

**SDP26-0010 – Dawson Trails Apartments PA-D
Tract F – Dawson Trails Filing No. 2
4th Submittal – Narrative Update**

Clubhouse Design Updates

As part of this SDP resubmittal, we have made several updates to the clubhouse design that are not directly related to staff comments. These revisions are intended to improve the overall functionality and efficiency of the clubhouse from both a resident experience and operational perspective.

Clubhouse Footprint:

The clubhouse footprint has increased by approximately 240 square feet to accommodate an improved interior layout and enhance the functionality of the space. These changes are reflected in the revised SDP plans and will be incorporated into our next building permit resubmittal.

Clubhouse Elevations:

The clubhouse elevations have also been revised to reflect the updated architectural design. Key changes include:

- Replacement of the previously proposed fiber cement faux timber trusses with exposed heavy timber trusses at the clubhouse entrance and rear elevation (North and South Elevations).
- Addition of an exterior door to provide access to the mail room, along with additional windows and a shade trellis on the North Elevation.
- Replacement of the previously proposed asphalt shingle roof with a standing seam metal roof at the main entrance on the north side of the building

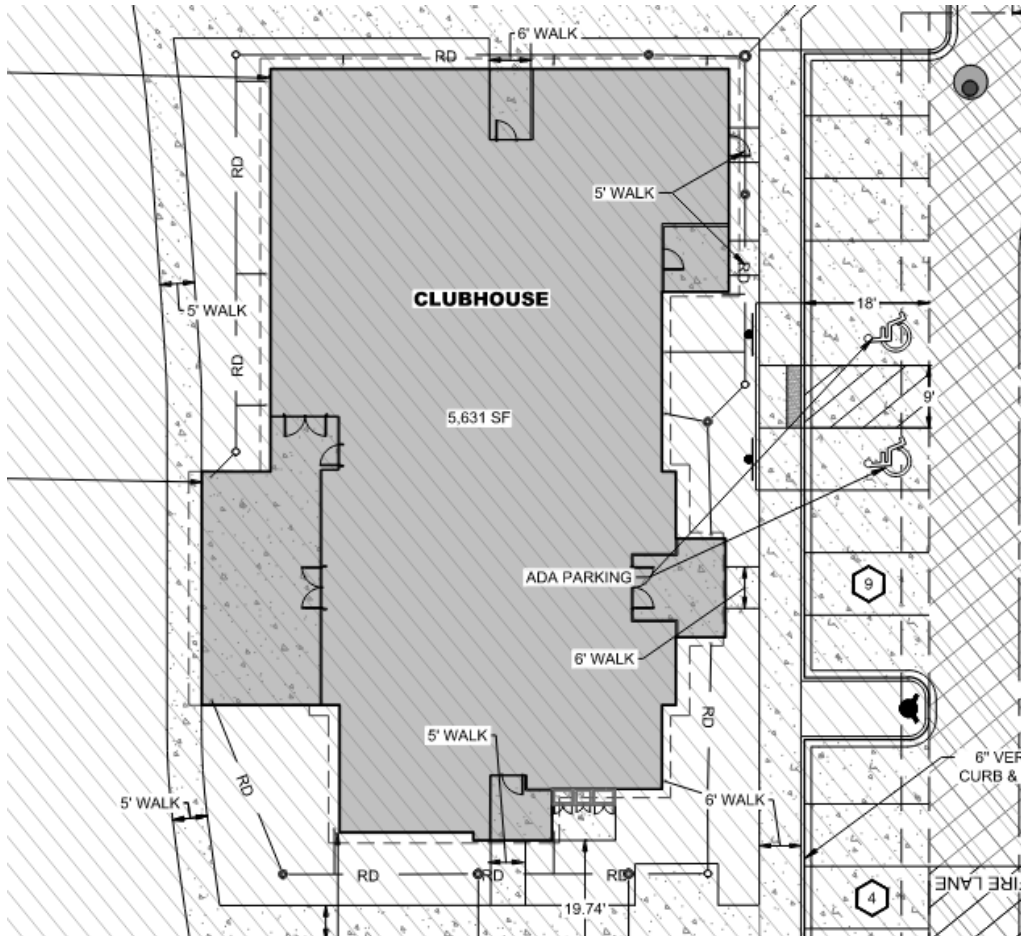
Plan Comparisons:

The before-and-after comparisons below illustrate the changes to the clubhouse footprint and architectural elevations between the previous SDP submission and the current resubmittal.

Elevations - BEFORE



Site Plan Clubhouse Footprint - BEFORE



Elevations - REVISED



4 OVERALL ELEVATION 4
 1/8" = 1'-0"



3 OVERALL ELEVATION 3
 1/8" = 1'-0"



2 OVERALL ELEVATION 2
 1/8" = 1'-0"



1 OVERALL ELEVATION 1
 1/8" = 1'-0"

Site Plan Clubhouse Footprint – REVISED

