

Lake Breeze Project

Belt Line Road

Coppell, Texas

The Lake Breeze project in Coppell, Texas will be a seventy-one (71) unit 4-story condominium project. Units will consist mainly of 1300 SF and 1600 SF units with balconies. The first floor will be a parking structure constructed of concrete foundation, columns, and slab above. Residential units will be on levels 2, 3 and 4. Two residential units are planned on level 1. A walking track surface is planned for the roof top.

Parking will be provided in a parking structure on level 1 under the residential units. Additional covered parking is provided onsite with metal structures. These will be designed to complement the main building Porte cochere. Open-air parking is also provided. Four electric vehicles charging stations will be provided initially, one of these with accessibility clearance in the parking structure. Additional station. can be added as demand increases.

Site amenities include a dog park, fire pit with seating, butterfly garden, and flex sports areas. A one-hundred-foot wide Atmos easement crosses diagonally on the south side of the lot. Atmos is very restrictive on what can be constructed on the easement including parking.

Windows on the north and west sides will be sound reducing type windows. All exterior walls will include continuous insulation on the outside of the studs. This provides both thermal and sound reducing qualities. Stud cavities will have minimum R-19 insulation for thermal and sound. The roof deck is heavily insulated for thermal and sound absorption. Exterior walls will consist of a mixture of brick and cement plaster, both providing enhanced sound reducing qualities as opposed to thinner siding materials.

A HOA will be developed for the property with a board that administers the requirements of the HOA. The HOA will address all maintenance of the building and site amenities.