

① Front Elevation
1/4" = 1'-0"

<u>FRONT ELEVATION</u>		
<u>MATERIAL</u>	<u>AREA (SQ. FT.)</u>	<u>%</u>
BRICK	1,764	48
GLASS	1,259	35
ALUMINUM COMPOSITE (ACU)	672	17
TOTAL	3,695	100

CITY NOTES

Standard Site Plan Approval Conditions for Retail & Office Projects outside Industrial Areas
The following conditions and other considerations outside the CVTC requests should be considered in the design of a site plan:

- a. *Utility meters* shall not be visible except from areas clearly intended as service areas where the public is generally excluded.
- b. *Receptor measuring equipment* shall be screened.
- c. *Exterior* percent or more of all building facades shall be brick or stone of an earth tone color (earth tone color is defined on page 17 of the 2017 Report to the City Council prepared by the Committee to Improve the Visual Quality of Copper).
- d. *Acoustings* shall be their neutral color with a deep solid color permitted or the reverse of that, a deep solid color with a neutral trim (neutral is defined as white, black, gray, beige or brown. Deep solid is defined as burgundy, navy blue, black, white, gold, bronze or chocolate brown).
- e. *Parking lot lights* shall not exceed 30' in height. Unless indicated as a decorative feature, parking lot lights shall resemble the simple black light on a square section metal poles painted white in use on most major thoroughfares.
- f. *Entrance* shall resemble the entrances on the Denton Tap Road bridges (Sentry Effect is Central Park Series). One such entrance light shall be placed on each side of any driveway in which brick pavers are installed.
- g. *Flat roofs* and parapets shall around flat roofs shall have a cornice, cap or other detail with a vertical dimension at least 24" of the height of the building. Flat roofs shall have roof material of a lustreless gray, beige, brown or green color.

- | | |
|--------|---|
| ACM | ACM
ALUMINUM COMPOSITE MATERIAL
CHAUPAGNE
AUGUSTO |
| ALUM | ALUM
ALUMINUM WINDOW MULLIONS
CHAUPAGNE ANOVEDO
YAN |
| AWN | AWNINGS
METAL AWNING
CHAUPAGNE COLOR
https://archinfo.com/ |
| BR-1 | BRICK COLOR #1
FRESH VANILLA LIGHT
YELLOW TEXTURE
MODULAR SIZE
ACME |
| BR-2 | BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME |
| BL-GRN | GLASS
BLUE-GREEN
FPD
INSULATED GLASS |
| PT-1 | PAINT #1
MATCH BRICK 1 |
| PT-2 | PAINT #2
MATCH BRICK 2 |
| PT-3 | PAINT #3
DARK BRIC/TE |

○ Exterior Finish Legend
1/4" = 1'-0"

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Architect
EastStarDesign.com
TX Firm # BR 1785

[illegible]

OFFICE & RETAIL

LEGAL DESCRIPTION
B B B & C R R ABST 1772
PG 480
TR 5 ACS 2.454

DALLAS CAD
#65177243010050009
DATE: DECEMBER 2022

OWNER:
AVATAR REALTY GROUP LLC
608 BOXWOOD DR
LEWISVILLE, TEXAS 75047
RAO@TECHORBIT.COM
VIJAY KLOSER
STP.KLOSER@GMAIL.COM

ARCHITECT:
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TBPE REG. NO. F-10289
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DALLAS, TEXAS 75243
214-340-9700
Doug@tsherditage.com

OFFICE & RETAIL
DEVELOPMENT

1730 State Hwy 121
Coppell, TX 75019

Elevations (Bldg 1A)

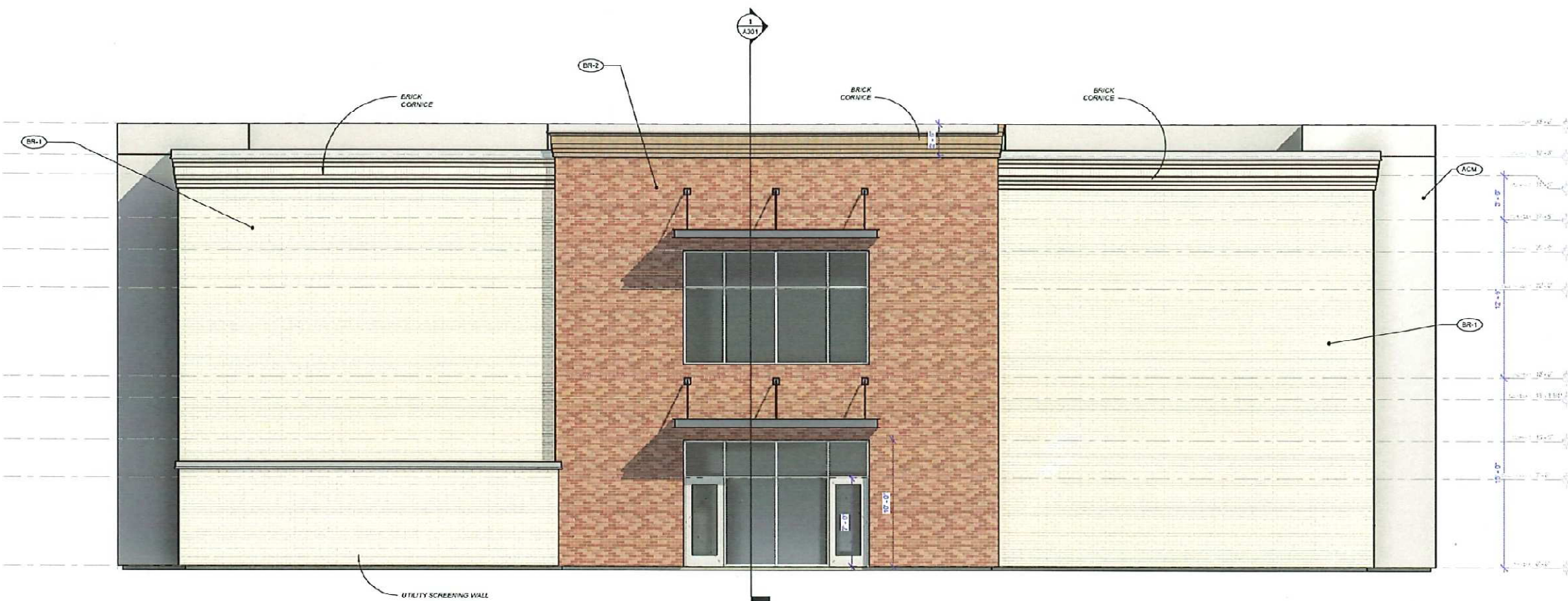
Project number	22-027
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Date: 12/20/2022 3:47:35 PM

DA# IV	GG
CH# IV	-

0111

A111



① Rear Elevation
1/4" = 1'-0"

- ACM ALUMINUM COMPOSITE MATERIAL
CHAMPAGNE
ALPCCO
- ALUM ALUMINUM WINDOW MULLIONS
CHAMPAGNE ANODIZED
VKK
- AWN ALUMINUM
METAL AWNING
CHAMPAGNE COLOR
<https://arch-fab.com/>
- BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELOUR TEXTURE
MODULAR SIZE
ACME
- BR-2 BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME
- GLASS GLASS
BLUE-GREEN
PI3
INSULATED GLASS
- PT-1 PAINT #1
MATCH BRICK 1
- PT-2 PAINT #2
MATCH BRICK 2
- PT-3 PAINT #3
DARK BROWN

○ Exterior Finish Legend
1/4" = 1'-0"

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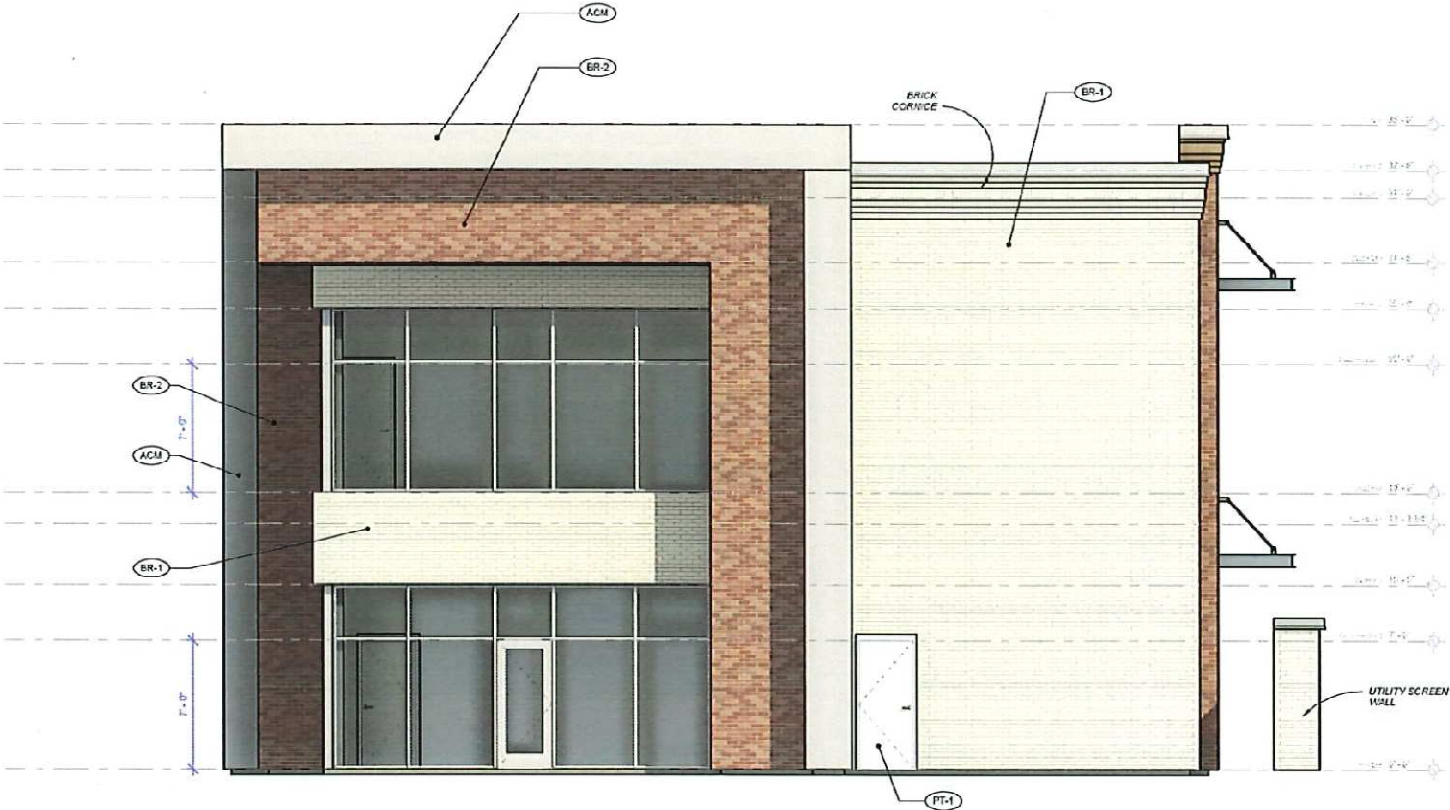
Rev.	Description	Date

OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
B.B. & C. RR. ADST 1772
P.O. 430
TR. SACS 2.454
DALLAS CAD
#051174301000000
DATE: DECEMBER 2022
OWNER
AVATAR REALTY GROUP LLC
805 E. WOOD DR.
LOUISVILLE, TEXAS 75007
RADIO KATUSALA
RADIO TECHHERB.COM
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OFFICE & RETAIL
DEVELOPMENT
1733 State Hwy 121
Coppell, TX 75019

Elevations (Bldg 1A)
Printed: 22-027
Date: 12/20/2022 3:47:33 PM
Drawn by: GO
Checked by: *
A112
Scale: 1/4" = 1'-0"



1 Right Side Elevation
1/4" = 1'-0"

- ACM ALUMINUM COMPOSITE MATERIAL
CHAMPAGNE
ALPAC
ALUM ALUMINUM WINDOW MULLIONS
CHAMPAGNE ANODIZED
VKK
AWNING METAL AWNING
CHAMPAGNE COLOR
https://arch-fab.com/
BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELOUR TEXTURE
MODULAR SIZE
ACME
BR-2 BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME
GLASS BLUE-GREEN
HYD
INSULATED GLASS
PT-1 PAINT #1
MATCH BRICK 1
PT-2 PAINT #2
MATCH BRICK 2
PT-3 PAINT #3
DARK BRONZE

Exterior Finish Legend
1/4" = 1'-0"

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TX Firm # BR 1763

Rev	Description	Date

OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
E.B.B. & C.R. ABST 1772
PG 430
TR 5 ACS 2.454

DALLAS CAD
8051174301000000
DATE: DECEMBER 2022

OWNER:
AVATAR REALTY GROUP LLC
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RADO TECH GROUP LLC
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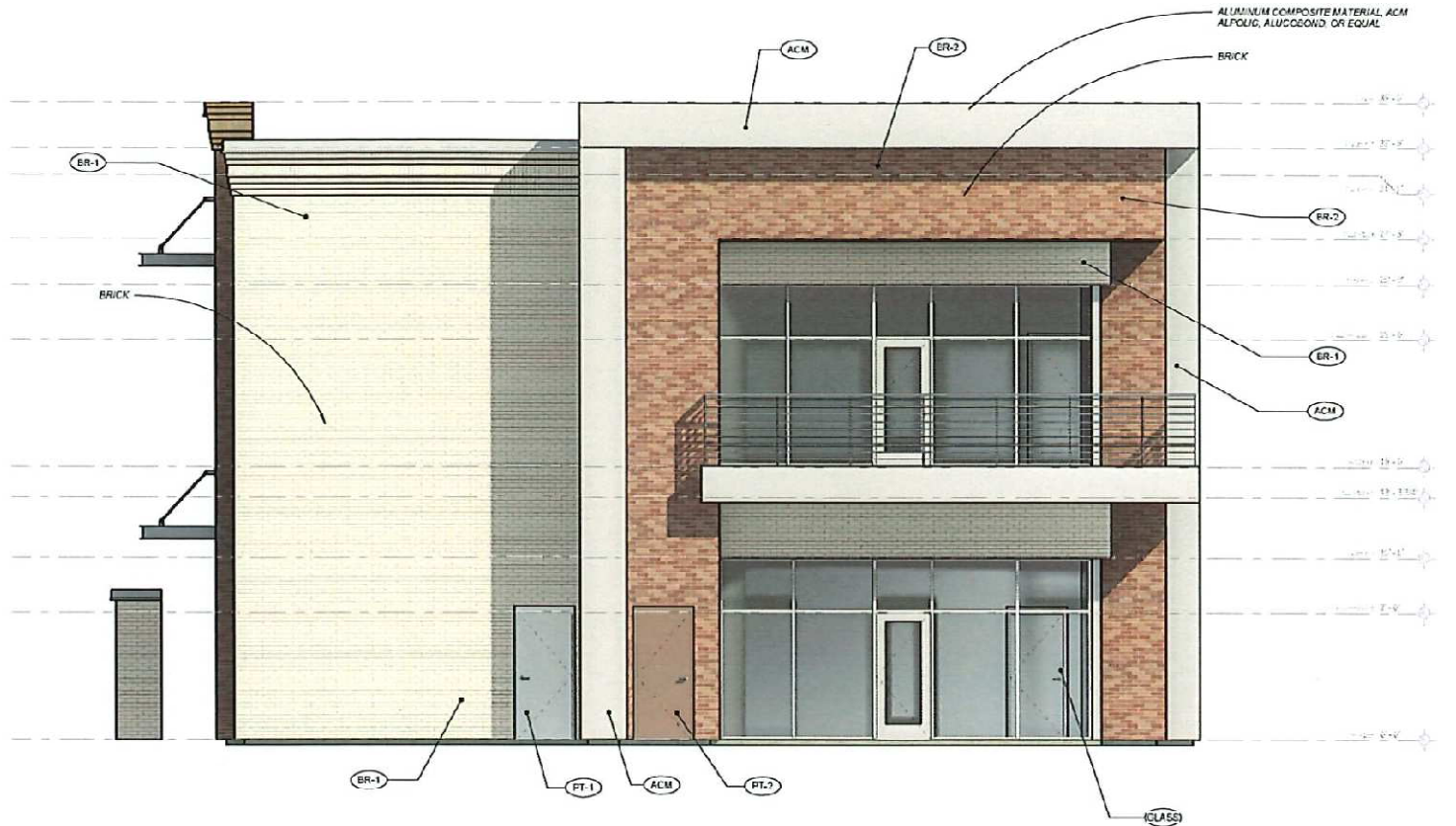
OFFICE & RETAIL
DEVELOPMENT
1730 Stone Hwy 121
Coppell, TX 75019

Elevations (Bldg 1A)

Project Number: 22-027
Date: 12/20/2022 3:47:41 PM
Drawn by: GG
Checked by: *

A113

Scale: 1/4" = 1'-0"



1 Left Side Elevation
1/4" = 1'-0"

- ACM ALUMINUM COMPOSITE MATERIAL
ALPOLIC, ALUCOBOND OR EQUAL
- ALUM ALUMINUM WINDOW MULLIONS
CHAMPAGNE ANODIZED
VKK
- AWN1 A/WING
METAL A/WING
CHAMPAGNE COLOR
<https://arch-fab.com/>
- BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELOUR TEXTURE
MODULAR SIZE
ACME
- BR-2 BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME
- GLASS GLASS
BLUE-GREEN
PFS
INSULATED GLASS
- PT-1 PAINT #1
MATCH BRICK 1
- PT-2 PAINT #2
MATCH BRICK 2
- PT-3 PAINT #3
DARK BROWN

Exterior Finish Legend
1/4" = 1'-0"

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Rev	Description	Date

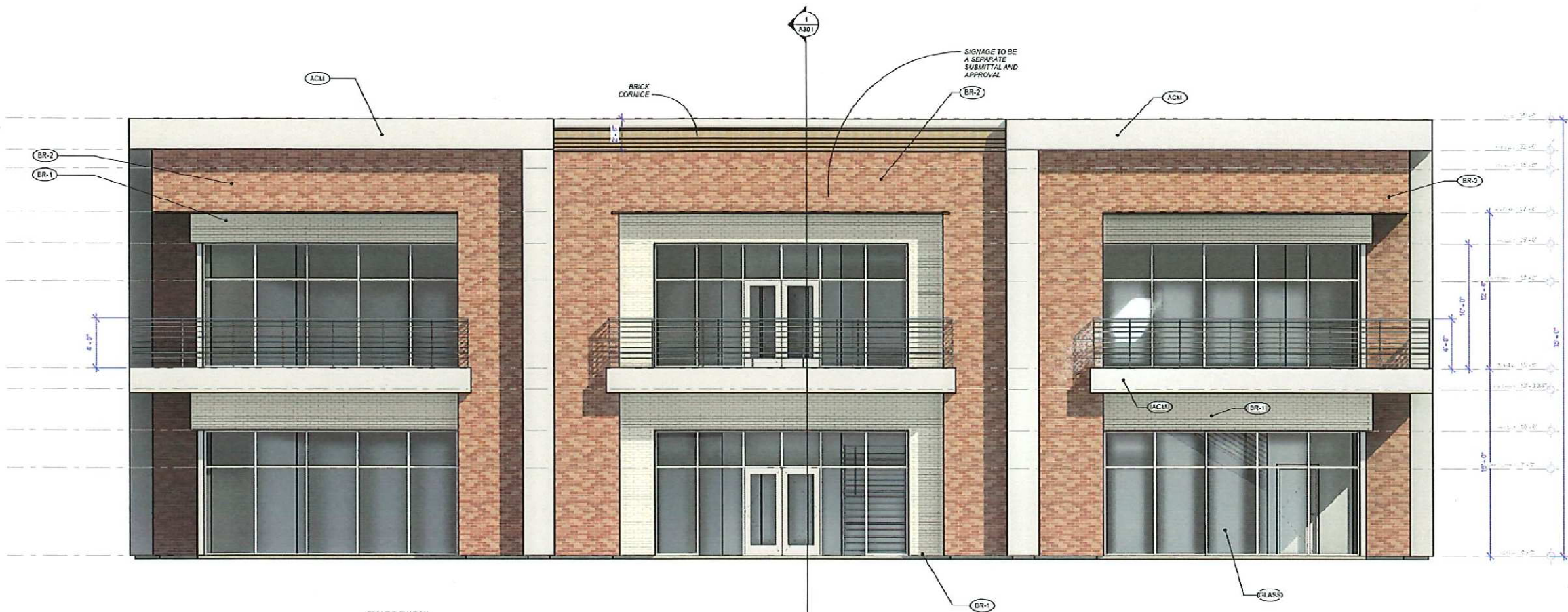
OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
B.B. & C. ARRAST 1772
PG 400
TR 5 ACS 2.414
DALLAS CAD
95317724301000000
DATE: DECEMBER 2022
OWNER:
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808 BOYWOOD DR
LEWISVILLE, TEXAS 75007
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OFFICE & RETAIL
DEVELOPMENT
1730 State Hwy 124
Coppell, TX 75019
Elevations (Bldg 1A)
Project Number: 22-027
Date: 12/02/2022 3:47:44 PM
Drawn by: GG
Checked by: *
A114
Scale: 1/4" = 1'-0"

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11/15/2022 10:30 AM



1 Front Elevation
1/4" = 1'-0"

FRONT ELEVATION		
MATERIAL	AREA (SQ. FT.)	%
BRICK	1,764	49
GLASS	1,259	35
ALUMINUM COMPOSITE (ACM)	628	17
TOTAL	3,651	100

- CITY NOTES**
- Standard S to Final Approval Conditions for Retail & Office Projects outside industrial areas. The following conditions and other considerations outlined in the City/C report should be considered in the design of a site plan.
- L. Utility meters shall not be visible except from areas clearly intended as service areas where the public is generally excluded.
- C. Rooftop mechanical equipment shall be screened.
- C. Eighty percent or more of all building finishes shall be brick or stone or an earth tone color (earth tone color is defined on page 12 of the 2017 Report to the City Council prepared by the Committee to Improve the Visual Image of Dallas).
- C. Awnings shall be either neutral in color with a deep solid trim color permitted or the reverse of that, a deep solid color with a neutral trim. (Neutral is defined as white, black, gray, beige or brown. Deep solid is defined as burgundy, navy blue, hunter green or chocolate brown).
- E. Parking lot lights shall not exceed 30 in height. Unless intended as a decorative feature, parking lot lights shall resemble the simple box lights on square section metal poles painted brown in use on most main thoroughfares.
- E. Entrance light shall resemble the fixtures on the Denton Tap Road bridges (Sentry Electric, Central Park Series). One such entrance light shall be placed on each side of any driveway in which bike racks are installed.
- E. Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical dimension at least 1/4 of the height of the building. Pitched roofs shall have roofing material of a lighterless gray, beige, brown or green color.

- ACM ALUMINUM COMPOSITE MATERIAL
CHAMPAGNE
RUSSETT
- ALUM ALUMINUM WINDOW MULLIONS
CHAMPAGNE ANODIZED
VKK
- AWNING METAL AWNING
CHAMPAGNE COLOR
https://arch-fab.com/
- BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELVET TEXTURE
MODULAR SIZE
ACME
- BR-2 BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME
- GLASS GLASS
BLUE-GREEN
HIG
INSULATED GLASS
- PT-1 PAINT #1
MATCH BRICK 1
- PT-2 PAINT #2
MATCH BRICK 2
- PT-3 PAINT #3
DARK BRONZE

Exterior Finish Legend
1/4" = 1'-0"

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TX Firm # DR 1763

No.	Description	Date

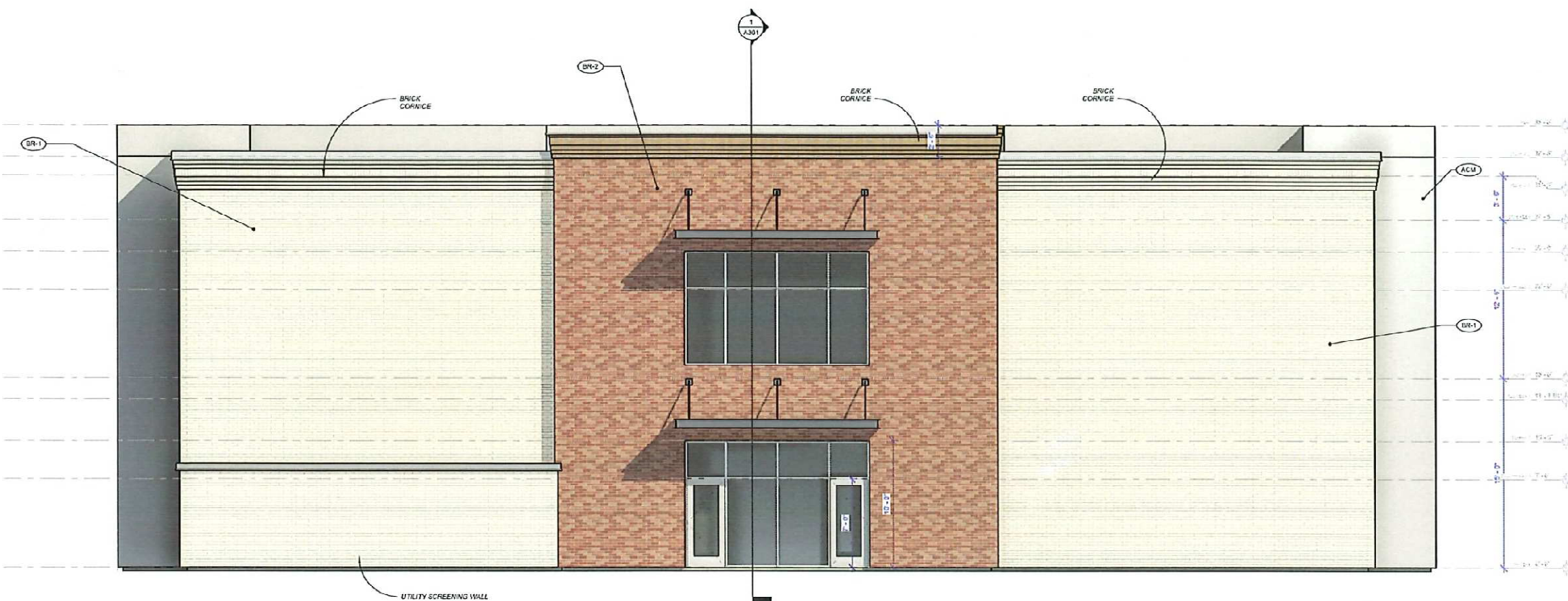
OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
D & B & C RR ABST 1772
PG 430
TR 5 ACS 2.464
DALLAS CAD
855177243010000000
DATE: DECEMBER 2022
OWNER:
AVATAR REALTY GROUP LLC
805 ELMWOOD DR
LEWISVILLE, TEXAS 75057
RACHAEL KUSALA
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214-340-9700
Docus@heritage.com

OFFICE & RETAIL
DEVELOPMENT
1730 State Hwy 121
Coppell, TX 75018

Elevations (Bldg 1B)

Project Number: 22-027
Date: 12/20/2022 3:49:26 PM
Drawn by: GG
Checked by: *
A111
Scale: 1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

- ACM ALUMINUM COMPOSITE MATERIAL
CHAMPAGNE
ALPINE
- ALUM ALUMINUM WINDOW MULLIONS
CHAMPAGNE ANODIZED
XXX
- AWING METAL AWING
CHAMPAGNE COLOR
<https://architects.com/>
- BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELOUR TEXTURE
MODULAR SIZE
ACME
- BR-2 BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME
- GLASS BLUE-GREEN
PPG
INSULATED GLASS
- PT-1 PAINT #1
MATCH BRICK 1
- PT-2 PAINT #2
MATCH BRICK 2
- PT-3 PAINT #3
DARK BRONZE

Exterior Finish Legend
1/4" = 1'-0"

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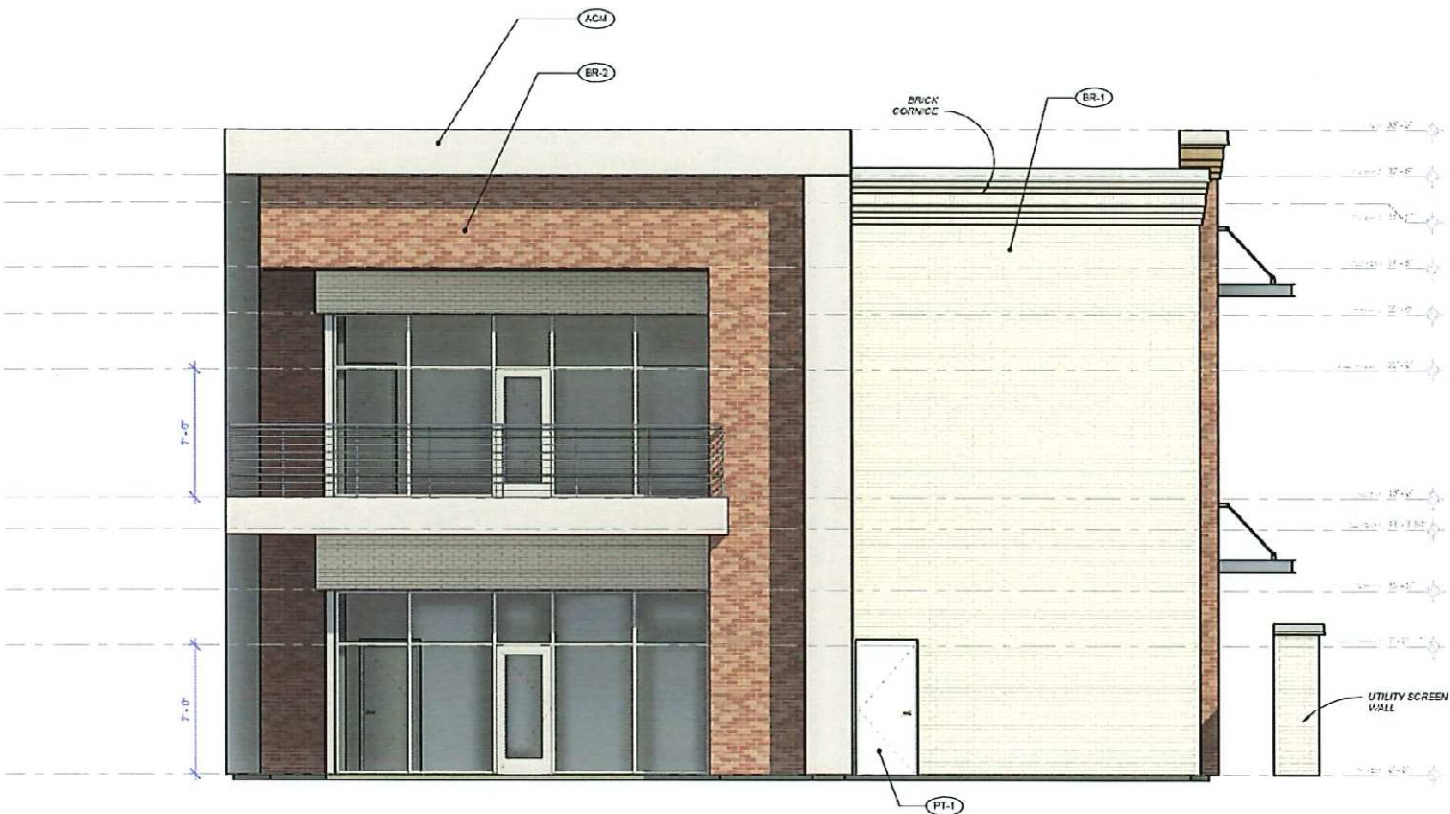
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(714) 200-1230
ARCHITECTS
EastStarDesign.com
TX Firm # BR 1765

No.	Description	Date

OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
E B D & C RR A35T 1772
PG 430
TR 5 ACS 2.484
DALLAS CAD
#051724301000000
DATE: DECEMBER 2022
OWNER
AVATAR REALTY GROUP LLC
805 COMWOOD DR
LOUISVILLE, TN 38037
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R/O TECH/REIT/COM
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214-340-9700
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OFFICE & RETAIL
DEVELOPMENT
1730 State Hwy 121
Copperhill, TX 75019
Elevations (Bldg 1B)
Printed: 22-027
Date: 12/20/2022 3:49:30 PM
Drawn by: GG
Checked by:
A112
Title: 1/4" = 1'-0"



1) Right Side Elevation
1/4" = 1'-0"

- ACM ACM ALUMINUM COMPOSITE MATERIAL
CHAMPAGNE
A/R/G/C
- ALUM ALUM ALUMINUM WINDOW WALLS
CHAMPAGNE ANODIZED
YKK
- AWN AWNING
METAL AWNING
CHAMPAGNE COLOR
<https://arch-fab.com/>
- BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELOUR TEXTURE
MODULAR SIZE
ACME
- BR-2 BRICK COLOR #2
CRIMSON
RAFF TEXTURE
MODULAR SIZE
ACME
- GLASS GLASS
BLUE-GREEN
PPG
INSULATED GLASS
- PT-1 PAINT #1
MATCH BRICK 1
- PT-2 PAINT #2
MATCH BRICK 2
- PT-3 PAINT #3
DARK BRONZE

Exterior Finish Legend
1/4" = 1'-0"

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TX License # BR 1165

No.	Description	Date

OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
S B D & CRR ADDT 1772
PG 430
1N 5 ACS 2 454
DALLAS CAD
R5171724301000000
DATE: DECEMBER 2022
OWNER
AVATAR REALTY GROUP LLC
R58 DOWNSIDE DR
LOUISVILLE, TEXAS 75057
RMO KARUSALA
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WILLY KLOSER
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ARCHITECT
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Owner: EastStarDesign.com

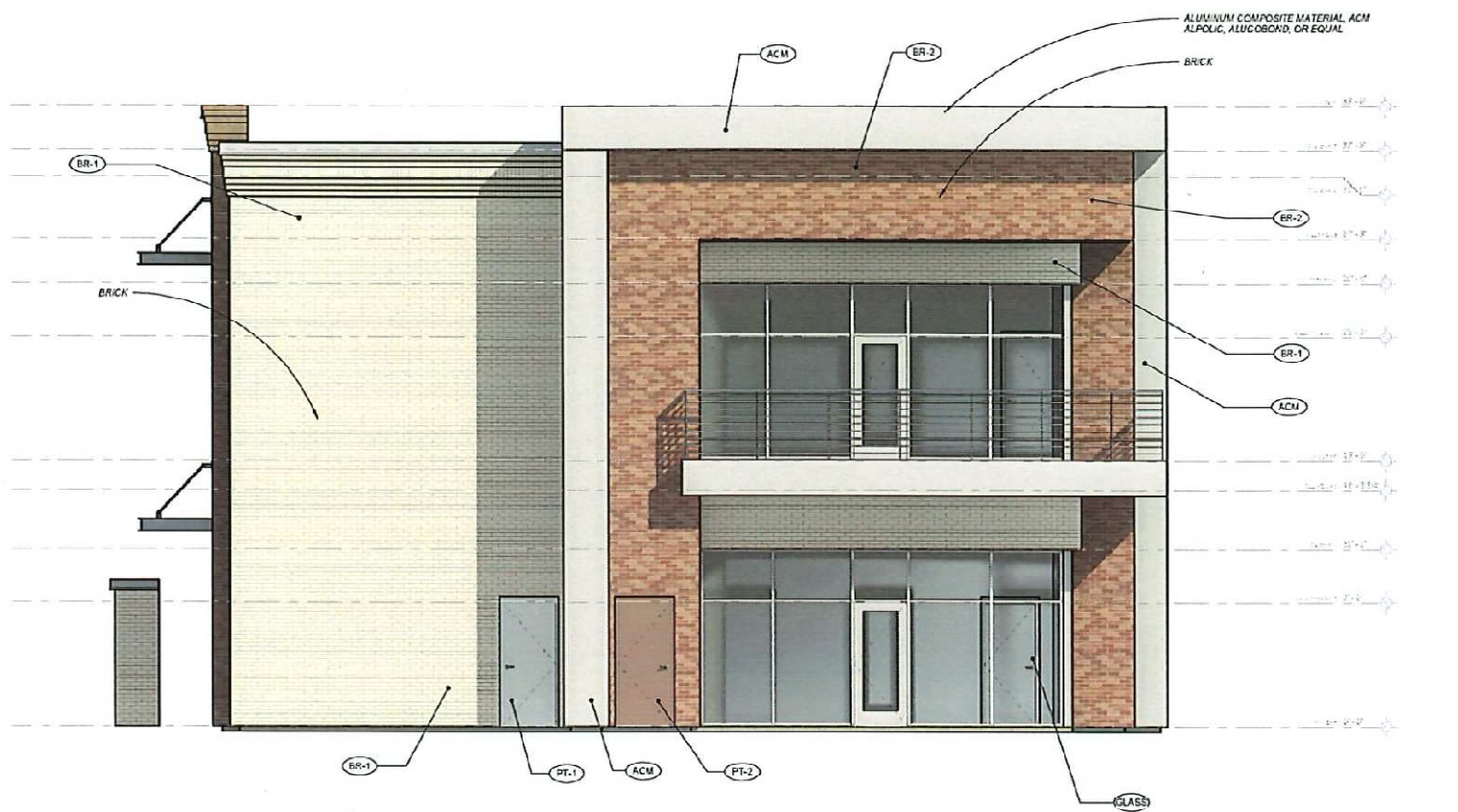
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PATTI CUPPETT, ASLA
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pcuppett@patticuppett.com

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Doug@thheritage.com

OFFICE & RETAIL
DEVELOPMENT
1730 State Hwy 121
Coppell, TX 75019

Elevations (Bldg 1B)
Project Number: 22-027
Date: 12/03/2022 3:49:33 PM
Drawn by: GG
Checked by:
A113
Scale: 1/4" = 1'-0"



1 Left Side Elevation
1/4" = 1'-0"

- ACM ALUMINUM COMPOSITE MATERIAL
ALPOLIC, ALUCOBOND, OR EQUAL
- ALUM ALUMINUM WINDOW/DOOR
CHAMPAGNE ANODIZED
YKK
- AWN AWNING
METAL AWNING
CHAMPAGNE COLOR
<https://arch-awn.com/>
- BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELOUR TEXTURE
MODULAR SIZE
ACME
- BR-2 BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME
- GLASS GLASS
BLUE-GREEN
PPG
INSULATED GLASS
- PT-1 PAINT #1
MATCH BRICK 1
- PT-2 PAINT #2
MATCH BRICK 2
- PT-3 PAINT #3
DARK BRONZE

Exterior Finish Legend
1/4" = 1'-0"

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APPROVAL
Greg Guerin Architect
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(972) 200-1343
K21000002
EastStarDesign.com
TX Firm # BR 1785

No.	Description	Date

OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
B B & C RR ASST 1772
PG 430
IN 5 ACS 7454
DALLAS CAD
R511724301000000
DATE DECEMBER 2022
OWNER:
AVATAR REALTY GROUP LLC
2525 BOYWOOD DR
LEWISVILLE, TEXAS 75041
R/O KARUSALA
R/O TECHHUBIT.COM
VILAY KLOSER
STP.KLOSER@GMAIL.COM

ARCHITECT:
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guerin@EastStarDesign.com

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ENGINEERING, INC.
TDE REG. NO. F-10229
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COKLEVILLE, TX 76038
(817) 650-2128
mthom@thomas-eng.com

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LANDSCAPE
ARCHITECTS, LLC
GREG CUPPETT, ASLA
FLA CLARB
1821 MAPLEWOOD DR
WEATHERFORD, TX 76097
C 817-215-9151
cupp@fanncuppelt.com

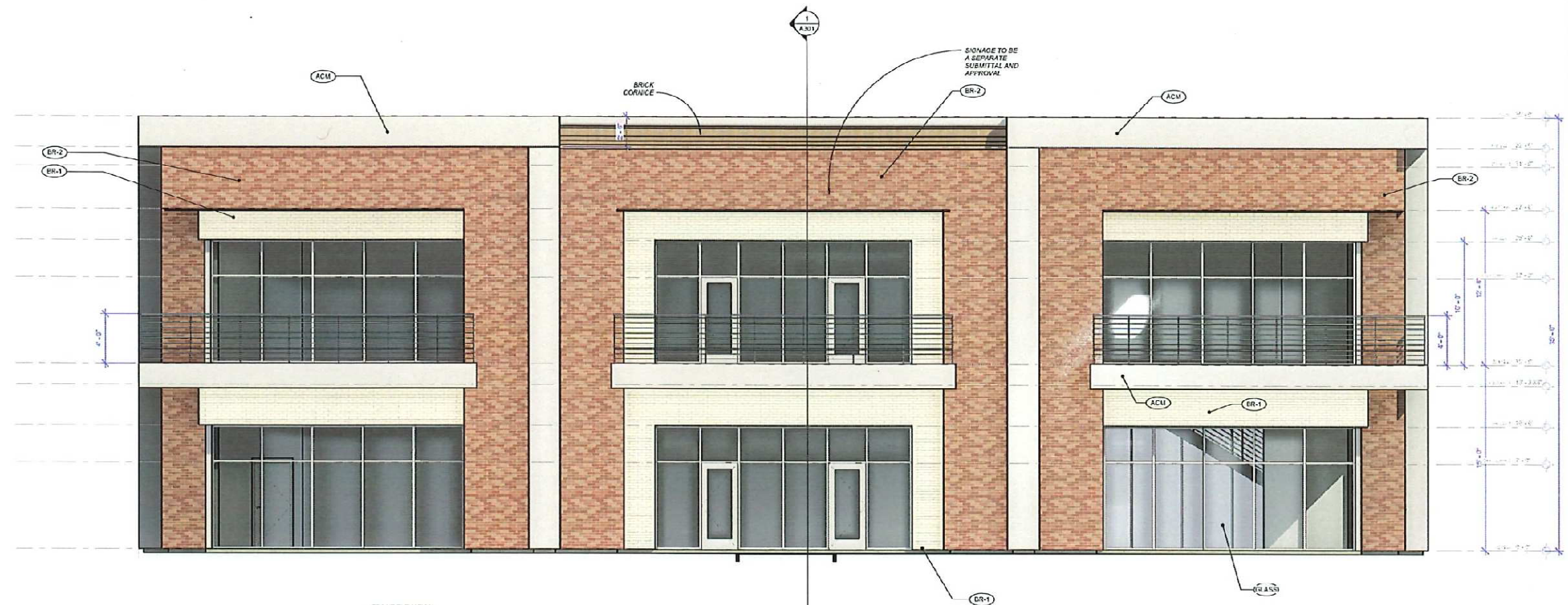
SURVEYOR:
TEXAS IRRIGATOR
Firm No. 101633
DOUG R. STEWART
10810 KENNEDY DRIVE
SUITE 104
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214-340-9100
Doug@khoribag.com

OFFICE & RETAIL
DEVELOPMENT
1733 State Hwy 121
Cooder, TX 75019

Elevations (Bldg 1B)

Project Number 22-027
Date 12/02/2022 10:30 PM
Drawn by GC
Checked by

A114
Scale 1/4" = 1'-0"



FRONT ELEVATION		
MATERIAL	AREA (SQ. FT.)	%
BRICK	1,754	48
GLASS	1,259	35
ALUM. NUM. COMPOSITE (ACM)	612	17
TOTAL	3,651	100

① Front Elevation
1/4" = 1'-0"

CITY NOTES

Standard Site Plan Approval Conditions for Retail & Office Projects outside industrial areas
The following conditions and other considerations outlined in the CVICR report should be contained in the design of a site plan:

- 1. **Utility meters shall not be visible** except from areas already intended as service areas where the public is generally excluded
- 2. **Rooftop mechanical equipment shall be screened**
- 3. **Eighty percent or more of all building facades shall be brick or stone of an earth tone color** (earth tone color is defined on page 12 of the 1997 Report to the City Council prepared by the Committee to Improve the Visual Quality of Cuyahoga County)
- 4. **Awnings shall be either neutral in color with a deep solid color trim permitted or the reverse of that, a deep solid color with a neutral trim** (neutral in color means white, black, gray, beige or brown. Deep solid is defined as burgundy, navy blue, hunter green or chocolate brown)
- 5. **Parking lot lights shall not exceed 30 ft in height**. Unless indicated as a decorative feature, parking lot lights shall resemble the simple box lights on structure section palette; painted brown in color, on most main thoroughfares.
- 6. **Exterior night signage shall be in** **fluorescent** **on the** **Section 7A** **Head Signs** **(Century Electric, Central Park Series)**. One such entrance light shall be placed on each side of any driveway or within new powers are installed.
- 7. **Flat roofs and parapet walls around flat roofs shall have a cornice, cap or have detailing with a vertical dimension of least 12" at the height of the building. Pitched roofs shall have roof material of a hunker gray, beige, brown or green color.**

- | | |
|-------|--|
| ACM | ACM
ALUMINUM COMPOSITE MATERIAL
CHAMPAGNE
KURUG |
| ALUM | ALUM
ALUMINUM WINDOWMULIONS
CHAMPAGNE ANOYSED
VINA |
| AWN | AWNING
METAL AWNING
CHAMPAGNE COLOR
https://arch-fab.com/ |
| BR-1 | BRICK COLOR #1
PINKISH WHITE / LIGHT
VELVET TEXTURE
MODULAR SIZE
ACUE |
| BR-2 | BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACUE |
| GLASS | GLASS
BLUE-GREEN
PPG
INSULATED GLASS |
| PI-1 | PAINT #1
MATCH BRICK 1 |
| PI-2 | PAINT #2
MATCH BRICK 2 |
| PI-3 | PAINT #3
DARK BRONZE |

○ Exterior Finish Legend
1/4" = 1'-0"

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Greg Guerin Architect
Tx License # 22011



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Architects
EastStarDesign.com
TX Firm # 0411765

[illegible]

OFFICE & RETAIL
DEVELOPMENT

LEGAL DESCRIPTION
BBB & CRR ABST 1772
PG 430
TR 5 ACS 2.454

DALLAS CAD
#55177243010050000
DATE: NOVEMBER 2022

OWNER:
AVATAR REALTY GROUP LLC
908 BOYWOOD DR
LEWISVILLE, TEXAS 75057
RAO@TECHCREDIT.COM
VIJAY.KLOSER@GMAIL.COM
STP.KLOSER@GMAIL.COM

ARCHITECT:
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ENGINEER:
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(214) 650-2723
matthew@thomas-eng.com

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LANDSCAPE
ARCHITECTS, LLC
GREG CUPPETT, ASLA,
F.L.A. CLARB
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
C 682-215-9151
gcuppett@faincuppett.com

SURVEYOR:
TEXAS HERITAGE
Firm No. 101E930
DOUG R. STEWART
10810 METRIC DRIVE,
SUITE 124
DALLAS, TEXAS 75243
214-340-9700
Doug@tuleritage.com

OFFICE & RETAIL
DEVELOPMENT
1730 State Hwy 121
Coppell, TX 75019.

Elevations (Bldg 2)

Project number	22-02
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Date: 12/1/2022 10:21:20 AM

Drawn by: **GO**

Checked by	

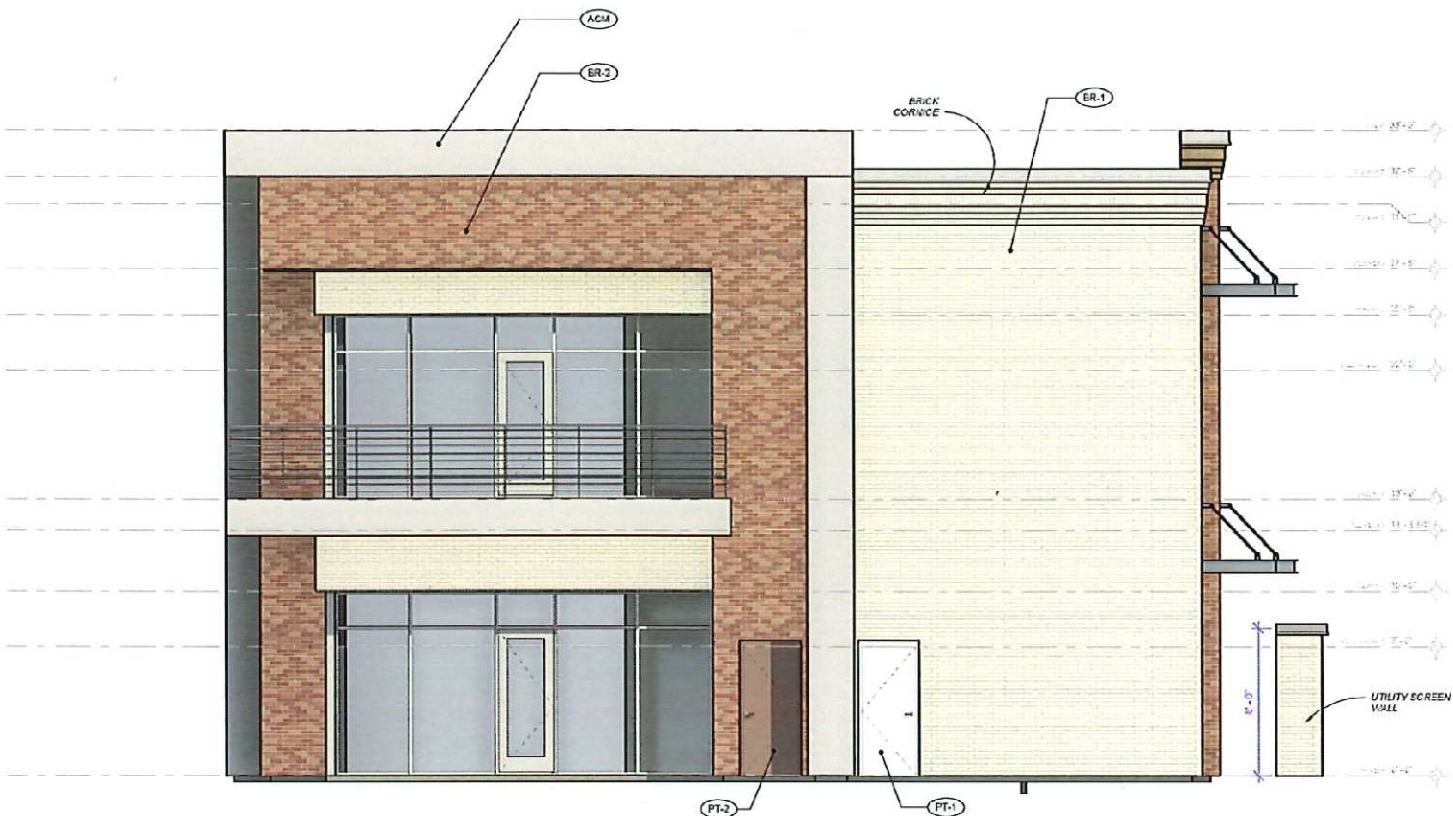
A211

Scale	1/4" = 1'-0"
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- Exterior Finish Legend
1/4" = 1'-0"

<p>NOT FOR CONSTRUCTION</p> <p>THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVALS!</p> <p>Greg Owens Architect TX License # 220111</p>		
<p>Architect</p>  <p>EAST STAR DESIGN P.O. BOX 31 FORSYTH, TX 75126 USA (717) 200-1240 ARCH@ESD EASTSTARDESIGN.COM TX FIRM # E-1165</p>		
<p>Project Name</p>		
No.	Description	Date
<p>OFFICE & RETAIL DEVELOPMENT</p> <p>LEGAL DESCRIPTION B B & C RR ABST 1772 TR 403 TR 5 AC & 2.464</p> <p>DALLAS, CAD #531772401/0500000</p> <p>DATE: NOVEMBER 2022</p> <p>OWNER AVATAR REALTY GROUP LLC 808 BOYWOOD DR LEWISVILLE, TEXAS 75057 RAD KARSUSLA RAD@TECF.COM/UT.COM VIVIAN MOSER STPMOSER@GMAIL.COM</p> <p>ARCHITECT GREG OWENS ARCHITECT EAST STAR DESIGN P.O. BOX 31 FORSYTH, TX 75126 (717) 200-1240 greg@esd.com E-1165</p> <p>ENGINEER THOMAS SITE DEVELOPMENT ENGINEERING, INC. TRIPLE RED RD. P. 10289 MATHIAS THOMAS P.E. P.O. BOX 1161 COLLEEN, TX 76034 (817) 626-3122 info@esd.com thomas@esd.com</p> <p>LANDSCAPE ARCHITECT FAIN CUPPERT LANDSCAPE ARCHITECTS, LLC GREG CUPPERT, ASLA FLA. CLAD 1651 EAST WYOMING RD WEATHERFORD, TX 76087 C 682-216-9181 gcuppert@fcuppert.com</p> <p>SURVEYOR TEXAS HERITAGE Firm No. 191630 DOUG B. STEVART 1050 MARSH CIRCLE SUITE 124 DALLAS, TEXAS 75243 214-365-1700 Doug@tx-heritage.com</p>		
<p>OFFICE & RETAIL DEVELOPMENT</p> <p>1730 State Hwy 121 Coppell, TX 75019</p>		
<p>Elevations (Bldg 2)</p>		
<p>Drawn by: AM</p> <p>Check by: AM</p> <p>Date: 12/1/2022 10:21:27</p>		
<p>A212</p>		
<p>Scale: 1/4" = 1'-0"</p>		



1 Right Side Elevation
1/4" = 1'-0"

- ACI-1 ALUMINUM COMPOSITE MATERIAL CHAMPAGNE ALPACA
- ALUM ALUMINUM WINDOW MULLIONS CHAMPAGNE ANODIZED YKK
- AWN-1 AWNINGS METAL AWNING CHAMPAGNE COLOR <https://arch-fab.com/>
- BR-1 BRICK COLOR #1 FRENCH VANILLA LIGHT VELVET TEXTURE MODULAR SIZE ACME
- BR-2 BRICK COLOR #2 CRIMSON RUFF TEXTURE MODULAR SIZE ACME
- GLASS GLASS BLUE-GREEN PFG INSULATED GLASS
- PT-1 PAINT #1 MATCH BRICK 1
- PT-2 PAINT #2 MATCH BRICK 2
- PT-3 PAINT #3 DARK BRONZE

Exterior Finish Legend
1/4" = 1'-0"

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Greg Querin Archtect
TX License # 22011

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KAT@ESTARDESIGN.COM
EastStarDesign.com
TX Firm # BR 1735

No.	Description	Date

OFFICE & RETAIL DEVELOPMENT
LEGAL DESCRIPTION
B.B.B. & C.R. ADST 1772
PG 430
TR 5 ACS 2 454
DALLAS CAD
R517724010000000
DATE NOVEMBER 2022

OWNER
AVATAR REALTY GROUP LLC
805 BONWOOD DR
LEWISVILLE, TEXAS 75067
RAO KATAPALA
RAGB@TECHERBIT.COM
VIJAY KLOSER
STP.KLOSER@GMAIL.COM

ARCHITECT
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(972) 200-1140
greg@eaststar-design.com

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LANDSCAPE
ARCHITECTS, LLC
GREG CLUPPETT, ASLA
PLA. CLAD
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
C 852 218 9181
gcluppett@paulcluppett.com

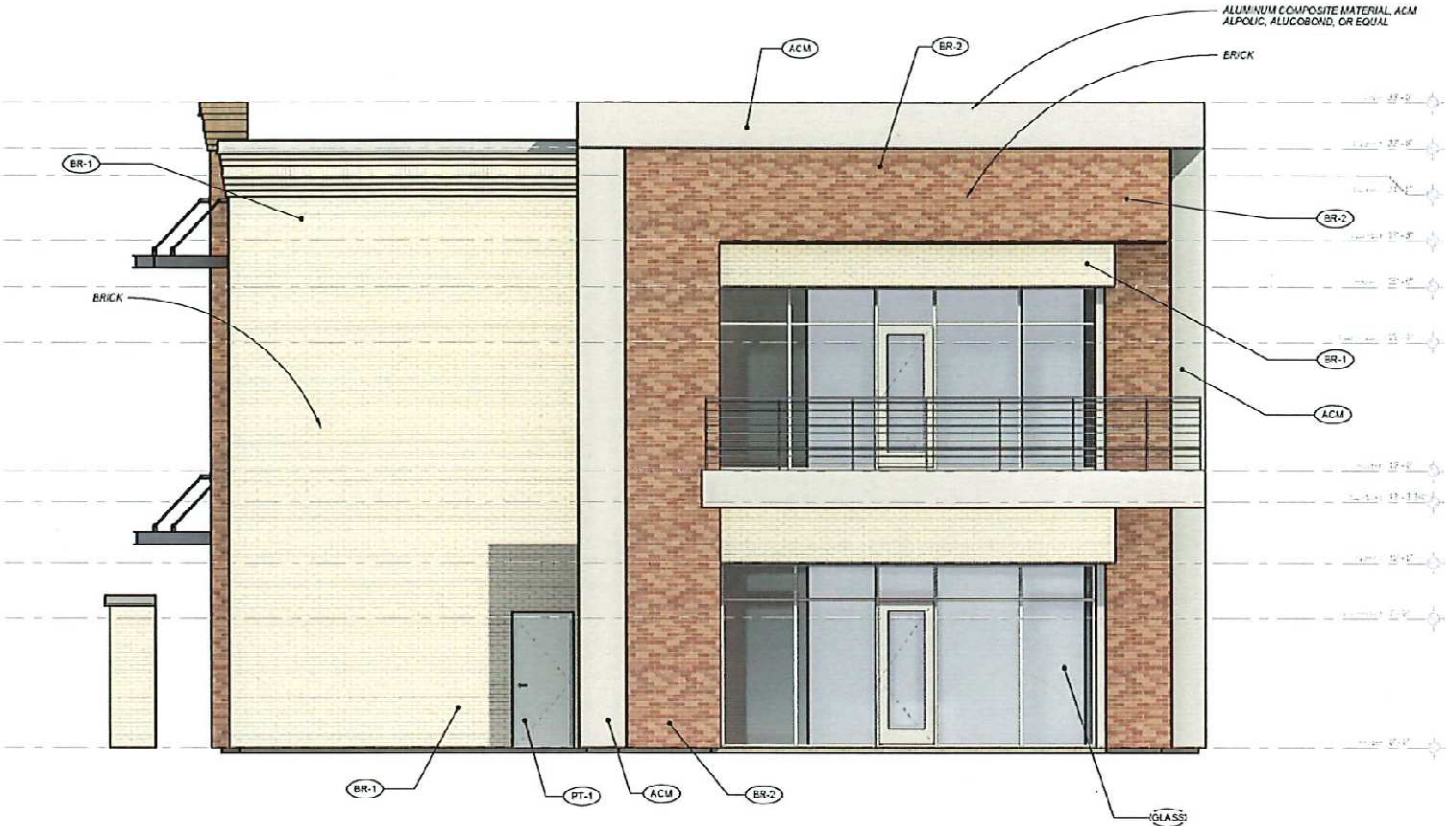
SURVEYOR
TEXAS HERITAGE
Firm No. 1015330
DOUG R. STEWART
10610 METRIC DRIVE
SUITE 124
DALLAS, TEXAS 75243
214-345-8700
Doug@txheritage.com

OFFICE & RETAIL DEVELOPMENT
1730 State Hwy 121
Copper TX 75019

Elevations (Bldg 2)

Project Number 22-027
Date 12/1/2022 10:21:30 AM
Drawn by GG
Checked by

A213
Scale 1/4" = 1'-0"



1 Left Side Elevation
1/4" = 1'-0"

- ACM ALUMINUM COMPOSITE MATERIAL
CHAMPAGNE
ALFOLIC
- ALUM ALUMINUM WINDOW/DOOR
CHAMPAGNE ANODIZED
YAK
- AWING METAL AWING
CHAMPAGNE COLOR
<https://arch-bbs.com/>
- BR-1 BRICK COLOR #1
FRENCH VANILLA LIGHT
VELOUR TEXTURE
MODULAR SIZE
ACME
- BR-2 BRICK COLOR #2
CRIMSON
RUFF TEXTURE
MODULAR SIZE
ACME
- GLASS GLASS
BLUE-GREEN
PPG
INSULATED GLASS
- PT-1 PAINT #1
MATCH BRICK 1
- PT-2 PAINT #2
MATCH BRICK 2
- PT-3 PAINT #3
DARK BROWN

Exterior Finish Legend
1/4" = 1'-0"

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APPROVAL
Greg Guerin Architect
TX License # 22011

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(972) 200-7340
Architect
EastStarDesign.com
TX Pym # BR 1785

No.	Description	Date

OFFICE & RETAIL
DEVELOPMENT
LEGAL DESCRIPTION
B B & C RR ASST 1772
PG 430
IN 3 AL 5 2 454
DALLAS CAD
#01774301000000
DATE NOVEMBER 2022
OWNER:
AVATAR REALTY GROUP LLC
202 EOWOOD DR
LEWISVILLE, TEXAS 75057
R/O KARUSALA
R/O TECHCROBIT.COM
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STP KLOSER@GMAIL.COM
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TEXAS HERITAGE
Firm No. 1014330
DOUG R. STEWART
10610 AETHEL DRIVE
SUITE 104
DALLAS, TEXAS 75243
214-340-9700
Doug@thoradgs.com

OFFICE & RETAIL
DEVELOPMENT
1733 State Hwy 124
Coppell, TX 75019
Elevations (Bldg 2)
Project Number 22-027
Date 12/1/2022 10:21:34 AM
Drawn by GC
Checked by
Title A214
Scale 1/4" = 1'-0"