

# LOS VECINOS SUBDIVISION LOT 45

M C A L L E N , T E X A S



This plan is property of **URIOSTEGUI DESIGNS** and owners stated on plans. These plans are limited to a one-time construction of this project, other construction is strictly prohibited without the written permission from **URIOSTEGUI DESIGNS**.

THIS PLAN WAS DESIGNED FOLLOWING THE 2018 INTERNATIONAL BUILDING CODE.

**URIOSTEGUI DESIGNS** DOES NOT WARRANTY THIS PLANS. CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS AND CODE REQUIREMENTS BEFORE STARTING CONSTRUCTION. ALL AND ANY CHANGES NEEDED TO BE MADE TO PLANS BEFORE CONSTRUCTION BEGINS HAVE TO BE SUBMITTED IN WRITTEN FORM TO **URIOSTEGUI DESIGNS** AND ADDITIONAL CHARGES MAY APPLY.

**Please Note:**

**URIOSTEGUI DESIGNS** assumes no liability for any structure constructed from this plans. It is the responsibility of the purchaser of this plans to perform the following before actual construction commences.

1. Builder or contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Builder or contractor must verify compliance with all local building codes of the area where the structure is to be constructed and located.
3. Plans indicate locations only: engineer aspects should incorporate actual site conditions.

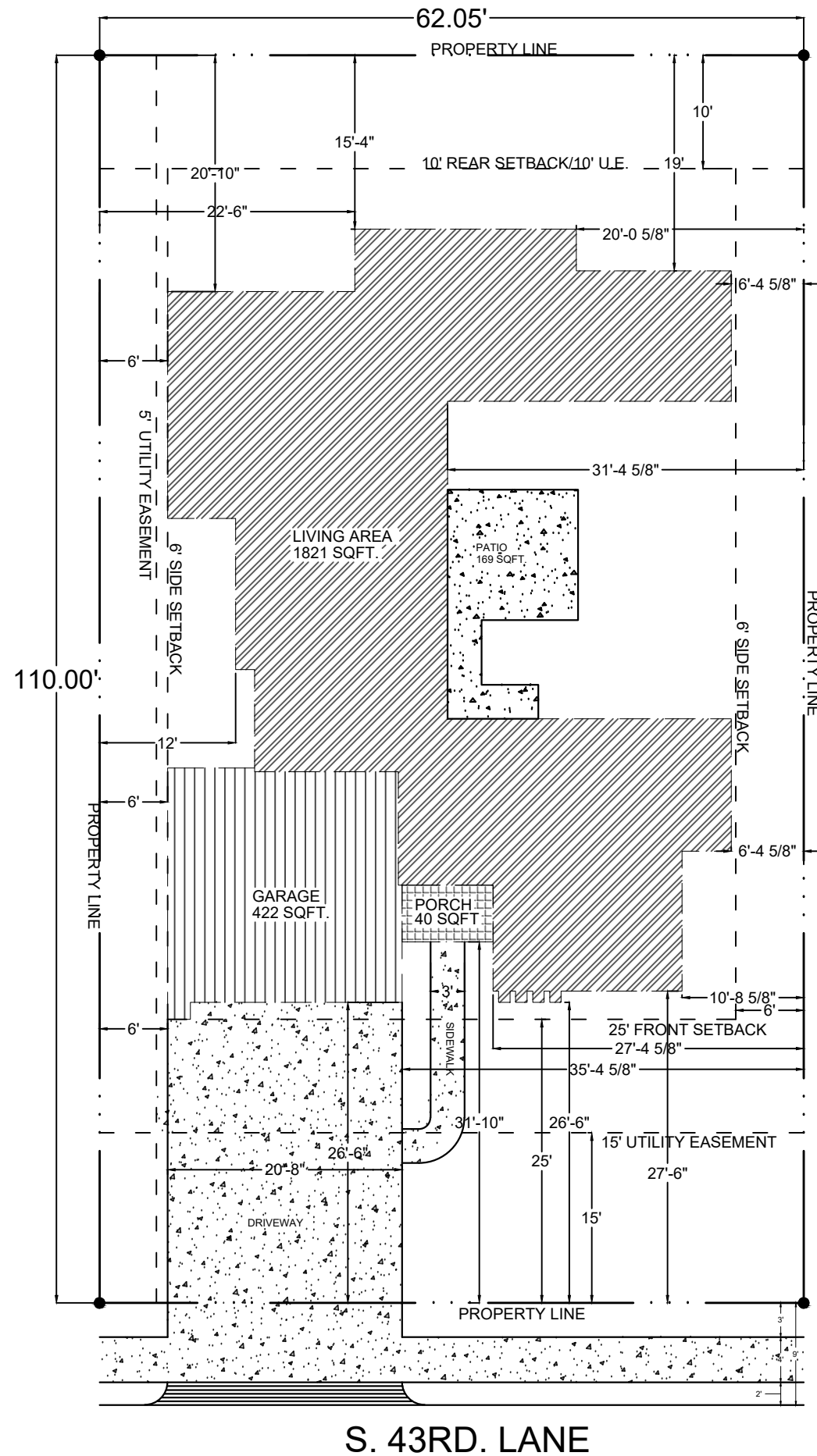


DRAWN BY: E. U.  
McALLEN, TEXAS, 78501.

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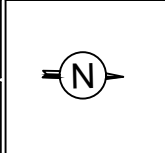
SITE PLAN



DRAWN BY: E.U.  
MCALLEN, TEXAS, 78501.

SCALE:  
3/32"=1'-0"

DATE:  
08-2-2023



PROJECT NAME:  
**LOS VECINOS  
MODERN HOUSE**

CLIENT INFORMATION:  
**LOS VECINOS  
SUBDIVISON  
LOT 45  
MCALLEN, TEXAS**

SITE PLAN

1821 SQ.FT. LIVING AREA  
422 SQ.FT. GARAGE  
40 SQ.FT. PORCH  
169 SQ.FT. PATIO  
**2,452 SQFT TOTAL**

**SP**



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McALLEN, TEXAS, 78501.

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3/32"=1'-0"

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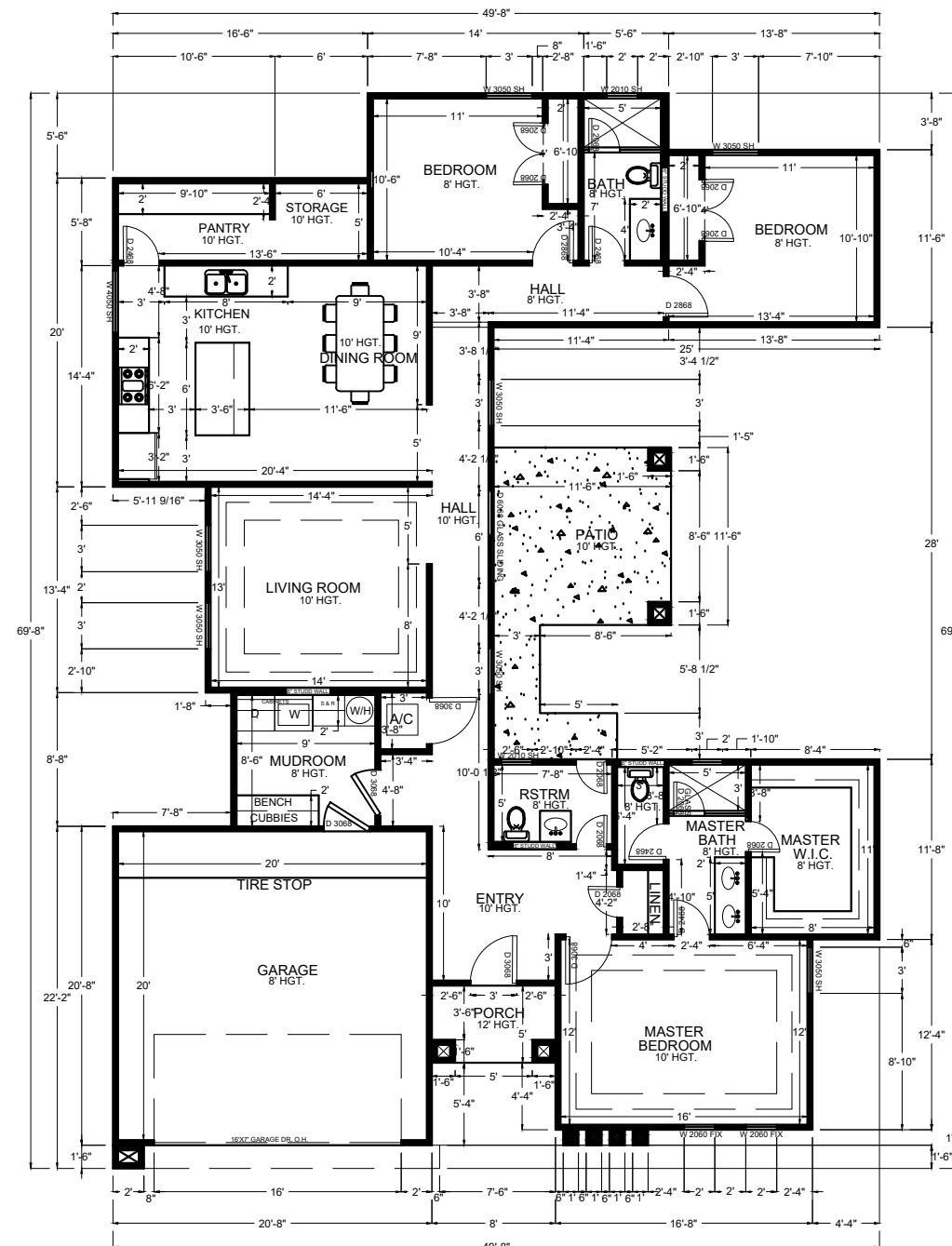
FLOOR PLAN

**1821 SQ.FT. LIVING AREA  
422 SQ.FT. GARAGE  
40 SQ.FT. PORCH  
169 SQ.FT. PATIO  
2,452 SQFT TOTAL**

**C~1**

CONSTRUCTION NOTES:

1. ALL MILLWORK, APPLIANCES AND EQUIPMENT SIZES TO BE MEASURED ON SITE BEFORE ORDERING.
2. ALL FUR-OUT WALLS TO BE FRAMED BY 2X4 STUDS.
3. SOME PLUMBING WALLS TO BE FRAMED WITH 2X6 STUDS.
4. WINDOWS IN BATHROOMS WILL HAVE OBSCURED GLASS.
5. ALL DIMENSIONS TO BE FIELD VERIFIED.
6. ALL WORK WILL BE INSPECTED PRIOR TO COVER.
7. ALL MATERIAL SHALL BE NEW AND OF THE GOOD QUALITY.
8. PROVIDE WATER RESIST GYP. BOARD AT SHOWER WALLS.
9. ALL INTERIOR WALLS TO BE 2X4 AT 16" O.C. W/1-PLY 1/2" GYP. BOARD AT EACH SIDE UNLESS NOTED OTHERWISE.
10. ALL EXTERIOR WALL TO BE 2X4 AT 16" O.C. OR TO FOLLOW FEDERAL , STATE, COUNTY AND/ OR CITY ORDINANCES AND BUILDING CODES.
11. PROVIDE EXTERIOR HOSE BIBS. REFER TO SITE PLAN FOR LOCATIONS
12. FINISH FLOOR ELEVATIONS SHALL BE 18" ABOVE EXISTING CONCRETE CURB. OR TO FOLLOW FEDERAL , STATE, COUNTY AND/ OR CITY ORDINANCES AND BUILDING CODES.



FLOOR PLAN



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SCALE:  
1/8"=1'-0"

DATE:  
08-2-2023



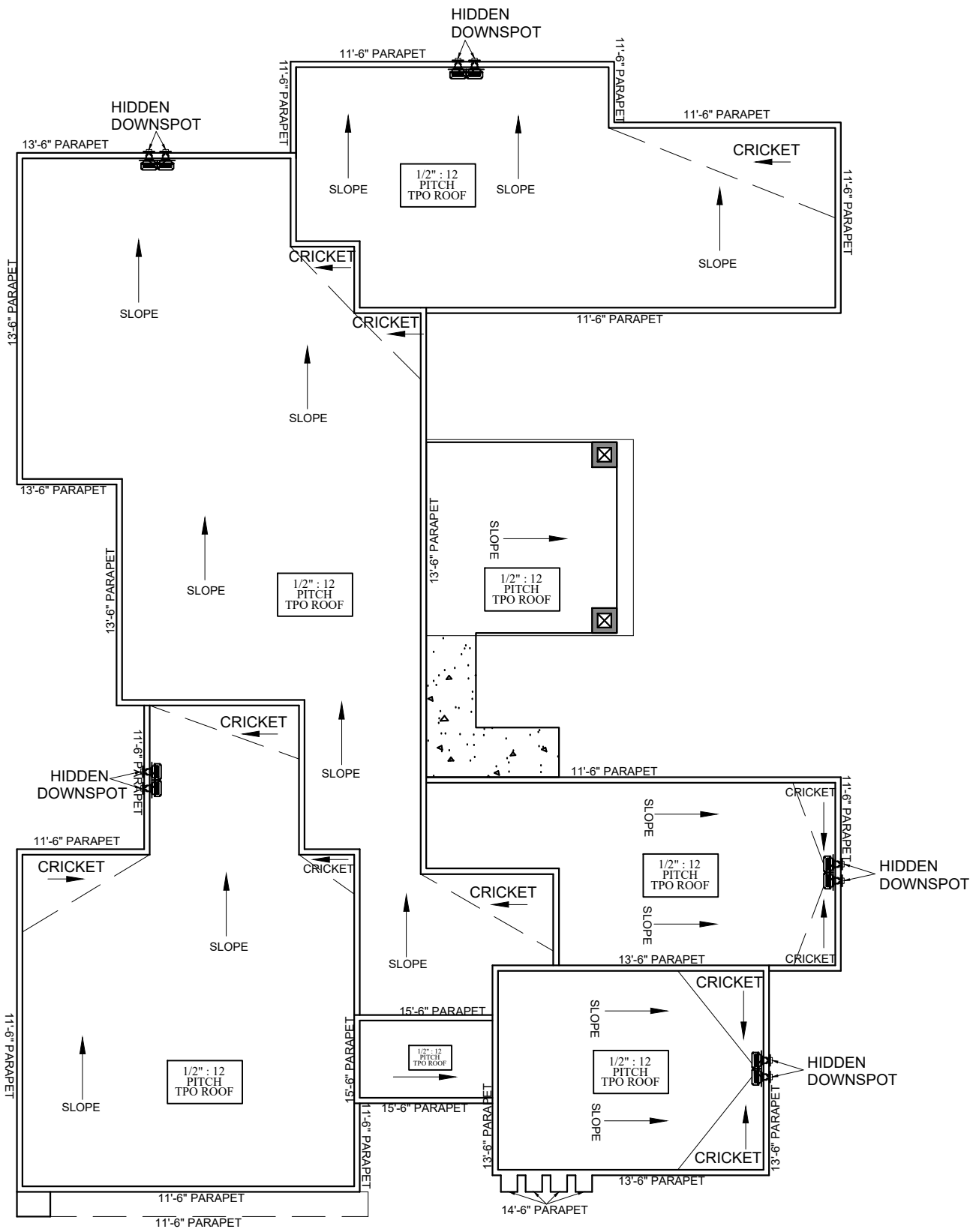
PROJECT NAME:  
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SUBDIVISON  
LOT 45  
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ROOF PLAN

1821 SQ.FT. LIVING AREA  
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40 SQ.FT. PORCH  
169 SQ.FT. PATIO  
**2,452 SQFT TOTAL**

**C-2**

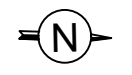


ROOF PLAN



DRAWN BY: E.U.  
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SCALE:  
1/8"=1'-0"  
DATE:  
08-2-2023



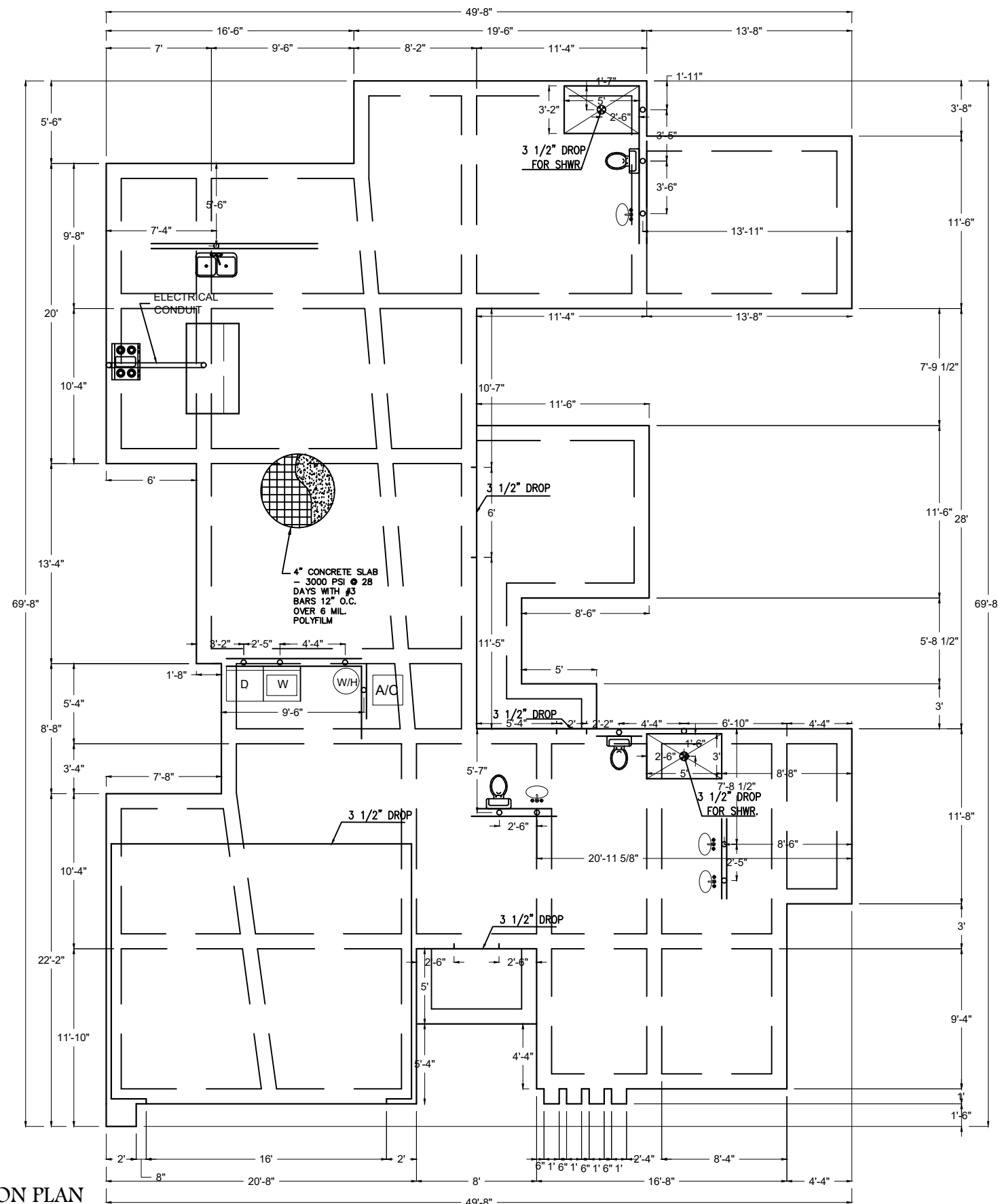
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**FOUNDATION PLAN**

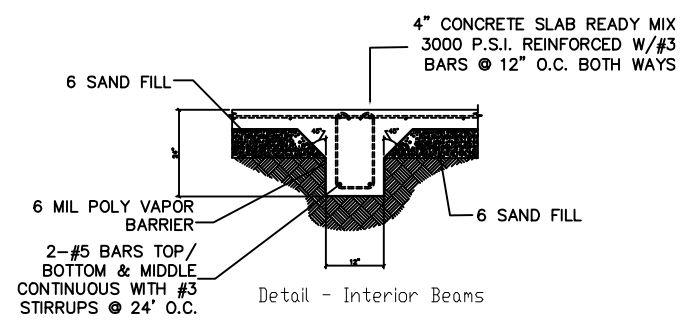
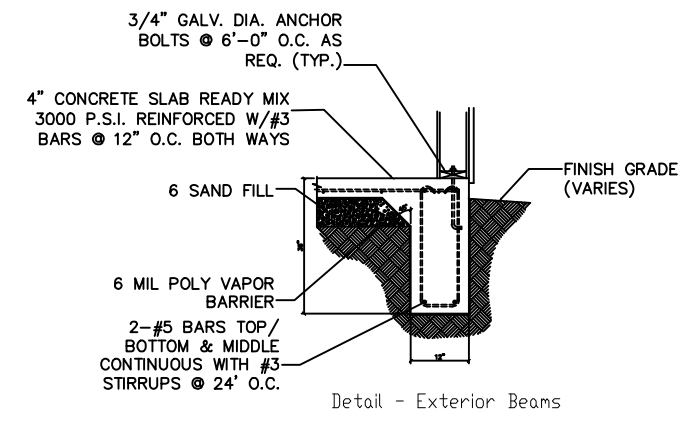
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2,452 SQFT TOTAL**

**C-3**



**FOUNDATION NOTES:**

FINISH FLOOR TO BE 18" FROM TOP OF CURB.  
THIS FOUNDATION DESIGN IS ONLY A RECOMMEND DESIGN, FINAL FOUNDATION DESIGNS AND SPECTS. TO BE DETERMINE BY THE CONTRACTOR.  
PLUMBING LOCATION AND DIMENSIONS ARE TO BE TAKEN FROM FLOOR PLAN

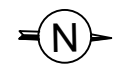


**FOUNDATION PLAN**



DRAWN BY: E.U.  
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SCALE:  
3/16"=1'-0"  
DATE:  
08-2-2023



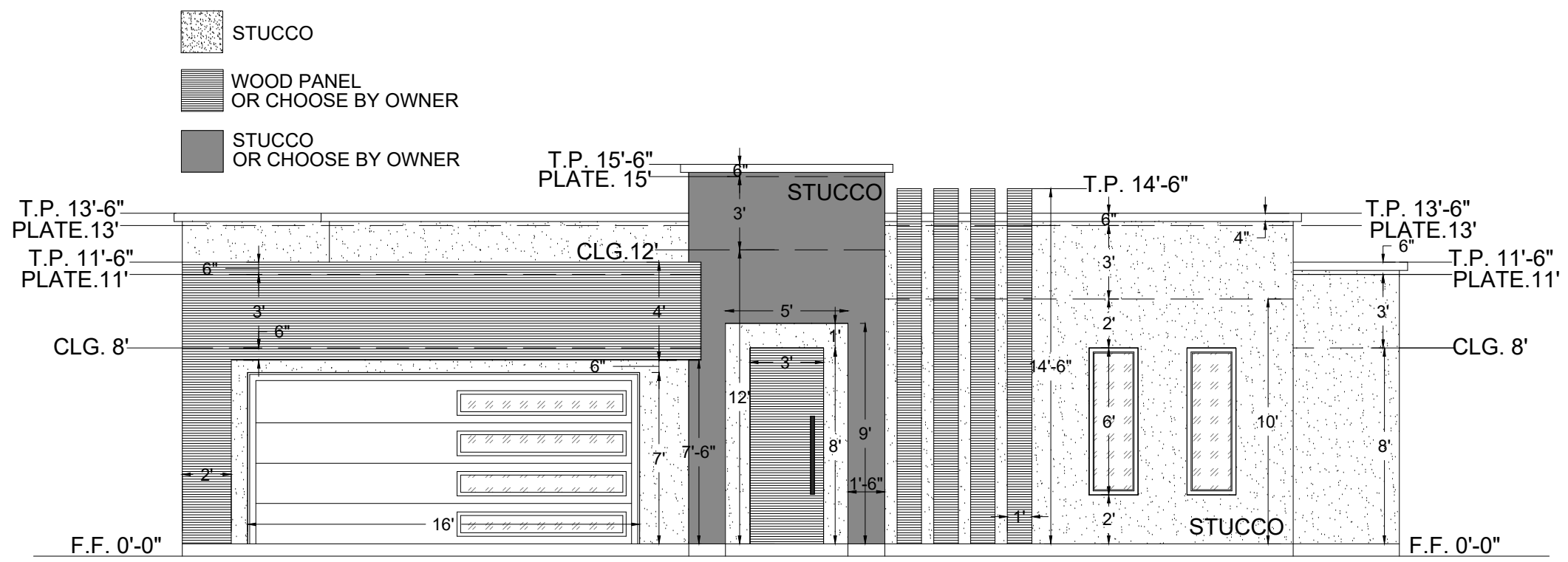
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MCALLEN, TEXAS**

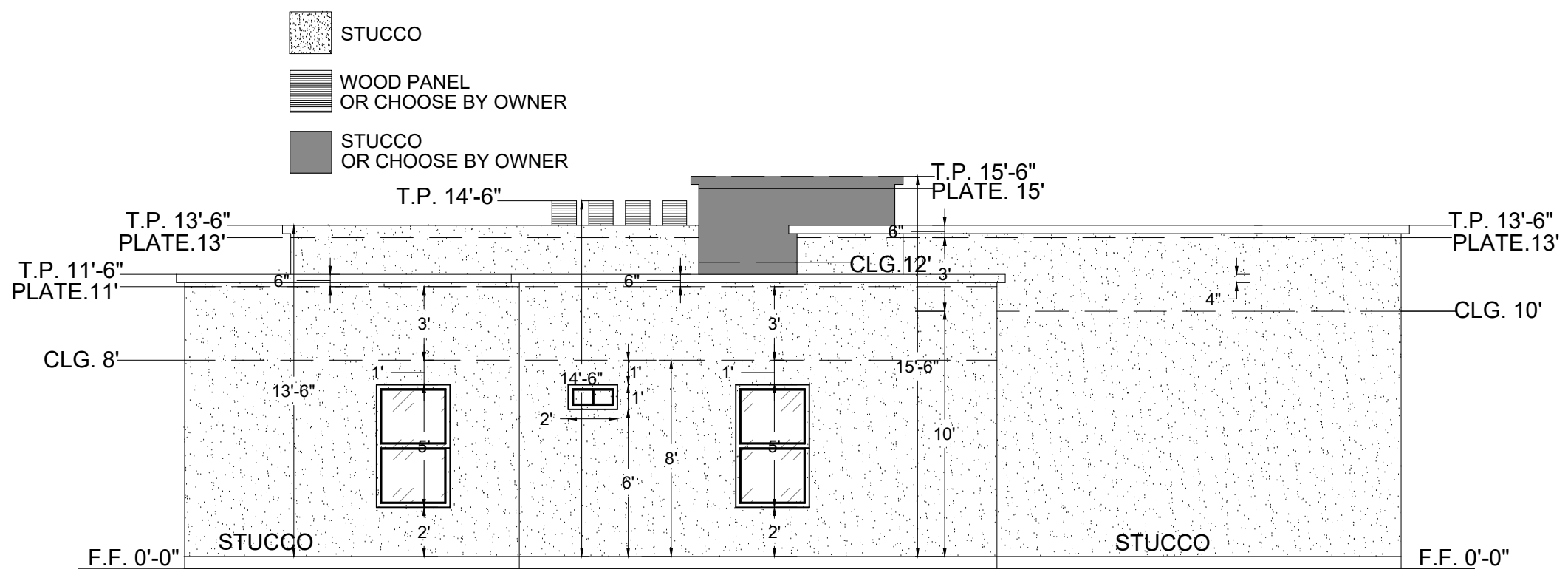
**ELEVATIONS 1**

1821 SQ.FT. LIVING AREA  
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**C-4**



FRONT ELEVATION



REAR ELEVATION

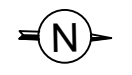


URIOSTEGUI  
DESIGNS

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SCALE:  
NTS

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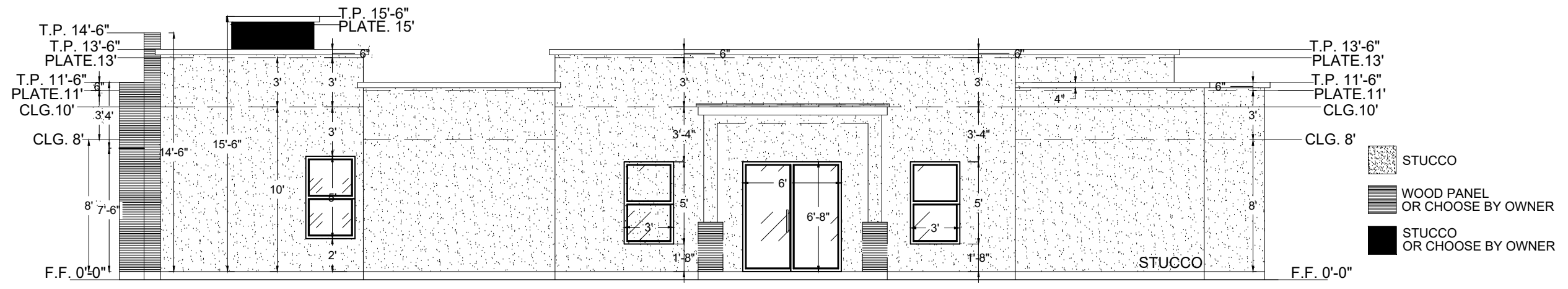
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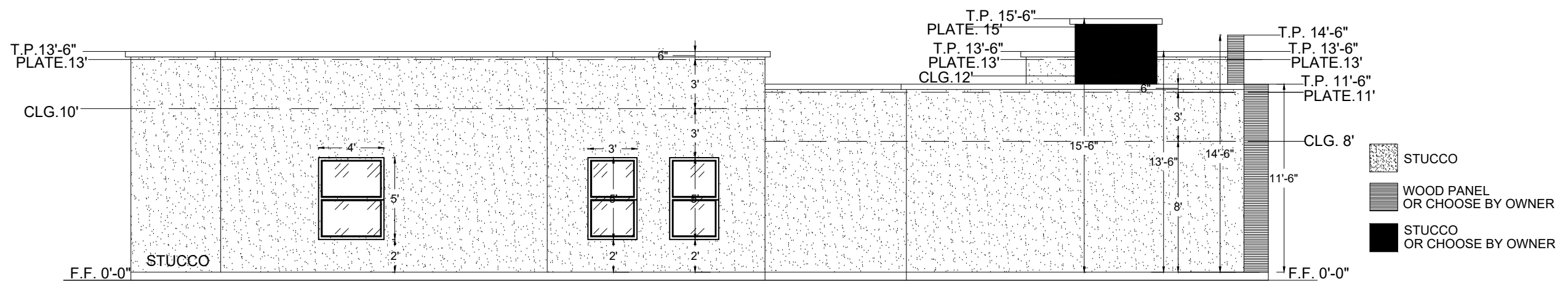
**ELEVATIONS 2**

**1821 SQ.FT. LIVING AREA  
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2,452 SQFT TOTAL**

**C-5**



RIGHT ELEVATION



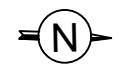
LEFT ELEVATION



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McALLEN, TEXAS, 78501.

SCALE:  
1/8"=1'-0"

DATE:  
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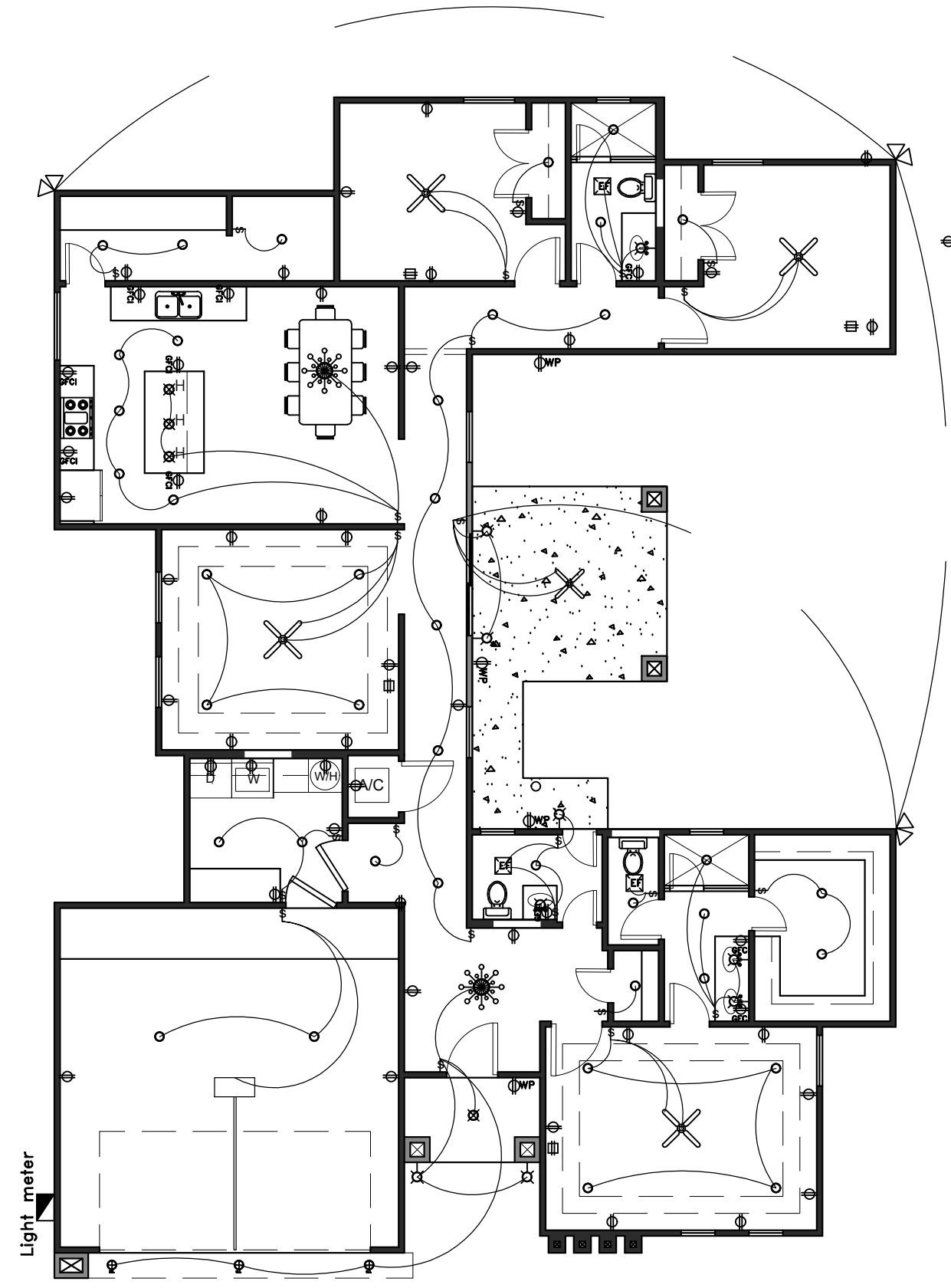
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**ELECTRICAL PLAN**

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169 SQ.FT. PATIO  
2,452 SQFT TOTAL**

**C-6**



- ELECTRICAL NOTES:**
1. ALL GARAGE AND EXTERIOR PLUGS AND LIGHT FIXTURES TO BE ON CIRCUIT.
  2. ALL KITCHEN PLUGS AND LIGHT FIXTURES TO BE ON GFI CIRCUIT.
  3. VERIFY ALL ELECTRICAL LOCATIONS W/OWNER.
  4. EXTERIOR FLOODLIGHTS TO BE ON TIMER AND HARDWIRED
  5. ALL RECESSED LIGHTS IN EXTERIOR CEILINGS TO BE INSULATION COVER RATED.
  6. ELECTRICAL OUTLET PLATE GASKET SHALL BE INSTALLED ON RECEPTACLE, SWITCH, AND ANY OTHER BOXES IN EXTERIOR WALL.
  7. TIMER FLOOD LIGHTS SHOULD BE WIRED WITH HARDWIRED
  8. NOTE: NOT ALL SYMBOLS WILL APPLY TO THIS STRUCTURE

- Fluorescent light
- Television outlet
- Telephone outlet
- Three way switch
- Two way switch
- Wall switch
- Weatherproof outlet
- 220/240v outlet
- 110/220v Duplex outlet
- Door bell chimes
- Light meter
- Exhaust fan and light
- Garden light (weather proof)
- Fan and light
- HANGING LIGHT
- Sconce light
- Spot light
- Smoke Detector
- Chandelier
- Recessed fixture
- Xenon light 2.5"
- Ground-fault-interrupter
- CHIME

ELECTRICAL PLAN





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1/8"=1'-0"

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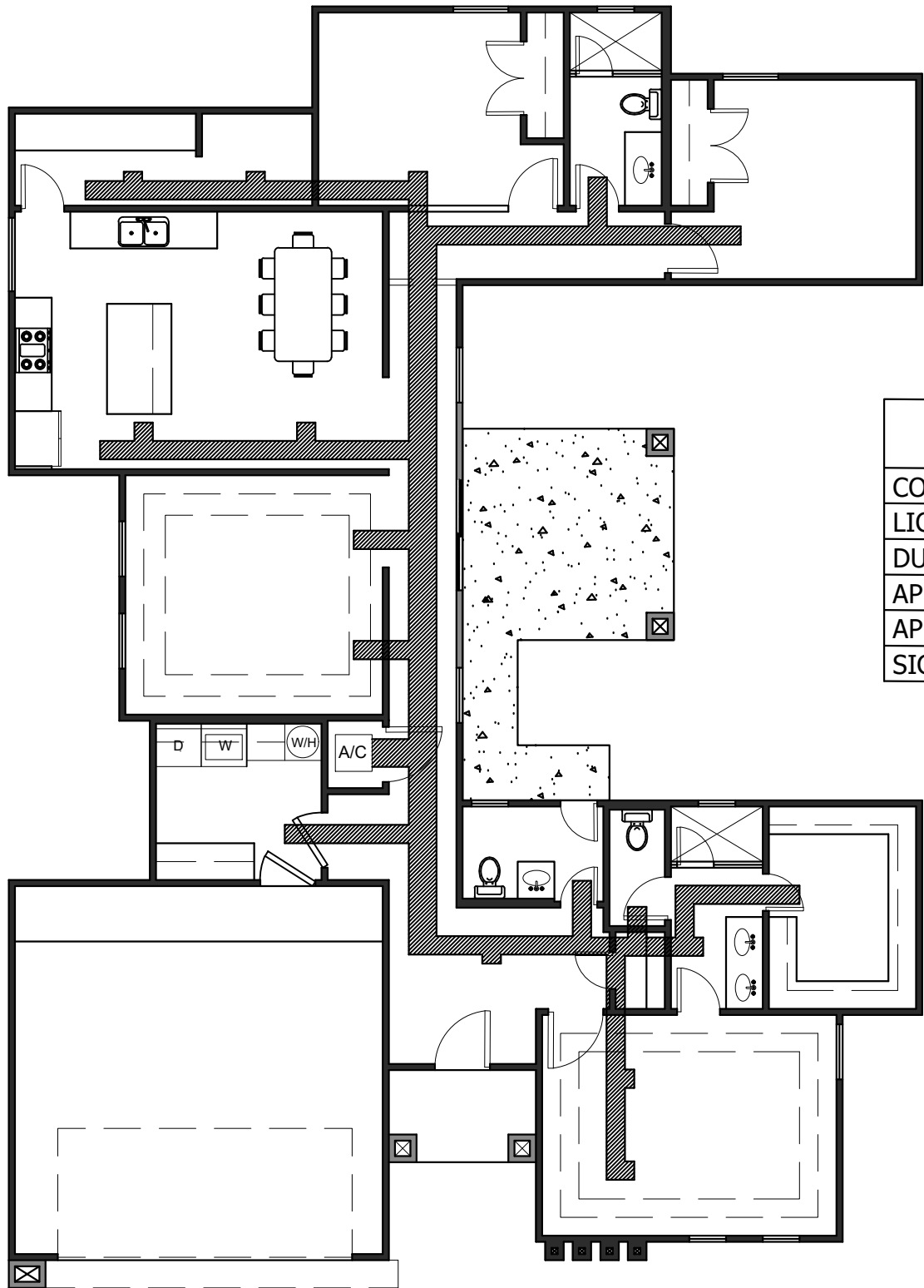
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MECHANICAL PLAN

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**C~7**



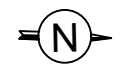
HVAC	
CONTRACTOR:	
LICENSE No:	
DUCT TYPE:	
APPLIANCE MODEL:	
APLIANCE SEERS:	
SIGNATURE:	

MECHANICAL PLAN



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1/8"=1'-0"  
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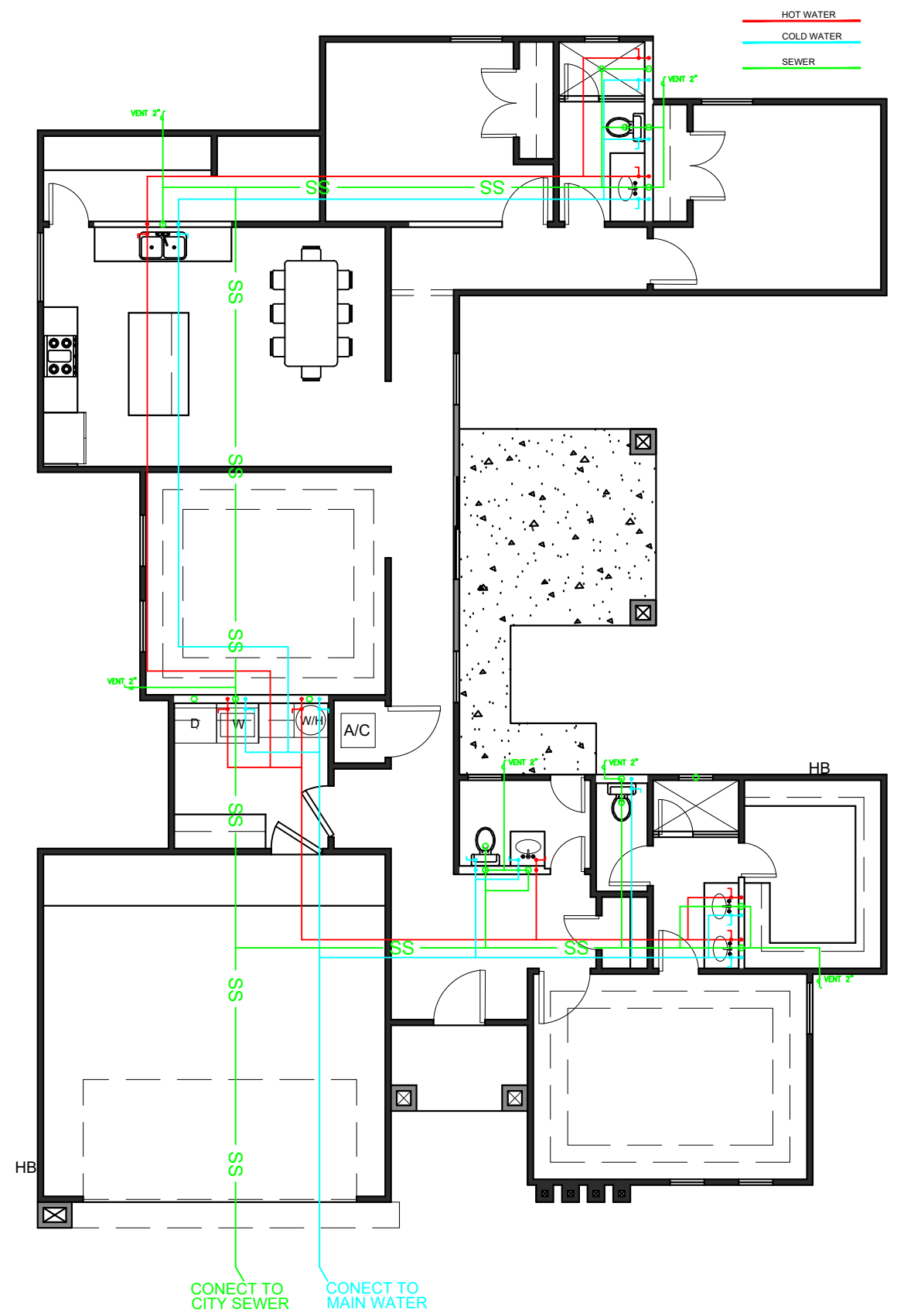
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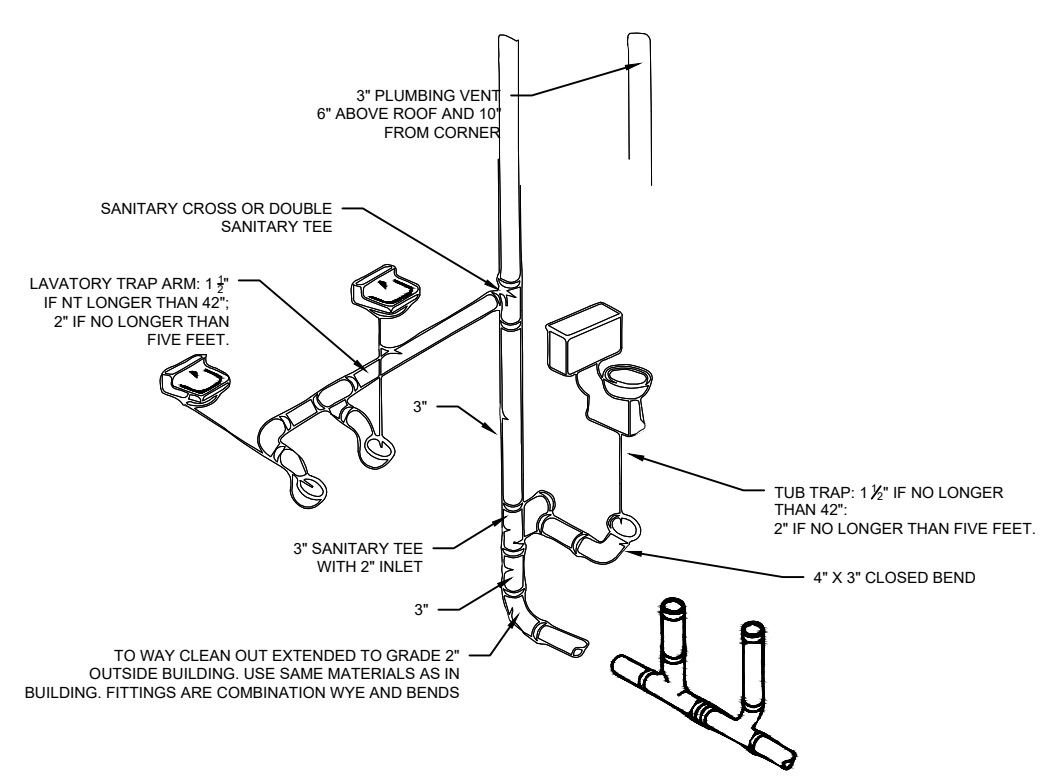
**PLUMBING PLAN**

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**C~8**



**PLUMBING PLAN**



# PLUMBING NOTES

1. ALL PLUMBING TO MEET 2015 IBC PLUMBING CODE.
2. SIZE WATER HEATER AS PER 2015 IBC PLUMBING CODE.
3. INSULATE ALL HOT WATER LINES TO R-4 MINIMAL.
4. ALL PLUMBING FIXTURES CONNECT TO HOT OR COLD WATER TO BE 1/2" CONNECTIONS.
5. PROVIDE AN ALTERNATE BID TO INSULATE ALL PIPES FOR NOISE CONTROL.

\*PLUMBER TO MAKE FINAL CONNECTION TO PRIVATE SEWER MAIN. FIELD VERIFY LOCATION OF EXISTING SEWER. PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION, VERIFICATION AND CONNECTION OF ALL UTILITIES TO SITE UTILITY STUB-OUTS.

\*PLUMBER TO MAKE FINAL CONNECTION TO PRIVATE WATER MAIN TAP. FIELD