



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1392

Agenda Date: 4/9/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Pebble Hills Place (HTC #25016)

RECOMMENDED ACTION

WHEREAS, Pebble Hills Place (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2025 to construct 70 units of low-income housing for the elderly in El Paso, El Paso County;

WHEREAS, to maintain feasibility of the Development, GM Pebble Hills Place, Ltd. (the Applicant) requests approval for significant changes to the architectural design by modifying the number of bathrooms in the 28 two-bedroom units from two bathrooms to one bathroom and also include a reduction in the Common Area from 13,958 square feet to 12,198 square feet, representing a reduction of 1,760 square feet or 12.61% from the Common Area proposed at Application;

WHEREAS, Board approval is required for a reduction of 3% or more in the square footage of the Common Area and for a significant modification of the architectural design of the Development as directed in Tex. Gov't Code §2306.6712(d)(4) and (5) and 10 TAC §10.405(a)(4) (D) and (E), and the Applicant has complied with the amendment requirements therein;

WHEREAS, Board approval of this amendment does not constitute a waiver of any of the rules or statutes applicable to the 2025 HTC Application, including but not limited to the accessibility requirements stated in Chapter 1, Subchapter B; and

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or affect the HTC amount awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Pebble Hills Place 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

Pebble Hills Place received an award of 9% Housing Tax Credits in 2025 to construct 70 units of

multifamily housing for the elderly in El Paso, El Paso County. In a letter dated January 26, 2026 and revised March 12, 2026, Sallie Burchett, the Applicant's representative, requested approval for a modification of the architectural design to alter the number of bathrooms provided in the two-bedroom units, and for a reduction in the Common Area, together with notification of a 742 square feet (1.47%) decrease in Net Rentable Area (NRA), going from 50,526 square feet to 49,784 square feet.

The Application originally identified 42 one-bedroom/one-bathroom units of 623 square feet each and 28 two-bedroom/two-bathroom units of 870 square feet each, and 13,958 square feet of Common Area. The request states that, following Application, the Development altered the architectural designs to meet project feasibility metrics. In doing so, the original units featuring two bedrooms and two bathrooms are proposed to be two bedrooms with one bathroom, and the unit square footages decreased to 618 square feet for the one-bedroom units and 851 square feet for the two-bedroom units. The request further states that the reduction in Common Area was necessary to maintain the original unit count. This redesign results in a final Common Area of 12,198 square feet, a reduction of 12.61% or 1,760 square feet.

The proposed changes to the architectural design and to the Common Area square footage do not materially alter the Development in a negative manner and were not reasonably foreseeable or preventable by the Applicant at the time of Application. The Applicant has indicated that there was no net financial impact on the Development as a result of the proposed changes. Staff has determined that these changes do not affect the scoring of the Application or the funding award. The final recommended HTC amount will be determined upon finalization of the cost certification process.

Staff recommends approval of the amendment request as presented herein.



March 12, 2026

Ms. Karen Treadwell
Senior Asset Manager (Regions 9 & 13)
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Via: karen.treadwell@tdhca.texas.gov

Re: Pebble Hills Place, TDHCA #25016, El Paso, TX

Dear Ms. Treadwell:

Please accept this formal request for a material amendment to #25016 Pebble Hills Place. For full construction documents, the architecture design needed modifications that resulted in a request for an amendment. The amendment will not have a financial impact on the Development.

Changes Requested

The Applicant is requesting approval for the following material amendment components:

- 1) Significant modification of the architectural design | The unit designs were altered from 2 bed/2bath to 2 bed/1 bath.
- 2) Significant modification of the architectural design | The common area was altered, resulting in a reduction of common area that is approximately 1,760 square feet/12.6% less than at Application. The change in common area is shown below.

Common Area Summary:

| At Application | As Amended | Change |
|----------------|--------------|--------------|
| 13,958 sq ft. | 12,198 sq ft | -1,760 sq ft |

Reason the Change is Necessary & Good Cause for the Change

- Following Application, the Development has altered architecture designs to meet project feasibility metrics. In doing so, the original units featuring 2 beds and 2 baths are now planned for 2 beds and 1 bath and the common area was reduced. This was also necessary to keep the same number of units.

Explanation of Foreseeable or Preventable Nature

- At the time of Application, the Applicant planned for all units to contain 2 beds and 2 baths. Full engineering documents and tighter cost estimated revealed that the cost of 2 beds and 1 baths and reduced common area kept the development's budget and underwriting to maintain development feasibility.

Notification Item

Please note that there was a modest reduction in NRA. The NRA decreased from 50,526 square feet to 49,702 square feet. This is a net loss of 742 square feet or a 1.5% reduction. Because this is a decrease in NRA not more than 3% change, the Applicant does not need to request an amendment for the change in NRA and is instead notifying the Department. The change in NRA is shown on the table below.

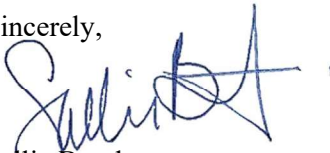
NRA Summary:

| Unit Name | Unit Quantity | Unit NRA at Application | Total NRA at Application | Unit NRA as Amended | Total NRA as Amended |
|--------------|---------------|-------------------------|--------------------------|---------------------|----------------------|
| 1BR A1 | 39 | 623 | 24,297 | 618 | 24,102 |
| 1BR A2-UFAS | 3 | 623 | 1,869 | 618 | 1,854 |
| 2BR B1 | 26 | 870 | 22,620 | 851 | 22,126 |
| 2BR B2 -UFAS | 2 | 870 | 1,740 | 851 | 1,702 |
| | | | 50,526 | | 49,784 |

Amendment Fee

As required, we are submitting the \$2,500 material amendment fee. Thank you for marshaling the amendment request through the system. Please feel free to contact me if you have any additional questions.

Sincerely,



Sallie Burchett
Consultant to the Project

Attachments

- A – Amendment Request Form
- B.1 – Architecture Plans: Building Floor Plans at Amendment
- B.2 – Architecture Plans: Building Floor Plans at Application
- C.1 – Architecture Plans: Unit Floor Plans at Amendment
- C.2 – Architecture Plans: Unit Floor Plans at Application
- D.1 – Common Area Calculation at Amendment
- D.2 – Common Area Calculation at Application
- E – No Financial Impact Letter

B.2 At Application



4 Fourth Floor Plan

1/16" = 1'-0"



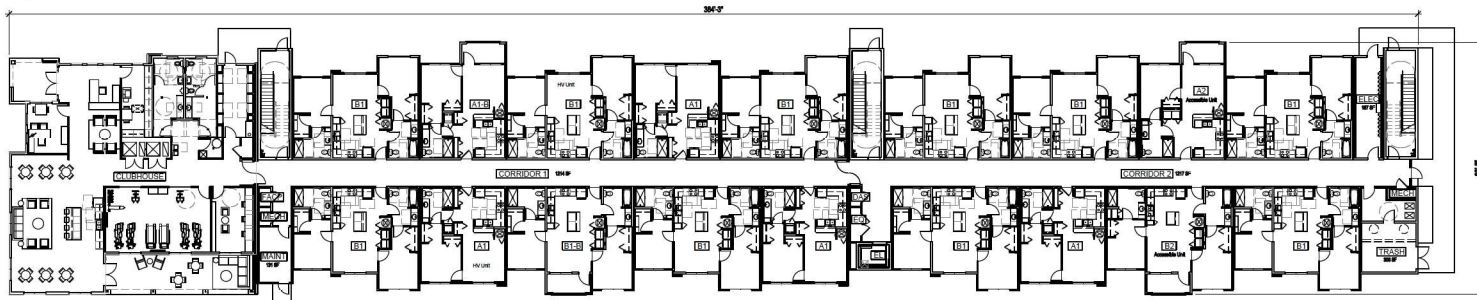
3 Third Floor Plan

1/16" = 1'-0"



2 Second Floor Plan

1/16" = 1'-0"



1 First Floor Plan

23,028 Gross SF, 22,142 A/C SF, 886 Exterior SF

1/16" = 1'-0"

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Scale: 1" = 16'

GENERAL CODE REQUIREMENTS

AUTHORITY HAVING JURISDICTION

EL PASO, TX AUTHORITY HAVING JURISDICTION (016)210004

PROJECT INFORMATION

- 1. RESIDENTIAL BUILDING HISTORY: WOOD FRAME WITH EXTERIOR LOAD BEARING WALLS WITH CATEGORY SEPARATED CLUBHOUSE ATTACHED
- 1. FOUNDATION SYSTEM: CONCRETE WALL
- 1. DAMPSTER ENCLOSURE HISTORY: WOOD STUD WALLS

BUILDING CODES

- TEXAS ACCESSIBILITY STANDARDS (TAS 2012)
- INTERNATIONAL BUILDING CODE (IBC 2012)
- INTERNATIONAL ENERGY CODE (IECC 2012)
- INTERNATIONAL MECHANICAL CODE (IMC 2012)
- INTERNATIONAL PLUMBING CODE (IPC 2012)
- NATIONAL FIRE CODE (NFPA 101)
- NATIONAL LIFE SAFETY CODE (NFPA 101)
- NATIONAL ELECTRICAL CODE (NEC 2017)
- LOCAL ORDINANCES AS APPLICABLE

TEXAS WINDBORNE DEBRIS REGION

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THIS PROJECT IS NOT LOCATED IN AN AFFECTED DEBRIS REGION AS SET FORTH IN CHAPTER 1 OF THE IBC. REFER TO STRUCTURAL DRAWINGS FOR WIND LOADS. REQUIRED WIND OPENING PROTECTIONS ARE NOT REQUIRED TO COMPLY WITH IBC 602.

ACCESSIBILITY REQUIREMENTS

IN BUILDINGS WITH FOUR OR MORE DWELLING UNITS AND AT LEAST ONE ELEVATOR, ALL UNITS AND ALL PUBLIC AND COMMON USE AREAS ARE SUBJECT TO DESIGN AND CONSTRUCTION REQUIREMENTS OF THE 2010 AMENDMENT ACT. IN BUILDINGS WITH FOUR OR MORE UNITS AND NO ELEVATOR, ALL GROUND FLOOR UNITS AND PUBLIC AND COMMON USE AREAS ARE SUBJECT TO DESIGN AND CONSTRUCTION REQUIREMENTS OF THE 2010 AMENDMENT ACT. IN BUILDINGS WITH FOUR OR MORE UNITS AND NO ELEVATOR, ALL GROUND FLOOR UNITS AND PUBLIC AND COMMON USE AREAS ARE SUBJECT TO DESIGN AND CONSTRUCTION REQUIREMENTS OF THE 2010 AMENDMENT ACT. SUCH REQUIREMENTS ARE BASED ON THE FHA GUIDELINES, REFERRED AS OF 1993. THESE UNITS ARE DESIGNATED "WHEELCHAIR ACCESSIBLE" UNITS. UNITS NOT DESIGNATED "WHEELCHAIR ACCESSIBLE" UNITS AND UNITS IN BUILDINGS WITH LESS THAN FOUR UNITS ARE NOT COVERED.

ONCE THE PROJECT IS REQUIRED TO COMPLY WITH ICAT (1) AND (2) FROM THE ADVANCEMENT BY THE LOCAL JURISDICTION, THE ARCHITECT OR RECORDS EXECTOR IS DEEMED TO BE RESPONSIBLE FOR OBTAINING AND DEMONSTRATING COMPLIANCE WITH ALL HOUSING ACT REQUIREMENTS BY UTILIZING THE STANDARDS, THE 2010 ACT OR BY AUTO REPRESENTING A MORE CURRENT AND STRONGER VERSION THAN THE ONE REFERRED BY THE FHA GUIDELINES.

PER ICC 2012 SECTION 107, THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS RESIDENTIAL UNITS. THEREFORE, EVERY DWELLING UNIT SHALL BE AT LEAST ONE (1) SINGLE AND ONE (1) DOUBLE UNIT. ALL UNITS SHALL BE ACCESSIBLE TO ALL ADULTS. UNITS SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL ADA REQUIREMENTS FOR TYPE ADAPTABLE UNITS AS REQUIRED BY THE APPLICABLE IBC AND CODE. ACCESSIBILITY SHALL BE PROVIDED AS SET FORTH IN THESE DOCUMENTS, BUT NOT LESS THAN 2% OF THE TOTAL NUMBER OF UNITS. SUCH UNITS ARE DESIGNATED "TYPE A UNITS".

COMMON USE AREAS ARE SPACES AND FACILITIES PROVIDED FOR THE EXCLUSIVE USE OF TENANTS AND THEIR GUESTS. THESE AREAS SHALL COMPLY WITH ELEVATOR (11), CONVEYOR AND THE REAR ACCESSIBILITY STANDARDS (DAS) AS REQUIRED BY THE EL PASO MUNICIPAL CODE SECTION 14.01.03.

PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) 2010 STANDARDS FOR ACCESSIBILITY. (SCA ACT) REQUIREMENTS AS REQUIRED BY THE APPLICABLE BUILDING CODE, TEXAS ACCESSIBILITY STANDARDS (TAS) AND STATE STATUTE. UNDER THE REQUIREMENTS OF THE REQUIREMENTS PROVIDED, A HIGHER LEVEL OF ACCESSIBILITY SHALL BE FOLLOWED, IF A STATE ACCESSIBILITY CODE IS LISTED IN THE CODE COMPLIANCE SECTION OF THESE DOCUMENTS. A HIGHER LEVEL OF ACCESSIBILITY SHALL BE FOLLOWED.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, SUCH AREAS WITHIN THE BUILDING DESCRIBED BY THESE DOCUMENTS ARE:

- PRIMARY CLUBHOUSE ENTRANCE, CLUBHOUSE LOBBY/FOYER, LEASING OFFICE, PUBLIC RESTROOMS, AND THE ACCESSIBLE ROUTE CONNECTING THE UNITS.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THIS PROJECT IS ALSO SUBJECT TO THE DESIGN AND CONSTRUCTION REQUIREMENTS SET FORTH BY THE TEXAS STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HDC) UNDER SECTION 104 OF THE HOUSING ACT OF 1993 AND THEREFORE SHALL COMPLY WITH THE FEDERAL ACCESSIBILITY STANDARDS (FAS) AND OCCUPANCY CLASS ACCESSIBILITY CODE (F) LISTED IN THE CODE COMPLIANCE SECTION OF THESE DOCUMENTS. WHEN THE REQUIREMENTS OF THE REQUIREMENTS PROVIDED A HIGHER LEVEL OF ACCESSIBILITY SHALL BE FOLLOWED.

A NUMBER OF UNITS (TYPE B) SUBJECT TO TYPE B REQUIREMENTS AS SET FORTH ABOVE SHALL ALSO BE DESIGNATED AND CONSTRUCTED AS ACCESSIBLE UNITS (TYPE A) WITHIN THE STANDARDS IN THE PARAGRAPH ABOVE FOR HOUSING UNITS AS LISTED IN THESE DOCUMENTS, BUT NOT LESS THAN 2% OF THE TOTAL NUMBER OF UNITS. THESE UNITS ARE DESIGNATED "ACCESSIBLE UNITS". AS SUCH UNITS PROVIDE A HIGHER LEVEL OF ACCESSIBILITY THAN THE REQUIRED TYPE A UNITS, THEY MAY ALSO SATISFY THE REQUIREMENTS FOR TYPE A UNITS.

AN ADDITIONAL 2% OF UNITS COMPLYING WITH BOTH APPLICABLE STANDARDS FOR HEARING AND/OR VISUAL IMPAIRMENTS SHALL BE PROVIDED AS LISTED IN THESE DOCUMENTS, BUT NOT LESS THAN 2% OF THE TOTAL NUMBER OF UNITS. THESE UNITS ARE DESIGNATED "COMMUNICABLE UNITS" AND SHALL BE SEPARATE TO THE REQUIRED ACCESSIBLE UNITS.

SEPARATELY AND IN ADDITION TO ALL REQUIREMENTS AND/OR FEATURES MAY BE REQUIRED BY STATE, COUNTY AND/OR MUNICIPAL PROGRAM OPERATIONS AS STATED ELSEWHERE IN THESE DOCUMENTS.

FIRESTOP QUALITY ASSURANCE

PER THE FOLLOWING THREE STAGES OF QUALITY CONTROL, THE FOLLOWING QUALITY ASSURANCE PROGRAM FOR FIRESTOP SYSTEMS, PENETRATIONS AND JOINTS SHALL BE PROVIDED: INSPECTORS OF INSTALLATION SHALL BE PROVIDED BY THE ARCHITECT. INSPECTORS OF ACCEPTANCE SHALL BE PROVIDED BY THE ARCHITECT. THE THIRD PARTY INSPECTOR SHALL BE CONTRACTED BY THE OWNER. REFER ALSO TO SPECIFICATIONS SECTION 05.1 PENETRATIONS (FIRESTOPPING)

APARTMENTS

CODE COMPLIANCE: BUILDING TYPE I

| CONSTRUCTION TYPE | RESIDENTIAL (GROUP R-2) | TYPE I/VA | TYPE I/VA |
|-------------------|-------------------------|------------|-----------|
| SEPARATED UNITS | ALLOWED | PROHIBITED | |
| FIRE SPRINKLER | | | |

| AREA A HEIGHT LIMITATION | ALLOWED | PROHIBITED |
|---------------------------------|-----------|------------|
| BUILDING HEIGHT (BC 304.2) | 60'-0" | 67'-0" |
| MAX NUMBER OF STORES (BC 304.3) | 4 STORY | 6 STORY |
| MAX AREA PER FLOOR (BC 304.4) | 72,000 SF | 143,000 SF |

| STRUCTURE TYPE (BC 601.4.4.2) | 1HR | 1.5HR |
|-------------------------------|-----|-------|
| STRUCTURAL FRAME | 1HR | 1.5HR |
| EXTERIOR BRICK WALLS | 1HR | 1.5HR |
| INTERIOR BRICK WALLS | 1HR | 1.5HR |
| EXTERIOR MASONRY WALLS | 1HR | 1.5HR |
| INTERIOR MASONRY WALLS | 1HR | 1.5HR |
| FLOOR CONSTRUCTION | 1HR | 1.5HR |
| ROOF CONSTRUCTION | 1HR | 1.5HR |

| CHIEFLY UNIT SEPARATION | 1HR | 1.5HR |
|-----------------------------------------|-----|-------|
| WALLS (BC 706) | 1HR | 1.5HR |
| FLOOR (BC 706.2) AND CEILING (BC 711) | 1HR | 1.5HR |
| ROOF (BC 706.3) AND BASEMENT (BC 713.4) | 1HR | 1.5HR |
| ELEVATOR SHAFT ENCLOSURE (BC 713.4) | 2HR | 2HR |
| EXIT ACCESS ENTRANCE (BC 713.4) | 2HR | 2HR |
| CORRIDORS (BC 100.3) | 1HR | 1.5HR |

INTERIOR FINISHES: RESIDENTIAL AREAS GROUP R-2

| DESCRIPTION | BC TABLE B01.1 (GROUP R-2) REQUIRED | MFR TABLE A.01.2 (GROUP R-2) BUILDINGS REQUIRED | PROHIBITED |
|-------------|-------------------------------------|-------------------------------------------------|------------|
| CEILING | C | A | A |
| WALLS | C | A, B, OR C | C |
| FLOOR | C | A, B, OR C | C |

REFER TO SHEETS A1.1 THROUGH A1.2 FOR LIFE SAFETY PLANS

LIFE SAFETY COMPLIANCE: RESIDENTIAL BUILDINGS

| GROUP R-2 (SPRINKLED) | BC TABLE B01.1 (GROUP R-2) REQUIRED | MFR TABLE A.01.2 (GROUP R-2) BUILDINGS REQUIRED | PROHIBITED |
|-----------------------------------|-------------------------------------|-------------------------------------------------|------------|
| EXIT ACCESS CORRIDORS AND LOBBIES | C | A, B, OR C | C |
| OTHER SPACES | C | A, B, OR C | C |

REFER TO SHEETS A1.1 THROUGH A1.2 FOR LIFE SAFETY PLANS

LIFE SAFETY COMPLIANCE: RESIDENTIAL BUILDINGS

REFER TO SHEETS A1.1 THROUGH A1.2 FOR LIFE SAFETY PLANS

CLUBHOUSE

CODE COMPLIANCE: CLUBHOUSE BUILDING

| OCCUPANCY TYPE | ASSEMBLY (GROUP A-1) WITH BUSINESS (GROUP B) NON-SEPARATED BY EXE CONSTRUCTION TYPE I/VA | TYPE I/VA |
|-------------------------------------------------|------------------------------------------------------------------------------------------|-----------|
| FIRE SPRINKLER <td>NON-SEPARATED</td> <td></td> | NON-SEPARATED | |

PLUMBING FIXTURE COUNT: CLUBHOUSE

| FIXTURE COUNTS (SEE TABLE 401) | CLUBHOUSE (A1) | TOTAL PROPOSED |
|-----------------------------------|----------------|----------------|
| MEN'S RESTROOM FIXTURES | 1 | 2 |
| WOMEN'S RESTROOM FIXTURES | 1 | 2 |
| WOMEN'S RESTROOM FIXTURES | 2 | 2 |
| WOMEN'S RESTROOM FIXTURES | 1 | 2 |
| OTHER FIXTURES | 1 | 1 |
| ELECTRIC WATER COOLER (1 PER 200) | 1 | 1 |
| SERVICE CINK | 1 | 1 |

PLUMBING FIXTURE COUNT: UNisex

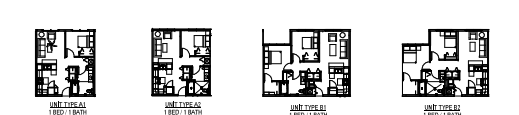
| CODE REFERENCE | UNISEX NUMBER OF REQUIRED PLUMBING FIXTURES ARE CALCULATED BY PLUMBING CODE SECTION 401.3 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| SECTION 401.3 PLUMBING FIXTURE IN BUILDINGS AS REQUIRED BY SECTION 1110.2 OF THE IBC, COUNT TOWARDS THE TOTAL FIXTURES NEEDED FOR A BUILDING. THESE ROOMS MUST BE IDENTIFIED AS UNISEX FOR ALL PURPOSES, REGARDLESS OF SEX. THE TOTAL NUMBER OF FIXTURES CAN BE BASED ON THE REQUIRED SEPARATE FACILITIES OR A COMBINATION OF UNISEX AND SEPARATE FACILITIES. | |
| MEN WATER CLOSET TOTAL (2 UNISEX) | 2 |
| WOMEN WATER CLOSET TOTAL (2 UNISEX) | 2 |
| WOMEN WATER CLOSET TOTAL (2 UNISEX) | 2 |
| WOMEN WATER CLOSET TOTAL (2 UNISEX) | 2 |

BUILDING AREA TABLE: RESIDENTIAL BUILDINGS

| RESIDENTIAL BUILDING TYPE | I |
|---------------------------|---|
| 1 BED 1 BATH | 1 |
| 2 BED 1 BATH | 1 |
| 3 BED 1 BATH | 1 |
| 4 BED 1 BATH | 1 |
| 5 BED 1 BATH | 1 |
| 6 BED 1 BATH | 1 |
| 7 BED 1 BATH | 1 |
| 8 BED 1 BATH | 1 |
| 9 BED 1 BATH | 1 |
| 10 BED 1 BATH | 1 |
| 11 BED 1 BATH | 1 |
| 12 BED 1 BATH | 1 |
| 13 BED 1 BATH | 1 |
| 14 BED 1 BATH | 1 |
| 15 BED 1 BATH | 1 |
| 16 BED 1 BATH | 1 |
| 17 BED 1 BATH | 1 |
| 18 BED 1 BATH | 1 |
| 19 BED 1 BATH | 1 |
| 20 BED 1 BATH | 1 |
| 21 BED 1 BATH | 1 |
| 22 BED 1 BATH | 1 |
| 23 BED 1 BATH | 1 |
| 24 BED 1 BATH | 1 |
| 25 BED 1 BATH | 1 |
| 26 BED 1 BATH | 1 |
| 27 BED 1 BATH | 1 |
| 28 BED 1 BATH | 1 |
| 29 BED 1 BATH | 1 |
| 30 BED 1 BATH | 1 |
| 31 BED 1 BATH | 1 |
| 32 BED 1 BATH | 1 |
| 33 BED 1 BATH | 1 |
| 34 BED 1 BATH | 1 |
| 35 BED 1 BATH | 1 |
| 36 BED 1 BATH | 1 |
| 37 BED 1 BATH | 1 |
| 38 BED 1 BATH | 1 |
| 39 BED 1 BATH | 1 |
| 40 BED 1 BATH | 1 |
| 41 BED 1 BATH | 1 |
| 42 BED 1 BATH | 1 |
| 43 BED 1 BATH | 1 |
| 44 BED 1 BATH | 1 |
| 45 BED 1 BATH | 1 |
| 46 BED 1 BATH | 1 |
| 47 BED 1 BATH | 1 |
| 48 BED 1 BATH | 1 |
| 49 BED 1 BATH | 1 |
| 50 BED 1 BATH | 1 |
| 51 BED 1 BATH | 1 |
| 52 BED 1 BATH | 1 |
| 53 BED 1 BATH | 1 |
| 54 BED 1 BATH | 1 |
| 55 BED 1 BATH | 1 |
| 56 BED 1 BATH | 1 |
| 57 BED 1 BATH | 1 |
| 58 BED 1 BATH | 1 |
| 59 BED 1 BATH | 1 |
| 60 BED 1 BATH | 1 |
| 61 BED 1 BATH | 1 |
| 62 BED 1 BATH | 1 |
| 63 BED 1 BATH | 1 |
| 64 BED 1 BATH | 1 |
| 65 BED 1 BATH | 1 |
| 66 BED 1 BATH | 1 |
| 67 BED 1 BATH | 1 |
| 68 BED 1 BATH | 1 |
| 69 BED 1 BATH | 1 |
| 70 BED 1 BATH | 1 |

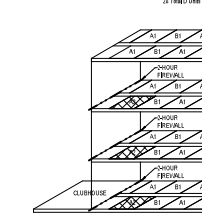
NOTE 1: CHART DOES NOT INCLUDE CLUBHOUSE SF.

UNIT TYPE DIAGRAMS



RESIDENTIAL BUILDING TYPE DIAGRAMS

| BUILDING TYPE I | REQUIRED |
|---------------------|----------|
| 36 A1-1 BED 1 BATH | REQUIRED |
| 37 A1-1 BED 1 BATH | REQUIRED |
| 38 B1-2 BED 1 BATH | REQUIRED |
| 39 B1-2 BED 1 BATH | REQUIRED |
| 40 B1-2 BED 1 BATH | REQUIRED |
| 41 B1-2 BED 1 BATH | REQUIRED |
| 42 B1-2 BED 1 BATH | REQUIRED |
| 43 B1-2 BED 1 BATH | REQUIRED |
| 44 B1-2 BED 1 BATH | REQUIRED |
| 45 B1-2 BED 1 BATH | REQUIRED |
| 46 B1-2 BED 1 BATH | REQUIRED |
| 47 B1-2 BED 1 BATH | REQUIRED |
| 48 B1-2 BED 1 BATH | REQUIRED |
| 49 B1-2 BED 1 BATH | REQUIRED |
| 50 B1-2 BED 1 BATH | REQUIRED |
| 51 B1-2 BED 1 BATH | REQUIRED |
| 52 B1-2 BED 1 BATH | REQUIRED |
| 53 B1-2 BED 1 BATH | REQUIRED |
| 54 B1-2 BED 1 BATH | REQUIRED |
| 55 B1-2 BED 1 BATH | REQUIRED |
| 56 B1-2 BED 1 BATH | REQUIRED |
| 57 B1-2 BED 1 BATH | REQUIRED |
| 58 B1-2 BED 1 BATH | REQUIRED |
| 59 B1-2 BED 1 BATH | REQUIRED |
| 60 B1-2 BED 1 BATH | REQUIRED |
| 61 B1-2 BED 1 BATH | REQUIRED |
| 62 B1-2 BED 1 BATH | REQUIRED |
| 63 B1-2 BED 1 BATH | REQUIRED |
| 64 B1-2 BED 1 BATH | REQUIRED |
| 65 B1-2 BED 1 BATH | REQUIRED |
| 66 B1-2 BED 1 BATH | REQUIRED |
| 67 B1-2 BED 1 BATH | REQUIRED |
| 68 B1-2 BED 1 BATH | REQUIRED |
| 69 B1-2 BED 1 BATH | REQUIRED |
| 70 B1-2 BED 1 BATH | REQUIRED |
| 71 B1-2 BED 1 BATH | REQUIRED |
| 72 B1-2 BED 1 BATH | REQUIRED |
| 73 B1-2 BED 1 BATH | REQUIRED |
| 74 B1-2 BED 1 BATH | REQUIRED |
| 75 B1-2 BED 1 BATH | REQUIRED |
| 76 B1-2 BED 1 BATH | REQUIRED |
| 77 B1-2 BED 1 BATH | REQUIRED |
| 78 B1-2 BED 1 BATH | REQUIRED |
| 79 B1-2 BED 1 BATH | REQUIRED |
| 80 B1-2 BED 1 BATH | REQUIRED |
| 81 B1-2 BED 1 BATH | REQUIRED |
| 82 B1-2 BED 1 BATH | REQUIRED |
| 83 B1-2 BED 1 BATH | REQUIRED |
| 84 B1-2 BED 1 BATH | REQUIRED |
| 85 B1-2 BED 1 BATH | REQUIRED |
| 86 B1-2 BED 1 BATH | REQUIRED |
| 87 B1-2 BED 1 BATH | REQUIRED |
| 88 B1-2 BED 1 BATH | REQUIRED |
| 89 B1-2 BED 1 BATH | REQUIRED |
| 90 B1-2 BED 1 BATH | REQUIRED |
| 91 B1-2 BED 1 BATH | REQUIRED |
| 92 B1-2 BED 1 BATH | REQUIRED |
| 93 B1-2 BED 1 BATH | REQUIRED |
| 94 B1-2 BED 1 BATH | REQUIRED |
| 95 B1-2 BED 1 BATH | REQUIRED |
| 96 B1-2 BED 1 BATH | REQUIRED |
| 97 B1-2 BED 1 BATH | REQUIRED |
| 98 B1-2 BED 1 BATH | REQUIRED |
| 99 B1-2 BED 1 BATH | REQUIRED |
| 100 B1-2 BED 1 BATH | REQUIRED |



BUILDING AREA TABLE: CLUBHOUSE

| CLUBHOUSE | A/C | MECHANICAL | GROSS |
|-----------|---------|------------|---------|
| | 3200 SF | 800 SF | 4000 SF |

ROOM AREA TABLE: CLUBHOUSE

| NAME | AREA |
|----------------|--------|
| CLUBHOUSE | 394 SF |
| LOBBY | 330 SF |
| RECEPTION | 330 SF |
| MANAGER OFFICE | 104 SF |
| STORAGE | 104 SF |
| JAN. | 50 SF |
| MECH. | 82 SF |
| WATER | 104 SF |
| WEN | 104 SF |
| WALL | 104 SF |
| VERANDA | 425 SF |

LIFE SAFETY COMPLIANCE: CLUBHOUSE

REFER TO SHEETS A1.1 THROUGH A1.2 FOR LIFE SAFETY PLANS

Pebble Hills Place Apartments

El Paso, TX
Andrew Scott Roark
202026
TX

SET DISTRIBUTIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|------|-------------|
| 1 | 10/17/2023 | 1001 | 1001 |
| 2 | 11/16/2023 | 1001 | 1001 |
| 3 | 12/16/2023 | 1001 | 1001 |

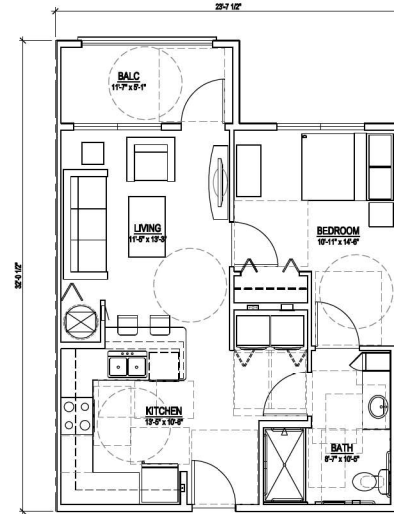
SHEET REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|------|-------------|
| 1 | 10/17/2023 | 1001 | 1001 |
| 2 | 11/16/2023 | 1001 | 1001 |
| 3 | 12/16/2023 | 1001 | 1001 |

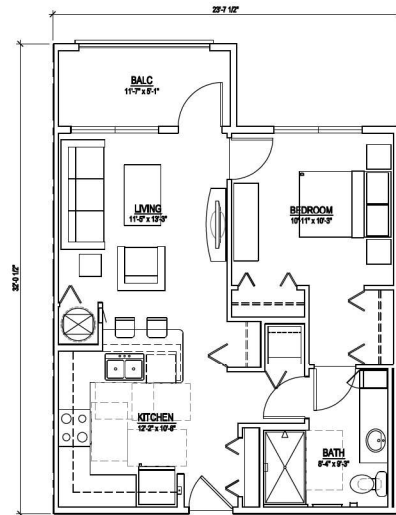
PROJECT NO: 4931

Code Compliance

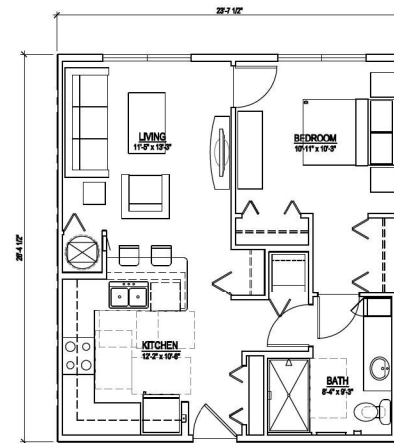
C.2 At Application



3 A2 - ACCESSIBLE -Balcony Unit
623 S.F. NRA, 694 S.F. Total 1/4" = 1'-0"



2 A1 Balcony Unit
623 S.F. NRA, 694 S.F. Total 1/4" = 1'-0"



1 A1 Unit
623 S.F. NRA 1/4" = 1'-0"

Pebble Hills Place

El Paso, TX

02/19/2025
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28298

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PROJECT NO. 4831

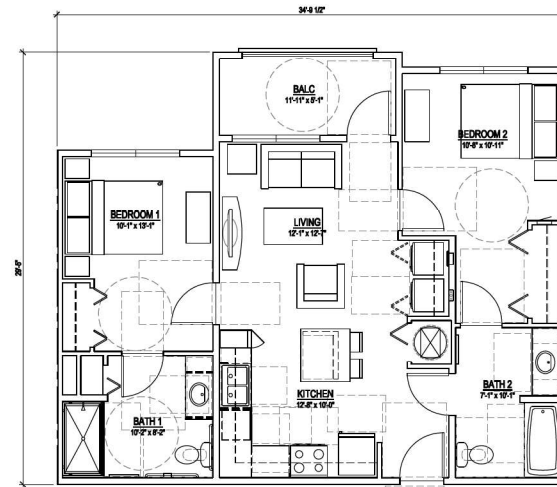
Unit Plans

A5.02

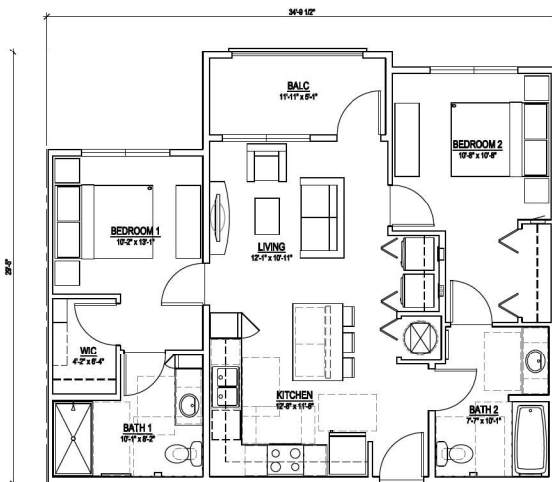
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Scale: 1" = 4'

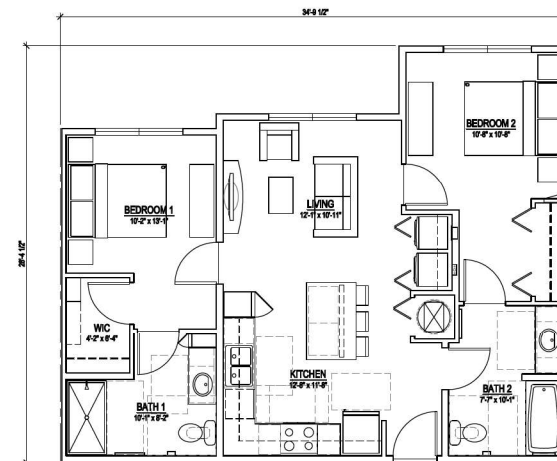
C.2 At Application



3 B2 - ACCESSIBLE - Balcony Unit
870 S.F. NRA, 941 S.F. Total
1/4" = 1'-0"



2 B1 Balcony Unit
870 NRA, 941 S.F. Total
1/4" = 1'-0"



1 B1 Unit
870 S.F. NRA
1/4" = 1'-0"

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Unit Plans

A5.03

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Scale: 1" = 4'

D.1 At Amendment

Pebble Hills Common Area Calculations

| | Previous | Previous | Updated Common Area | Updated Not In Common Area | |
|-------------------------|--------------|-----------------------|------------------------|-------------------------------|---------------------------------------------------------------|
| | Common area | Not in common area | | | |
| First Floor: | | | | | |
| Leasing/Reception | 431 | | 299 | | |
| Covered entry | 161 | | N/A | | |
| Managers Office | 170 | | 154 | | |
| Work Room | 187 | | 171 | | |
| Clubhouse Mechanical | | 81 | | 82 | |
| Janitor Closet | | 39 | | 36 | |
| Business Center/Library | 229 | | 309 | | |
| Fitness Room | 537 | | 370 | | |
| Club Room | 958 | | 794 | | |
| Veranda | 452 | | 425 | | |
| Women's Restroom | 175 | | 154 | | |
| Men's Restroom | 175 | | 157 | | |
| Hall | 369 | | N/A | | |
| Mail Room | 276 | | 123 | | |
| Maintenance Office | | 131 | | 139 | |
| 1st Floor Corridors 1 | 1132 | | 1955 | | |
| 1st Floor Corridor 2 | 1103 | | N/A | | |
| Electrical Room 1 | | 173 | | 219 | |
| Electrical Room 2 | | | | 64 | |
| Trash | 271 | | 288 | | |
| FACP Closet | | 22 | | 22 | |
| DAS Closet | | 48 | | 10 | |
| Elevator Equipment | | 37 | | 16 | |
| Mech 1 | | | | 22 | |
| Mech 2 | | | | 30 | |
| Domestic Booster | | | | 92 | |
| Fire Sprinkler | | | | 92 | |
| Second Floor: | | | | | |
| Corridor 1 | 1108 | | 1951 | | |
| Corridor 2 | 1071 | | N/A | | |
| Laundry | 173 | | 219 | | |
| Trash | 92 | | 159 | | |
| Mechanical 1 | | 177 | | 136 | |
| Mechanical 2 | | 33 | | 46 | |
| Mechanical 3 | | | | 30 | |
| DAS | | | | 9 | |
| Elev. Equipment | | | | 14 | |
| Third Floor: | | | | | |
| Corridor 1 | 1108 | | 1951 | | |
| Corridor 2 | 1071 | | N/A | | |
| Laundry | 173 | | 219 | | |
| Trash | 92 | | 160 | | |
| Mechanical 1 | | 177 | | 127 | |
| Mechanical 2 | | 33 | | 46 | |
| Mechanical 3 | | | | 30 | |
| DAS | | | | 10 | |
| Elev. Equipment | | | | 14 | |
| 4th Floor: | | | | | |
| Corridor 1 | 1108 | | 1951 | | |
| Corridor 2 | 1071 | | N/A | | |
| Laundry | 173 | | 229 | | |
| Trash | 92 | | 160 | | |
| Mechanical 1 | | 177 | | 127 | |
| Mechanical 2 | | 33 | | 46 | |
| Mechanical 3 | | | | 30 | |
| DAS | | | | 9 | |
| Elev. Equipment | | | | 14 | |
| | 13958 | 1161 | 12198 | 1512 | Not in common area |
| | | 14209 | | 13710 | Net area (TDHCA common area + other area not included in NRA) |