

ROSEWOOD DEVELOPMENT

225 W. LANIER AVE
FAYETTEVILLE, GA 30214

CONCEPT DRAWINGS - NOT FOR CONSTRUCTION

DISCLAIMER:

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GENERAL NOTES:		PROJECT INFORMATION:		APPLICABLE CODES AND STANDARDS:	INDEX OF DRAWINGS:																																																																							
		<p>PROJECT DESCRIPTION:</p> <p>CONCEPTUAL ELEVATIONS FOR ROSEWOOD DEVELOPMENT</p>		<p>ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, ETC..</p> <p>International Building Code, 2018 Edition, with all Georgia Amendments</p> <p>International Residential Code, 2018 Edition, with all Georgia Amendments</p> <p>International Fire Code, 2018 Edition, with all Georgia Amendments</p> <p>International Plumbing Code, 2018 Edition, with all Georgia Amendments</p> <p>International Mechanical Code, 2018 Edition, with all Georgia Amendments</p> <p>International Fuel Gas Code, 2018 Edition, with all Georgia Amendments</p> <p>National Electrical Code, 2020 Edition, with no Georgia Amendments</p> <p>International Energy Code, 2009 Edition, with all Georgia Supplements and Amendments</p> <p>International Swimming Pool Code, 2018 with all Georgia Amendments</p>	<table><tr><th>Sheet Name</th><th>Sheet Number</th><th>Sheet Issue Date</th><th>Current Revision Date</th></tr><tr><td>COVER SHEET</td><td>A000</td><td>01/20/23</td><td></td></tr><tr><td>LOWER GARAGE PLAN</td><td>A100</td><td>07/12/23</td><td></td></tr><tr><td>GROUND LEVEL 1 PLAN</td><td>A101</td><td>07/12/23</td><td></td></tr><tr><td>LEVEL 2 PLAN</td><td>A102</td><td>07/12/23</td><td></td></tr><tr><td>LEVEL 3 PLAN</td><td>A103</td><td>07/12/23</td><td></td></tr><tr><td>LEVEL 4 PLAN</td><td>A104</td><td>07/12/23</td><td></td></tr><tr><td>COMMERCIAL BUILDING ELEVATIONS</td><td>A201</td><td>01/13/23</td><td></td></tr><tr><td>COMMERCIAL BUILDING ELEVATIONS</td><td>A202</td><td>01/13/23</td><td></td></tr><tr><td>COMMERCIAL BUILDING ELEVATIONS</td><td>A203</td><td>01/13/23</td><td></td></tr><tr><td>COMMERCIAL BUILDING ELEVATIONS</td><td>A204</td><td>01/20/23</td><td></td></tr><tr><td>RENDERED PERSPECTIVES COMMERCIAL</td><td>A301</td><td>01/20/23</td><td></td></tr><tr><td>RENDERED PERSPECTIVES COMMERCIAL</td><td>A302</td><td>01/20/23</td><td></td></tr><tr><td>RENDERED PERSPECTIVES COMMERCIAL</td><td>A303</td><td>01/20/23</td><td></td></tr><tr><td>RENDERED PERSPECTIVES COMMERCIAL</td><td>A304</td><td>01/20/23</td><td></td></tr><tr><td>SITE AXON VIEWS</td><td>A401</td><td>03/16/23</td><td></td></tr><tr><td>SITE AXON VIEWS</td><td>A402</td><td>03/16/23</td><td></td></tr></table>				Sheet Name	Sheet Number	Sheet Issue Date	Current Revision Date	COVER SHEET	A000	01/20/23		LOWER GARAGE PLAN	A100	07/12/23		GROUND LEVEL 1 PLAN	A101	07/12/23		LEVEL 2 PLAN	A102	07/12/23		LEVEL 3 PLAN	A103	07/12/23		LEVEL 4 PLAN	A104	07/12/23		COMMERCIAL BUILDING ELEVATIONS	A201	01/13/23		COMMERCIAL BUILDING ELEVATIONS	A202	01/13/23		COMMERCIAL BUILDING ELEVATIONS	A203	01/13/23		COMMERCIAL BUILDING ELEVATIONS	A204	01/20/23		RENDERED PERSPECTIVES COMMERCIAL	A301	01/20/23		RENDERED PERSPECTIVES COMMERCIAL	A302	01/20/23		RENDERED PERSPECTIVES COMMERCIAL	A303	01/20/23		RENDERED PERSPECTIVES COMMERCIAL	A304	01/20/23		SITE AXON VIEWS	A401	03/16/23		SITE AXON VIEWS	A402	03/16/23	
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		<p>CODE ENFORCEMENT: CITY OF FAYETTEVILLE</p>	<p>PROJECT SF:</p>																																																																									
		<p>OCCUPANCY:</p>																																																																										
		<p>NO. OF STORIES:</p>																																																																										
OWNER		ARCHITECT		SYMBOLS LEGEND:																																																																								
<p>ROSEWOOD WEST LANIER I, LLC</p> <p>by</p> <p>Heritage Creek Development I, LLC</p> <p>and</p> <p>Levanta Residential I, LLC</p>		<p>BILD DESIGN STUDIO, LLC</p> <p>JEREME SMITH AIA</p> <p>1315 PEACHTREE ST. NE</p> <p>ATLANTA, GA 30309</p> <p>VOICE: 404.518.4202</p> <p>EMAIL: JEREME@BIGIDEASLITTLEDETAILS.COM</p>																																																																										



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225 W. LANIER AVE
FAYETTEVILLE, GA 30214

DATE: 01/20/23
DRAWN BY: JEREME SMITH
CHECKED BY: JS
PROJECT NUMBER: 220823

Revisions
No.: Description: Date:

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CONSTRUCTION

Original drawing is 24x36.
Do not scale contents of these drawings.
Sheet Title

COVER SHEET

Sheet Number

A000

Set no.



MULTIFAMILY - SOUTH EAST BIRD'S EYE PERSPECTIVE
WEST LANIER AVE.

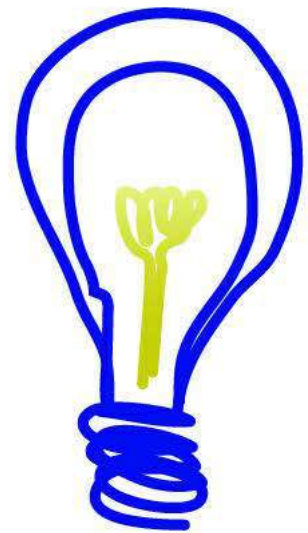


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RENDERED
PERSPECTIVES
COMMERCIAL

Sheet Number

A301

Set no.



MULTIFAMILY - SOUTH EAST STREET LEVEL PERSPECTIVE
WEST LANIER AVE.

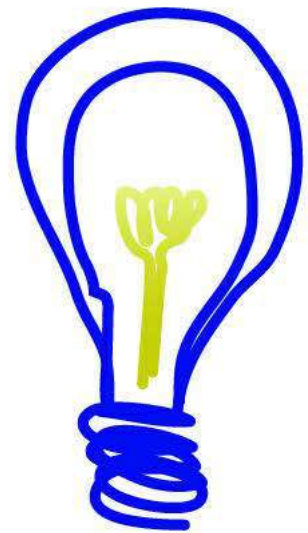


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No.: Description: Date:

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Sheet Title

RENDERED
PERSPECTIVES
COMMERCIAL

Sheet Number

A302

Set no.



MULTIFAMILY - SOUTH STREET LEVEL PERSPECTIVE
WEST LANIER AVE.

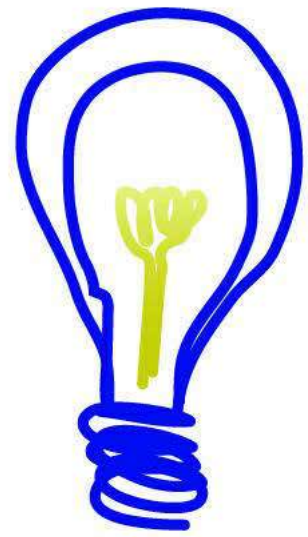


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Sheet Title

**RENDERED
PERSPECTIVES
COMMERCIAL**

Sheet Number

A303

Set no.



MULTIFAMILY - SOUTH WEST STREET LEVEL PERSPECTIVE
WEST LANIER AVE.

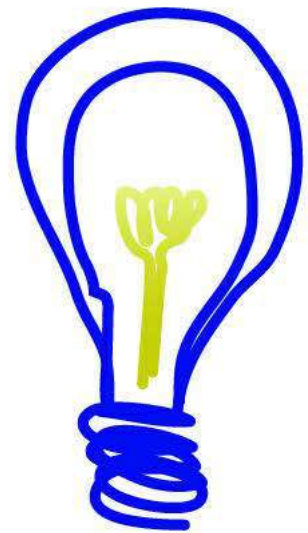


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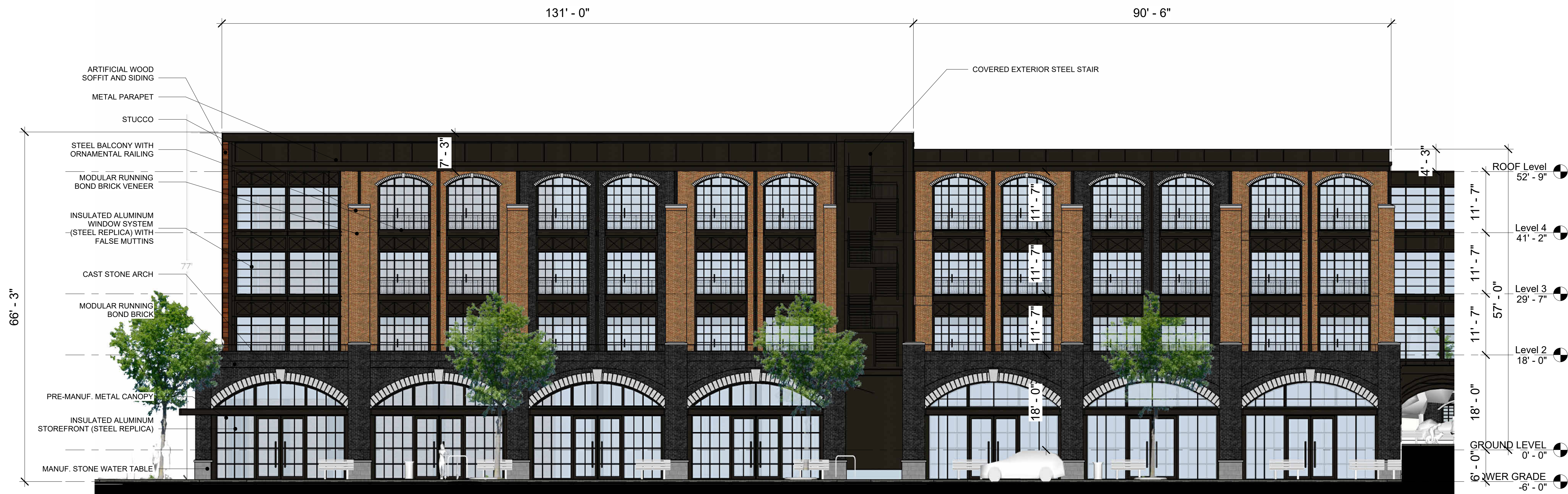
Original drawing is 24x36.
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Sheet Title

RENDERED
PERSPECTIVES
COMMERCIAL

Sheet Number

A304

Set no.



② SOUTH ELEVATION - BLDG A
3/32" = 1'-0"



① SOUTH ELEVATION - OVERALL
3/64" = 1'-0"



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Revisions
No. Description: Date:

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Original drawing is 24x36.
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Sheet Title

COMMERCIAL
BUILDING
ELEVATIONS

Sheet Number

A201

Set no.

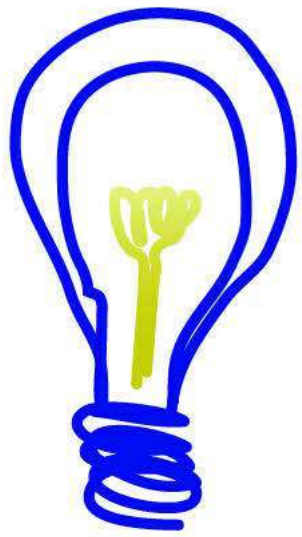


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DATE: 01/13/23
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PROJECT NUMBER: 220823

Revisions
No.: Description: Date:

NOT FOR
CONSTRUCTION

Original drawing is 24x36.
Do not scale contents of these drawings.
Sheet Title

COMMERCIAL
BUILDING
ELEVATIONS

Sheet Number

A202

Set no.



② SOUTH ELEVATION - BLDG B
3/32" = 1'-0"



① SOUTH ELEVATION - OVERALL
3/64" = 1'-0"

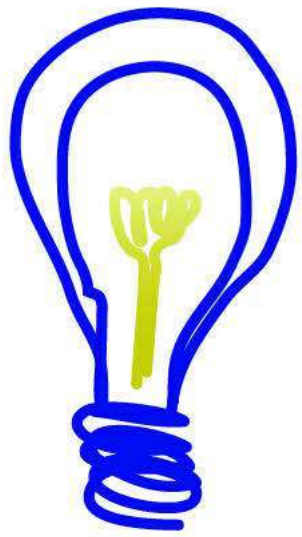


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Revisions
No.: Description: Date:

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COMMERCIAL
BUILDING
ELEVATIONS

Sheet Number

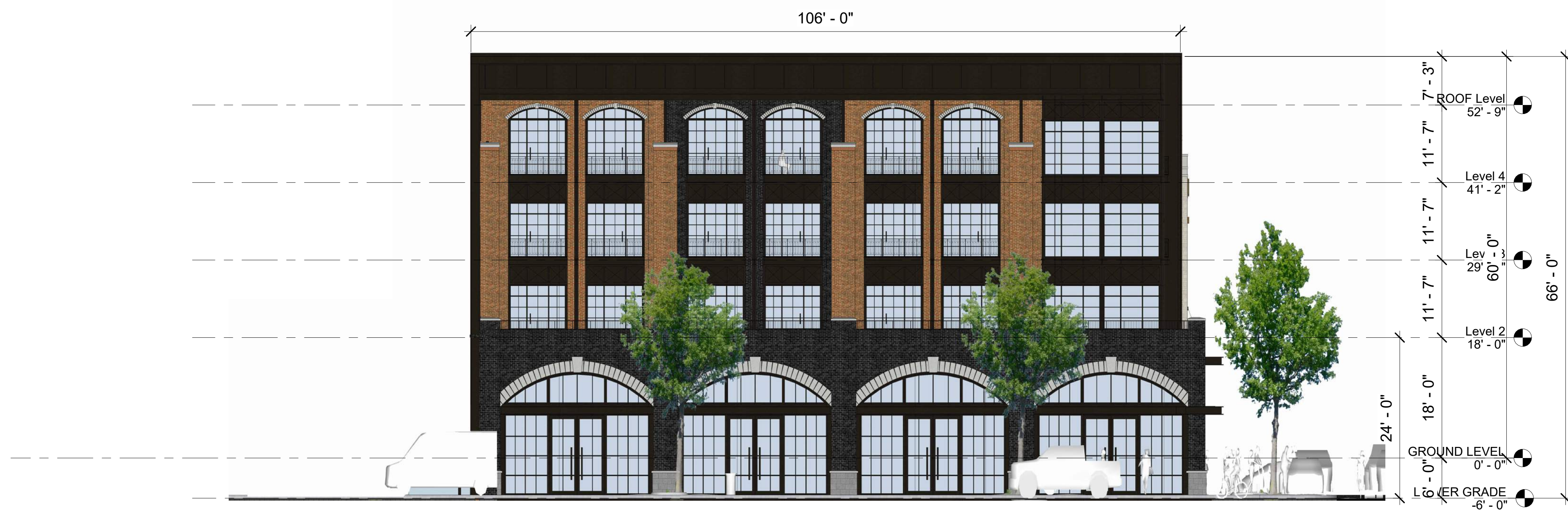
A203

Set no.





① EAST ELEVATION - BLDG C
3/32" = 1'-0"



② WEST ELEVATION - BLDG A
3/32" = 1'-0"



BUILD.
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DATE: 01/20/23

DRAWN BY: JEREME SMITH

CHECKED BY:

PROJECT NUMBER: 220823

Revisions

No.: 7 Description: _____ Date: _____

No.:	Description
NOT FOR CONSTRUCTION	

Original drawing is 24x36.
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Sheet Title

COMMERCIAL BUILDING ELEVATIONS

Sheet Number

A204

Set no.

REQUIRED PARKING:

PARKING PROVIDED

RESIDENTIAL SPACES	122 SPACES
RETAIL SPACES	193 SPACES

	BUILDING A	BUILDING B	BUILDING C
LEVEL 2:			
RESIDENTIAL	13,942 SF	14,714 SF	6,615 SF
FITNESS CLUB		1,000 SF	
		1,650 SF	
LEVEL 3:			
RESIDENTIAL	11,360 SF	15,988 SF	5,317 SF
LEVEL 4:			
RESIDENTIAL	11,360 SF	15,988 SF	5,317 SF
TOTAL			
	36,662 SF	49,420 SF	17,249 SF



1" = 30'-0"



1 FRONT
1" = 30'-0"



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DEVELOPMENT
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REVISION / ISSUE

[illegible]

DATE 06/02/23

JOB NO.

SHEET NAME

LOWER GARAGE PLAN

SHEET NO.

A100

REQUIRED PARKING

PARKING PROVIDED:

SURFACE PARKING	15 SPACES
TOTAL PROVIDED	<u>315</u> SPACES

RESIDENTIAL AREAS

TOTAL	36,662 SF	49,420 SF	17,249 SF
-------	-----------	-----------	-----------

2 $1'' = 30'-0''$

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ON

Drawings. BILD Design Studio, LLC 2017

ROSEWOOD
DEVELOPMENT

REVISION / ISSUE

NO.	DATE	DESCRIPTION
-----	------	-------------

DATE 06/03/23

JOB NO.

SHEET NAME

GROUND LEVEL 1 PLAN

SHEET NO.

A101

REQUIRED PARKING

PARKING PROVIDED:

SURFACE PARKING 15 SPACES

TOTAL PROVIDED 315 SPACES

RESIDENTIAL AREAS

TOTAL	36,662 SF	49,420 SF	17,249 SF
-------	-----------	-----------	-----------

1 LEVEL 2
1" = 30'-0"



BUILD

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REVISION / ISSUE

[illegible]

DATE 06/03/23

JOB NO.

SHEET NAME

LEVEL 2 PLAN

SHEET NO.

A102

REQUIRED PARKING

RESTAURANT

RESIDENCE - 61 UNIT

RETAIL A = 682

RETAIL B - 11,200
RETAIL C - 1,600

TOTAL REQUIRED (E)

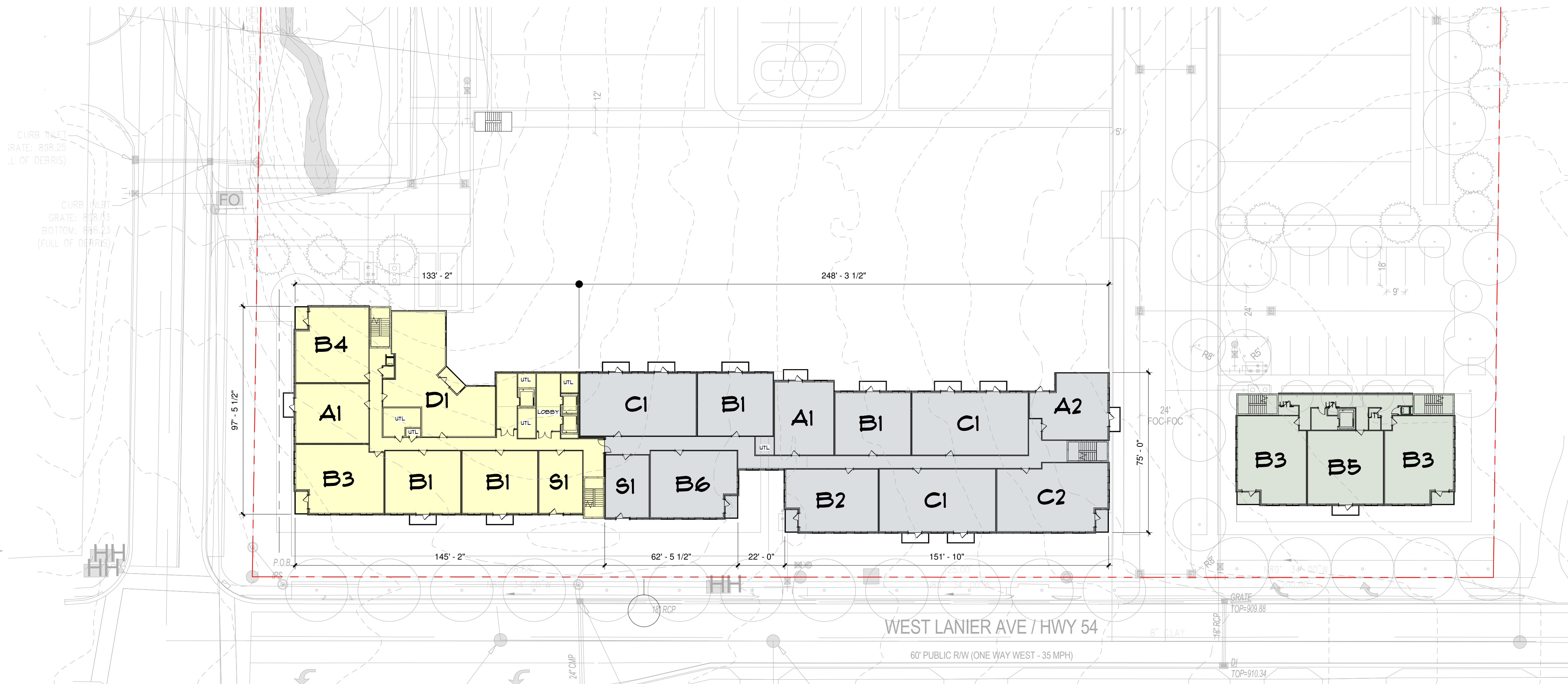
PARKING DE
LEVE

LEVE
TOTA

SURFACE PA

RESIDENTIAL
RETAIL SPACE

BUI



100

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DATE	02/02/02
------	----------

JOB NO.	
---------	--

LEVEL 3 PLAN

REQUIRED PARKING

PARKING PROVIDED

SURFACE PARKING 15 SPACES

RESIDENTIAL SPACES	122 SPACES
RETAIL SPACES	193 SPACES


BUILDING A BUILDING B BUILDING C

TOTAL	36 662 SE	49 428 SE	17 249 SE
-------	-----------	-----------	-----------

60' PUBLIC R/W (ONE WAY WEST - 35 MPH)

1

I FVFI 4

$$1'' = 30'-0''$$


BUILD.

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ROSEWOOD
DEVELOPMENT
225 W. LANIER AVE
FAYETTEVILLE, GA 3

REVISION / ISSUE

[illegible]

DATE 07/12/23

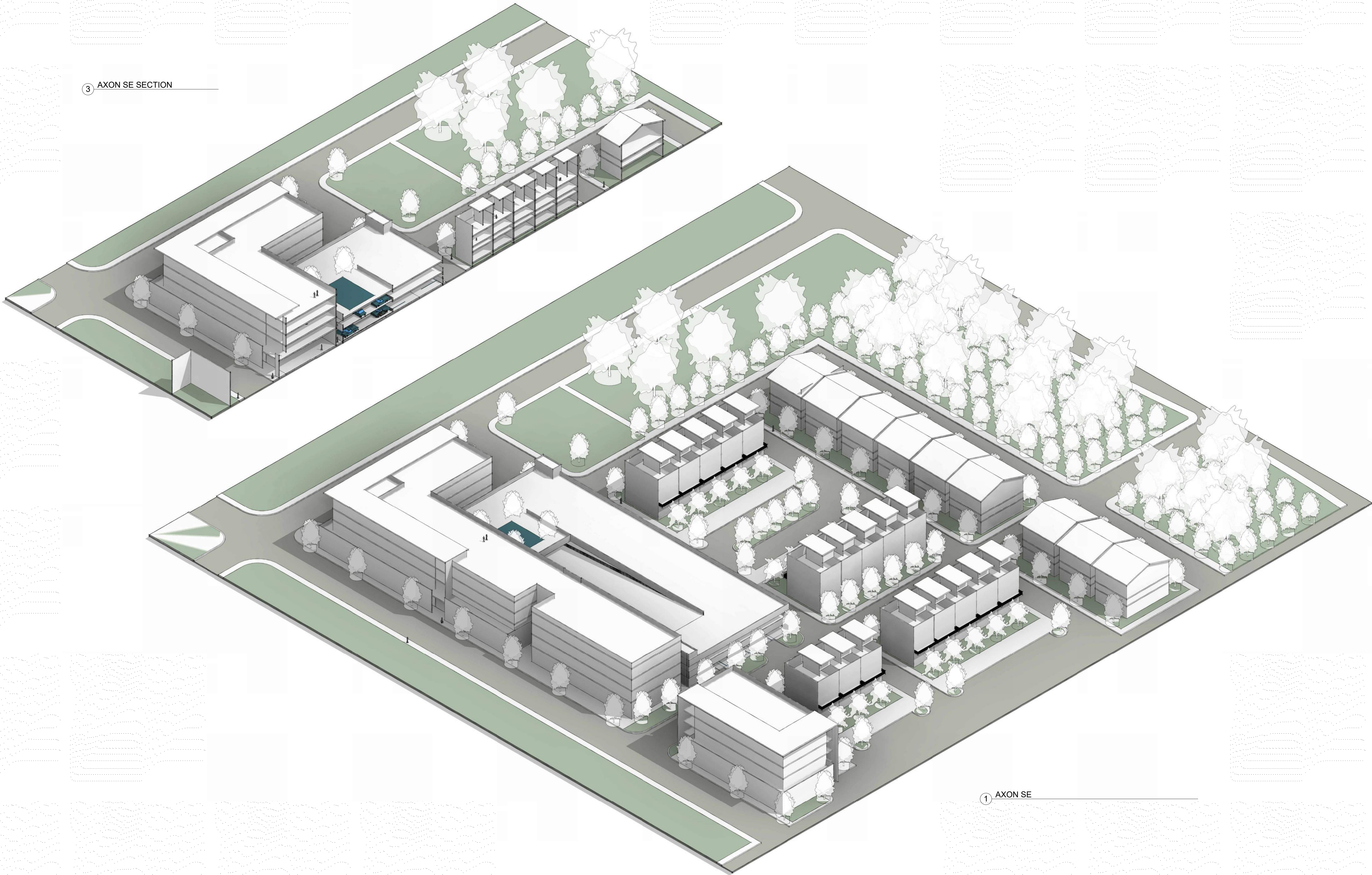
JOB NO.

SHEET NAME

LEVEL 4 PLAN

SHEET NO.

A104



3 AXON SE SECTION

1 AXON SE

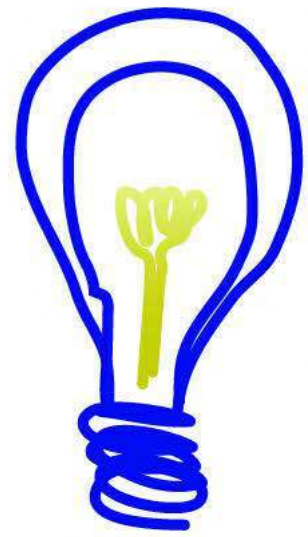


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DATE: 03/16/23
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: 220823

Revisions
No.: Description: Date:

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CONSTRUCTION

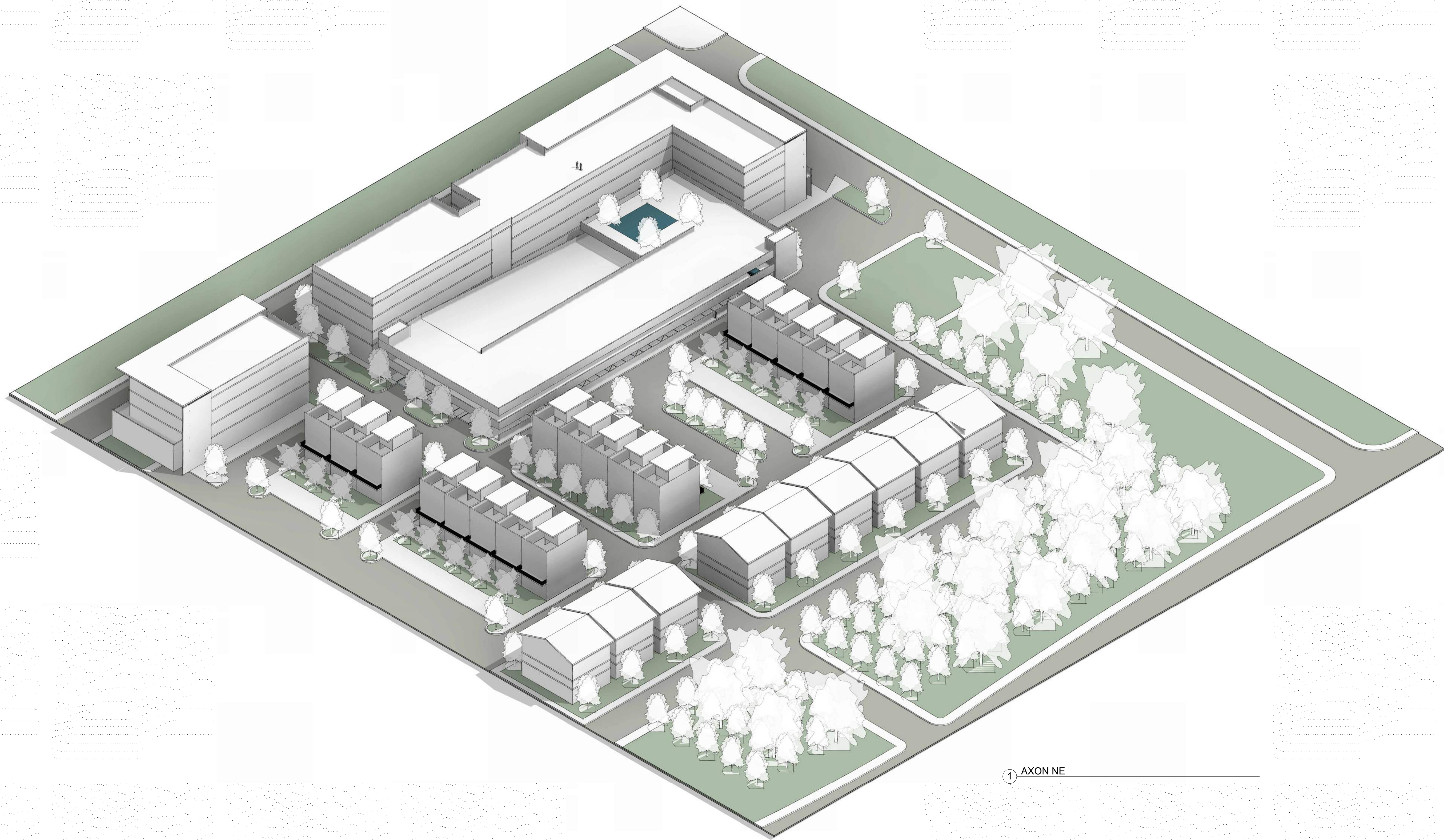
Original drawing is 24x36.
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Sheet Title

SITE AXON
VIEWS

Sheet Number

A401

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1 AXON NE

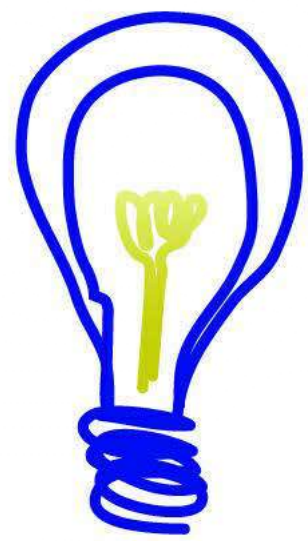


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ROSEWOOD
DEVELOPMENT
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SITE AXON
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A402

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