

# Historic Big Grocery Event Center

## Investment Proposal

3717 W Marshall Avenue • Longview, Texas

Revised Structure with Partnership Flip, Pass-Through Taxes, and Construction Documentation Appendices

Key Transaction Terms	
Project cost (underwriting)	\$500,000
Senior debt assumption	\$314,607 at 6.5% • 25-year amortization • 5-year adjustable/reset period
Property tax assumption	Assessed value of \$300,000 at 2.5%, growing 3.0% annually
Texas historic credit proceeds	\$113,125
Federal HTC partner equity (present value)	\$72,268
Partnership flip	Investor 95% / Sponsor 5% through year 5, then flip to Sponsor 95% / Investor 5%
Tax reimbursement	Property taxes passed through at cost, without markup
Parking capacity	Approximately 85 spaces

This revised proposal assumes that tenant economics are sufficient to cover annual debt service, a 10% management fee or sponsor return at the ownership level, and actual property tax reimbursements passed through without markup. Property insurance and liability insurance remain tenant obligations. The tax-credit investors and Commerce Bank sit with the Property Company in the capital stack, while the initial federal historic-credit investor economics are illustrated through a conventional partnership-flip structure.

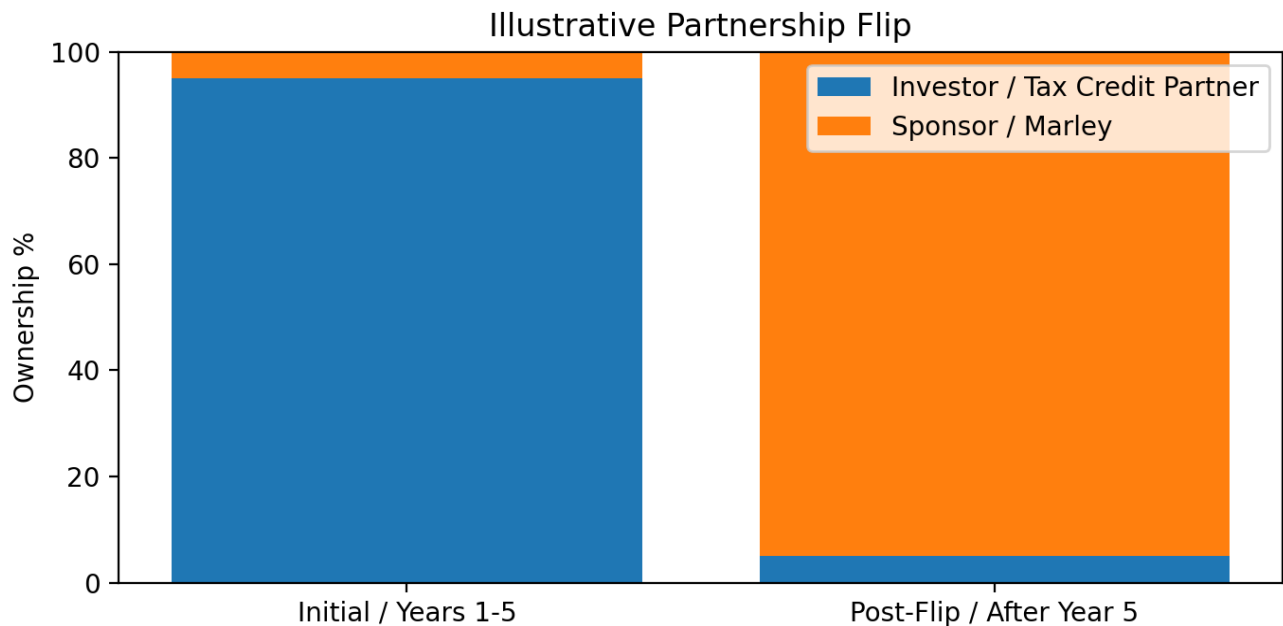
The broader strategic objective remains unchanged: create a visible anchor property on W Marshall Avenue, activate the corridor with a woman-operated event venue, and preserve optionality to assemble or coordinate neighboring properties over time.

Prepared for lending, partnership, and tax-credit investment discussions. Illustrative assumptions only.

# 1. Transaction Structure and Partnership Flip

The proposed structure uses three coordinated operating layers and an investor partnership at the Property Company level. The lender and historic-credit investors are not shown as separate operating companies; rather, they are capital providers inside or alongside the Property Company. This aligns with the intended federal historic-credit partnership-flip model.

Entity / Participant	Role	Key Notes
Property Company (PropCo)	Owns real estate; borrower; investor partnership vehicle	Commerce Bank financing and the historic-credit investment are assumed at this level.
Master Lease Company (MasterCo)	Intercompany leasing and control structure	Provides flexibility for occupancy, branding, and eventual corridor expansion.
Venue Operating Company (VenueCo)	Uncontrolled operating tenant	Woman-operated event venue; pays property insurance, liability insurance, utilities, and operating costs.
Federal HTC Investor / Partner	Historic-credit monetization partner	Illustratively receives 95% initial interest, then flips down after the compliance period.
Sponsor / Marley	Sponsor member	Illustratively starts at 5% and flips up to 95% after year 5.

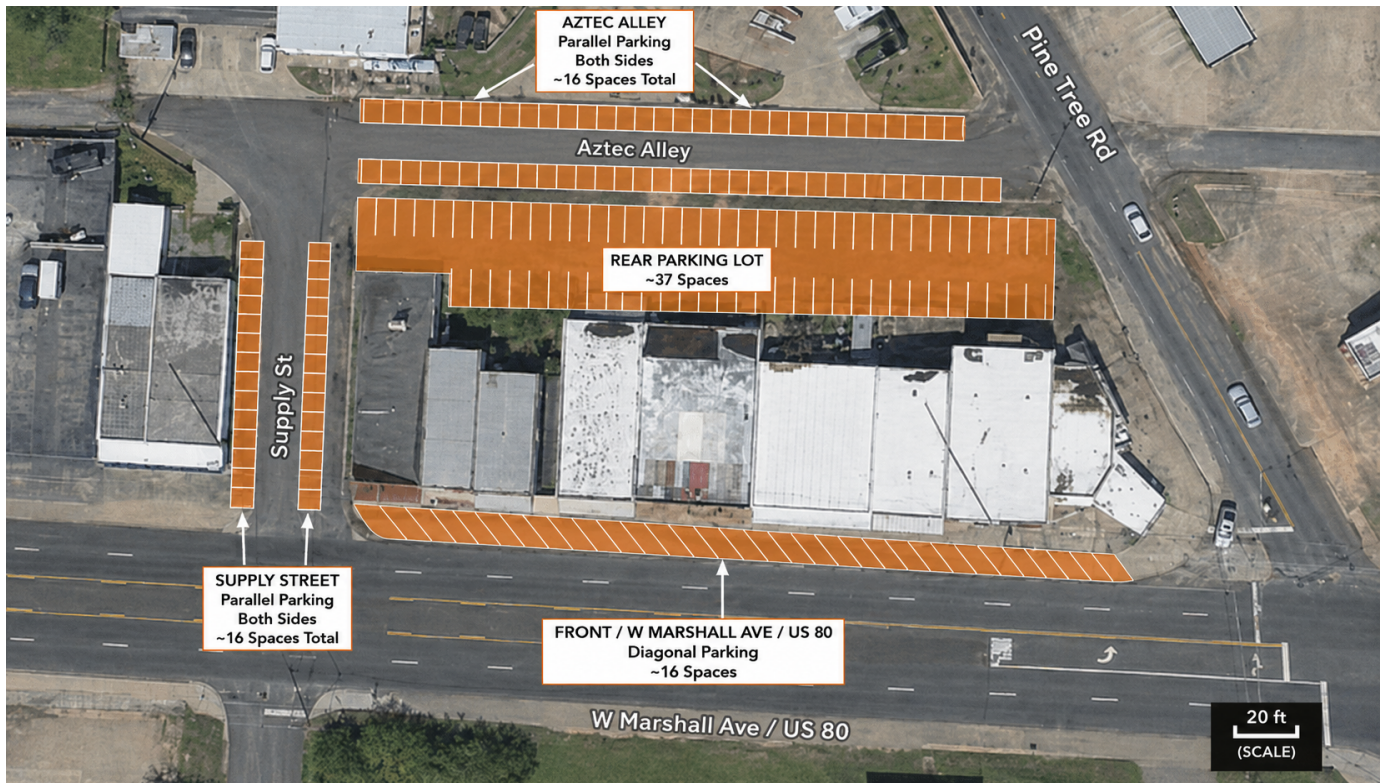


Period	Investor Share	Sponsor Share	Economic Intent
Initial ownership / years 1–5	95%	5%	Allocate benefits consistent with historic-credit investment and compliance period.
Post-flip / after year 5	5%	95%	Control and economics shift back to sponsor after the initial credit period.
Call option	—	—	Sponsor has an option to acquire the remaining 5% investor interest for a nominal sum, subject to legal and tax review.

This flip schedule is an illustrative business term sheet concept, not legal advice. The final partnership agreement, allocations, option language, tax distributions, and exit mechanics must be drafted by counsel and tax advisers so that the structure complies with federal historic-credit rules and market practice.

## 2. Site, Parking, and Program

The building measures approximately 75 feet by 50 feet, or roughly 3,500 square feet. Existing project materials describe the design scope as approximately 3,520 square feet. The property's parking profile is one of the project's major strengths and supports the event-venue use case.



Parking diagram showing front diagonal parking on W Marshall Avenue, parallel parking on Supply Street and Aztec Alley, and a rear parking lot. Approximate total parking: 16 front + 16 Supply Street + 16 Aztec Alley + 37 rear = 85 spaces.

Parking Area	Estimated Spaces	Comment
Front / W Marshall Avenue / US 80	≈16	Diagonal parking directly in front of the property.
Supply Street	≈16	Parallel parking on both sides.
Aztec Alley	≈16	Parallel parking on both sides.
Rear parking lot	≈37	Dedicated rear parking inventory.
Total	≈85	Substantial parking support for an event venue.

Because parking is often a limiting factor for reuse of historic commercial buildings, the available parking inventory materially strengthens event operations, guest convenience, and underwriting credibility.

### 3. Capital Stack and Incentives

The underwriting is based on a \$500,000 rehabilitation target. The Texas historic credit is modeled at 25% of qualified rehabilitation expenditures and priced at 90.5 cents per credit dollar. The federal historic credit is modeled at 20% of qualified rehabilitation expenditures, priced at 90.5 cents per credit dollar, and discounted to present value because it is realized over five years. The possible Longview Facade Improvement Grant is treated as upside only and not included in the base capital stack.

Source	Amount	Comments
Texas historic credit proceeds	\$113,125	Transferable state credit priced at \$0.905 per credit dollar.
Federal HTC partner equity (PV)	\$72,268	Five annual credit installments discounted at 8.0%.
Senior debt	\$314,607	25-year amortization; 6.5% fixed assumption during initial five-year adjustable period.
Potential Longview Facade Improvement Grant	Up to \$10,000	Reimbursement program; not underwritten into base sources.
Total base capitalization	\$500,000	Matches the \$500,000 rehabilitation target before optional FIG proceeds.

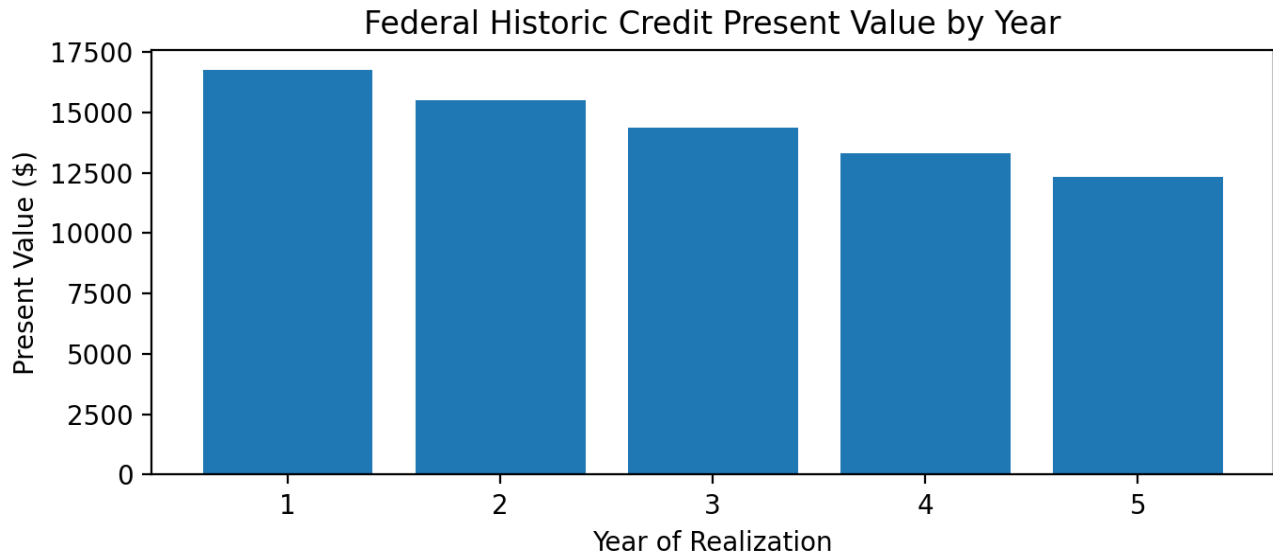
#### Longview Facade Improvement Grant

The City of Longview Facade Improvement Grant reimburses up to 50% of eligible project cost, subject to a maximum reimbursement of \$10,000. The owner or business must match the grant dollar-for-dollar. Eligible work includes facade rehabilitation, windows, awnings, painting, signage, and certain exterior lighting. Because the project is outside the D.A.R.E. downtown area, only the Facade Improvement Grant is assumed as a relevant local program.

The grant packet also notes that a facade is generally the principal front elevation and that, in some cases, a side of the building facing the street may qualify. The sponsors intend to explore whether more than one street-facing facade may be eligible, although this proposal does not assume any award above the stated program cap.

## 4. Federal Credit Value and Senior Debt Profile

The federal historic credit is shown here as a five-year benefit stream. Each \$20,000 annual installment is first priced at 90.5 cents per dollar and then discounted to present value at 8.0%. This produces an estimated present value of approximately \$72,268.



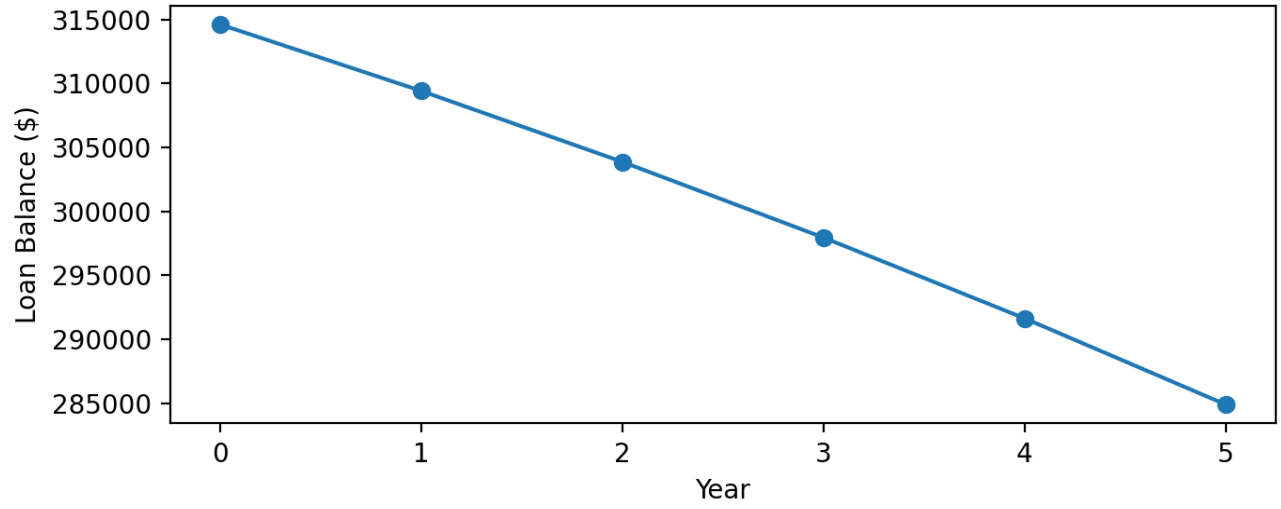
Year	Credit Face Amount	Priced Value @ 90.5¢	PV Factor @ 8%	Present Value
1	\$20,000	\$18,100	0.9259	\$16,759
2	\$20,000	\$18,100	0.8573	\$15,518
3	\$20,000	\$18,100	0.7938	\$14,368
4	\$20,000	\$18,100	0.7350	\$13,304
5	\$20,000	\$18,100	0.6806	\$12,319
Total	\$100,000	\$90,500		\$72,268

### Senior Debt

The residual funding need after historic-credit equity is approximately \$314,607. The proposal assumes a commercial loan amortized over 25 years at 6.5%, with a five-year adjustable or reset period. This produces a monthly payment of approximately \$2,126.90 and annual debt service of approximately \$25,523.

Debt Assumption	Value
Loan amount	\$314,607
Interest rate	6.5%
Amortization term	25 years
Initial adjustable/reset period	5 years
Monthly payment	\$2,124.25
Annual debt service	\$25,490.99
Balance after year 5	\$284,915

Senior Debt Balance During Initial 5-Year Adjustable Period



## 5. Five-Year Lease Pro Forma

The lease structure assumes that property taxes are passed through to the tenant at actual cost, without markup. The base rent is designed to cover annual debt service plus a 10% management fee or sponsor return. Property insurance and liability insurance are direct tenant obligations rather than ownership-level costs.

Core Lease Terms	Description
Initial term	5 years
Renewals	Two additional 5-year renewal options, for a total potential term of 15 years
Property taxes	Passed through at cost, without markup
Tenant insurance obligations	Property insurance and liability insurance
Base rent objective	Cover annual debt service plus a 10% management fee
Year 1 tax basis	Assessed value of \$300,000 at 2.5% = \$7,500 property taxes

Year	Base Rent (Debt + 10%)	Property Tax Pass-Through	Total Occupancy Cost	Monthly Occupancy Cost	Annual Cost / SF	Mgmt Fee / Cash Flow
1	\$28,040	\$7,500	\$35,540	\$2,962	\$10.15	\$2,549
2	\$28,040	\$7,725	\$35,765	\$2,980	\$10.22	\$2,549
3	\$28,040	\$7,957	\$35,997	\$3,000	\$10.28	\$2,549
4	\$28,040	\$8,195	\$36,236	\$3,020	\$10.35	\$2,549
5	\$28,040	\$8,441	\$36,481	\$3,040	\$10.42	\$2,549

Under this structure, year-one base rent is approximately \$28,040 and year-one property tax reimbursement is \$7,500, for total year-one occupancy cost of approximately \$35,540, or about \$2,962 per month. The year-one cost equates to roughly \$10.15 per square foot annually.

Year	Beginning Balance	Annual Debt Service	Principal Paid	Interest Paid	Ending Balance
1	\$314,607	\$25,491	\$5,194	\$20,297	\$309,413
2	\$309,413	\$25,491	\$5,542	\$19,949	\$303,870
3	\$303,870	\$25,491	\$5,914	\$19,577	\$297,957
4	\$297,957	\$25,491	\$6,310	\$19,181	\$291,647
5	\$291,647	\$25,491	\$6,732	\$18,759	\$284,915

## 6. Strategic Corridor Thesis and Construction Documentation

The sponsors are willing to underwrite a modest initial sponsor return because the event venue is expected to function as an anchor property. The real upside is not limited to the first five years of cash flow. By activating the building and improving its visibility, the project may facilitate future acquisition, control, or coordinated use of neighboring properties.

- Adjacent storefronts could be assembled into a larger event, hospitality, or vendor ecosystem.
- Neighboring spaces may support ancillary uses such as bridal suites, storage, prep areas, vendor rooms, offices, or companion retail.
- A stabilized anchor venue can improve the corridor's profile and create leverage for future facade or rehabilitation work on neighboring parcels.
- The master lease layer allows the sponsors to add neighboring space over time without disturbing the core property-level financing or investor structure.

### Construction Documentation Included in Appendices

This proposal includes the existing construction documentation materials as appendices. Specifically, the appendices include the historical renovation plan set for The Big Grocery at 3717 W Marshall Avenue and the design proposal for permit and construction documents. These materials provide supporting evidence of project planning, scope, and prior design work, though the final construction budget and complete rehabilitation scope remain subject to confirmation.

Appendix	Included Material	Summary
Appendix A	Plan Set	"Proposed Historical Renovations and Improvements for The Big Grocery," including reflected ceiling, electrical, mechanical, plumbing, foundation, framing, and construction details.
Appendix B	Design Proposal	Proposal describing approximately 3,520 square feet of design scope and a total fee of \$50,941.17 for permit and construction documents.

### Disclaimer

This proposal is illustrative and intended for discussion with lenders, investors, tax-credit partners, and project stakeholders. It does not constitute legal, tax, engineering, or investment advice. Final transaction terms will depend on credit approvals, investor structuring, historic-certification outcomes, construction pricing, lease negotiations, title review, and all required governmental approvals.

# PROPOSED HISTORICAL RENOVATIONS AND IMPROVEMENTS FOR THE BIG GROCERY

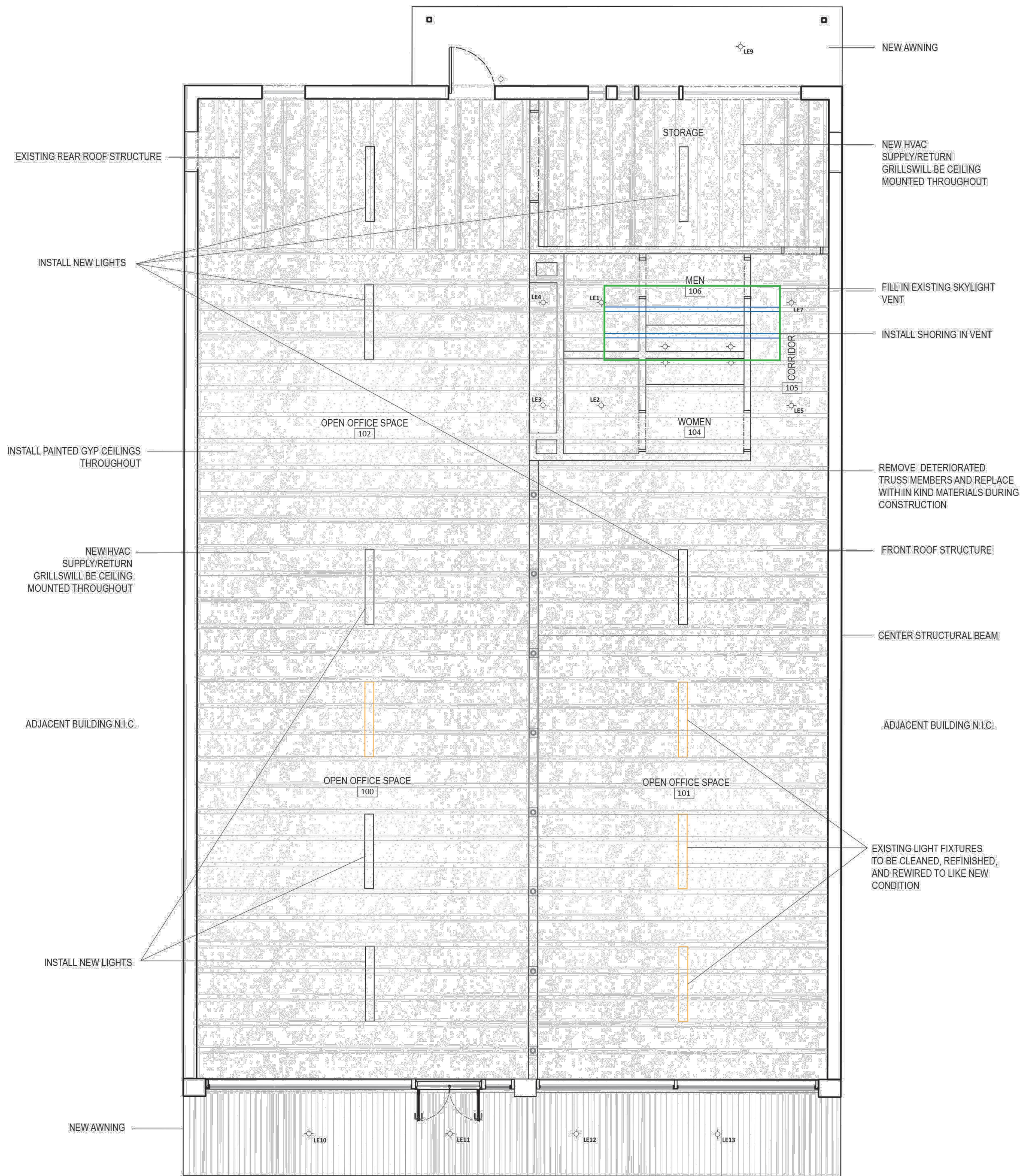
3717 W MARSHALL AVENUE  
LONGVIEW, GREGG COUNTY, TEXAS



OCTOBER 2023

BARKER REAL INVESTMENTS, L.L.C.  
314A LENNON DRIVE #173  
EMORY, TX 75440

SHEET INDEX	
SHEET NO.	SHEET TITLE
	COVER SHEET
R-1	REELECTED CEILING PLAN
E-1	ELECTRICAL PLAN
M-1	MECHANICAL PLAN
P-1	PLUMBING PLAN - WATER
P-2	PLUMBING PLAN - SEWER
S-1	CONSTRUCTION NOTES
S-2	FOUNDATION PLAN
S-3	FRAMING PLAN
S-4	CONSTRUCTION DETAILS



NOTE:  
 ALL CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL  
 BE IN ACCORDANCE WITH CITY OF LONGVIEW UNIFIED DEVELOPMENT CODE  
 "ARTICLE F - BUILDING AND SAFETY CODE"



**REFLECTED CEILING PLAN**

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

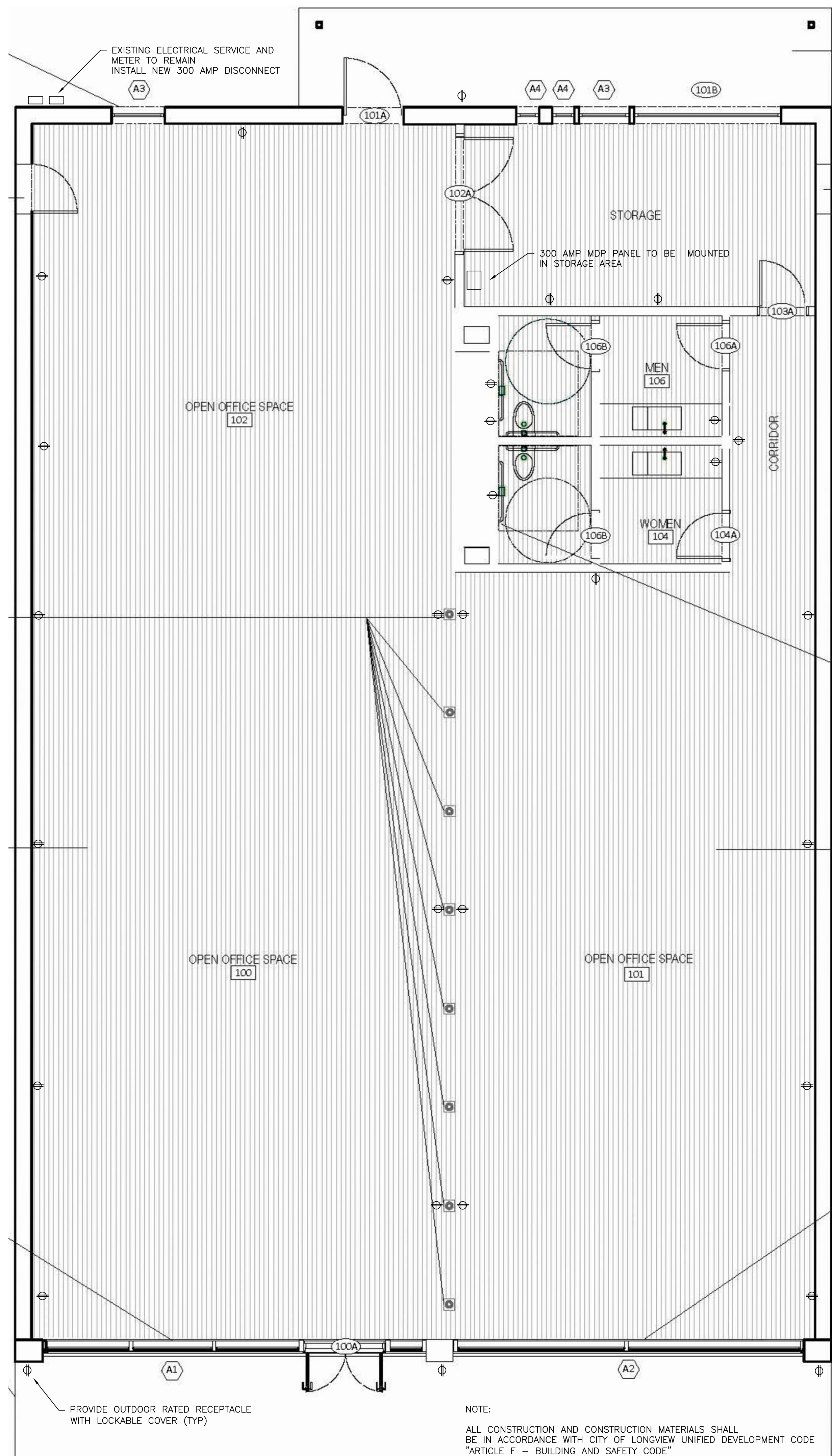
MARLEY BARKER

HISTORICAL RENOVATION  
 3717 W MARSHALL AVENUE  
 LONGVIEW, TX

*REFLECTED CEILING PLAN*

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Project No.:  
 Sheet: R1 of 1



**ELECTRICAL PLAN**

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



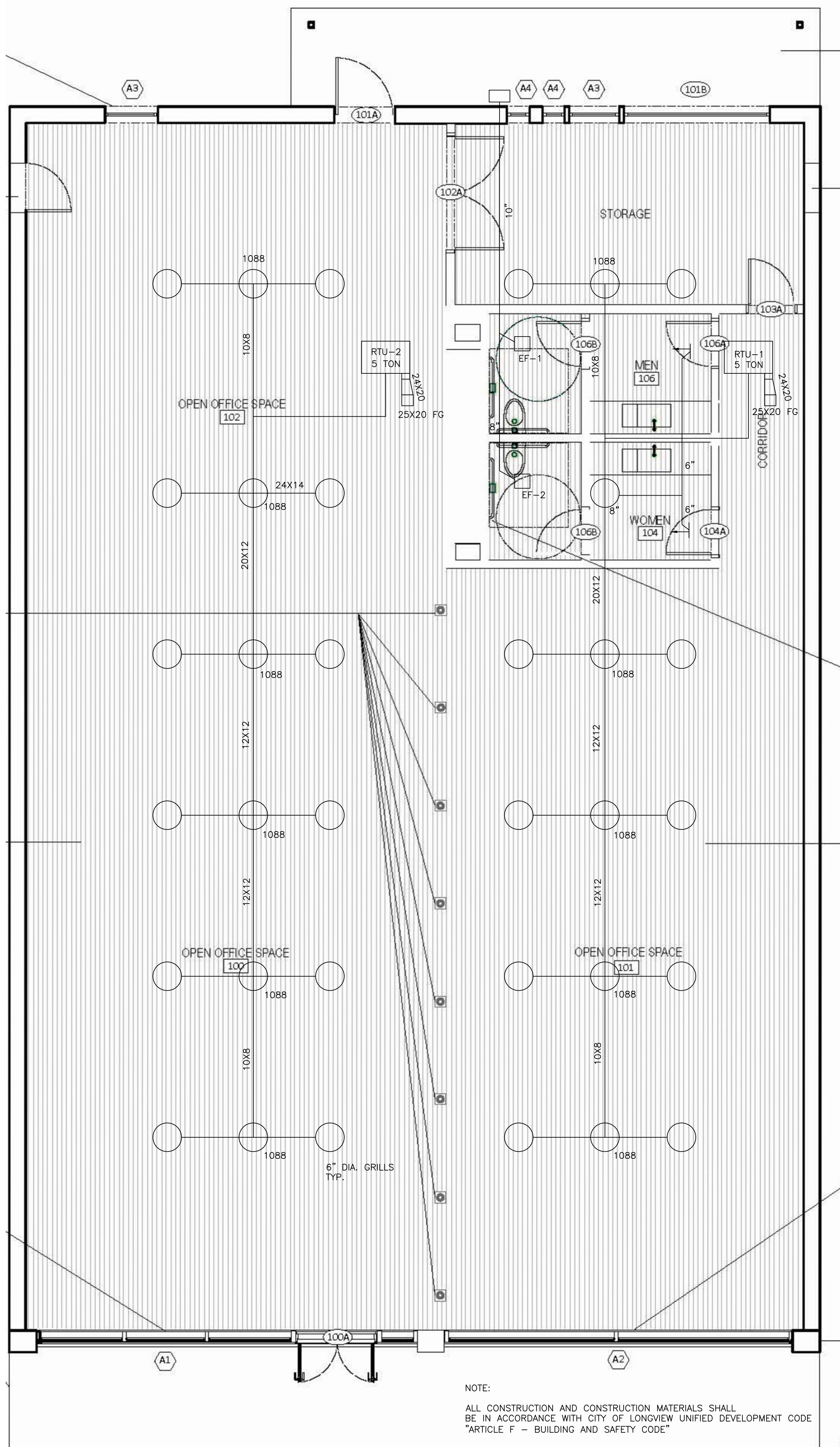
MARLEY BARKER

HISTORICAL RENOVATION  
3717 W MARSHALL AVENUE  
LONGVIEW, TX

**ELECTRICAL**

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Date:  
OCT. 2023

Project No.:  
Sheet: E1 of 1



**MECHANICAL PLAN**

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

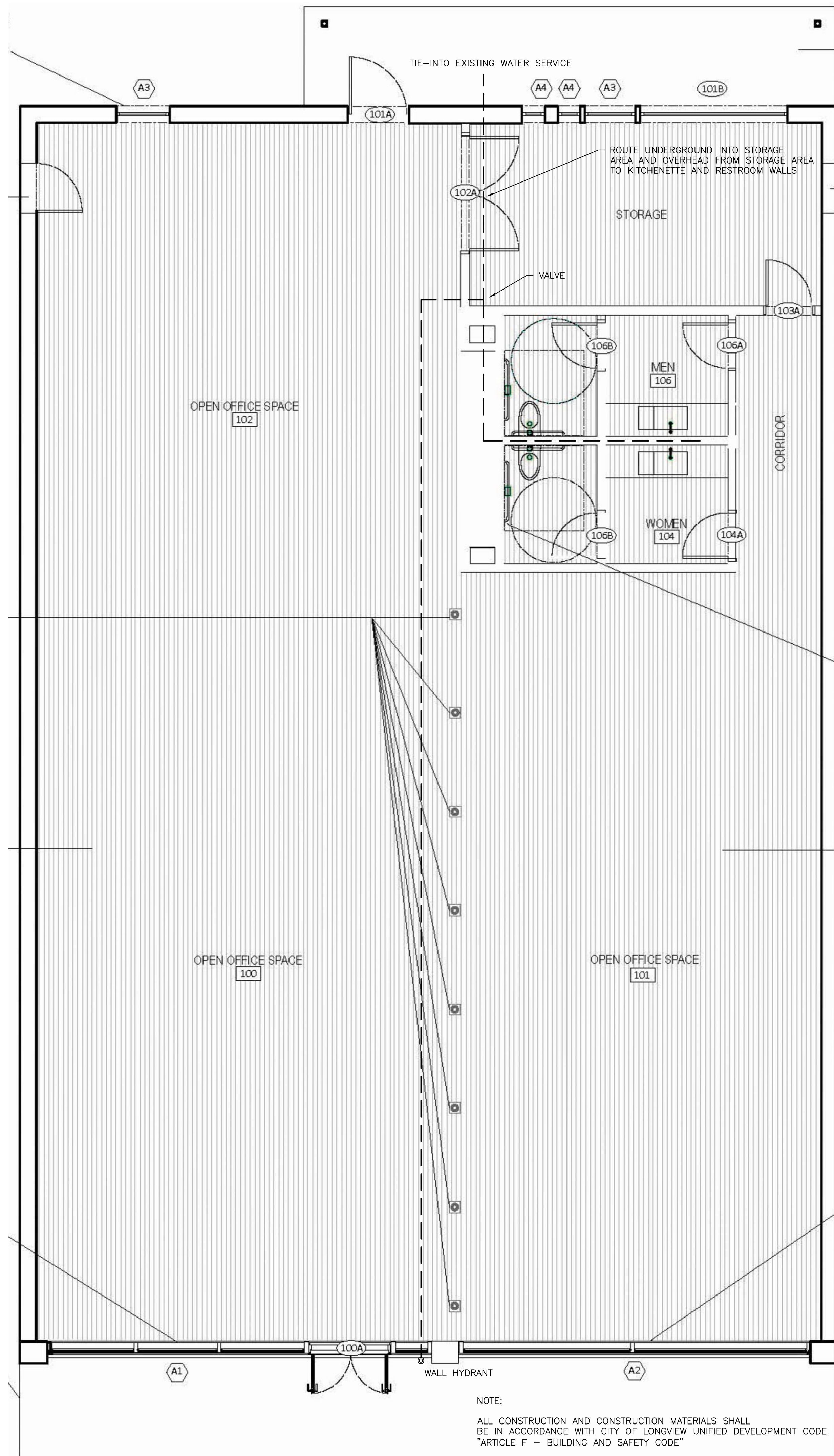
MARLEY BARKER

HISTORICAL RENOVATION  
3717 W MARSHALL AVENUE  
LONGVIEW, TX

**MECHANICAL**

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Date:  
OCT. 2023

Project No.:  
Sheet: M1 of 1



**PLUMBING PLAN - WATER**

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

MARLEY BARKER

HISTORICAL RENOVATION  
 3717 W MARSHALL AVENUE  
 LONGVIEW, TX

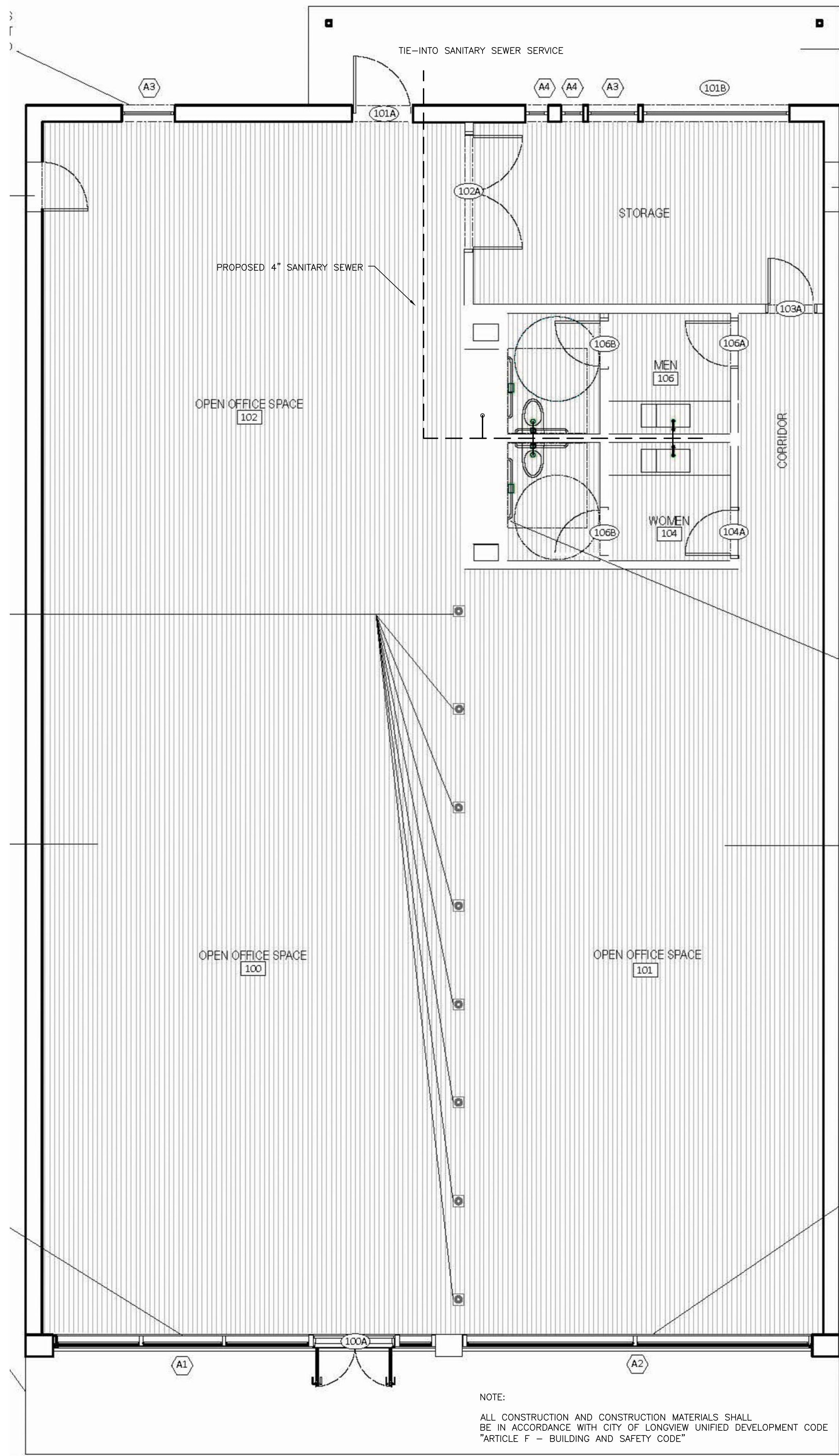
**PLUMBING - POTABLE WATER**

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Project No.:

Date:  
 OCT. 2023

Sheet: P1 of 2



**PLUMBING PLAN – SEWER**  
 SCALE: 1/4"=1'-0"

MARLEY BARKER

HISTORICAL RENOVATION  
 3717 W MARSHALL AVENUE  
 LONGVIEW, TX

**PLUMBING PLAN – SAN. SEWER**

Scale  
 Date: OCT. 2023

Project No.:  
 Sheet: P2 of 2

**CAST IN PLACE REINFORCED CONCRETE**

- 1 ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-08 "BUILDING REQUIREMENTS FOR REINFORCED CONCRETE".
- 2 MILD STEEL REINFORCING BARS SHALL CONFORM TO ASTM A-615. NUMBER 3 BARS MAY BE GRADE 40 OR GRADE 60, NUMBER 4 BARS AND LARGER SHALL BE GRADE 60.
- 3 MILD STEEL REINFORCEMENT AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI SP-66.
- 4 PORTLAND CEMENT SHALL BE A SINGLE BRAND CONFORMING TO ASTM C-150, TYPE II, LOW ALKALI AND MODERATE HEAT, UNLESS OTHERWISE APPROVED.
- 5 NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C-33. ALL CONCRETE SHALL USE NORMAL WEIGHT AGGREGATES, UNLESS NOTED OTHERWISE.
- 6 ALL ADDITIVES FOR AIR-ENTRAINMENT, WATER REDUCTION, AND SET CONTROL SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS. THE USE OF CALCIUM CHLORIDE IS PROHIBITED.
- 7 MIXES SHALL BE DESIGNED TO PROVIDE A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. CONCRETE FOR SLABS AND BEAMS SHALL HAVE A 4 INCH SLUMP, AND SHALL BE VIBRATED. CONCRETE FOR PIERS SHALL HAVE A MINIMUM 7 INCH SLUMP, AND SHALL BE VERIFIED BY FIELD TEST PRIOR TO PLACEMENT.
- 8 CONCRETE SHALL REACH 75% OF SPECIFIED STRENGTH BEFORE CONSTRUCTION LOADS ARE APPLIED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER-OF-RECORD. CONCRETE COMPRESSIVE STRENGTH SHALL BE VERIFIED BY 7 DAY AND 28 DAY TESTS, PROVIDED BY THE CONTRACTOR. THE TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW.
- 9 THE MAXIMUM AGGREGATE OF COARSE AGGREGATE SHALL BE 1 INCH.
- 10 CONCRETE SLUMPS SHALL BE AS FOLLOWS:  
 CONCRETE CONTAINING SUPER PLASTICIZER.....8" MAX  
 ALL OTHER CONCRETE.....4" MAX
- 11 MILD STEEL SHALL BE PLACED AND SECURED IN ACCORDANCE WITH CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".
- 12 CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:  
 GRADE BEAMS.....1 1/2" TOP  
 2" SIDES  
 3" BOTTOM  
 SLABS.....1 1/2" TOP AND BOTTOM  
 FOOTINGS.....3" SIDE AND BOTTOM
- 13 REINFORCING BARS SHALL BE CONTACT LAP SPLICED IN ACCORDANCE WITH ACI 318-08, UNLESS SHOWN OTHERWISE. BARS LARGER THAN NUMBER 11 SHALL BE MECHANICALLY SPLICED WITH APPROVED DEVICES. ALL SPLICES SHALL BE STAGGERED ONE FULL LAP LENGTH.
- 14 WELDING OF MILD STEEL REINFORCEMENT SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE"- "MILD REINFORCING STEEL", AWS D-1.4.
- 15 THE TESTING LABORATORY SHALL BE NOTIFIED AFTER THE MILD STEEL REINFORCEMENT AND EMBEDS ARE POSITIONED PRIOR TO EACH CONCRETE PLACEMENT. NO CONCRETE SHALL BE PLACED UNTIL THESE ITEMS ARE CHECKED AND APPROVED BY THE TESTING LABORATORY AND THE CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE.
- 16 EACH AREA OF CONCRETE WORK SHALL BE FINISHED AND CURED IN ACCORDANCE WITH THE SPECIFICATIONS. CHAMFERS SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECTURAL AND PRE-ENGINEERED METAL BUILDING DRAWINGS.
- 17 CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED. AIR CONTENT SHALL BE 4 1/2% PLUS OR MINUS 1 1/2%.
- 18 ALL SAWED CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE AFTER FINISHING THE SLAB, WITHOUT DISLODGING THE AGGREGATE. ALL SAW CUTS SHALL BE MADE WITHIN 8 HOURS OF THE CONCRETE PLACEMENT.

**GENERAL NOTES:**

1. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.
2. COMPLETE SHOP DRAWINGS FOR THE STRUCTURAL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, IN ACCORDANCE WITH THE SPECIFICATIONS. A PERIOD OF AT LEAST 10 WORKING DAYS SHALL BE PROVIDED FOR THIS REVIEW. REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR CORRECT FABRICATION AND CONSTRUCTION OF THE WORK SUBMITTED.
3. ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE SHOWN ON THESE DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS WHICH ARE SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.
4. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
5. PRINCIPAL SLAB PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PENETRATIONS PRIOR TO FORMING AND CONSTRUCTION.
6. THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR THE DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
7. THE STRUCTURAL DRAWING AND SPECIFICATION REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEANS NECESSARY TO PROTECT THE WORKMEN AND APPROVED VISITORS DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE, OR CAUSE DISTRESS WITHIN THE STRUCTURE
9. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT ANY UNFINISHED CONSTRUCTION AND THE EXISTING STRUCTURE FROM WEATHER.

**REINFORCING STEEL NOTES:**

1. CONTRACTOR SHALL SUBMIT TWO BLUE-LINE PRINTS OF ALL SHOP AND INSTALLATION DRAWINGS OF STEEL REINFORCEMENT, SHOP FABRICATOR SHALL REPRODUCE SUFFICIENT DIAGRAMS, NOTES, ETC., TO INSURE PROPER PLACING OF REINFORCING STEEL AND SUBMIT WITH EACH SET OF SHOP DRAWINGS FOR FIELD USE.
2. REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL OF DOMESTIC MANUFACTURE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM 615. ALL STEEL SHALL BE GRADE 60 KSI UNLESS NOTED OTHERWISE. DOWELS AND STIRRUPS SHALL BE MINIMUM SIZE #3 BARS AND MAY BE GRADE 40 KSI UNLESS NOTED OTHERWISE.
3. WELDED WIRE MESH SHALL CONFORM TO ASTM 185. (SHALL NOT BE USED)
4. CONCRETE ACCESSORIES INCLUDING BAR SUPPORTS, CHAIRS, SPACERS, ETC., SHALL BE COLD DRAWN WIRE AND SHALL BE FABRICATED IN ACCORDANCE WITH ACI 315, WITH HEIGHTS AS REQUIRED PER PLAN DETAIL. BAR SUPPORTS FOR CONCRETE RESTING ON VOID FORMS SHALL BE SET ON A CONTINUOUS PLATES.
5. REINFORCING STEEL SHALL BE STACKED IN TIERS. CARE SHALL BE EXERCISED TO MAINTAIN ALL REINFORCEMENT FREE OF DIRT, MUD, PAINT, RUST, ETC.
6. REINFORCING STEEL OF THE SIZES, SHAPES, LENGTHS, AND SPACING, SHALL BE PLACED WHERE SHOWN ON THE DRAWINGS. DETAILS OF REINFORCING SHALL CONFORM TO ACI 315 AND ACI 318.
7. BARS SHALL BE PLAINLY MARKED. BUNDLES SHALL BE LIMITED TO ONE SIZE AND ONE LENGTH, AND EACH BUNDLE SHALL BE TAGGED.
8. REINFORCEMENT SHALL BE CLEANED OF RUST, MILL SCALE, DIRT, OIL, OR OTHER DELETERIOUS MATERIALS WHICH MAY TEND TO REDUCE THE BONDING TO CONCRETE.
9. BARS SHALL BE BENT COLD. HEATING OF THE REINFORCEMENT, OR HANDLING BY MAKESHIFT METHODS, WILL NOT BE PERMITTED. BARS WHICH ARE BENT OR DAMAGED SHALL NOT BE USED.
10. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SECURELY SADDLE TIED AT EVERY OTHER INTERSECTION WITH NO. 18 GAGE BLACK ANNEALED WIRE, AND SHALL BE RIGIDLY HELD INTO PLACE DURING THE PLACING OF THE CONCRETE BY MEANS OF METAL CHAIRS OR SPACERS.
11. BARS IN BEAMS OR SLABS SHALL BE HELD TO EXACT LOCATION DURING PLACING OF CONCRETE BY SPACERS, CHAIRS, OR OTHER NECESSARY SUPPORTS.
12. REINFORCING BARS SHALL CONFORM WITH ACI 318 FOR SPACING AND CONCRETE COVER REQUIREMENTS AND PLACING TOLERANCES.

**EARTHWORK AND FOUNDATIONS**

1. THE FOUNDATION DESIGN IS BASED A UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SITE SPECIFIC CUSTOM SOIL RESOURCE REPORT. THE FOUNDATION DESIGN IS BASED ON AN ESTIMATED DIFFERENTIAL SETTLEMENT OF 1 INCH OR LESS. IF THIS IS UNACCEPTABLE TO THE OWNER THE FOUNDATION DESIGN MUST BE REVISED.
2. ANY ABANDONED UTILITY LINES SHALL BE REMOVED AND DISPOSED OF OFF SITE.
3. ANY ORGANIC OR DELETERIOUS MATERIALS WITHIN THE BUILDING AREA SHALL BE REMOVED AND WASTED OFF SITE. THE SURFACE SOILS SHALL BE REMOVED SUCH THAT ALL ORGANICS ARE REMOVED AND THERE IS A MINIMUM OF 2 FEET OF CONTROLLED SELECT FILL BELOW THE PROPOSED FINISHED FLOOR.
4. THE BUILDING FOOTPRINT SHALL BE EXCAVATED AT LEAST 5 FEET BEYOND BUILDING LINES AND WASTED OFF SITE.
5. FILL AREAS SHALL BE PROFFROLLED PRIOR TO FILL PLACEMENT TO DETECT ANY SOFT OR YIELDING AREAS. IN CUT AREAS, THE SOIL SHALL BE CUT TO GRADE PRIOR TO PROOFROLLING. PROOFROLLING SHALL BE PERFORMED IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, 1993 EDITION, ITEM 216, PROOFROLLING. THE PROOFROLLING OPERATIONS SHALL BE OBSERVED BY AN EXPERIENCED ENGINEER OR GEOTECHNICIAN. ANY SOFT OR YIELDING AREAS DETECTED DURING PROOFROLLING SHALL BE UNDERCUT UNTIL FIRM SOIL IS EXPOSED. LOW AREAS RESULTING FROM UNDERCUTTING SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH ITEM 6 BELOW. A FIRM SUBGRADE SHALL BE MAINTAINED DURING CONSTRUCTION.
6. THE APPROVED SUBGRADE SHALL THEN BE SCARIFIED TO A DEPTH OF 8 INCHES AND RECOMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-695. FILL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT VALUE. IF WATER MUST BE ADDED, IT SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE VERIFIED BY COMPACTION TEST PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. THE EDGES OF COMPACTED FILL SHALL EXTEND 5 FEET BEYOND THE BUILDING EXTERIOR LINE PRIOR TO SLOPING. COMPACTION TESTS SHALL BE RUN AT THE RATE OF 4 TESTS PER LIFT. STRUCTURAL FILL SHALL BE SELECT MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 3 INCHES. SELECT FILL SHALL HAVE A LIQUID LIMIT OF 40 OR LESS AND A PLASTICITY INDEX OF BETWEEN 8 AND 20. ON-SITE SOILS ARE NOT SUITABLE FOR SELECT FILL CRITERIA MAY BE NOT BE USED AS SUCH.
7. COMPACTION AND MATERIALS TESTING SHALL BE VERIFIED BY IN PLACE DENSITY TESTS BY AN APPROVED MATERIALS TESTING LABORATORY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER AT NO ADDITIONAL COST TO THE OWNER. SAID MATERIALS TESTING LAB AND TESTING RESULTS SHALL BE SUBMITTED THE ENGINEER OF RECORD.
7. THE APPROVED FINAL GRADE SHALL BE COVERED WITH A WITH 4 INCH SAND CUSHION LEVELING LAYER AND A CONTINUOUS 10 MIL POLYETHYLENE VAPOR BARRIER ON TOP. LAP AND TAPE ALL VAPOR BARRIER EDGES.
7. THE EXCAVATIONS AND REINFORCING PLACEMENT FOR ALL CONCRETE FOOTINGS SHALL INSPECTED BY THE ENGINEER OF RECORD PRIOR TO CONCRETE PLACEMENT.
8. WATER SHALL NOT BE ALLOWED TO COLLECT IN ANY EXCAVATION.

**STATEMENT OF SPECIAL INSPECTIONS**

<u>REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION</u>	CONTINUOUS	PERIODIC
1. INSPECTION OF REINFORCING STEEL		X
2. INSPECTION OF ANCHORS IN HARDENED CONCRETE		X
3. INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	X	
3. VERIFY USE OF REQUIRED MIX DESIGN		X
4. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF CONCRETE	X	
5. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
6. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X
<u>REQUIRED VERIFICATION AND INSPECTION OF SOILS</u>		
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
2. VERIFY EXCAVATIONS HAVE REACHED THE PROPER DEPTH AND HAVE REACHED THE PROPER MATERIAL		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY		X

Project No.: WEC 22-07024  
 Sheet: S1 of 5

Scale:  
 Date: JUNE 2023

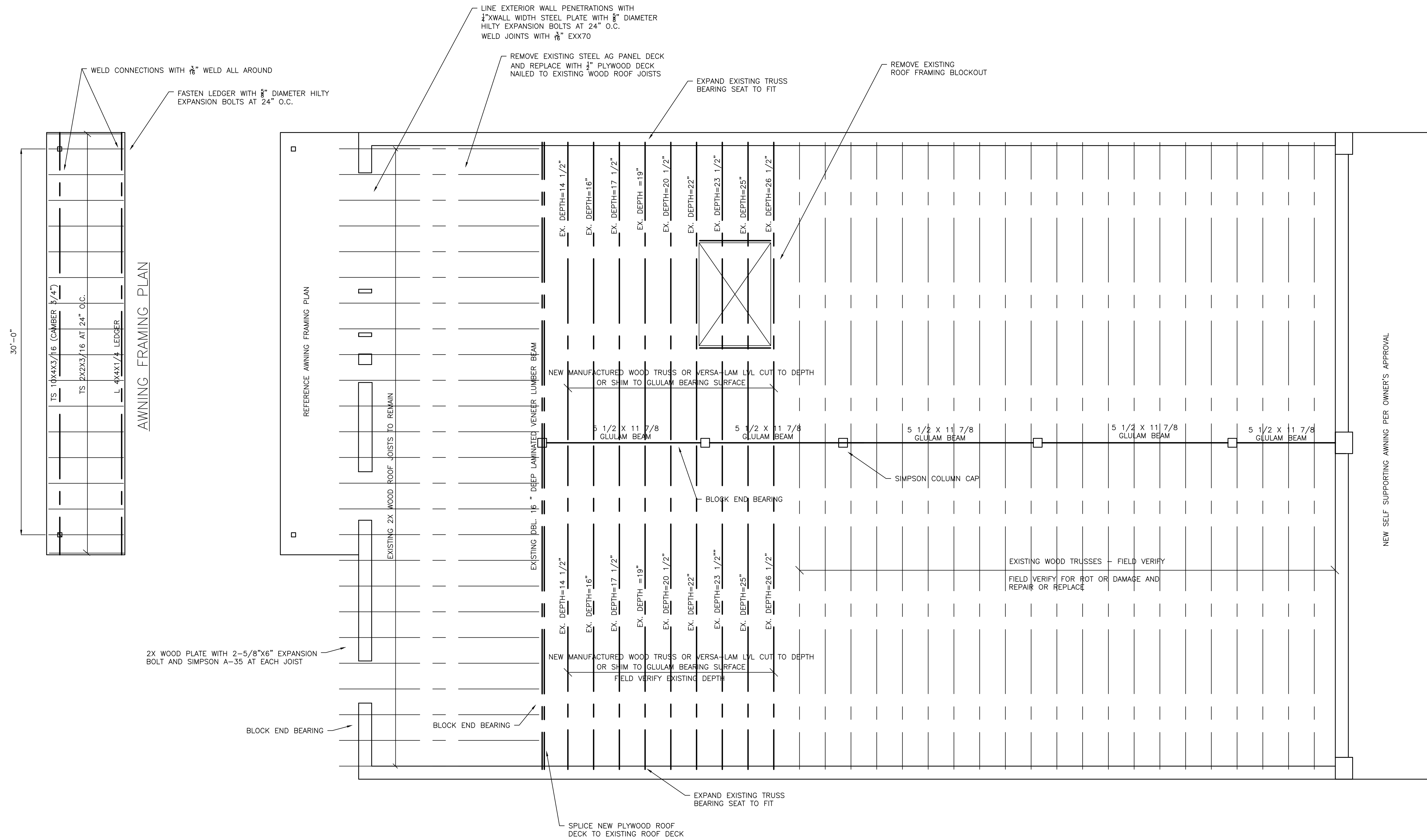
**CONSTRUCTION NOTES**

**HISTORICAL RENOVATION**  
 3717 W MARSHALL AVENUE  
 LONGVIEW, TX

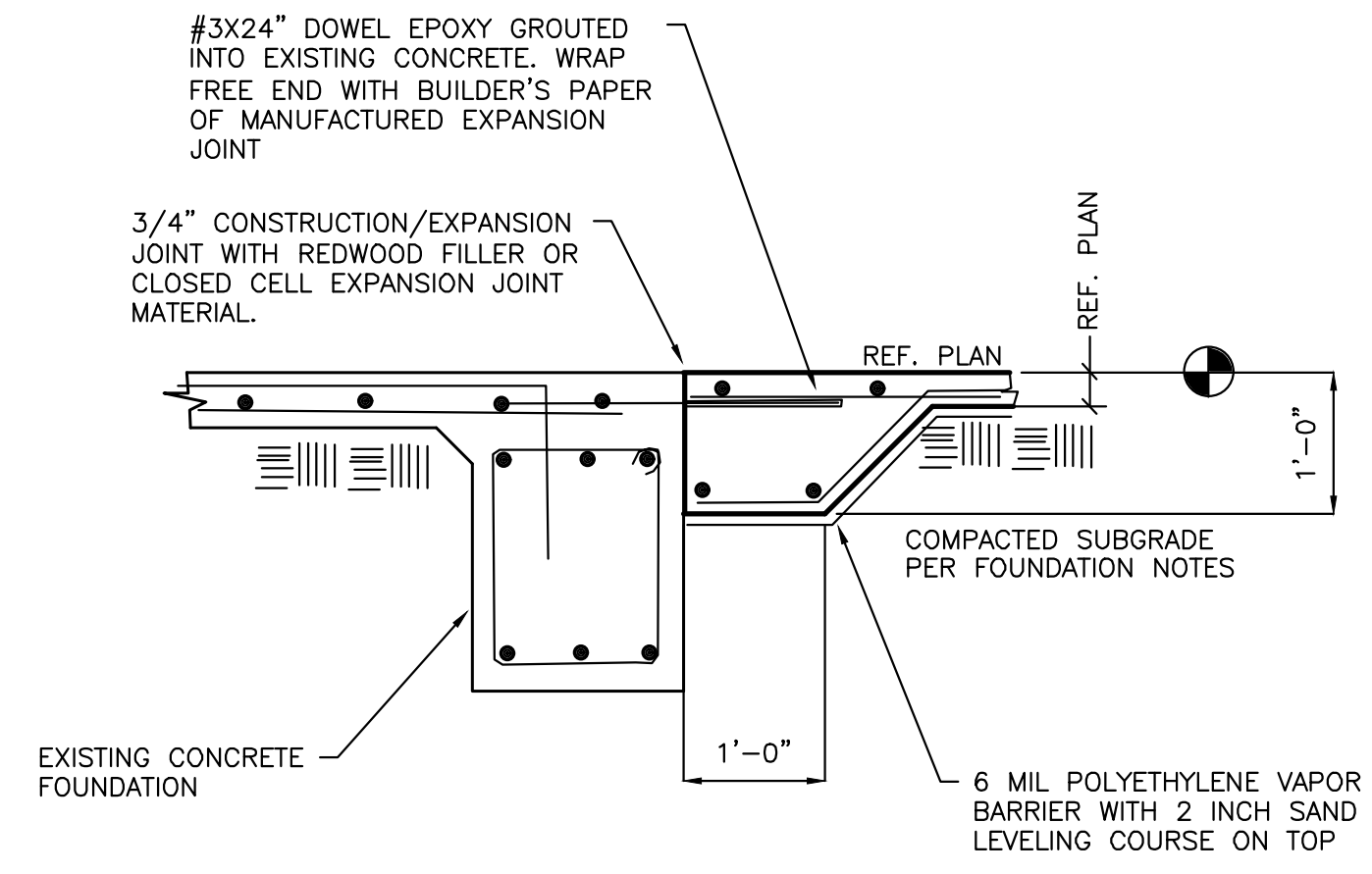
**MARLEY BARKER**

**WOOD ENGINEERING COMPANY**  
 CIVIL - STRUCTURAL - SURVEYING  
 FIRM REG. NO. F-8594 & 101362-00  
 1616 JUDSON ROAD  
 LONGVIEW, TEXAS 75601  
 (903) 234-1118 dbwood@aol.com

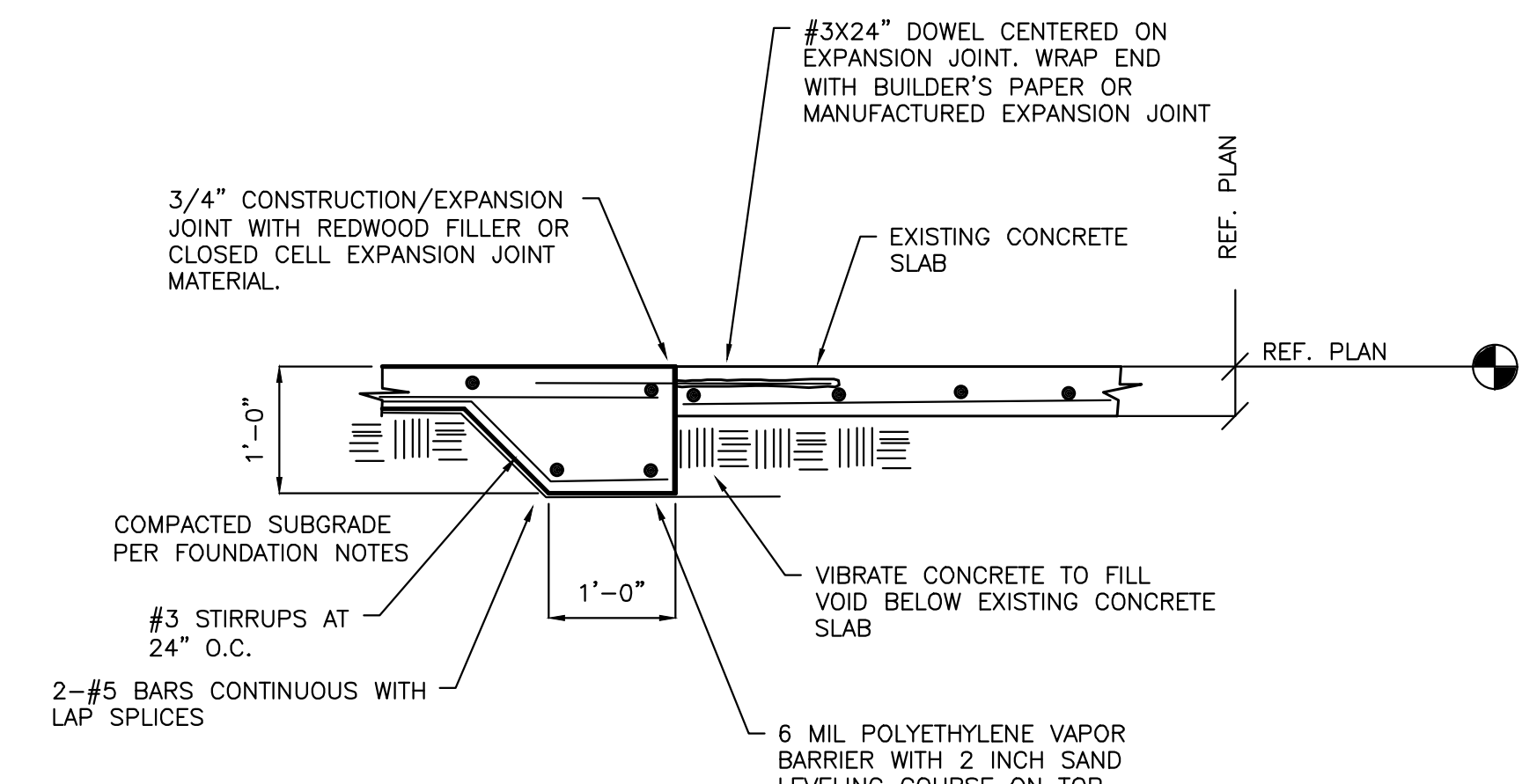




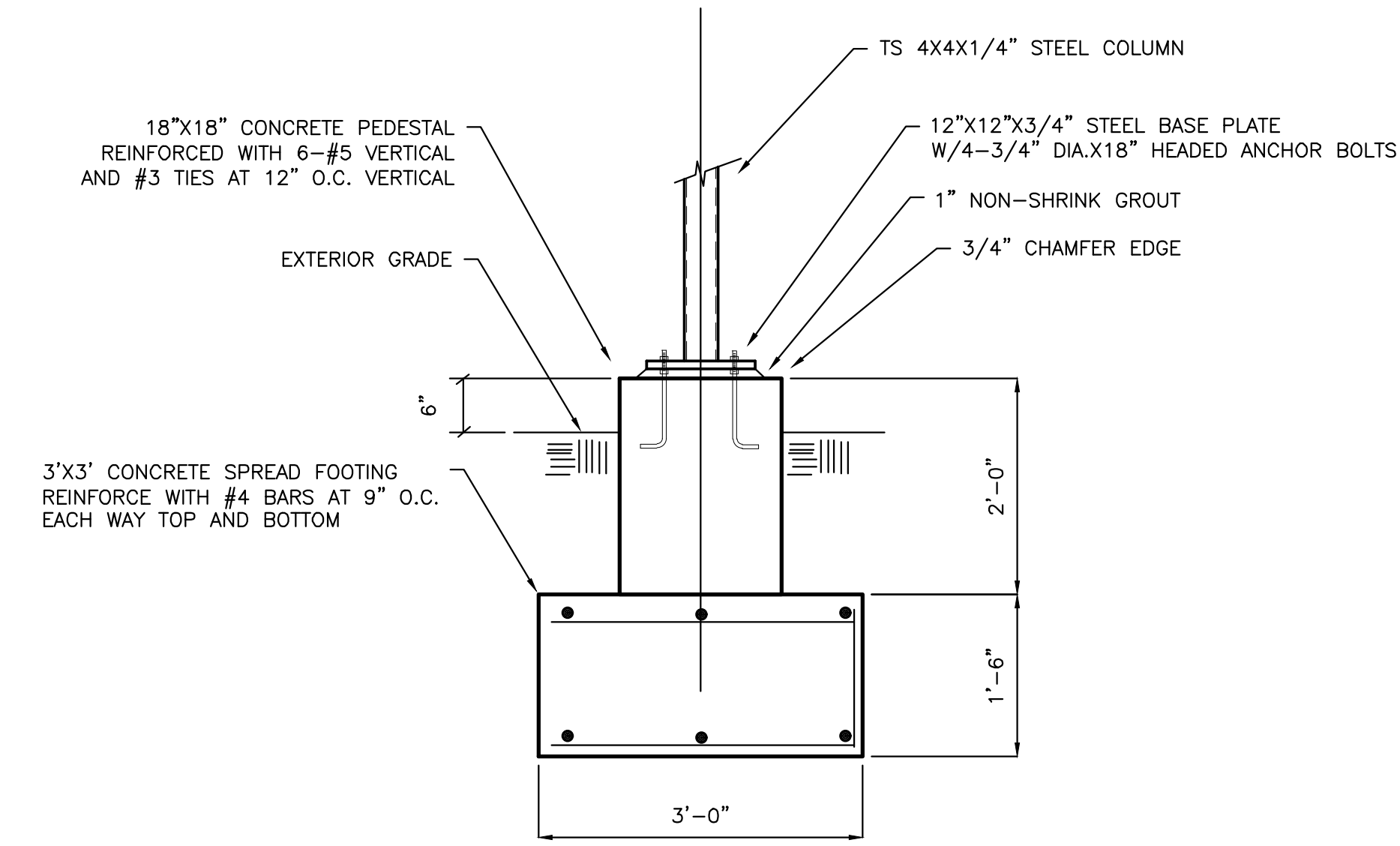
**FRAMING PLAN**  
SCALE: 1/4"=1'-0"



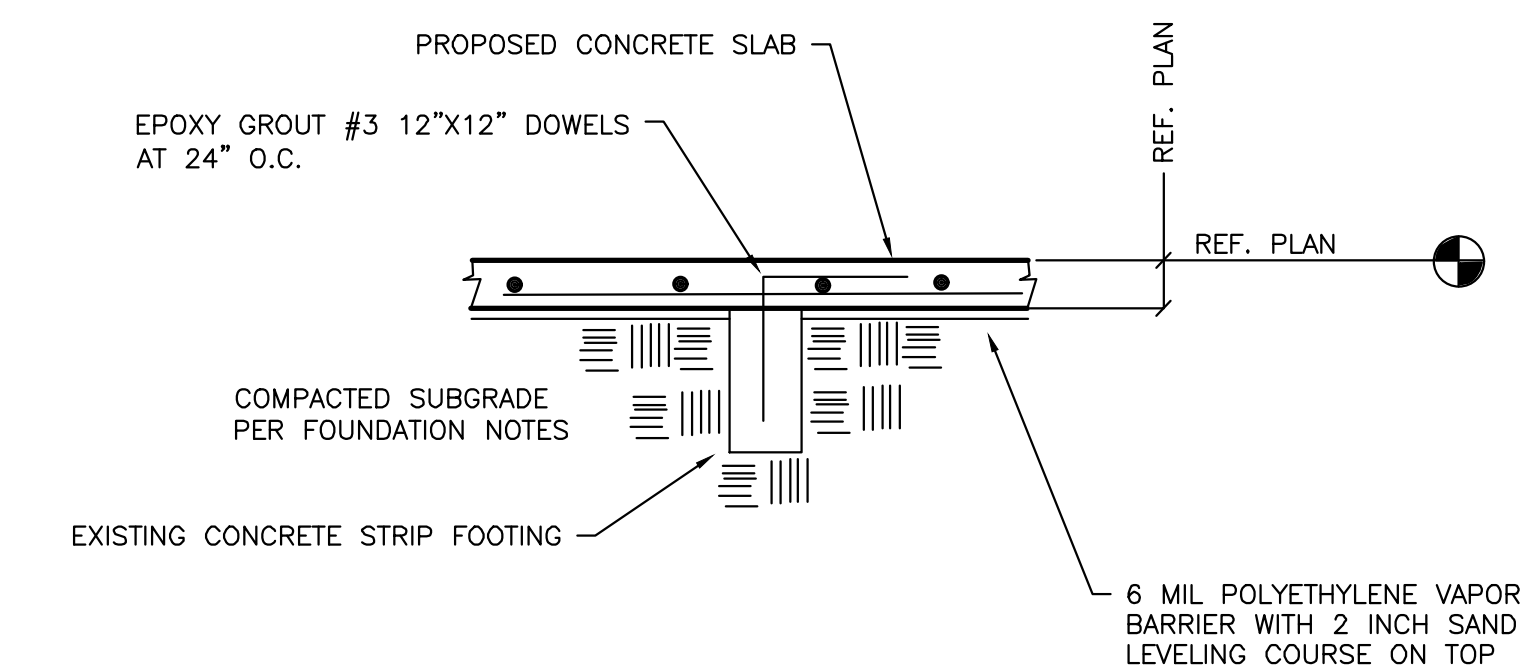
**1** SECTION  
SCALE 3/4"=1'-0"



**2** SECTION  
SCALE 3/4"=1'-0"



**3** REAR CANOPY FOOTING  
SCALE 3/4"=1'-0"

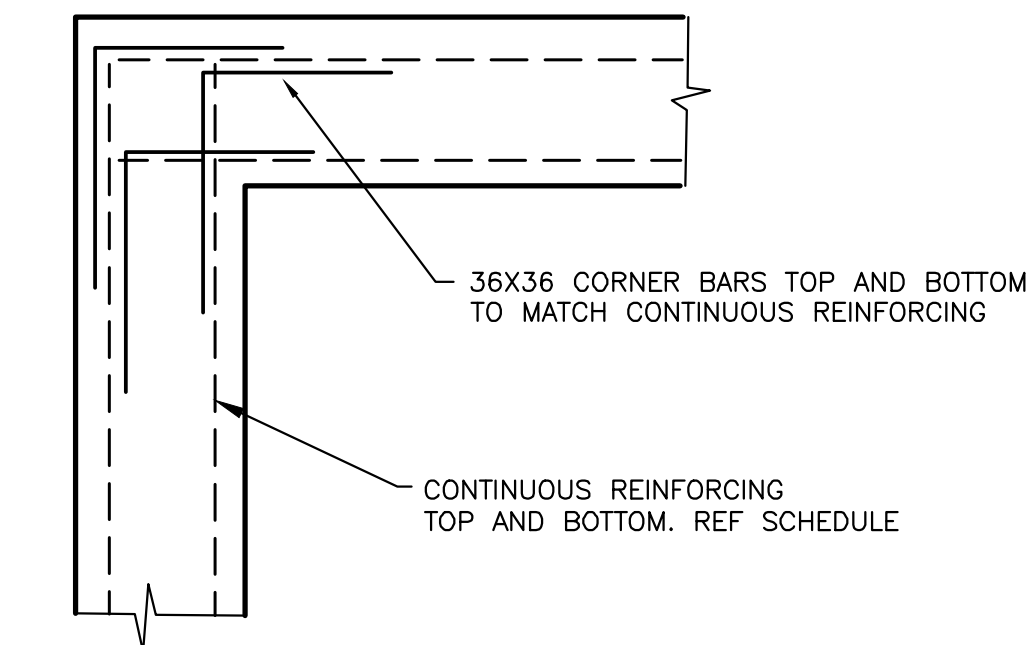


**4** SECTION  
SCALE 3/4"=1'-0"

	SPACING < 6"		SPACING > 6"	
	OTHER	TOP	OTHER	TOP
#3	12.0	12.6	12.0	12.0
#4	12.0	16.8	12.0	13.4
#5	15.0	21.0	12.0	16.8
#6	19.3	27.0	15.4	21.5
#7	26.3	36.9	21.0	29.5
#8	34.6	48.4	27.7	38.8

60 KSI STEEL ONLY  
#3 BARS MAY BE GRADE 40 UNLESS NOTED OTHERWISE

LAP SPLICE SCHEDULE



CORNER BAR DETAIL



**Construction Management**

Phone: 903-985-8899

**3717 W Marshall Ave  
Project  
10/18/2023**

**Company Representative**

Blayne Cole

Phone: (903) 812-9200

bcole@nobleroofteam.com

**Markley Barker**

3717 West Marshall Avenue  
Longview, TX 75604

**Design Fees**

	Price
Permit and Construction Documents	\$47,058.82
Design Scope of Work	
<p>Design Renovation of Existing Office Space (3,520 sf) with architectural finish out plans to obtain both City building permit approval and Occupancy permits.</p> <ul style="list-style-type: none"> <li>• Civil plans are to be provided by Jeff Hamilton, P.E.. The Civil Fee will be added as a reimbursement once invoiced (in addition to our proposed fee).</li> <li>• Structural plans have been provided by David Wood, Wood Engineering Company, and are not included in our proposed fee.</li> <li>• Construction Documentation as needed for Historical Preservation Certification and Application have been provided by Emily Thompson Payne, HHM &amp; Associates, Inc., and are not included in our proposed fee.</li> <li>• Our work to include full construction documents including Civil, Mechanical, Electrical, Plumbing, and Fire Protection (MEPFP).</li> <li>• MEPFP scope will include all plumbing and drainage work within the footprint of the building and extending to a distance of five feet beyond the perimeter of any built structure – the continuation of which will be picked up by the civil engineer and extended to existing services.</li> <li>• The drawings will comply with current applicable Codes as defined by the City of Longview, Texas and State of Texas.</li> </ul>	
<b>\$47,058.82</b>	

<b>Sub Total</b>	<b>\$47,058.82</b>
Tax	\$3,882.35
<b>TOTAL</b>	<b>\$50,941.17</b>

Note:

This fee is payable in phases as follows:

- 25% due upon approval of preliminary floor plan, elevations, and site plan for production of documentation.
- 45% due upon completion of construction documentation – payment is due prior to submittal to City for final review.
- 30% due upon issuance of building permit/commencement of construction.

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date