



**Development Reference:**

**DEVELOPER/OWNER:** MONTE HEWETT HOMES  
 5775 GLENBROOK DRIVE, BLDG B, SUITE 100  
 ATLANTA, GA 30328  
 CONTACT: MONTE HEWETT  
 PHONE: (404) 458-6080

**ARCHITECT:** BOI ARCHITECTS, INC.  
 6290 ABBOTTS BRIDGE ROAD, SUITE 503  
 JOHNS CREEK, GA 30097  
 CONTACT: KING YEAP  
 PHONE: (678) 624-0090

**CIVIL ENGINEER:** SOUTHERN CIVIL ENGINEERS, INC.  
 10 ROSWELL STREET, SUITE 210  
 ALPHARETTA, GEORGIA 30009  
 CONTACT: BOB VANCE  
 PHONE: (770) 619-4280

**LANDSCAPE ARCHITECT:** SITE SOLUTIONS  
 3715 NORTHSIDE PARKWAY  
 NORTHCREEK 206, SUITE 720  
 ATLANTA, GEORGIA 30327  
 CONTACT: DAVID FLOYD  
 PHONE: (404) 705-9411

**Site Data:**

**ZONING:** SP1-8, SA-2  
**USE:** RESIDENTIAL

**GROSS LOT AREA:** 130,180 SF (2.989 ACRES)  
**NET LOT AREA:** 130,180 SF (2.989 ACRES)

**TOTAL NUMBER OF RESIDENTIAL UNITS:** 34 UNITS  
**BEDROOM COUNT PER UNIT:** 4 BEDROOMS PER UNIT  
**TOTAL BUILDING FLOOR AREA:** 147,000 SF  
**BUILDING HEIGHT:** MAX. 5 STORIES PROVIDED: 3 STORIES

**EAST ANDREWS DRIVE - (TYPE 3) FROM BACK OF CURB**  
 5.0' AMENITY ZONE  
 10.0' WALK ZONE  
 5.0' SUPPLEMENTAL ZONE  
 20.0' MAXIMUM SETBACK

**MAX RESIDENTIAL FLOOR AREA:** 147,000 S.F. (PER ZONING CONDITIONS)  
**PROVIDED:** 148,900 S.F.

**USABLE OPEN SPACE REQUIRED:** 26,036 SF  
**PROVIDED:** 25,107 SF

**MIN PUBLIC SPACE (50% OF UOSR):** 13,018 SF  
**PROVIDED:** 17,053 SF

**OFF STREET PARKING:**

**REQUIRED HANDICAP SPACES:** 0 SPACES **PROVIDED:** 0 SPACES  
**MAX REQUIRED SPACES:** 97 SPACES **PROVIDED:** 82 SPACES  
**MIN REQUIRED SPACES:** 73 SPACES **PROVIDED:** 82 SPACES  
**LOADING SPACE REQUIRED (12%):** 1 **PROVIDED:** 1  
**MAX BICYCLE SPACES REQUIRED:** 50 SPACES  
**MIN BICYCLE SPACES REQUIRED:** 12 SPACES **PROVIDED:** 12

**Site Notes:**

1. THE AMENITY ZONE WILL HAVE BENCHES, STREET TREES, TRASH RECEPTACLES AND OTHER PEDESTRIAN FRIENDLY AMENITIES.
2. ALL INTERNAL SIDEWALKS WILL CONNECT TO EXISTING AND PROPOSED STREET SIDEWALKS.
3. BICYCLE RACKS ARE PROVIDED.
4. TRASH WILL BE PROVIDED TO EACH RESIDENTIAL UNIT. EACH RESIDENTIAL UNIT WILL HAVE A TRASH CONTAINER THAT IS ROLLED OUT FOR PICKUP.



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 Suite 210  
 Alpharetta, GA 30009  
 (770) 619-4280  
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Revisions  
 Date Description

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Project Description  
**MONTE HEWETT HOMES AT EAST ANDREWS**  
 A Development By  
**MONTE HEWETT HOMES**  
 LAND LOT 98 & 99 OF THE 17TH DISTRICT  
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

Drawn: SCE  
 Designer: SCE  
 Date: 09-26-13

Project Number: 2013.005  
 Sheet Title:  
**SITE PLAN**

Drawing Number  
**C-1**  
 (Sheet 1 of 1)

