



May 6, 2024

Re: Laurel Flats (20167) LURA Amendment

Dear Rosalio,

We are requesting an amendment to Laurel Flats' LURA to correct the Common Spaces square footages, in response to TDHCA's Cost Certification comments. The original Tab 43 – Architect Certification, had shown 28,114 sf dedicated to the “Common Spaces”. At this time, it was the architect's understanding that all spaces (not dedicated to an apartment unit), were considered “Common Spaces”. Thus, hallways, corridors, mechanical, maintenance and storage closets were all included in this overall value. All existing spaces have been kept as the original intended use, with the exception of a second Laundry Room, in which the owner determined was not needed, so it was transformed into a Maintenance Room. This was a change of (-)202 SF from the overall “Common Space”. Upon the submittal of the Cost Certification, the Architect realized that most spaces included in the original Tab 43 were not truly common use spaces, but rather support or accessory spaces. The only true common spaces were the Live-in Leasing Office and the Laundry Room. The Live-in Leasing Office is 769 SF, and the Laundry Room is 193 SF, for a total of 962 SF. To reiterate, the only space use that was altered from the original plan, was the change of the second Laundry Room to the Maintenance Room (-)202 SF. There is no financial impact as a result of this change.

Best,

April Engstrom | Director of Development

Overland Property Group

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FINISHES & INSTRUCTIONS		
P2 EPOXY PAINT	VP VINYL PLANK FLR'G TILE	CT CER

[illegible]

DEMOLITION GENERAL NOTES

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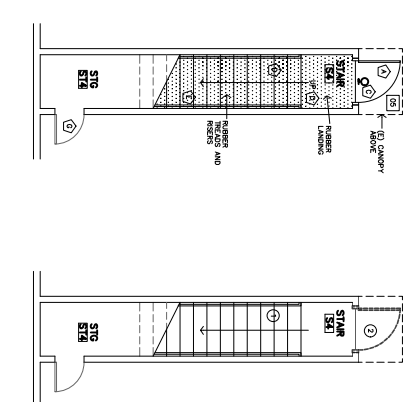
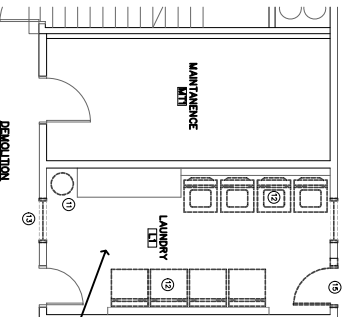
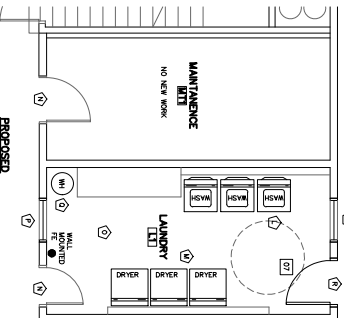
DEMO KEYNOTES:

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- The floor plan shows a large rectangular room labeled "MAINTENANCE KIT" in the center. To the right of this room is a row of four sinks, each with a cabinet underneath. Above the sinks is a circular area labeled "30". To the left of the sinks is a circular area labeled "31". At the top of the plan is a long rectangular area labeled "LAUNDRY" with a row of four sinks. A circular area labeled "32" is located between the Laundry and Maintenance Kit areas. The plan also shows a staircase at the bottom left and a door at the bottom right.

DEMO KEYNOTES:

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B
LAUNDRY & MAINTENANCE - BLDG 14
1/4"=1'-0"



[illegible][illegible]

DEMOLITION GENERAL NOTES

- [illegible]

2. INSTALL MATERIALS AND/OR FINISHES
FINISHED INSTALLATION.

1. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
2. ALL MATERIALS SHALL BE IN CONFORMANCE W/ AIA REQUIREMENTS & PER. AIA FOR THICAL.
3. ANNUAL CLEANING REQUIRED.
4. ALL NEW DOOR HANGERS SHALL BE LEVER THE LATCH SIDE UNLESS NOTED OTHERWISE. COORDINATE W/ OWNER.
5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PROCEED WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. ALL GLASS SHALL BE CLEAR GLASS UNLESS NOTED OTHERWISE.
7. COORDINATE WITH OWNER TO MEET LATCH-SIDE CLEANING PER AIA.
8. ALL EXISTING DOOR HANDLES AND DOORS (WOOD & PLATE) SAND SMOOTH AND PAINT.
9. INSTALL NEW HINGERS BASED AT STAIR LANDINGS.

PLASTIC COATED WIRE SHELF & ROD
0.69" O.C. AFF. 0 ALL UNIT

- [illegible]

P1 LATEX PAINT	C	CARPET
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LIVING	VP		
PERSONAL			

- [illegible]

