



BUILDERS OF HOPE
COMMUNITY DEVELOPMENT CORPORATION

PROPOSAL FOR VALWOOD PARK REVITALIZATION PROJECT



RFP# 25-25

Submitted to:

City of Farmers Branch
Attn: Camille Alford, Office of the Purchasing Agent
13000 William Dodson Parkway
Farmers Branch, TX 75234

Date: July 7, 2025

Submitted by:

Builders of Hope CDC
603 Munger Ave., Suite 100
Dallas, TX 75202

(214) 920-9850

Info@bohcdc.com

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EXECUTIVE SUMMARY

Builders of Hope Community Development Corporation (BOHCDC) is pleased to submit this proposal for the Valwood Park Revitalization Project. We are committed to constructing ten (10) high-quality, energy-efficient single-family homes that will serve low- to moderate-income residents while enhancing the character and vitality of the Farmers Branch community.

Our approach combines proven construction expertise, community-centered design, and efficient project management to deliver homes that meet all specifications while staying within budget and timeline constraints. With our extensive experience in accessible housing development and deep understanding of community needs, we are uniquely positioned to make this revitalization project a resounding success.

The Scale of the Crisis

Based on the critical housing gap in cities like Farmers Branch, where affordable workforce housing below 80% Area Median Income (AMI) remains severely limited, organizations like Builders of Hope play an essential role in addressing this pressing community need. Texas ranks as the 6th worst state in the nation for affordable housing, with a statewide shortage of 674,648 affordable and available rental homes, while the Dallas metropolitan area alone is currently short an estimated 33,600 rental homes that lower-income people can afford—a deficit expected to more than double by the end of the decade. In the Dallas-Fort Worth metropolitan area, where Farmers Branch is located, median home prices reached 4.4 times the region's median income, with families earning below 80% AMI—roughly \$66,258 in the Dallas-Fort Worth area—facing extremely limited for-sale housing options. This crisis forces essential workers like teachers, first responders, and other vital community members to seek housing far from their workplaces, with individuals in the lowest income bracket spending 80 percent of their income on rent and nearly 80% of these households considered severely cost burdened.

The Human Impact

The shortage of affordable for-sale housing below 80% AMI represents a critical barrier to homeownership and community stability, as the gap is projected to grow to 76,073 units by 2035 and begin affecting higher income households, with a specific gap of 62,747 units for households earning up to 80% of AMI. Builders of Hope's commitment to constructing affordable workforce housing below the 80% AMI threshold directly tackles this challenge by creating sustainable homeownership opportunities that allow working families to remain in the communities they serve. This type of targeted development is crucial for maintaining diverse, vibrant neighborhoods while ensuring that essential workers can afford to live near their jobs, reducing commute times, strengthening local economies, and fostering the kind of mixed-income communities that benefit all residents. Without intervention from organizations like Builders of Hope, working families will continue facing impossible choices between rent, food, and medications, undermining both individual financial stability and the broader economic health of communities like Farmers Branch.

SECTION 2: PROPOSAL CONTENTS

SECTION 2.2: COMPANY INFORMATION

A. Company Overview

Year Founded and Business History

Since 1998, BUILDERS OF HOPE Community Development Corporation (BOHCDC) has demonstrated an unwavering commitment to transforming underserved Dallas County communities. Beginning in West Dallas to address crime and substandard housing, we have evolved into a comprehensive community development organization that has built over 500 quality, energy-efficient affordable homes, provided homebuyer education to more than 5,000 families, and created \$30 million in wealth for Dallas County residents. Our proven model focuses on neighborhood revitalization, housing access, and financial education in areas where economic mobility is hindered by high crime rates, low educational attainment, and generational poverty.

Service Experience

Builders of Hope has provided comprehensive housing development services for 25 years, with specific expertise in:

- Constructing and preserving affordable housing using federal and state grant funding
- Community development in low- to moderate-income areas
- Energy-efficient home construction and green building practices
- Public-private partnerships with municipal governments

Ownership Status

501(c)(3) Non-profit Corporation

Federal Tax Identification Number

75-2756681

Primary Contact Information

Name: James Armstrong, III

Title: President & CEO

Address: 603 Munger Ave., Dallas, TX 75202

Phone: (214) 920-9850

Email: info@bohcdc.com

Key Personnel

- President & CEO: James Armstrong, III: Institute the firm's vision and oversee its operation with key areas of focus including fundraising, project sourcing, securing capital, and partnerships.
- Chief Housing Development Officer: Christopher Lewis - Overall project oversight and community relations.
- Director of Construction Services: Stephen Ross - Day-to-day construction management and quality control.
- General Contractors:

- Bethel Construction, a licensed general contracting company based in Dallas, Texas. With over 25 years of experience participating in home repair programs and affordable workforce housing developments for local municipalities, Bethel has established themselves as a dedicated advocate for community development and accessible housing solutions. For more than 15 years, Bethel has served as a trusted consultant and general contractor for Builders of Hope, demonstrating his long-standing commitment to affordable housing initiatives and community partnerships. His extensive experience in municipal projects, combined with his company's strong industry ratings and active license status, has made him a notable and reliable figure in the Dallas construction community, particularly specializing in residential developments, commercial building projects, and community-focused construction services throughout the region.
- Vaughn Models Group, LLC is a residential construction company based in Mansfield, Texas, specializing in semi-custom home building. The company builds semi-custom homes that people can afford, starting from \$245K and up. With over ten years of experience in the industry, Vaughn Models Group offers comprehensive services that extend beyond construction to include architectural design and 3D modeling capabilities, providing clients with a full-service approach from initial concept through final construction.

Primary Proposer(s) Resumes

See Appendix A

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- Energy-efficient home construction and green building practices
- Public-private partnerships with municipal governments

Insurance Coverage

See Appendix B

B. Statement of Interest and Qualifications

Why Builders of Hope CDC is the Right Fit

Builders of Hope Community Development Corporation stands as the ideal partner for the Valwood Park Revitalization Project due to our unwavering commitment to community-driven development and our proven track record of transforming neighborhoods while preventing displacement. Our organization embodies a unique approach that prioritizes neighborhood self-determination and ensures that residents are active participants in local revitalization efforts.

What sets us apart is our holistic understanding that housing is more than just shelter—it's the foundation for building wealth, strengthening families, and creating resilient communities. We don't simply construct buildings; we build pathways to prosperity while preserving the cultural fabric and character of the neighborhoods we serve.

Our vision for more equitable neighborhoods directly aligns with projects that seek sustainable, community-centered solutions. We understand that neighborhoods are facing fast-paced urban renewal pressures, the need for responsible, inclusive development has never been more critical.

Detailed Qualifications

Proven Track Record of Excellence

- Over 25 years of dedicated service in community development
- Successfully constructed over 500 homes through both in-fill lot development and subdivision build-out
- Generated over \$75 million in real estate value for Dallas communities
- Expertly managed and deployed over \$10 million in government subsidies for affordable housing initiatives

Wealth Building and Community Impact

- Created more than \$25 million in wealth for low-to-moderate-income families
- Demonstrated expertise in transforming communities while building strong neighborhoods
- Specializing in quality, energy-efficient, and equitable housing solutions
- Leading affordable housing producer in Dallas County

Comprehensive Service Delivery Our multifaceted approach encompasses four core service areas:

- **Affordable Housing Development:** Including new construction, existing home revitalization, and strategic demolition/rebuilding of substandard properties
- **Financial Fitness Education:** Providing residents with the tools and knowledge needed for long-term financial stability
- **Family Support Services:** Offering holistic support systems that address the broader needs of families and individuals
- **Community Mobilization:** Engaging residents as active stakeholders in their neighborhood's transformation
- **Grant Management Expertise:** Experienced in managing ARPA, CDBG, and HOME funds with 100% compliance record as the only Dallas County designated Community Development Housing Organization (CDHO)
- **Established Relationship:** Rapport with City of Farmers Branch staff, Valwood Park community, and comprehensive understanding of local development codes (R-6 District) based on successful completion of **The Porches at Valwood Park** project

Innovation and Anti-Displacement Leadership

- Developed the "Right to Stay Anti-Displacement Toolkit" to equip leaders and policymakers with actionable strategies
- Pioneer in preservation-focused affordable housing approaches
- Expertise in protecting legacy residents while fostering community resilience
- Champion of equitable, inclusive, and non-disruptive development practices

Organizational Strength and Values

- a. Committed to ensuring quality affordable housing options are accessible regardless of income
- b. Strong track record of collaborative partnerships with residents, community leaders, and stakeholders
- c. Mission-driven approach that prioritizes lasting solutions over short-term gains

Geographic and Market Expertise

- Deep understanding of Dallas County housing market dynamics and challenges
- Established relationships with local government entities, financial institutions, and community organizations
- Member of professional organizations including the Texas Association of Builders

Our Commitment to Excellence

Builders of Hope CDC brings to this project not just our technical expertise and financial acumen, but our unwavering dedication to ensuring that every family has the right to stay and thrive in their neighborhood. Our approach goes beyond traditional development—we create sustainable, community-controlled solutions that honor existing residents while building bridges to opportunity.

We understand that successful community development requires more than construction expertise; it demands cultural competency, deep community relationships, and a commitment to equity that permeates every aspect of our work. Our 25-year journey has taught us that the most impactful projects are those that emerge from genuine partnership with the communities we serve.

Through this project, we are prepared to leverage our comprehensive experience, proven methodologies, and unwavering commitment to community self-determination to deliver outcomes that not only meet project objectives but exceed expectations for sustainable, equitable community development.

Project Team Organizational Chart

Builders of Hope CDC



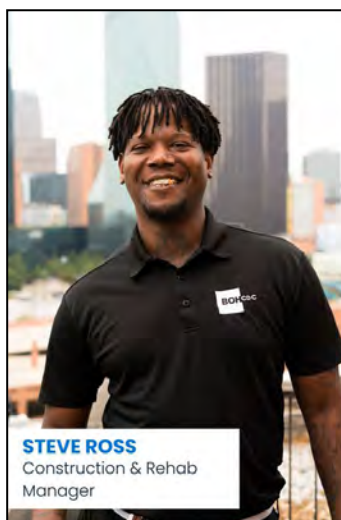
James oversees the firms' vision and its operation. Key areas of focus include fundraising, project sourcing, securing capital, and partnerships. James' background is banking and finance, and he has worked for top fortune 500 companies.



Chris oversees all housing development including construction and administration. He serves as lead developer and project manager. Chris is also a veteran with an extensive background as an electrical engineer.



Sophia manages operations of the organization including account payables, payroll, office management, and policy and procedures. Sophia has over 10 years of experience in corporate operations and management.



Steve leads all construction activities including contractor management and site control. He oversees property management and maintenance. Steve has been with BOH for over 20 years.

General Contractors



VMG is a Mansfield, Texas-based residential construction company with over ten years of experience specializing in affordable semi-custom homes starting at \$245K, offering comprehensive services including architectural design, 3D modeling, and construction.



Bethel Enterprise is a licensed Dallas-based general contracting company with over 25 years of experience in home repair programs and affordable workforce housing developments for local municipalities to custom homes.

Resumes of Key Personnel

- See Appendix A

C. References

Reference 1: The Porches at Valwood Park

Chief Legal Officer, Benchmark Bank: John Jackson

Phone: (214) 485-6841

Email: jjackson@benchmarkbank.com

Project Details: 5 single-family homes, tiered land acquisition structure to build in subsidy for affordability, completed in Q2 2025. Lot acquisition financed by Benchmark Bank.

Reference 2: West Dallas Scattered Sites Phase II (Revitalize West Dallas)

Dallas County – Planning & Development Department: Rachel Brown

Phone: (214) 653-6359

Email: Rachel.Brown@DallasCounty.org

Project Details: 19 workforce development housing units, \$595,000 Dallas County CHDO funding, completed in 2024.

Reference 3: South Dallas Phase II - Mill City Neighborhood Infill Development

Real Property Manager, Housing and Community Development: Tyrone Wilson

Phone: (214) 671-5337

Email: Tyrone.Wilson@Dallas.gov

Project Details: 3 energy-efficient homes, acquired lots with targeted annual median income (AMI) restrictions and covenants per Land Bank and Transfer Program, completed in 2023.

D. Accessible Housing Project Experience

Project Portfolio Overview

Over the past 25 years, Builders of Hope has successfully completed 500 accessible housing units across Dallas County, representing over \$10 million in federal funding. Our experience includes:

Recent Comparable Projects

[The Porches at Valwood Park – Farmers Branch, TX \(2024-2025\)](#)

Project Overview: Builders of Hope Community Development Corporation successfully completed Phase I of the Porches at Valwood Park project, a strategic workforce housing initiative designed to provide quality affordable housing options for Farmers Branch's workforce while revitalizing the Valwood Park neighborhood in a responsible and sustainable manner. This project exemplifies our commitment to creating accessible homeownership opportunities through innovative partnerships with municipal governments and targeted community development.

Housing Units Constructed: Phase I delivered five single-family homes strategically located throughout the Valwood Park neighborhood:

- **2568 Greenhurst Dr.** - Closed January 27, 2025
- **2646 Greenhurst Dr.** - Closed March 21, 2025
- **2563 Wasina Dr.** - Closed March 7, 2025
- **2629 Squire Pl.** - Closed May 14, 2025
- **2560 Wicker Ave.** - Closed May 27, 2025

Project Timeline and Development Cycle: The complete development cycle spanned approximately one year, with construction phases lasting 4.5 months from concrete pour to certificate of occupancy. The project timeline demonstrates our systematic approach to affordable housing development:

Q1 2024:

- Closed on land acquisition with the City of Farmers Branch
- Initiated minor lot preparation and permit applications
- Finalized preliminary floor plans

Q2-Q3 2024:

- Completed extensive design phase collaboration with Farmers Branch staff (6-month design discussion period)
- Secured permit approvals
- Closed on construction financing
- Finalized design selections and construction standards

Q4 2024:

- Construction commenced between August/September
- Completed home framing and concrete pouring
- Conducted first municipal inspections
- Initiated marketing at city events and local schools

Q1 2025:

- Conducted two open houses for community preview
- Completed final construction draws and received certificates of occupancy
- Successfully closed on all five qualified buyer purchases (January through May 2025)

Funding Structure and Municipal Partnership: The project was structured through an innovative partnership with the City of Farmers Branch, utilizing municipal land disposition programs to ensure affordability. Land costs were strategically priced at below 15% of sales price to guarantee affordable pricing for targeted workforce buyers. This funding approach demonstrates our ability to leverage municipal partnerships and creative financing structures to achieve accessibility goals without traditional grant funding.

Target Demographics and Accessibility Success: The project successfully served diverse workforce families earning below typical market-rate thresholds:

Buyer Profile Examples:

- **Special Education Teacher:** Mid-50s male with tenure and community ties to Farmers Branch, earning below \$60,000 annually
- **Auto Body Shop Associate:** Early-20s male with 8-year employment history, earning below \$75,000 annually
- **Small Business Owners:** Mid-50s married couple operating local flower shop and volunteering in Farmers Branch schools, earning \$80,000 annually

Methods for Completion: Our completion methodology emphasized community integration and workforce accessibility:

Community Engagement:

- Community meetings to discuss project phases and gather resident input
- Marketing integration with city events and local educational institutions

- Quarterly reporting to the city of Farmers Branch

Construction Management:

- Systematic 4.5-month construction timeline from concrete to occupancy
- Regular municipal inspection coordination
- Quality control through staged construction draws

Affordability Maintenance:

- Below-market land acquisition costs (under 15% of sales price)
- Builders of Hope absorption of all closing costs
- Homebuyer education classes for qualified purchasers available upon request

Community Impact and Neighborhood Revitalization: The Porches at Valwood Park Phase I project achieved significant community development objectives:

- **Market Stabilization:** Established new pricing floor for neighborhood housing market
- **Workforce Retention:** Created homeownership opportunities for local workforce, including educators and service professionals
- **Neighborhood Engagement:** Promoted community stability through resident participation and volunteer integration
- **Infill Development:** Strategic use of municipal land holdings for responsible neighborhood enhancement

Measurable Economic Impact: The project generated substantial economic benefits for both individual families and the City of Farmers Branch through strategic municipal investment.

Municipal Investment and Returns:

- **City Land Subsidy:** \$1.8 million initial investment by the City of Farmers Branch in subsidized land costs
- **Land Sale Revenue:** \$1 million generated in direct land sale revenue to the city
- **Real Estate Value Created:** \$5.8 million in taxable real estate value added to the community
- **Infrastructure Enhancement:** Improved site infrastructure contributing to enhanced quality of life for residents

Year 1 Economic Impact Analysis: Based on National Association of Home Builders (NAHB) methodology, the project generated significant first-year economic activity:

- **Local Income Generation:** \$5.4 million in local income created through construction and related economic activity
- **Tax and Revenue Impact:** \$684,000 in taxes and other revenue generated for local government
- **Employment Creation:** 74 construction jobs supported during the development phase
- **Return on Investment:** The city's \$1.8 million investment generated over \$6.8 million in direct revenue and real estate value, representing a 278% return on public investment

This Porches at Valwood Park Phase I project demonstrates Builders of Hope's proven capacity to deliver accessible workforce housing through innovative municipal partnerships, community engagement, and efficient construction management while serving diverse demographic groups within targeted income ranges.

West Dallas Scattered Sites Phase II (Revitalize West Dallas) - Dallas, TX (2023-2025)

Project Overview: Builders of Hope Community Development Corporation successfully completed the construction of 19 single-family homes as part of the comprehensive West Dallas Revitalization Project, strategically located within the Neighborhood Empowerment Zone in Census Tract 101. This transformative initiative represents our organization's commitment to creating sustainable, accessible housing solutions that address both immediate housing needs and long-term community development goals.

Funding Structure and Amount: The project was funded through a comprehensive combination of private, federal and local resources, including \$860,000 in HOME Investment Partnerships Program funds and an additional \$595,000 in Dallas County subsidies, bringing the total public investment approximately \$1.46 million, and \$5M General Line of Credit with Benchmark Bank. This funding was complemented by strategically acquired lots through the City of Dallas's New Construction and Substantial Rehabilitation Program and Land Transfer Program, demonstrating our ability to leverage multiple funding streams to maximize project impact and cost-effectiveness.

Project Timeline and Completion Methods: Our systematic approach to project completion involved several key phases, with an average construction timeline of 4-5 months per home:

- **Pre-Development Phase:** Site acquisition and preparation through partnership with Dallas land transfer programs (6-8 months)
- **Design and Permitting Phase:** Development of accessible, family-oriented home designs meeting all federal accessibility standards (2-3 months)
- **Construction Phase:** Implementation of efficient construction methods ensuring quality while maintaining affordability targets, utilizing four qualified general contractors to manage simultaneous builds (10-12 months)
- **Community Integration Phase:** Marketing and sales specifically targeting households earning 60-80% of Area Median Income (6 months)

General Contractor Management: To ensure efficient project delivery and maintain our 4-5 month per home construction timeline, Builders of Hope partnered with four experienced general contractors.

This multi-contractor approach allowed for overlapping construction schedules, ensuring consistent progress across all 19 homes while maintaining quality standards and meeting accessibility requirements. Each contractor was vetted for experience with affordable housing projects and familiarity with HOME Program compliance standards such as Davis Bacon.

Housing Units Constructed: The project delivered 19 thoughtfully designed single-family homes, each featuring:

- **Square Footage:** 1,300-1,700 livable square feet optimized for accessibility and family living
- **Layout Configuration:** 3-4 bedrooms and 2-2.5 bathrooms to accommodate diverse family sizes
- **Accessibility Features:** Walk-in showers and walk-in closets designed for universal access
- **Living Space Design:** Open floor plans creating bright, flowing living spaces that enhance mobility and accessibility
- **Parking Solutions:** 2-car garage providing secure, weather-protected vehicle access
- **Complete Appliance Package:** Fully equipped kitchens including stove, dishwasher, refrigerator, and microwave

Community Impact and Fair Housing Objectives: This initiative directly supported the City of Dallas's broader goals to create and maintain affordable housing throughout the city while promoting greater fair housing choices. By strategically locating these homes in the Neighborhood Empowerment Zone, the project actively works to overcome historical patterns of segregation and poverty concentration. Our

targeted marketing to households earning 60-80% of AMI ensures that working families have access to quality, accessible housing in a revitalizing neighborhood.

Measurable Economic Impact: The West Dallas Revitalization Project generated substantial economic benefits for both individual families and the broader community:

- **Real Estate Value Created:** \$7.6 million in total real estate value developed through the 19-home construction
- **Wealth Generation:** \$3 million in wealth created specifically for low-to-moderate income families through homeownership opportunities
- **Return on Investment:** The \$1.46 million in public investment leveraged private investment and created over \$7.6 million in community assets
- **Long-term Benefits:** Homeownership opportunities that build generational wealth and community stability

Methods for Completion: Our completion methodology emphasized:

- **Quality Construction Standards:** All homes built to exceed minimum accessibility requirements
- **Efficient Timeline Management:** 4-5 month construction cycle per home through strategic contractor coordination
- **Multi-Contractor Coordination:** Simultaneous construction management across four general contractors to optimize project flow
- **Cost Management:** Efficient construction processes to maintain affordability without compromising quality
- **Community Engagement:** Active outreach to ensure homes reached target income demographics
- **Partnership Coordination:** Seamless collaboration with city programs and funding agencies
- **Compliance Oversight:** Systematic project phases ensuring on-time, on-budget delivery while meeting all HOME Program requirements

This West Dallas Revitalization Project demonstrates Builders of Hope's proven capacity to successfully manage complex, multi-funded accessible housing initiatives that serve both immediate housing needs and broader community development objectives.

South Dallas Phase II - Mill City Neighborhood Infill Development (2022-2023)

Project Overview: Builders of Hope Community Development Corporation successfully completed the South Dallas Phase II project, a strategic residential infill development consisting of three single-family homes in the historic Mill City neighborhood. This initiative exemplifies our commitment to accessible housing development through collaborative community partnerships, completed in partnership with the Mill City Neighborhood Association and the City of Dallas. The project demonstrates our ability to deliver quality affordable housing that respects existing community character while meeting the needs of families earning up to 80% of Area Median Income.

Funding Structure and Total Investment: The South Dallas Phase II project represented a comprehensive investment of \$731,622, encompassing both hard construction costs and soft development costs. This funding structure demonstrates our ability to manage complete project budgets while maintaining cost efficiency in affordable housing development. The project leveraged collaborative partnerships to maximize funding effectiveness and ensure successful project completion within budget parameters.

Housing Units Constructed: The project delivered three thoughtfully designed single-family homes, each featuring:

- **Square Footage:** 1,400-1,600 square feet of livable space optimized for family accessibility and comfort
- **Layout Configuration:** 3-4 bedrooms with 2 bathrooms to accommodate diverse family sizes and accessibility needs
- **Single-Story Design:** One-story construction ensuring universal accessibility and aging-in-place capabilities
- **Affordability Target:** Homes priced in the mid-\$200,000 range, specifically targeting families earning up to 80% of Area Median Income

Timeline and Project Completion: The South Dallas Phase II project was completed within an efficient 4-month timeframe in 2023, demonstrating our organization's capacity for rapid project delivery without compromising quality or accessibility standards. This accelerated timeline reflects our streamlined construction processes and effective project management capabilities.

Design Features and Accessibility Elements: Each home was designed with distinctive architectural elements that enhance both accessibility and community integration:

- **Masonry Front Elevations:** Distinctive design elements that respect the Mill City neighborhood's architectural character
- **Energy-Efficient Appliances:** Fully equipped with energy-efficient appliances to reduce long-term utility costs for homeowners
- **Universal Design Features:** Recessed ceilings and functional kitchen layouts designed for accessibility and ease of use
- **Kitchen Accessibility:** Functional kitchen layouts with bar seating that accommodate various mobility needs
- **Outdoor Living Spaces:** Select floor plans featuring covered patios for accessible outdoor living and community interaction

Methods for Completion: Our completion methodology for the South Dallas Phase II project emphasized:

- **Community Collaboration:** Active partnership with the Mill City Neighborhood Association ensuring community input and support
- **Efficient Timeline Management:** 4-month construction cycle through streamlined processes and effective contractor coordination
- **Quality Construction Standards:** All homes built to exceed minimum accessibility requirements while maintaining neighborhood character
- **Cost Management:** Comprehensive budget management encompassing both hard and soft costs to maintain affordability
- **Stakeholder Integration:** Seamless collaboration with community organizations and city agencies
- **Design Sensitivity:** Thoughtful architectural choices that enhance accessibility while respecting community character

Community Impact and Accessibility Objectives: This Mill City infill development represents a significant investment in neighborhood revitalization while addressing critical housing accessibility needs. By focusing on single-story construction and universal design principles, the project serves families requiring accessible housing options while contributing to the broader community development goals. The strategic location and thoughtful design ensure that accessibility improvements enhance rather than compromise the neighborhood's existing character.

Affordability and Target Demographics: The project successfully served families in the 80% Area Median Income range, providing homeownership opportunities for working families who might otherwise be priced out of quality housing options. The mid-\$200,000 price point, combined with energy-efficient features that reduce ongoing costs, creates sustainable homeownership opportunities for moderate-income families.

This South Dallas Phase II project demonstrates Builders of Hope's proven capacity to deliver accessible, affordable housing through collaborative partnerships while maintaining efficient timelines and respecting community character. The project's success in serving 80% AMI families within a 4-month completion timeframe showcases our organization's expertise in rapid, quality affordable housing development.

Grant Management Expertise

Our organization has successfully managed over \$12 million in federal, state, and local grant funding with a 100% compliance record. We maintain dedicated grant compliance staff and have established procedures for:

- Detailed financial tracking and reporting
- Regular progress documentation
- Stakeholder communication and transparency
- Regulatory compliance monitoring

E. Project Financing Capability

Established Banking Relationships and Credit Facilities

Builders of Hope Community Development Corporation maintains robust financial capacity through strategic partnerships with established local and regional financial institutions. Our organization has cultivated a strong banking relationship with Benchmark Bank, which has extended a \$5 million General Line of Credit (GLOC) to support our development activities. This substantial credit facility demonstrates the financial sector's confidence in our organization's creditworthiness, project management capabilities, and track record of successful project completion.

Financial Stability and Balance Sheet Strength

Our organization maintains a positive balance statement, reflecting sound financial management practices and operational sustainability. This positive financial position provides the foundation necessary for:

- **Construction Management:** Financial capacity to manage cash flow during construction phases
- **Risk Mitigation:** Financial reserves to address unforeseen project challenges or market fluctuations
- **Ongoing Operations:** Sustained organizational capacity throughout project development cycles

Project Development Management Capability

The combination of our \$5 million credit facility and positive balance sheet positions Builders of Hope to effectively manage all elements of project development, including:

Pre-Development Financing:

- Site acquisition and due diligence costs
- Architectural and engineering design fees
- Permitting and regulatory compliance expenses
- Market analysis and feasibility studies

Construction Phase Management:

- Construction draws and contractor payments
- Material procurement and inventory management
- Change order accommodation and cost overrun protection
- Quality control and inspection processes

Project Completion and Close-Out:

- Final construction payments and warranty reserves
- Marketing and sales activities for affordable housing units
- Buyer financing coordination and closing support
- Post-completion compliance and reporting requirements

Strategic Financial Institution Partnerships

Our relationship with Benchmark Bank and other local and regional financial institutions provides several competitive advantages:

- **Local Market Knowledge:** Banking partners understand regional affordable housing market conditions
- **Flexible Financing Solutions:** Access to various financing products tailored to community development needs
- **Expedited Processing:** Established relationships enable faster loan processing and funding decisions
- **Risk Sharing:** Bank partnerships demonstrate third-party validation of our project viability

Financial Management Systems

Builders of Hope employs comprehensive financial management systems that ensure:

- **Budget Control:** Real-time monitoring of project costs against approved budgets
- **Cash Flow Management:** Systematic management of construction draws and operational expenses
- **Compliance Tracking:** Financial reporting that meets all grant and regulatory requirements
- **Risk Assessment:** Ongoing evaluation of financial risks and mitigation strategies

This comprehensive financial capacity, anchored by our \$5 million credit facility with Benchmark Bank and maintained through positive financial performance, positions Builders of Hope to successfully secure equity, manage all aspects of project development, and deliver affordable housing projects on time and within budget. Our established banking relationships and sound financial management practices provide the stability and flexibility necessary for complex affordable housing development initiatives.

Project Development Approach

Our financial management strategy for the Valwood Park project includes:

- Established relationships with construction lenders familiar with grant-funded projects
- Dedicated project accounting systems for real-time financial tracking
- Pre-approved vendor networks for competitive pricing
- Contingency planning for cost overruns or delays

SECTION 2.3: PROPOSAL NARRATIVE

A. Project Management Plan

Construction Approach

Our construction approach prioritizes quality, efficiency, and community engagement. We will implement a phased construction schedule that minimizes disruption to existing residents while maintaining steady progress toward project completion.

Stakeholder Coordination Strategy

- **Municipal Agency:** Monthly progress reporting and coordination of quarterly meetings with city of Farmers Branch appointed staff upon request
- **Subcontractors:** Pre-selected licensed and bonded subcontractors with demolition and rebuild housing experience
- **Community Members:** Progress meetings and bilingual communication materials will be available upon request
- **Homeowners:** Individual consultation meetings, regular updates, final walk-through coordination

Site-Specific Approach

Understanding that each home will be built on individual lots with unique characteristics, our approach includes:

- Individual site surveys and soil testing for each location
- Customized foundation design based on site conditions
- Coordination with utility providers for underground service connections
- Careful attention to existing neighborhood architectural character
- Temporary housing coordination during construction (where applicable)

Detailed Project Schedule

Phase 1: Pre-Construction (August – September 2025)

- Finalize design and permitting
- Conduct individual site surveys
- Coordinate temporary housing arrangements
- Initiate community engagement process
- Finalize subcontractor agreements

Phase 2: Demolition and Site Preparation (October to November 2025)

- Coordinate utility disconnections
- Complete demolition of existing structures
- Site clearing and preparation
- Foundation excavation and inspection

Phase 3: Construction (December 2025 to May 2026)

- Foundation and framing (2 months per home)
- Mechanical, electrical, plumbing rough-in
- Insulation and drywall
- Interior and exterior finishing
- Final inspections and corrections

Phase 4: Final Phase (May to June 2026)

- Final walk-throughs with homeowners
- Warranty documentation and training
- Project closeout and final reporting

Permit and Approval Management

Our team has extensive experience with Farmers Branch development processes and will manage all required permits and approvals:

- Building permits for all 10 homes
- Utility connection permits
- Demolition permits where required
- Certificate of occupancy for each unit
- Any required variances or special approvals

Community Engagement Strategy

Recognizing the importance of community buy-in and transparency, our approach includes:

- Groundbreaking event to introduce project and team in collaboration with city of Farmers Branch
- Monthly progress updates through multiple channels (reporting, meetings as needed, and social media)
- Bilingual communication materials as needed
- Regular coordination with City Council and staff
- Final community celebration upon project completion

B. Construction Plan and Specifications

Detailed Floor Plans – See Appendix D

Our proposed floor plan averages 1,600 square feet while providing comfortable, functional living spaces that meet all RFP requirements:

The following limited modifications are available for the participants of the program:

- Color selections for interior/exterior paint and cabinetry
- Flooring options (vinyl plank or carpet in bedrooms)
- Front elevation (Board and Batten or all Allura)

Specifications – See Appendix E

**Specifications are subject to change to meet the city of Farmers Branch development codes*

Comprehensive Construction Plan

Detailed Timeline with Key Milestones

Milestone	Target Date	Deliverable
Contract Award	July 15, 2025	Signed agreement
Permit Submission	July 28, 2025	Permit-ready plans for all 10 homes
Permit Approval	September 22, 2025	All building permits issued
Demolition (<i>If required</i>)	September 29, 2025	All existing structures removed
First Foundation	October 6, 2025	Construction officially begins
50% Construction Complete	February 16, 2026	10 homes at various completion stages
First Home Complete	February 27, 2026	First family move-in ready
All Construction Complete	June 12, 2026	All 10 homes are ready for occupancy
Final Project Closeout	June 15, 2026	All documentation and warranties are delivered

**All proposed dates and timelines are contingent upon permit approval and contract award. Final project schedule will be confirmed upon contract execution.*

Foundation and Structure (September or October 2025)

- Concrete slab foundation with proper drainage and vapor barriers
- Wood frame construction with engineered lumber where appropriate
- 16" on-center framing for enhanced structural integrity
- Properly sized footings based on individual site soil conditions

Building Envelope (February 2026)

- Energy-efficient exterior wall system above the minimum R-value requirement
- High-performance windows (single-hung with low-E glass)
- Properly sealed building envelope to minimize air infiltration
- Durable exterior siding materials appropriate to neighborhood character

Mechanical Systems (February to March 2026)

- High-efficiency HVAC system sized for each home's specific requirements
- Energy-efficient water heater (electric)
- Proper ventilation systems, including bathroom exhaust fans

Electrical and Plumbing (April 2026)

- 200-amp electrical service with modern panels and proper grounding
- LED lighting throughout for energy efficiency
- GFCI protection in all required areas
- Modern plumbing with efficient fixtures and proper water pressure

Interior Finishes (May 2026)

- Durable flooring appropriate for each space
- Quality interior paint with primer
- Efficient kitchen layout with adequate storage and counter space
- Modern bathroom fixtures and finishes

Construction Plan Considerations

Timeline and Resource Management

- Dedicated project superintendent for quality control
- Internal weekly progress meetings with all trades
- Material delivery coordination to minimize delays
- Weather contingency planning
- Regular quality inspections at each construction phase

Cost Management Strategies

- Bulk purchasing agreements with suppliers
- Standardized floor plans to maximize efficiency
- Experienced subcontractor network for competitive pricing
- Comprehensive project scheduling to avoid delays and cost overruns
- Regular cost monitoring and reporting

C. Detailed Cost Estimate

Sources and Uses

<i>Capital Sources</i>			<i>Uses</i>			
				%	10 Homes	Cost per Home
<i>Interim Construction Loan</i>	78%	\$2,202,695	<i>Hard Costs</i>	80%	\$1,988,500	\$198,850
<i>Developer Fee</i>	12%	\$297,305	<i>Soft Costs</i>	4%	\$102,684	\$10,268
<i>Total</i>			<i>Financing Costs</i>	4%	\$111,512	-
<i>Permanent Uses</i>	100%	\$2,500,000	<i>Developer Fee</i>	12%	\$297,305	-
			<i>Total Dev. Uses</i>	100%	\$2,500,000	-

Hard and Soft Cost Breakdown

Soft Costs

Category	Cost per Home Total (10 Homes)	
Architectural/Engineering	\$967	\$9,665
Permits & Fees	\$2,263	\$22,629
Surveys	\$2,000	\$20,000
Insurance & Bonding	\$4,550	\$45,500
Contingency (5%)	\$489	\$4,890
Total Soft Costs	\$10,268	\$102,684

Hard Costs

**Includes materials, labor, and equipment*

Description of Work	Cost per Home	Total (10 Homes)
Portable Toilet	\$700.00	\$7,000.00
Lot Preparation	\$2,900.00	\$29,000.00
Site Erosion Control	\$200.00	\$2,000.00
Site Security (During Construction)	\$1,500.00	\$15,000.00
Dirt Work/ Select Fill / Cushion Sand	\$1,381.00	\$13,810.00
Plumbing - Underground	\$3,500.00	\$35,000.00
Electrical - T Pole	\$350.00	\$3,500.00
Foundation - Form Board Survey	\$500.00	\$5,000.00
Foundation - Concrete	\$22,560.00	\$225,600.00
Framing	\$25,000.00	\$250,000.00
Roof	\$6,000.00	\$60,000.00
Doors & Windows	\$5,340.00	\$53,400.00
Termite	\$400.00	\$4,000.00
Electrical Rough	\$5,400.00	\$54,000.00
Plumbing Top Out	\$4,300.00	\$43,000.00

Mechanical Rough	\$6,650.00	\$66,500.00
Insulation	\$4,000.00	\$40,000.00
Flatwork	\$7,000.00	\$70,000.00
Sheetrock (Tape bed & texture)	\$8,400.00	\$84,000.00
Casework	\$7,200.00	\$72,000.00
Countertops	\$2,300.00	\$23,000.00
Millwork	\$5,100.00	\$51,000.00
Flooring (Tile & Carpet/Laminate)	\$8,700.00	\$87,000.00
Mechanical Trim	\$2,850.00	\$28,500.00
Plumbing Trim	\$4,100.00	\$41,000.00
Electrical Trim	\$3,520.00	\$35,200.00
Security System (hard wired)	\$1,200.00	\$12,000.00
Hardware / Lights	\$2,700.00	\$27,000.00
Mirrors & Glass / Shower Door	\$850.00	\$8,500.00
Appliances	\$3,300.00	\$33,000.00
Painting (Exterior & Interior)	\$6,849.00	\$68,490.00
Garage Doors	\$1,250.00	\$12,500.00
Window Covering & Screens	\$800.00	\$8,000.00
Landscaping	\$1,600.00	\$16,000.00
Fence	\$2,500.00	\$25,000.00
Gutters (Front Entry & HVAC)	\$650.00	\$6,500.00
Final Clean	\$1,000.00	\$10,000.00
Miscellaneous / Site Mgt	\$12,800.00	\$128,000.00
Testing	\$500.00	\$5,000.00
Contingency (%)	\$2,000.00	\$20,000.00
Trash Haul	\$2,500.00	\$25,000.00
Utilities	\$2,000.00	\$20,000.00
Grading - Rough & Final	\$1,500.00	\$15,000.00
GC Profit & Overhead	\$15,000.00	\$150,000.00
Total Hard Costs	\$198,850.00	\$1,988,500.00

**Pro Forma is available in Appendix D.*

SECTION 2.4: ADDED VALUE SOLUTIONS

Energy Efficiency & Sustainability Enhancements

- ENERGY STAR certified appliances (exceeding minimum requirements)
- LED lighting throughout all homes
- Foam spray to improve insulation ratings
- High-performance windows for improved insulation
- Accessible electrical outlets for ease of TV mounting
- Root barrier installation to prevent foundation and plumbing degradation from tree root growth

Community Benefits

- Available bidding from local suppliers and subcontractors
- Neighborhood revitalization without displacement of residents

Extended Warranty Program

- Two-year comprehensive workmanship warranty
- Dedicated customer service line for warranty issues
- Annual home maintenance training for new homeowners
- Preventive maintenance reminders and scheduling within the Builders of Hope Listserv

CONCLUSION

Builders of Hope Community Development Corporation is uniquely qualified to successfully complete the Valwood Park Revitalization Project. Our combination of technical expertise, community engagement experience, and commitment to quality construction makes us the ideal partner for the City of Farmers Branch.

We understand that this project represents more than just construction – it's about creating homes, strengthening community, and improving lives. Our proven track record, detailed planning, and community-centered approach position us to deliver exceptional results that will serve Farmers Branch residents for generations to come.

We appreciate the opportunity to submit this proposal and look forward to partnering with the City of Farmers Branch to make the Valwood Park Revitalization Project a tremendous success.

Respectfully submitted,

James A. Armstrong, III – President & CEO
Builders of Hope Community Development Corporation
July 2, 2025

This proposal represents a firm commitment to deliver the services described herein at the prices quoted, subject to the terms and conditions outlined in the RFP. Our proposal is valid for six months from the submission date.

APPENDIX A – BOH CDC KEY PERSONNEL RESUMES

James Alvin Armstrong III

1839 Leath Street Dallas, TX 75212 (c) 214-836-7505 (E) jamesarmstrongiii@outlook.com

Executive Summary

A mission driven, collaborative, impact-oriented leader with strong analytical, organizational and problem-solving skills, committed to the highest levels of ethical and professional excellence. Expertise in affordable housing, community revitalization, public policy, community development, and real estate development.

Education

Baylor University | Hankamer School of Business - B.B.A. *Finance concentration*

Princeton Theological Seminary- Post Graduate Certification in Theology

Rice | Jones School of Business– Certificate in Real Estate Investment & Development
(current)

-Award Highlights-

- Dallas Business Journal – 40 under 40 (2017 Class)
- The Dallas Assembly, Class of 2025
- National Audrey Nelson Community Development Award Recipient
- Candidate for Texas State House District 100 2019/2020
- Contributing Columnist, The Dallas Morning News

Summary of Skills

- | | |
|---|---|
| <ul style="list-style-type: none"> • Corporate Finance & Banking • Affordable Housing and HUD Finance | <ul style="list-style-type: none"> • Non-profit Executive Management • Economic/Housing Development |
|---|---|

Community Service & Volunteer Work

- Lead Pastor- Community Fellowship Church-Dallas
- Sports Arena Tax Increment Finance Board, Chair (Mayor's Appointee)
- Trinity Park Conservancy Community Development Corporation, Board member
- Dallas Housing Finance Corporation, Executive Board member (Mayor's Appointee)
- Texas Association of Community Development Corporations- Executive Board member
- Sr. Housing Advisor for Congressional District 30
- BcWorkshop - Board member
- President Bill Clinton Global Initiative Ambassador

Professional Experience

02/2018 – Present Builders of Hope Community Development Corp. Dallas, TX President & CEO

- Created and implemented a 3-year resurgence plan that included reduction in force, asset liquidation, and restructuring of agency's mission. (90% completed in Year 2)
- Led the creation and implementation of a 4-year strategic plan and proprietary model for housing development and community programming.
- Grew agency's budget by \$1.5M in three years, net revenue by more than 10% year of year, sources of revenue by triple, and service area to include Dallas County.
- Raised over \$20M in capital for housing development projects, and \$5M in community

- development programming including a citywide initiative regarding displacement.
- Created and secured over \$1M for innovative investment strategies to increase the agency's capacity and impact.
- Led the development of \$30M in real estate value by structuring and raising complex and diverse capital stacks with layers of federal compliance.
- Coordinated deal partners and capital for real estate project with federal compliance.
- Created over \$15M in wealth for low to moderate income families.

06/2014 – 01/2018 New York Life Securities Dallas, TX Licensed Broker |Sr. Associate of Brokerage Services

- Advise NYL agents on Investment Strategies/Options, Equities, Mutual Funds, EFT's and alternative investments and managed trading desk coordinating investment sales and stock liquidations.
- Research, resolve, and made decisions regarding various inquiries for clients, financial advisors and client associates within New York Life Securities.

01/2012 – 05/2014 BBVA Compass Dallas, TX Regional Investment Relationship Manager

- Managed portfolio of \$30M composed of 500 Mass affluent consumer/ business clients with deposits, investments, and assets of \$3-5 million in the Highland Park area.
- Managed banking relationships of high-net-worth clients and their financial well-being according to investment needs assessment and objectives.

10/2009 - 01/2012 JPMorgan Chase Dallas, TX Licensed Private Banker

- Managed portfolio of high-net-worth clients valued at over \$20 million.
- Supported private wealth management investment banker in investment sales.
- Developed and maintained client relationships.

01/2007 - 12/2009 Greater New Light Inc. Waco, TX Director of Development

- Develop fundraising agenda to achieve and exceed annual revenue goals through the solicitation of individuals, corporate, and foundation support.
- Managed state funded grant that supported three major community initiatives.
- Assisted committee with creating a yearly budget of \$500k.

08/2006 - 10/2009 City of Waco Waco, TX Intern for Director of Community Development & Housing

- Managed responses to general inquiries from members, staff, and clients via mail, e-mail and fax. Assisted Director of department in staff development training and budget planning.
- Conducted and compiled analytical research on census data for housing studies.
- Led team in completing housing project that was awarded the national Audrey Nelson Community Development Award.
- Assisted in creating a citywide plan to address homelessness.

Publications & Social Media

- LinkedIn: www.linkedin.com/in/jaarmstrong-iii
- Article – How Dallas Can Overcome Its Crushing Income Segregation
 - Dallas Morning News: [Dallas Morning News Article on Income Segregation](#)

Christopher B. Lewis

Highly Adaptable Professional

P (214) 803-9826**E** Clewis785@gmail.com**A** 427 Brook Valley Cir Dallas, TX 75232**W** [LinkedIn](#)

Summary

Electrical engineer with real estate acquisition and development experience. Contributed analysis, community engagement, and strategic planning for public-private developments throughout Dallas County. Detail oriented with considerable leadership abilities. Highly adaptable and dedicated to producing desired results within a multitude of environments.

Professional Experience

May 2023 – Current

Chief Operations & Housing Development Officer · Builders of Hope CDC · Dallas, TX

- Oversee the day-to-day operations of the firm, execution of projects, internal processes, and future housing development which resulted in 2x production of homes constructed.
- Leading and driving the implementation of internal and external impact as it relates to operation and housing development of ~400 single/multi-family units in the firm's pipeline.
- Lead community-building initiatives including planning and neighborhood capacity-building.

June 2017 – April 2023

Senior Electronics Product Lead · Lockheed Martin · Fort Worth, TX

- Handled managerial duties to sustain product integration and scheduling with suppliers via contractual agreements approximately amounting to \$5B.
- Applied data quality forensics and prepared daily metric assessments for management review upon a multitude of
- Tested and troubleshoot subsystem integration in lab and flight line environments for Integrated Fighter Group (F-16/GF-22).

May 2016 – Mar 2017

Patent Examiner · U.S. Patent & Trademark Office · Dallas, TX

- Completed searches of existing technologies relative to the claimed invention for novelty inventions domestically and internationally.
- Completed analysis of the invention per patent law specifications via in-depth reports (office actions).

Jan 2014 – May 2016

Subscriber Data Management Engineer · Nokia · Las Colinas, TX

- Acted as a customer interface for advanced care services and delivered support per service agreements with clients such as AT&T and T-Mobile.
- Led planning efforts of special care projects with Global Delivery Center (GDC) India.

Nov 2003 – Jan 2011

Aviation Electrician's Mate · U.S. Navy · Jacksonville, FL (Active) & Fort Worth, TX (Reservist)

- Supervised 40 subordinates which included delegating duties, competency review, and on-the-job training.
- Conducted electronic quality checks and oversaw safety protocols for avionic sealed instruments.

Relevant Civic Experience

Urban Land Institute Dallas-Ft. Worth Center for Leadership Class ('24-'25)

Omega Psi Phi Fraternity, Inc., Theta Alpha (Financial Member and STEM Committee Lead)

Housing Finance Corporation (City of Dallas), District 4 ('21 – '23)

City Plan Commission (City of Dallas), District 8 ('18 – '20)

EDUCATION

University of North Texas
Denton, Texas

- Electrical Engineering, B.S.
- Mathematics, Minor

KEY SKILLS

Strategic Planning
Technical Writing
Project Management
Public Speaking
Data Analytics

AWARDS & RECOGNITION

CITY OF DALLAS

Special Recognition – City Plan
Commission

U.S. Navy

Honor Recruit

2x Bluejacket of the Year

2x Seaman on the Year

[DallasISD alumNOW](#)

Feature In [Mayor Rawlings Grow](#)

[South 2018 Report/ Video](#)

Dallas weekly covers

[The Men Behind Hope](#)

Engineer of Hope

Millennials to Watch

[Dallas Morning News](#)

CERTIFICATIONS

- Lean Six Sigma (White Belt)

The National Society of Black Engineers (DFW Pres. '17, Regional Chair '19)
Univ. of North Texas at Denton Student Veterans Center Advisory Board ('17)
The Real Estate Council (TREC) Community Fund Advisory Board ('17)
Engage Dallas (Formerly Dallas Mayor's Star Council) ('15)

APPENDIX B – BOH CDC CURRENT CERTIFICATE OF INSURANCE & COVERAGES

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)
7/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hotchkiss Insurance Agency, LLC 4120 International Parkway Suite 2000 Carrollton TX 75007		CONTACT NAME: PHONE (A/C, No, Ext): 800-899-3750 E-MAIL ADDRESS: info@hiallc.com		FAX (A/C, No): 972-512-7799
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Gotham Insurance Company		25569
INSURED Builders of Hope Community Development Corp. P.O. Box 224723 Dallas TX 75222		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 43688030**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS- <input type="checkbox"/> MADEOCCUR <input checked="" type="checkbox"/> AGGREGATE LIMIT APPLIES PER: GCY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC X IER: AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below N / A			GL202500029930	2/25/2025	2/25/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 1,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ Included
								\$
							COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
							PER STATUTE	
							OTHER	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Liability Deductibles: Property Damage/Bodily Injury - \$1,000

CERTIFICATE HOLDER

City of Farmers Branch
Attn: Risk Manager
Office of Human Resources
13000 William Dodson Parkway
Farmers Branch TX 75234

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE
THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN
ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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APPENDIX C – SPECIFICATIONS

SPECIFICATION SHEET



Standard						
Concrete						
Foundation 3500 PSI		Drive Rebar - No Mesh	Approach & Drive	Expansion JTS ½” Deep	4” (min)	
Flooring						
*FHA approved nylon carpet, 25 oz(s) with 15-year warranty for stain. Pad ½” 6 lb. Density re-bond.						
**Flooring Thickness: A7, A10, or A12 (10-12mm)						
Entry Foyer	(1) Ceramic or (2) Laminate/Vinyl	Utility	(1) Ceramic or (2) Laminate/Vinyl	Family Room	Laminate/Vinyl	
Gallery	Laminate/Vinyl	Master Bedroom	Carpet*	Kitchen & Nook	Laminate/Vinyl	
Living Room	Laminate/Vinyl	Master Bathroom	Laminate/Vinyl	Guest Beds	Same as Master	
Dining Room	Laminate/Vinyl	Guest Bath	Laminate/Vinyl	Backyard Foyer	(1) Ceramic or (2) Laminate/Vinyl	
		Master & Guest Tub/Shower	Ceramic (Floor to ceiling)			
Texture (Walls & Ceiling)						
Kitchen & Nook	Light splatter	One (1) wall paint color (Sherman Wms or Cashmere or Emerald or Equivalent upon approval)		Exterior	A100 or Super (Semi-Gloss)	
All Other Areas	Texture with			Interior	A200 or Super (Egg Shell/Low Shine)	
Master Bath	textured ceilings			Ceilings	Textured	
Interior Trim						
Trim Options (Requires BOH Approval)		Corner (preferred)	Rounded *Contractor must have the proper tools			
	Thickness	Type/Dimension	Lumber	Casing	Interior Window Trim	
Door	(1) 2 ½ “ (Preferred)	Pine (1’x4”)	(1) Finger Jointed	Colonial	Sheetrock (Interior)	
Base	(2) 3 ¼ “		(2) Solid		*No MDF	
Closet	Rods and shelves according to size of closet					
Doors						
Front Door	Garage Door	Interior Doors	Door Jams	Front Door Design	Glass at Top Peep Hole	
	Steel (foam-filled)	Five (5) (Preferred) or Six (6) Panel Hardboard	Shaker (square)	Self-Closing Hinges	Thumb bolts handle on outside	Fire-Rated
Cabinets (Approved oak stained per available standard colors)						
Kitchen	Per Plan	Baths	Per Plan	Laundry	Shelf	
Countertops						
Kitchen	Granite (preferred), quartz, or equivalent material with complete wall backsplash					
Master Bath	Granite (preferred), quartz, or equivalent material with 4” wall backsplash					
Guest Bath						
Garage						
Walls / Ceiling	Tape, Bed, Texture medium splatter	Wired for garage door opener	Exterior Flood Lights	One (1) – Front of House One (1) – Back of House		
Windows (Single hung vinyl, Low E, with half screens)						
U Factor	0.34	Solar Heat	0.22	Color: White (Preferred) or Black		
Hardware						
Doorknobs	Brushed	Door stoppers	Toilet Paper Holders	Master/Guest Baths	Framed Mirrors	
Towel Bars	Nickel	Mini-Blinds (All Windows) - White or Faux Wood		Dead Bolts	Front and Back Doors	
Appliances	Middle Grade GE or Equivalent Designer (Black or White) – Energy Star Rated					
Electric Range	Range Hood with Vent	One (1) vent to outside. Pipe to be placed in wall or cabinet.		Garbage Disposal – One (1)	Dishwasher – One (1)	
Security			Roofing			
Pre-Wired for Camera	Non-Racetrack Lighting	One (1) keypad near garage door	30-Yr Composition Shingles	Vent (Low Profile per code)	Flashings Metal per code	
Insulation	Foam	Ventilation				

Ducts (Insulated Flex)		R6 (Preferred) or R8		If no foam is used		
Plumbing (American Standard or Equivalent via approval)						
Master/Guest Bath	Steel with shower	Toilet	Handicapped Round Front (0.8 GPF Single Flush)		Exhaust Fan (Energy Star Rated) – Must terminate outside the attic	
Kitchen	Stainless steel, double compartment, 8” deep, 1.5 GPM Dual Spray Aerator with swivel and pause, Valve chrome hose spray					
Faucet - Dual Thread Aerators, 0.5 GPM	Kitchen & Bath	Delta (Preferred Brand or comparable pending approval	Outdoor	Brass and Frost Free	Circulating Pump	Water Heater Rheem or Equivalent (Electric, 50 gal, 5500 watt, 12-Yr Warranty, 30,000 BTU)
Master/Guest Bath	Pop Up Drain	Shower Heads – Transitional, 1.5 GPM or Less				
Electrical						
Lighting	100% LED (Same Color)	Baths	Single Mount Light Bar over Vanity	Wired for garage door opener	Closet Lighting	
Kitchen	Air Switch (Garbage Disposal)	Phone/Ethernet	Per Plan	Heater	Heat Pump with 10-15KW auxiliary heat strip with programming thermostat	
Other	One (1) Living Room outlet for TV Mounting			Ceiling Fans	Per Plan	Cable Per Plan
HVAC *Professionally designed system adequate to heat and cool to industry standards						
SEER	15-16	3-4 Ton with One (1) Phase Heat Pump		A/C Cage installed around unit with lock		
Sod	Bermuda in front, back, and sides		Mailbox Attached near Front Door One (1)			
Other	Soaker Hose One (1)	Fire Extinguishers	Kitchen Sink & Near Garage Door Two (2)			
Framing	Ladder Blocking at Exterior Intersections. Limited Framing at Windows and Doors.				Lumber Dimension	2’x4”
Exterior	Gutters	Entry Way	Gutter Splash Guard above AC unit		Brick	Per Plan
Patio	Concrete	Walkway	Concrete Stepping Stones	*May be standard per plan		Siding Per Plan
Additional Features	Must Meet City of Dallas/Enterprise Green Bldg. Criteria Sheet. Must Pass Energy Code Inspections.					

The following specifications are not included in the standard design and requires the homebuyer to purchase separately once the foundation has been poured.

Luxury				
Windows	Solar Screens	Electrical	Outlets with Type-C USB Chargers	
Master/Guest Beds	Ceiling Fans (Pre-Wired)	Front Door	Full View Storm Door	Sprinkler System
Security	Video Doorbell (Ring)	Additional Keypads		

APPENDIX D – PRO FORMA

Sources & Uses

Valwood Park Revitalization Project
Farmers Branch, TX 75234

As of 7/2/2025

Sources	% of Project	Amount	Uses	% of Project	Amount
Benchmark LOC	100.00%	\$2,500,000.00	Lot Acquisition Cost	0%	\$ -
Construction Loan *	0.00%	\$ -	Construction Hard Costs	80%	\$1,988,500.00
HOME Funds	0.00%	\$ -	Soft Costs/Professional Fees	4%	\$ 102,683.70
BOH Equity	0.00%	\$ -	Financing Costs	4%	\$ 111,511.66
			BOH Profit / Developer Fee	12%	\$ 297,304.64
	100%	\$2,500,000		100%	\$2,500,000

Profit & Loss

Valwood Park Revitalization Project
Farmers Branch, TX 75234

As of 7/2/2025

Profit & Loss Proforma				
Sale Proceeds	Totals	Totals/Unit	Total/Land Sq Ft	Total/Living Sq Ft
Total SFR Sales	\$2,500,000	\$250,000	\$33.33	\$160.15
Less: Closing Costs on Sales (3%)	\$0	\$0	\$0.00	\$0.00
Subtotal	\$2,500,000	\$250,000	\$33.33	\$160.15
Total Development Costs				
Acquisition Costs	\$0	\$0	\$0.00	\$0.00
Construction	(\$1,988,500)	(\$198,850)	(\$26.51)	(\$127.39)
Soft Costs/Professional Fees	(\$102,684)	(\$10,268)	(\$1.37)	(\$6.58)
Financing Costs	(\$111,512)	(\$11,151)	(\$1.49)	(\$7.14)
Subtotal	(\$2,202,695)	(\$220,270)	(\$29.37)	(\$141.11)
Net Income / (Loss)	\$297,305	\$29,730	\$3.96	\$19.05

Proposed Property Summary	
Total Square Footage in Units	15,610
Total Project Square Footage	75,000
Number of Units	10

Development Costs

Valwood Park Revitalization Project
Farmers Branch, TX 75234
As of 7/2/2025

Development Costs by Line Item				
Acquisition Costs		Total Cost	Cost/Land Sq Ft	Cost/Living Sq Ft
Lot Acquisition - Lot #1		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #2		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #3		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #4		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #5		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #6		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #7		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #8		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #9		\$0	\$0.00	\$0.00
Lot Acquisition - Lot #10		\$0	\$0.00	\$0.00
Subtotal		\$0	\$0.00	\$0.00
Construction				
Hard Costs (including Contingency & Builder's Profit) - Lot #1		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #2		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #3		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #4		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #5		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #6		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #7		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #8		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #9		\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #10		\$198,850	\$26.51	\$170.98
Subtotal		\$1,988,500	\$26.51	\$127.39
Soft Costs/Professional Fees				
Design/Architect Fees & Site Planning		\$3,415	\$0.05	\$0.22
Engineering Fees (Green Energy)		\$6,250	\$0.08	\$0.40
Legal Fees		\$0	\$0.00	\$0.00
Surveys		\$20,000	\$0.27	\$1.28
Title & Acquisition Closing Costs		\$0	\$0.00	\$0.00
Appraisals & Market Study		\$0	\$0.00	\$0.00
Environmental Reports		\$0	\$0.00	\$0.00
Property Conditions Assessment		\$0	\$0.00	\$0.00
Marketing		\$0	\$0.00	\$0.00
Insurance		\$0		
Bonded Contractors		\$0	\$0.00	\$0.00
Building Permit Fees		\$22,629	\$0.30	\$1.45
Other Fees (Insurance for BOH, GCs, & Subs)		\$45,500	\$0.61	\$2.91
Soft Cost Contingency (% of Soft Costs above)	5.00%	\$4,890	\$0.07	\$0.31
Existing liens / maintenance / deferred taxes		\$0	\$0.00	\$0.00
Other (Insurance)		\$0	\$0.00	\$0.00
Subtotal		\$102,684	\$1.37	\$6.58
Financing Costs				
Loan Origination Fee	0.50%	\$0	\$0.00	\$0.00
Interest on acquisition LOC		\$111,512	\$1.49	\$7.14
Construction Loan Interest Reserves		\$0	\$0.00	\$0.00
Subtotal		\$111,512	\$1.49	\$7.14
TOTAL Development Expenses		\$2,202,695	\$29.37	\$141.11

Proposed Property Summary	
Total Square Footage in Units	15,610
Total Project Square Footage	75,000
Number of Units	10

Cash Flow

Valwood Park Revitalization Project
Farmers Branch, TX 75234
As of 7/2/2025

Project Cash Flow Analysis				PERMITTING & SITE DEVELOPMENT, SFR CONSTRUCTION & SALES ACTIVITY														
				ACQUISITION	Beginning													
				Closing	Site Development	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	
				Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12		
Number of Housing Starts				0	0	0	10	0	0	0	0	0	0	0	0	0	0	
Number of Houses Under Construction				0	0	0	10	10	0	0	0	0	0	0	0	0	0	
Number of Houses Completed, pending sales				0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Number of New Construction Sales				0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Sales				10	0	0	0	0	0	0	0	0	0	0	0	10	10	
INCOME																		
SFR Sales				\$1,666,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,666,667	\$0	
Less: Closing Costs				(\$50,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$50,000)	\$0	
Net Monthly Revenue				\$1,616,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,616,667	\$0	
BUDGET																		
CUMULATIVE																		
Acquisition Costs																		
Property Acquisition				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction																		
Hard Costs (including Contingency & Builders' Profit) - Lot #1				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #2				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #3				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #4				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #5				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #6				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #7				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #8				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #9				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #10				\$198,850	\$198,850	\$0	\$0	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$24,856	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #11				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #12				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #13				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #14				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Lot #15				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Address #16				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Address #17				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Address #18				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Address #19				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Hard Costs (including Contingency & Builders' Profit) - Address #20				\$195,000	\$195,000	\$0	\$0	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$24,375	\$0	\$0	\$0
Soft Costs/Professional Fees																		
Design/Architect Fees & Site Planning				\$3,415	\$3,415	\$1,138	\$1,138	\$1,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Engineering Fees				\$6,250	\$6,250	\$2,083	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Legal Fees				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Surveys				\$20,000	\$20,000	\$6,667	\$6,667	\$6,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Title & Acquisition Closing Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Appraisals & Market Study				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Environmental Reports				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property Conditions Assessment				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Marketing				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Bonded Contractors				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Permit Fees				\$22,629	\$22,629	\$7,543	\$7,543	\$7,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Muni Fees				\$45,500	\$45,500	\$15,167	\$15,167	\$15,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Soft Cost Contingency (% of Soft Costs above)				\$4,890	\$4,890	\$1,630	\$1,630	\$1,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Existing liens / maintenance / deferred taxes				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Financing Costs																		
Loan Origination Fee				\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Benchmark LOC Interest Payments				\$81,067	\$81,067	\$186	\$374	\$0	\$6,061	\$8,775	\$11,504	\$13,542	\$13,542	\$13,542	\$13,542	\$0	\$0	\$0
Construction Loan Interest Payments				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL Monthly Expenses				\$4,122,251	\$4,147,251	\$0	\$34,414	\$34,602	\$551,540	\$498,373	\$501,088	\$503,817	\$505,854	\$505,854	\$505,854	\$505,854	\$0	\$0
MONTHLY CASH FLOW				(\$2,530,584)	\$0	(\$34,414)	(\$34,602)	(\$551,540)	(\$498,373)	(\$501,088)	(\$503,817)	(\$505,854)	(\$505,854)	(\$505,854)	(\$505,854)	\$1,616,667	\$0	\$0
Sources of Investment																		
Benchmark LOC				\$2,500,000	\$0	\$34,414	\$34,602	\$551,540	\$498,373	\$501,088	\$503,817	\$376,166	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Draw				\$0	\$0	\$34,414	\$69,016	\$620,556	\$1,118,930	\$1,620,017	\$2,123,834	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Required Interest Expense Payment				\$111,512	\$0	\$186	\$374	\$3,361	\$6,061	\$8,775	\$11,504	\$13,542	\$13,542	\$13,542	\$13,542	\$13,542	\$13,542	\$13,542
HOME Funds				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Draw				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Loan *				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Max Outstanding				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Required Interest Expense Payment				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Draw				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Proposed Property Summary	
Total Square Footage in Units	15,610
Total Project Square Footage	75,000
Number of Units	10
Beginning Construction Month	
Months to Build	8
Months to Sell	1

Unit Mix

Valwood Park Revitalization Project
Farmers Branch, TX 75234
As of 7/2/2025

Unit Mix							
Name (Type)	Living Sq Ft	Bedrooms	Bathrooms	# of Units	Total SF	% of Total SF	% of Total Units
Lot #1	1,163	3.00	2.00	1	1,561	10%	10%
Lot #2	1,163	3.00	2.00	1	1,561	10%	10%
Lot #3	1,163	3.00	2.00	1	1,561	10%	10%
Lot #4	1,163	3.00	2.00	1	1,561	10%	10%
Lot #5	1,163	3.00	2.00	1	1,561	10%	10%
Lot #6	1,163	3.00	2.00	1	1,561	10%	10%
Lot #7	1,163	3.00	2.00	1	1,561	10%	10%
Lot #8	1,163	3.00	2.00	1	1,561	10%	10%
Lot #9	1,163	3.00	2.00	1	1,561	10%	10%
Lot #10	1,163	3.00	2.00	1	1,561	10%	10%
Totals	11,630	30	20	10	15,610	100%	100%

Unit Mix - Proposed Sales					
Name (Type)	Living Sq Ft	Bedrooms	Bathrooms	Proposed Sales Price	Proposed Price / Living SF
Lot #1	1,163	3.00	2.00	\$250,000	\$214.96
Lot #2	1,163	3.00	2.00	\$250,000	\$214.96
Lot #3	1,163	3.00	2.00	\$250,000	\$214.96
Lot #4	1,163	3.00	2.00	\$250,000	\$214.96
Lot #5	1,163	3.00	2.00	\$250,000	\$214.96
Lot #6	1,163	3.00	2.00	\$250,000	\$214.96
Lot #7	1,163	3.00	2.00	\$250,000	\$214.96
Lot #8	1,163	3.00	2.00	\$250,000	\$214.96
Lot #9	1,163	3.00	2.00	\$250,000	\$214.96
Lot #10	1,163	3.00	2.00	\$250,000	\$214.96
Totals				\$2,500,000	#DIV/0!

Loan Assumptions

Valwood Park Revitalization Project
Farmers Branch, TX 75234
As of 7/2/2025

CONSTRUCTION LOAN ASSUMPTIONS

Proposed Loan Terms	
Interest Rate	6.50%
Origination Fee	0.50%
Interest Deferred (Yes/No)	No
Max Loan Commitment (per Term Sheet)	\$5,000,000
Max Outstanding Loan Amount (per cash flow table)	

Comparables

Valwood Park Revitalization Project Farmers Branch, TX 75234

As of 7/2/2025

Comparable Sales - RECENTLY SOLD - West Dallas									
Address	Year Built	Lot Area (SF)	Living Area (SF)	Sales Price	Sales Date	Price per Lot SF	Price per Living SF	Bedrooms	Bathrooms
12923 Epps Field Rd, Farmers Branch, TX 75234	2008	24,829	5,044	\$998,000	1/23/2024	\$40.19	\$197.86	5	5
2947 Marsann Ln, Farmers Branch, TX 75234	1972	10,019	2,336	\$424,900	1/22/2024	\$42.41	\$181.89	4	3
2544 Valwood Pkwy, Farmers Branch, TX 75234	1955	7,492	906	\$295,000	2/23/2024	\$39.38	\$325.61	3	1
2561 Brandywine Dr, Farmers Branch, TX 75234	1958	7,410	1,008	\$301,000	2/23/2024	\$40.62	\$298.61	3	1
12926 Harrisburg Cir, Farmers Branch, TX 75234	1953	7,971	1,645	\$384,900	2/21/2024	\$48.29	\$233.98	4	2
13756 Pyramid Dr, Farmers Branch, TX 75234	1956	8,756	1,228	\$304,000	2/20/2024	\$34.72	\$247.56	3	1
2965 Phyllis Ln, Farmers Branch, TX 75234	1954	9,757	2,348	\$485,000	2/16/2024	\$49.71	\$206.56	4	3
3017 Valwood Pkwy, Farmers Branch, TX 75234	1957	9,374	1,744	\$320,000	2/16/2024	\$34.14	\$183.49	5	2
12206 Ridgefair Pl, Farmers Branch, TX 75234	1963	11,326	2,366	\$487,000	2/14/2024	\$43.00	\$205.83	4	3
2948 Harlee Dr, Farmers Branch, TX 75234	1972	10,019	1,906	\$379,000	2/9/2024	\$37.83	\$198.85	4	2.5
13626 Janwood Ln, Farmers Branch, TX 75234	1958	8,756	1,352	\$264,900	2/9/2024	\$30.25	\$195.93	3	2
2710-2712 Golfing Green Dr, Farmers Branch, TX 75234	1971	8,494	2,741	\$567,000	2/2/2024	\$66.75	\$206.86	4	4
2521 Collingwood Dr, Farmers Branch, TX 75234	1955	7,492	962	\$332,000	2/1/2024	\$44.31	\$345.11	3	1
2648 Leta Mae Ln, Farmers Branch, TX 75234	1954	7,797	1,269	\$400,000	1/31/2024	\$51.30	\$315.21	4	2
13532 Janwood Ln, Farmers Branch, TX 75234	1959	8,756	1,468	\$290,000	1/30/2024	\$33.12	\$197.55	4	2
2626 Fieldale Dr, Farmers Branch, TX 75234	1956	7,492	1,172	\$269,900	1/24/2024	\$36.03	\$230.29	3	1
3027 Primrose Ln, Farmers Branch, TX 75234	1946	13,068	1,641	\$400,000	1/8/2024	\$30.61	\$243.75	3	2
AVERAGES		9,930	1,832	\$406,035	2/6/2024	\$41.33	\$236.17	3.71	2.21

Comparable Sales - CURRENT LISTINGS - West Dallas (as of 2/19/2025)									
Address	Year Built	Lot Area (SF)	Living Area (SF)	Listed Price	Days on Market	Price per Lot SF	Price per Living SF	Bedrooms	Bathrooms
13840 Stardust Ln, Farmers Branch, TX 75234	1956	8,102	1,012	\$349,000	18 days	\$43.08	\$344.86	3	1
13850 Birchlawn Dr, Farmers Branch, TX 75234	1957	8,756	1,342	\$379,000	38 days	\$43.28	\$282.41	3	2
13637 Onyx Ln, Farmers Branch, TX 75234	1960	8,494	1,812	\$430,000	2 days	\$50.62	\$237.31	4	2.5
13821 Sundown Trl, Farmers Branch, TX 75234	1955	7,492	1,291	\$325,000	60 days	\$43.38	\$251.74	4	2
2528 Greenhurst Dr, Farmers Branch, TX 75234	1956	9,296	920	\$306,000	15 days	\$32.92	\$332.61	3	1
13925 Bee St, Farmers Branch, TX 75234	1956	7,797	1,020	\$320,000	14 days	\$41.04	\$313.73	3	1
AVERAGES		8,323	1,233	\$351,500		\$42.39	\$293.78	3.33	1.58

Comparable Sales - RECENTLY SOLD LAND LOTS - West Dallas				
Address	Lot Area (SF)	Sales Price	Sales Date	Price per Lot SF
2930 N Sunbeck Cir, Farmers Branch, TX 75234	25,265	\$399,500	10/9/2023	\$15.81
1815 Gravelly Dr, Carrollton, TX 75006	9,235	\$169,000	1/25/2024	\$18.30
12131 Fieldwood Ln, Dallas, TX 75244	16,553	\$925,000	5/11/2023	\$55.88
11907 Quincy, Dallas, TX 75230	17,424	\$725,000	6/15/2023	\$41.61
5841 Mcshann Rd, Dallas, TX 75230	19,602	\$725,825	6/21/2023	\$37.03
AVERAGES	17,616	\$588,865	8/16/2023	\$33.73

Property Summary

Valwood Park Revitalization Project

See Address Breakdown

Farmers Branch, TX 75234

As of 7/2/2025

W. Dallas Scattered Sites - Address Breakdown				
Address	Tax ID	Lot Size (SF)	Total SFR (Proposed SF)	SFR Living Area (Proposed SF)
Lot #1	TBD	7,500	1,561	1,163
Lot #2	TBD	7,500	1,561	1,163
Lot #3	TBD	7,500	1,561	1,163
Lot #4	TBD	7,500	1,561	1,163
Lot #5	TBD	7,500	1,561	1,163
Lot #6	TBD	7,500	1,561	1,163
Lot #7	TBD	7,500	1,561	1,163
Lot #8	TBD	7,500	1,561	1,163
Lot #9	TBD	7,500	1,561	1,163
Lot #10	TBD	7,500	1,561	1,163
TOTALS		75,000	15,610	11,630

Soft Costs

Soft Costs/Professional Fees	Itemized Cost
Design/Architect Fees & Site Planning	\$3,415
Engineering Fees	\$6,250
Legal Fees	\$0
Surveys	\$20,000
Title & Acquisition Closing Costs	\$0
Appraisals & Market Study	\$0
Environmental Reports	\$0
Property Conditions Assessment	\$0
Marketing	\$0
Building Permit Fees	\$22,629
Other Fees (Ins)	\$45,500

SOFT COST

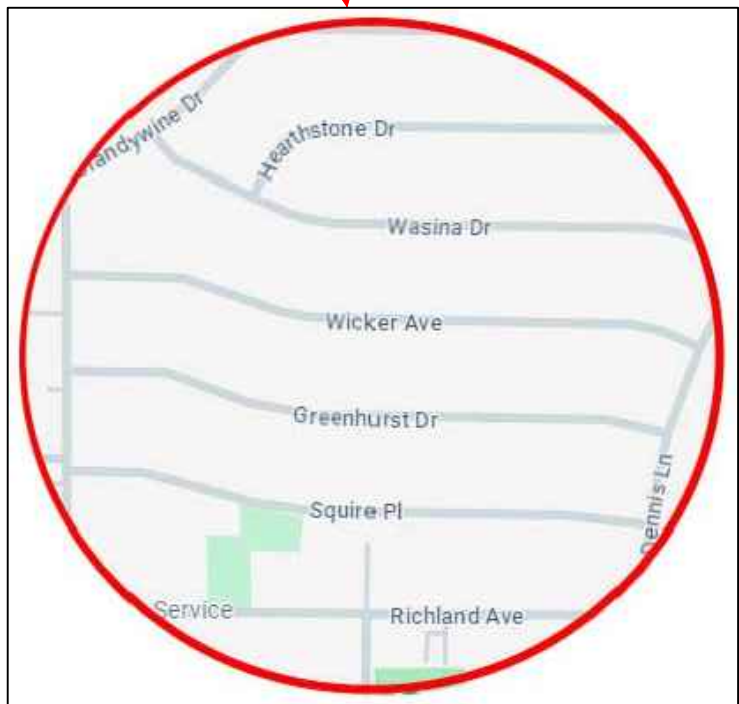
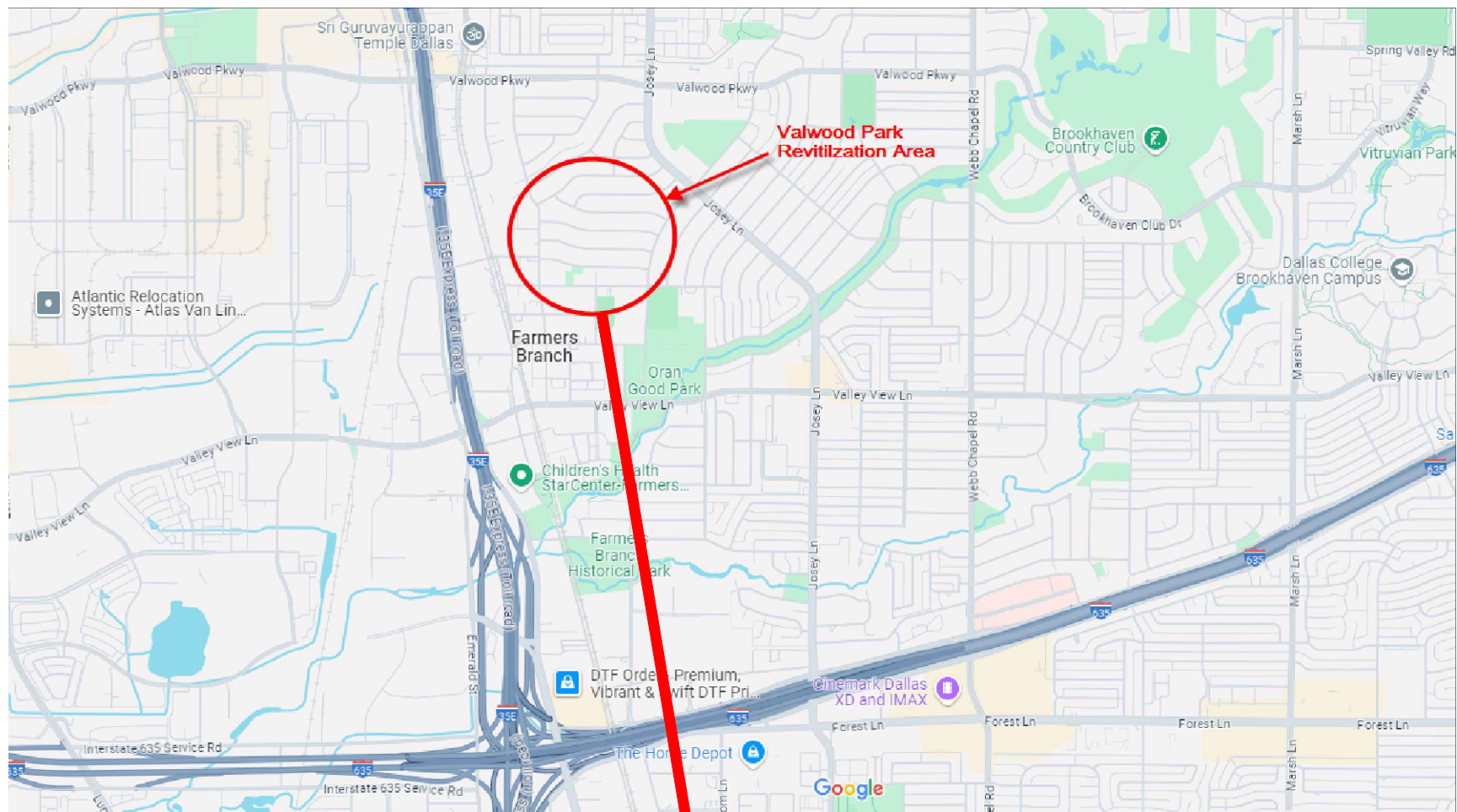
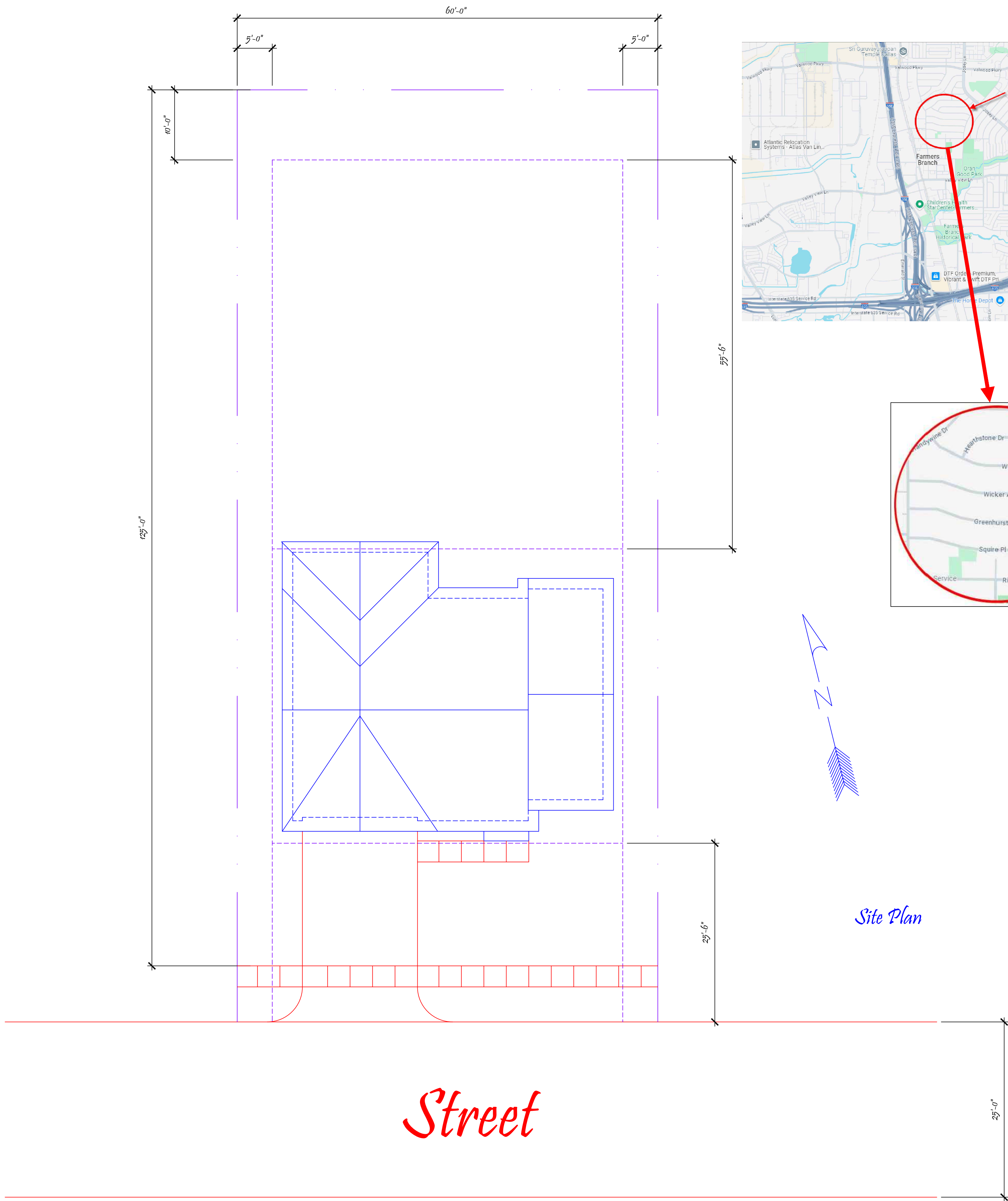
Estimated Permit cost per home	
Fee	Amount Owe
BP: Electrical GC (Res) Dwelling - New	\$83.70
BP: Mechanical/HVAC GC (Res) Dwelling - New	\$83.70
BP: Permit Deposit Fee - 100% New (SqFt)	\$2,008.80
BP: Plumbing GC (Res) Dwelling - New	\$83.70
BP: Technology Fee	\$3.00
Subtotal	\$2,262.90

Insurance	Description	Duration	Min	Max
Builders Risk	\$4800 to 5500	12-mo policy	\$4,800.00	\$5,500.00
General Liability: \$1MM/\$2MM/\$2MM Limits	\$10,000 minimum premium + taxes/fees		\$10,000.00	\$10,000.00
Excess Liability: \$10MM Limit	\$20-25,000 + taxes/fees		\$20,000.00	\$25,000.00
Pollution Liability: \$5MM – Will vary depending on mold sublimits, any extended reporting periods, etc.	Will start at \$5,000 minimum premium + taxes/fees		\$5,000.00	\$5,000.00
Ins. Total			\$39,800.00	\$45,500.00

Hard Costs

Description of Work	Cost per Home	Total (Homes)
Portable Toilet	\$700.00	\$7,000.00
Lot Preparation	\$2,900.00	\$29,000.00
Site Erosion Control	\$200.00	\$2,000.00
Site Security (During Construction)	\$1,500.00	\$15,000.00
Dirt Work/ Select Fill / Cushion Sand	\$1,381.00	\$13,810.00
Plumbing - Underground	\$3,500.00	\$35,000.00
Electrical - T Pole	\$350.00	\$3,500.00
Foundation - Form Board Survey	\$500.00	\$5,000.00
Foundation - Concrete	\$22,560.00	\$225,600.00
Framing	\$25,000.00	\$250,000.00
Roof	\$6,000.00	\$60,000.00
Doors & Windows	\$5,340.00	\$53,400.00
Termite	\$400.00	\$4,000.00
Electrical Rough	\$5,400.00	\$54,000.00
Plumbing Top Out	\$4,300.00	\$43,000.00
Mechanical Rough	\$6,650.00	\$66,500.00
Insulation	\$4,000.00	\$40,000.00
Flatwork	\$7,000.00	\$70,000.00
Sheetrock (Tape bed & texture)	\$8,400.00	\$84,000.00
Casework	\$7,200.00	\$72,000.00
Countertops	\$2,300.00	\$23,000.00
Millwork	\$5,100.00	\$51,000.00
Flooring (Tile & Carpet/Laminate)	\$8,700.00	\$87,000.00
Mechanical Trim	\$2,850.00	\$28,500.00
Plumbing Trim	\$4,100.00	\$41,000.00
Electrical Trim	\$3,520.00	\$35,200.00
Security System (hard wired)	\$1,200.00	\$12,000.00
Hardware / Lights	\$2,700.00	\$27,000.00
Mirrors & Glass / Shower Door	\$850.00	\$8,500.00
Appliances	\$3,300.00	\$33,000.00
Painting (Exterior & Interior)	\$6,849.00	\$68,490.00
Garage Doors	\$1,250.00	\$12,500.00
Window Covering & Screens	\$800.00	\$8,000.00
Landscaping	\$1,600.00	\$16,000.00
Fence	\$2,500.00	\$25,000.00
Gutters (Front Entry & HVAC)	\$650.00	\$6,500.00
Final Clean	\$1,000.00	\$10,000.00
Miscellaneous / Site Mgt	\$12,800.00	\$128,000.00
Testing	\$500.00	\$5,000.00
Contingency (%)	\$2,000.00	\$20,000.00
Trash Haul	\$2,500.00	\$25,000.00
Utilities	\$2,000.00	\$20,000.00
Grading - Rough & Final	\$1,500.00	\$15,000.00
GC Profit & Overhead	\$15,000.00	\$150,000.00
Total Hard Costs	\$198,850.00	\$1,988,500.00

APPENDIX E – DETAILED FLOOR PLANS



Site Plan

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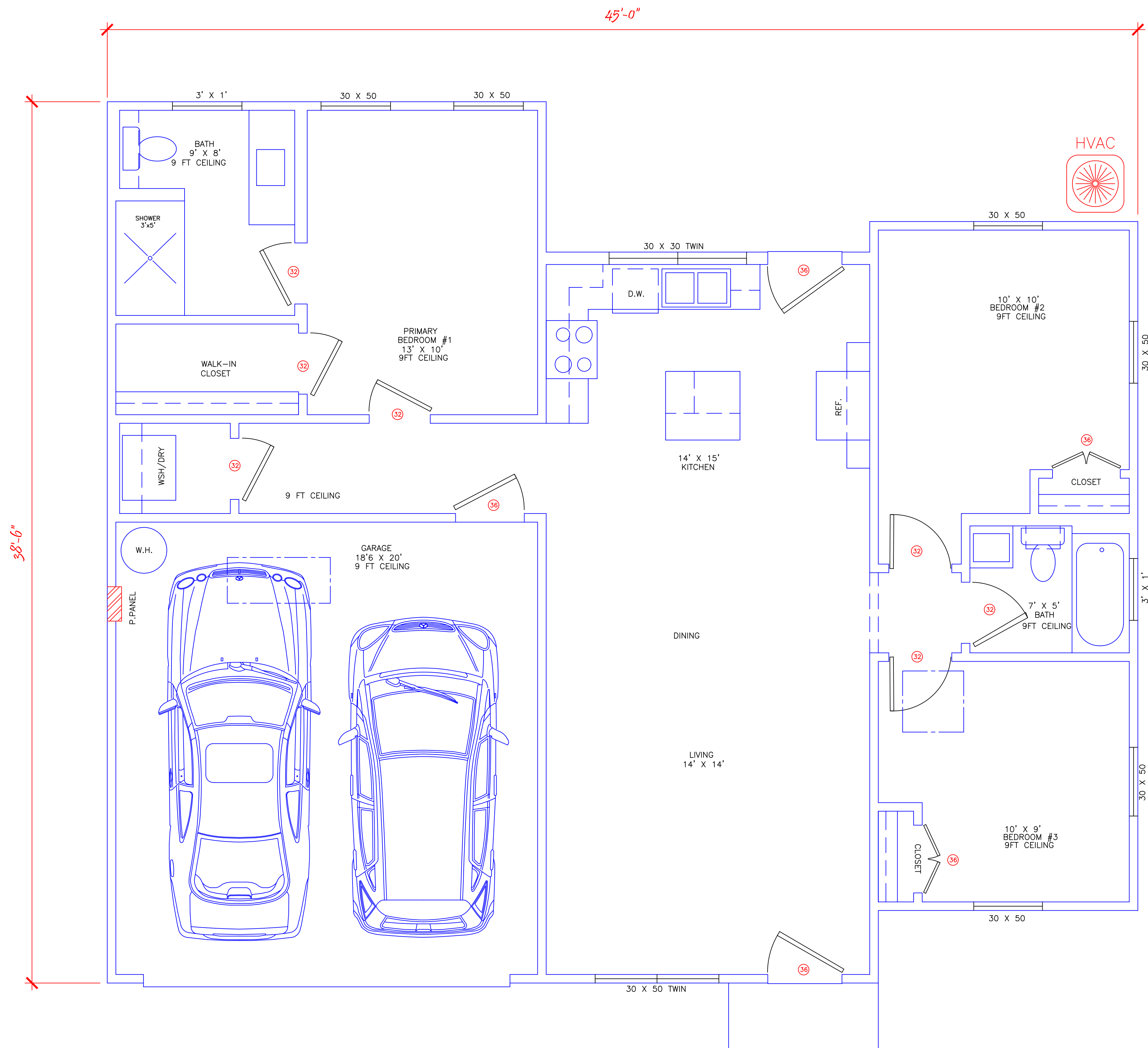
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Project Revitalization Proj	Sheet 1 of 14
Date July 7th, 2025	
Scale 1/8" = 1'	





Floor Plan

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Window Schedule		
Size	Count	Name
3'0 x 5'0"	1	Single Hung Twin
3'0 x 5'0"	6	Single Hung
3'0 x 3'0"	1	Single Hung Twin
3'0 x 1'0"	2	Frosted Sliding

Door Schedule		
Size	Count	Name
2'8 x 6'8"	7	Interior Hollow Core
3'0 x 6'8"	3	Exterior Solid Core
1'6 x 6'8"	4	Interior Hollow Core

Area Total	
Living Area	1,163
Front Porch	18
2 Car Garage	380
Total Slab	1,561



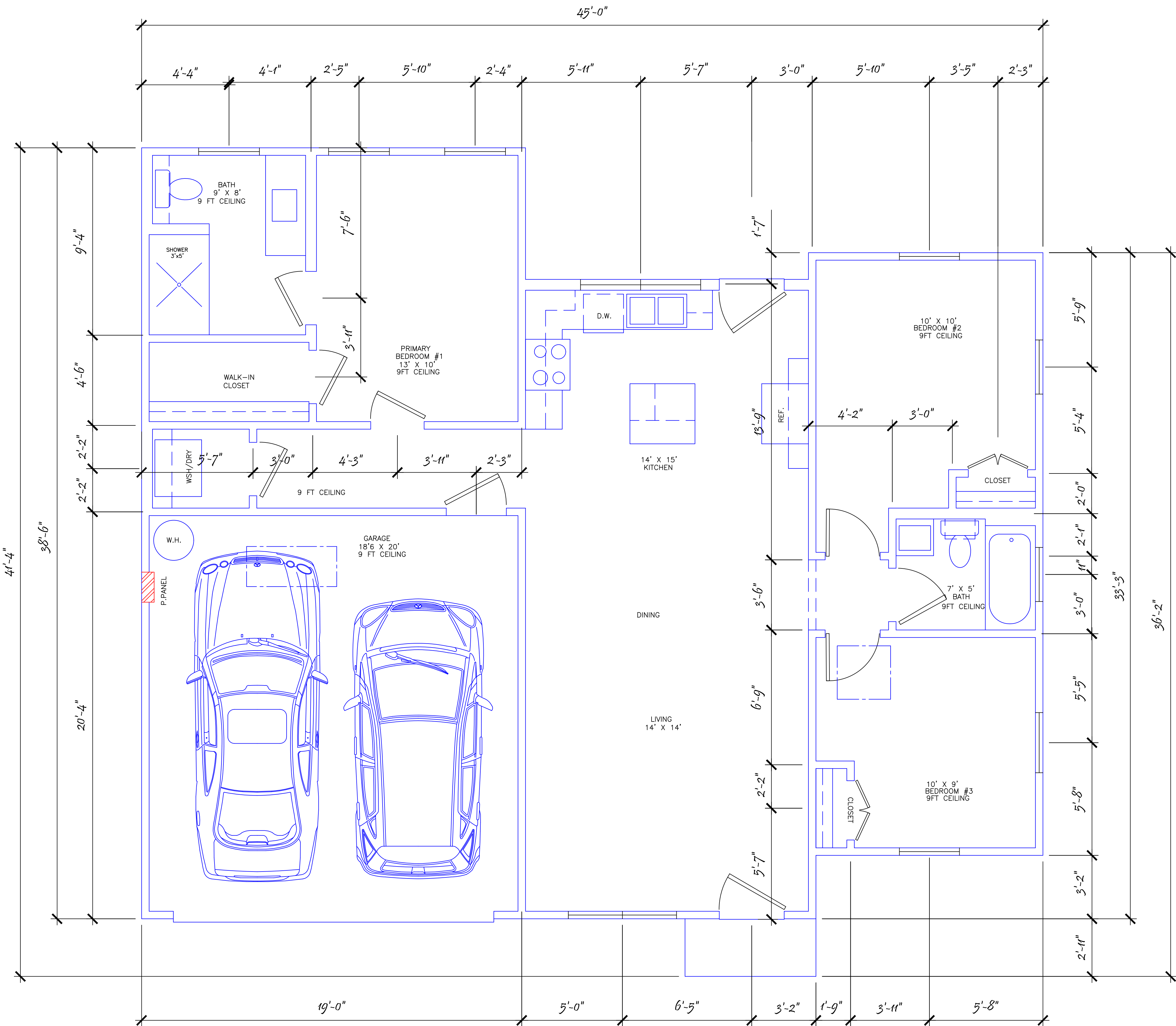
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Project Revitalization Proj	Sheet
Date July 7th, 2025	2 of 14
Scale 3/8" = 1'	



Dimensioned Floor Plan

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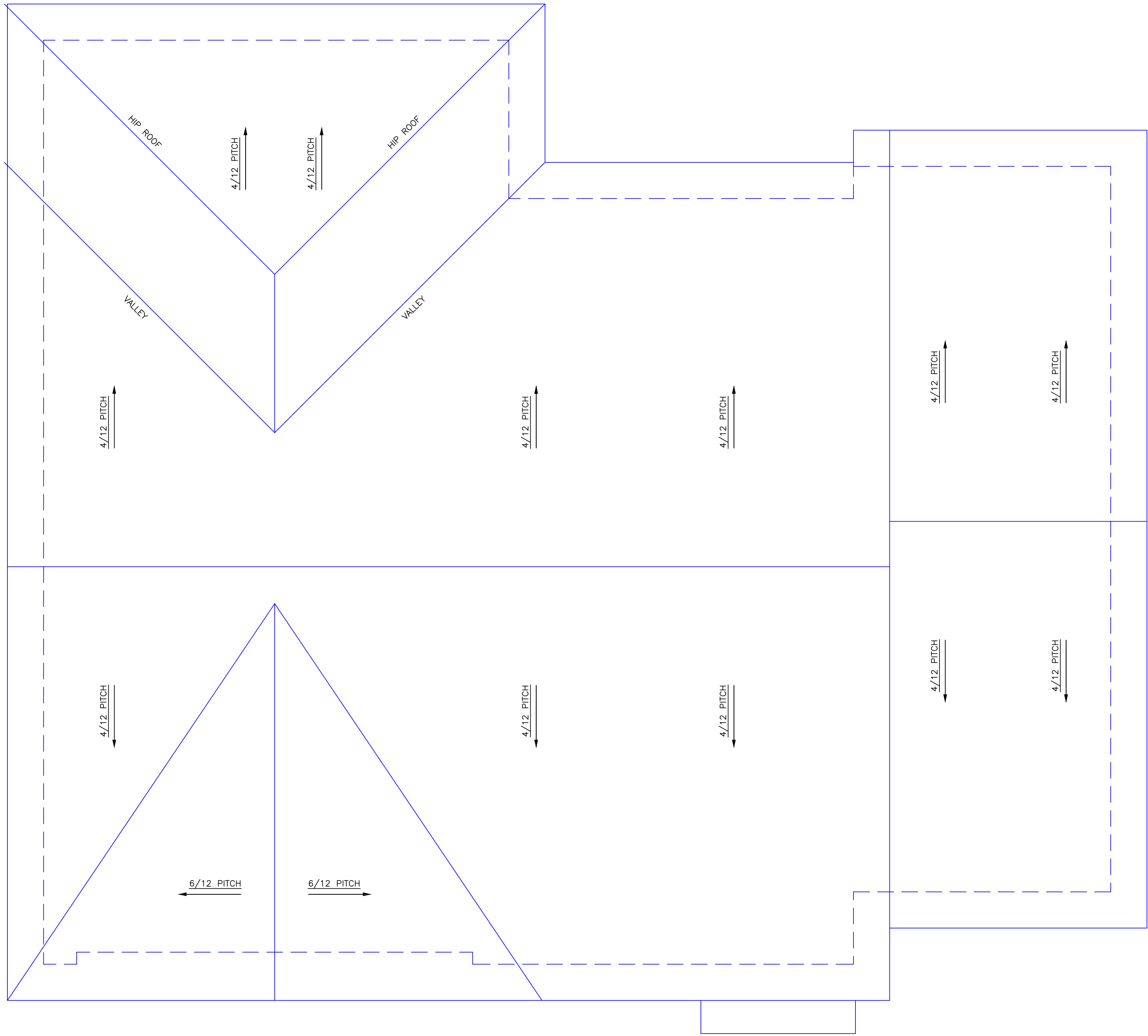
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Roof Plan

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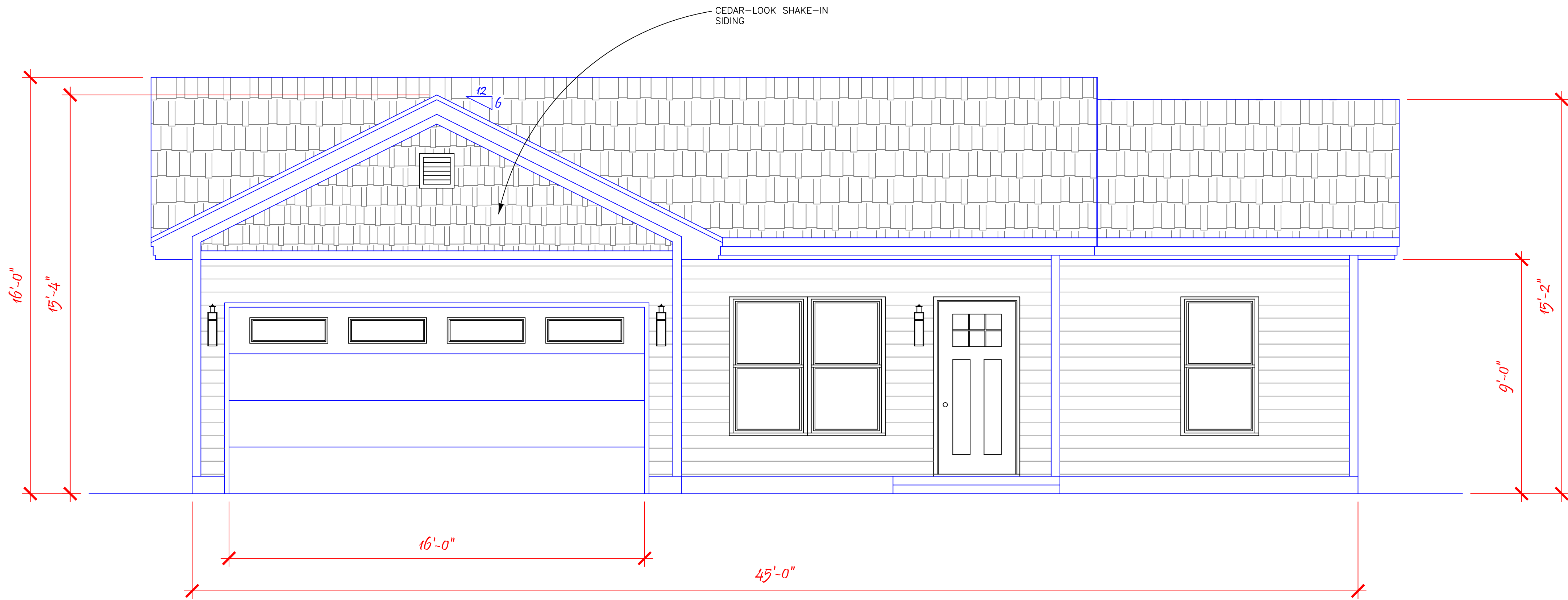
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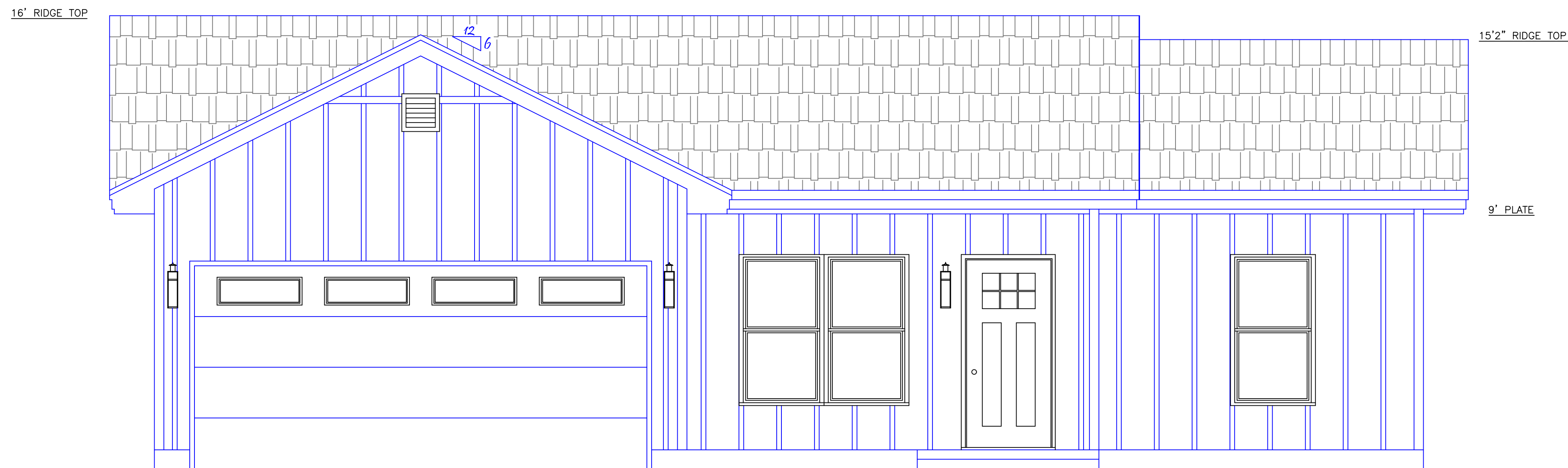
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Front Elevation Allura Cedar Look Siding Vaneer Stone Option A



Front Elevation Board & Bat Siding Vaneer Brick Option B

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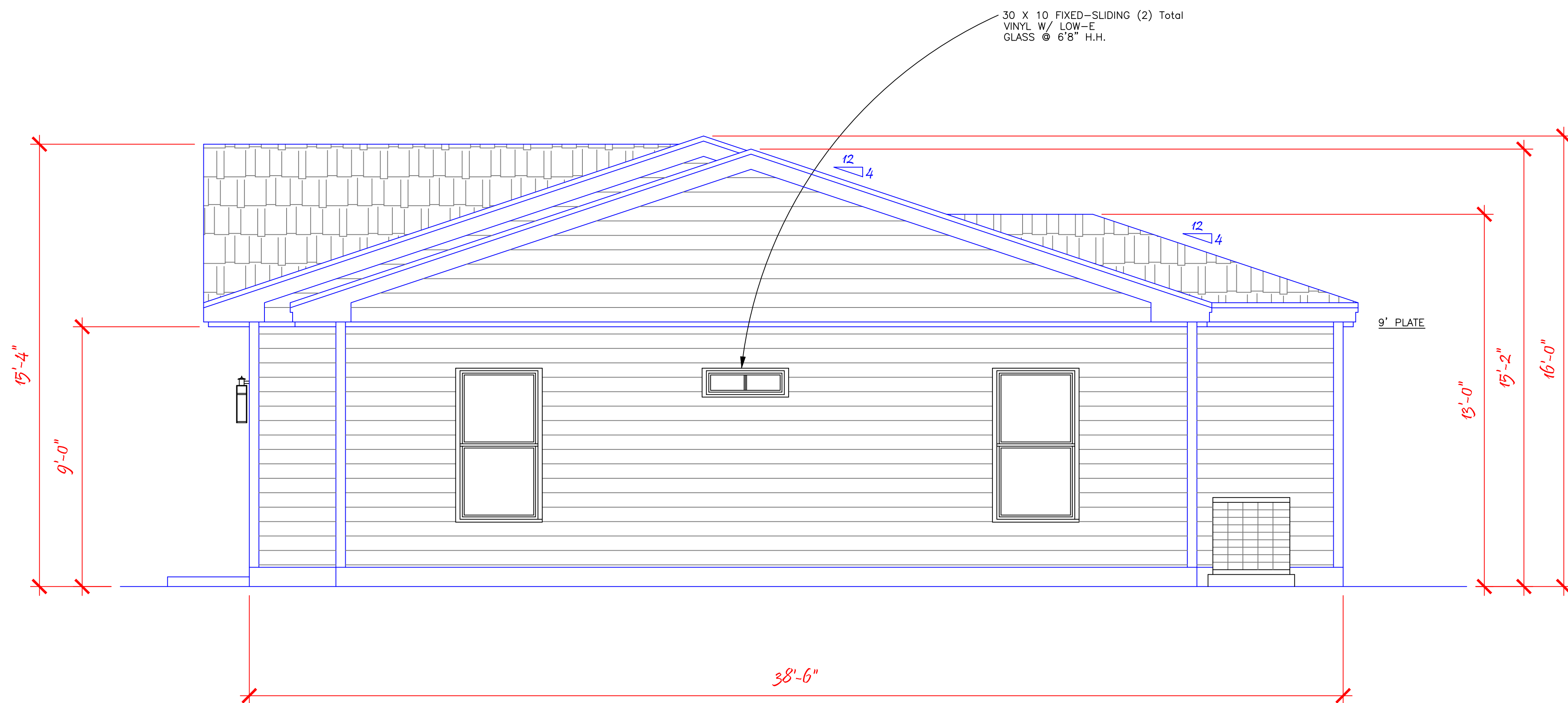
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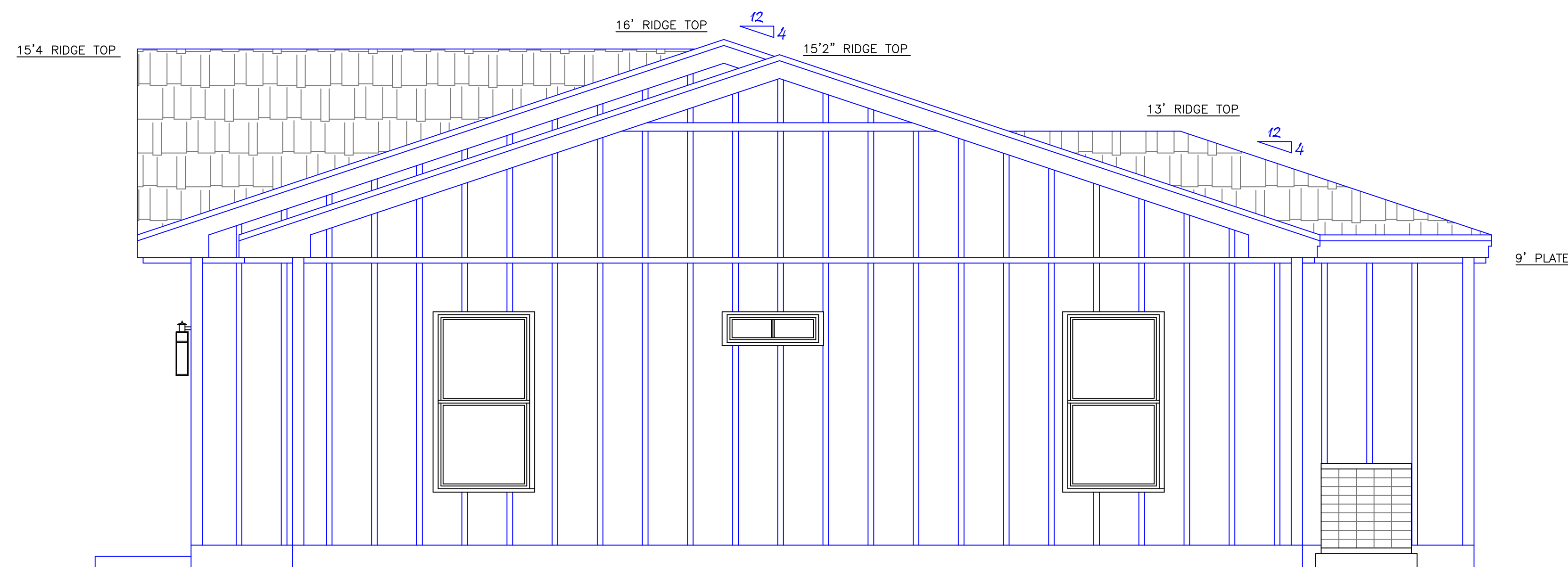
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Side Elevation Allura Cedar Look Siding Option A



Side Elevation Board & Bat Option B

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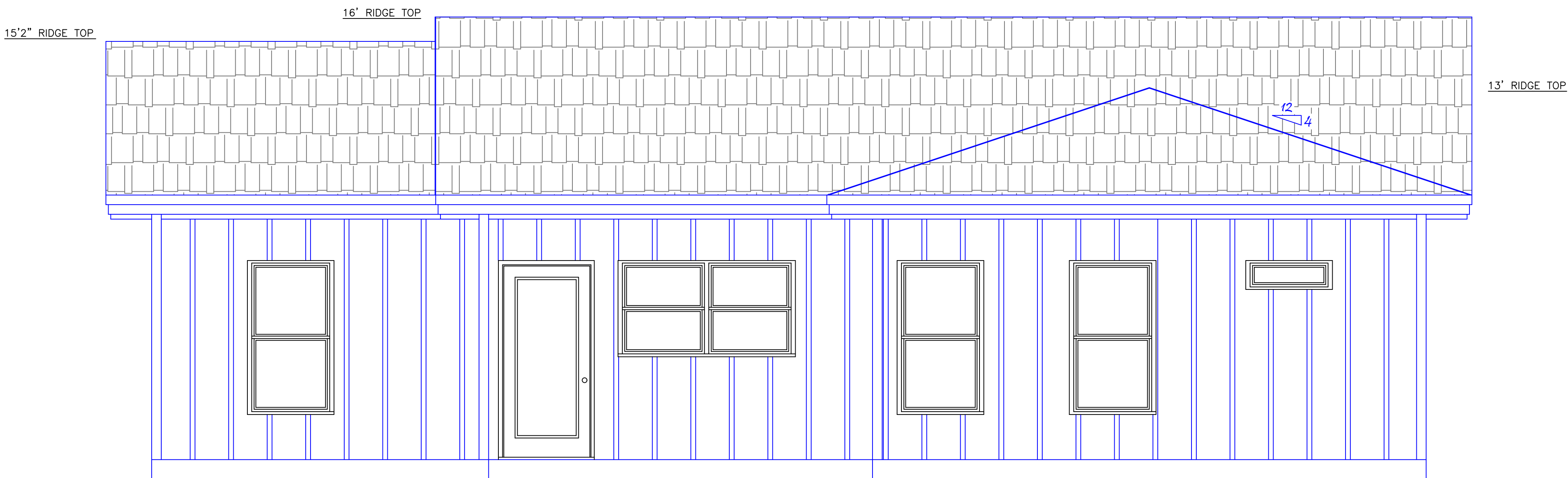
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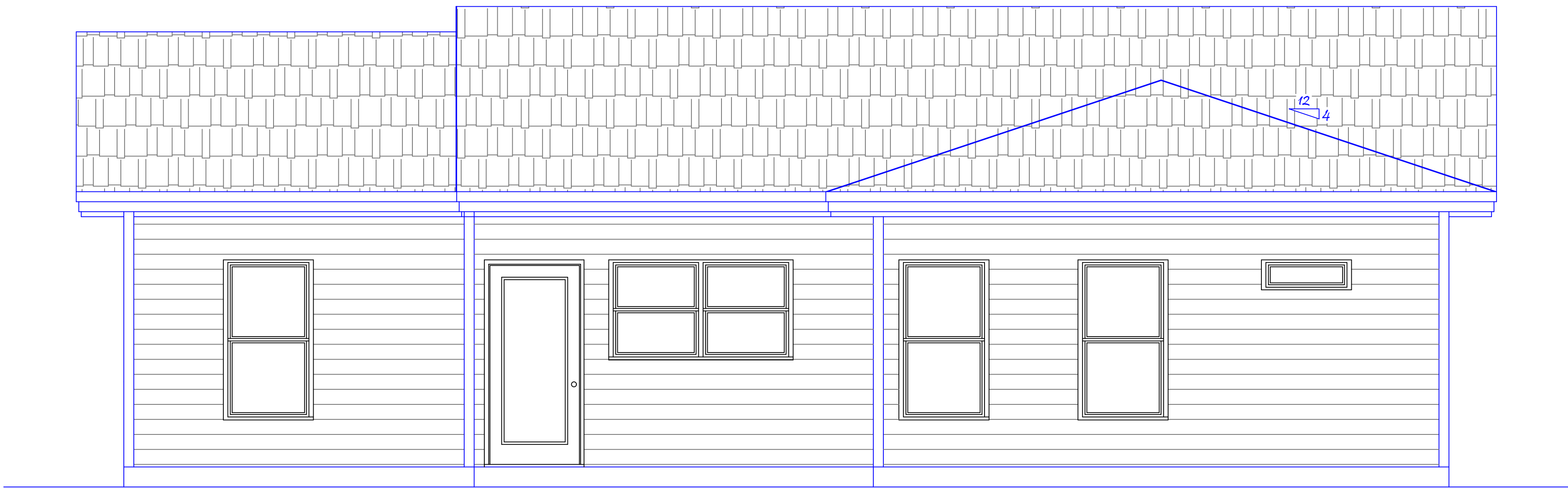
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Rear Elevation Board & Bat Siding Option B



Rear Elevation Allura Cedar Look Siding Option A

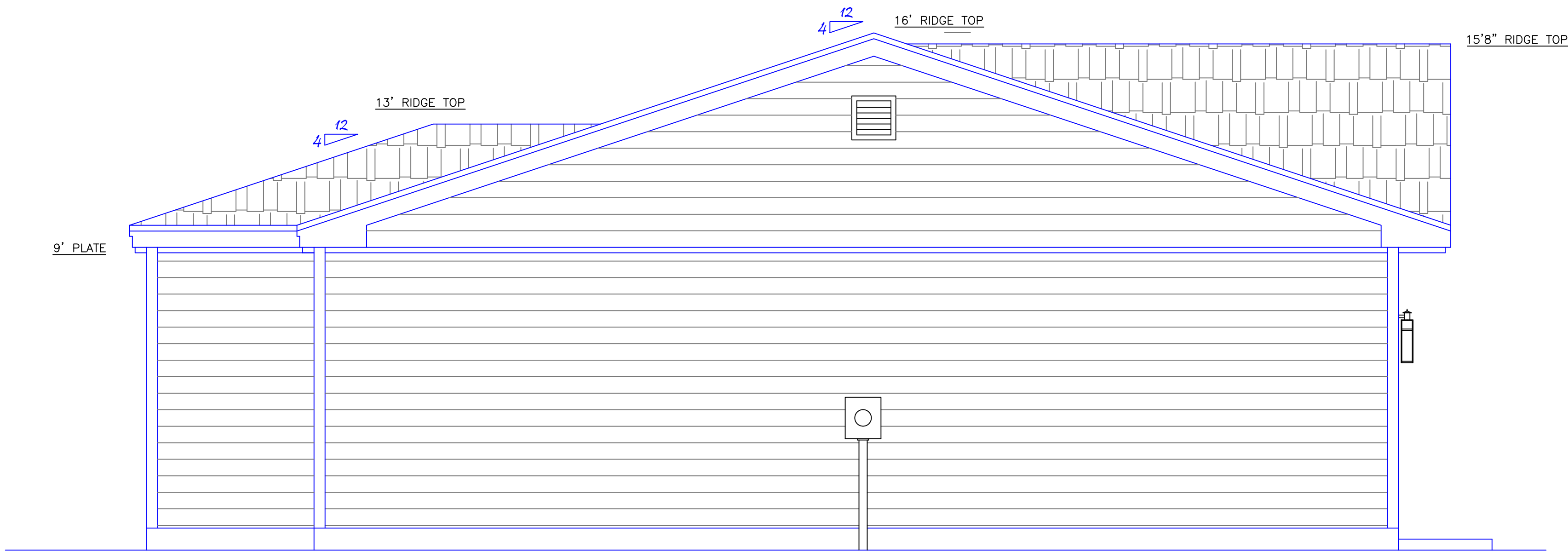
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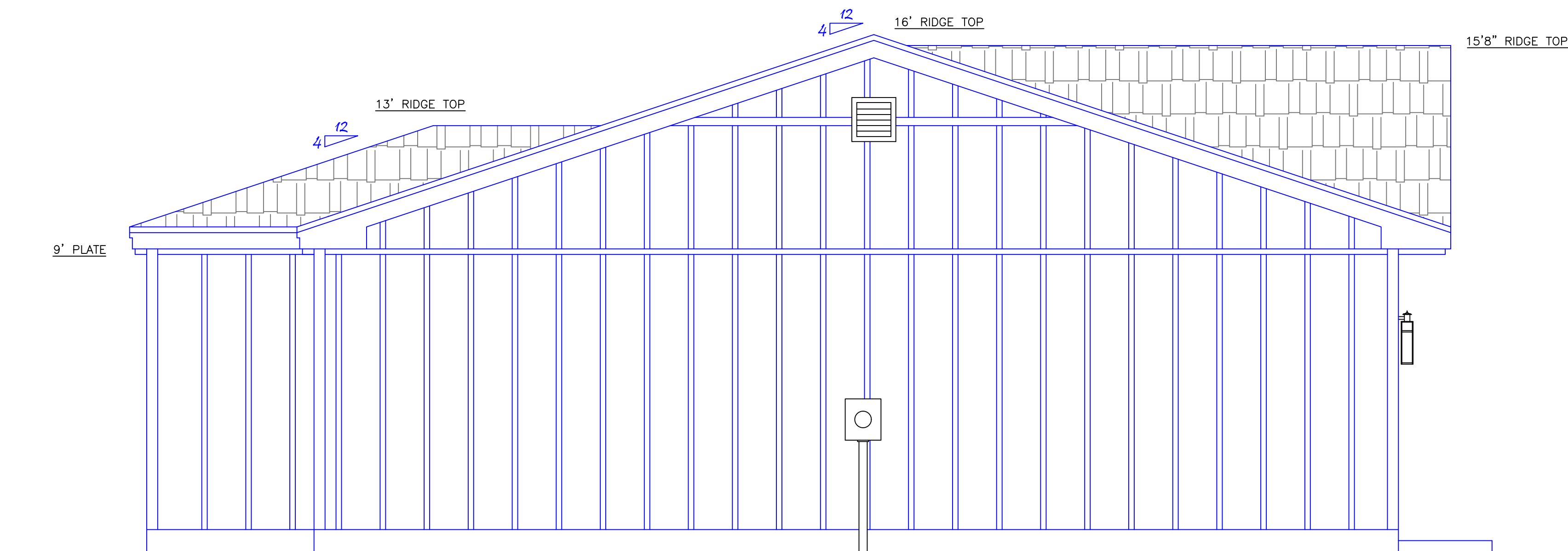
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Side Elevation Allura Cedar Look Siding Option A



Side Elevation Board & Bat Siding Option B

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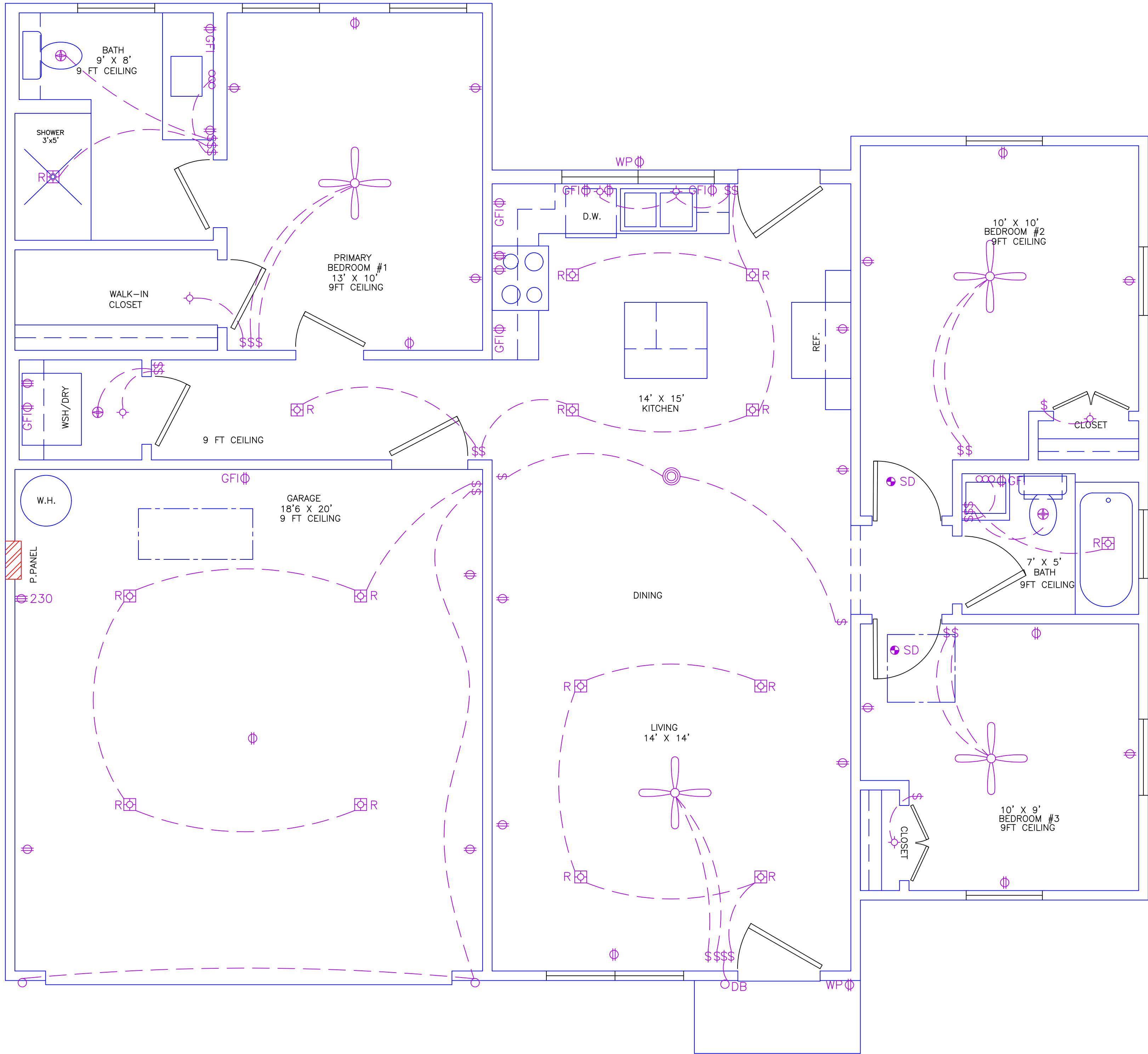
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Electrical Plan

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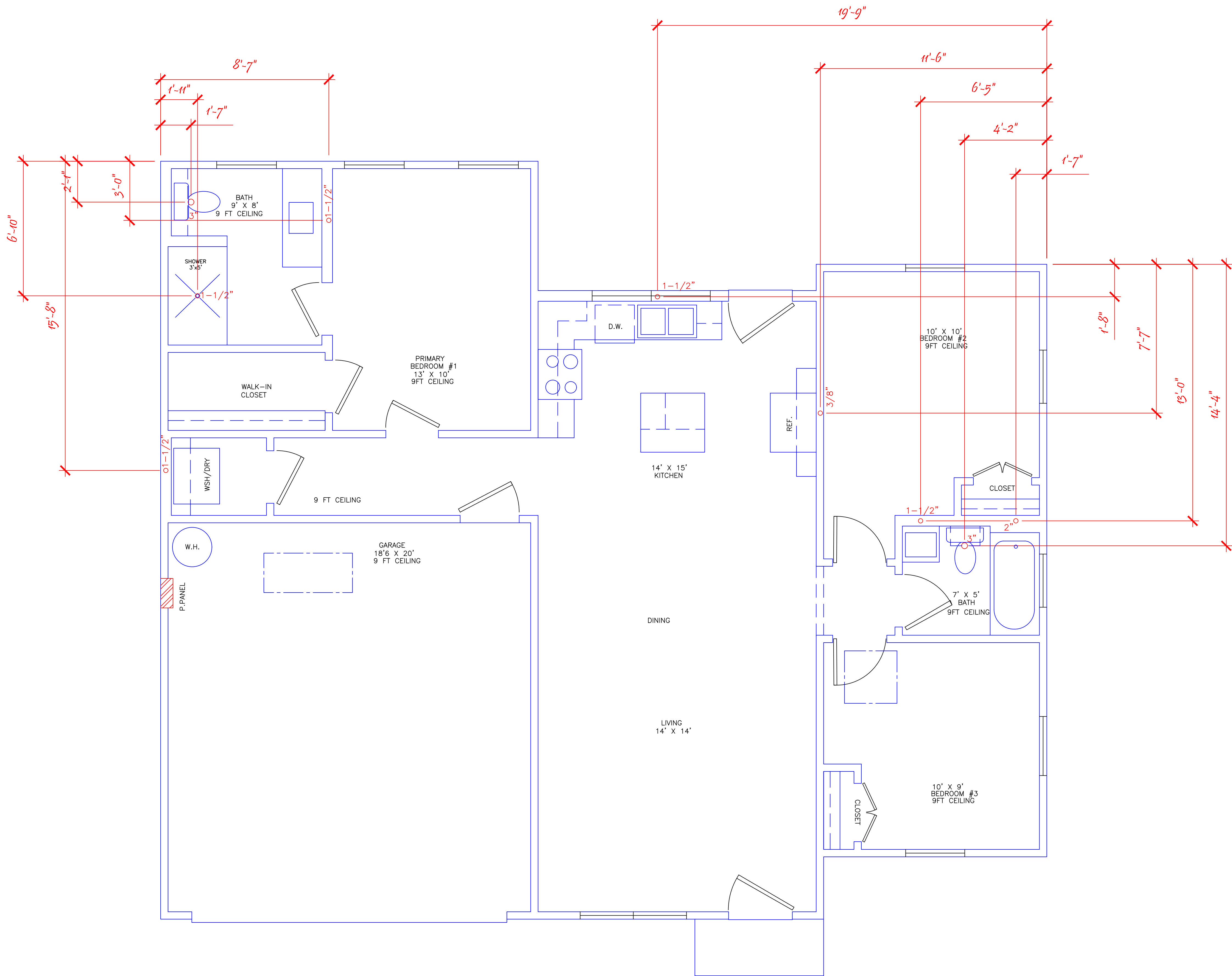
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Plumbing Plan

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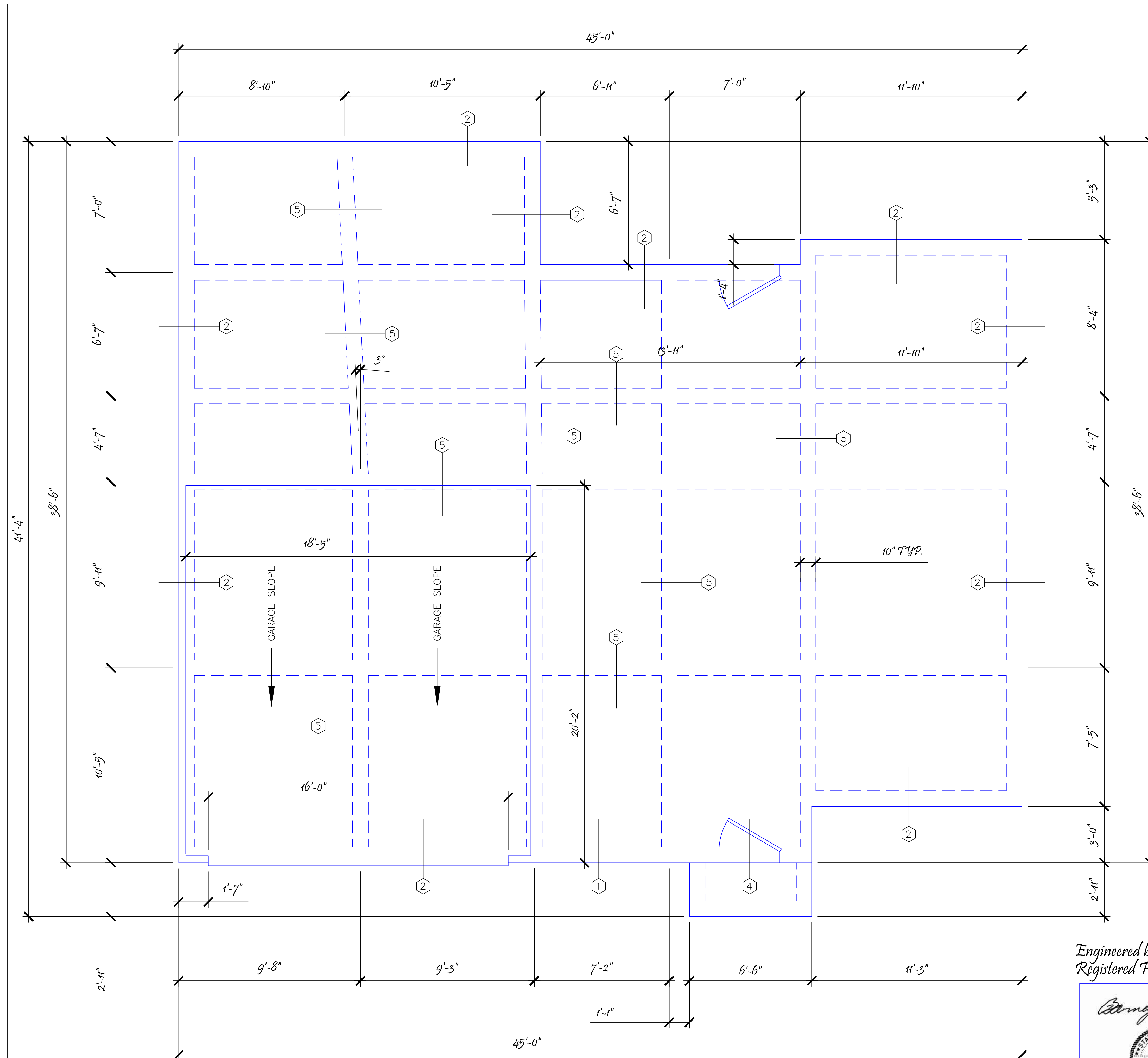
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No.	Revision/Issue	Date

Firm Name and Address
Vaughn Models Group
P.O. Box 1908
Mansfield, TX. 76063
vaughnmodels.com

Project Name and Address
Valwood Park
Farmers Branch, Texas
75234

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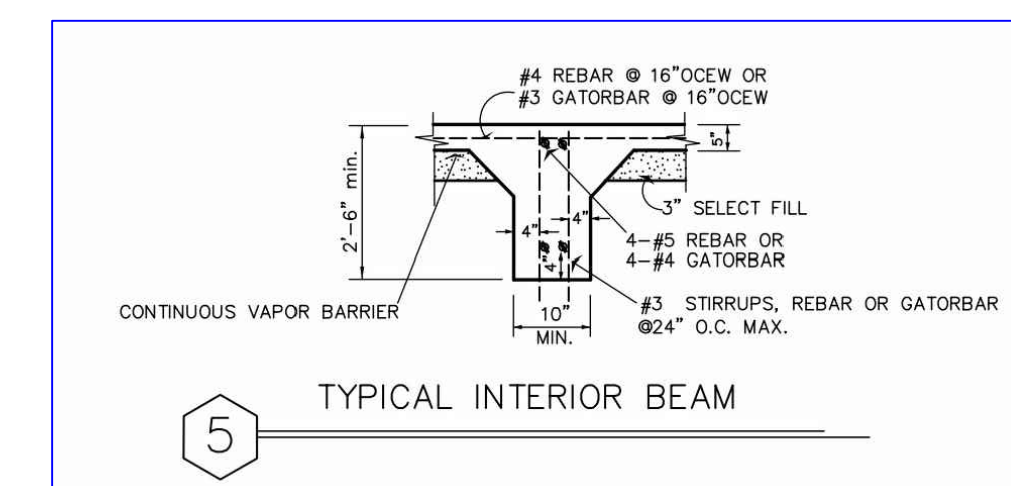
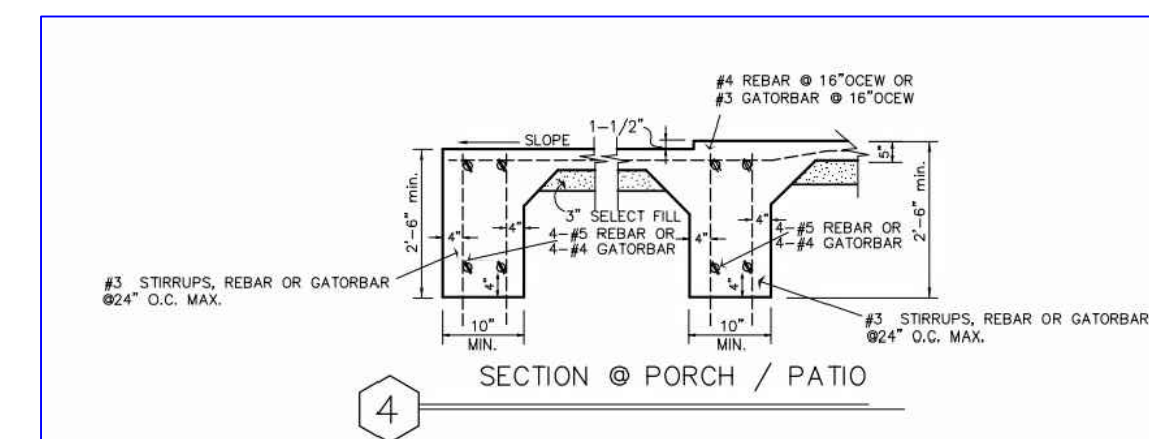
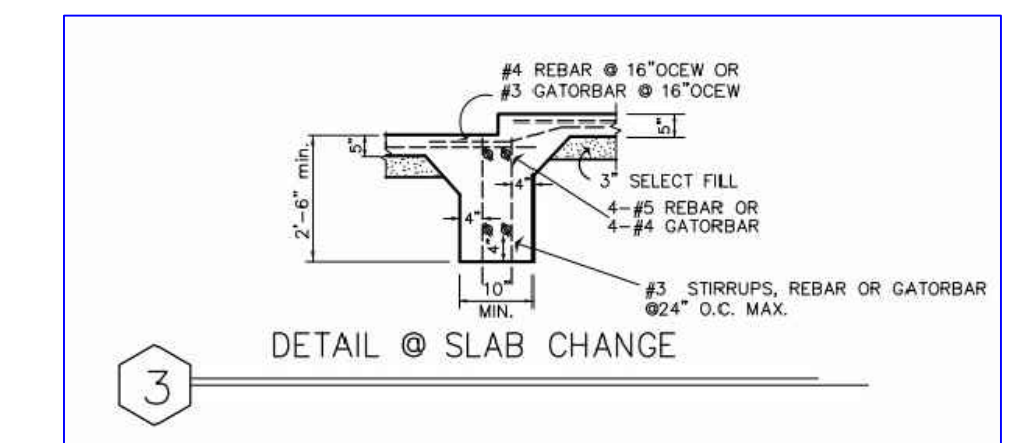
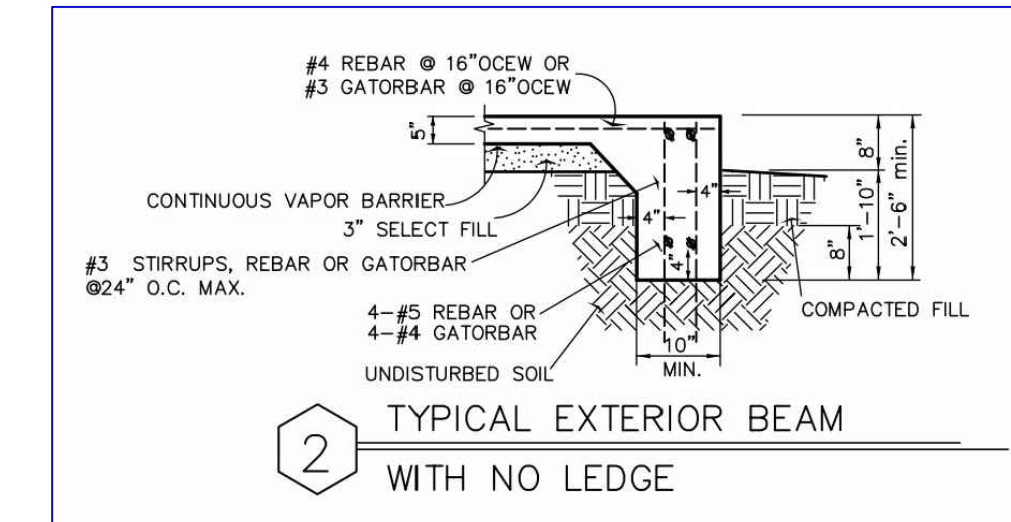
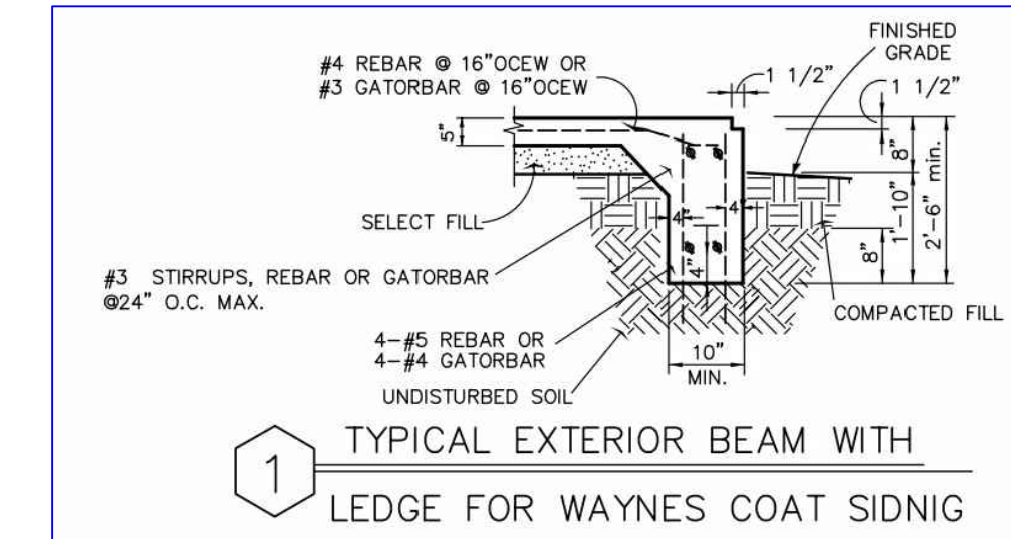
Foundation Plan

NOTE

CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND LOCATION OF STEEL, BRICK LEDGES, AND RECESSES PRIOR TO CONCRETE PLACEMENT.

TOTAL AREA OF SLAB

1,561 SQUARE FEET ESTIMATED CONCRETE 58 CUBIC YARDS



Engineered by Barney Ballard Corporation
Registered Firm # F-48



General Notes

FOUNDATION NOTES:

1. FOOTINGS SHALL PENETRATE UNDISTURBED SOIL A MINIMUM OF 12 INCHES.
2. LAP ALL REINFORCING STEEL A MINIMUM OF 40 BAR DIAMETERS.
3. ALL REINFORCING SHALL BE GRADE 60.
4. SUB GRADE SHALL BE STRIPPED OF ALL DELETERIOUS ORGANIC MATERIAL AND BE WELL COMPACTED. FILL MATERIAL SHALL CONSIST OF SANDY SOILS WITH A LOW PLASTICITY. FILL SHALL BE PLACED IN 8" LIFTS AND THOROUGHLY COMPACTED.
5. CONCRETE WORK SHALL CONFORM TO ACI 318, LATEST EDITION. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL CONFORM TO THE FOLLOWING MIX RATIO PER CY:
 - A. 317 LBS. PORTLAND CEMENT
 - B. 106 LBS. FLY ASH
 - C. 495 LBS. SAND
 - D. 1,800 LBS. LIME STONE
 - E. 1,154 LBS. MANUFACTURED SAND
 - F. 25 GALLON WATER
 - G. 16.92 OZ. X20 OR 686 WATER REDUCER OR EQUAL ADD-MIXTURE.
 - H. 8.5 OZ. NR QUICK SET RETARDER
6. STEEL IN PIERS SHALL NOT EXTEND INTO CONCRETE BEAMS. SLAB SHALL BE ALLOWED TO FLOAT ON THE PIERS.
7. PLASTIC VAPOR BARRIER SHALL ONLY EXTEND 8" DOWN INTO TRENCHES.
8. STEEL REINFORCING SHALL BE SUPPORTED BY DOBIE BRICK CHAIRS, DOBIES, BROKEN BRICKS, ROCKS OR CHUNKS OF CONCRETE. PLASTIC CHAIRS ARE NOT AN ACCEPTABLE METHOD FOR SUPPORTING THE STEEL REINFORCING.
9. THE FOUNDATION PAD SHALL BE CONSTRUCTED TEN FEET BEYOND THE CONCRETE SLAB AND SHALL BE WATERED TO OBTAIN OPTIMUM WATER CONTENT AND COMPACTED TO 95% STANDARD PROCTOR DENSITY BEFORE POURING THE CONCRETE SLAB.

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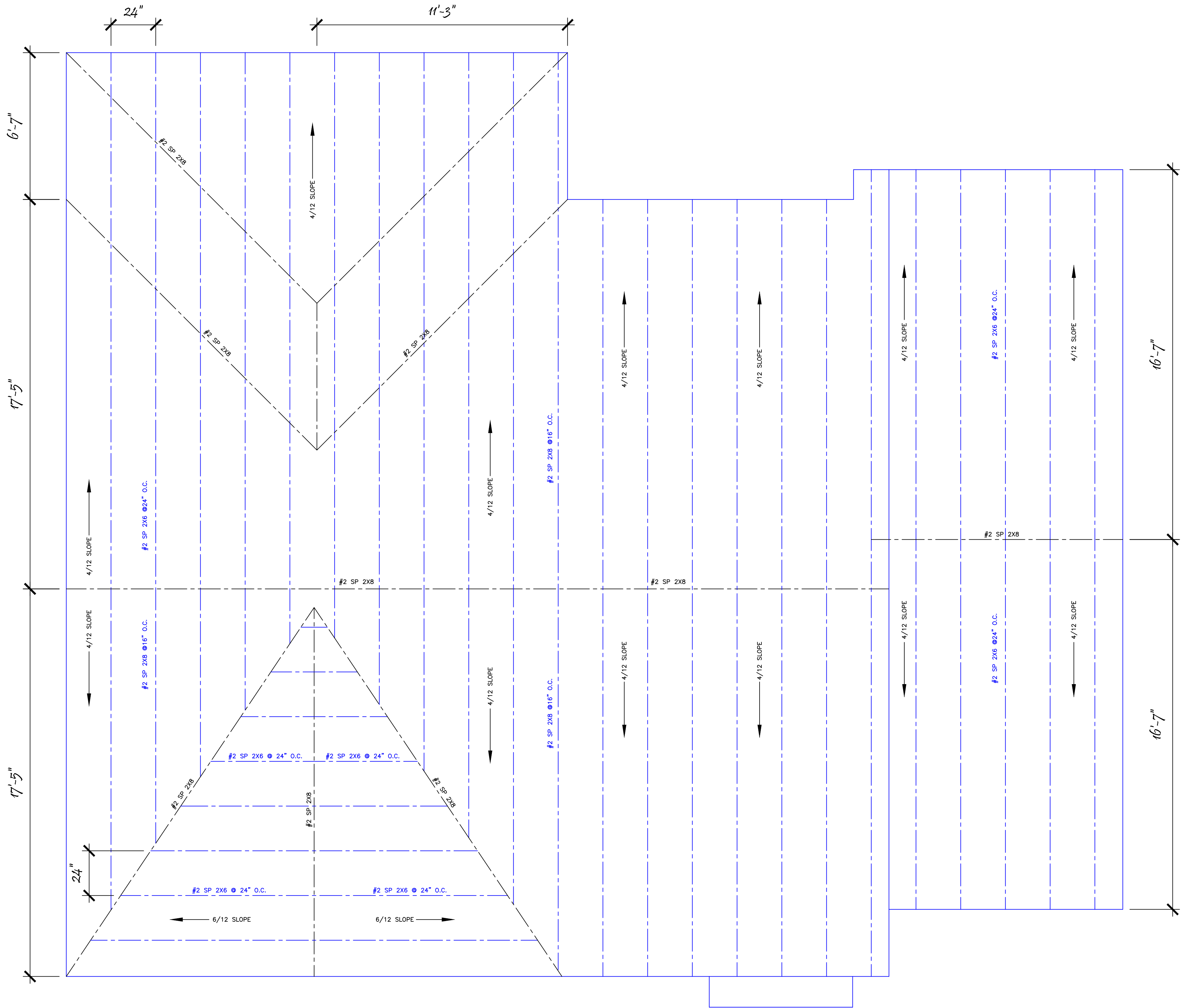
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ROOF FRAMING NOTES:

PLEASE SEE 2018 INTERNATIONAL RESIDENTIAL CODE

1. ROOF SLOPES ARE 4:12 & 6:12 U.N.O.
2. RAFTERS ARE #2 SP 2x6 @ 24" O.C.
3. HIP VALLEYS AND RIDGES ARE #2 SP 2x8
4. ROOF LIVE LOAD IS 20 PSF.
5. ROOF DEAD LOAD IS 10 PSF.
6. LOAD DURATION IS AT 1.25
7. ALL WOOD FRAMING IS #2 SOUTHERN PINE (SP)



Roof Framing Plan

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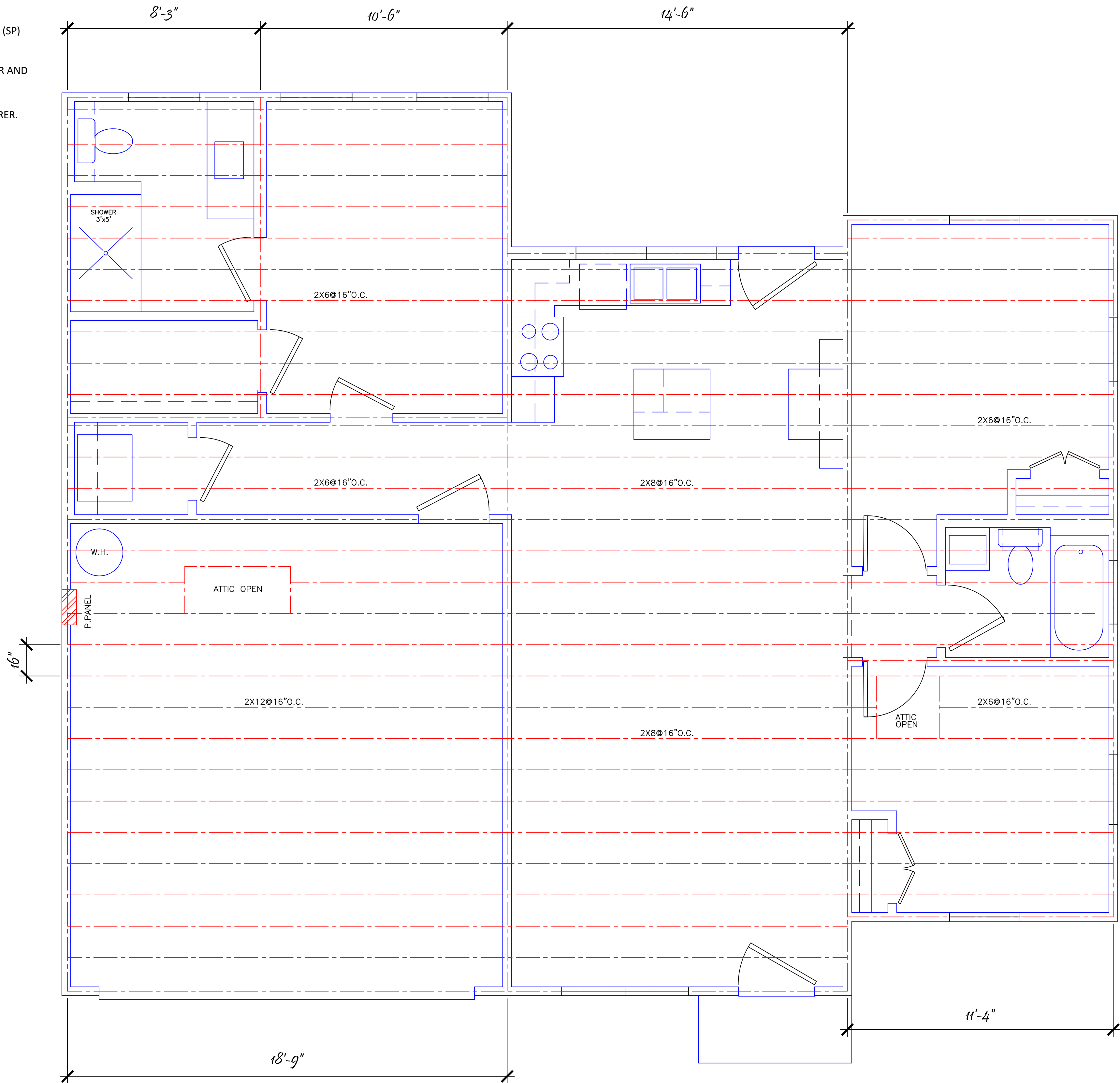
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Date <i>July 7th, 2025</i>	
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FRAMING NOTES:

PLEASE SEE 2018 INTERNATIONAL RESIDENTIAL CODE

1. LIVE LOAD IS 40 PSF @ L/480
2. DEAD LOAD IS 10 PSF @ L/480
3. FLOOR JOISTS TO BE TJI
4. ALL WOOD FRAMING TO BE #2 SOUTHERN PINE (SP)
5. 3/4" OSB FLOOR BOARD IN ATTIC
6. PROVIDE DOUBLE 2x6 HEADER ABOVE ALL DOOR AND WINDOW OPENINGS.
7. FINAL JOIST SIZING TO BE DETERMINED BY STRUCTURAL ENGINEER OR JOIST MANUFACTURER.



Ceiling Framing Plan

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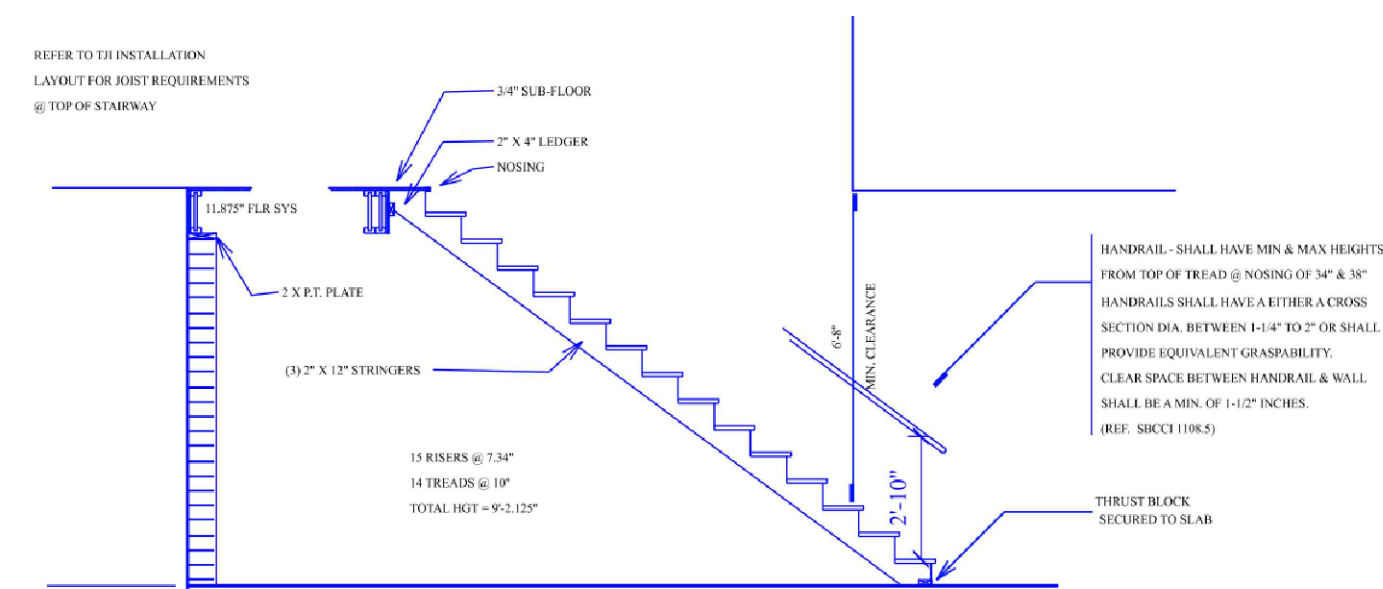
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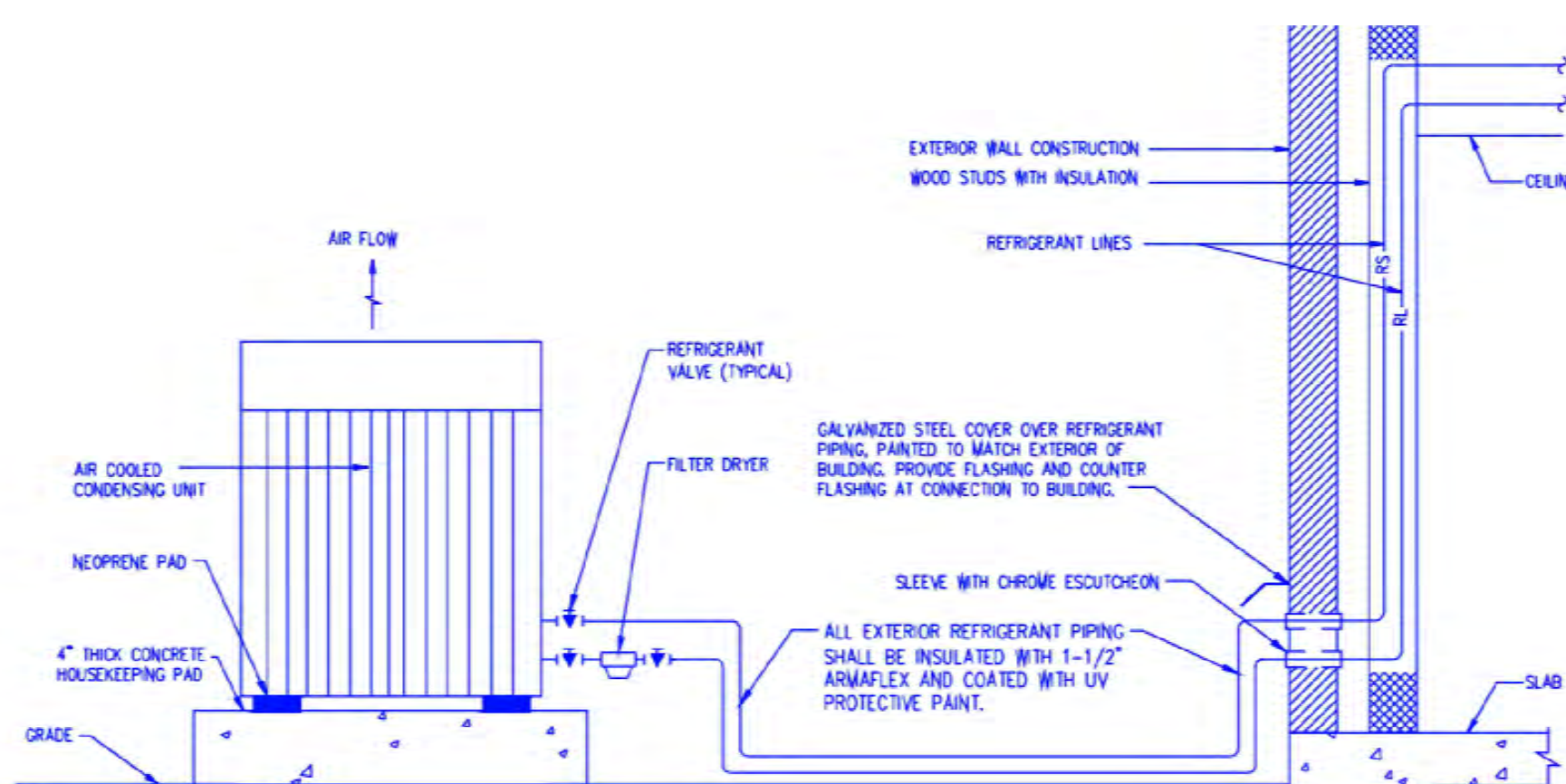
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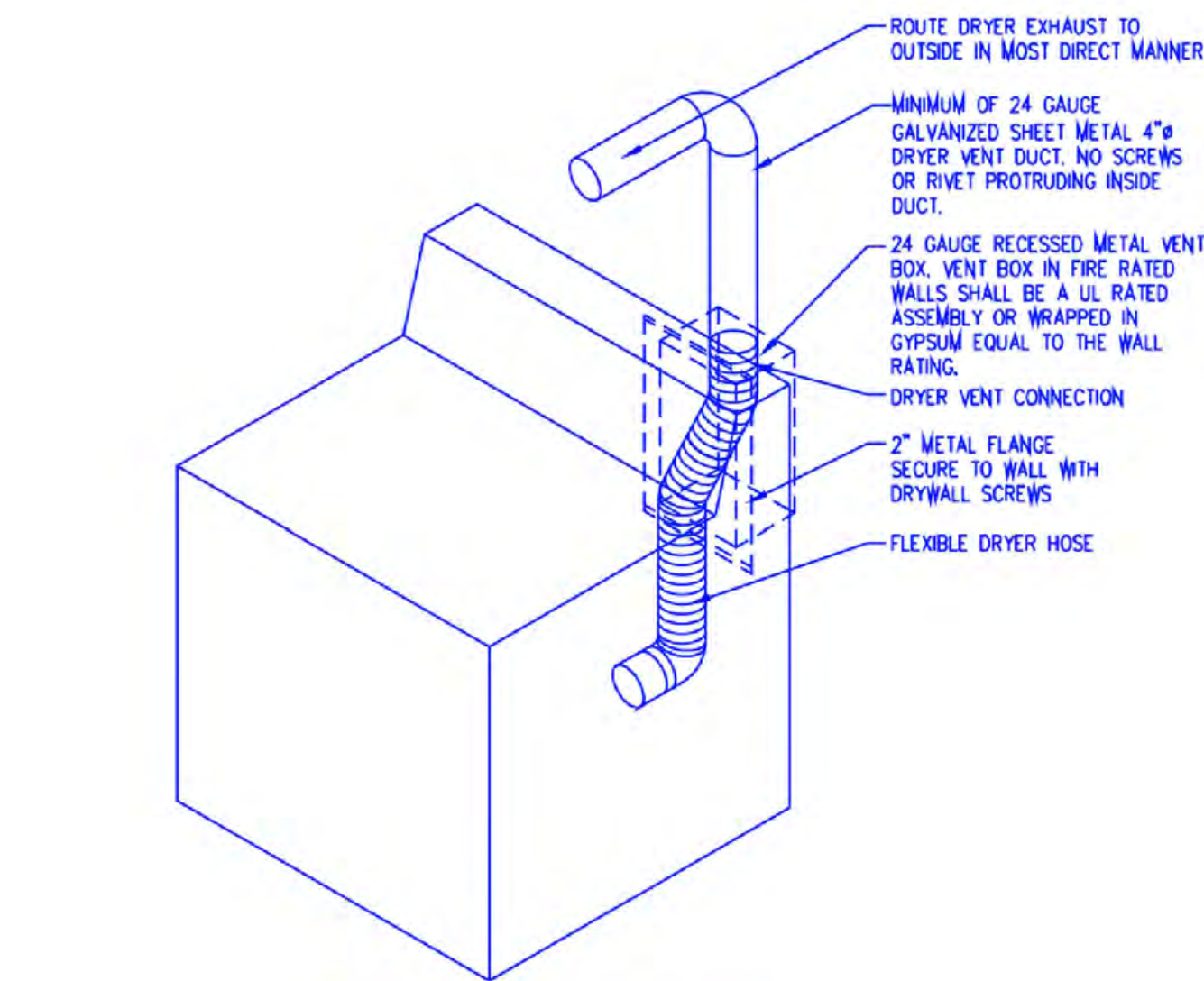




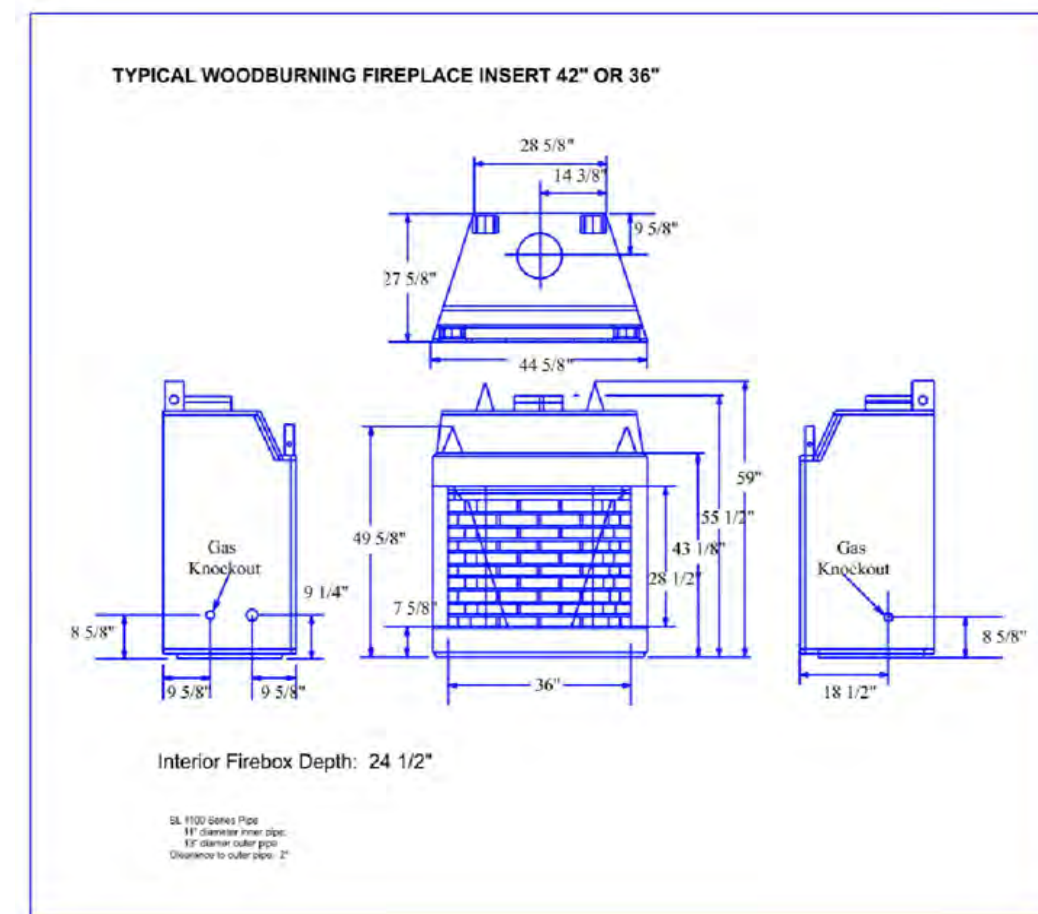
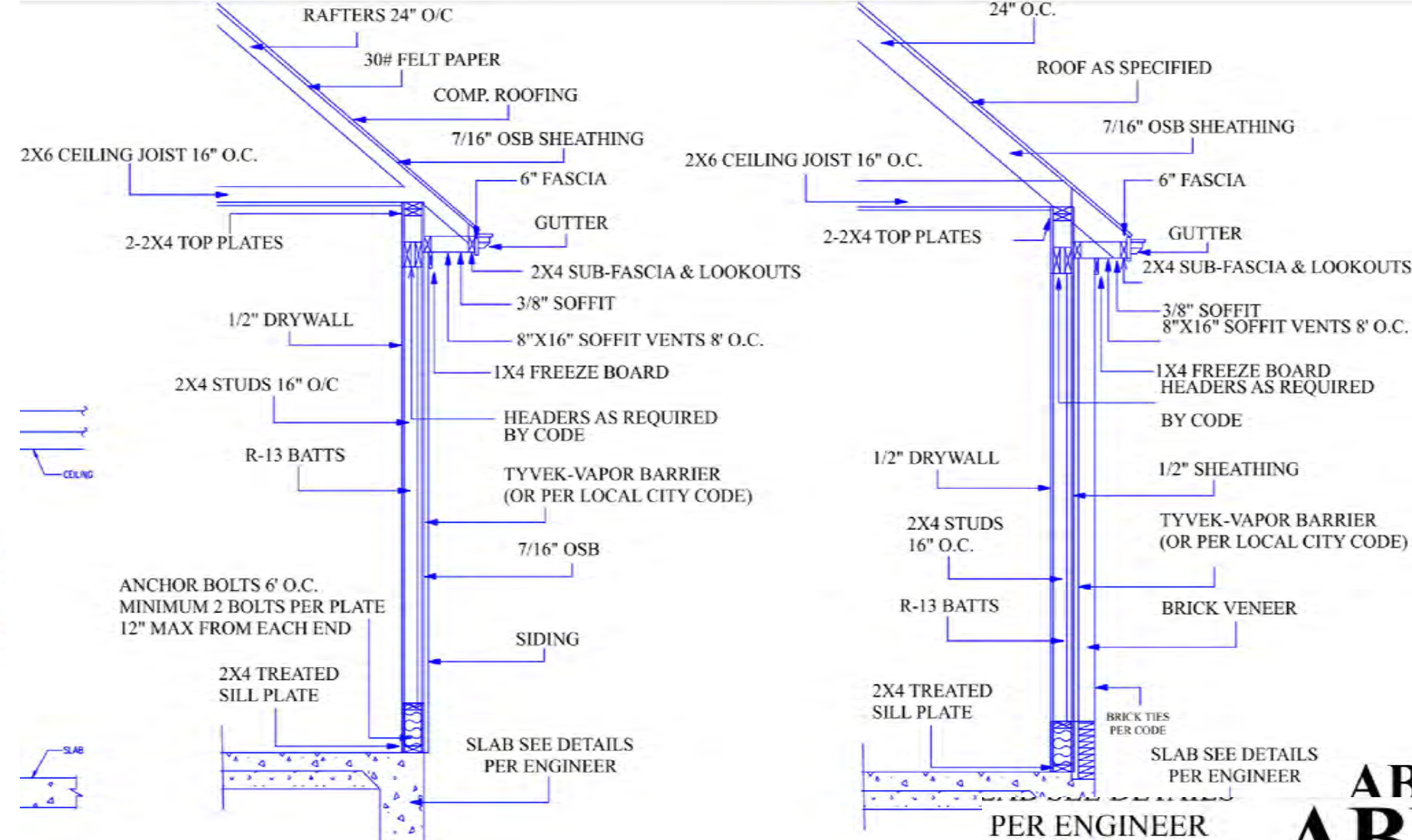
TYPICAL STAIRWAY
CONSTRUCTION 8' CLG



AIR COOLED CONDENSING UNIT
SCALE: N.T.S.



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nd equipment shall
DRYER VENT EXHAUST DETAIL
SCALE: N.T.S.



AR ABBREVIATIONS

& < > D E F G H I J K L M N O P Q R S T U V W X Y Z AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR BS BT BU BV BW BX BY BZ CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU CV CW CX CY CZ DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT DU DV DW DX DY DZ EA EB EC ED EE EF EG EH EI EJ EK EL EM EN EO EP EQ ER ES ET EU EV EW EX EY EZ FA FB FC FD FE FF FG FH FI FJ FK FL FM FN FO FP FQ FR FS FT FU FV FW FX FY FZ GA GB GC GD GE GF GG GH GI GJ GK GL GM GN GO GP GQ GR GS GT GU GV GW GX GY GZ HA HB HC HD HE HF HG HH HI HJ HK HL HM HN HO HP HQ HR HS HT HU HV HW HX HY HZ IA IB IC ID IE IF IG IH II IJ IK IL IM IN IO IP IQ IR IS IT IU IV IW IX IY IZ JA JB JC JD JE JF JG JH JI JJ JK JL JM JN JO JP JQ JR JS JT JU JV JW JX JY JZ KA KB KC KD KE KF KG KH KI KJ KK KL KM KN KO KP KQ KR KS KT KU KV KW KX KY KZ LA LB LC LD LE LF LG LH LI LJ LK LM LN LO LP LQ LR LS LT LU LV LW LX LY LZ MA MB MC MD ME MF MG MH MI MJ MK ML MN MO MP MQ MR MS MT MU MV MW MX MY MZ NA NB NC ND NE NF NG NH NI NJ NK NL NM NO NP NQ NR NS NT NU NV NW NX NY NZ OA OB OC OD OE OF OG OH OI OJ OK OL OM ON OO OP OQ OR OS OT OU OV OW OX OY OZ PA PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PP PQ PR PS PT PU PV PW PX PY PZ QA QB QC QD QE QF QG QH QI QJ QK QL QM QN QO QP QQ QR QS QT QU QV QW QX QY QZ RA RB RC RD RE RF RG RH RI RJ RK RL RM RN RO RP RQ RR RS RT RU RV RW RX RY RZ SA SB SC SD SE SF SG SH SI SJ SK SL SM SN SO SP SQ SR SS ST SU SV SW SX SY SZ TA TB TC TD TE TF TG TH TI TJ TK TL TM TN TO TP TQ TR TS TT TU TV TW TX TY TZ UA UB UC UD UE UF UG UH UI UJ UK UL UM UN UO UP UQ UR US UT UU UV UW UX UY UZ VA VB VC VD VE VF VG VH VI VJ VK VL VM VN VO VP VQ VR VS VT VU VV VW VX VY VZ WA WB WC WD WE WF WG WH WI WJ WK WL WM WN WO WP WQ WR WS WT WU WV WW WX WY WZ XA XB XC XD XE XF XG XH XI XJ XK XL XM XN XO XP XQ XR XS XT XU XV XW XX XY XZ YA YB YC YD YE YF YG YH YI YJ YK YL YM YN YO YP YQ YR YS YT YU YV YW YX YY YZ ZA ZB ZC ZD ZE ZF ZG ZH ZI ZJ ZK ZL ZM ZN ZO ZP ZQ ZR ZS ZT ZU ZV ZW ZX ZY ZZ	AND ANGLE AT CHANNEL DIAMETER or ROUND POUND or NUMBER PLUS or MINUS AIR CONDITIONING or ASPHALTIC CONCRETE ACOUSTICAL AREA DRAIN ADJUSTABLE ADJACENT AGGREGATE ALTERNATE ALUMINUM APPROXIMATE ARCHITECTURAL ASPHALT BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF BOTTOM BUILDING PAPER BETWEEN CATCH BASIN CEMENT CERAMIC CONTROL JOINT CEILING CAULKING IN CONCRETE MASONRY UNIT COUNTER CLEAN-OUT COLUMN CONCRETE CONDITION CONNECTION CONSTRUCTION CONTRACTOR CLOSET CERAMIC TILE CENTER COLD WATER DOUBLE DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DOWN DOOR DISHWASHER DRAWING DRAWER EACH EXISTING EXTERIOR INSULATION & FINISH SYSTEM EXPANSION JOINT ELEVATION ELECTRICAL EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EXISTING EXPANSION EXTERIOR FIRE ALARM FORCED AIR UNIT FLAT BAR FLOOR DRAIN FIRE EXTINGUISHER CABINET FLAT HEAD MACHINE SCREW FLAT HEAD WOOD SCREW FINISH FIXTURE FLASH FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF PLYWOOD FACE OF STUDS FIREPROOF	FR FI FTG FURR FUT G GA GALV G.D. GEN G.F.I. GL GND GR G.S.M. GYP H.B. H.C. HD HDBR HDR HDW HDWD HGR HGT or HT HM HORZ HR HTRAIL H.W.H. I.D. IN INSUL INT INTER JAN JST JT KIT LAM LAV LB L.F. LIN LT MACH MAINT MATL MAX M.B. M.C. M.D.O. MECH MEMB MTL MFR MIN MISC MTD MUL (N) N N.C. NO or # NOM N.T.S. O.A. O.C. O.D. OPNG OPP PERIM PL or PLT PLAM PLAS PLYWD PNL PNT P.S.I. PT P.T. PTD P.T.D. PTN P.T.R.	FRAME FOOT OR FEET FOOTING FURRING FUTURE GAS OUTLET GAUGE GALVANIZED GARBAGE DISPOSAL GENERAL GROUND FAULT INTERRUPTER GLASS GROUND GRADE GALVANIZED SHEET METAL GYPSUM HOSE BIBB HOLLOW CORE OR HANDICAPPED HEAD HARDBOARD HEADER HARDWARE HARDWOOD HANGER HGT or HT H.M. HORIZONTAL HOUR HANDRAIL HOT WATER HEATER INSIDE DIAMETER CLEAR INSULATION INTERIOR INTERMEDIATE JANITOR JOIST JOINT KITCHEN LAMINATE LAVATORY POUND LIGHT FIXTURE LINEAR LIGHT MACHINE MAINTAIN MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM DENSITY OVERLAY MECHANICAL MEMBRANE METAL MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED MULLION NEW NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL ON CENTER OUTSIDE DIAMETER (Dim.) OPENING OPPOSITE PERIMETER PLATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAINT PER SQUARE INCH POINT PRESSURE TREATED OR POST TENSIONED PAINTED PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE	Q.T. R R.A. RAD REC REF REFL REFRIG or REFR REG REIN REQ'D or REQ RESIL RESIL RET REV RM REMOV R.O. RDWD or RWD S S.C. S.C.D.R. or S.C.D. S.C.D. S.D. SCHED SECT S.E.D. SEP S.H. SHR SHT SHTG SIM SL or SLDG S.L.D. S.M.D. S.P.D. SPEC SQ S.S. S.S.D. S.SK STD STL STOR or STRG STRL STRUT S.V. S.W. SYM SYS T.B. T.C. TEL TEMP T&G TER THK T.M.E. T.O.C. T.O.P. T.O.PLY T.O.W. TYP U.B.C. UNEXC UNF U.O.N. VAR V.C.T. VENE VEN VERT VEST V.G.D.F. V.I.F. VOL W W/ W.C. WD W.H. W/O W.P. W.P.M. WSCOT W.S.P. WT WR WW	QUARRY TILE RISER RETURN AIR RADIUM RECESSED REFERENCE REFLECTED REFRIGERATOR REGISTER REINFORCED REQUIRED RESILIENT RESIL RETAINING REVISION/REVISED/REVERSED ROOM REMOVEABLE ROUGH OPENING REDWOOD SOUTH SOLID COVE SOLID CORE DOOR SEE CIVIL DRAWINGS STORM DRAIN SOAP DISPENSER/DISH SCHEDULE SECTION SEE ELECTRICAL DRAWINGS SEPARATION SPRINKLER HEAD SHOWER SHEET SHEATHING SIMILAR SLIDING SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SEE PLUMBING DRAWINGS SPECIFICATION OR SPECIAL SQUARE S.S. SEE STRUCTURAL DRAWING SERVICE SINK STANDARD STEEL STL STOR or STRG STRUCTURAL SHEET VINYL SHEAR WALL SYMMETRICAL SYSTEM TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TERRAZZO TONGUE & GROOVE THICK TO MATCH EXISTING TOP OF CONCRETE TOP OF PLATE TOP OF PLYWOOD TOP OF WALL TYPICAL UNIFORM BUILDING CODE UNEXCAVATED UNFINISHED UNLESS OTHERWISE NOTED VARIES VINYL COMPOSITION TILE VENEER VERTICAL VESTIBULE VERTICAL GRAIN DOUGLAS FIR VERIFY IN FIELD VOLUME WEST WITH WALL COVERING WOOD WATER HEATER WITHOUT WORK POINT OR WATERPROOFING WATERPROOF MEMBRANE WAINSCOT WET STANDPIPE WEIGHT WATER RESISTANT WELDED WIRE
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