



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #:** 1343

**Agenda Date:** 3/6/2026

**Agenda #:**

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Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Residences at Pearsall Park (HTC #24456)

**RECOMMENDED ACTION**

**WHEREAS**, Residences at Pearsall Park (the Development) received an award of 4% Housing Tax Credits (HTCs) in 2024 to construct 238 units of housing for the elderly in San Antonio, Bexar County;

**WHEREAS**, Pearsall Park LP (the Development Owner or Owner) requests approval for a decrease in the total number of units from 238 to 237 units and also change the unit mix by reducing the number of two-bedroom units by four and increasing the number of one-bedroom units by three as a result of a redesign to include the addition a second trash chute in Building 1;

**WHEREAS**, Board approval is required for a modification of the number of units or bedroom mix of units as directed in Tex. Gov't Code §2306.6712(d)(2) and 10 TAC §10.405(a)(4)(B), and the Owner has complied with the amendment requirements therein; and

**WHEREAS**, the requested changes do not negatively affect the Development, or impact the viability of the transaction;

**NOW, therefore, it is hereby**

**RESOLVED**, that the requested amendment for Residences at Pearsall Park is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

**BACKGROUND**

Residences at Pearsall Park received an award of 4% Housing Tax Credits in 2024 to construct two four-story buildings with a total of 238 units of housing for the elderly in San Antonio, Bexar County. The Construction Status Report for this Development supports that the project is 70% complete as of the field inspection on December 17, 2025.

In a letter dated January 19, 2026, Blake Hopkins, the Owner representative, requested approval for a modification of the architectural design for Building 1, the larger of the two

residential buildings, to accommodate an additional trash chute to decrease the distance the senior residents need to travel to dispose of their trash. In order to accommodate this change, the Owner is requesting approval to replace a two-bedroom unit with a one-bedroom unit on each of the second, third, and fourth floors and entirely remove one two-bedroom unit on the first floor. This allows for the space needed for the additional trash chute.

The Application originally identified 126 two-bedroom units and 112 one-bedroom units for a total of 238 units. The request decreases the total two-bedroom units to 122 units and increases the total one-bedroom units to 115 units for a total of 237 units. Per the revised Rent Schedule, this change results in a 1,512 square foot (0.77%) reduction in Net Rentable Area, going from 195,693 sq. ft. at application to 194,181 sq. ft.

The Development was re-underwritten with the proposed amendment and revised rental income. The analysis supports no change to the HTC award and demonstrates the Development remains feasible. The final HTC amount will be determined at cost certification.

The proposed changes to the site plan do not materially alter the Development in a negative manner, and the result is anticipated to be a benefit to the residents.

Staff recommends approval of the amendment request as presented herein.



**Addendum to Underwriting Report**

TDHCA Application #: **24456** Program(s): **4% HTC**

**Residences at Pearsall Park**

Address/Location: Corner of Ray Ellison Blvd and Old Pearsall Road

City: San Antonio County: Bexar Zip: 78242

APPLICATION HISTORY	
Report Date	PURPOSE
02/17/25	Unit Mix Amendment
07/17/24	Initial Underwriting

**ALLOCATION**

TDHCA Program	Previous Allocation				RECOMMENDATION							
	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm. Term	Perm. Lien	Const. Term	Const. Lien	
LIHTC (4% Credit)	\$2,501,937				\$2,501,937							

**SET-ASIDES**

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	24
60% of AMI	60% of AMI	213

**ANALYSIS**

The developer for Pearsall Park is requesting to adjust their unit mix to accommodate an additional trash chute. The proposed total units decrease by one unit. The unit mix increases the 1BRs by three units and decreases the 2BRs by four units. The underwriter has updated rents to reflect 2025 Housing Tax Credit limits.

**Operating Pro Forma**

Unit Mix changes have resulted in an \$18,936 reduction in effective gross annual income. Updating rents to 2025 Housing Tax Credit limits results in a 1st year DCR of 1.32.

**Development Cost**

No changes submitted with the Amendment request.

**Sources of Funds**

No changes submitted with the Amendment request.

Underwriter recommends \$2,501,937 in annual federal tax credits as previously awarded to the applicant.

Underwriter:	<u>Beau Fannon</u>
Manager of Real Estate Analysis:	<u>Diamond Unique Thompson</u>
Director of Real Estate Analysis:	<u>Jeanna Adams</u>

**UNIT MIX/RENT SCHEDULE**  
**Residences at Pearsall Park , San Antonio, 4% HTC #24456**

LOCATION DATA	
CITY:	San Antonio
COUNTY:	Bexar
Area Median Income	\$98,300
PROGRAM REGION:	9
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION							PRO FORMA ASSUMPTIONS		
# Beds	# Units	% Total	Assisted	MDL	ARP	Match	Revenue Growth	2.00%	
Eff	-	0.0%	0	0	0	0	Expense Growth	3.00%	
1	115	48.5%	0	0	0	0	Basis Adjust	130%	
2	122	51.5%	0	0	0	0	Applicable Fraction	100.00%	
3	-	0.0%	0	0	0	0	APP % Acquisition	4.00%	
4	-	0.0%	0	0	0	0	APP % Construction	4.00%	
5	-	0.0%	0	0	0	0	Average Unit Size	819 sf	
<b>TOTAL</b>							<b>237</b>	<b>100.0%</b>	<b>-</b>

57%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	24	-	-	213	-	-	-	237
Income	% Total	0.0%	10.1%	0.0%	0.0%	89.9%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE														
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				MARKET RENTS	
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Mrkt Analyst	
TC 30%	\$543	11	1	1	676	\$543	\$60	\$483	\$0	\$0.71	\$483	\$5,313	\$1,283	
TC 30%	\$543	1	1	1	715	\$543	\$60	\$483	\$0	\$0.68	\$483	\$483	\$1,283	
TC 60%	\$1,087	100	1	1	676	\$1,087	\$60	\$1,027	\$0	\$1.52	\$1,027	\$102,700	\$1,283	
TC 60%	\$1,087	3	1	1	715	\$1,087	\$60	\$1,027	\$0	\$1.44	\$1,027	\$3,081	\$1,283	
TC 30%	\$652	8	2	2	909	\$652	\$71	\$581	\$0	\$0.64	\$581	\$4,648	\$1,368	
TC 30%	\$652	2	2	2	1,024	\$652	\$71	\$581	\$0	\$0.57	\$581	\$1,162	\$1,368	
TC 30%	\$652	2	2	2	1,056	\$652	\$71	\$581	\$0	\$0.55	\$581	\$1,162	\$1,368	
TC 60%	\$1,305	73	2	2	909	\$1,305	\$71	\$1,234	\$0	\$1.36	\$1,234	\$90,082	\$1,368	
TC 60%	\$1,305	21	2	2	1,024	\$1,305	\$71	\$1,234	\$0	\$1.21	\$1,234	\$25,914	\$1,368	
TC 60%	\$1,305	12	2	2	1,056	\$1,305	\$71	\$1,234	\$0	\$1.17	\$1,234	\$14,808	\$1,368	
TC 60%	\$1,305	4	2	2	1,080	\$1,305	\$71	\$1,234	\$0	\$1.14	\$1,234	\$4,936	\$1,368	
<b>TOTALS/AVERAGES:</b>		<b>237</b>			<b>194,181</b>				<b>\$0</b>	<b>\$1.31</b>	<b>\$1,073</b>	<b>\$254,289</b>	<b>\$1,327</b>	

<b>ANNUAL POTENTIAL GROSS RENT:</b>	<b>\$3,051,468</b>
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<b>STABILIZED PRO FORMA</b>
<b>Residences at Pearsall Park , San Antonio, 4% HTC #24456</b>

STABILIZED FIRST YEAR PRO FORMA					
COMPARABLES			APPLICANT		
Database		% EGI	Per SF	Per Unit	Amount
<b>POTENTIAL GROSS RENT</b>			\$1.31	\$1,073	\$3,051,468
Late Fees, Vending, Pet Fees				\$30.00	\$85,320
Total Secondary Income				\$30.00	
<b>POTENTIAL GROSS INCOME</b>					\$3,136,788
Vacancy & Collection Loss				7.5% PGI	(235,259)
<b>EFFECTIVE GROSS INCOME</b>					\$2,901,529

	Database	% EGI	Per SF	Per Unit	Amount
General & Administrative	\$128,040 \$540/Unit	2.93%	\$0.44	\$359	\$85,103
Management	\$101,868 3.6% EGI	2.97%	\$0.44	\$363	\$86,047
Payroll & Payroll Tax	\$326,695 \$1,378/Unit	10.37%	\$1.55	\$1,270	\$300,901
Repairs & Maintenance	\$189,210 \$798/Unit	4.64%	\$0.69	\$568	\$134,557
Electric/Gas	\$64,342 \$271/Unit	0.71%	\$0.11	\$87	\$20,706
Water, Sewer, & Trash <span style="float: right;">Tenant Pays: WS</span>	\$173,915 \$734/Unit	0.89%	\$0.13	\$108	\$25,704
Property Insurance	\$155,249 \$0.80 /sf	5.45%	\$0.82	\$668	\$158,270
Property Tax (@ 0% 2.6386)	\$183,228 \$773/Unit	0.00%	\$0.00	\$0	\$0
Reserve for Replacements		2.05%	\$0.31	\$251	\$59,500
Supportive Services		0.79%	\$0.12	\$96	\$22,848
TDHCA Compliance fees (\$40/HTC unit)		0.33%	\$0.05	\$40	\$9,520
Bond Trustee Fees		0.17%	\$0.03	\$21	\$5,000
Issuer Ongoing Compliance Fees		0.24%	\$0.04	\$29	\$6,900
<b>TOTAL EXPENSES</b>		<b>31.54%</b>	<b>\$4.71</b>	<b>\$3,861</b>	<b>\$915,056</b>
<b>NET OPERATING INCOME ("NOI")</b>		<b>68.46%</b>	<b>\$10.23</b>	<b>\$8,382</b>	<b>\$1,986,473</b>

<b>CONTROLLABLE EXPENSES</b>	\$2,392/Unit	
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**TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS**  
**Residences at Pearsall Park , San Antonio, 4% HTC #24456**

DEVELOPMENT COST / ITEMIZED BASIS						
APPLICANT COST / BASIS ITEMS						
Eligible Basis		Total Costs			Prior Underwriting	
Acquisition	New Const. Rehab				Applicant	TDHCA
Land Acquisition		\$8,017 / Unit	\$1,900,000		\$1,900,000	
Building Acquisition	\$0	\$ / Unit	\$0		\$0	
Closing costs & acq. legal fees			\$173,840		\$173,840	
Off-Sites	\$135,000	\$570 / Unit	\$135,000		\$135,000	
Site Work	\$4,341,585	\$18,319 / Unit	\$4,341,585		\$4,341,585	
Site Amenities	\$1,052,509	\$4,441 / Unit	\$1,052,509		\$1,052,509	
Building Cost	\$26,138,330	\$134.61 /sf	\$110,288/Unit	\$26,138,330	\$26,138,330	
Contingency	\$1,623,371	5.13%	5.13%	\$1,623,371	\$1,623,371	
Contractor Fees	\$3,930,000	11.81%	11.81%	\$3,930,000	\$3,930,000	
Soft Costs	\$0	\$1,816,159	\$8,522 / Unit	\$2,019,659	\$2,019,659	
Financing	\$0	\$2,936,456	\$24,665 / Unit	\$5,845,497	\$5,845,497	
Developer Fee	\$0	\$6,275,761	14.95%	14.95%	\$6,275,761	\$6,275,761
Reserves			3 Months	\$605,545	\$605,545	
<b>TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)</b>	<b>\$0</b>	<b>\$48,249,171</b>		<b>\$228,022 / Unit</b>	<b>\$54,041,097</b>	<b>\$54,041,097</b>
Acquisition Cost	\$0			\$0	\$0	
Contingency		\$0		\$0	\$0	
Contractor's Fee		\$0		\$0	\$0	
Financing Cost		\$0				
Developer Fee	\$0	\$0		\$0	\$0	
Reserves				\$0	\$0	
<b>ADJUSTED BASIS / COST</b>	<b>\$0</b>	<b>\$48,249,171</b>		<b>\$228,022/unit</b>	<b>\$54,041,097</b>	<b>\$54,041,097</b>
<b>TOTAL HOUSING DEVELOPMENT COSTS Applicant's Uses</b>					<b>\$54,041,097</b>	

**TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS**  
**Residences at Pearsall Park , San Antonio, 4% HTC #24456**

CREDIT CALCULATION ON QUALIFIED BASIS		
Applicant		
	Acquisition	Construction Rehabilitation
ADJUSTED BASIS	\$0	\$48,249,171
Deduction of Federal Grants	\$0	\$0
<b>TOTAL ELIGIBLE BASIS</b>	<b>\$0</b>	<b>\$48,249,171</b>
High Cost Area Adjustment		130%
<b>TOTAL ADJUSTED BASIS</b>	<b>\$0</b>	<b>\$62,723,923</b>
Applicable Fraction	100.00%	100.00%
<b>TOTAL QUALIFIED BASIS</b>	<b>\$0</b>	<b>\$62,723,923</b>
Applicable Percentage	4.00%	4.00%
<b>ANNUAL CREDIT ON BASIS</b>	<b>\$0</b>	<b>\$2,508,957</b>
<b>CREDITS ON QUALIFIED BASIS</b>	<b>\$2,508,957</b>	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9199	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,508,957	\$23,080,094	----	----	----
Needed to Fill Gap	\$3,087,178	\$28,399,191	----	----	----
<b>Applicant Request</b>	<b>\$2,501,937</b>	<b>\$23,015,517</b>	<b>\$2,501,937</b>	<b>\$0</b>	<b>\$0</b>

50% Test for Bond Financing for 4% Tax Credits		
Tax-Exempt Bond Amount		Applicant
	\$ 35,000,000	
Land Cost	\$ 1,900,000	\$1,900,000
Depreciable Bldg Cost **	\$ 48,249,171	\$48,249,171
<b>Aggregate Basis for 50% Test</b>	<b>\$ 50,149,171</b>	<b>\$50,149,171</b>
<b>Percent Financed by Tax-Exempt Bon</b>	<b>69.79%</b>	<b>69.79%</b>

\*\*Depreciable building cost includes: Total construction contract, total building acquisition, total developer fee, plus eligible financing and soft costs.

**PROPOSED SOURCES OF FINANCING**

**Residences at Pearsall Park , San Antonio, 4% HTC #24456**

DEBT	Type	Interim		Permanent Period				Debt Service		
		Principal	Rate	Principal	Term	Amort	Rate	DCR	Payment	Fee
Citibank	Tranche A - TE Con to Perm	\$23,460,000	6.06%	\$23,460,000	15.0	40	5.76%	1.32	\$1,507,125	0.00%
Adjustment to Debt Per §11.302(c)(2)				\$0	15.0	40	5.76%	1.32		0.00%
Citibank	Tranche B - TE Construction	\$11,540,000	6.37%	\$0	0.0	0	0.00%	1.32		0.00%
Citibank	Tranche C - Taxable Construction	\$7,700,776	6.97%	\$0	0.0	0	0.00%	1.32		0.00%
<b>TOTAL</b>		<b>\$42,700,776</b>		<b>\$23,460,000</b>				<b>1.32</b>	<b>Cumulative DCR</b>	
<b>EQUITY</b>					<b>credit price</b>	<b>annual credits</b>				
Alliant Capital, Ltd.	\$2,501,937 HTC Equity	\$3,452,328		\$23,015,517	\$0.92	\$2,501,937				
<b>TOTAL</b>		<b>\$3,452,328</b>		<b>\$23,015,517</b>						
<b>PARTNERSHIP DEBT</b>										
Pearsall Park Developer LLC	Deferred Developer Fee	\$6,052,739		\$5,383,674						
<b>TOTAL</b>		<b>\$6,052,739</b>		<b>\$5,383,674</b>						
<b>OTHER</b>										
Pearsall Park Limited Partnership	Cash Flow from Operations	\$245,410		\$2,181,706						
San Antonio Housing Trust PFC	GP Capital Contribution	\$200		\$200						
<b>TOTAL</b>		<b>\$245,610</b>		<b>\$2,181,906</b>						
<b>TOTAL</b>		<b>\$52,451,453</b>		<b>\$54,041,097</b>						

## Long-Term Pro Forma

*Residences at Pearsall Park , San Antonio, 4% HTC #24456*

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$2,901,529	\$2,959,559	\$3,018,751	\$3,079,126	\$3,140,708	\$3,467,596	\$3,828,506	\$4,226,980	\$4,666,927	\$5,152,665	\$5,688,958	\$6,281,070
TOTAL EXPENSES	3.00%	\$915,056	\$941,647	\$969,019	\$997,194	\$1,026,197	\$1,184,503	\$1,367,488	\$1,579,027	\$1,823,606	\$2,106,420	\$2,433,484	\$2,811,764
<b>NET OPERATING INCOME ("NOI")</b>		<b>\$1,986,473</b>	<b>\$2,017,912</b>	<b>\$2,049,732</b>	<b>\$2,081,931</b>	<b>\$2,114,511</b>	<b>\$2,283,093</b>	<b>\$2,461,018</b>	<b>\$2,647,953</b>	<b>\$2,843,321</b>	<b>\$3,046,245</b>	<b>\$3,255,474</b>	<b>\$3,469,306</b>
EXPENSE/INCOME RATIO		31.5%	31.8%	32.1%	32.4%	32.7%	34.2%	35.7%	37.4%	39.1%	40.9%	42.8%	44.8%
<b>MUST -PAY DEBT SERVICE</b>													
Citibank		\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125
TOTAL DEBT SERVICE		\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125	\$1,502,125
DEBT COVERAGE RATIO		1.32	1.34	1.36	1.39	1.41	1.52	1.64	1.76	1.89	2.03	2.17	2.31
<b>ANNUAL CASH FLOW</b>		<b>\$484,348</b>	<b>\$515,787</b>	<b>\$547,607</b>	<b>\$579,806</b>	<b>\$612,386</b>	<b>\$780,968</b>	<b>\$958,893</b>	<b>\$1,145,828</b>	<b>\$1,341,196</b>	<b>\$1,544,119</b>	<b>\$1,753,349</b>	<b>\$1,967,181</b>
Deferred Developer Fee Balance		\$4,899,327	\$4,383,539	\$3,835,933	\$3,256,127	\$2,643,741	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>CUMULATIVE NET CASH FLOW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$920,156</b>	<b>\$5,355,083</b>	<b>\$10,706,844</b>	<b>\$17,018,866</b>	<b>\$24,330,814</b>	<b>\$32,676,880</b>	<b>\$42,083,685</b>



January 19, 2026

Karen Treadwell, Senior Asset Manager  
TDHCA  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Re: 24456 Residences at Pearsall Park – Amendment to Application Request Letter

On behalf of Pearsall Park Limited Partnership, the Owner of Residences at Pearsall Park, below please find a written request for an amendment to application number 24456 related to a minor revision in the number of units at the property. We are seeking guidance as to whether the requested amendment would be considered a notification, requires Executive Director Approval, or is a change that must be approved by the TDHCA Board. We are also seeking guidance on next steps in the process.

**Change being requested:** Application included 238 total units, 112 one-bedroom units and 126 two-bedroom units. The plans were revised to include an additional trash-chute and trash room in Building 1 resulting in 237 total units, 115 one-bedroom units and 122 two-bedroom units

**The reason the change is necessary and the good cause for the change:** Due to the size of Building 1, we felt it was not appropriate for our senior residents to travel an extended distance to drop their trash. The updated plans removed a unit from the first floor and instead includes a second ground floor trash room. Additionally, the stack of units above the second trash room was revised to replace three (3) two-bedroom units, one each on floors 2, 3, and 4, with one (1) one-bedroom unit on each floor. This allowed the room needed to create the trash chute above.

**Financial Impact:** Given the revision consists of a reduction in only one unit (less than half of 1 percent), the financial impacts are seen as non-material from the development team, but we are seeking TDHCA input as to whether or not additional action or information is required.

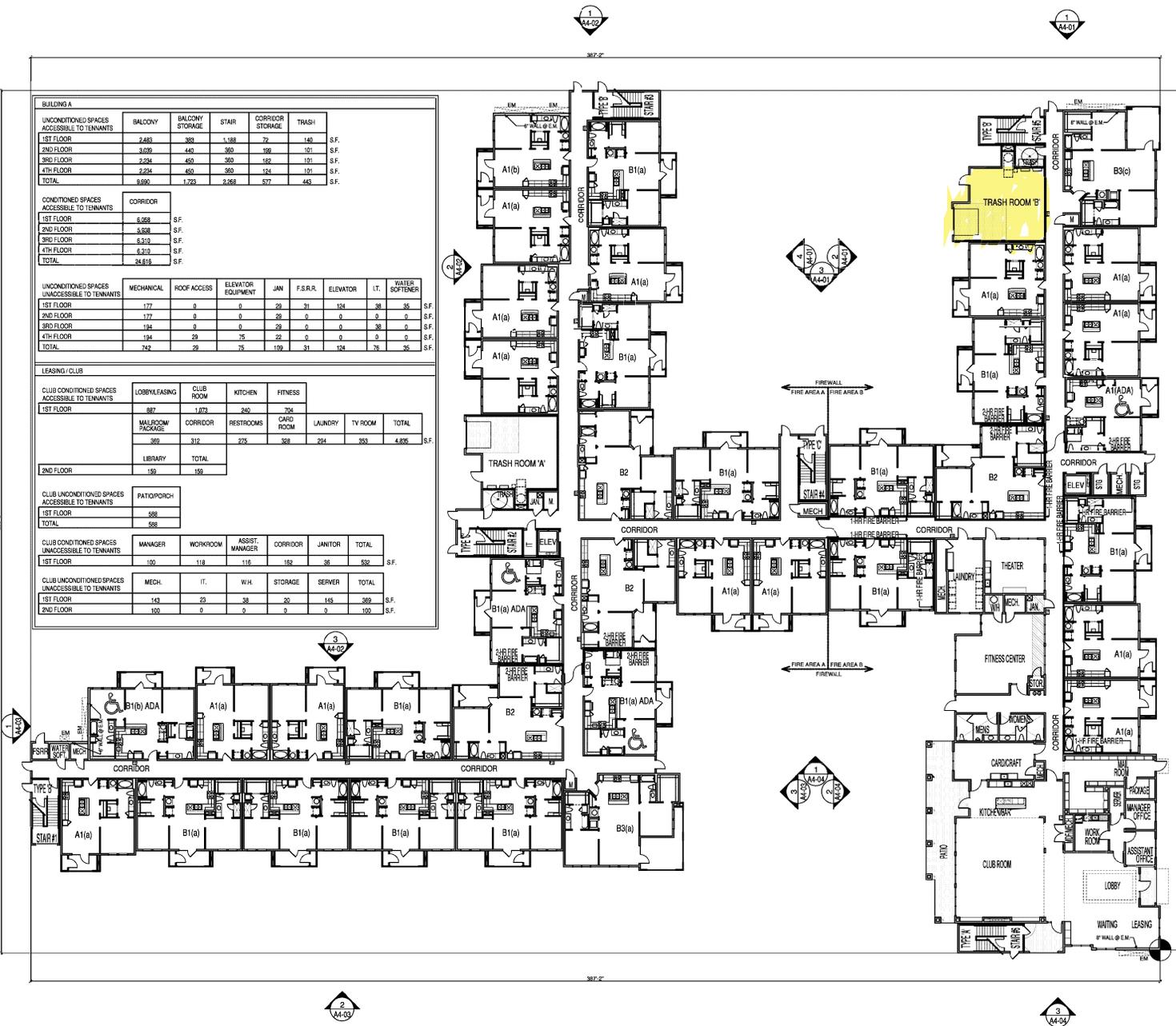
**Was the necessity of the amendment reasonably foreseeable:** There were discussions throughout the design process regarding elevator placement, trash chutes, and other project amenities wherein several scenarios were considered. It could have been foreseen that adding an additional trash room was in the best interest of the senior residents, but ultimately a final decision was still outstanding.

Thank you and we look forward to your feedback.

A handwritten signature in blue ink, appearing to read "B. Hopkins", with a long horizontal flourish extending to the right.

Blake Hopkins  
Vice President & Regional Project Partner  
Lincoln Avenue Communities





BUILDING A					
UNCONDITIONED SPACES ACCESSIBLE TO TENANTS					
FLOOR	BALCONY	BALCONY STORAGE	STAIR	CORRIDOR STORAGE	TRASH
1ST FLOOR	2,485	363	1,188	72	140
2ND FLOOR	3,099	440	360	199	101
3RD FLOOR	2,284	450	360	182	101
4TH FLOOR	2,624	450	360	124	101
TOTAL	9,999	1,723	2,268	577	443

CONDITIONED SPACES ACCESSIBLE TO TENANTS					
FLOOR	CORRIDOR				
1ST FLOOR	5,958	S.F.			
2ND FLOOR	5,808	S.F.			
3RD FLOOR	6,310	S.F.			
4TH FLOOR	6,310	S.F.			
TOTAL	24,386	S.F.			

UNCONDITIONED SPACES UNACCESSIBLE TO TENANTS									
FLOOR	MECHANICAL	ROOF ACCESS	ELEVATOR EQUIPMENT	JAN	F.S.R.R.	ELEVATOR	LT.	WATER SOFTENER	TOTAL
1ST FLOOR	177	0	0	23	31	124	38	35	308
2ND FLOOR	177	0	0	23	0	0	0	0	300
3RD FLOOR	184	0	0	23	0	0	38	0	345
4TH FLOOR	184	29	75	22	0	0	0	0	310
TOTAL	724	29	75	109	31	124	76	35	1,306

LEASING / CLUB										
CLUB UNCONDITIONED SPACES ACCESSIBLE TO TENANTS										
FLOOR	LOBBY/LEASING	CLUB ROOM	KITCHEN	FITNESS						
1ST FLOOR	887	1,073	240	704						
	MALROOM PACKAGE	CORRIDOR	RESTROOMS	CARD ROOM	LAUNDRY	TV ROOM	TOTAL			
	369	312	275	328	204	383	4,858			
	LIBRARY									
2ND FLOOR	159	159								

CLUB UNCONDITIONED SPACES UNACCESSIBLE TO TENANTS	
FLOOR	PATIO/PORCH
1ST FLOOR	592
TOTAL	592

CLUB CONDITIONED SPACES UNACCESSIBLE TO TENANTS						
FLOOR	MANAGER	WORKROOM	ASST. MANAGER	CORRIDOR	JANITOR	TOTAL
1ST FLOOR	102	114	116	162	38	532

CLUB UNCONDITIONED SPACES UNACCESSIBLE TO TENANTS						
FLOOR	MECH.	IT.	W.H.	STORAGE	SERVER	TOTAL
1ST FLOOR	142	23	38	20	145	368
2ND FLOOR	150	0	0	0	0	150

**PLAN LEGEND:**

	ELEMENT ABOVE	CJ	CONTROL JOINT FLOOR CEILING & WALLS
	48\"/>	E.M.	METER LOCATIONS
	FIRE EXTINGUISHERS 2 & 6 / A7-11	PH	PANIC HARDWARE
	DOOR KEY		2 HR FIRE BARRIER
	WINDOW KEY		1 HR FIRE BARRIER
	STOREFRONT KEY		BUILDING ORIENTATION

**GENERAL NOTES:**

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- ALL DIMENSIONS ARE FROM FRAMING U.L.O.C.



REVISIONS

NO.	DATE	DESCRIPTION

**Pearsall Park**  
 237 APARTMENTS IN SAN ANTONIO, TEXAS  
 LINCOLN AVENUE CAPITAL



DATE: 05-17-2024  
 PROJECT: 23178  
 SHEET NUMBER: A3-01

**1 BUILDING A - FIRST FLOOR PLAN**  
 SCALE: 1/16"=1'-0"

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