

# ROSEWOOD DEVELOPMENT

225 W. LANIER AVE  
FAYETTEVILLE, GA 30214

# CONCEPT DRAWINGS - NOT FOR CONSTRUCTION

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**ROSEWOOD  
DEVELOPMENT**

225 W. LANIER AVE  
FAYETTEVILLE, GA 30214

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

revisions : Description: Date:  
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Original drawing is 24x36.  
not scale contents of these drawings.  
Sheet Title

GENERAL NOTES:		PROJECT INFORMATION:		APPLICABLE CODES AND STANDARDS:		INDEX OF DRAWINGS:																																																																							
		<b>PROJECT DESCRIPTION:</b> CONCEPTUAL ELEVATIONS FOR ROSEWOOD DEVELOPMENT		<b>ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, ETC..</b>		<table border="1"> <thead> <tr> <th>Sheet Name</th><th>Sheet Number</th><th>Issue Date</th><th>Current Revision Date</th></tr> </thead> <tbody> <tr> <td>COVER SHEET</td><td>A000</td><td>01/12/23</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 PERSPECTIVE COMMERCIAL</td><td>A301</td><td>01/20/23</td><td></td></tr> <tr> <td>RENDERED PERSPECTIVE COMMERCIAL</td><td>A302</td><td>01/20/23</td><td></td></tr> <tr> <td>RENDERED PERSPECTIVE COMMERCIAL</td><td>A303</td><td>01/20/23</td><td></td></tr> <tr> <td>RENDERED PERSPECTIVE COMMERCIAL</td><td>A304</td><td>01/20/23</td><td></td></tr> <tr> <td>SITE AXON/VEWS</td><td>A401</td><td>03/16/23</td><td></td></tr> <tr> <td>SITE AXON/VEWS</td><td>A402</td><td>03/16/23</td><td></td></tr> </tbody> </table>				Sheet Name	Sheet Number	Issue Date	Current Revision Date	COVER SHEET	A000	01/12/23		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 PERSPECTIVE COMMERCIAL	A301	01/20/23		RENDERED PERSPECTIVE COMMERCIAL	A302	01/20/23		RENDERED PERSPECTIVE COMMERCIAL	A303	01/20/23		RENDERED PERSPECTIVE COMMERCIAL	A304	01/20/23		SITE AXON/VEWS	A401	03/16/23		SITE AXON/VEWS	A402	03/16/23	
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<b>OWNER</b> ROSEWOOD WEST LANIER I, LLC		<b>ARCHITECT</b> BILD DESIGN STUDIO, LLC		<b>SYMBOLS LEGEND:</b>																																																																									
by Heritage Creek Development I, LLC		<b>JEREME SMITH AIA</b> 1315 PEACHTREE ST. NE ATLANTA, GA 30309 VOICE: 404.518.4202 EMAIL: JEREME@BIGIDEASLITTLEDETAILS.COM																																																																											
and Levanta Residential I, LLC																																																																													



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RENDERED  
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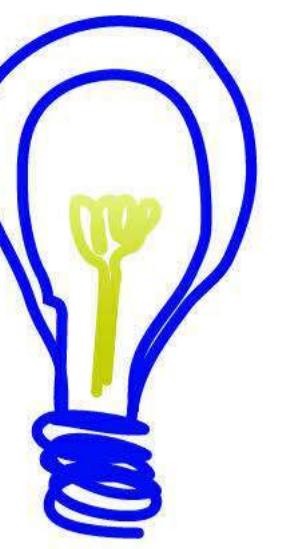
Sheet Number

**A301**

Set no.



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



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RENDERED  
PERSPECTIVES  
COMMERCIAL

Sheet Number

**A302**

Set no.



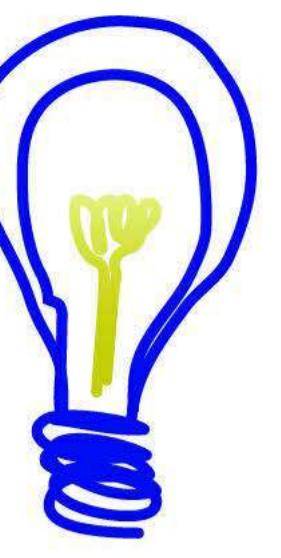
**MULTIFAMILY - SOUTH EAST STREET LEVEL PERSPECTIVE**  
WEST LANIER AVE.



**MULTIFAMILY - SOUTH STREET LEVEL PERSPECTIVE**  
WEST LANIER AVE.



**MULTIFAMILY - SOUTH WEST STREET LEVEL PERSPECTIVE**  
WEST LANIER AVE.



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Sheet Title

**COMMERCIAL BUILDING ELEVATIONS**

Sheet Number

**A201**

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**COMMERCIAL BUILDING ELEVATIONS**

Sheet Number

**A202**

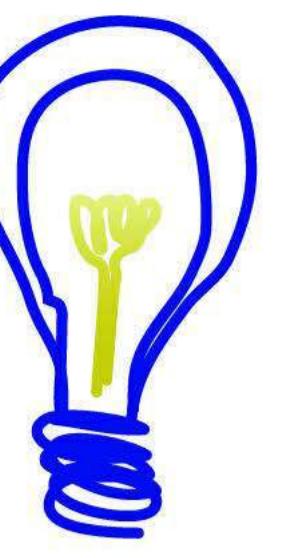
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② SOUTH ELEVATION - BLDG B  
3/32" = 1'-0"



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



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**COMMERCIAL BUILDING ELEVATIONS**

Sheet Number

**A203**

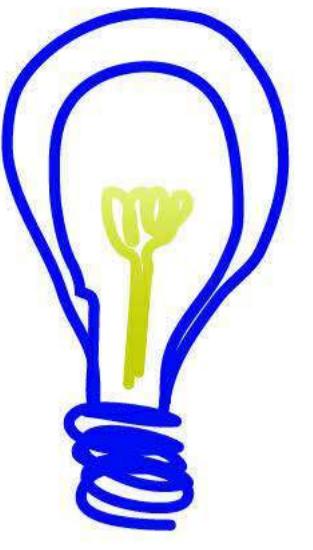
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Sheet Number

**A203**

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WN BY: JEREME SMITH  
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Original drawing is 24x36.  
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Title

# COMMERCIAL BUILDING ELEVATIONS

---

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60' - 1"

7' - 3"

7' - 3"

QOF Level  
52'-9"

Level 4  
41'-2"

Level 3  
29'-7"

Level 2  
18'-0"

18' - 0"

11' - 7"

11' - 7"

PRECAST DECK BEYOND

GROUND LEVEL  
0' - 0"

LOWER GRADE  
-6' - 0"

EAST ELEVATION - BLDG C

1 3/32" = 1'-0"

Architectural rendering of the West Elevation of Building A. The building is a multi-story structure with a dark brick facade and large arched windows. The ground floor features arched openings. The elevation includes a detailed plan view of the building footprint and surrounding landscape elements like trees and a car. Vertical dimensions on the right indicate levels from Ground Level to ROOF Level, with specific heights for each level and the overall width of 106' - 0".

106' - 0"

WEST ELEVATION - BLDG A

2 3/32" = 1' 0"

ROOF Level  
52'-9"

Level 4  
41'-2"

Level 3  
29'-0"

Level 2  
18'-0"

24' - 0"

18' - 0"

11' - 7"

66' - 0"

11' - 7"

60' - 0"

GROUND LEVEL  
0'-0"

EXTERIOR GRADE  
-6'-0"









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DEVELOPMENT

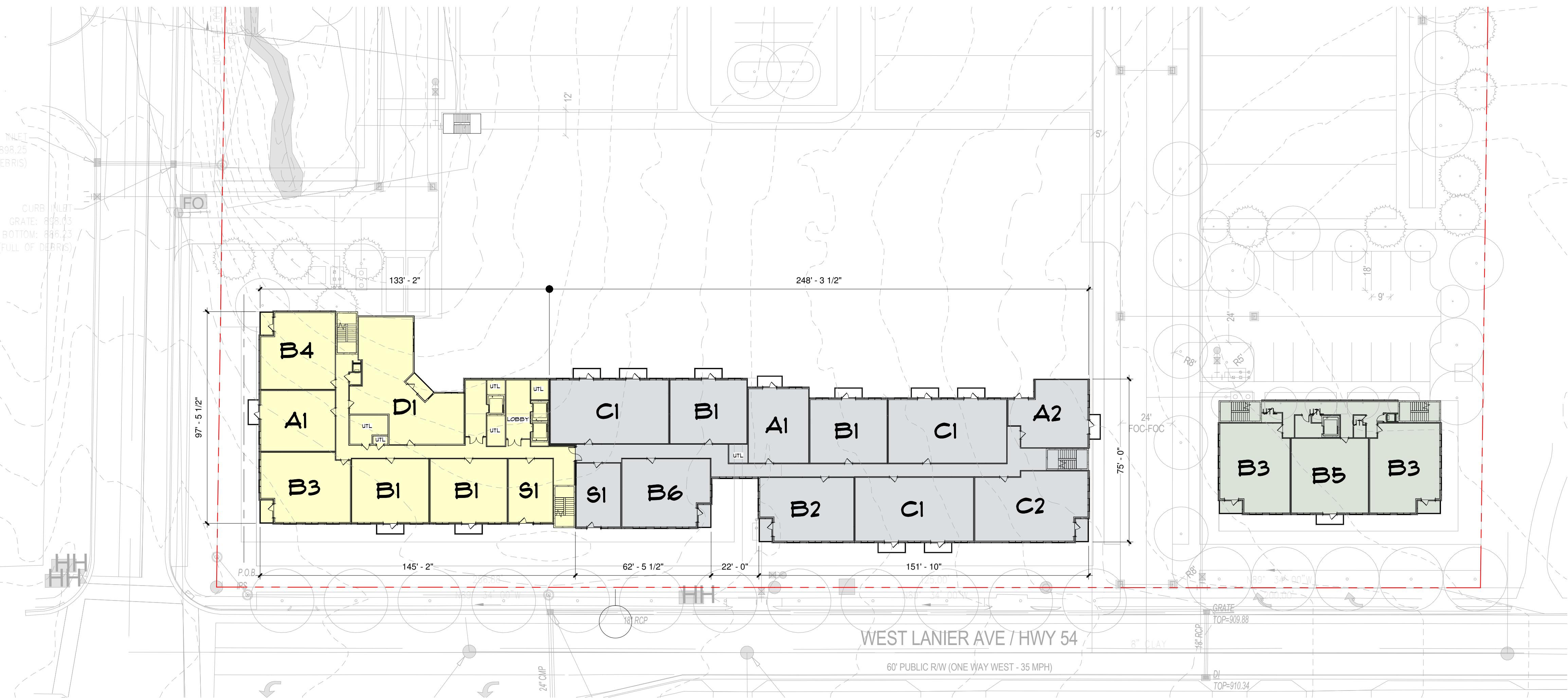
06/0

# LEVEL 3 PLAN

111

# A103

<u>PARKING LEGEND</u>			
<b>REQUIRED PARKING:</b>			
RESIDENCE: 2 SPACES PER UNIT RESTAURANT: 1 SPACE PER TWO SEATS RETAIL: 1 SPACE PER 200 GROSS SQFT			
 <b>RESIDENCE - 61 UNITS X 2 SPACES = 122 SPACES</b>			
<b>RESTAURANT - 100 SEATS = 50 SPACES</b>			
<b>RETAIL A - 6,900 SF / 200 GSF = 35 SPACES</b>			
<b>RETAIL A2 - 5,800 SF / 200 GSF = 29 SPACES</b>			
<b>RETAIL B - 11,200 SF / 200 GSF = 56 SPACES</b>			
<b>RETAIL C - 4,600 SF / 200 GSF = 23 SPACES</b>			
 <b>TOTAL REQUIRED (ESTIMATE) 315 SPACES</b>			
 <b>PARKING PROVIDED:</b>			
<b>PARKING DECK</b>			
LEVEL 1 - 122 SPACES			
LEVEL 2 - 114 SPACES			
LEVEL 3 - <u>64 SPACES</u>			
TOTAL 300 SPACES			
 <b>SURFACE PARKING 15 SPACES</b>			
 <b>TOTAL PROVIDED 315 SPACES</b>			
 <b>RESIDENTIAL SPACES 122 SPACES</b>			
<b>RETAIL SPACES 193 SPACES</b>			
 <b>RESIDENTIAL AREAS</b>			
 <u>BUILDING A</u> <u>BUILDING B</u> <u>BUILDING C</u>			
 <b>LEVEL 2:</b>			
RESIDENTIAL 13,942 SF    14,714 SF    6,615 SF			
FITNESS CLUB 1,080 SF    1,650 SF			
 <b>LEVEL 3:</b>			
RESIDENTIAL 11,360 SF    15,988 SF    5,317 SF			
 <b>LEVEL 4:</b>			
RESIDENTIAL 11,360 SF    15,988 SF    5,317 SF			
 <b>TOTAL</b>			
36,662 SF    49,420 SF    17,249 SF			

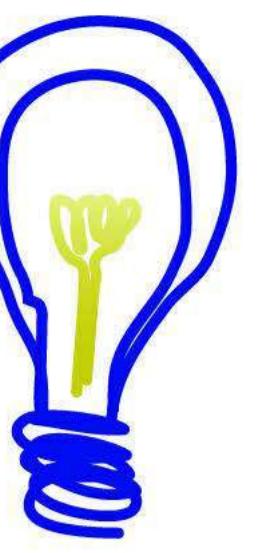


## LEVEL 3

1" = 30'-0"

1" = 30'-0"





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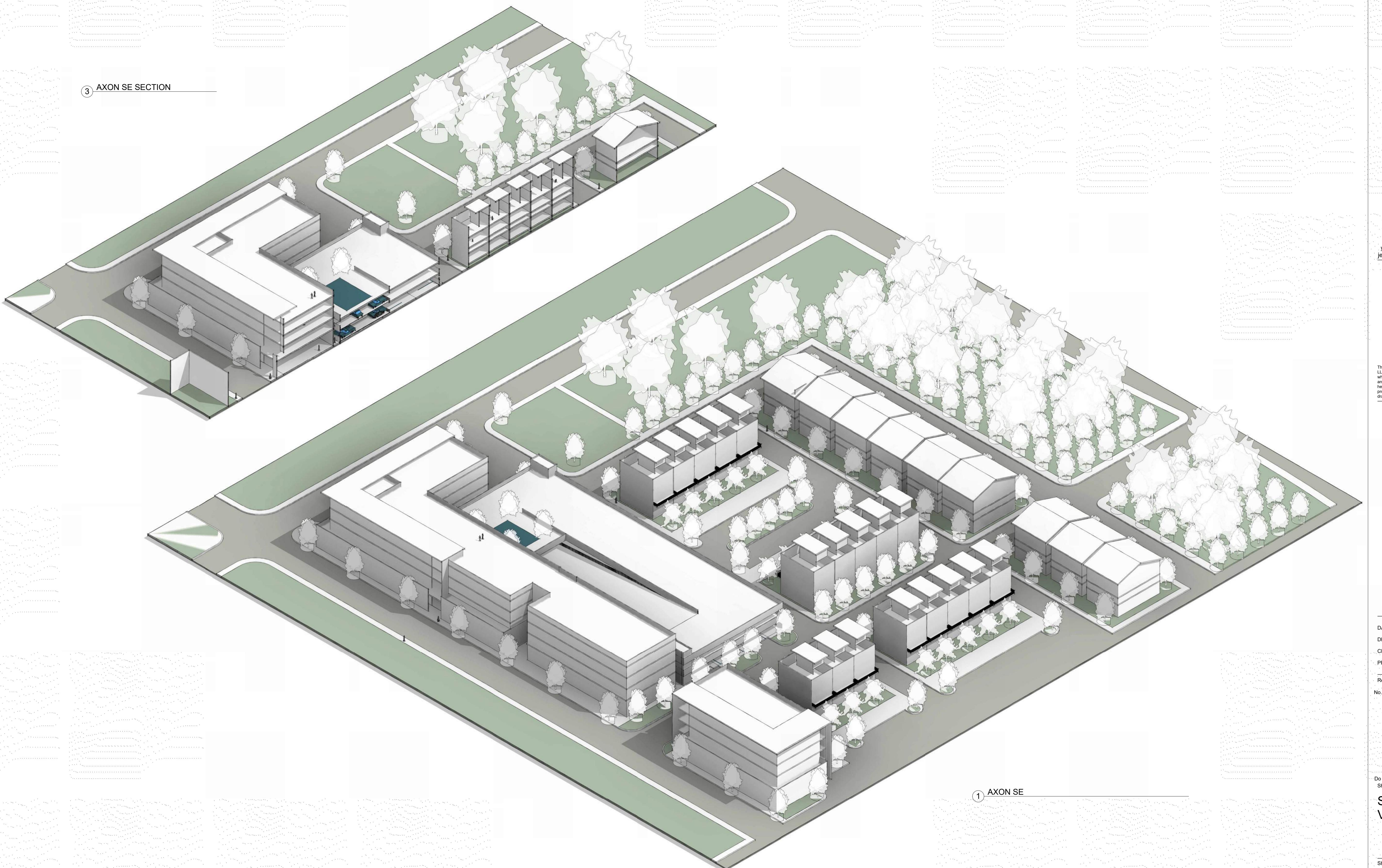
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**SITE AXON  
VIEWS**

Sheet Number

**A401**

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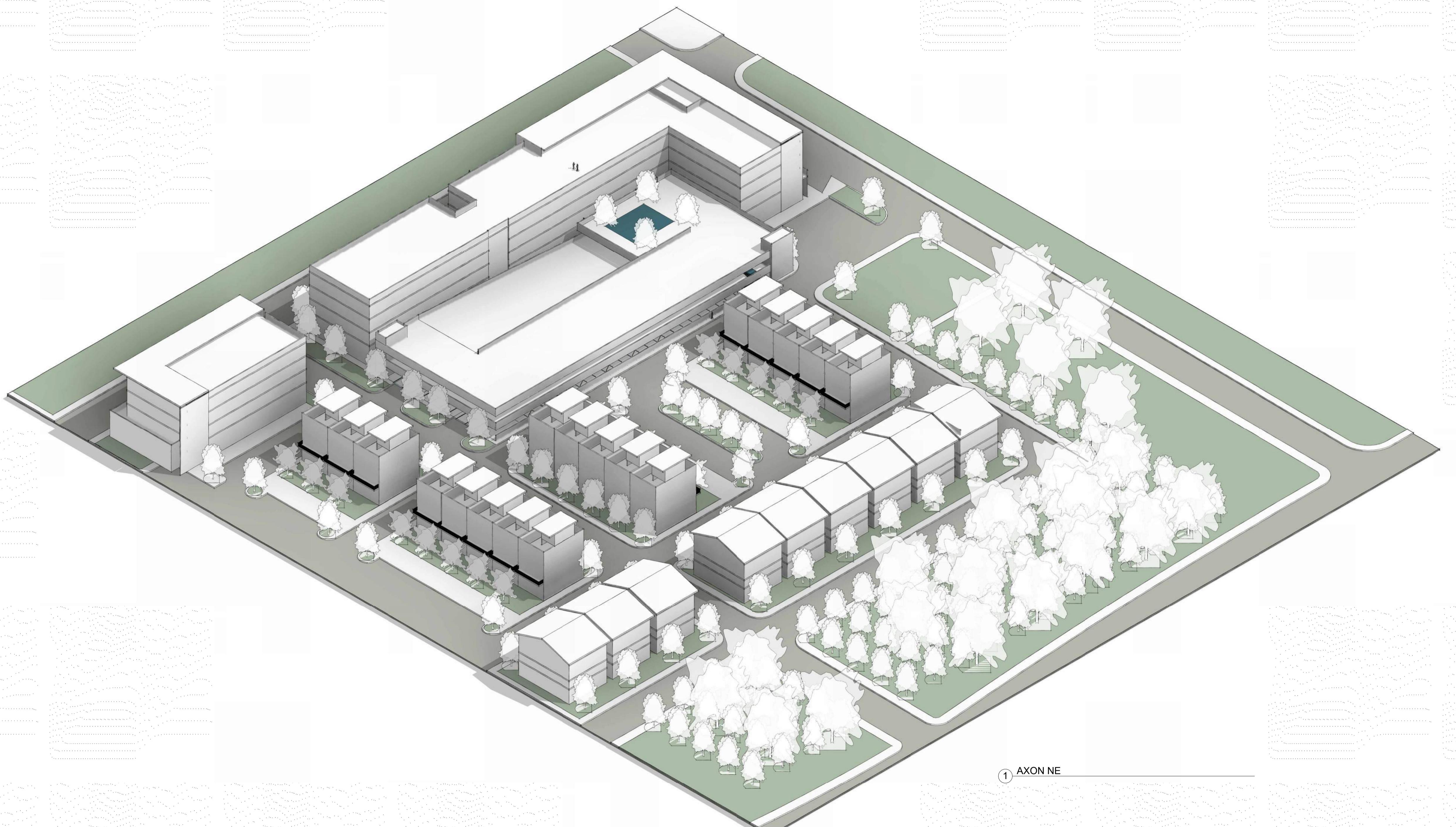
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SITE AXON  
VIEWS

Sheet Number

**A402**

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① AXON NE