRY, WITHIN 6' FROM: SINK, TUB, SHOWER.
- ARC FAULT CIRCUIT INTERRUPTOR PROTECTION FOR BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15-20 AMP OUTLETS LOCATED IN: KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARY, DEN, BEDROOMS, SUNROOM, RECREATION ROOM, CLOSET, HALLWAYS, LAUNDRY AS PER SECTION E3902.16.0D.2015.IRC



PROVIDE POWER TO HVAC SYSTEM & CONVENIENCE GFI OUTLET

1 ELECTRIC PLAN
1/4" = 1'-0"

redline
architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

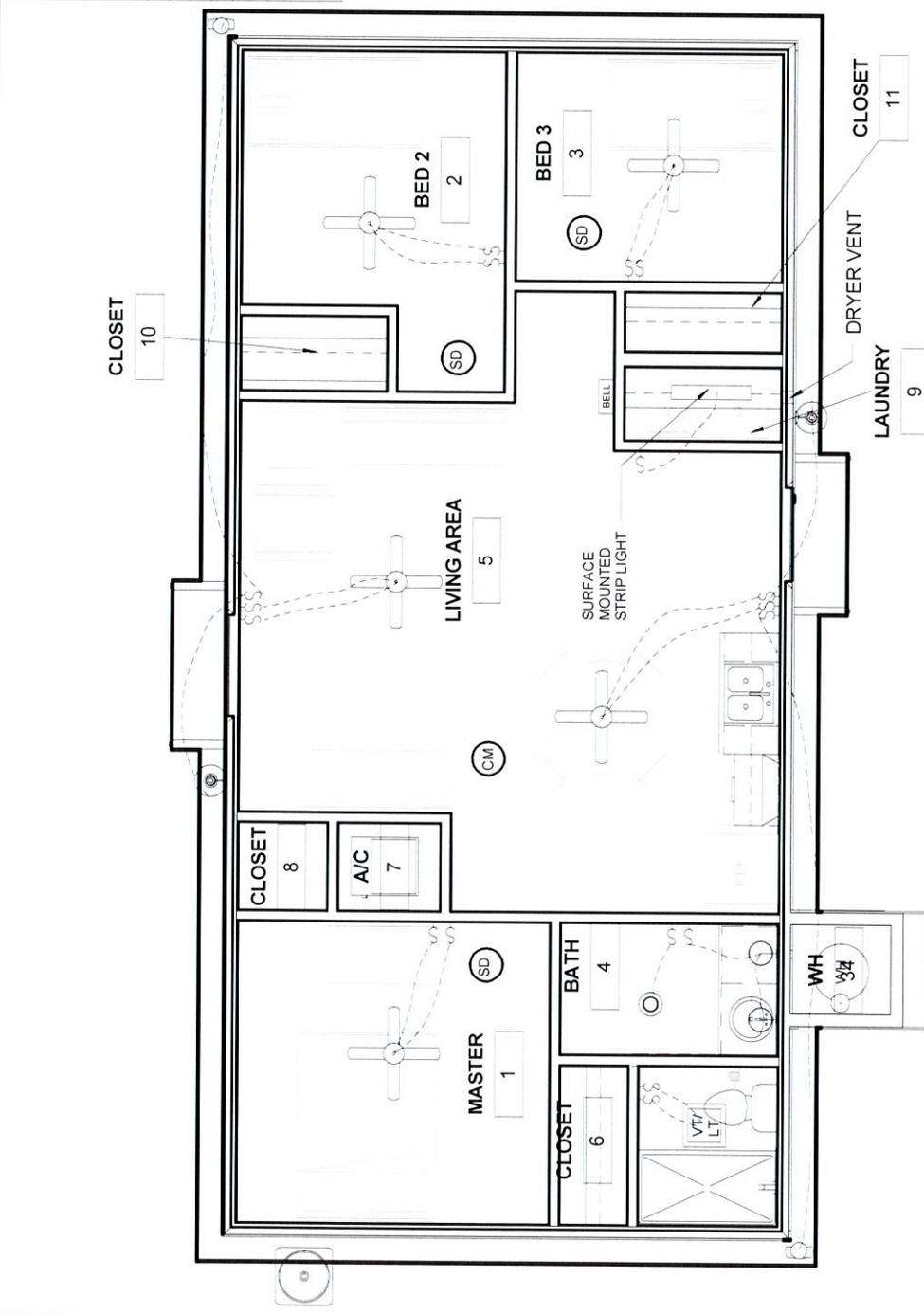
ELECTRICAL LAYOUT	
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale As indicated	
A202	

ELECTRICAL & RCP LEGEND

⊕	EXHAUST FAN WITH LIGHT VENT TO EXTERIOR	⊕	110 DUPLEX - GROUND FAULT INTERRUPTER
○	RECESSED DOWNLIGHT	TV	CABLE TELEVISION OUTLET
○	PENDANT LIGHT	T	TELEPHONE CABLE
⊙	SMOKE DETECTOR	⊕	THERMOSTAT
⊙	CARBON MONOXIDE & SMOKE DETECTOR	⊕	DOOR BELL BUTTON
⊙	FAN WITH LIGHT KIT	BELL	DOOR BELL CHIME
⊙	FLOOD LIGHTS	⊕	WEATHERPROOF LIGHTING
⊕	WALL MOUNTED LIGHT FIXTURE	⊕	WALL SCOINCE
⊕	110 DUPLEX OUTLET	⊕	EXHAUST VENT
⊕	110 DUPLEX - ABOVE COUNTER		

GENERAL NOTES:

- ALL RECESSED FIXTURES AND WIRING TO BE SEALED AND IC RATED
- CEILING ACCESS PANEL TO BE SEALED WEATHERPROOF.



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

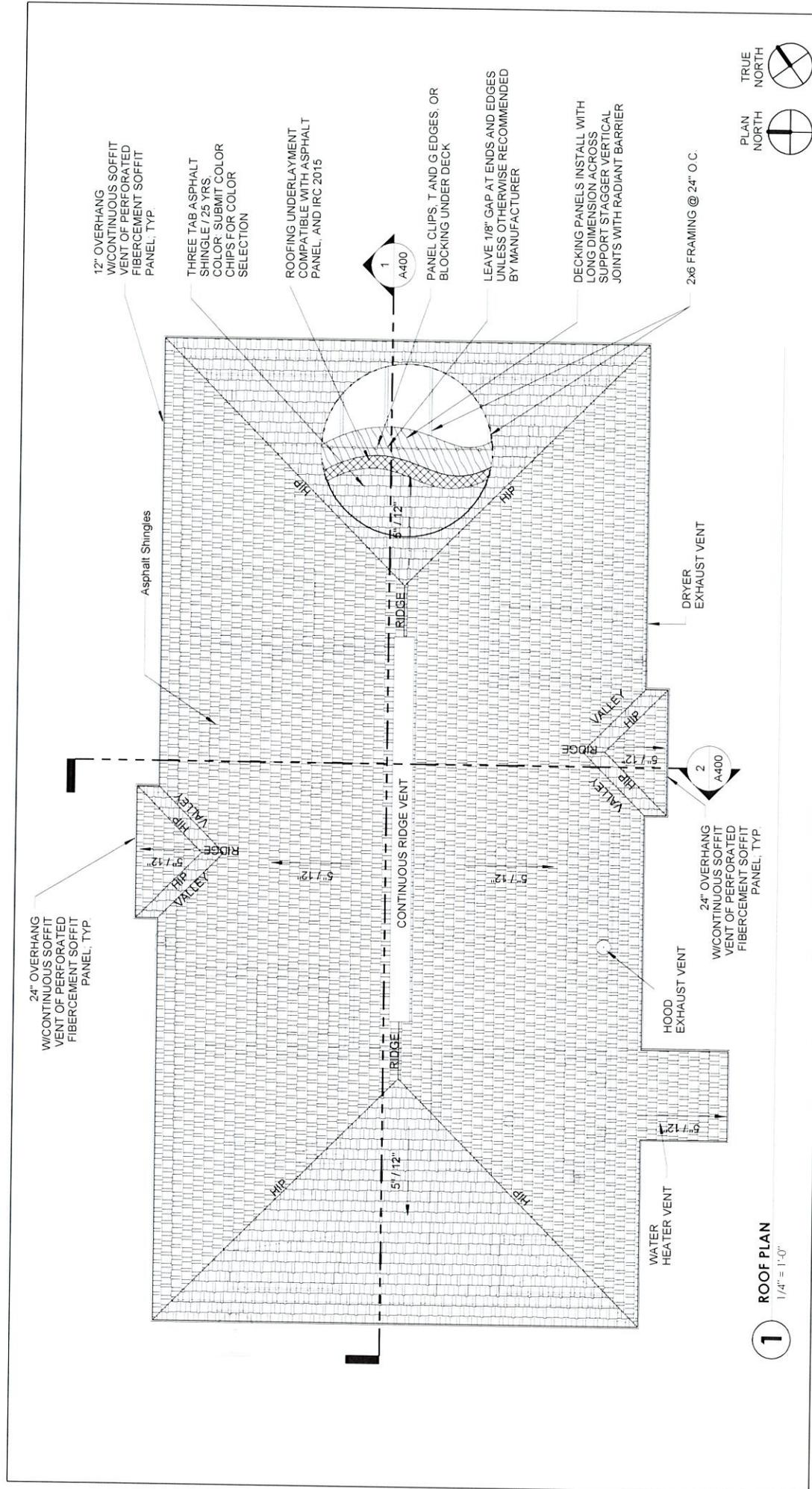
redline architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
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REFLECTED CEILING PLAN	
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale As indicated	



12" OVERHANG
W/CONTINUOUS SOFFIT
VENT OF PERFORATED
FIBERCEMENT SOFFIT
PANEL, TYP.

THREE TAB ASPHALT
SHINGLE / 25 YRS.
COLOR SUBMIT COLOR
CHIPS FOR COLOR
SELECTION

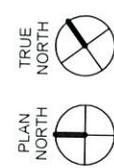
ROOFING UNDERLAYMENT
COMPATIBLE WITH ASPHALT
PANEL, AND IRC 2015

PANEL CLIPS, T AND G EDGES, OR
BLOCKING UNDER DECK

LEAVE 1/8" GAP AT ENDS AND EDGES
UNLESS OTHERWISE RECOMMENDED
BY MANUFACTURER

DECKING PANELS INSTALL WITH
LONG DIMENSION ACROSS
SUPPORT STAGGER VERTICAL
JOINTS WITH RADIANT BARRIER

2x6 FRAMING @ 24" O.C.



1 ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

Project number: 690914_03
Date: 01-28-2015
Drawn by: TLM
Checked by: JUM

A204

Scale: 1/4" = 1'-0"

WINDOW SCHEDULE

Count	Type Mark	RO	Width	Height	Type	Finish	Glazing Type	Head Height	Comments
1	A	3'-0"	5'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOWE		6'-8"	
1	B	2'-0"	2'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOWE		6'-8"	OBSCURE GLAZING
1	D	2'-0"	3'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOWE		6'-8"	
1	A	3'-0"	5'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOWE		6'-8"	
1	A	3'-0"	4'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOWE		6'-8"	
1	A	3'-0"	5'-0"	Double Hung	PVC FRAME	DOUBLE PANE INSULATED LOWE		6'-8"	

NOTES
1. ALIGN ALL WINDOWS WITH DOOR HEADERS

APPLIANCE ALLOWANCE SCHEDULE

ITEM	COST
(5) 42" CEILING FAN/LIGHT KIT	
18.2 CU FT TOP-FREEZER REFRIGERATOR	
30 GALLON WATER HEATER ENERGY STAR	
30" 4-BURNER FREESTANDING RANGE	
30" 4-WAY CONVERTIBLE HOOD	
ELECTRIC	

DOOR SCHEDULE

Door Numbr.	To Room: Name	Width	Height	Door Thickness	Door		Frame		Hardware Set	Comments
					Height	Thickness	Frame Type	Frame Finish		
1	LIVING AREA	3'-0"	6'-8"	0'-2"	PAINT	WOOD	PAINT	ENTRANCE HANDLE SET FRONT DOOR		MTL DOOR W/ NON REMOVABLE PIN HINGES
3	LIVING AREA	2'-6"	6'-8"	0'-2"	PAINT	WOOD	PAINT	HALL/CLOSER A/C		W/ LOUVER
4	MASTER	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY		
5	MASTER	4'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS		
6	BATH	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY		
7	BATH	2'-8"	7'-0"	0'-2"	PAINT	WOOD	PAINT	NONE		BATHROOM OPENING
8	LIVING AREA	3'-0"	6'-8"	0'-2"	PAINT	WOOD	PAINT	KEYED ENTRANCE W/ DEADBOLT REAR DOOR		MTL DOOR
9	LIVING AREA	5'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS		
10	BED 3	4'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS		
11	BED 3	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY		
12	BED 2	2'-10"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY		
13	BED 2	4'-0"	6'-8"	0'-1 1/2"	PAINT	WOOD	PAINT	PULLS		
15	MASTER	2'-6"	6'-8"	0'-2"	PAINT	WOOD	PAINT	BED/BATH PRIVACY		
16	WH	2'-6"	6'-8"	0'-2"	PAINT	WOOD	PAINT	KEYED ENTRANCE		MTL DOOR W/ LOUVERS/ NON REMOVABLE PIN HINGES

GENERAL NOTES:

- PROTECTION FROM DECAY SHALL BE PROVIDED TO SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER
- BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1
- PROVIDE SUBTERRANEAN TERMITE CONTROL BY CHEMICAL TERMITICIDE TREATMENT SHALL INCLUDE SOIL TREATMENT AND/OR FIELD APPLIED WOOD TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND METHOD OF TREATMENT OF THE CHEMICAL TERMITICIDE SHALL BE IN STRICT ACCORDANCE WITH THE TERMITICIDE LABEL
- FIELD TREATMENT TO FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN FIELD IN ACCORDANCE WITH AWPA M4
- PROVIDE VCT ON ALL INTERIOR FLOOR AREAS
- PROVIDE HARDWARE ON ALL CASEWORK
- PROVIDE 4" VINYL BASE
- PROVIDE ALL TOILET ROOM ACCESSORIES (TOILET PAPER HOLDER, TOWEL HOOK, TOWEL RING, TOWEL BAR, SHOWER ROD & GRAB BARS)
- HVAC A MINIMUM OF 14.5 SEER
- ALL CASEWORK STAIN GRADE ASH OR OAK
- ALL LIGHT FIXTURE AND LUMINARIES TO BE ENERGY START COMPLY
- ALL GYPSUM WALL BOARD MUST BE MOISTURE RESISTANT CORE AT FOLLOWING LOCATIONS:
 - Toilet Rooms
 - Wet Walls
 - Showers
- PROVIDE STERLING BY KHOLER, ENSEMBLE MODEL: 72180126, SCHLUTER SHOWER SYSTEM OR SIMILAR BEHIND TILE IN SHOWER WALLS AND FLOORS. REFER TO MANUFACTURER INSTALLATION GUIDELINES.

MECHANICAL REQUIREMENTS / WEATHERIZATION

- 14.5 SEER OR BETTER FOR MECHANICAL SYSTEM
- SEAL ALL ENVELOPE (EXTERIOR WALL AND ROOF) PENETRATIONS OF RESIDENCE
- COMPLY WITH ALL REQUIREMENTS OF INTERNATIONAL MECHANICAL CODE; RE: A000 INDEX SHEET FOR APPLICABLE CODES
- COMPLY WITH INTERNATIONAL ENERGY CODE RE: A000 INDEX SHEET FOR APPLICABLE CODES

FINISH SCHEDULE

Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale	

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WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom

redline
architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

GENERAL NOTES:

- ALL PRODUCTS SPECIFIED ARE USED AS BASIS OF DESIGN (SUBSTITUTIONS ALLOWED WITH PRODUCTS OF EQUAL OR BETTER PERFORMANCE)
- CAULK ALL PANEL JOINTS WERE REQUIRED REFER TO A702 FOR PANEL DETAILS
- VERIFY ALL VENT HEIGHTS WITH APPLIANCE AND MECHANICAL EQUIPMENT MANUFACTURER AND BUILDING CODE AND BUILDING OFFICIAL

PAINT COLORS:

PAINT COLOR 1- EXT. BASIC COLOR
 PAINT COLOR 2 - EXT. ACCENT COLOR
 PAINT COLOR 3- INT. BASIC COLOR

INTERIOR PAINT WARRANTY IS 12 YEARS
 EXTERIOR PAINT WARRANTY IS 15 YEARS

FLASHING (RE: A000 FOR IRC APPLICABLE CODES)

R703.8 Flashing. Approved corrosion-resistant flashing shall be applied single-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
 - 1.1. The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill or exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
 - 1.2. In accordance with the flashing design or method of a registered design professional.
 - 1.3. In accordance with other approved methods.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings and sills.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

SIDING, TRIM & SOFFIT

4X8 HARDI PANEL VERTICAL SIDING (SIERRA 8 PANELS) OR EQUAL

1X4 HARDITRIM XLD PLANKS OR EQUAL

12" HARDISOFFIT (VENTED SOFFIT) PANEL OR EQUAL

24" HARDISOFFIT (VENTED SOFFIT) PANEL @ ENTRANCES OR EQUAL

GENERAL NOTES:

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 - 1.2. In accordance with the flashing design or method of a registered design professional.
 - 1.3. In accordance with other approved methods.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings and sills.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

SIDING, TRIM & SOFFIT

4X8 HARDI PANEL VERTICAL SIDING (SIERRA 8 PANELS) OR EQUAL

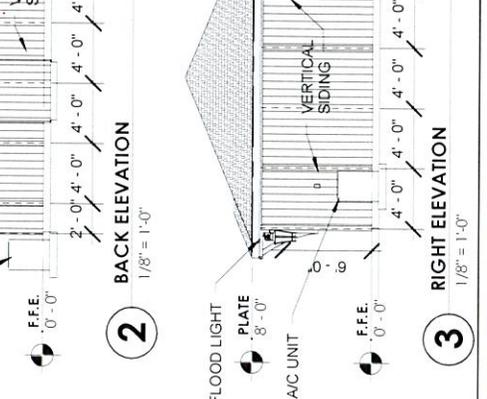
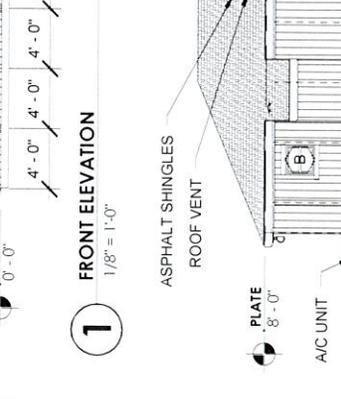
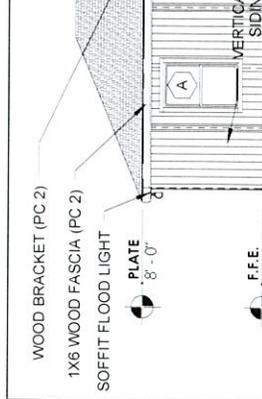
1X4 HARDITRIM XLD PLANKS OR EQUAL

12" HARDISOFFIT (VENTED SOFFIT) PANEL OR EQUAL

24" HARDISOFFIT (VENTED SOFFIT) PANEL @ ENTRANCES OR EQUAL

GENERAL NOTES:

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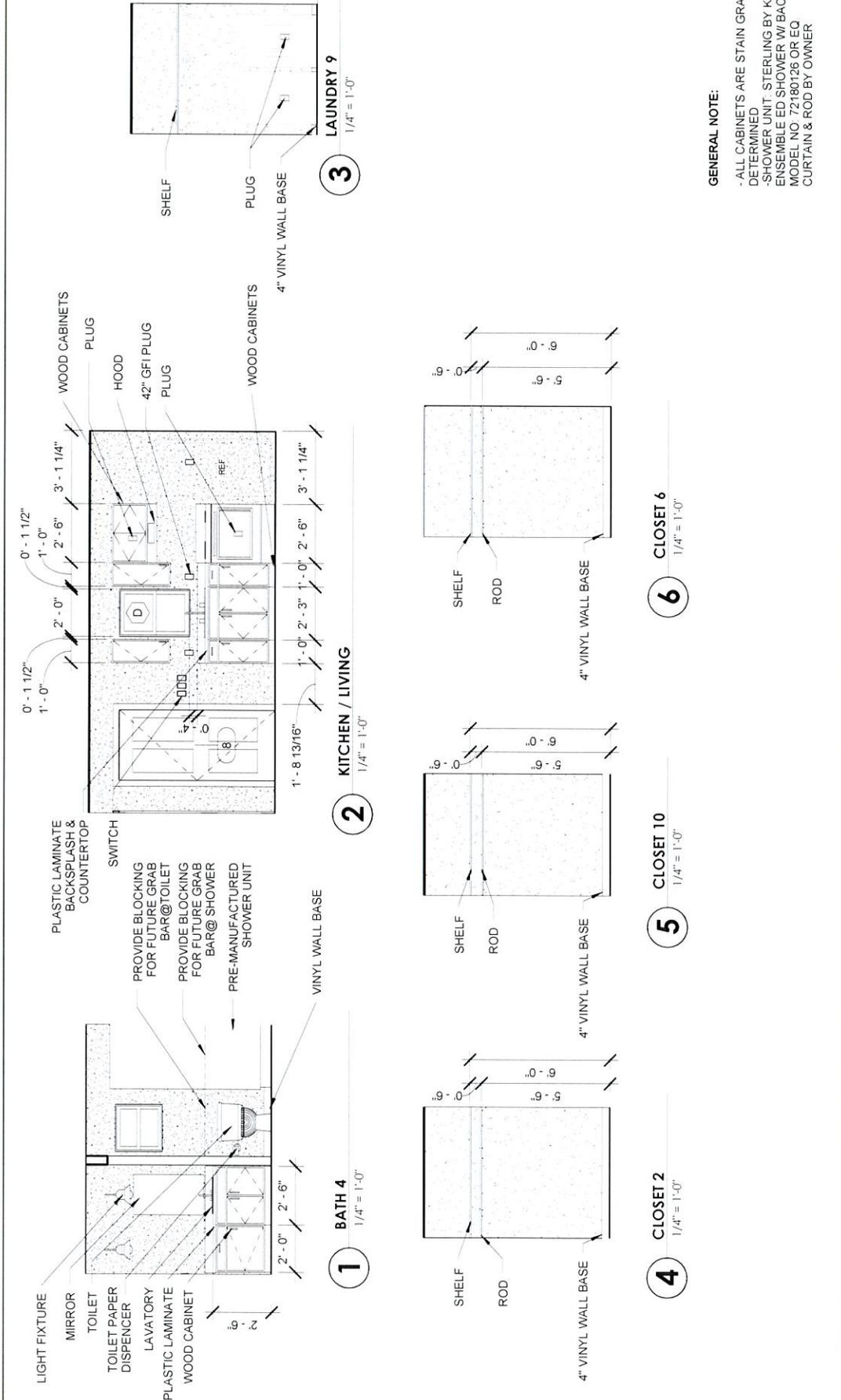
EXTERIOR ELEVATIONS	
Project number	650914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale 1/8" = 1'-0"	



WEBB COUNTY
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 3 Bedroom

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1119 FLORES, SUITE 200 LAREDO, TX 78040



GENERAL NOTE:
 - ALL CABINETS ARE STAIN GRADE OAK; COLOR TO BE DETERMINED
 - SHOWER UNIT: STERLING BY KOHLER
 - ENSEMBLE ED SHOWER W/ BACKER BOARDS OR EQ MODEL NO. 72180126 OR EQ CURTAIN & ROD BY OWNER

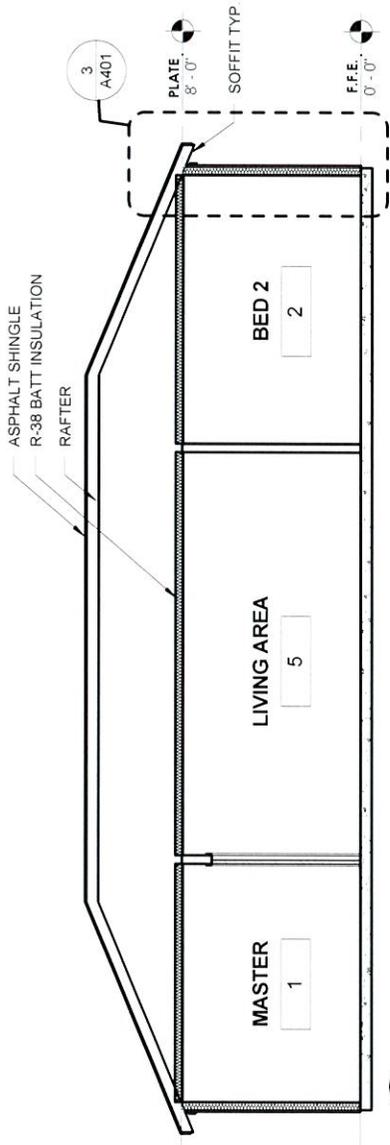
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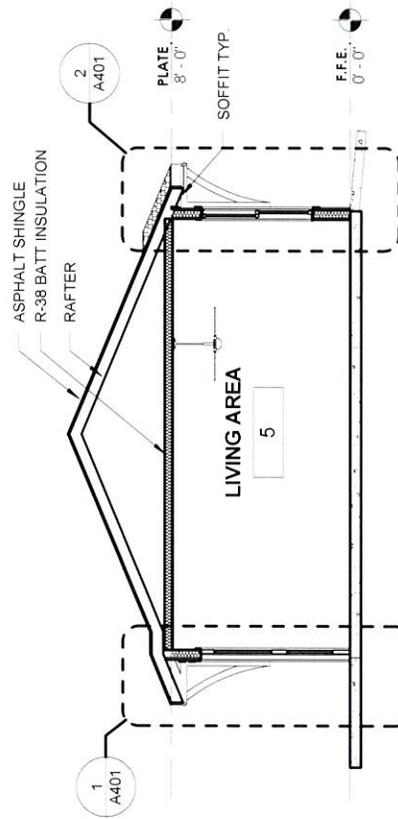
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INTERIOR ELEVATIONS	
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
A301	
Scale 1/4" = 1'-0"	



1 SECTION A
3/16" = 1'-0"



2 SECTION B
3/16" = 1'-0"



WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom

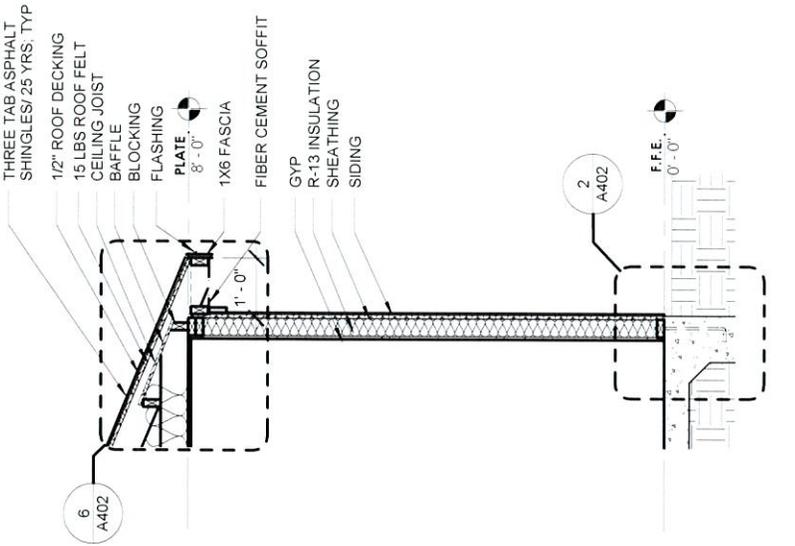


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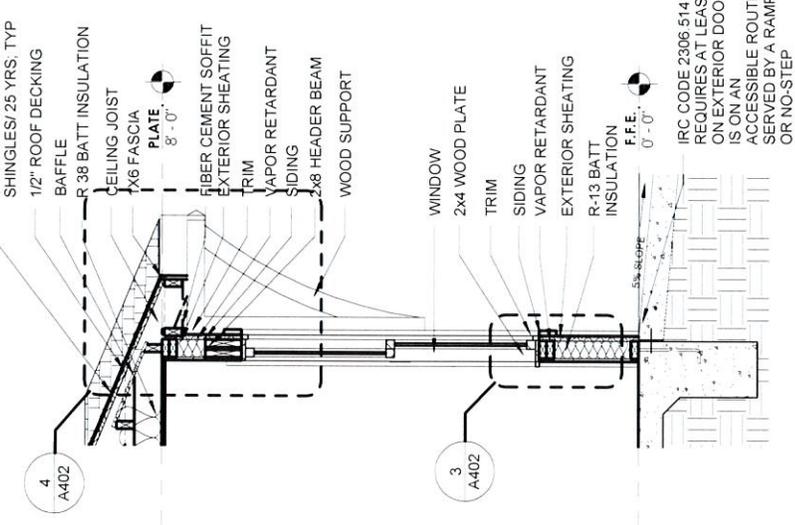
BUILDING SECTIONS

Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM
Scale 3/16" = 1'-0"	

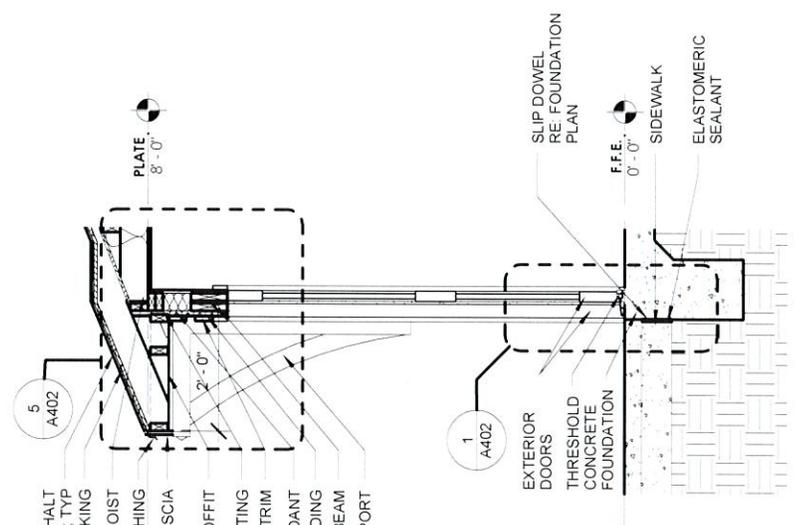
A400



1 TYP. WALL SECTION @ DOOR
1/2" = 1'-0"



2 TRP. WALL SECTION @ WINDOW
1/2" = 1'-0"



3 TYP. WALL SECTION
1/2" = 1'-0"



4 TYP. WALL SECTION
1/2" = 1'-0"



5 TYP. WALL SECTION
1/2" = 1'-0"

6 TYP. WALL SECTION
1/2" = 1'-0"

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WALL SECTIONS

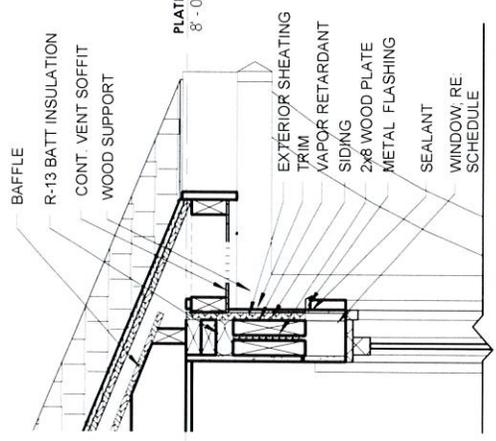
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Date	01-28-2015
Drawn by	JS
Checked by	JJM

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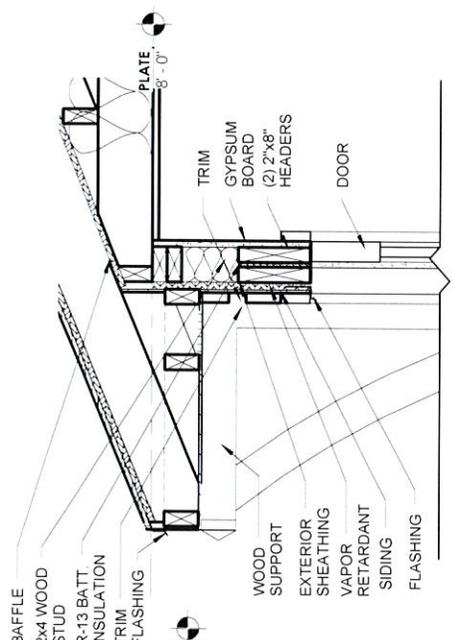
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INSULATION GENERAL NOTES:

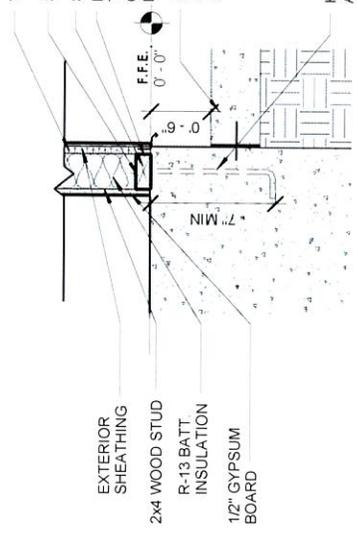
- CUT TO FIT INSULATION AT NARROW CAVITIES OR FILL BY BLOWN OR SPRAY INSULATION. AT VENTED SOFFITS USE BAFFLES TO ALLOW AIR PASSAGE



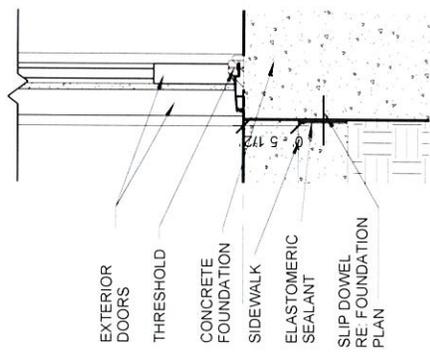
4 DETAIL 1
1" = 1'-0"



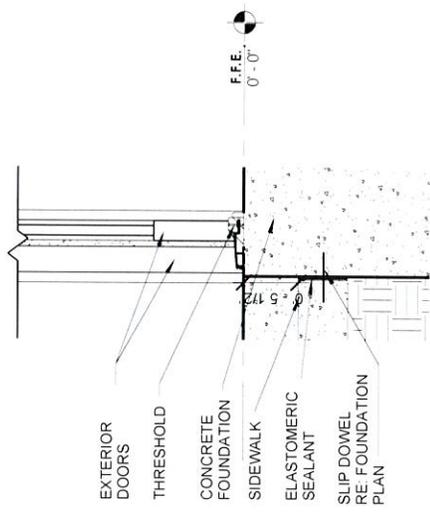
5 DETAIL 2
1" = 1'-0"



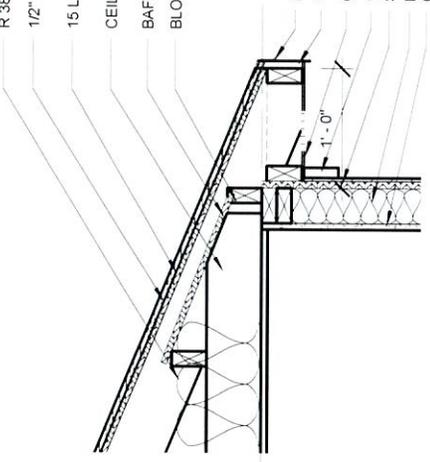
2 DETAIL 3
1" = 1'-0"



3 DETAIL 4
1" = 1'-0"



1 DETAIL 5
1" = 1'-0"



6 DETAIL 6
1" = 1'-0"

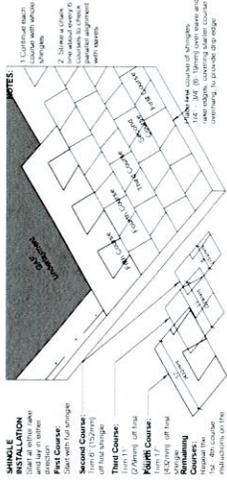


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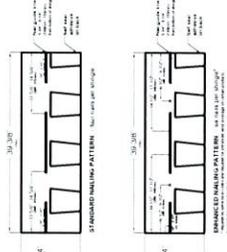
No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

DETAIL SECTIONS	
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	JJM
A402	
Scale: 1" = 1'-0"	

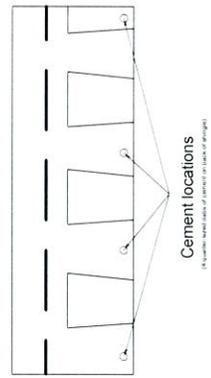


SHINGLE INSTALLATION
 1. Continue each course with whole shingles.
 2. Stagger shingles between courses.
 3. Start each course with a full shingle.
 4. End each course with a full shingle.
 5. Start with full shingle on left side of roof.
 6. End with full shingle on right side of roof.
 7. Start with full shingle on left side of roof.
 8. End with full shingle on right side of roof.
 9. Start with full shingle on left side of roof.
 10. End with full shingle on right side of roof.

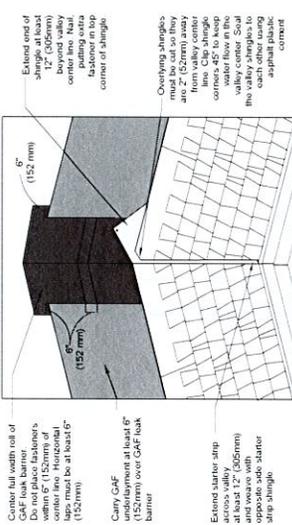
2 ROOF SHINGLE INSTALLATION
 3/32" = 1'-0"



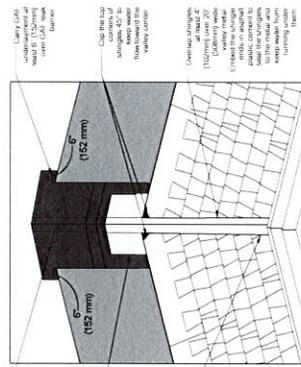
3 ROOF SHINGLE NAIL PLACEMENT
 3/32" = 1'-0"



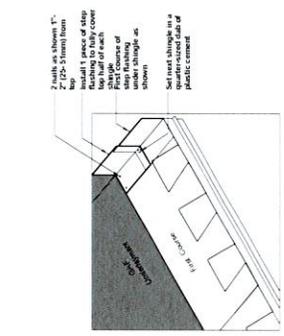
5 ROOF SHINGLE SEALANT LOCATION
 3/32" = 1'-0"



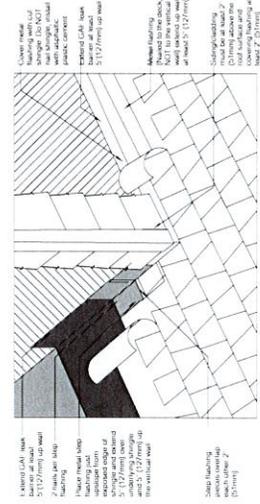
1 ROOF SHINGLE CLOSED VALLEY
 3/32" = 1'-0"



4 ROOF SHINGLE OPEN VALLEY
 3/32" = 1'-0"



6 ROOF SHINGLE STEP FLASHING
 3/32" = 1'-0"



7 ROOF SHINGLE WALL FLASHING
 3/32" = 1'-0"



WEBB COUNTY
 2014-009 "Self-Help Center Reconstruction Program"
 3 Bedroom

redline
architecture
 1119 FLORES, SUITE 200 LAREDO, TX 78040

No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CDS	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

ROOF DETAILS

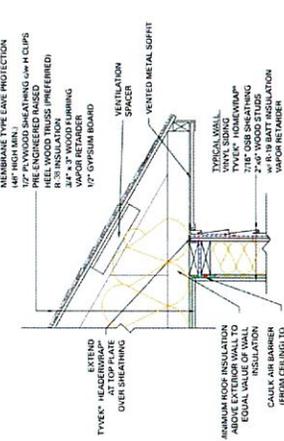
Project number	690914_03
Date	01-28-2015
Drawn by	JS
Checked by	TLM

A600

Scale 3/32" = 1'-0"

GENERAL NOTES

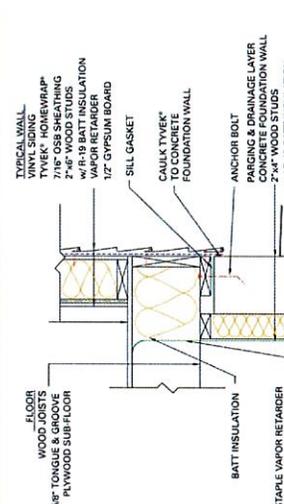
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE)
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



ROOF/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

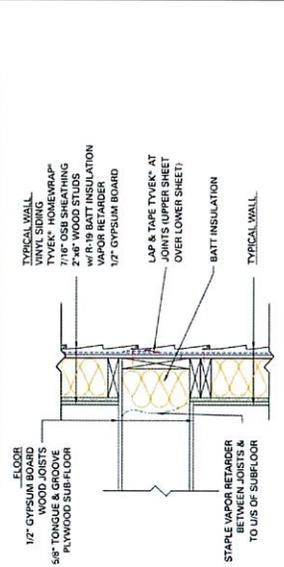
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE)
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

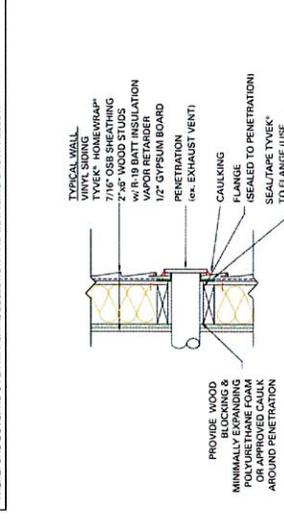
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE)
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



FLOOR/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

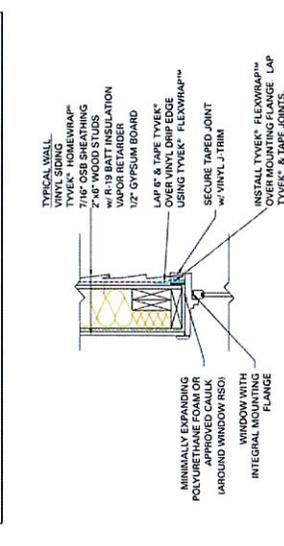
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE)
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

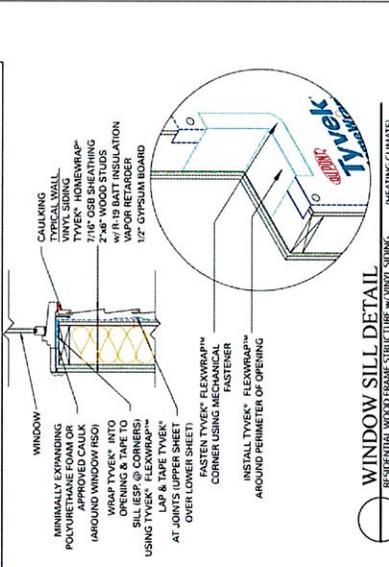
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE)
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

GENERAL NOTES

- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
- (EX. DUPONT™ CONTRACTOR TAPE)
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (EX. DUPONT™ WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)

redline
architecture
1119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
2014-009 "Self-Help Center Reconstruction Program"
3 Bedroom



No.	Description	Date
1	PROGRESS SET	12-04-2014
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2015
4	CODE UPDATE CHANGES	11-8-2017

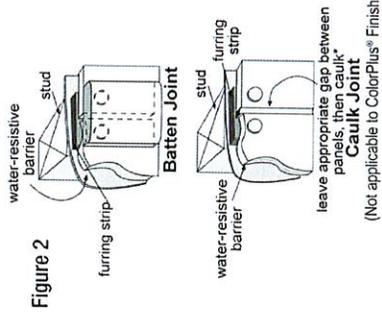
HOME WRAP DETAILS

Project number 690914_03
Date 01-28-2015
Drawn by JS
Checked by TLM
Scale As indicated

A701

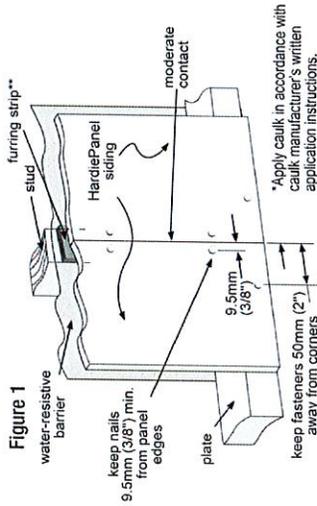
HardiePanel Vertical Siding Installation

- Framing must be provided at horizontal and vertical edges for fastening.
- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.



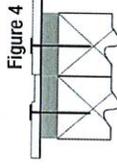
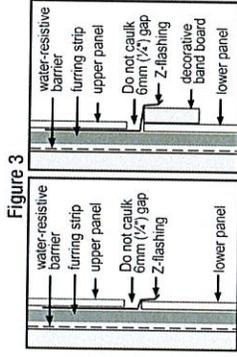
Fastener Requirements

Position fasteners 9.5mm (3/8") from panel edges and no closer than 50mm (2") from corners.



Joint Treatment

- Vertical joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide positive slope Z-flashing at all horizontal joints (fig. 3).



Recommendation: When installing Sierra 8, provide a double stud at panel joints to avoid nailing through grooves.

11119 FLORES, SUITE 200 LAREDO, TX 78040

WEBB COUNTY
 2014-009 "Self-Help Center Reconstruction Program"
 3 Bedroom



No.	Description	Date
2	95% CD'S	12-15-2014
3	FOR CONSTRUCTION	01-28-2014
4	CODE UPDATE CHANGES	11-8-2017

PANEL & TRIM DETAILS

Project number 690914_03
 Date 01-28-2015
 Drawn by JS
 Checked by JUM
 Scale

A702

ATTACHMENTS

BIDDER INFORMATION FORM

All questions must be answered and the data given must be clear and comprehensive. THIS STATEMENT MUST BE NOTARIZED. If necessary, questions may be answered on separate attached sheets. The bidder may submit any additional information desired.

Name and address of bidder:

Date organized: _____ Date incorporated: _____

Number of years in construction business under present name: _____

Current contracts:

Organization	Contract Amount	Start Completion Date
_____	_____	_____
_____	_____	_____

Type of work performed by your company: _____

Have you ever failed to complete any work awarded to you? _____

Have you ever defaulted on a contract? _____

List the projects most recently completed by your firm.

Project	Contract Amount	Start Completion Date
_____	_____	_____
_____	_____	_____

Major equipment available for this contract: _____

Attach resume(s) for the principal member(s) of your organization, including the officers as well as the proposed superintendent for the project.

Credit available: \$ _____ Bank reference: _____

I, _____ hereby authorize any person, firm or corporation to release any information requested by Webb County in verification of the recitals comprising this Statement of Bidder's Qualifications.

By: _____
Signature Title

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned NOTARY PUBLIC, on this _____ day of _____, 201__.

Notary Seal

Notary Public
My Commission expires



**TEXAS DEPARTMENT OF
HOUSING & COMMUNITY AFFAIRS**
Building Homes. Strengthening Communities.

**SECTION 3
BUSINESS CERTIFICATION
FOR THOSE SEEKING
PREFERENCE IN CONTRACTING AND
DEMONSTRATION OF CAPABILITY**

Name of Business: _____

Address of Business: _____

Type of Business: Corporation Partnership Sole Proprietorship
 Joint Venture Non-Profit Consortium

Attach the following documentation as evidence of Section 3 eligible status:
(Definition of "Section 3 business concern" in 24 CFR 135 describes three alternative qualifications.)

For Business claiming status as a Section 3 resident-owned enterprise:

- Copy of resident lease Copy of receipt of public assistance
 Copy of evidence of participation in a public assistance program
 Other evidence

For business entity as applicable:

- Copy of Articles of Incorporation Certificate of Good Standing
 Assumed Business Name Certificate Partnership Agreement
 List of owners/stockholders and % ownership of each appointing officers
 Corporation Annual Report Latest Board minutes
 Organization chart with names and titles and brief function statement
 Additional documentation

If claiming Section 3 status by subcontracting 25 percent of the dollar awarded to qualified Section 3 business:

- List of subcontracted Section 3 business(es) and subcontract amount

If basing Section 3 status by claiming at least 30 percent of workforce qualifies as current Section 3 residents or Section 3 eligible within 3 years of date of first employment with the business:

- List of all current full-time employees List of employees claiming Section 3 status
 PHA/IHA Residential lease less than 3 years from day of employment
 Other evidence of Section 3 status less than 3 years from date of employment

Evidence of ability to perform successfully under the terms and conditions of the proposed contract:

- Current financial statement Statement of ability to comply with public policy
 List of owned equipment List of all contracts for the past two years

Authorizing Name and Signature

Attested by: _____

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been

communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) **Apprentices.** Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who

is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) **Trainees.** Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) **Equal employment opportunity.** The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be

awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration..... makes, utters or publishes any statement knowing the same to be false..... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96). 40 USC 3701 et seq.

(3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

Webb County

Conflict of Interest Disclosure

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 filled with the records administrator of Webb County no later than the 7th business day after the date the person becomes aware of facts that require the statement to 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. The questionnaire may be viewed and printed by following the link before:

By submitting a response to this request, the vendor represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

The Webb County Officials who come within Chapter 176 of the Local Government Code relating to filing of Conflict of Interest Questionnaire (Form CIQ) include:

1. Webb County Judge Tano Tijerina
2. Commissioner Jesse Gonzalez
3. Commissioner Rosaura "Wawi" Tijerina
4. Commissioner John Galo
5. Commissioner Jaime Canales
6. Judge Joe Lopez, 49th Judicial District Court
7. Judge Becky Palomo, 341st Judicial District Court
8. Judge Oscar Hale 406th Judicial District Court

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY	
Date Received	

1 Name of vendor who has a business relationship with local governmental entity.

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

 Signature of vendor doing business with the governmental entity

 Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

...

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATION
REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY
EXCLUSION FOR COVERED CONTRACTS

PART A.

Federal Executive Orders 12549 and 12689 require the Texas Department of Agriculture (TDA) to screen each covered potential contractor to determine whether each has a right to obtain a contract in accordance with federal regulations on debarment, suspension, ineligibility, and voluntary exclusion. Each covered contractor must also screen each of its covered subcontractors.

In this certification "contractor" refers to both contractor and subcontractor; "contract" refers to both contract and subcontract.

By signing and submitting this certification the potential contractor accepts the following terms:

1. The certification herein below is a material representation of fact upon which reliance was placed when this contract was entered into. If it is later determined that the potential contractor knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, or the TDA may pursue available remedies, including suspension and/or debarment.
2. The potential contractor will provide immediate written notice to the person to whom this certification is submitted if at any time the potential contractor learns that the certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
3. The words "covered contract", "debarred", "suspended", "ineligible", "participant", "person", "principal", "proposal", and "voluntarily excluded", as used in this certification have meanings based upon materials in the Definitions and Coverage sections of federal rules implementing Executive Order 12549. Usage is as defined in the attachment.
4. The potential contractor agrees by submitting this certification that, should the proposed covered contract be entered into, it will not knowingly enter into any subcontract with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, and/or the TDA, as applicable.

Do you have or do you anticipate having subcontractors under this proposed contract?

Yes

No

5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations for all covered subcontracts.
6. A contractor may rely upon a certification of a potential subcontractor that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered contract, unless it knows that the certification is erroneous. A contractor must, at a minimum, obtain certifications from its covered subcontractors upon each subcontract's initiation and upon each renewal.
7. Nothing contained in all the foregoing will be construed to require establishment of a system of records in order to render in good faith the certification required by this certification document. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
8. Except for contracts authorized under paragraph 4 of these terms, if a contractor in a covered contract knowingly enters into a covered subcontract with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, Department of Health and Human Services, United States Department of Agriculture, or other federal department or agency, as applicable, and/or the TDA may pursue available remedies, including suspension and/or debarment.

**PART B. CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION FOR COVERED CONTRACTS**

Indicate in the appropriate box which statement applies to the covered potential contractor:

- The potential contractor certifies, by submission of this certification, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract by any federal department or agency or by the State of Texas.
- The potential contractor is unable to certify to one or more of the terms in this certification. In this instance, the potential contractor must attach an explanation for each of the above terms to which he is unable to make certification. Attach the explanation(s) to this certification.

Name of Contractor	Vendor ID No. or Social Security No.	Program No.

Signature of Authorized Representative

Date

Printed/Typed Name and Title of
Authorized Representative

CERTIFICATION REGARDING FEDERAL LOBBYING
(Certification for Contracts, Grants, Loans, and Cooperative Agreements)

PART A. PREAMBLE

Federal legislation, Section 319 of Public Law 101-121 generally prohibits entities from using federally appropriated funds to lobby the executive or legislative branches of the federal government. Section 319 specifically requires disclosure of certain lobbying activities. A federal government-wide rule, "New Restrictions on Lobbying", published in the Federal Register, February 26, 1990, requires certification and disclosure in specific instances.

PART B. CERTIFICATION

This certification applies only to the instant federal action for which the certification is being obtained and is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with these federally funded contract, subcontract, subgrant, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions. (If needed, contact the Texas Department of Agriculture to obtain a copy of Standard Form-LLL.)

3. The undersigned shall require that the language of this certification be included in the award documents for all covered subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all covered subrecipients will certify and disclose accordingly.

Do you have or do you anticipate having covered subawards under this transaction?

Yes

No

Name of Contractor/Potential Contractor	Vendor ID No. or Social Security No.	Program No.
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Name of Authorized Representative	Title
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Signature – Authorized Representative

Date