

December 3, 2025

**Lakeside at Coppell
Coppell, Texas**

**Project Description
Clubhouse Renovation and Apartment Unit Conversion**

Renovation and alterations to the existing clubhouse include the following:

1st Floor

- Relocation of the existing leasing and management offices to a smaller area.
- Conversion of the former leasing and management offices into a new fitness center.
- Former fitness center space converted to a lounge, game area, and dog spa for tenant use.
- Alterations to two existing restrooms to provide accessibility compliance.
- New cosmetic wood wrap over existing exterior columns at front entry and removal of roof top decorative balustrade.
- Replacement of floor and wall finishes throughout.
- Replacement of light fixtures throughout with energy efficient fixtures.

2nd Floor

- Conversion of existing secondary fitness area and meeting room into a co-work space and quiet pods for tenant use.
- Addition of family use public restroom.
- Replacement of floor and wall finishes throughout.
- Replacement of light fixtures throughout with energy efficient fixtures.

2nd Floor Apartment

- Conversion of an event room and two small restrooms totaling 1132 square feet into a one-bedroom apartment unit. The apartment unit construction will incorporate fire separation modifications between the apartment unit and the other clubhouse spaces as required by the building code. Entrance to the unit will be directly from the exterior via an existing balcony and stair without need to pass through the other clubhouse spaces.

No enlargement of the building area is part of this proposed scope. Exterior changes to the building are limited to those noted above under the 1st floor heading. All existing 1st floor egress and exits will be retained. The front main entry door will be changed to a new outswinging door with exit device hardware.