



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

Cliff Thomas
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

May 12, 2026 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Cliff Thomas
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

3. Approval of Minutes

3.I. Minutes of March 10, 2026

Documents:

1. Minutes - 03-10-2026_draft

4. Old Business

4.I. 3301 Sims Street Site Plan Extension Request

Background:

Victoria Cole is requesting an extension of the site plan approval for 3301 Sims Street, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0010-031-7. The Planning Commission originally approved the site plan on December 10, 2024. Pursuant to the City's zoning regulations, the approval has exceeded the 12-month validity period, and the applicant is requesting an extension to maintain the approval status.

Documents:

1. Application - 3301 Sims Street_Site Plan_Redacted
2. Plans - 3301 Sims Street_Site Plan_2025_06_18
3. Planners Report - 3301 Sims Street_Site Plan Extension
4. Arborist Report_3301 Sims Street_2nd Review

5. New Business

5.I. 3340 Forrest Hills Drive Site Plan Review

Background:

Daniel Love is requesting site plan review to construct a new single family dwelling at 3340 Forrest Hills Drive, Hapeville, Georgia 30354, Parcel Identification Number 14-0066-0004-010-7. The property is zoned R-SF, Residential Single Family and is subject to the zoning regulations for the City of Hapeville.

Documents:

1. Application - 3340 Forrest Hills Drive_Site Plan_Redacted
 2. Plans - 3340 Forrest Hills Drive_Site Plan_V2
 3. Tree Report
 4. Planners Report - 3340 Forrest Hills Drive_Site Plan Review
 5. Arborist Report - 3340 Forrest Hills_2nd Review
- 5.II. Tree Conservation Ordinance Text Amendment

Background:

Consideration of a text amendment to Sections 93-29-7 (Preservation, Replacement, and Removal of Landmark Trees) and 93-29-13 (Tree Preservation Trust Fund) of the Code of Ordinances for the purpose of revising and updating penalties associated with the unauthorized removal of trees without a permit.

Documents:

1. Planners Report Landmark Tree Fine Cap
6. **Next Meeting Date - Tuesday, June 9, 2026**
7. **Adjourn**

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

March 10, 2026 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford - Absent
Brittany Williams

3. Approval of Minutes

3.I. Minutes of February 10, 2026

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of February 10, 2026, as submitted. The motion was seconded by Carol Cobb. MOTION CARRIED: 5-0.

Commissioner Leah Davis entered the meeting during discussion of the following item.

4. New Business

4.I. 3558 Elm Street

Final Combination Plat (Solis Hapeville)

Background:

Santiago Patino on behalf of Hapeville Multifamily, LLC requested approval of the final combination plat to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing 305 apartments and 8,426 SF of retail space. The properties are zoned RMU, Residential Mixed Use.

Findings:

The final plat is the site of a mixed-use, multi-family and retail development with 310 apartments and 8,426 SF of retail sited on 9.08 acres along Elm Avenue and Porsche Drive/South Central. There are 5 six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

The parcels are:

Address	Parcel Number	Acres
Tract B		4.302
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50068	0.230
No address	14 0096000 50076	0.460
3648 Elm Street	14 0096000 50175	0.369
3562 Elm Street	14 0096000 50225	0.543
3558 Elm Street	14 0096000 50217	1.269
Tract A		4.500
522 Porsche Ave	14 0095000 10097	0.378
530 Porsche Ave	14 0095000 10287	0.398
536 Porsche Ave	14 0095000 10279	0.240
540 Porsche Ave	14 0095000 10030	0.260
3572 & 3560 Perkins Street	14 0095000 10113	1.127
No address	14 0095000 10188	
No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		9.08

Recommendation:

The purpose of this final plat is for consolidation purposes and the issuance of certificates of occupancy for the first phases of the multi-family dwelling units. A final development plat will be submitted prior to the issuance of the final certificates of occupancy, showing all improvements for the tracts to be recorded with the County. Per above, a security bond shall be posted by the applicant/owner in an amount equal to the estimated cost of

installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

The Planning Commission may approve this final consolidation plat and allow for submission of the final development plat to City Staff such that it meets all City Planner and City Engineer's requirements. At that time, the security bond will be released.

Once any outstanding issues identified in the Engineer's report are addressed, the combination plat may be considered approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Discussion:

Commissioner Williams inquired about the status of the plat review. Dr. Patterson explained that the Planning Commission's initial approval was for the preliminary final plat. The applicant is now requesting approval of a final combination plat to consolidate the 18 parcels into two (2) parcels, allowing for leasing of the first building. A subsequent final plat will be submitted to combine all parcels into a single parcel once all improvements have been completed.

Commissioner Dolan asked whether the initial leasing phase would include the commercial spaces. Dr. Patterson confirmed that the first phase of the rental units does include the commercial space along South Central Avenue.

MOTION ITEM: Brittany Williams made a motion to approve the final combination plat request for 3558 Elm Street subject to the deficiencies outlined in the staff reports. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

4.II. Special Event Facilities (Event Center) Text Amendment

Background:

Consideration of a text amendment to Sections 93-1-2 (Definitions) and 93-3.2-6 (Special Use Permit Criteria and Standards) of the Code of Ordinances for the purpose of updating and clarifying regulations related to event venues and event centers.

Findings:

After the discussion with the Planning Commission and additional research, a text amendment is proposed as a definition for special events facility (event center, event venue). In addition, the requirement for a special use permit and associated criteria for the City's zoning Code. The modifications are based upon other Georgia jurisdictional definitions which emphasis the private nature of events as opposed to a publicly accessible event such as ones that take place in a theatre or other performance venue.

Discussion

Commissioner Cobb stated that we stick to what we can control; the main concern is parking and she supports the text amendment, as presented.

Chairman Thomas clarified that the parking requirement is one (1) space per three (3) occupants. City Planner Dr. Lynn Patterson noted that this standard is currently codified and accounts for both staff and patrons.

Public Comments

Charlotte Rentz provided comments regarding the areas identified as potential locations for event center uses.

John Russell, representing Tara Club, expressed support for the Planning Commission's efforts to address parking concerns and inquired about the availability of properties within Sam Hape Plaza.

MOTION ITEM: Lucy Dolan made a motion to recommend approval to the Mayor and Council for the proposed text amendment to the Special Event Facilities ordinance. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

6. Next Meeting Date: April 14, 2026 at 6:00 PM.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:35 p.m. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT

Date Received: 5/7/20
Application # 26-PC-05-05
Fees: N/A

PLANNING COMMISSION APPLICATION

Name of Applicant VICTORIA COLE

Mailing Address

Telephone Mobile # Email

Property Owner (s) VICTORIA COLE AND LELAND ROBERTS-MURPHY

Mailing Address

Telephone Mobile # Email TORLECOLE@YAHOO.COM

Address/Location of Property:
3001 58th ST HAPEVILLE GA 30354

Parcel I.D. # (Information must be provided) 14009800100317

Present Zoning Classification: R-1

Present Land Use UNDEVELOPED LAND

Please check the following as it applies to this application

- ☒ Site Plan Review ☐ Temporary Use Permit
☐ Conditional Use Permit ☐ Special Use Permit
☐ Other (Please State)

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's Signature

Date: 5/7/20

Sworn to and subscribed before me

This 7th day of May 2020

Notary Public

VALECIA NEAL
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires January 7, 2020

PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

PROJECT SCOPE CONSISTS OF A NEW CONSTRUCTION 2-STORY, 1,742 SQFT SINGLE FAMILY RESIDENCE, AND DETACHED ACCESSORY SHED STRUCTURE. NO DEMOLITION REQUIRED. PROPERTY CURRENTLY VACANT. SITE WORK INCLUDES LIMITED TREE REMOVAL, NEW ELECTRICAL, DOMESTIC WATER, AND SANITARY SEWER UTILITY CONNECTIONS, LIMITED REGARDING TO ACCOMMODATE NEW STRUCTURES AND NEW CONCRETE RIBBON DRIVEWAY.

PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

1001 SHELBY HAVEN, GA 30854

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant VICTORIA COLE

Address of Applicant 2219 VINE TOWN DR SW ATLANTA GA 30311

Telephone of Applicant [REDACTED]

[Signature]

Signature of Owner

VICTORIA COLE

Print Name of Owner

Personally Appeared Before Me

This 7 day of May, 2024.

[Signature]

Notary Public

VALECIA NEAL
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires January 7, 2029



SITE PLAN CHECKLIST - PLEASE INCLUDE WITH YOUR APPLICATION.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan must contain the following information:

**Victori
a Cole**

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

**Victori
a Cole**

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

**Victori
a Cole**

The locations, size (sf), and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

**Victori
a Cole**

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

Victor
a Cole

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

Victor
a Cole

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

Victor
a Cole

Existing and proposed grades at an interval of five (5) feet or less.

Victor
a Cole

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s)

Victor
a Cole

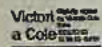
A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

Victor
a Cole

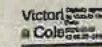
The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

_____ The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

 Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development

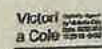
 Location and size of all signs. Detached single-family residential development may be exempt from this requirement

 Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

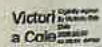
 Site area (square feet and acres).

 Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

 Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

 Total floor area ratio and/or residential density distribution.

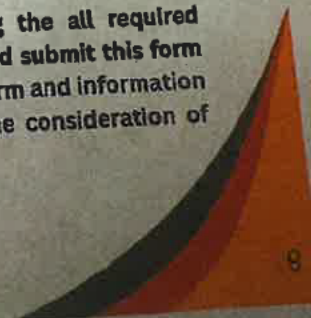
 Number of parking spaces and area of paved surface for parking and circulation.

 At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

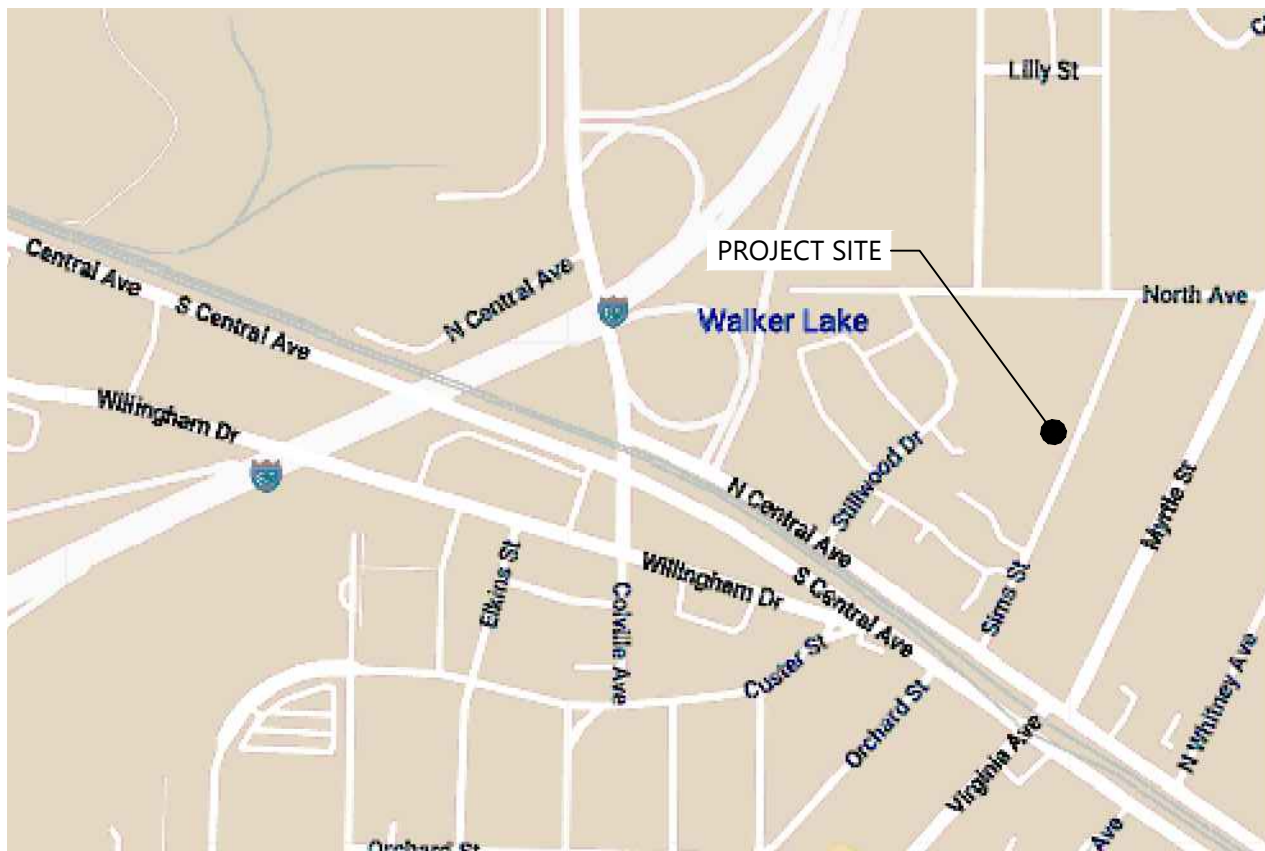
Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: Victoria Cole Digitally signed by Victoria Cole
Date: 2020.05.07 12:39:43 -0400

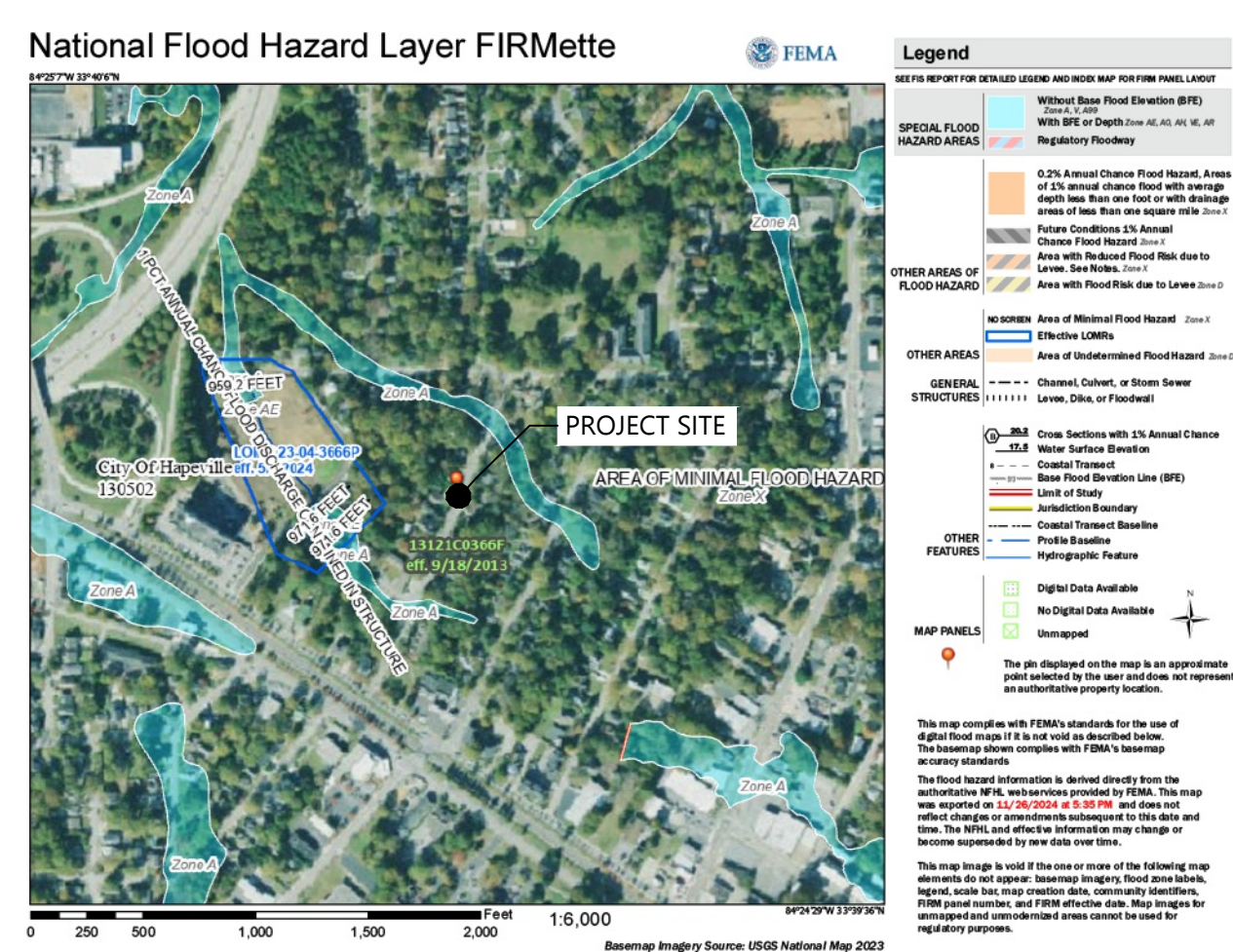
Date: 5/7/20



3301 SIMS ST RESIDENTIAL SITE DEVELOPMENT PLANS



LOCATION MAP
NOT TO SCALE



FEMA FIRMETTE
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD
AREA PER FIRM PANEL 13121C0366F DATED 9/18/2013.

SHEET INDEX

NUMBER	TITLE
C0.0	COVER SHEET
--	SURVEY (BY OTHERS)
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS

PROJECT INFO

ADDRESS
3301 SIMS ST
HAPEVILLE, GA 30354
JURISDICTION
CITY OF HAPEVILLE
PIN
14 009800100317
ZONING
R-1 - ONE FAMILY DETACHED
FUTURE LAND USE
RESIDENTIAL
SITE AREA
0.18 AC

PROJECT SUMMARY

SITE DEVELOPMENT PERMIT TO PREPARE THE SITE FOR
A RESIDENTIAL BUILDING AND DETACHED SHED.
INCLUDES GRADING AND UTILITIES.

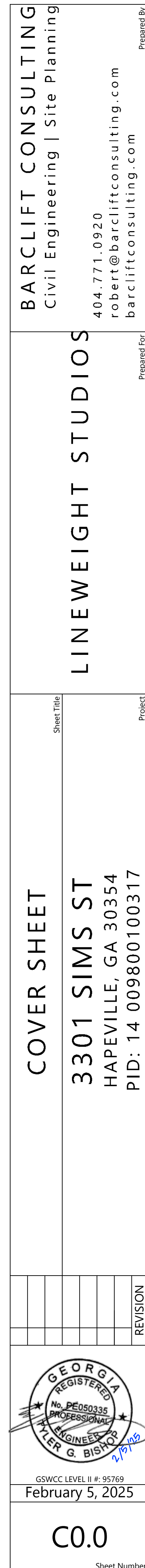
PROJECT CONTACTS

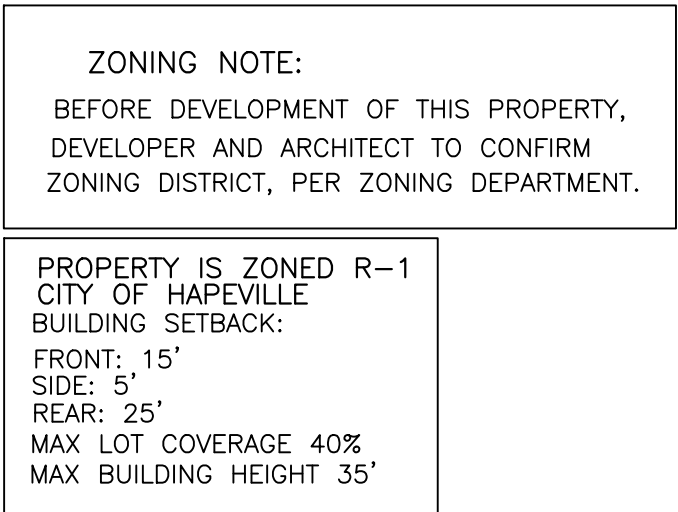
CIVIL ENGINEER
BARCLIFT CONSULTING
TYLER BISHOP, PE
TYLER@BARCLIFTCONSULTING.COM
847.347.6648

OWNER
TORI COLE & LELAND GRANT ROBBINS-MURPHY

ARCHITECT
LINEWEIGHT STUDIO
ERIC BETHANY, RA
EBETHANY@LINEWEIGHTSTUDIO.COM
843.330.3890

SURVEYOR
SURVEY LAND EXPRESS, INC.
EUGENE A. STEPANOV, RLS
INFO@SURVEYLANDEXPRESS.COM
404.252.5747





1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES. MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEYOR, AND EXPRESSLY, THE SURVEYOR'S RESPONSIBILITY AND DOES NOT WARRANT THE ZONING INFORMATION AND SUPPLEMENTAL INFORMATION PROVIDED HEREIN. THIS INFORMATION WAS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY
OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS,
WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY
DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13121C0366F
EFFECTIVE DATE: 9/18/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

- APP AS PER PLAT
 APD AS PER DEED
 AFF AS PER FIELD
 AI ANGLE IRON FOUND
 AL AS PER ZONING
 BB BOTTOM BANK
 BC BACK OF CURB
 BLK BLOCK
 BLS BUILDING SETBACK LINE
 BSM BRICK
 CBK CEMENT
 CBL CABLE LINE
 C CONCRETE
 CB CATCH BASIN
 CL CENTER LINE
 CHN CHAIN LINK FENCE
 CMP CORRUDED METAL PIPE
 CLO CITY OF ATLANTA
 CO SAN SEWER CLEAN OUT
 CM CADASTRAL MAP
 CRWL CRAWL SPACE
 CPT CALCULATED POINT
 DE DEED
 DE DRAINAGE EASEMENT
 DI DRAINAGE INLET
 DWM DEPARTMENT OF WATERSHED
 MANAGEMENT
 EB ELECTRIC POWER BOX
 EM ELECTRIC METER
 EP EDGE OF PAVEMENT
 F FIELD
 FC FACE OF CURB
 FDC FIRE DEPARTMENT CONNECTION
 FH FIRE HYDRANT
 FL FRAME
 GL GAS LINE
 GM GAS METER
 GV GAS VALVE
 GW GUY WIRE
 HDW HEAD WALL
 HW HARDWOOD TRIM
 IP IRON PIN
 IPF IRON PIN FOUND
 IPS IRON PIN SET
 IV IRIGATION VALVE
 IVM IRRIGATION METER
 JN JUNCTION BOX
 LL LAND LOT LINE
 MAG MAGNETIC READING IP
 MGN MAGNOLIA TREE
 MH MAN HOLE
 MTF METAL FENCE
 N NB/NS
 OH OVERHANG
 OTT OPEN TOP PIPE FOUND
 P PORCH
 (P) PLAT
 PC PROPERTY CORNER
 PL PROPERTY LINE
 PN PINE TREE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCING
 PP POWER POLE
 PW POWER LINE
 R RECORD
 PVC POLYVINYL CHLORIDE PIPE
 RFI IRON ROD FOUND
 RSF RAIL SPIKE FOUND
 RFB REINFORCING BAR FOUND
 RBC REINFORCING BAR SET
 RCP REINFORCED CONC PIPE
 R/W RIGHT-OF-WAY
 SN SIGN
 SSL SANITARY SEWER LINE
 SSS SANITARY SEWER EASEMENT
 SP SCREENED PORCH
 SW SIDEWALK
 TB TOP OF BANK
 TRJ TRAFFIC POLE
 UE UTILITY EASEMENT
 WD WOOD
 WDF WOOD FENCE
 WDK WOOD DECK
 WL WATER LINE
 WM WATER METER
 WRF WIRE FENCE
 WVL WATER VALVE
 WW WET WEATHER
 W/ WITH/
 Y YARD INLET

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- PARKING STOPS BLOCKS
- CONCRETE MONUMENT
- TRAFFIC POLE
- SING POLE
- BENCHMARK

INDICATES SS SS SS SS
INDICATES SANITARY SEWER LINE

P P P P
INDICATES POWER LINE

INDICATES WATER LINE

GAS GAS GAS GAS
INDICATES GAS LINE

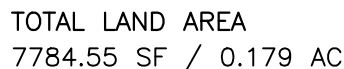
X X X X
INDICATES FENCE LINE

INDICATES DRAINAGE LINE

BURIED POWER/CABLE LINE

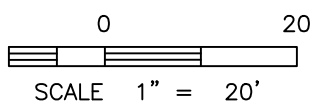
AT&T BURIED LINE

OVERHEAD TRAFFIC/SING STRUCTURES



ALLOWABLE LOT COVERAGE
3113.82 SF / 0.071 AC / 40%

EXISTING LOT COVERAGE
455.21 SF / 0.010 AC / 5.8%

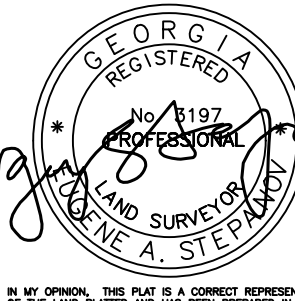


LOT	BLOCK	
SUBDIVISION	UNIT	
LAND LOT 98	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.61314/PG.401	PB./PG.
FIELD WORK DATE SEP 03, 2024	PRINTED/SIGNED SEP 04, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER STATION, AND A MEAN SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. THE FOLLOWING INFORMATION WAS GATHERED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500 FEET OF ANY CORNER.		
AU COORD #20170881 DWG #20241291		SURVEY LAND EXPRES LAND SURVEYING SERVICE

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

VICTORIA COLE

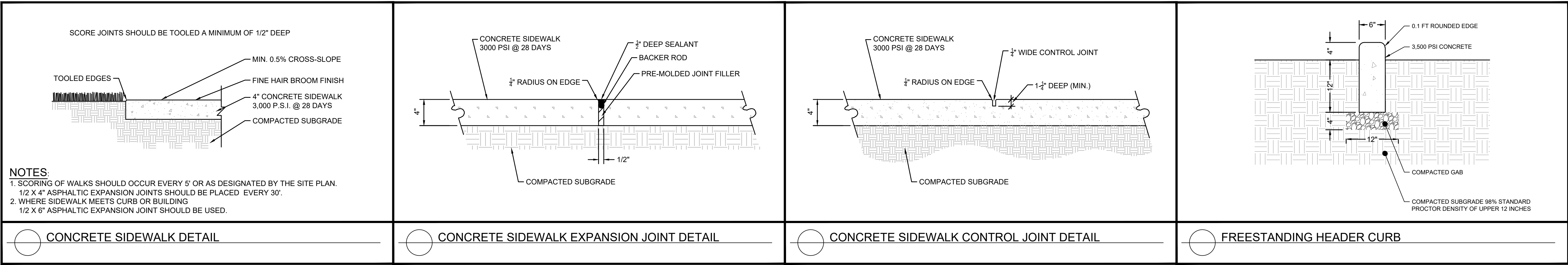
PROPERTY ADDRESS:
3301 SIMS STREET
HAPEVILLE, GA 30354



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES



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Civil Engineering | Site Planning

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Prepared By

LINWEIGHT STUDIOS

Sheet Title

Project

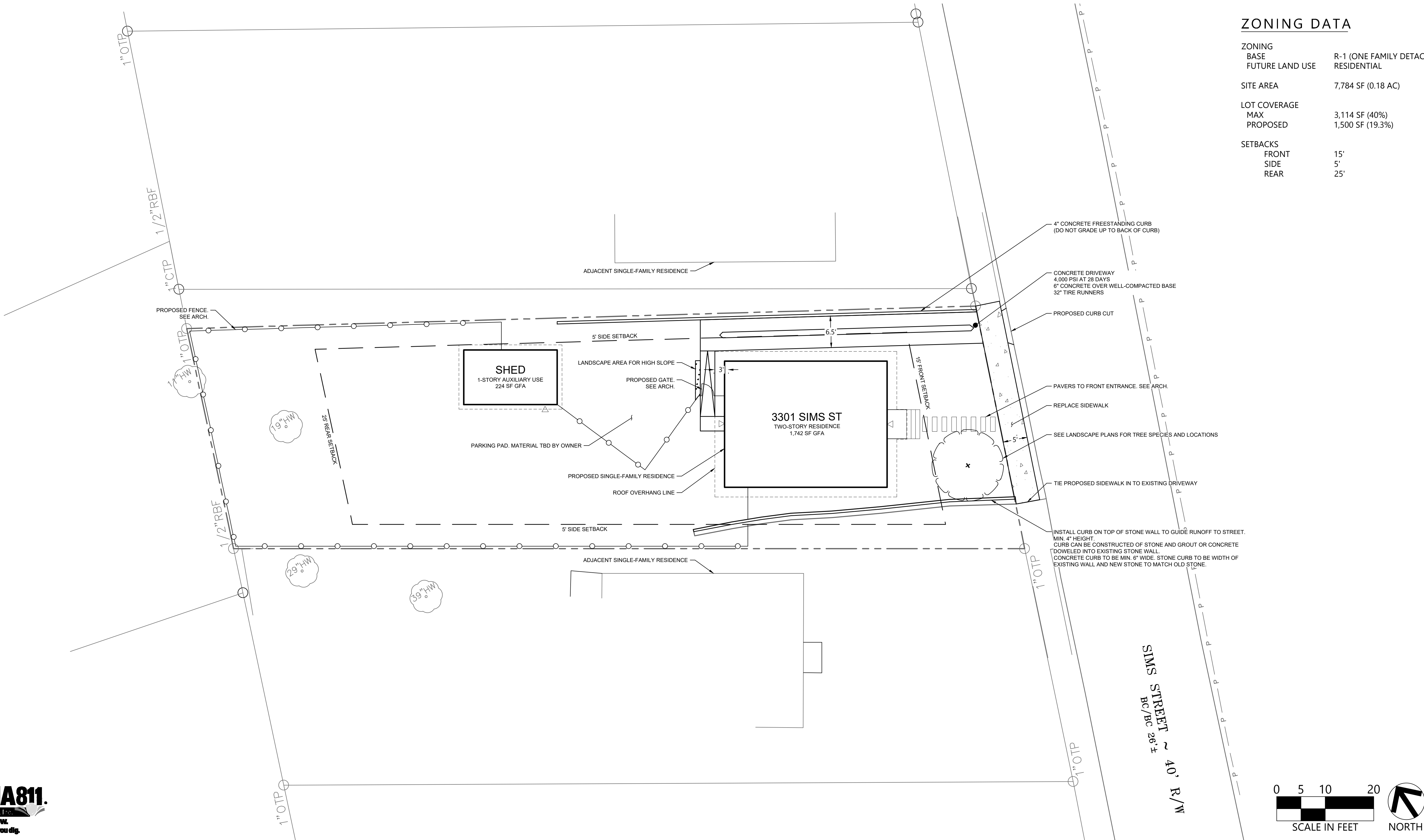
SITE PLAN

3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

REVISION

GSWCC LEVEL II #: 95769
February 5, 2025

C2.0
Sheet Number



ZONING DATA	
ZONING BASE	R-1 (ONE FAMILY DETACHED)
FUTURE LAND USE	RESIDENTIAL
SITE AREA	7,784 SF (0.18 AC)
LOT COVERAGE	
MAX	3,114 SF (40%)
PROPOSED	1,500 SF (19.3%)
SETBACKS	
FRONT	15'
SIDE	5'
REAR	25'

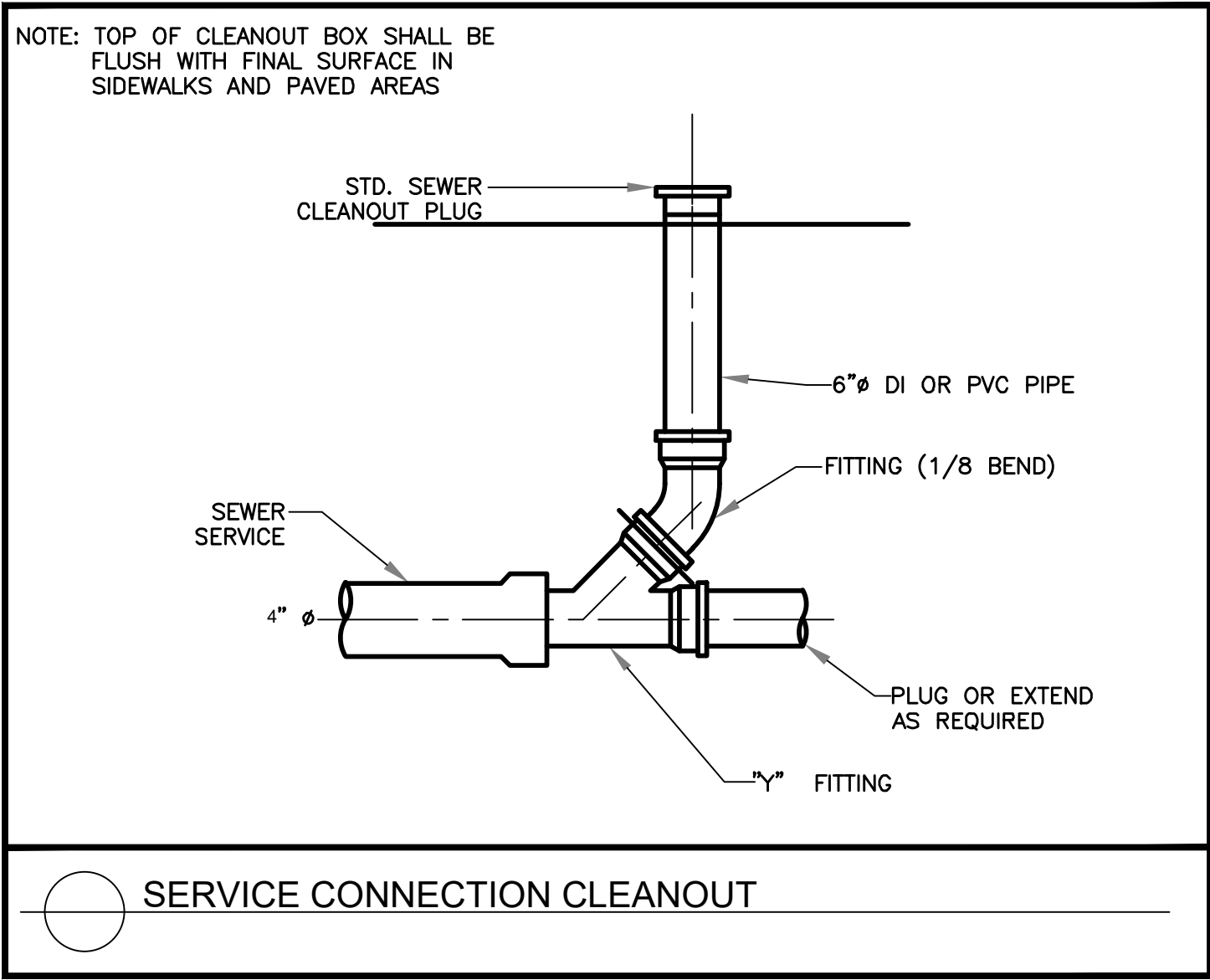
GRADING NOTES

SITE AREA 0.18 AC
DISTURBED AREA 0.11 AC
IMPERVIOUS AREA SEE LOT COVERAGE ON C2.0

- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013.
- CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR STORM AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
- NO GRADED SLOPE SHALL EXCEED 2H:1V
- ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL.
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.

GRADING LEGEND

PROPOSED CONTOUR 998
EXISTING CONTOUR 998
PROPOSED SPOT ELEVATION +998.0
TOP OF WALL +XX (tw)
GRADE AT BOTTOM OF WALL +XX (bg)



EASEMENT NOTE

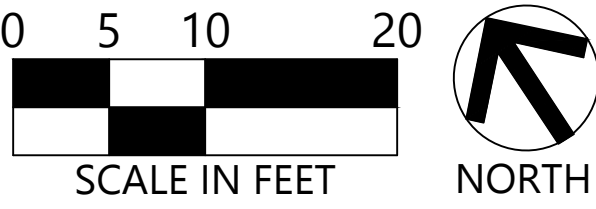
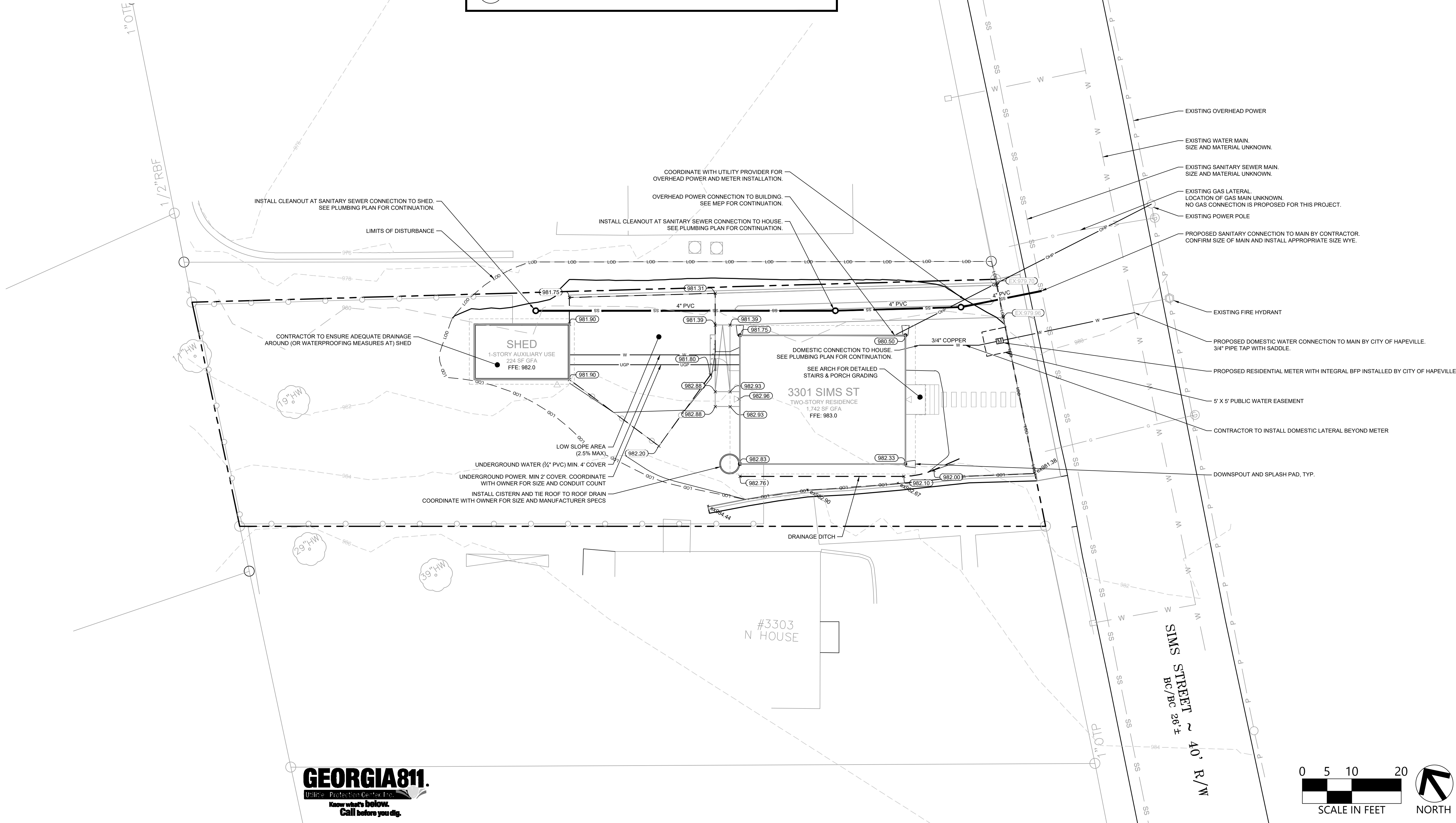
OWNER TO SECURE NECESSARY AGREEMENTS WITH ANY NEIGHBOR PRIOR TO PERFORMING ANY WORK, INCLUDING BUT NOT LIMITED TO GRADING, ON ANY ADJACENT PARCELS.

DRAINAGE NOTE

CONTRACTOR TO ENSURE THAT ALL CONSTRUCTED DRAINAGE MEASURES ARE ADEQUATE TO PREVENT WATER INTRUSION INTO EITHER STRUCTURE

UTILITY NOTES

- CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HAPEVILLE WATER AND SEWER DETAILS AND SPECIFICATIONS.
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
- ALL UTILITY CONNECTIONS END AT THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.



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Civil Engineering | Site Planning

LINEWEIGHT STUDIOS

3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

REVISION

GSWCC LEVEL II #: 95769
February 5, 2025

C3.0

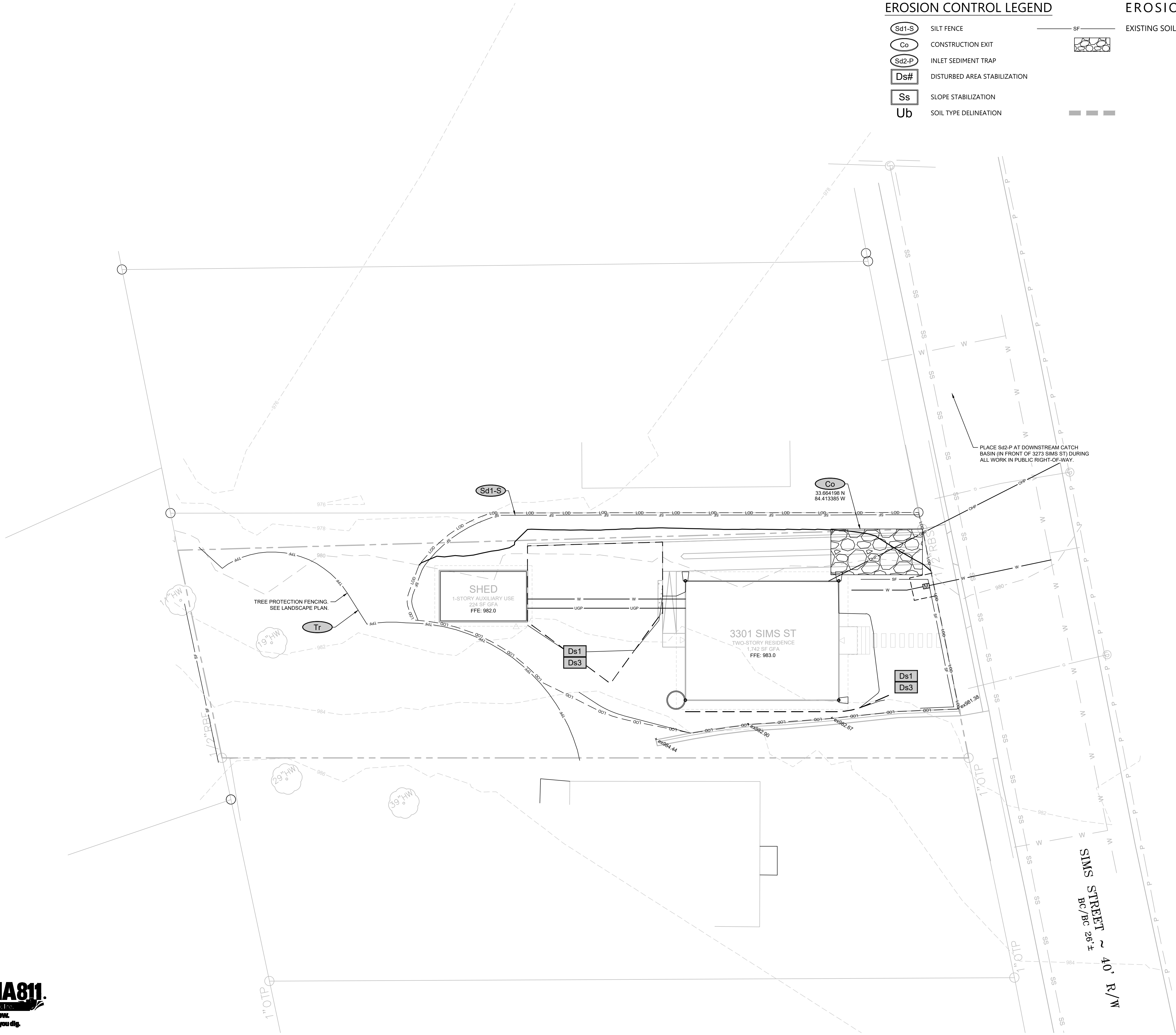
Sheet Number

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Prepared For

Project



EROSION CONTROL LEGEND

- Sd1-S** SILT FENCE
- Co** CONSTRUCTION EXIT
- Sd2-P** INLET SEDIMENT TRAP
- Ds#** DISTURBED AREA STABILIZATION
- Ss** SLOPE STABILIZATION
- Ub** SOIL TYPE DELINEATION

EROSION NOTE

EXISTING SOIL SERIES IS UfC2 (B) FOR ENTIRE DISTURBED AREA.

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LINEWEIGHT STUDIOS

EROSION CONTROL PLAN

3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

REVISION



GSWCC LEVEL II #: 95769
February 5, 2025

C4.0

Sheet Number

MATERIAL	DEPTH
DRY STRAW OR HAY	2" TO 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" TO 3"
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA; HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	T N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	-
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	6-12-12	1000	-
GROUND COVERS	FIRST	10-10-10	1300	-
	SECOND	10-10-10	1100	-
PINE SEEDLINGS	FIRST	20-10-5	ONE 21" GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	-
SHRUB LESPEDEZA	FIRST	0-10-10	700	-
	MAINTENANCE	0-10-10	500	30
TEMPORARY GROUND COVER CROPS SEEDING ALONE	FIRST	6-12-12	1500	50-100
WARM SEASON GRASSES	FIRST	6-12-12	800	50-100
	SECOND	6-12-12	400	30
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50
	SECOND	0-10-10	1000	-

Ds3 PERMANENT SEEDING

APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS						
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION			
			M-L	P	C	
BARLEY	3.3 LBS.	3 BU.	9/1-10/31	9/15-11/15	10/1-12/31	
OATS	2.9 LBS.	4 BU.	9/15-11/15	9/15-11/15	9/15-11/15	
TRITICALE	3.3 LBS.	3 BU.	-	-	10/15-12/15	
RYEGRASS, ANNUAL	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31	
RYE LESPEDEZA, ANNUAL	0.6 LBS.	0.5 BU.	8/15-10/31	9/15-11/30	10/1-12/31	
WEEDING LOVEGRASS	0.1 LBS.	4 LBS.	3/1-3/31	3/1-3/31	2/1-2/28	
SUDANGRASS	1.4 LBS.	60 LBS.	4/1-5/31	4/1-5/31	3/1-5/31	
MILLET, BROWNTOP	0.9 LBS.	40 LBS.	4/15-6/15	4/15-6/30	4/15-6/30	
MILLET, PEARL	1.1 LBS.	50 LBS.	5/15-7/15	5/1-7/31	4/15-8/15	
WHEAT	4.1 LBS.	3 BU.	9/15-11/30	10/1-12/15	10/15-12/31	

1. TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF PLANTED TOO HEAVILY.

2. REDUCE SEEDING RATES BY 50% WHEN DRILLED.

3. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

4. SEEDING RATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

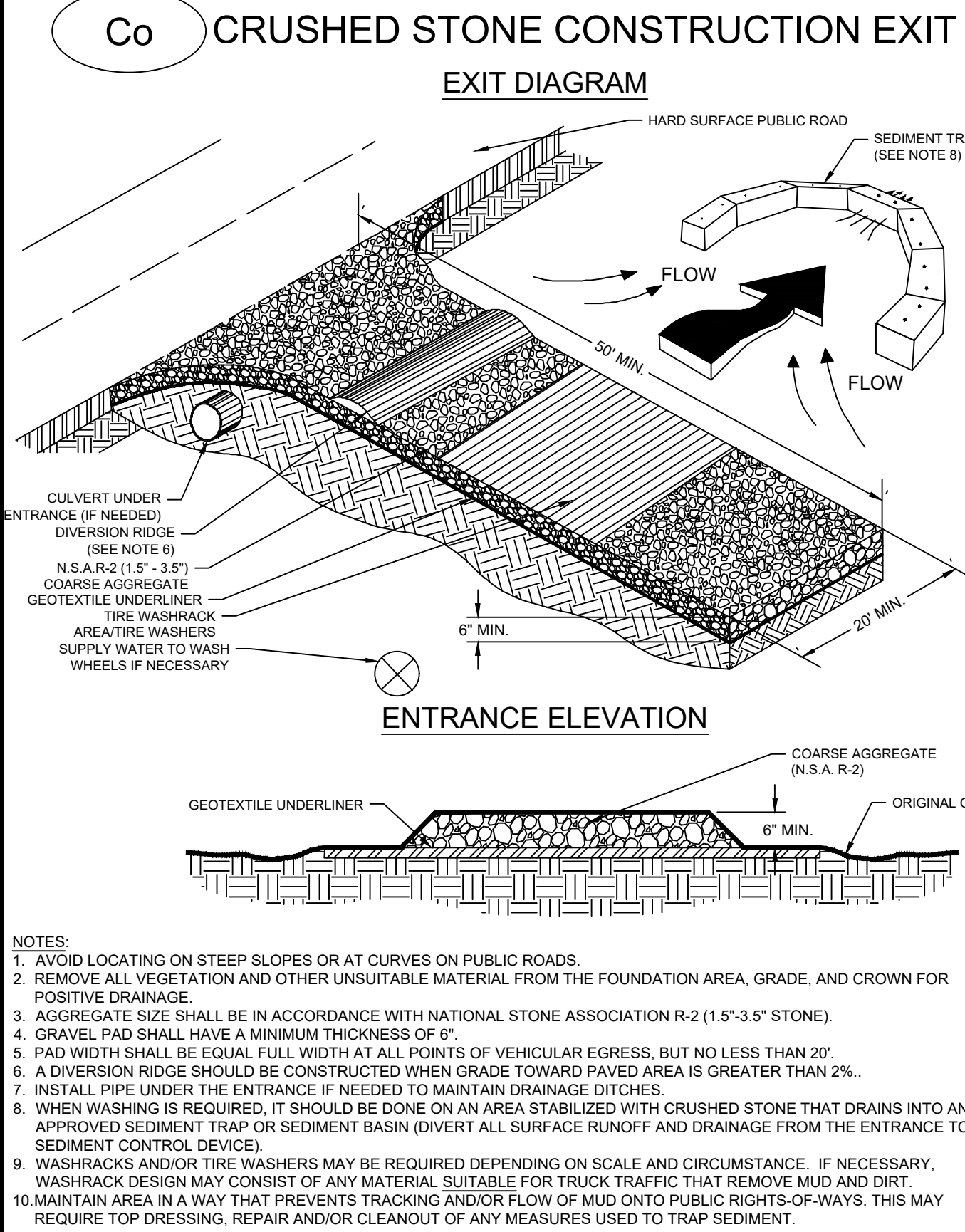
M-L REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES & VALLEYS MLRAS.

P REPRESENTS THE SOUTHERN PIEDMONT REGION MLRA.

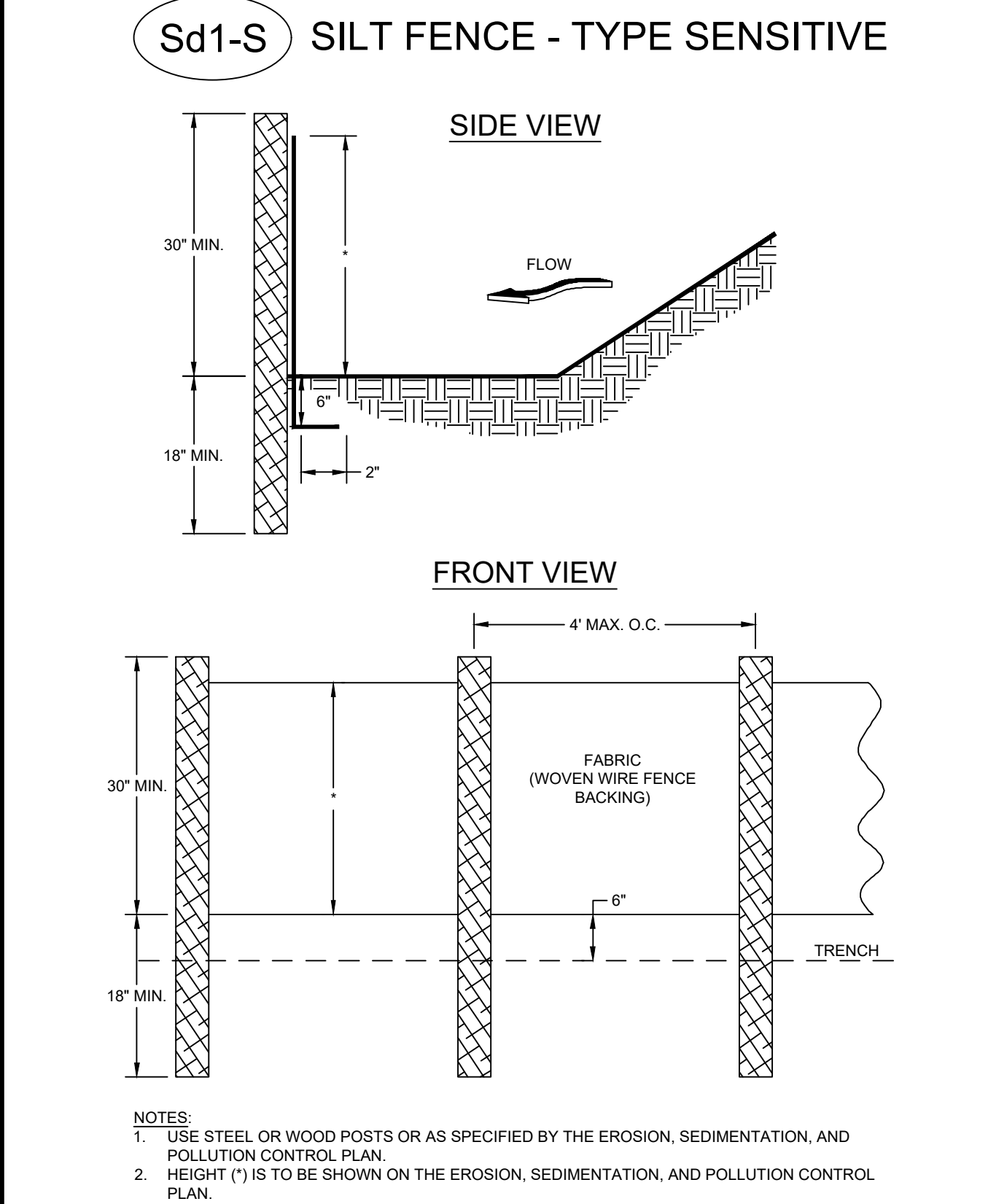
C REPRESENTS THE SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRAS.

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	100	-
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	6-12-12	1000	-
TEMPORARY COVER CROPS	FIRST	10-10-10	500	30
SEEDED ALONE	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
WARM SEASON GRASSES	MAINTENANCE	10-10-10	400	30

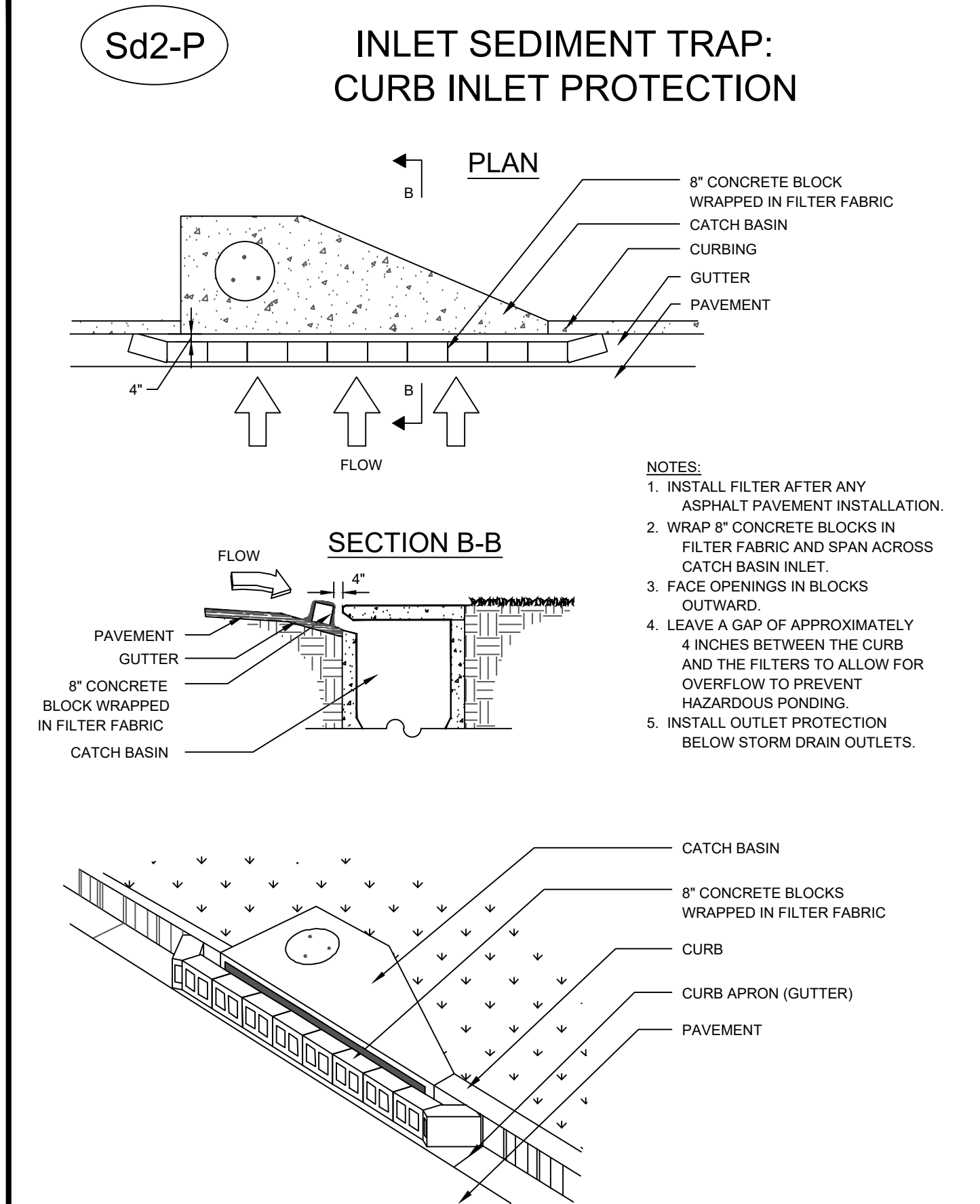
Ds2 TEMPORARY SEEDING



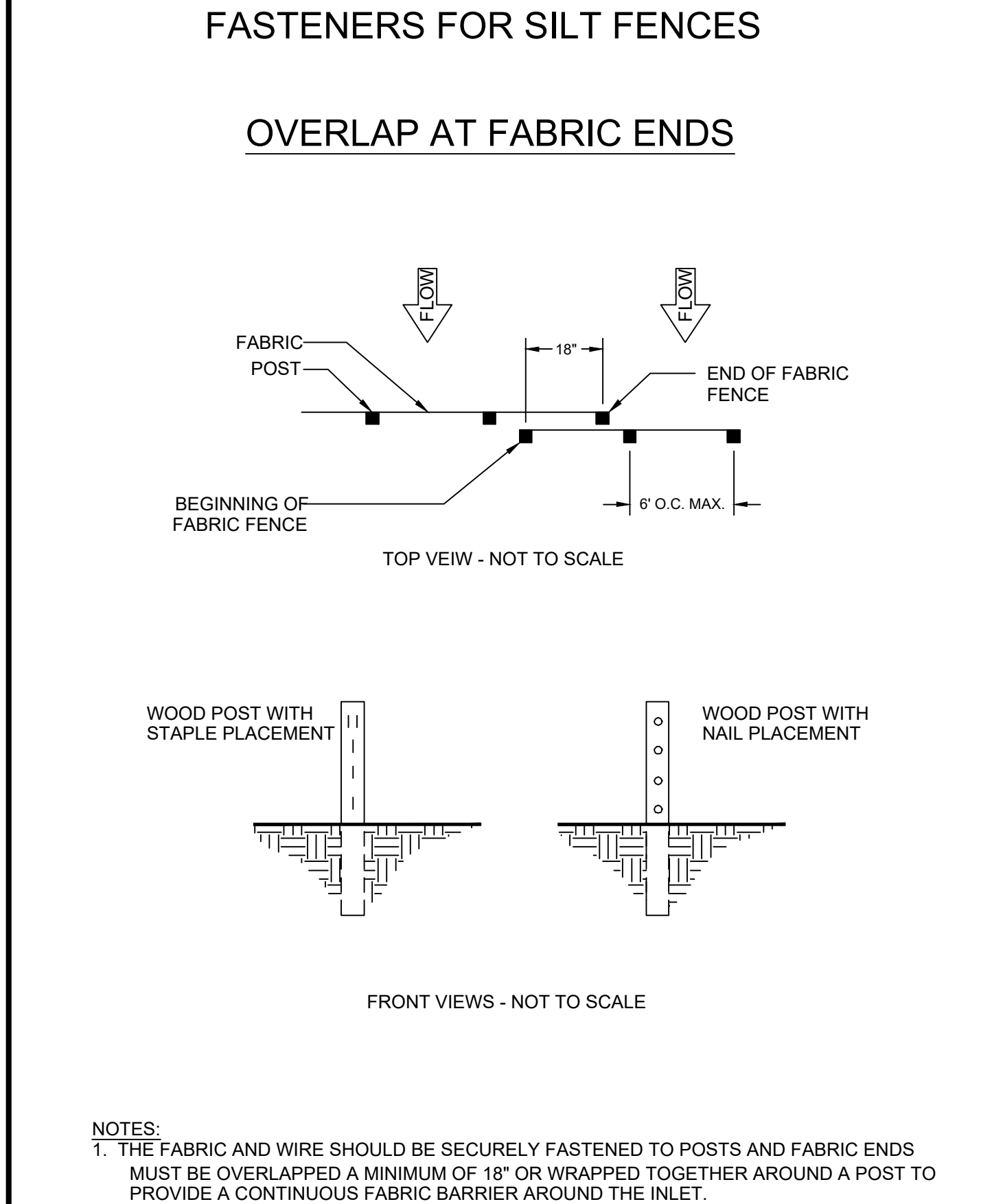
CONSTRUCTION EXIT (Co)



SILT FENCE - TYPE SENSITIVE (Sd1-S)



INLET SEDIMENT TRAP - CURB INLET PROTECTION (Sd2-P)



SILT FENCE - FASTENERS

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER									
TYPES OF SPECIES	RATES PER ACRE	RATES PER 1,000 SF	PLANTING DATES BY REGION			REMARKS			
			M-L	P	C				
BAHIA, PENSACOLA	60 LBS.	1.4 LBS.	-	4/1-5/31	3/1-5/31	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.			
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	30 LBS.	0.7 LBS.	-	4/1-5/31	3/1-5/31				
BAHIA, WILMINGTON	60 LBS.	1.4 LBS.	3/15-5/31	3/1-5/31	-	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.			
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	30 LBS.	0.7 LBS.	3/15-5/31	3/1-5/31	-				
BERMUDA, COMMON (HULLED SEED)	10 LBS.	0.2 LBS.	-	4/1-5/31	3/15-5/31	QUICK COVER, LOW GROWING AND SOD FORMING. NEEDS FULL SUN			
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	6 LBS.	0.1 LBS.	-	4/1-5/31	3/15-5/31				
BERMUDA, COMMON (UNHULLED SEED)	10 LBS.	0.2 LBS.	-	10/1-2/28	11/1-1/31	PLANT WITH WINTER ANNUALS			
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	6 LBS.	0.1 LBS.	-	10/1-2/28	11/1-1/31	PLANT WITH TALL FESCUE			
BERMUDA SPRIGS	40 CF	0.9 CF	4/15-6/15	4/1-6/15	4/1-5/31	1 CF = 650 SPRIGS			
TEMPORARY COVER	SOD PLUGS 3' X 3'	-	4/15-6/15	4/1-6/15	4/1-5/31	1 BU. = 1.25 CF OR 800 SPRIGS.			
CENTPEDE	BLOCK SOD ONLY	-	-	11/1-5/31	11/1-5/31	DROUGHT TOLERANT; FULL SUN OR PARTIAL SHADE; EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS; IRRIGATION NEEDED UNTIL FULLY ESTABLISHED; DO NOT PLANT NEAR PASTURES			
CROWN VETCH	15 LBS.	0.3 LBS.	9/1-10/15	9/1-10/10	-	MIX WITH 30 LBS. TALL FESCUE OF 15 LBS. RYE. INOCULATE SEED, ONLY NORTH OF ATLANTA. DENSE GROWTH; DROUGHT TOLERANT AND FIRE RESISTANT			
WITH WINTER ANNUALS OR COOL WINTER GRASSES	30 LBS.	0.7 LBS.	3/1-4/1 - OR - 8/15-10/15	9/1-10/15 - OR - 2/15-4/15	-	NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWN VETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS. 227,000 SEED PER POUND.			
FESCUE, TALL	50 LBS.	1.1 LBS.	3/1-4/1 - OR - 8/15-10/15	9/1-10/15 - OR - 2/15-4/15	-	NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWN VETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS. 227,000 SEED PER POUND.			
ALONE WITH OTHER PERENNIALS	30 LBS.	0.7 LBS.	3/1-4/1 - OR - 8/15-10/15	9/1-10/15 - OR - 2/15-4/15	-	NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWN VETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS. 227,000 SEED PER POUND.			
LESPEDEZA, SERICEA	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	3/1-5/15	WIDELY ADAPTED AND LOW MAINTENANCE. TAKES 2-3 YEARS TO ESTABLISH. EXCELLENT ON ROADBANKS. INOCULATE SEED WITH EL INOCULANT. MIX WITH WEEDING LOVEGRASS, COMMON BERMUDA, BAHIA, TALL FESCUE, OR WINTER ANNUALS. DO NOT MIX WITH SERICEA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. INOCULATE SEED WITH EL INOCULANT.			
SCARIFIED UNSCARIFIED SEED-BEARING HAY	75 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28	MIX WITH TALL FESCUE OR WINTER ANNUALS			
	3 TONS	138 LBS.	10/1-2/28	10/1-1/31	9/15-1/15	CUT WHEN SEED IS MATURE, BUT BEFORE IT SHATTERS. ADD TALL FESCUE OR WINTER ANNUALS.			
LESPEDEZA, AMBRO VIRGETA OR APPALOW	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	3/15-5/15	SPREADING GROWTH WITH HEIGHT OF 18"-24". GOOD IN URBAN AREAS. MIX WITH WEEDING LOVEGRASS, COMMON BERMUDA, BAHIA, TALL FESCUE, OR WINTER ANNUALS. DO NOT MIX WITH SERICEA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. INOCULATE SEED WITH EL INOCULANT.			
SCARIFIED UNSCARIFIED	75 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28	MIX WITH TALL FESCUE OR WINTER ANNUALS			
LESPEDEZA, SHRUB (LESPEDEZA BICOLOR OR LESPEDEZA THUMBERGII) PLANTS	3' X 3' SPACING	10/1-3/31	11/1-3/15	11/15-2/28		PLANT IN SMALL CLUMPS FOR WILDLIFE FOOD AND COVER.			
LOVEGRASS, WEEPING	4 LBS.	0.1 LBS.	4/1-5/31	3/15-5/31	3/1-5/31	QUICK COVER, DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.			
ALONE WITH OTHER PERENNIALS	2 LBS.	0.05 LBS.	4/1-5/31	3/15-5/31	3/1-5/31				
MAIDENCANE SPRIGS	2' X 3' SPACING	2/1-3/31	2/1-3/31	2/1-3/31		FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES. DIG SPRIGS LOCALLY. MAY CLOG CHANNELS.			
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LBS.	-	3/1-4/30	3/1-4/30	GROWS WELL ON COASTAL SAND DUNES, BORROW AREAS, AND GRAVEL PITS. PROVIDES WINTER COVER FOR WILDLIFE. MIX WITH SERICEA LESPEDEZA EXCEPT ON SAND DUNES.			
REED CANARY GRASS	50 LBS.	1.1 LBS.	6/15-10/15	9/1-10/15	-	GROWS SIMILAR TO TALL FESCUE			
ALONE WITH OTHER PERENNIALS	30 LBS.	0.7 LBS.	6/15-10/15	9/1-10/15	-				
SUNFLOWER, 'AZTEC' MAXIMILLIAN	10 LBS.	0.2 LBS.	4/15-5/31	4/15-5/31	4/1-5/31	MIX WITH WEEDING LOVEGRASS, LEGUMES, OR OTHER LOW GROWING GRASSES			

Ds3 PERMANENT GRASSING

DISTURBED AREA STABILIZATION



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www.lineweightstudio.com

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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

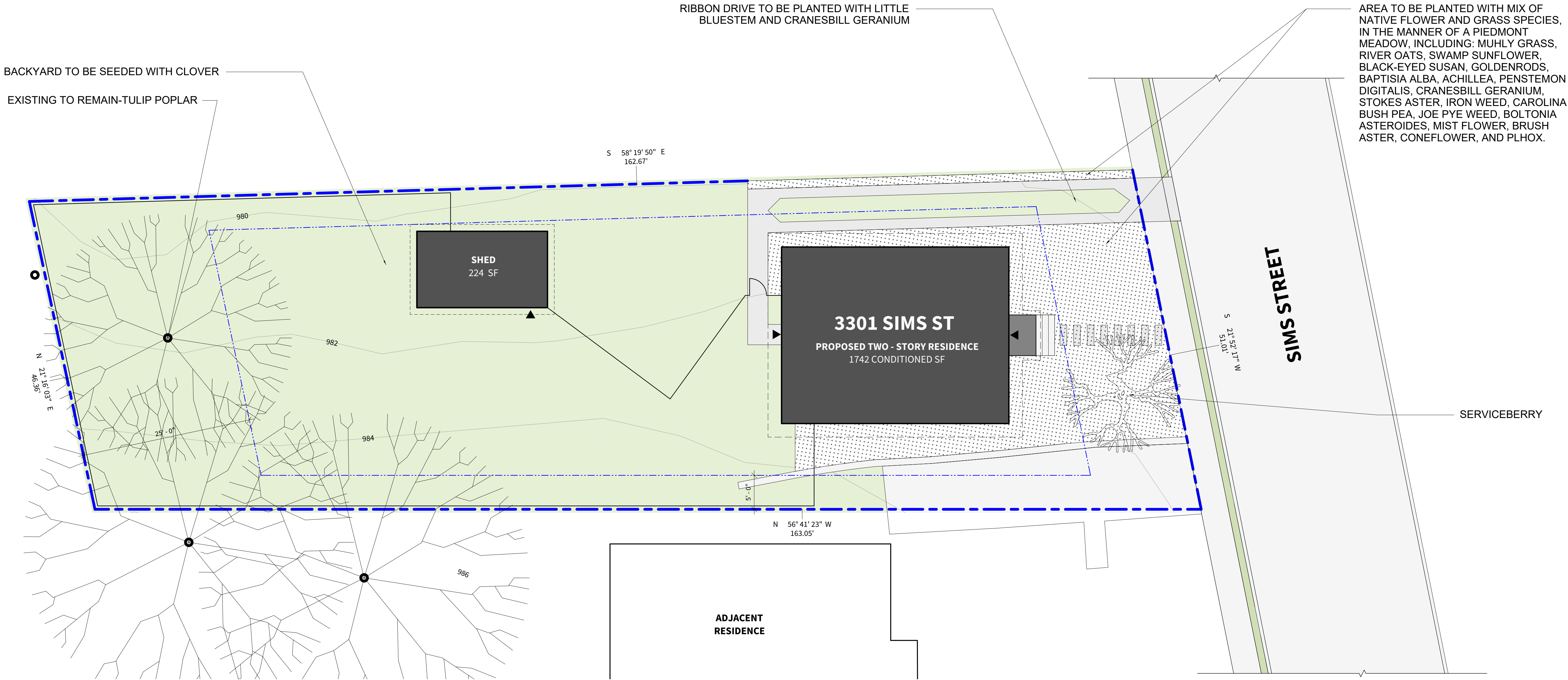
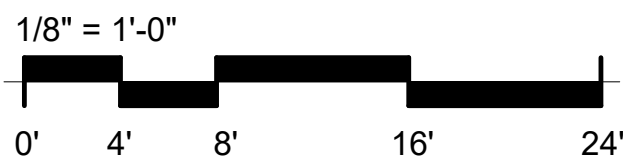
Mark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC + PLANNING SET
1	02.06.25	DRC + PLANNING REVISIONS
2	06.18.25	ISSUED FOR CONSTRUCTION

Project ID 2418
Drawn By TC

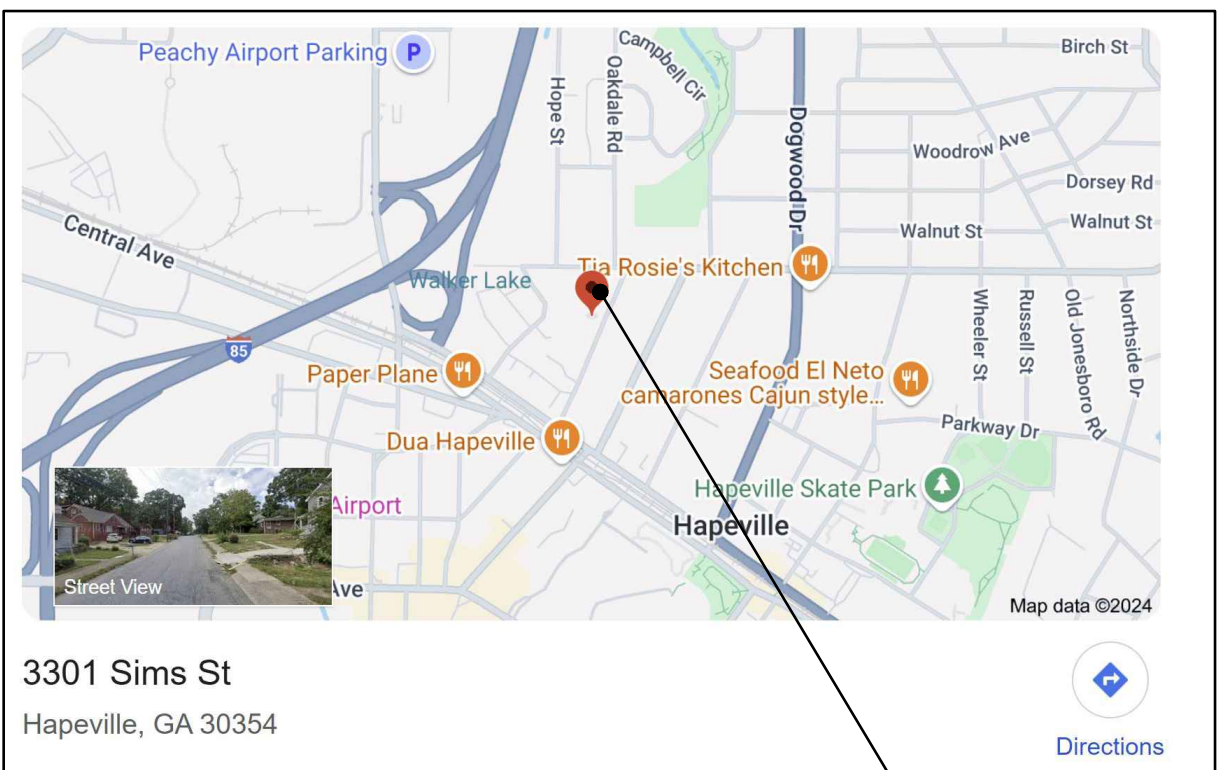
LS001

PROPOSED
LANDSCAPE PLAN

ISSUED FOR CONSTRUCTION



1 PROPOSED LANDSCAPE PLAN
LS001 1/8" = 1'-0"



SITE LOCATION MAP
N.T.S.

REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

01-01

TYPE OF IRRIGATION TO BE USED
INSTALL TREE DIAPER AT EACH TREE
WWW.TREEDIAPER.COM. Builder will maintain
Tree Diapers (i.e. fill with water) weekly until
home is sold and owner takes possession

SEE EXISTING TREE CHART

TREE CALCULATION
NO LANDMARK TREES ON SITE

TREE SAVED:
(1) 19" TULIP POPLAR

TREE DENSITY:

0.179 ACRES X 100 INCHES = 17.9" REQUIRED

19" TREE SAVED + 2" PROVIDED = 21" PROVIDED

DENSITY IN COMPLIANCE

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag

bearing legible designation of Botanical and Common Name.

- No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

Note:

- Deciduous trees (does not include multi-trunk trees) to have straight, single leader, healthy and good form
- All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, healthy, and good form
- All evergreen trees to be Full to Ground, Healthy, Good Form

Note:

- THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INC. - DATED 9/4/24 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INC. - DATED 9/4/24
- SITE PLAN PROVIDED BY LINEWEIGHT STUDIO 11-11-24

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
4,100 SF= 0.09 AC

TOTAL LOT AREA =
7,784.55 S.F. / 0.179 AC.

24 HR CONTACT /
PROPERTY OWNER:
TORI COLE
770-241-8511

REFERENCES & NOTES

CURRENT OWNER:

Tori Cole

DEEDS: DB 6134 PG 401

PLATS: PB 7 PGS 58 - 59

PARCEL ID: 14 009800100317

A PART OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL NUMBER 13121C0366F, DATED 9/18/2013.

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

SCALE: 1" = 20'

LEGEND

--- CRITICAL ROOT ZONES

TP TREE FENCE

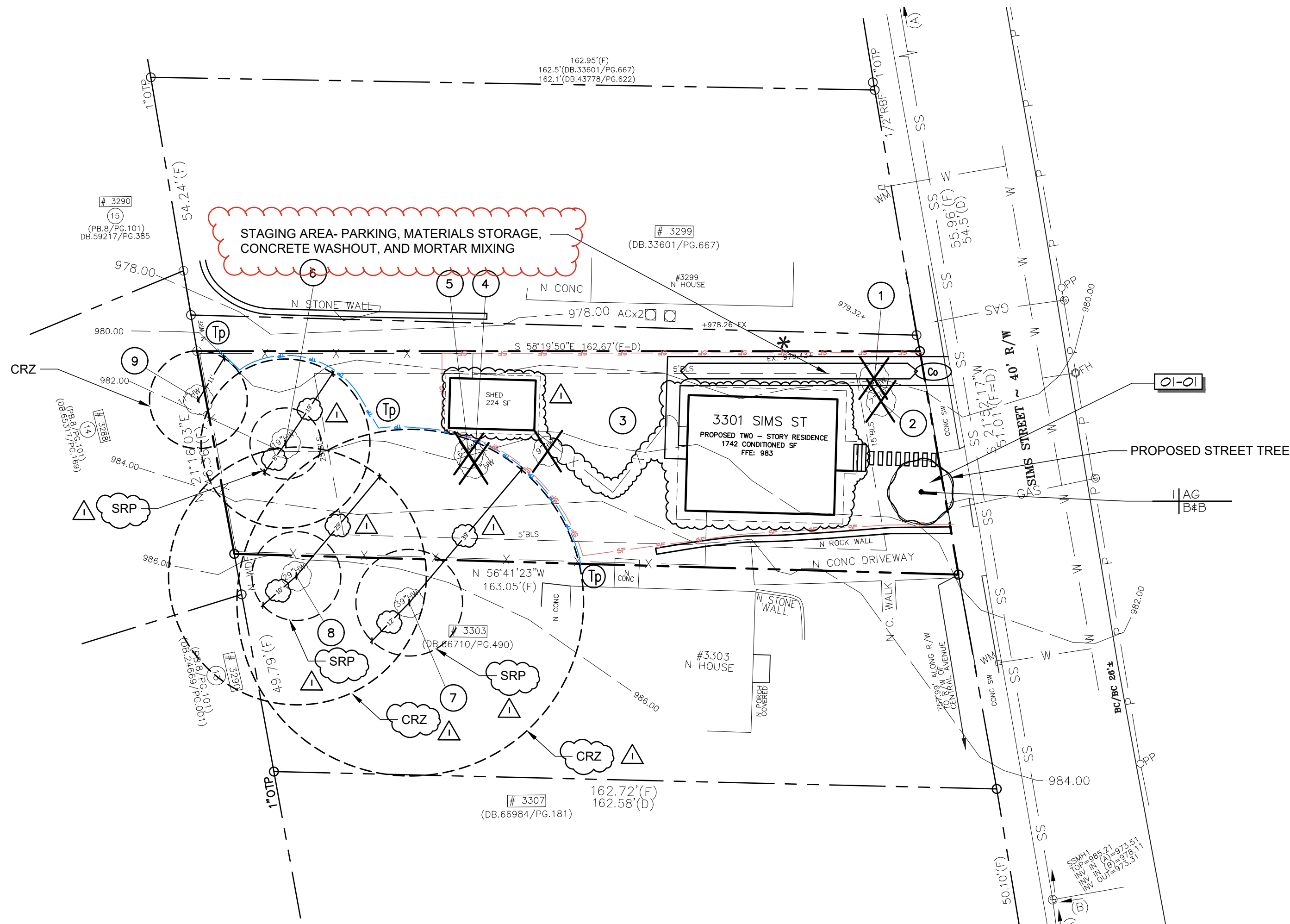
CO CONSTRUCTION EXIT

Tree to be removed

SEE EXISTING TREE CHART AND NUMBER KEY

SF LIMIT OF CONSTRUCTION

SF SLIT FENCE



EXISTING TREES CHART

Tree No.	Size (dbh)	Species (common)	Condition	CRZ (feet)	Canopy (S.F.)	Disturbance (%)	To be Saved or Removed	
1	7	Mulberry	Poor	7		100	To be Removed	
2	6	Mulberry	Poor	8		100	To be Removed	
3	9	Mimosa	Poor	9	254	100	To be Removed	
4	7	Mimosa	Poor	7	0	100	To be Removed	
5	6	Mimosa	Poor	8	0	100	To be Removed	
6	19	Tulip Poplar	Good	19	1134	0	Saved	Back Yard
7	39	Oak	Good	39	4778	0	Saved	Boundry Tree
8	29	Oak	Good	29	2642	0	Saved	Boundry Tree
9	11	Oak	Good	18	380	0	Saved	Boundry Tree

19 INCHES SAVED

PLANT SCHEDULE

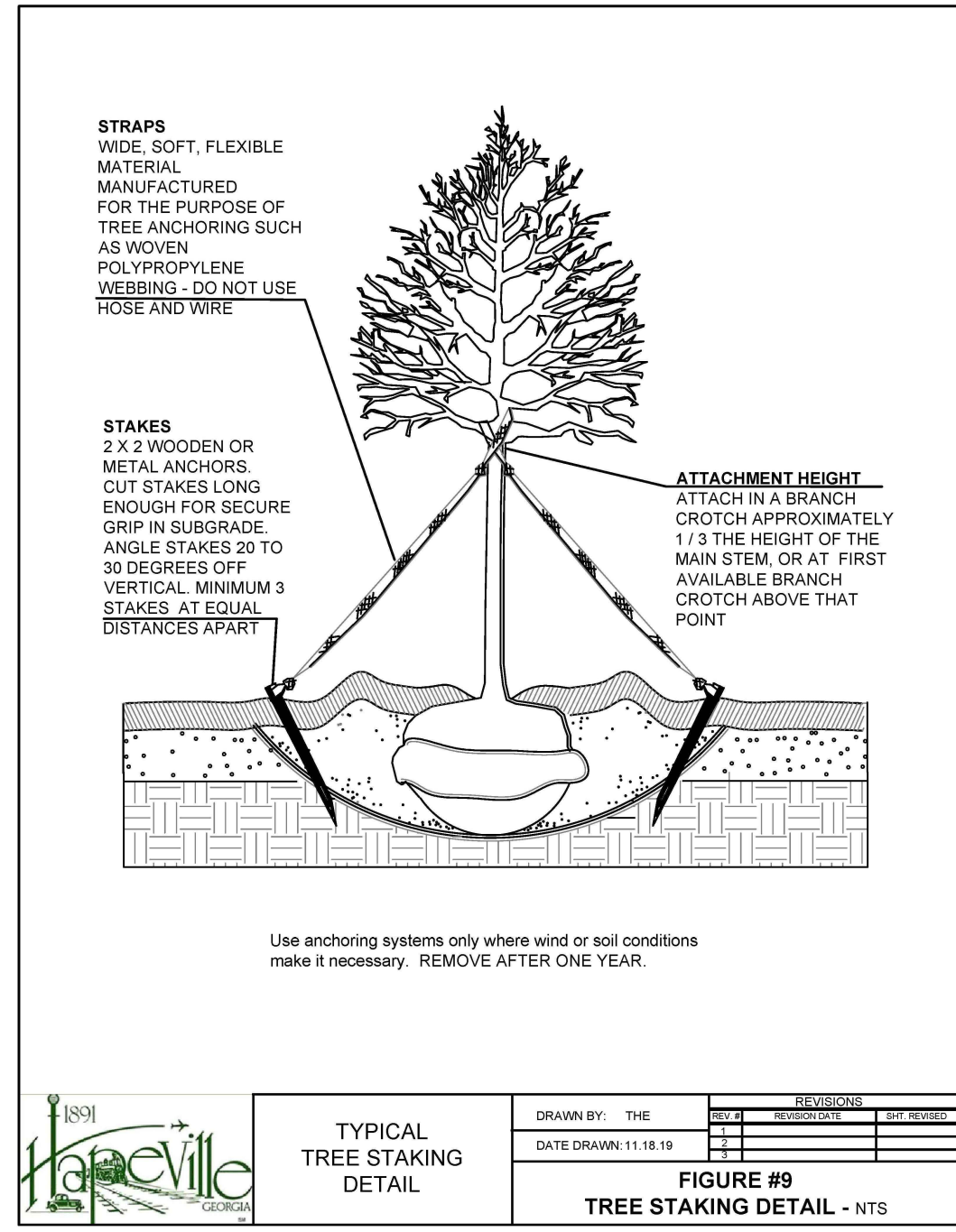
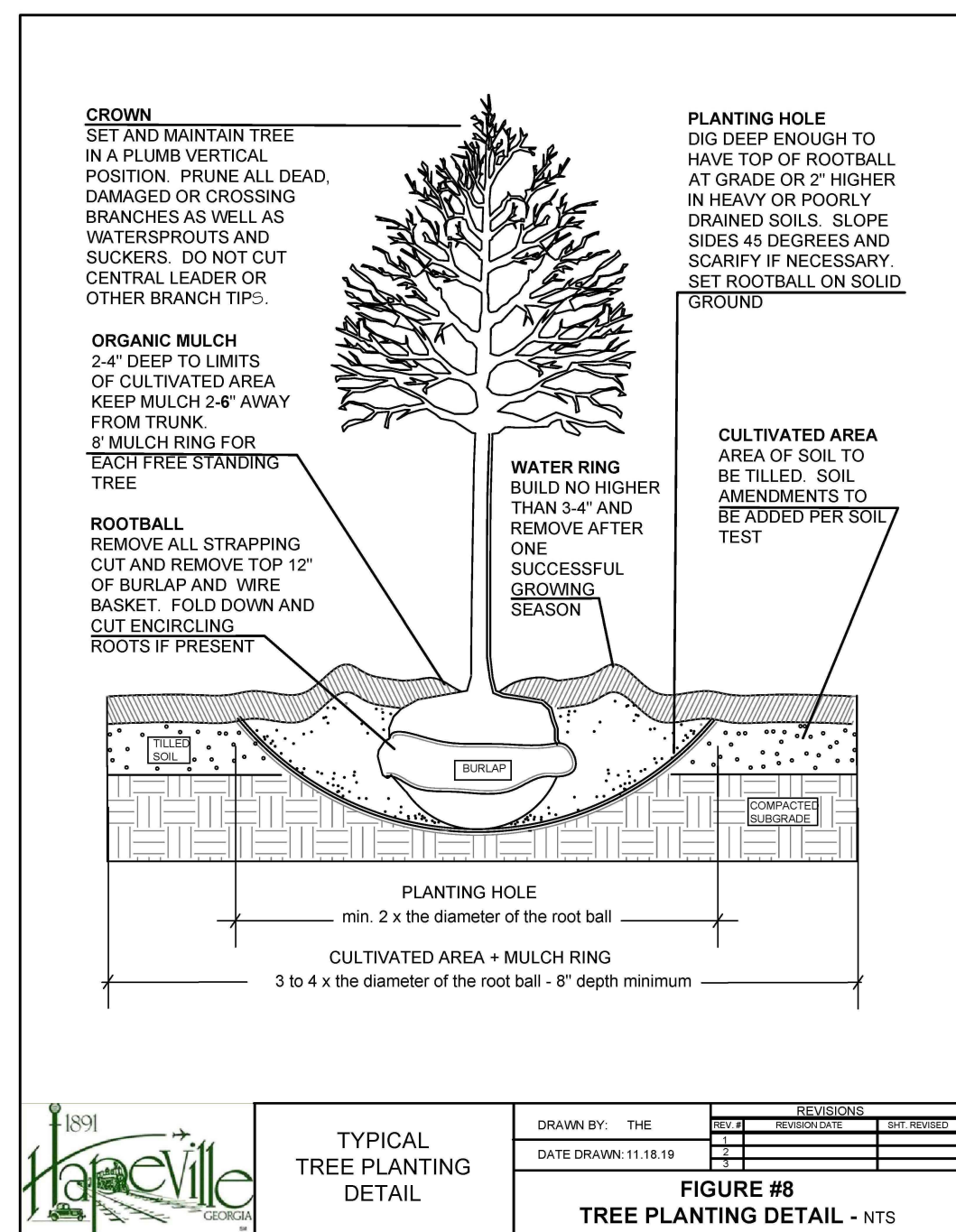
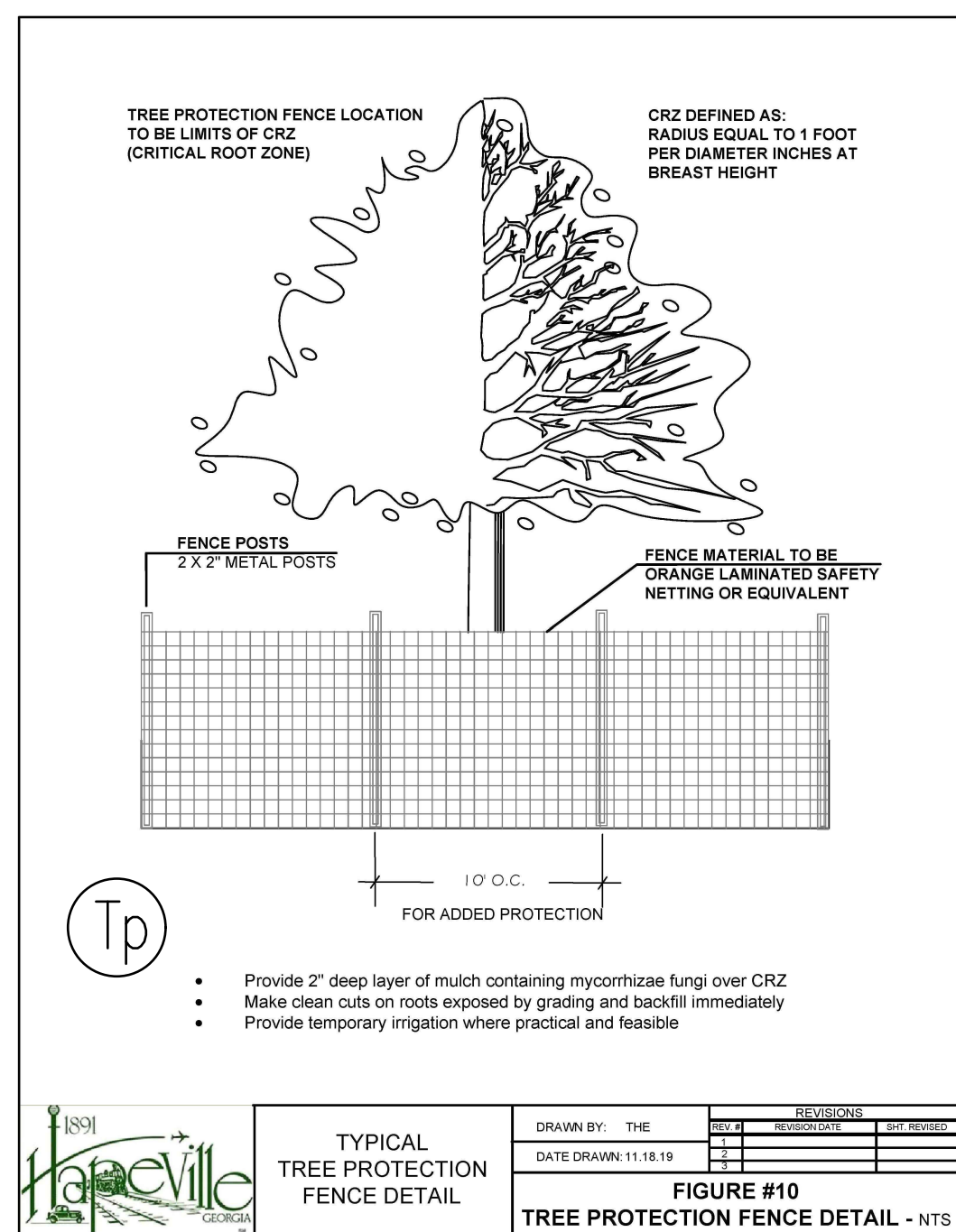
CODE QTY BOTANICAL / COMMON NAME

TREES

AG

Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry B&B 2" Cal T'-8" H

CONT CAL SIZE



LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

1980 PARKER CT.
SUITE C
STONE MOUNTAIN, GA 30087
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan

FOR

3301 SIMS ST.

CITY OF HAPEVILLE

SITE ADDRESS:
3301
SIMS ST.
HAPEVILLE, GA 30345

L.L.98, 14TH DISTRICT
FULTON COUNTY,
GEORGIA

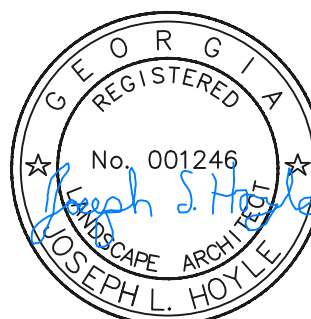
OWNER/DEVELOPER:

TORI COLE

Ph: 770-241-8511

Email: toric@arl.studio

ISSUED FOR CONSTRUCTION



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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT
△	1-13-25	SITE & COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 20'

DATE: 11-20-24

JOB NO. 24-016

SHEET 1 OF 1

TP-1

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION
1.1	2' - 0"	3' - 6"	8' - 6"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
1.2	2' - 0"	3' - 6"	4' - 0"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
2	2' - 6"	3' - 6"	7' - 0"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
3	2' - 0"	2' - 6"	7' - 0"	AWNING WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION AWNING WINDOW
4.1	2' - 6"	6' - 0"	8' - 6"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
4.2	2' - 6"	6' - 0"	8' - 4"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
5.1	2' - 6"	6' - 0"	8' - 6"	OUTSWINGING CASEMENT WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION CASEMENT WINDOW
5.2	2' - 6"	6' - 0"	8' - 4"	OUTSWINGING CASEMENT WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION CASEMENT WINDOW
6	2' - 6"	4' - 6"	7' - 0"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
7	3' - 6"	5' - 0"	7' - 6"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW; LOCATION: SHED
8	2' - 6"	2' - 6"	7' - 0"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW

WINDOW SCHEDULE NOTES

1. SEE ELEVATIONS FOR WINDOW TAGS
2. CONTRACTOR TO COORDINATE WINDOW FINISH W/ ARCHITECT AND/OR OWNER
3. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER ALL UNIT AND ROUGH OPENING SIZES BEFORE FRAMING WALL OPENINGS
4. HEAD HEIGHT DIMENSION INDICATES TOP OF WINDOW ROUGH OPENING ABOVE TOP OF FIRST FLOOR CONCRETE SLAB OR ABOVE TOP OF SECOND FLOOR SUBFLOOR.
5. ALL OPERABLE WINDOWS TO HAVE WINDOW SCREENS.
6. ALL EXTERIOR GLAZING TO BE LOW-E & INSULATED TO MEET GA ENERGY CODE (IECC 2015 W/ GEORGIA AMENDMENTS) UNLESS OTHERWISE SPECIFIED IN INSULATION VALUES LEGEND
7. IF OWNER HAS CONTRACTED WITH ARCHITECT TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES, CONTRACTOR TO PROVIDE ARCHITECT WITH WINDOW MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS PRIOR TO PLACING WINDOW ORDER.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION
A	3'- 0"	7'- 0"	1/2 - LITE FIBERGLASS ENTRY DOOR; GLAZING TO BE DOUBLE PANED AND MUST MEETSHGC AND U-VALUE CRITERIA LISTED IN INSULATION VALUES LEGEND. GLAZING TO BE FROSTED.
B	3'- 0"	6'- 8"	1 3/4" THICK SOLID WOOD INTERIOR DOOR ; BASIS OF DESIGN : TRUSTILE SOLID WOOD SHAKER STYLE TWO PANEL - TS2020 WITH SQUARE STICK STICKING AND FLAT PANEL
C	2'- 6"	6'- 8"	1 3/4" THICK SOLID WOOD INTERIOR DOOR ; BASIS OF DESIGN : TRUSTILE SOLID WOOD SHAKER STYLE TWO PANEL - TS2020 WITH SQUARE STICK STICKING AND FLAT PANEL
D	9'- 0"	7'- 0"	INSULATED STEEL GARAGE DOOR WITH WINDOWS; CLOPAY MODEL #GDU045; FINISH: BLACK

DOOR SCHEDULE NOTES

1. CONTRACTOR TO VERIFY ALL UNIT AND ROUGH OPENING SIZES BEFORE FRAMING WALL OPENINGS AND PLACING ORDER WITH DOOR MANUFACTURER.
2. IF OWNER HAS CONTRACTED WITH ARCHITECT TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES, CONTRACTOR TO PROVIDE ARCHITECT WITH DOOR MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS PRIOR TO PLACING DOOR ORDER.

DOOR HARDWARE

DESCRIPTION	MODEL #	LOCATION
KWIKSET COVE MATTE BLACK PASSAGE DOOR KNOB FOR HALL OR CLOSET FEATURING MICROBAN TECHNOLOGY	200CV5146ALRV1	LAUNDRY, PANTRY, MECH., CLOSETS
KWIKSET COVE MATTE BLACK PRIVACY DOOR KNOB WITH LOCK FOR BEDROOM OR BATHROOM FEATURING MICROBAN TECHNOLOGY	300CV5146ALRCV1	BEDROOMS, BATHROOMS

KEYNOTE SPEC DIVISIONS

- 01 - GENERAL REQUIREMENTS
- 02 - EXISTING CONDITIONS
- 03 - CONCRETE
- 04 - MASONRY
- 05 - METALS
- 06 - WOODS, PLASTICS, AND COMPOSITES
- 07 - THERMAL AND MOISTURE PROTECTION
- 08 - OPENINGS
- 09 - FINISHES
- 10 - SPECIALTIES
- 11 - EQUIPMENT
- 12 - FURNISHINGS
- 26 - ELECTRICAL
- 32 - EXTERIOR IMPROVEMENTS

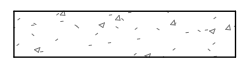
SMOKE DETECTOR NOTES

1. **HARD WIRED INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTORS SHALL BE REQUIRED IN THE FOLLOWING AREAS**
 - A. **IN EACH SLEEPING ROOM**
 - B. **OUTSIDE EACH SLEEPING AREA IN THE GENERAL VICINITY OF BEDROOMS (HALLWAYS) IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.**
 - C. **AT EACH ADDITIONAL STORY OF THE DWELLING**
2. **SMOKE ALARMS TO MAINTAIN MIN 3'-0" CLEARANCE FROM CEILING FANS.**

INSULATION VALUES

BUILDING ENVELOPE INSULATION VALUES TO MEET OR EXCEED
MINIMUM REQUIREMENTS OF CURRENT GEORGIA STATE SUPPLEMENTS
AND AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION
CODE, 2015 EDITION, AS LISTED IN SECTION R402 BUILDING THERMAL
ENVELOPE.

PROJECT SITE IS LOCATED IN CLIMATE ZONE 3 ABOVE WARM-HUMID LINE.



INSULATION HATCH @ DETAILS IS
DIAGRAMMATIC. SEE BELOW FOR
REQUIRED INSULATION VALUES.

ROOF: R-45 DENSE-PACKED CELLULOSE

EXTERIOR STUD WALL: R-20 DENSE-PACKED CELLULOSE

INTERIOR STUD WALLS: PROVIDE SOUND BATTS AT BEDROOMS AND BATHROOMS

CONCRETE SLAB: - 2" MINERAL WOOL INSULATION UNDER SLAB
- 1" MINERAL WOOL INSULATION AT SLAB EDGES

WINDOWS: U-0.25 TO U-0.28 MAX

FLOOR PLAN GENERAL NOTES

1. ALL WALLS ARE 90° UNLESS OTHERWISE NOTED.
2. WALLS ARE DIMENSIONED FROM FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING UNLESS NOTED OTHERWISE.
4. DOOR JAMBS AT ROOM CORNERS TO BE LOCATED 6" FROM CORNER UNLESS NOTED OTHERWISE.
5. CENTER DOWNSPOUTS ON CORNER BOARDS OR TRIM WHERE POSSIBLE, UNLESS NOTED OTHERWISE.
6. FOF = FACE OF FINISH
7. FOS = FACE OF STUD
8. CENTER LIGHT FIXTURES ON DOORWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.

ROOF PLAN GENERAL NOTES

1. ALL ROOFING PENETRATIONS SHALL BE COORDINATED W/ ROOFING MANUFACTURER'S WARRANTED DETAILS.
2. NO PONDING CONDITIONS WILL BE ALLOWED IN FINAL INSTALLATION OF NEW ROOFING.
3. ALL METAL WORK SHALL COMPLY WITH CURRENT SMACNA STANDARDS AND DETAILS.
4. PROVIDE SHEET METAL COLLAR AT ROOF PENETRATIONS.

CONTRACTOR/OWNER RESPONSIBILITY MATRIX

ITEM	RESPONSIBILITY MATRIX	NOTES
FF & E	SUPPLIED BY OWNER/INTERIOR DESIGNER INSTALLED BY GC	INCLUDES LIGHTING, MILLWORK, TILE, APPLIANCES
BATH ACCESSORIES: TOWEL ROD. TOILET PAPER HOLDER, MIRROR	OWNER SUPPLIED AND INSTALLED GC TO PROVIDE BLOCKING IN WALL - COORDINATE LOCATIONS WITH OWNER	
INTERIOR PAINT FOR WALLS, FLOORING, CABINETS AND SECOND STORY WOOD FLOORING	BY OWNER	
SPAN ELECTRICAL PANEL, EV CHARGER AND SOLAR PANELS	BY SOLAR PROVIDER	
LANDSCAPE	BY OWNER	
HARDSCAPE	BY GC	
ALL OTHER CONSTRUCTION	BY GC	

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL GOVERNING FEDERAL, STATE, AND LOCAL CODES.
2. ALL MATERIALS, HARDWARE AND FIXTURES WILL BE U.L. LISTED.
3. THE DRAWINGS ILLUSTRATE GENERAL WORKSCOPE REQUIREMENTS AND DO NOT ELABORATE ON INSTALLATION TECHNIQUES. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS, BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND SHALL CONFORM TO ALL PROVISIONS OF STATE, COUNTY AND CITY CODES, BUILDING LAWS, ORDINANCE RULES AND REGULATIONS.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMITS.
5. COORDINATE EXACT LOCATIONS OF CONDUIT, DUCTWORK, MECHANICAL AND ELECTRICAL DEVICES, AND LIGHT FIXTURES WITH THE ARCHITECT IN THE FIELD.
6. ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED CRITICAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DEVIATION IN THE PLACEMENT OF WORK PRIOR TO INSTALLATION.
7. DRAWINGS ARE FURNISHED TO SHOW DESIGN INTENT FOR CONSTRUCTION ONLY AND DO NOT SHOW EVERY CONDITION OR ASPECT OF CONSTRUCTION. CONTRACTOR TO INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
8. CONTRACTOR TO REMOVE EXISTING SOILS TO ALLOW FOR NEW CONSTRUCTION. DEBRIS RESULTING FROM THE CONSTRUCTION SHALL BE REMOVED ENTIRELY FROM THE CONSTRUCTION SITE ON A DAILY BASIS TO A WASTE AREA PROVIDED BY THE CONTRACTOR.
9. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS. ALL WALLS, CEILINGS, AND OTHER ASSEMBLIES TO BE PLUMB, TRUE, AND SQUARE, UNLESS OTHERWISE NOTED.
10. MECHANICAL, ELECTRICAL AND PLUMBING SCOPE, FIXTURES AND LOCATIONS WILL GENERALLY BE NOTED ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PERMIT DRAWINGS AND OBTAINING ALL MEP PERMITS.
11. DOUBTLE STUDS CONSTRUCTION TO BE USED ON ALL CASED AND DOOR OPENINGS.
12. OUTLETS AND UTILITIES INDICATED ON PLAN ARE MINIMUM REQUIREMENTS. ADDITIONAL TELEPHONES OR OUTLETS MAY BE REQUIRED BY CODE. GENERAL CONTRACTOR TO VERIFY ALL LOCATIONS IN FIELD.
13. ALL FLOOR AND WALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED, CURRENT FIRESTOP ASSEMBLIES APPROPRIATE FOR THE RATED WALL ASSEMBLY.
14. CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED TESTING OF MATERIAL AND ASSEMBLIES INSTALLED BY CONTRACTOR.
15. ALL ASSEMBLIES, MATERIAL TO MEET CURRENT GEORGIA ENERGY CODE REQUIREMENTS.
16. INTERIOR FINISHES, MATERIALS, AND FURNISHINGS SHALL COMPLY WITH AND MEET THE SMOKE AND FIRE RATING REQUIREMENTS OF ALL STATE AND LOCAL CODES. IN PARTICULAR, ALL INTERIOR FINISHES SHALL MEET REQUIREMENTS SET FORTH IN THE INTERNATIONAL RESIDENTIAL CODE.
17. FINAL CLEAN-UP OF BUILDING AND SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BUILDING AND SITE SHALL BE TURNED OVER IN A CLEAN AND NEW CONDITION.
18. PROVIDE ONE FIRE EXTINGUISHER PER RESIDENTIAL UNIT.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10.
20. ALL LUMBER IN CONTACT WITH CONCRETE SLABS, EXTERIOR MASONRY WALLS, OR IN CONJUNCTION WITH CONCRETE SLABS, EXTERIOR MASONRY WALLS, OR IN CONJUNCTION WITH GRAVEL STOPS OR ROOFING SHALL BE PRESERVATIVE TREATED IN ACCORD WITH AFWA C1-77 AND AWP1 LP-22, CCA, TYPE A, NON-LEACHING TYPE PRESERVATIVE.
21. THE CONTRACTOR SHALL PROVIDE A WARRANTY FOR CORRECTION OF THE WORK OF THIS PROJECT FOR THE PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OR AS OTHERWISE STIPULATED IN THE CONTRACT DOCUMENTS.
22. THE ARCHITECT IS NOT RESPONSIBLE FOR CHANGES MADE OR AUTHORIZED BY THE OWNER, OWNER'S REPRESENTATIVES, TENANTS, CONTRACTOR OR OTHERS WITHOUT WRITTEN CONSENT BY THE ARCHITECT OR CONSULTANT.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK WITH THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION OF ANY CONFLICTS WITH ANY DESIGN ELEMENTS BEFORE THE WORK IS DONE.
24. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION TOLERANCES AND TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THE WORK OF THIS PROJECT. CONDITIONS ENCOUNTERED AT THE SITE MATERIALLY DIFFERENT FROM THOSE INDICATED IN THE CONTRACT DOCUMENT SHALL BE PROMPTLY REPORTED TO THE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THE CONDITIONS ARE DISTURBED.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FITTING NECESSARY TO ACHIEVE THE SCOPE OF THE WORK.
26. EXISTING UTILITIES OR OTHER MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT REQUIRING REMOVAL, CAPPING, TERMINATION, AND/OR RELOCATION SHALL BE INCLUDED IN THE OVERALL SCOPE AND PERFORMANCE OF THE PROJECT BY THE CONTRACTOR.
27. ALL SUBSTRATE SURFACES ARE TO BE PREPARED TO RECEIVE FINISH MATERIALS PER MANUFACTURER'S PRODUCT LITERATURE AND WRITTEN INSTRUCTIONS FOR INSTALLATION, OR APPLICATION. FILL VOIDS IN ROUND COLUMNS PRIOR TO APPLYING FINISH MATERIALS.
28. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE/DATA, ELECTRICAL, LIGHTING AND PLUMBING EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCE FOR INSTALLATION OR MAINTENANCE OR ABOVE EQUIPMENT IS PROVIDED.
29. THE CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT AND APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL PLUMBING AND ELECTRICAL REQUIREMENTS RELATED TO EQUIPMENT AND APPLIANCES IN THE SCOPE OF WORK.
30. LINEWRIGHT STUDIO WILL NOT BE PROVIDING CONSTRUCTION ADMINISTRATION SERVICES UNLESS REQUESTED BY OWNER.

ABBREVIATIONS

ADA	AMERICANS W/ DISABILITIES ACT
AFB	ABOVE FINISHED FLOOR
ARCH	ARCHITECT/ARCHITECTURAL
AHJ	AUTHORITY HAVING JURISDICTION
BD	BOARD
BLDG	BUILDING
B/	BOTTOM OF
BOD	BOTTOM OF DECK
BOJ	BOTTOM OF JOIST
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
DIA	DIAMETER
DN	DOWN
DLT	DETAIL
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATION/ELEVATOR
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FIXT	FIXTURE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FT	FOOT/FEET
GSF	GROSS SQUARE FOOTAGE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HOLLOW CORE/HANDICAP
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING VENTILATION & AIR CONDITIONING
IN	INCH
LF	LINEAR FEET
LVT	LUXURY VINYL TILE
MAT	MATERIAL
MFR	MANUFACTURER
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NSF	NET SQUARE FOOTAGE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
P-LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POB	POINT OF BEGINNING
PROJ	PROJECT/PROJECTION
PT	PAINT
P.T.	PRESSURE TREATED
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RO	RADIUS
RD	ROUGH OPENING
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOTAGE
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD/STUD
TEMP	TEMPORARY
T/	TOP OF
TOD	TOP OF DECK
TOS	TOP OF STEEL
T.O.P.	TOP OF PARAPET
T.O.W.	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VCT	VINYL COMPOSITION TULE
VJ	VERIFY ON JOB
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WT	WEIGHT

LINEWEIGHT
STUDIO

LINEWEIGHT STUDIO

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www.lineweightstudio.com

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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

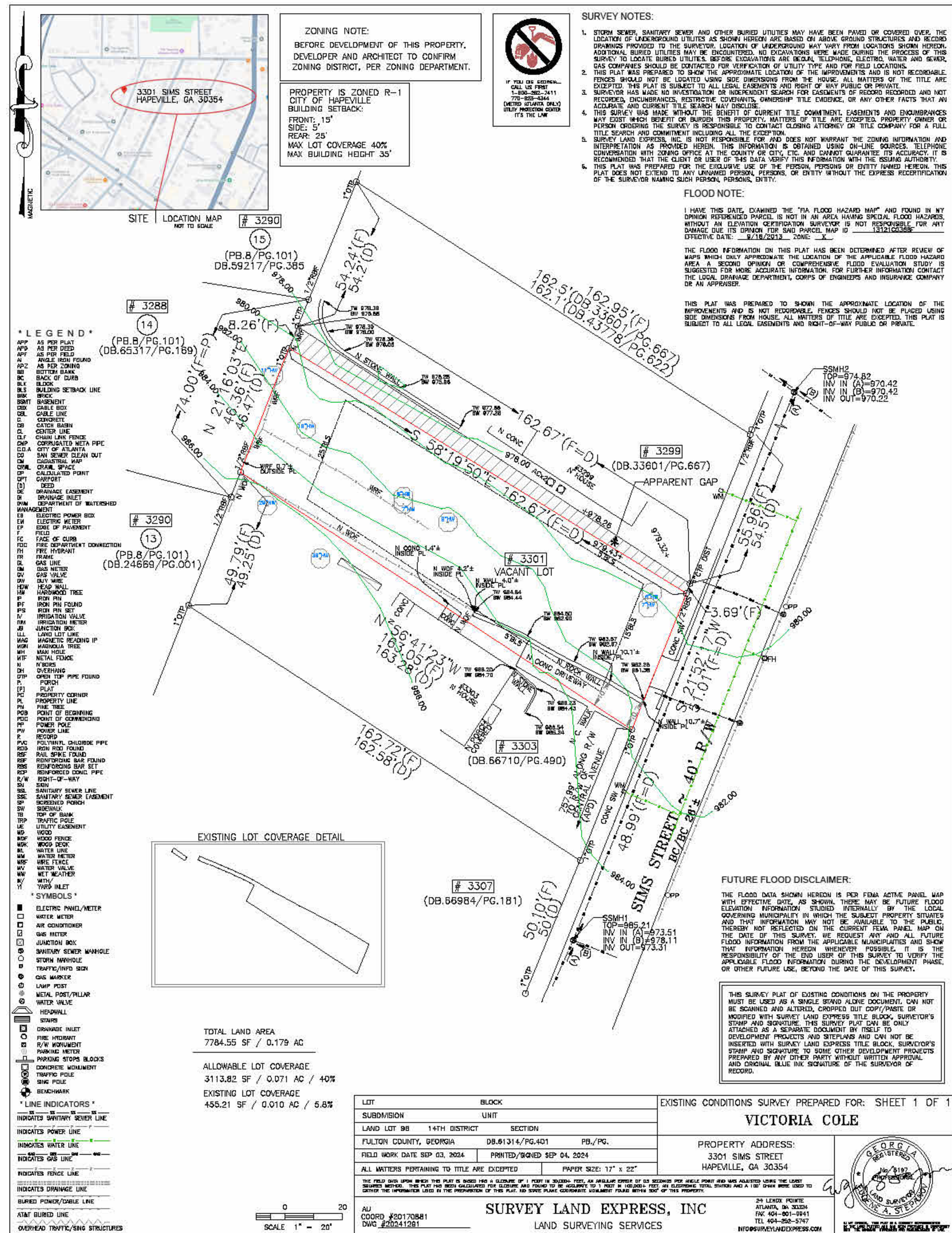
Mark	Date	Description
2	10.25.24	SD SET
	11.26.24	DRC + PLANNING SET
	06.18.25	ISSUED FOR CONSTRUCTION

Project ID	2418
Drawn By	JW

G002

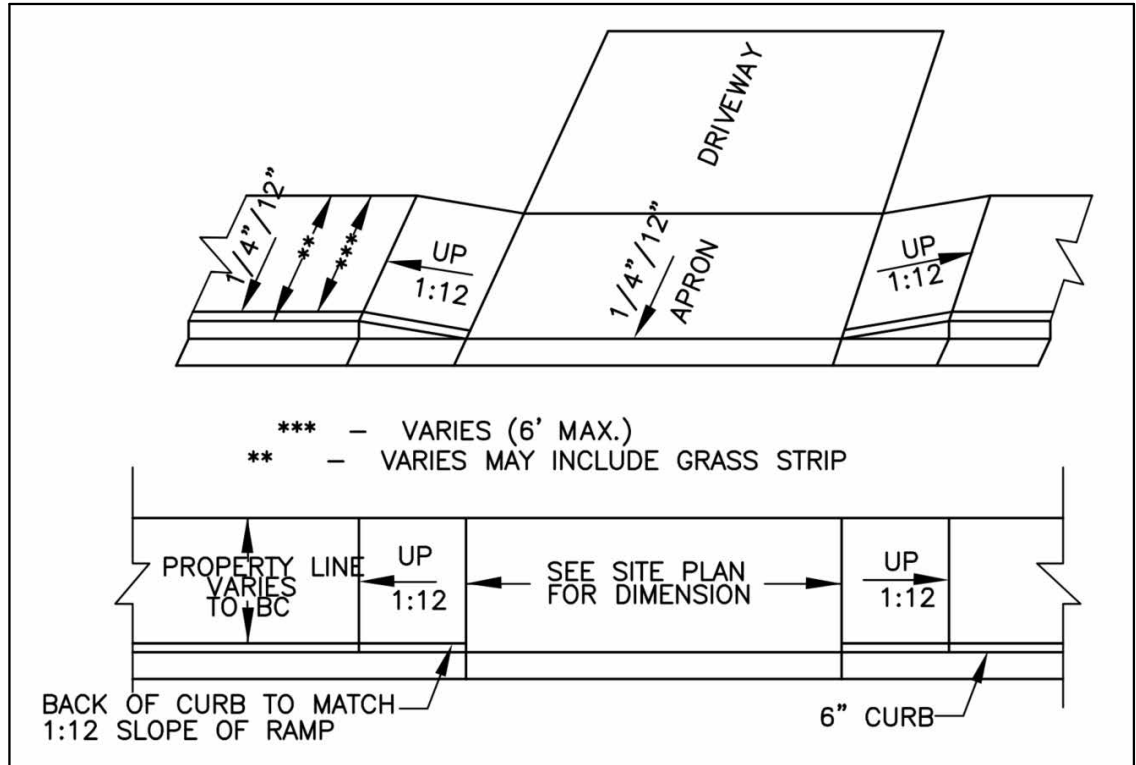
GENERAL NOTES

ISSUED FOR CONSTRUCTION

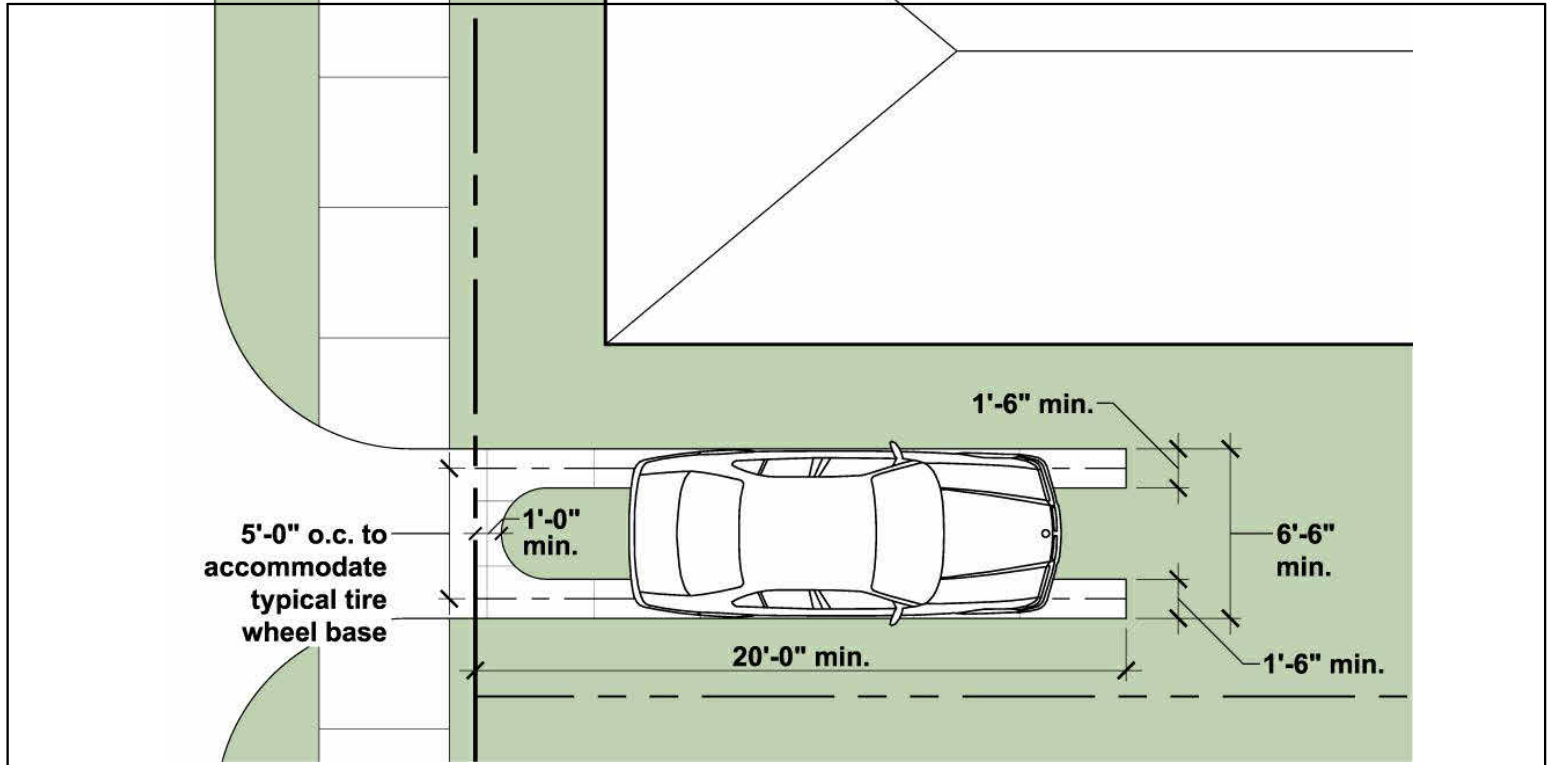


SITE PLAN LEGEND

- NEW BUILDING
- NEW PORCH/LANDING
- EXISTING PAVING
- NEW PAVING
- EXISTING SIDEWALK
- NEW SIDEWALK
- NEW LANDSCAPE
- BUILDING ENTRY
- SETBACK
- PROPERTY LINE
- EXISTING TREE
- PROPOSED TREE



STANDARD CURB CUT



STANDARD RIBBON DRIVEWAY DETAIL - REFER TO CIVIL DRAWINGS FOR EXACT DIMENSIONS

ZONING INFORMATION

ADDRESS & ZONING
ADDRESS: 3301 SIMS ST
HAPEVILLE, GA 30354
ZONING: R-1
OVERLAY: NONE

LOT COVERAGE
NET LOT AREA (NLA): 7,784.55 SF / 0.18 AC
MAX ALLOWABLE LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 19.63%

PROPOSED LOT COVERAGE BREAKDOWN
DRIVEWAY: 250 SF
FRONT STOOP: 24 SF
STEPS: 19 SF
PAVERS: 21 SF
HOUSE: 871 SF
SHED: 224 SF
EXISTING NEIGHBOR'S DRIVEWAY: 119 SF

TOTAL IMPERVIOUS AREA: 1,528 SF
LOT COVERAGE % (MAX = 50%): 1,528 SF / 7,784.55 SF = 19.63%

BUILDING HEIGHT
MAX ALLOWABLE HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 28'-10"

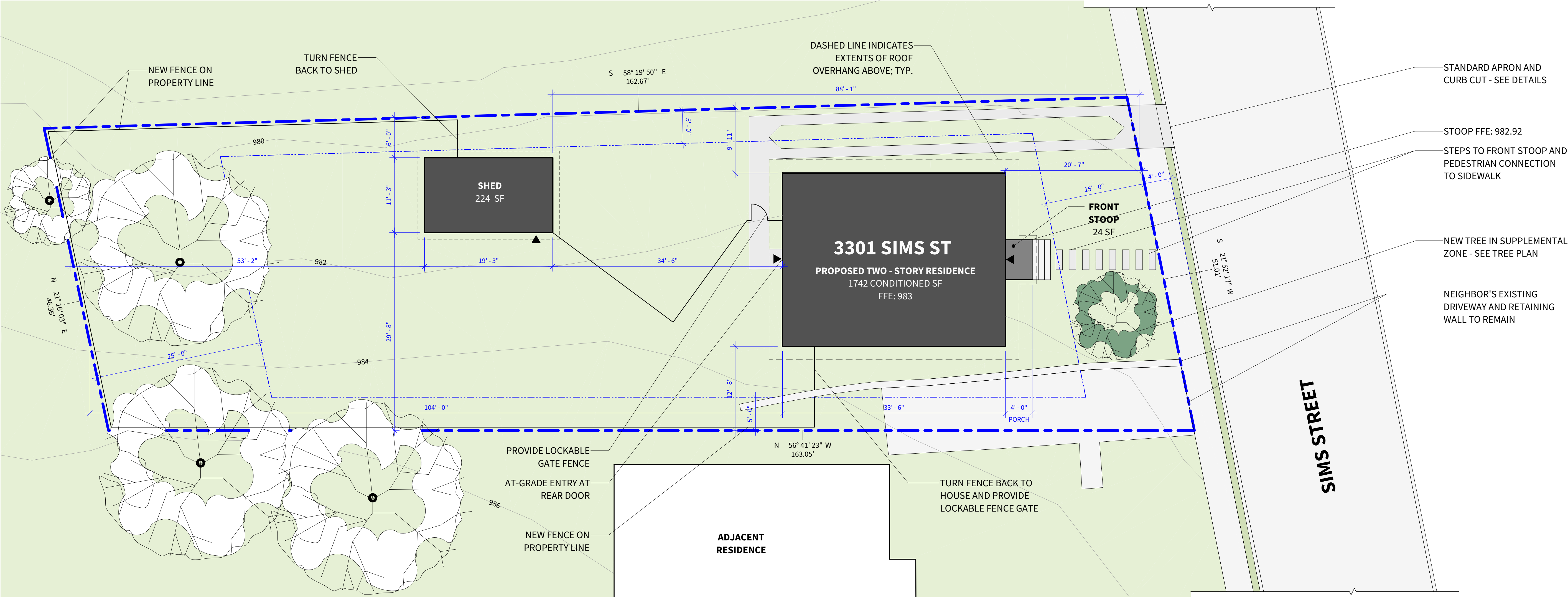
CONDITIONED BUILDING AREAS
FIRST FLOOR: 871 SF
SECOND FLOOR: 871 SF
DETACHED SHED: 224 SF
TOTAL CONDITIONED AREA: 1,966 SF

FLOOR AREA RATIO
NET LOT AREA (NLA): 7,784.55 SF
TOTAL CONDITIONED AREA: 1,966 SF
PROPOSED FAR: 1,966 SF / 7,784.55 SF = 0.25



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1 PROPOSED SITE PLAN
A101 1/8" = 1'-0"



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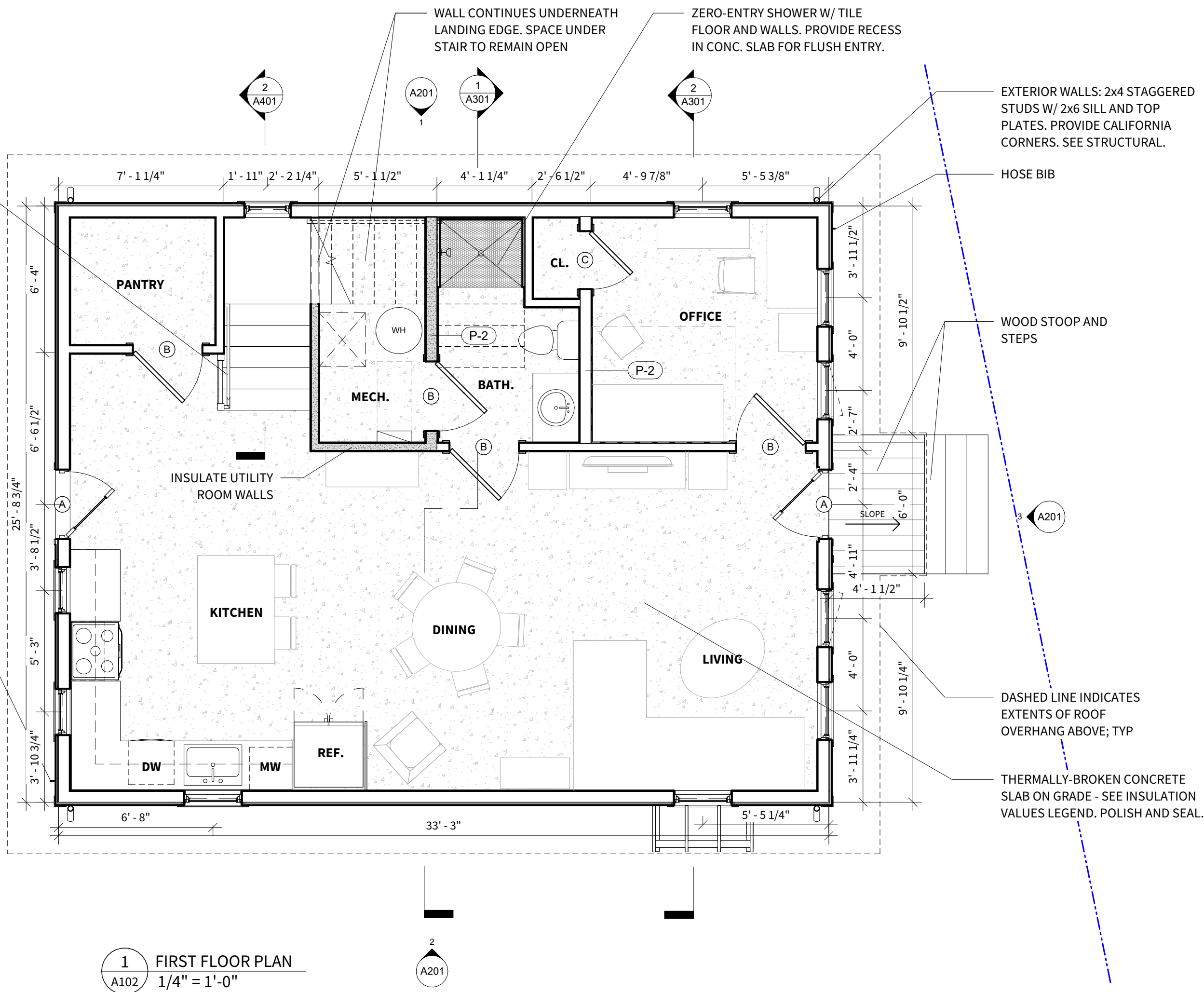
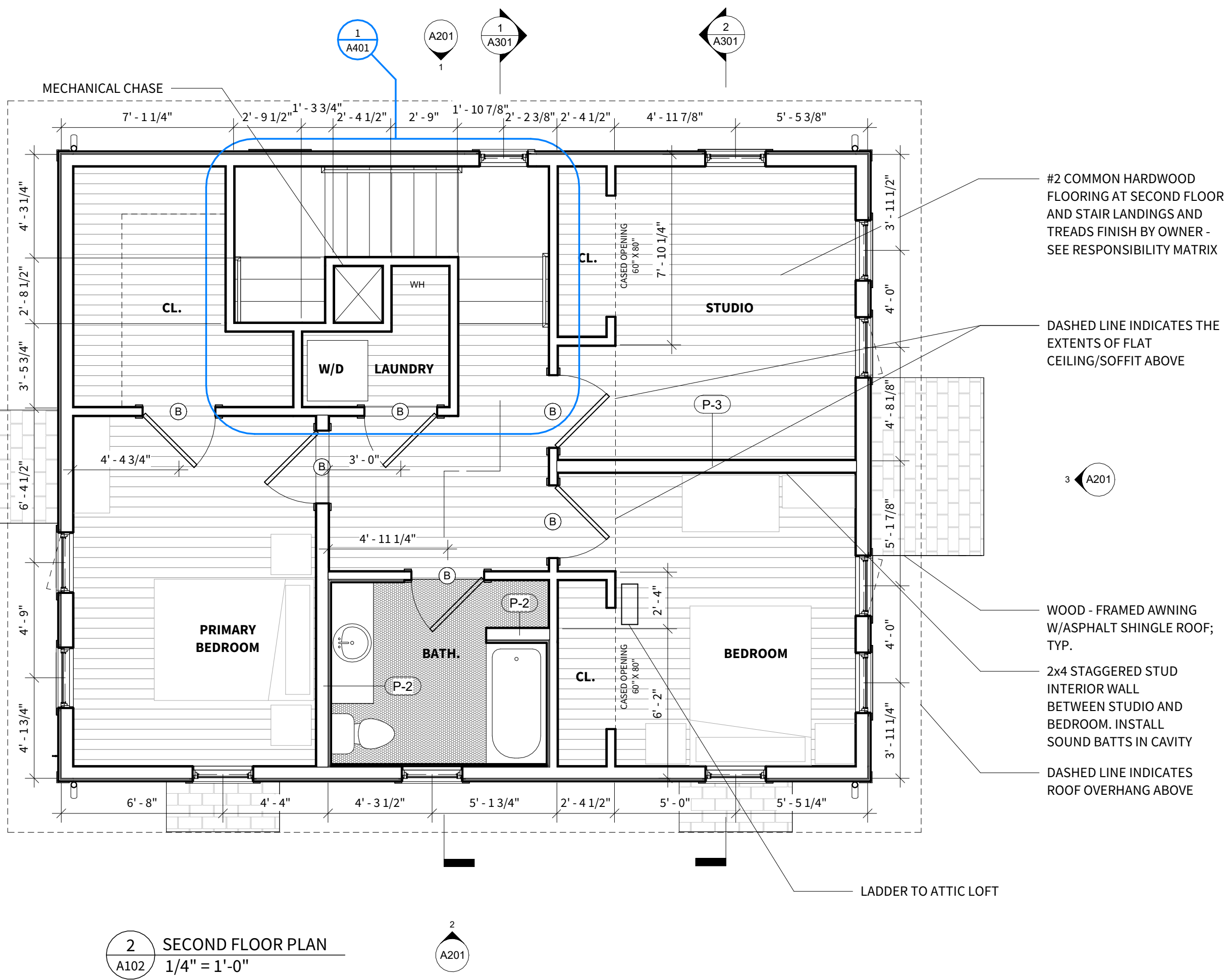
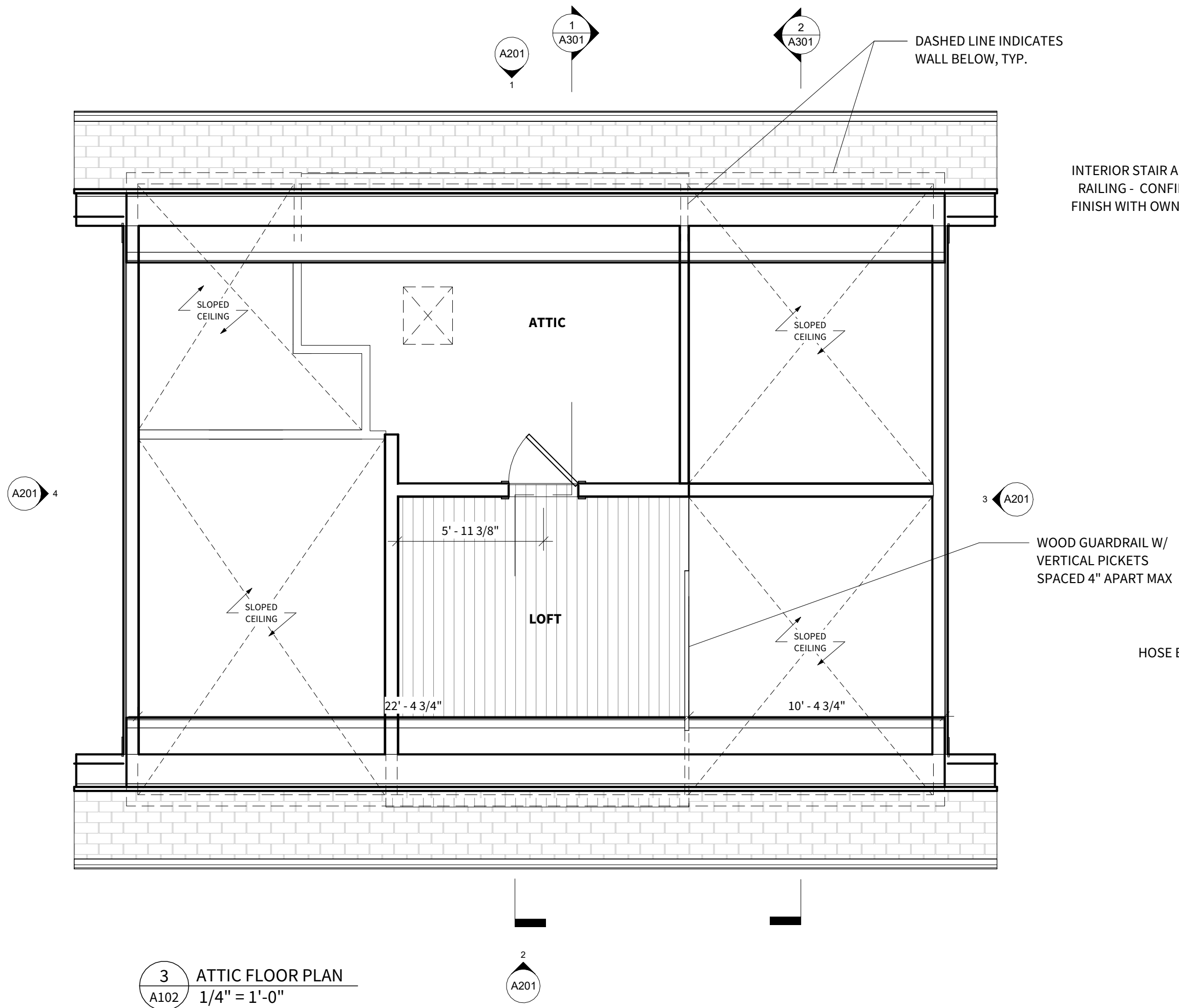
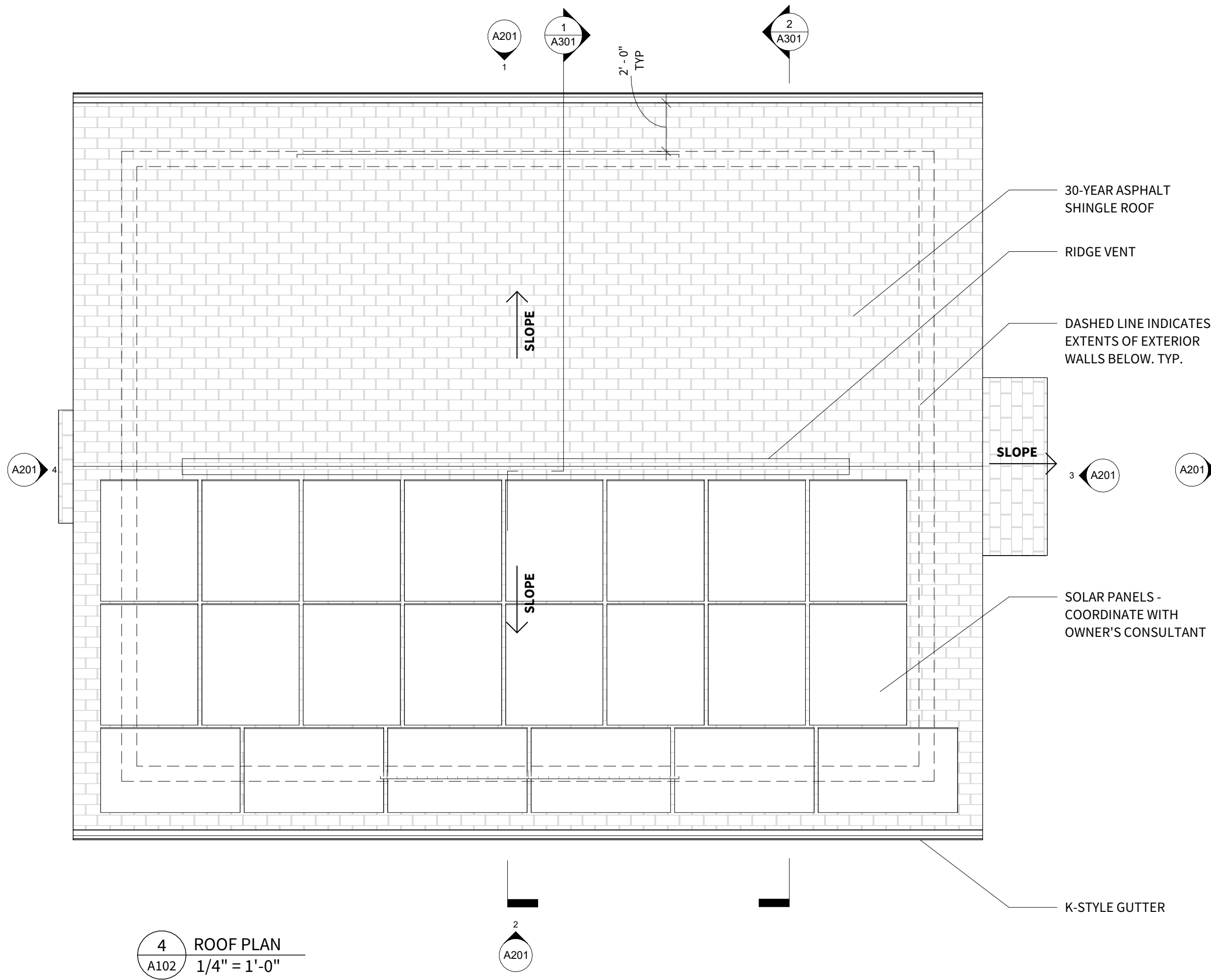
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HAPEVILLE, GA 30354

Mark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC + PLANNING SET
1	02.06.25	DRC + PLANNING REVISIONS
2	06.18.25	ISSUED FOR CONSTRUCTION

Project ID 2418
Drawn By JW

A101

SITE PLAN



FLOOR PLAN GENERAL NOTES

- ALL WALLS ARE 90° UNLESS OTHERWISE NOTED.
- WALLS ARE DIMENSIONED FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING UNLESS NOTED OTHERWISE.
- DOOR JAMBS AT ROOM CORNERS TO BE LOCATED 6" FROM CORNER UNLESS NOTED OTHERWISE.
- CENTER DOWNSPOUTS ON CORNER BOARDS OR TRIM WHERE POSSIBLE, UNLESS NOTED OTHERWISE.
- FOF = FACE OF FINISH
- FOS = FACE OF STUD
- CENTER LIGHT FIXTURES ON DOORWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.

INTERIOR PARTITION NOTES

- INTERIOR PARTITION TYPES:
P-1: 2x4 WOOD STUD WALL WITH 1/2" GYPSUM BOARD ON EACH SIDE. *ALL WALLS ON PLAN ARE P-1 UNLESS NOTED OTHERWISE.
P-2: 2x6 WOOD STUD WALL WITH 1/2" GYPSUM BOARD ON EACH SIDE.
P-3: 2x4 STAGGERED STUD WALL WITH 2x6 TOP AND BOTTOM PLATES WITH 1/2" GYPSUM BOARD ON EACH SIDE.
- ALL GYPSUM BOARD AT BATHROOM AREA AND KITCHEN SINK AREA TO BE WATER RESISTANT. PROVIDE MOISTURE & MOLD RESISTANT GYPSUM AT ALL TILED WALLS NOT IN A SHOWER. PROVIDE CEMENT BOARD AT SHOWER LOCATIONS. CEMENT BOARD NOT REQUIRED @ SHOWER/TUB LOCATIONS WHERE TUB SURROUNDS ARE USED.
- PROVIDE SOUND BATTS AT ALL SHARED WALLS BETWEEN BEDROOMS, BATHROOMS, AND UTILITY CLOSETS, AND ANY OTHER LOCATIONS REQUESTED BY OWNER
- FOR ALL RATED PARTITION ASSEMBLIES, OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY OF UNDERWRITERS LABORATORIES, INC.; FIRE RESISTANCE DIRECTORY 2000 AND THE GYPSUM ASSOCIATION, FIRE RESISTANCE MANUAL, 15th EDITION.
- PROVIDE BLOCKING AT ALL BATHROOM ACCESSORIES, WALL CABINETS, AND SHELVEING.
- METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF WALL STUD SPACING.
- STUD SIZING IS BASED ON UNITED STATES GYPSUM COMPANY SPECIFICATIONS. SUBSTITUTIONS SHOULD CONFORM TO MANUFACTURERS RECOMMENDATIONS FOR PERTINENT CONDITION.
- ALL PENETRATIONS OF PARTITIONS, WALLS, ETC. ARE TO BE APPROPRIATELY SEALED, GASKETTED, OR DAMPERED AS REQUIRED. PROVIDE UL APPROVED FIRESTOPPING FOR ALL FIRE RATED CONSTRUCTION.
- PARTITION LEGEND IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.

FLOOR PLAN GRAPHICS LEGEND

	RANGE		FLOOR MOUNTED TOILET
	KITCHEN SINK		SHOWER WITH SHOWER HEAD AND CONTROL
	DISHWASHER BELOW COUNTERTOP		WASHER/DRYER
	REFRIGERATOR		WATER HEATER
	VANITY SINK		MICROWAVE

INSULATION VALUES

BUILDING ENVELOPE INSULATION VALUES TO MEET OR EXCEED MINIMUM REQUIREMENTS OF CURRENT GEORGIA STATE SUPPLEMENTS AND AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, AS LISTED IN SECTION R402 BUILDING THERMAL ENVELOPE.

PROJECT SITE IS LOCATED IN CLIMATE ZONE 3 ABOVE WARM-HUMID LINE.

INSULATION HATCH @ DETAILS IS DIAGRAMMATIC. SEE BELOW FOR REQUIRED INSULATION VALUES.

ROOF: R-45 DENSE-PACKED CELLULOSE

EXTERIOR STUD WALL: R-20 DENSE-PACKED CELLULOSE

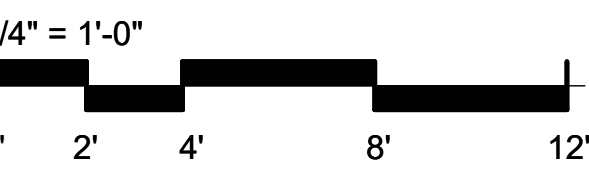
INTERIOR STUD WALLS: PROVIDE SOUND BATTS AT BEDROOMS AND BATHROOMS

CONCRETE SLAB: - 2" MINERAL WOOL INSULATION UNDER SLAB
- 1" MINERAL WOOL INSULATION AT SLAB EDGES

WINDOWS: U-0.25 TO U-0.28 MAX

ROOF PLAN NOTES

- ALL ROOFING PENETRATIONS SHALL BE COORDINATED W/ ROOFING MANUFACTURER'S WARRANTED DETAILS.
- NO PONDING CONDITIONS WILL BE ALLOWED IN FINAL INSTALLATION OF NEW ROOFING.
- ALL METAL WORK SHALL COMPLY WITH CURRENT SMACNA STANDARDS AND DETAILS.



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Project ID 2418
Drawn By JW

A102

FLOOR PLANS

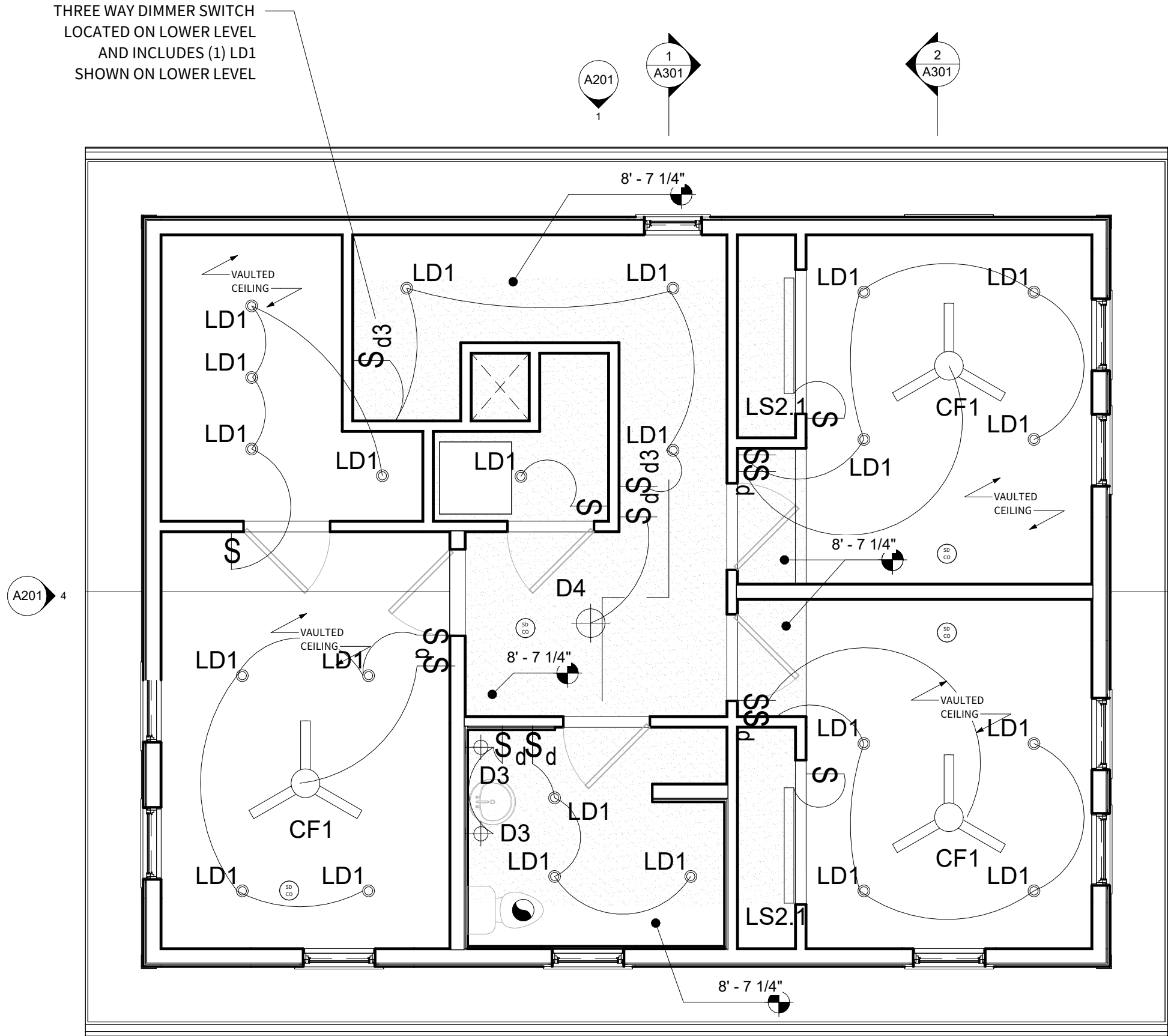
LIGHT SCHEDULE

TYPE	MFR	CATALOG NUMBER	FIXTURE DESCRIPTION	FINISH	LAMP	MTG TYPE	LOAD / DIM TYPE	WATTS	UNIT	VLTS	ZONE DESCRIPTION
LD1	Cooper	RL4-LS-9FSD2W-1E-MW-DM	4in Regressed LED, dim to warm, 600/900 Lumens selectable, Energy Star	White	LED	Recessed		10.5	EA	120	General Downlight
CF1	Modern Forms	FR-W1910-52-MB	52in fan, BLACK	Black	NA	SURFACE					LR, Bedrooms
CF2			ALREADY PURCHASED	Oil Rubbed Bronze	LED	SURFACE			EA		Possible Office Fan
D1	Owner Supplied	Deco Pendant			LED LAMP	SURFACE			EA		Kitchen Pendant
D2	Owner Supplied	Deco Sconce			LED LAMP	SURFACE			EA		Lower Bath Sconce
D3	Owner Supplied	Deco Sconce			LED LAMP	SURFACE			EA		Upper Bath Sconce
D4	Owner Supplied		Glass Deco Shade on 6in Surface Mount		LED LAMP	SURFACE			EA		Hall Pendant
LS1			REGENCY DEAD STOCK?		LED	SURFACE			EA		Garage
T1	MISC		ASSORTED TRACK HEADS		LED	SURFACE			EA		Garage
T8			JUNO STYLE TRACK		NA	SURFACE					Garage
E1	Home Depot	NSBD003BW-2P	15.7in. Gooseneck Black and White Motion Sensing Outdoor Hardwired Wall Barn Light Sconce with No Bulbs Included(2-Pack)		LED LAMP	SURFACE			EA		EXTERIOR SCONCE

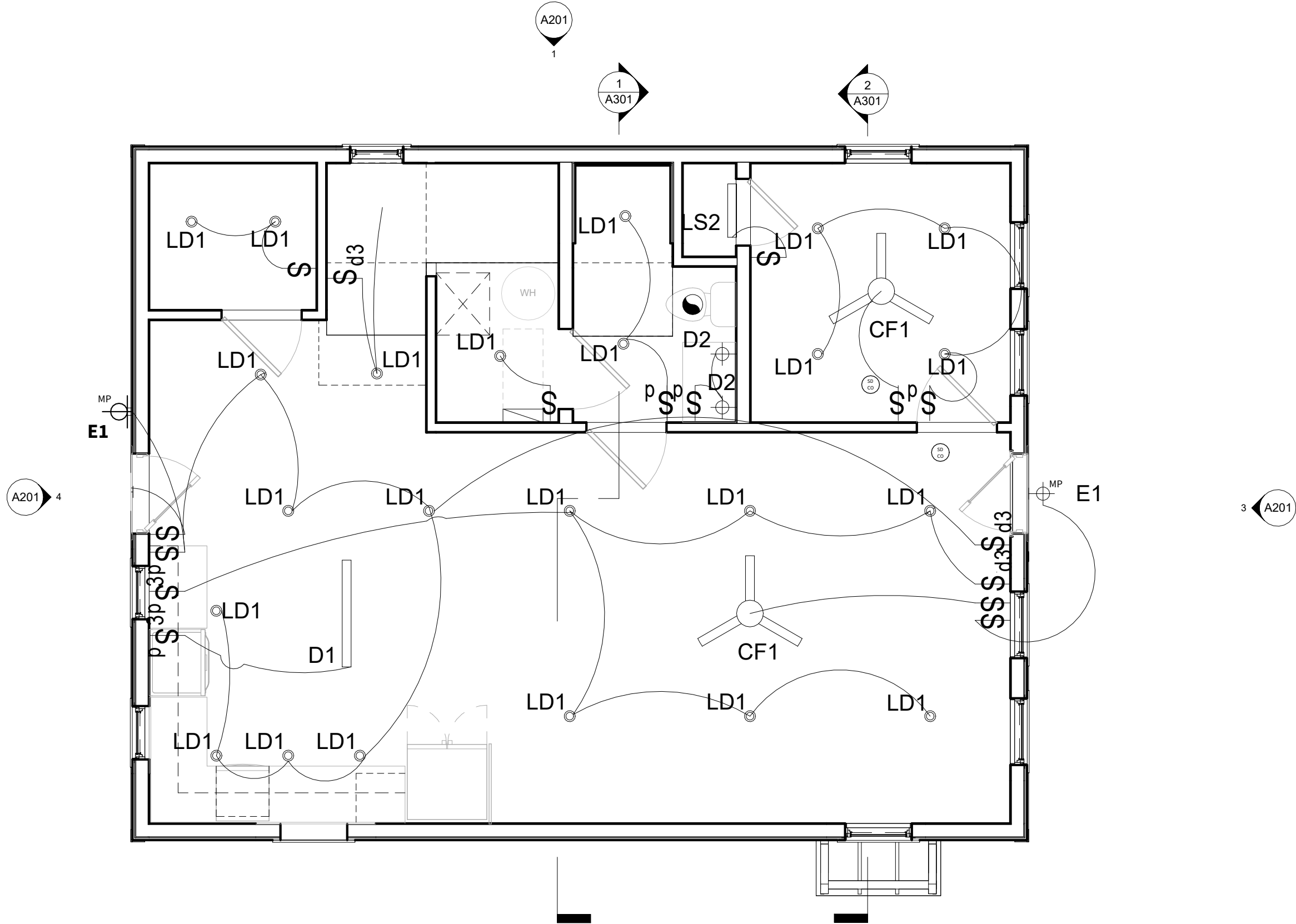
EC / GC TO VERIFY IN-FIELD DIMENSIONS PRIOR TO FINAL FIXTURE APPROVAL
EC / GC TO LOCATE TRANSFORMER IN ACCESSIBLE, WELL VENTED LOCATION.

PLUMBING FIXTURE SCHEDULE

LOCATION	ITEM	GENERIC TERM	MODEL NUMBER	FINISH	DESCRIPTION
KITCHEN	FAUCET	STAINLESS STEEL PULL DOWN FAUCET, SINGLE MOUNT	S1591123	STAINLESS	WASSERMAN FAUCETS, SINGLE HANDLE PULL-DOWN KITCHEN FAUCET WITH SPRING NECK DUAL SPRAYER IN STAINLESS STEEL
KITCHEN	SINK	STAINLESS STEEL/2 BOWL UNDERMOUNT	SC-462A99133UML	STAINLESS	LOGMEY, 33 IN. UNDERMOUNT DOUBLE BOWL SINK 60/40 16-GAUGE BRUSHED STAINLESS STEEL KITCHEN SINK WITH BOTTOM GRIDS
DOWNSTAIRS BATHROOM	VANITY	SCRAP MARBLE TOP, UNDERMOUNT PORCELAIN SINK			OWNER SUPPLIED, GC INSTALLED
DOWNSTAIRS BATHROOM	SINK	UNDERMOUNT INSTALLED PER ABOVE		PORCELAIN	
DOWNSTAIRS BATHROOM	SINK FAUCET	WALL MOUNTED OPTIONAL 2-HANDLE BATHROOM FAUCET	PROOX 1905-MB		BLACK WALL MOUNTED FAUCET
DOWNSTAIRS BATHROOM	TOILET	GLACIER BAY 12 IN. ROUGH IN 2-PIECE 1.1 GPF/1.6 GPF DUAL FLUSH ROUND FRONT TOILET IN WHITE SEAT INCLUDED	N2428R-DF		HIGH EFFICIENCY, WHITE TOILET, ELONGATED BOWL
DOWNSTAIRS BATHROOM	SHOWER FAUCET	DELTA, NICOLI H20KINETIC TECHNOLOGY ROUGH-IN VALVE INCLUDED SINGLE-HANDLE 5-SPRAY SHOWER FAUCET 1.75 GPM IN MATTE BLACK	142749-BL	BLACK	BLACK SHOWER FAUCET, WATER WISE
UPSTAIRS BATHROOM	VANITY	UMI FORUM BIANCO			OWNER SUPPLIED, GC INSTALLED
UPSTAIRS BATHROOM	SINK FAUCET	WALL MOUNTED OPTIONAL 2-HANDLE BATHROOM FAUCET	PROOX 1905-MB	BLACK	BLACK WALL MOUNTED FAUCET
UPSTAIRS BATHROOM	SHOWER FAUCET	DELTA, NICOLI H20KINETIC ROUGH INCLUDED SINGLE HANDLE 5 SPRAY TUB AND SHOWER FAUCET 1.75 GPM IN MATTE BLACK VALVE INCLUDED	144749-BL	BLACK	BLACK SHOWER FAUCET, WATER WISE
UPSTAIRS BATHROOM	TOILET	GLACIER BAY 12 IN. ROUGH IN 2-PIECE 1.1 GPF/1.6 GPF DUAL FLUSH ROUND FRONT TOILET IN WHITE SEAT INCLUDED	N2428R-DF		HIGH EFFICIENCY, WHITE TOILET, ELONGATED BOWL
UPSTAIRS BATHROOM	BATHTUB/SHOWER	KOHLER ENTITY 60" x 30" THREE WALL ALCOVE ACRYLIC SOAKING TUB WITH RIGHT DRAIN	K-26109-RA-0		
GARAGE	SINK	TEHILA			PLASTIC SHOP SINK, CHROME FAUCET



2 SECOND FLOOR CEILING PLAN
1/4" = 1'-0"



1 FIRST FLOOR CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

- SEE ELEVATIONS FOR LOCATIONS OF EXTERIOR DECORATIVE LIGHT FIXTURES.
- CENTER LIGHT FIXTURES ON DOORWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- COORDINATE ALL LIGHT, OUTLET, AND SWITCHING LOCATIONS W/ OWNER

SMOKE & CARBON MONOXIDE DETECTOR NOTES

- HARDWIRED INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTORS SHALL BE REQUIRED IN THE FOLLOWING AREAS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SLEEPING AREA IN THE GENERAL VICINITY OF BEDROOMS (HALLWAYS) IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES
 - AT EACH ADDITIONAL STORY OF THE DWELLING
- SMOKE ALARMS TO MAINTAIN MIN. 3'-0" CLEARANCE FROM CEILING FANS

REFLECTED CEILING PLAN GRAPHIC LEGEND

- \$ SWITCH
- \$_d SWITCH - DIMMING
- \$_{d3} SWITCH - 3 WAY DIMMING
- RECESSED CEILING FIXTURE
- ⊕ WALL MOUNTED SCONCE
- ⊕_{MP} OUTDOOR-RATED WALL MOUNTED SCONCE
- ⊕_{CF} CEILING FAN
- ⊕_{BE} BATHROOM EXHAUST FAN
- ⊕_P DECORATIVE PENDANT
- LINEAR LED CLOSET LIGHT
- ⊕_{SD} SMOKE/CARBON MONOXIDE DETECTOR



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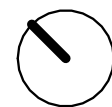
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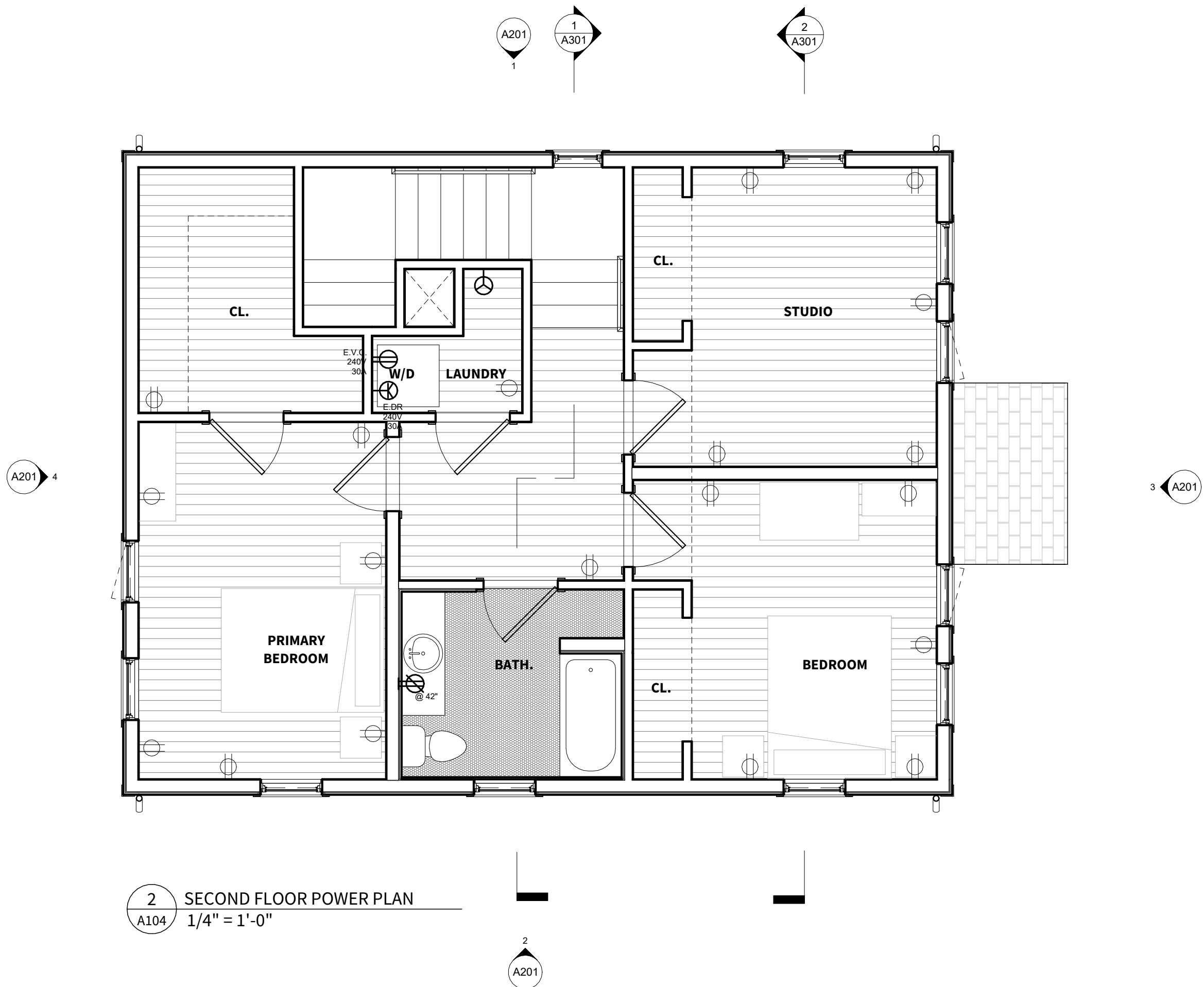
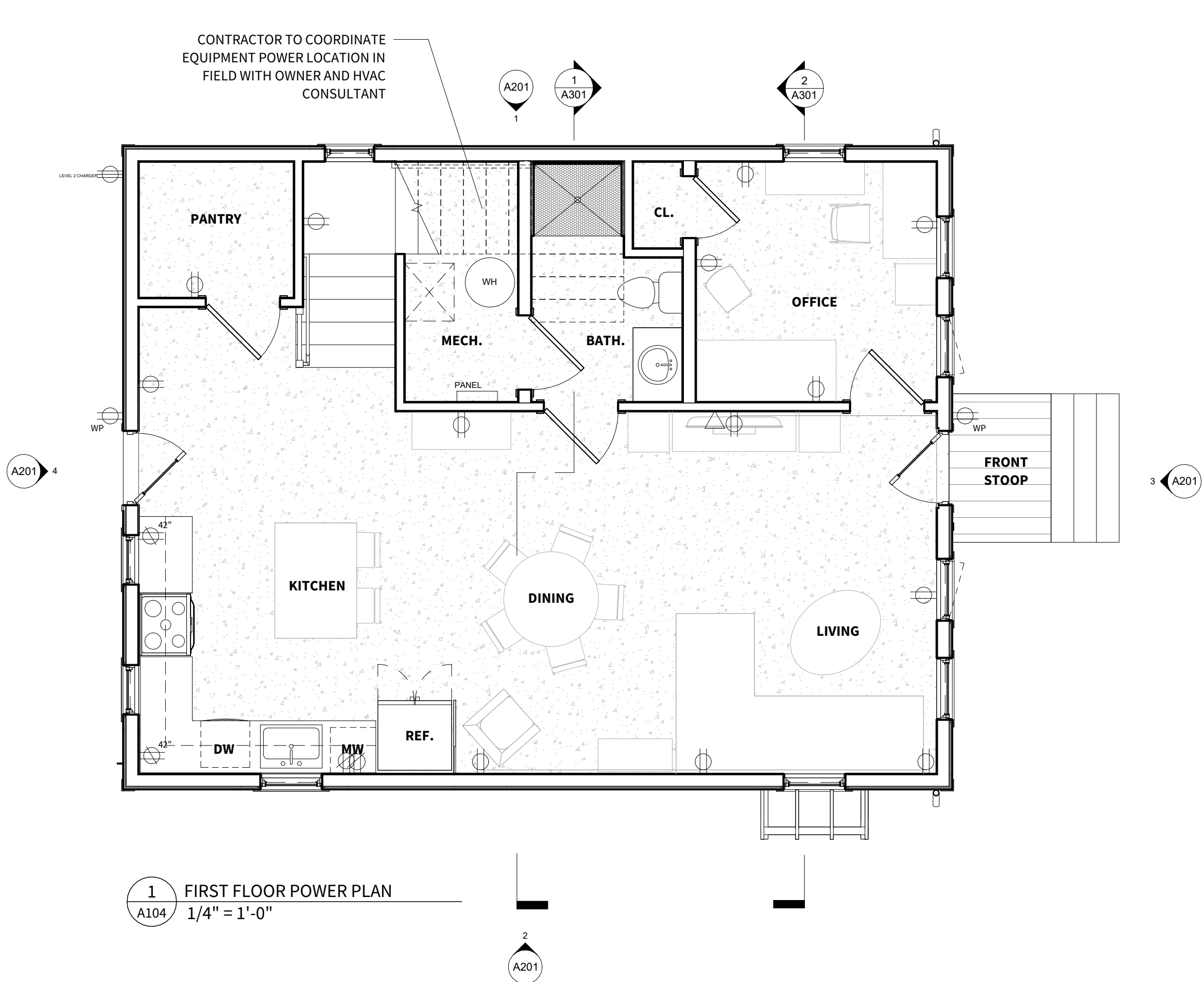
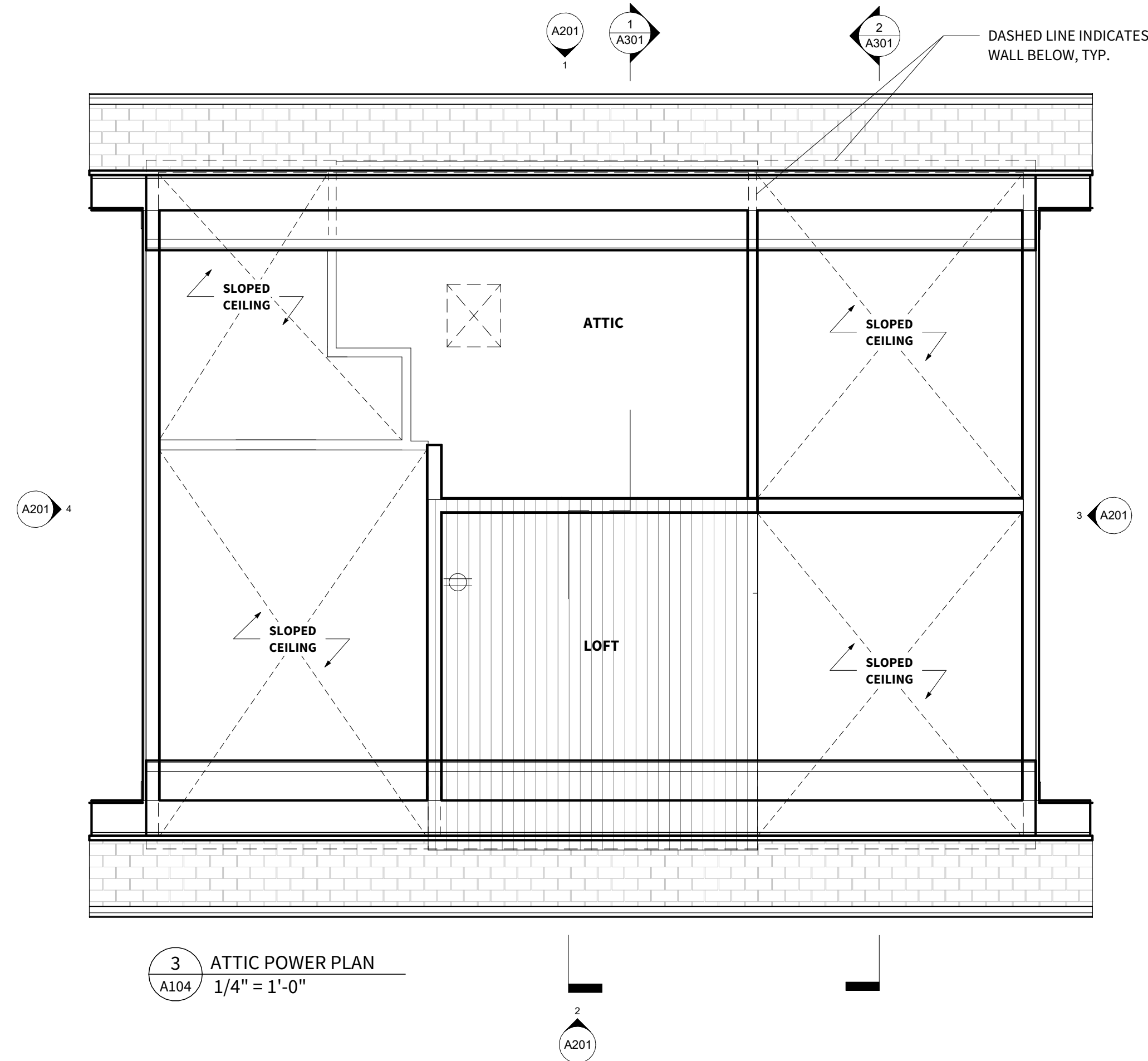
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2	06.18.25	ISSUED FOR CONSTRUCTION

Project ID 2418
Drawn By JW

A103

CEILING PLANS





POWER PLAN GENERAL NOTES

1. PROVIDE GFCI OUTLETS IN ALL LOCATIONS REQUIRED BY CODE

POWER PLAN GRAPHIC LEGEND

- ⊕ DUPLEX RECEPTACLE 18" AFF
- ⊕ DUPLEX RECEPTACLE 42" AFF OR 6" ABOVE COUNTER
- ⊕ WP WEATHER PROOF DUPLEX RECEPTACLE
- ⊕ EV CHARGER - COORDINATE WITH OWNER
- △ DATA OUTLET 42" AFF OR 6" ABOVE COUNTER TOP
- ⊕ CLOTHES DRYER OUTLET

COORDINATE LOCATION OF WALL-MOUNTED HOME BATTERY WITH OWNER



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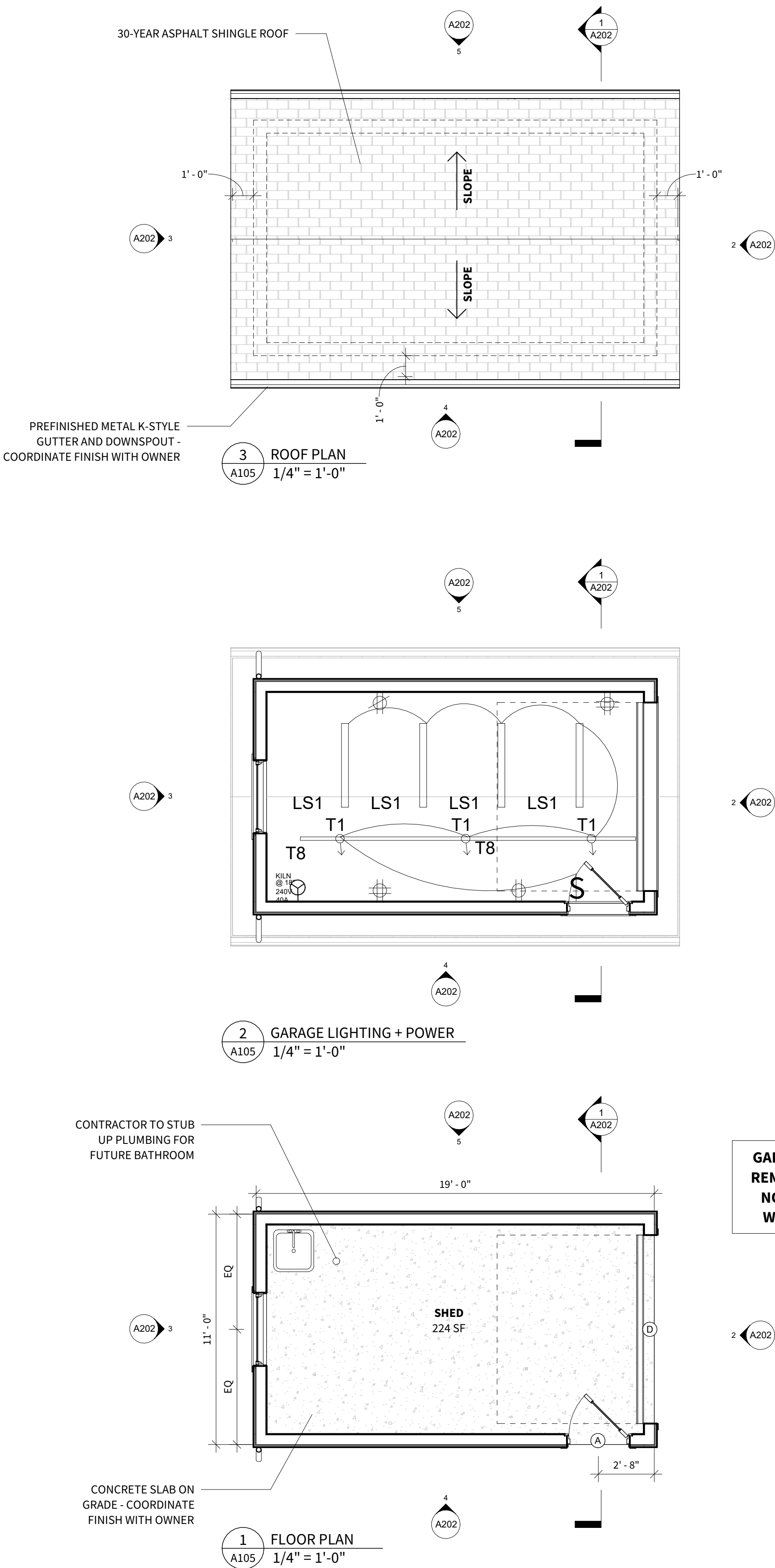
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Drawn By JW

A104

POWER PLANS





REFLECTED CEILING PLAN GENERAL NOTES

- SEE ELEVATIONS FOR LOCATIONS OF EXTERIOR DECORATIVE LIGHT FIXTURES.
- CENTER LIGHT FIXTURES ON DOORWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- COORDINATE ALL LIGHT, OUTLET, AND SWITCHING LOCATIONS W/ OWNER

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- HARDWIRED INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTORS SHALL BE REQUIRED IN THE FOLLOWING AREAS:
 - IN EACH SLEEPING ROOM
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 - AT EACH ADDITIONAL STORY OF THE DWELLING
- SMOKE ALARMS TO MAINTAIN MIN. 3'-0" CLEARANCE FROM CEILING FANS

REFLECTED CEILING PLAN GRAPHIC LEGEND

- SWITCH
- SWITCH - DIMMING
- SWITCH - 3 WAY DIMMING
- RECESSED CEILING FIXTURE
- WALL MOUNTED SCONCE
- OUTDOOR-RATED WALL MOUNTED SCONCE
- CEILING FAN
- BATHROOM EXHAUST FAN
- DECORATIVE PENDANT
- LINEAR LED CLOSET LIGHT
- SMOKE/CARBON MONOXIDE DETECTOR

POWER PLAN GENERAL NOTES

- PROVIDE GFCI OUTLETS IN ALL LOCATIONS REQUIRED BY CODE

POWER PLAN GRAPHIC LEGEND

- DUPLEX RECEPTACLE 18" AFF
- DUPLEX RECEPTACLE 42" AFF OR 6" ABOVE COUNTER
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- CLOTHES DRYER OUTLET

ROOF PLAN NOTES

- ALL ROOFING PENETRATIONS SHALL BE COORDINATED W/ ROOFING MANUFACTURER'S WARRANTED DETAILS.
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FLOOR PLAN GRAPHICS LEGEND

- RANGE
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- DISHWASHER BELOW COUNTERTOP
- REFRIGERATOR
- VANITY SINK
- FLOOR MOUNTED TOILET
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- WATER HEATER
- MICROWAVE

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BUILDING ENVELOPE INSULATION VALUES TO MEET OR EXCEED MINIMUM REQUIREMENTS OF CURRENT GEORGIA STATE SUPPLEMENTS AND AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, AS LISTED IN SECTION R402 BUILDING THERMAL ENVELOPE.

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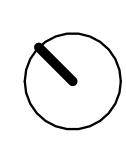
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EXTERIOR STUD WALL: R-20 DENSE-PACKED CELLULOSE

INTERIOR STUD WALLS: PROVIDE SOUND BATTS AT BEDROOMS AND BATHROOMS

CONCRETE SLAB: - 2" MINERAL WOOL INSULATION UNDER SLAB
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WINDOWS: U-0.25 TO U-0.28 MAX



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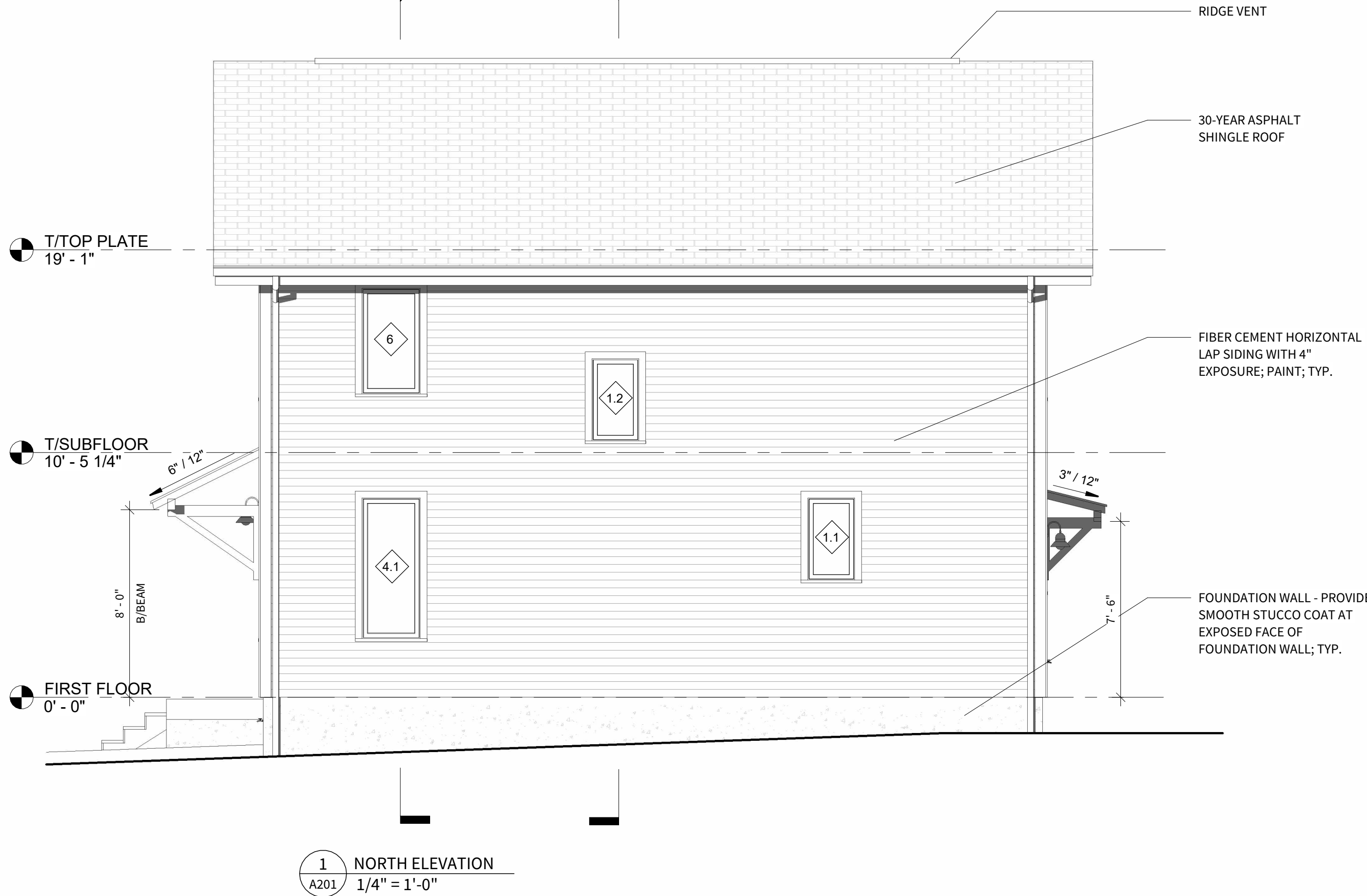
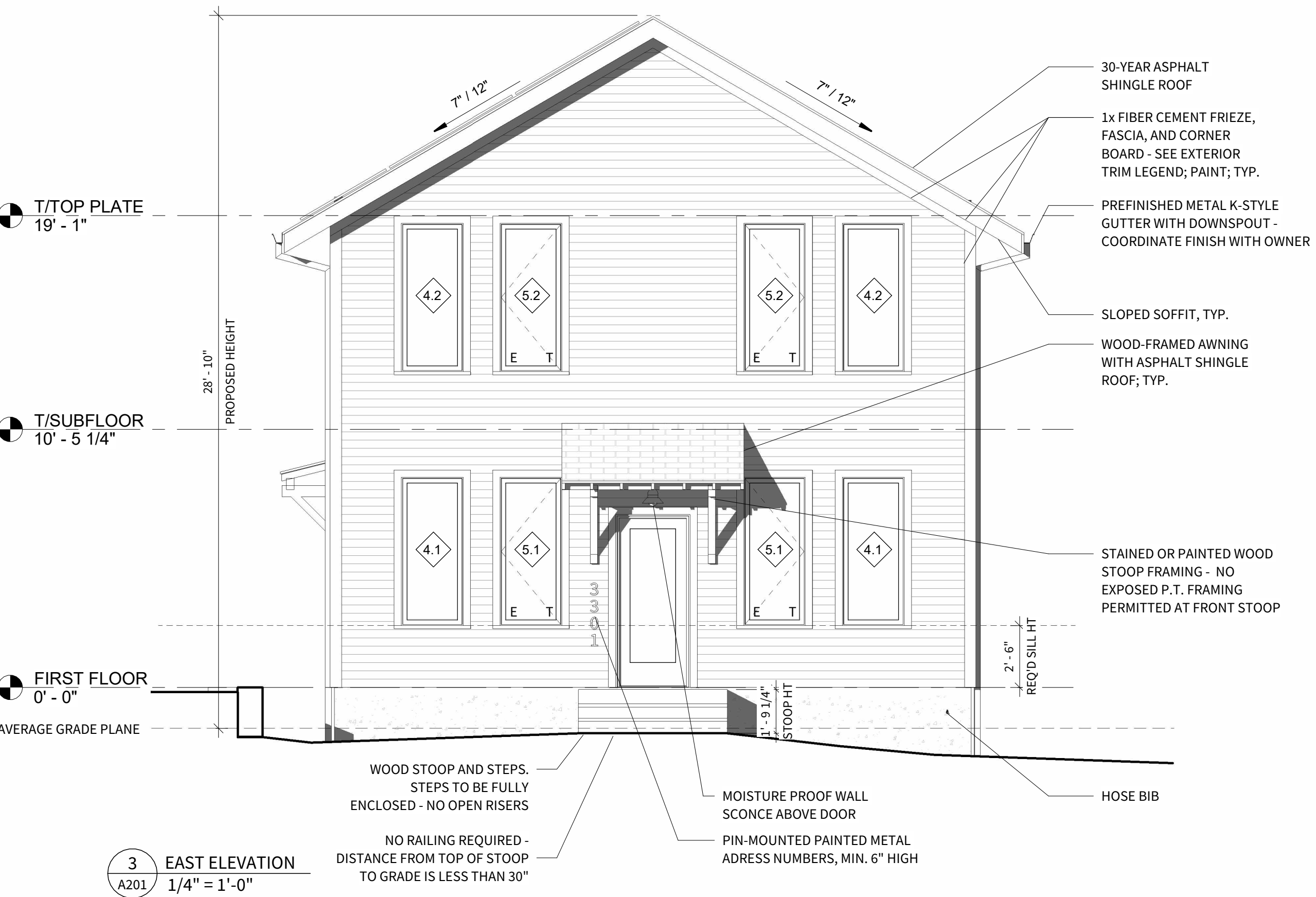
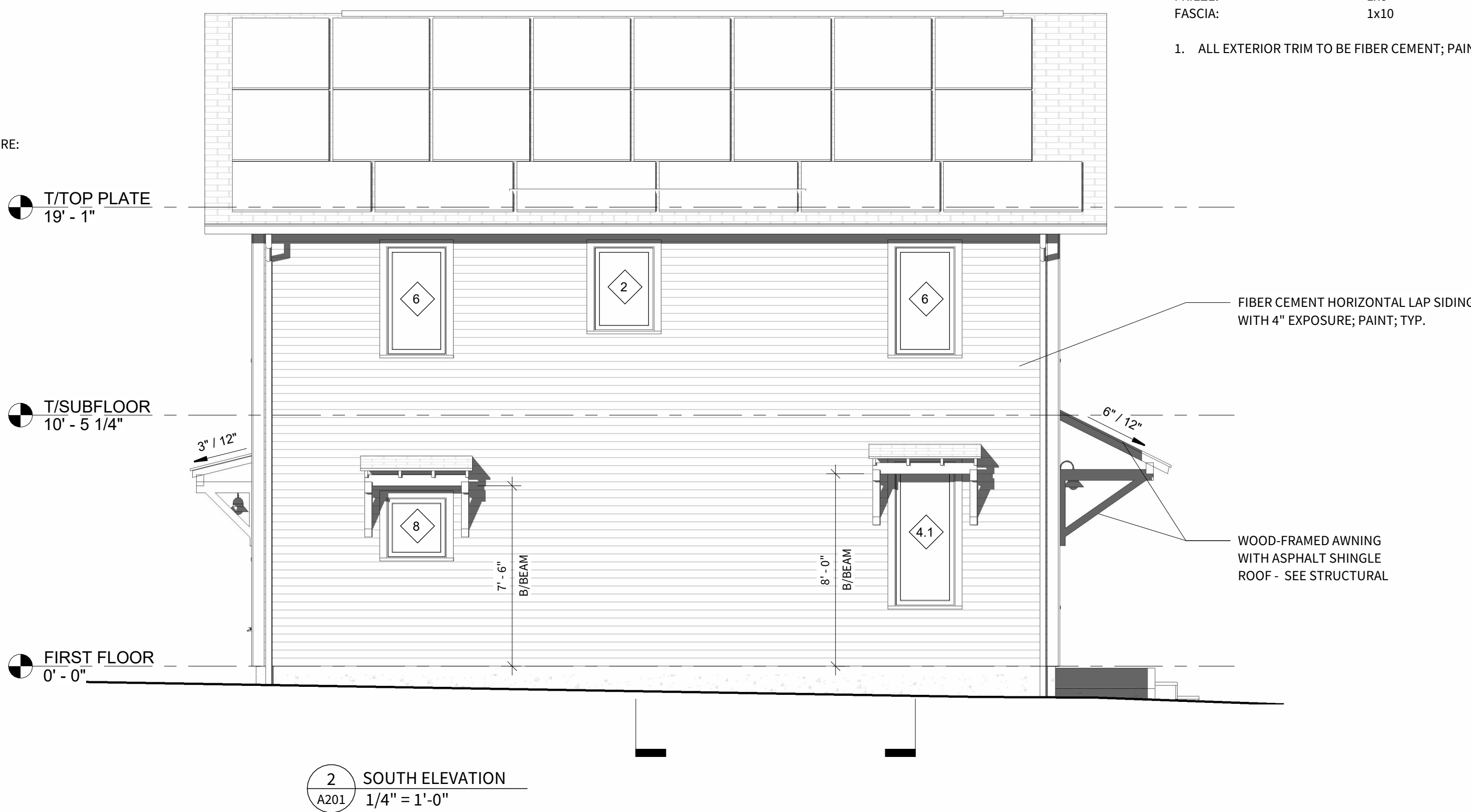
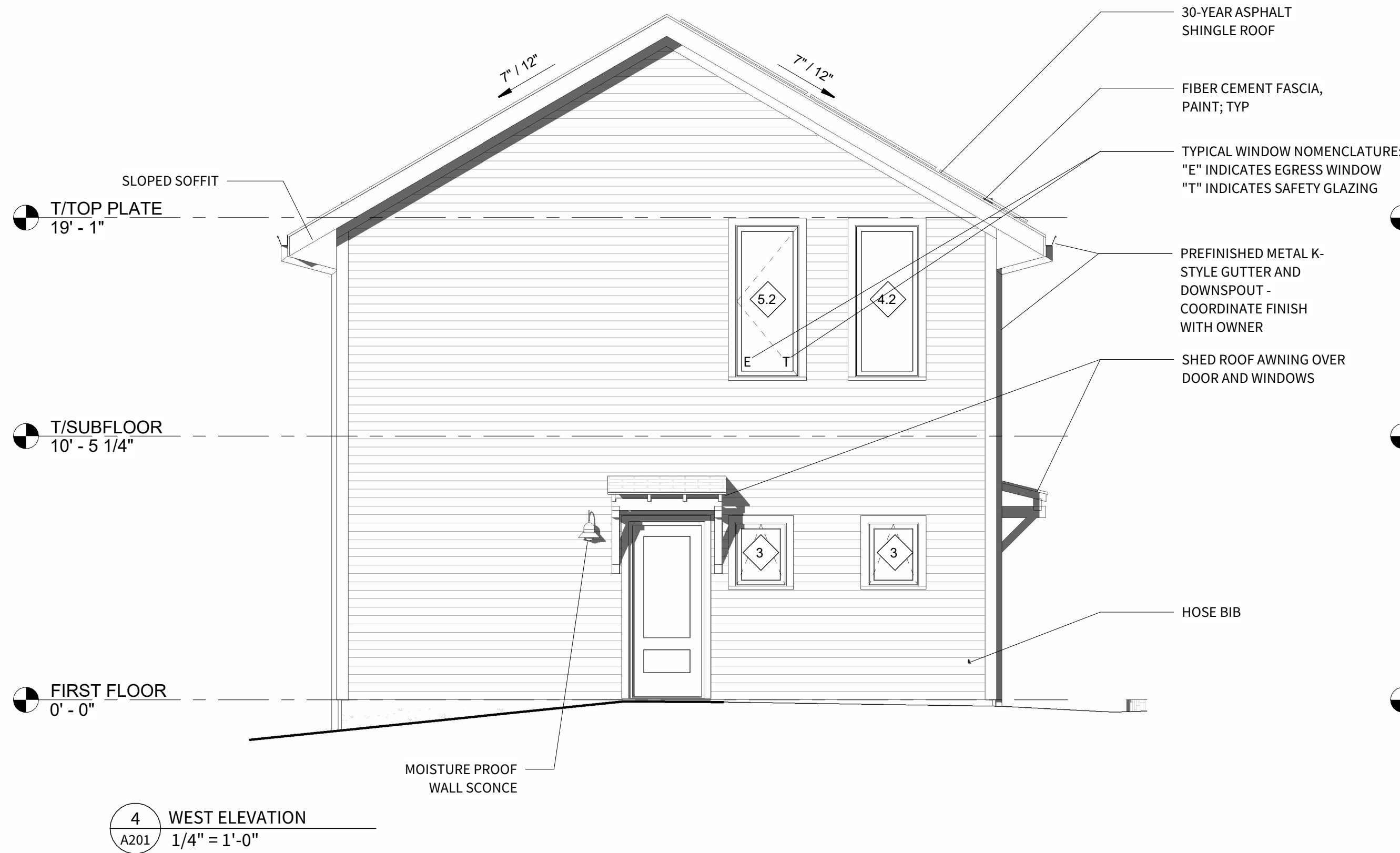
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SHED



FIRST STORY FACADE AREA:	274 SF	SECOND STORY FACADE AREA:	208 SF
FIRST STORY FENESTRATION AREA:	82 SF	SECOND STORY FENESTRATION AREA:	64 SF
FENESTRATION % = 82 SF/274 SF =	30%	FENESTRATION % = 64 SF/208 SF =	31%

EXTERIOR TRIM LEGEND

DOOR/WINDOW JAMB:	1x4
DOOR/WINDOW HEAD:	1x4 w/ DRIP CAP
CORNER BOARDS:	1x6
FRIEZE:	1x6
FASCIA:	1x10

1. ALL EXTERIOR TRIM TO BE FIBER CEMENT; PAINT, TYP.



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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

ISSUED FOR CONSTRUCTION

Mark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC + PLANNING SET
1	02.06.25	DRC + PLANNING REVISIONS
2	06.18.25	ISSUED FOR CONSTRUCTION

Project ID 2418
Drawn By JW



ELEVATIONS

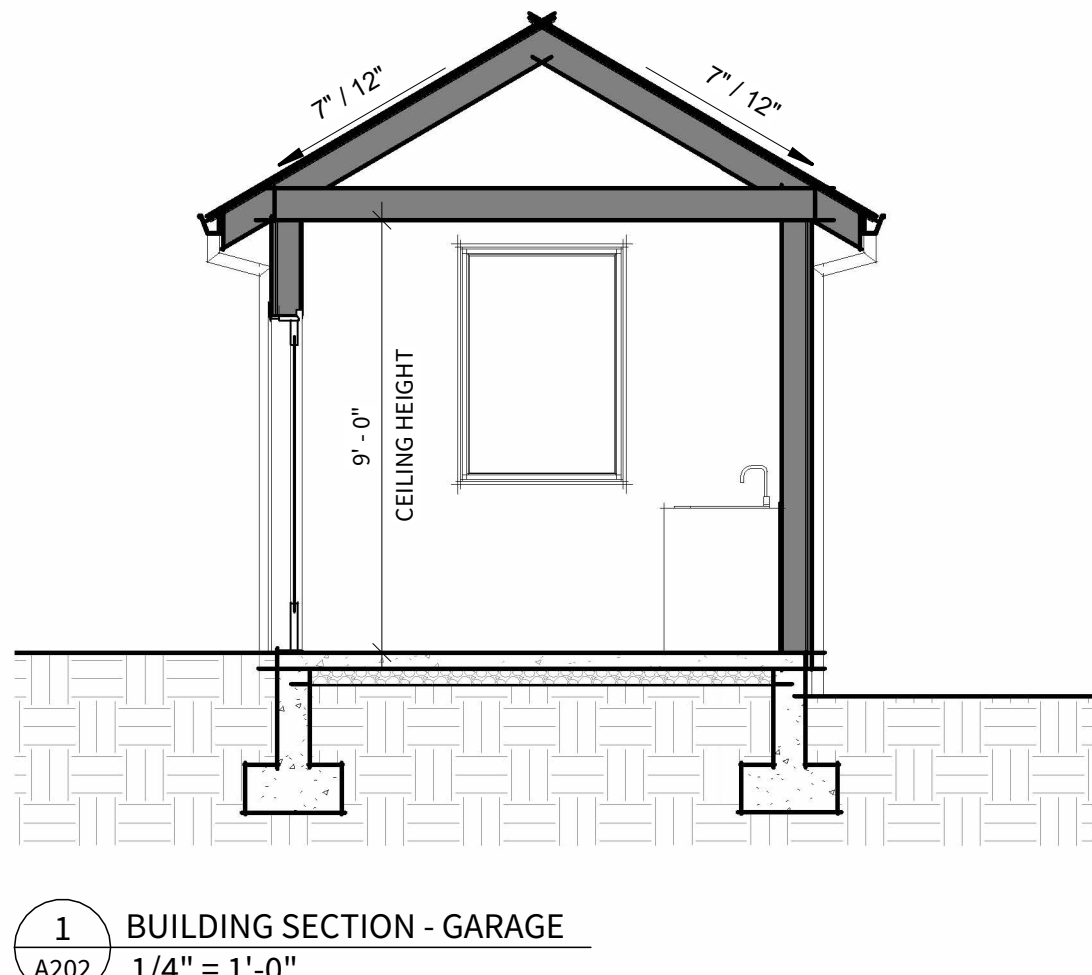
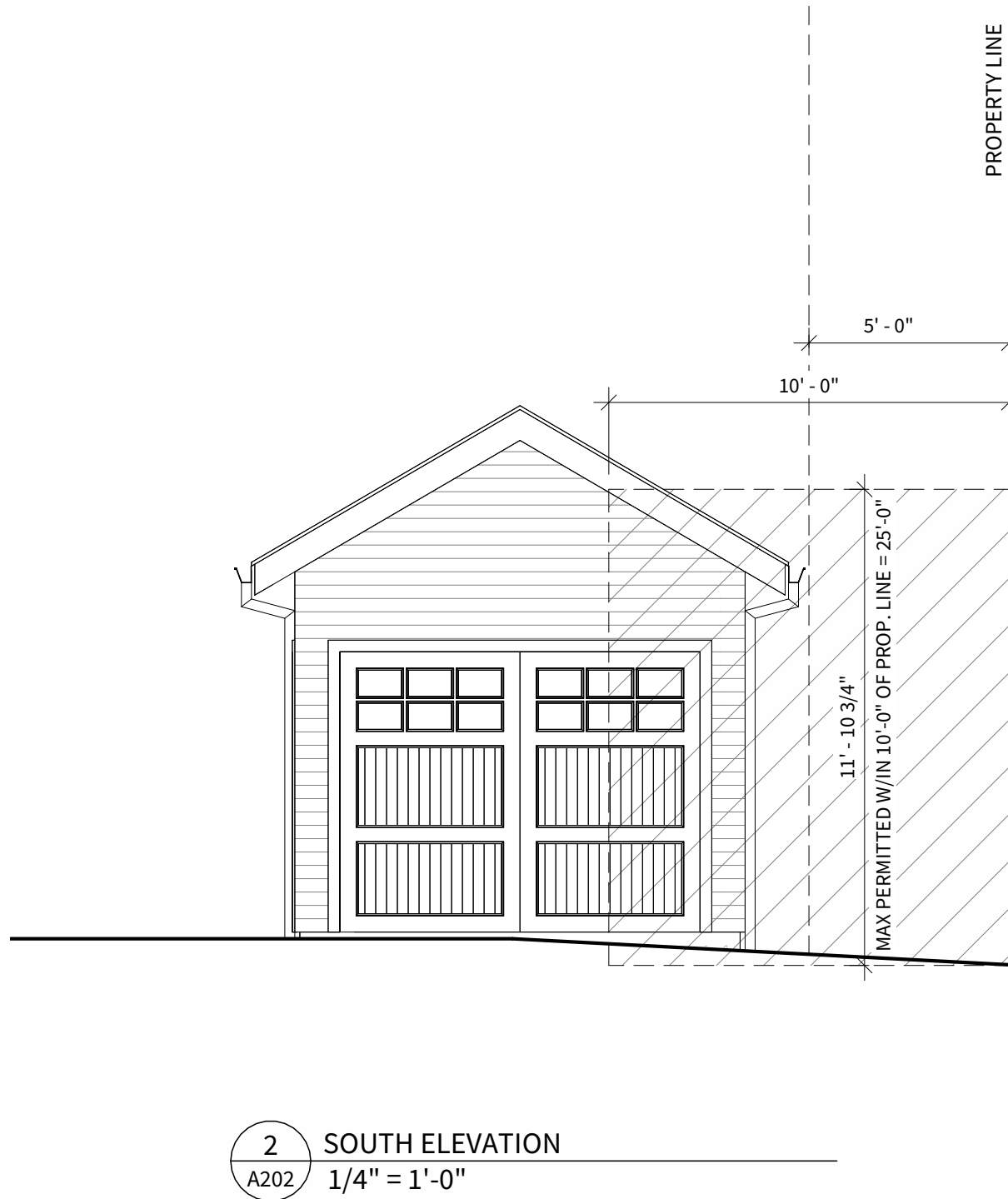
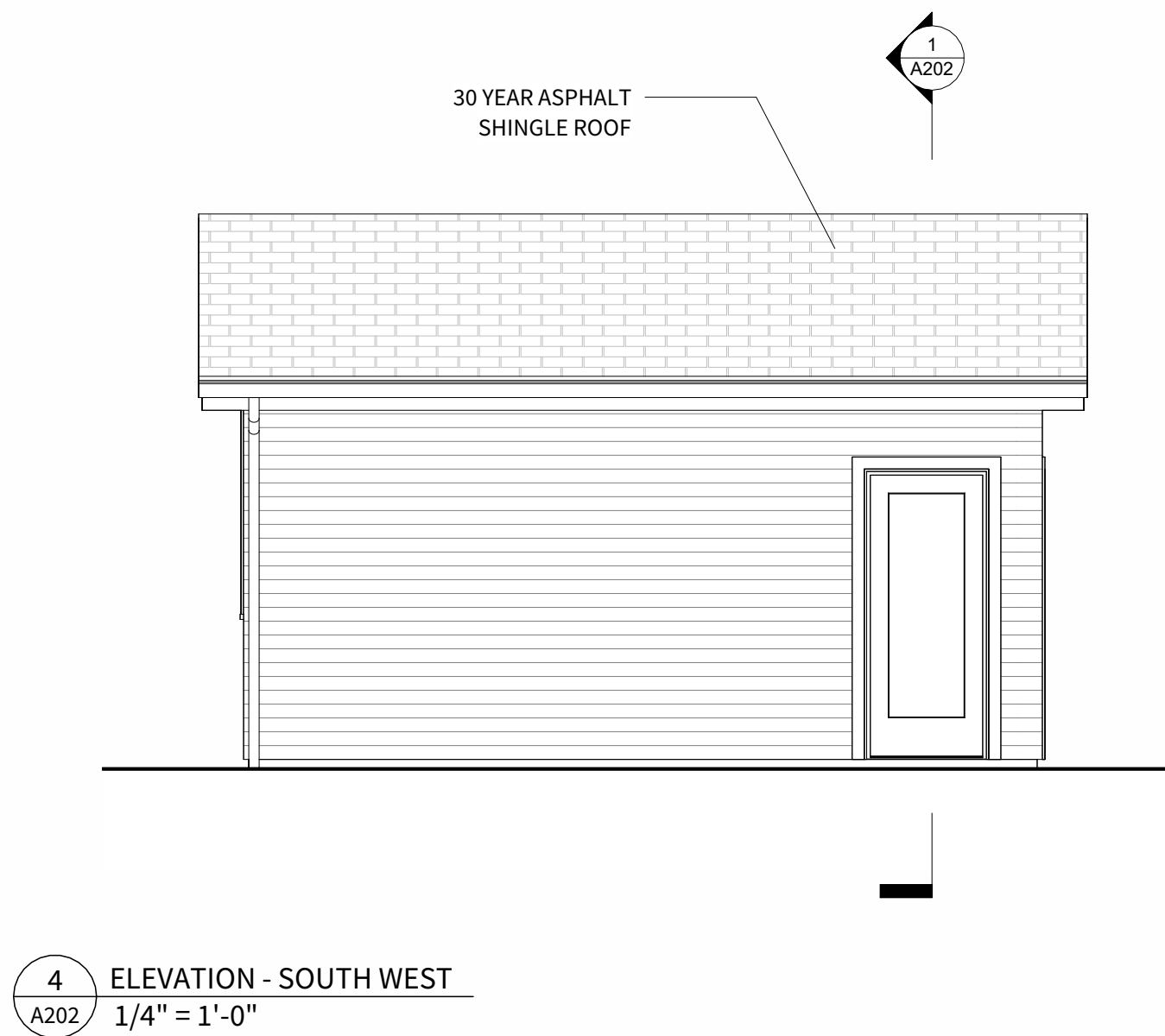
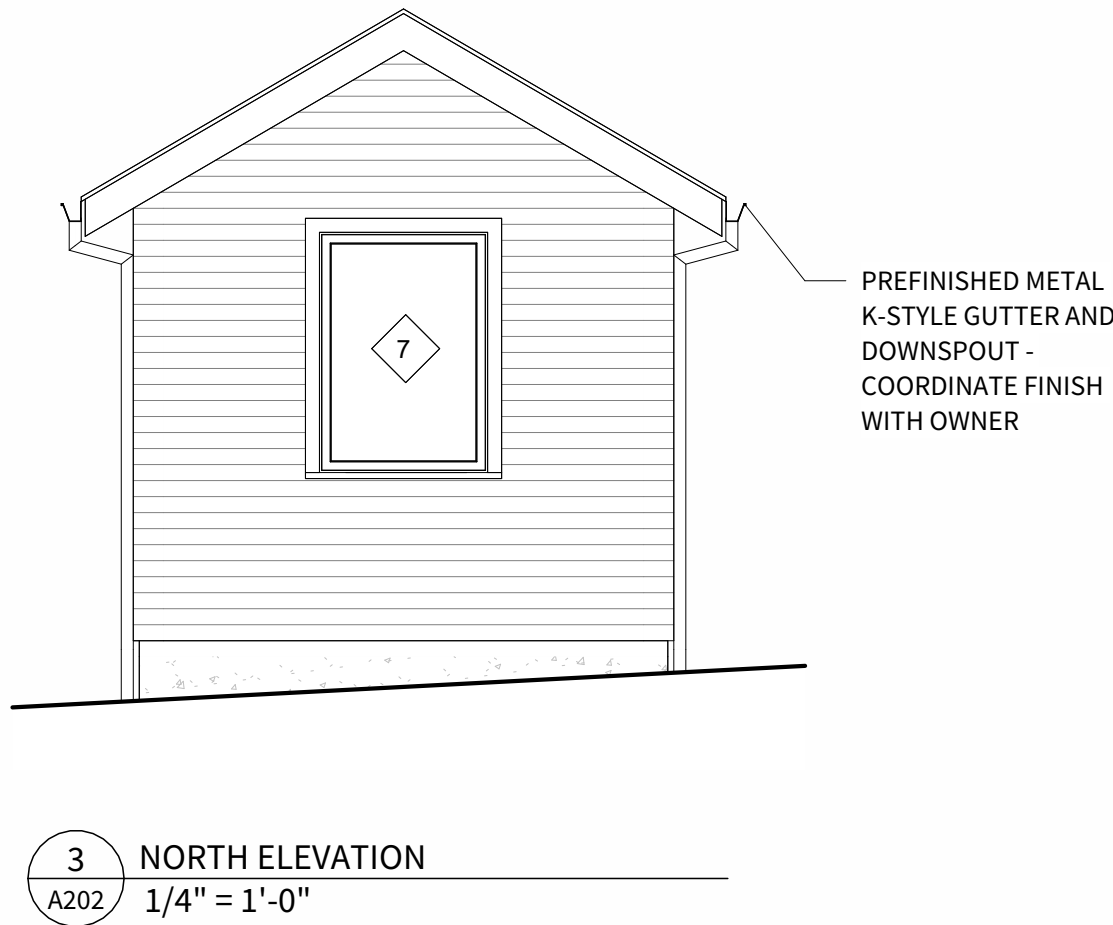
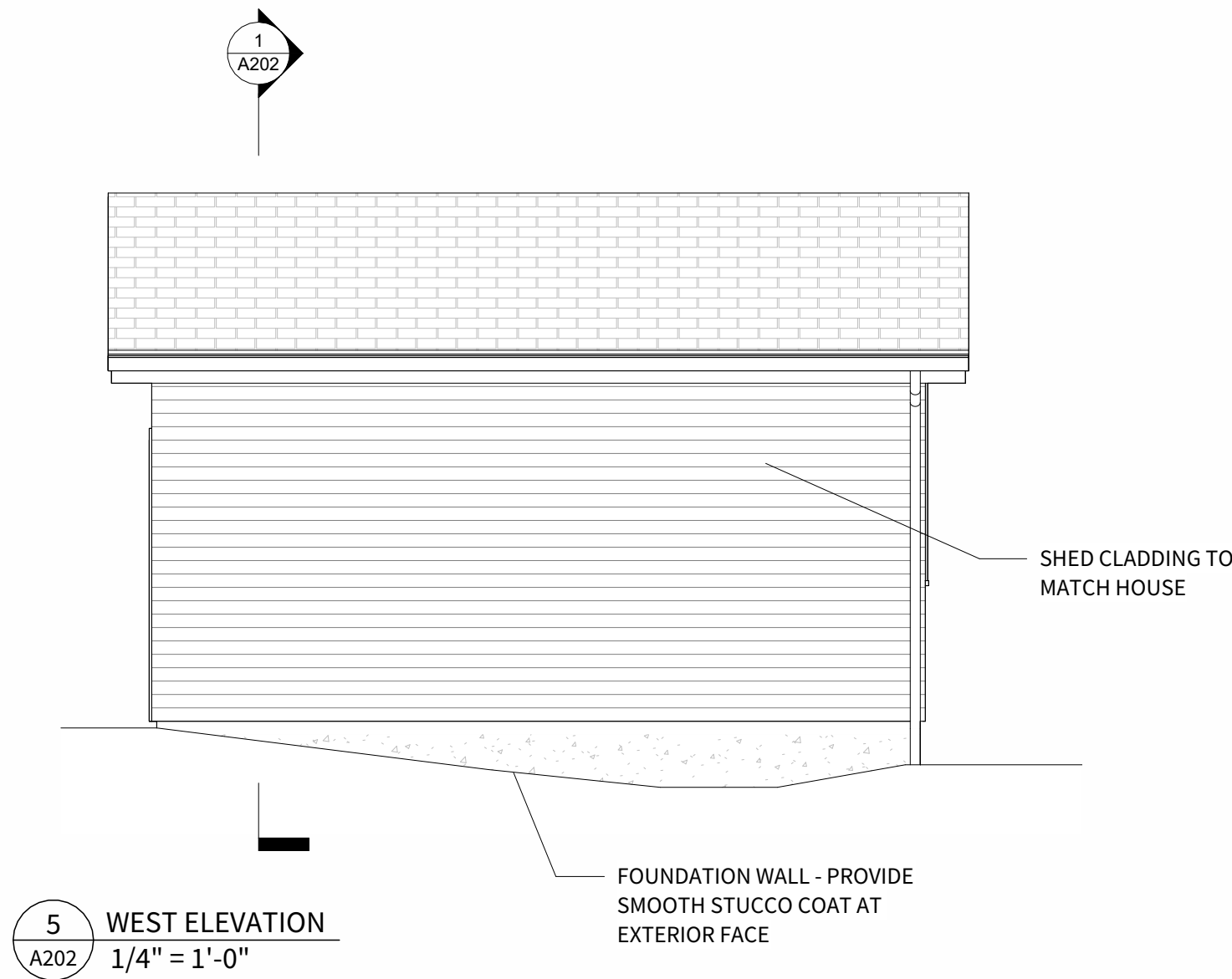




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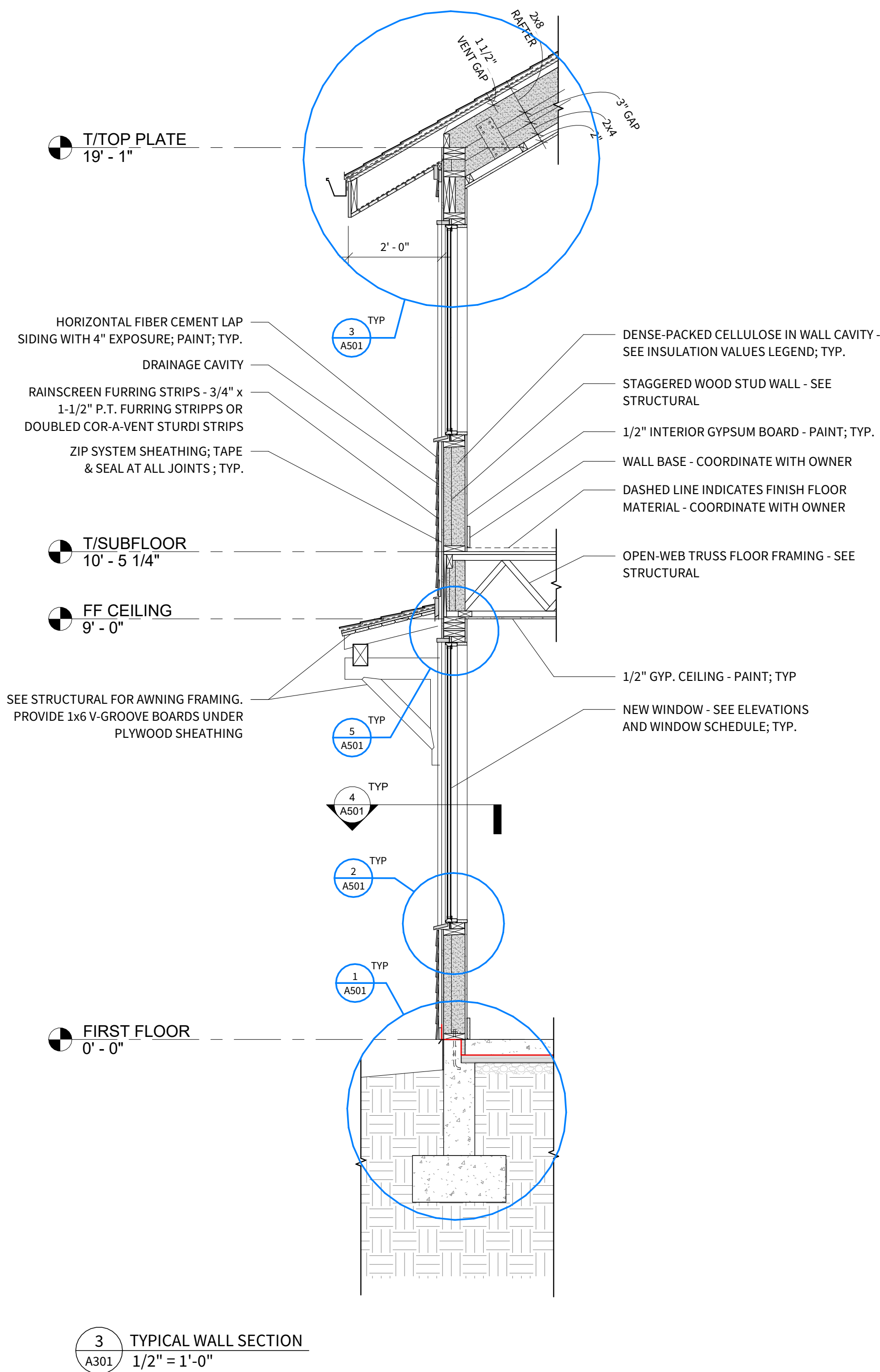
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Drawn By JW



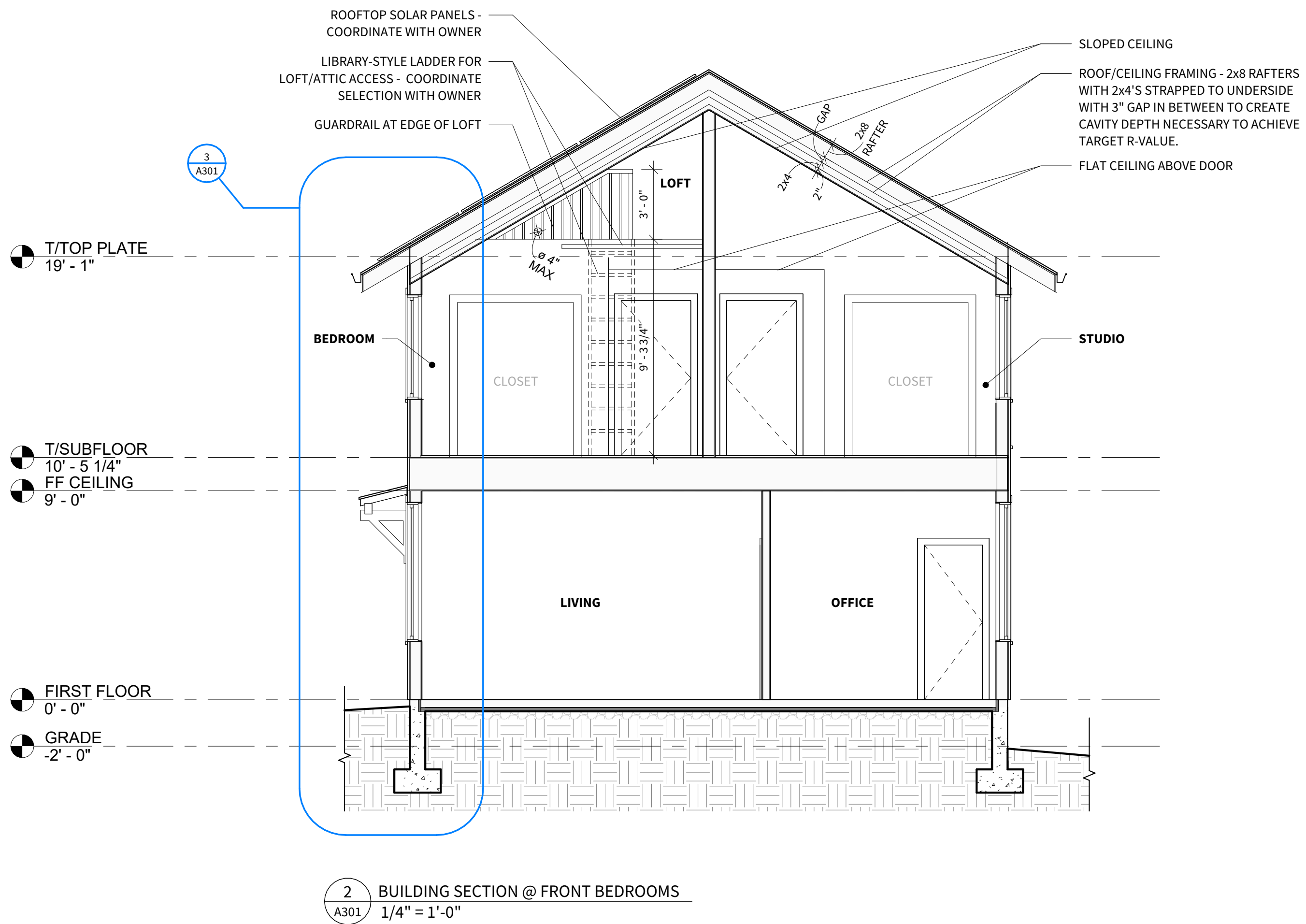
SHED ELEVATIONS

ISSUED FOR CONSTRUCTION

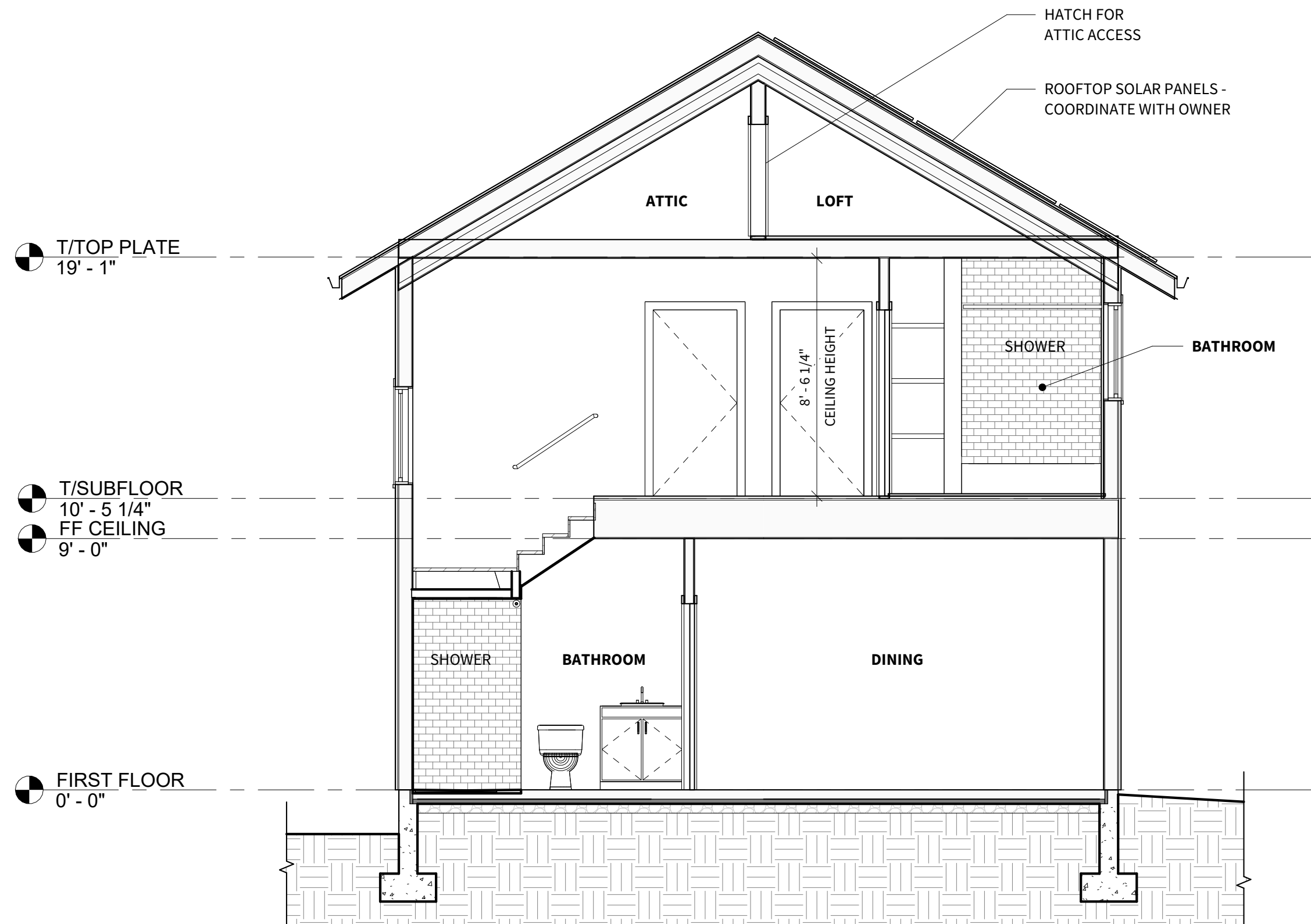
RECESSED WINDOW
FLASHING INSTALL
TUTORIAL VIDEO



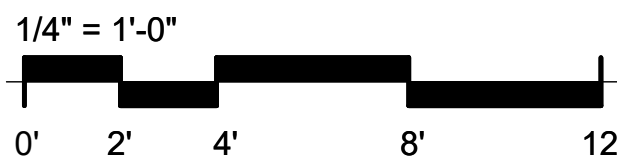
3 TYPICAL WALL SECTION
A301 1/2" = 1'-0"



2 BUILDING SECTION @ FRONT BEDROOMS
A301 1/4" = 1'-0"



1 BUILDING SECTION @ ATTIC LOFT
A301 1/4" = 1'-0"



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A301

BUILDING
SECTIONS

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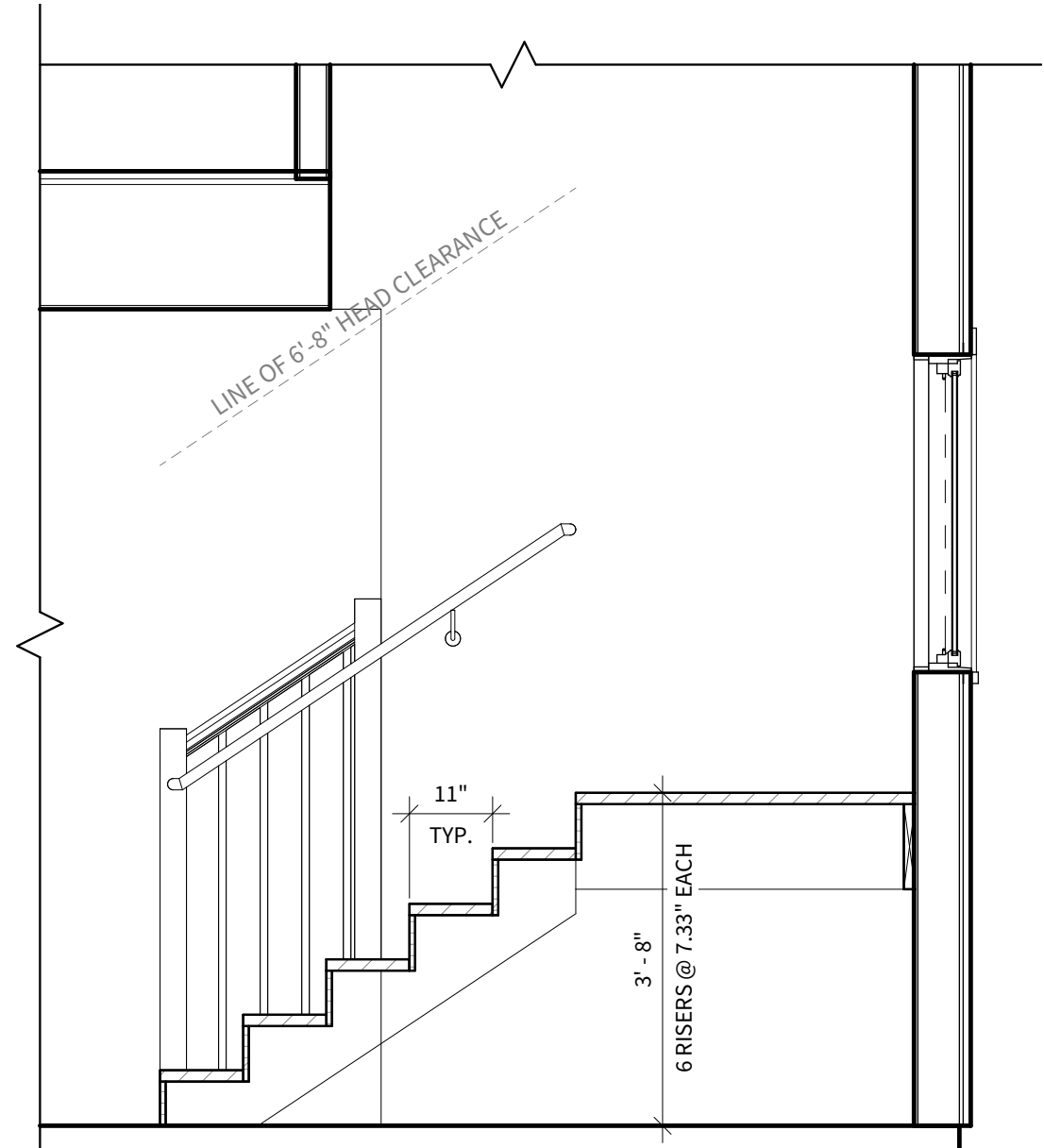
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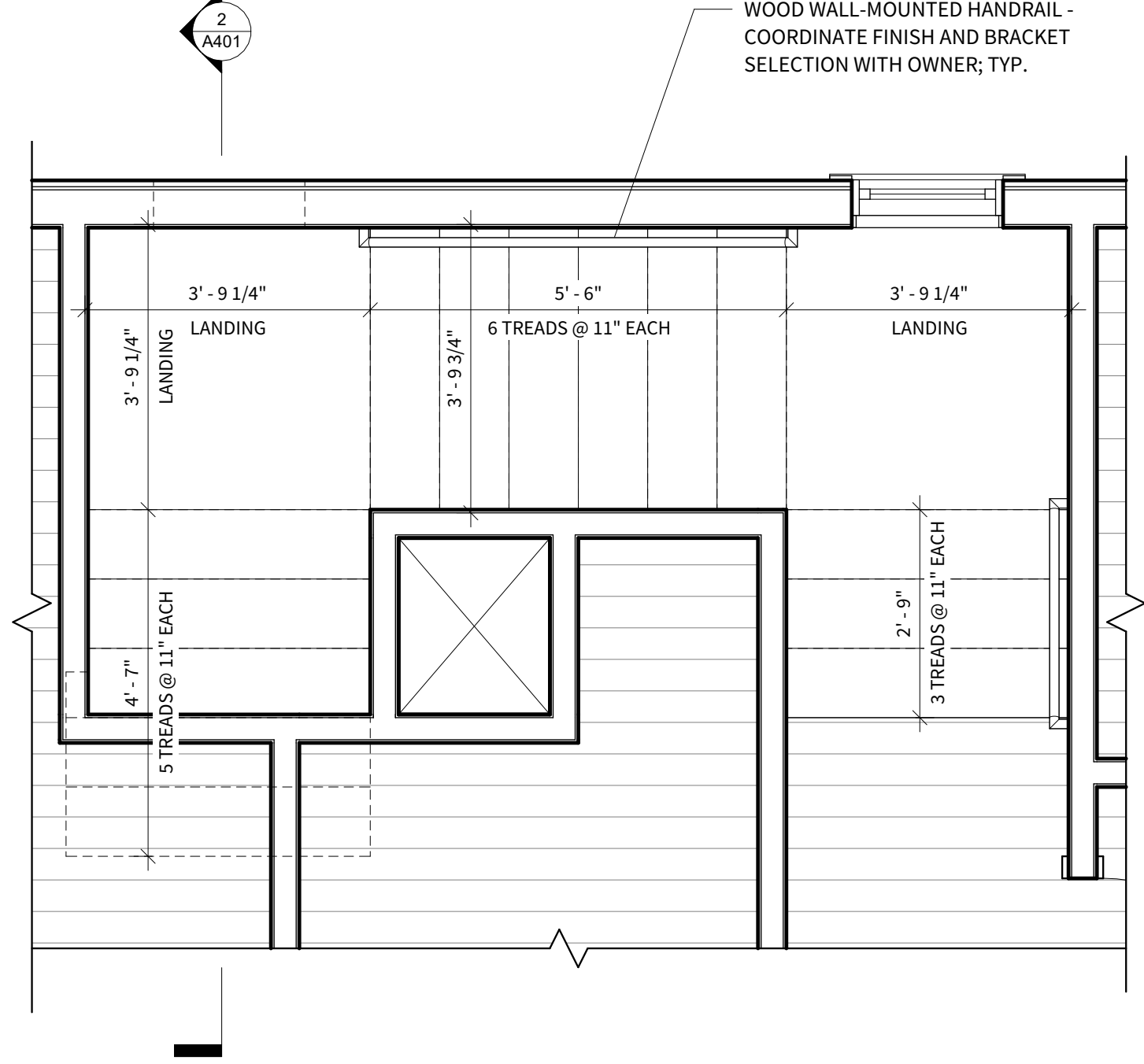
Project ID 2418
Drawn By JW

A401

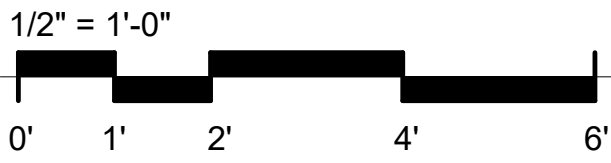
ENLARGED PLANS



2
A401
TYPICAL SECTION @ INTERIOR STAIR
1/2" = 1'-0"

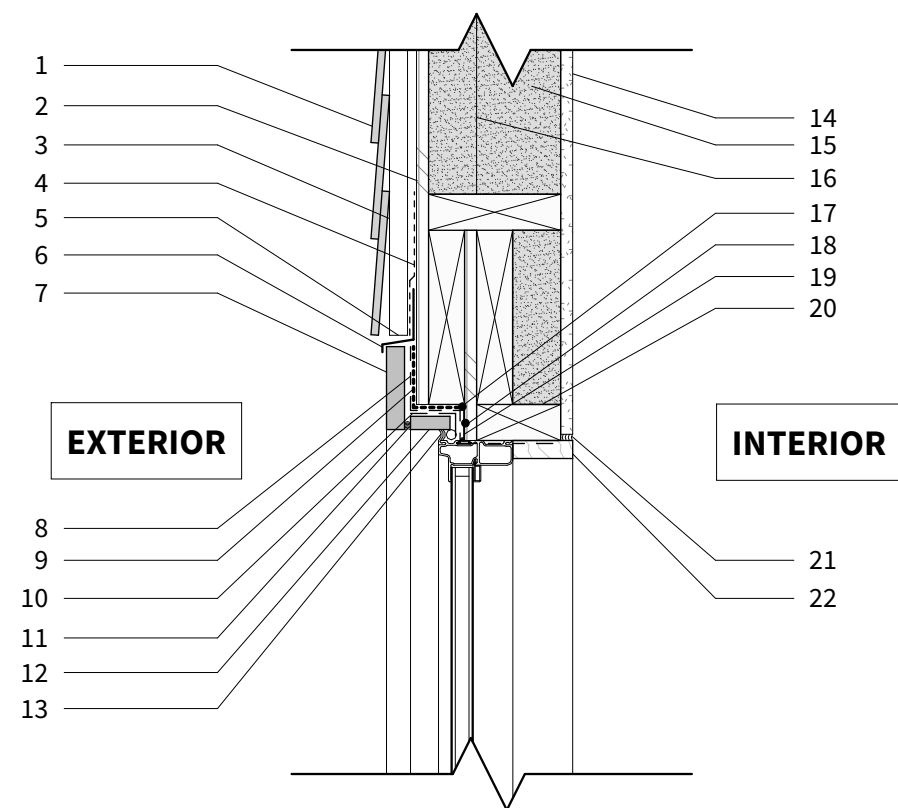


1
A401
ENLARGED PLAN @ INTERIOR STAIR
1/2" = 1'-0"



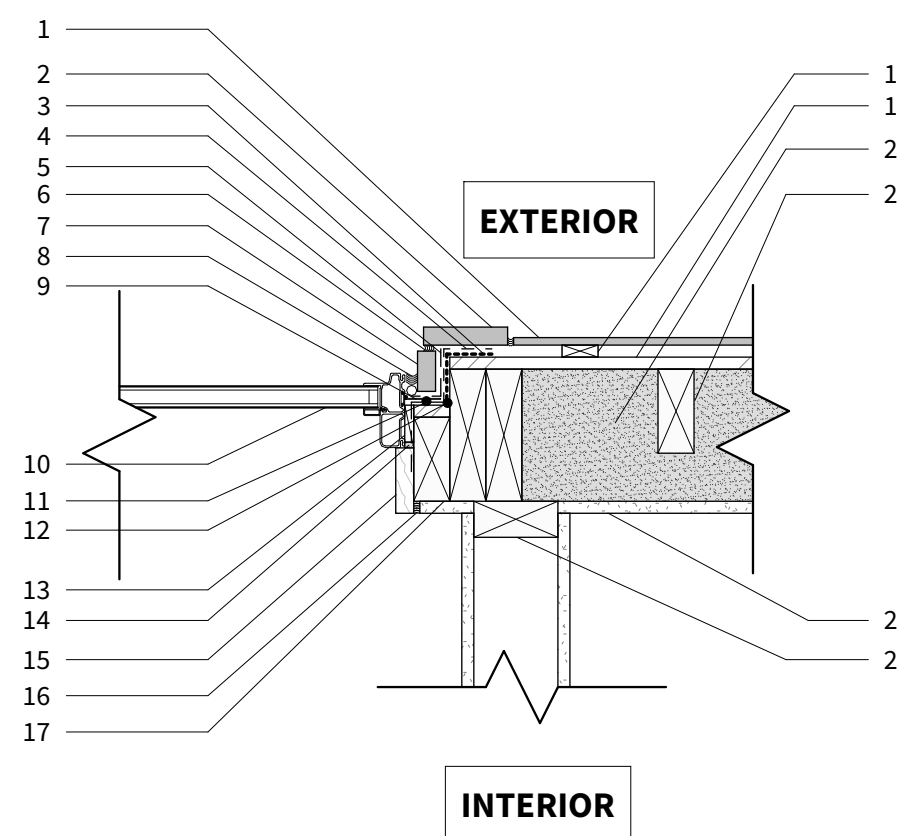
ISSUED FOR CONSTRUCTION

RECESSED WINDOW
FLASHING INSTALL
TUTORIAL VIDEO



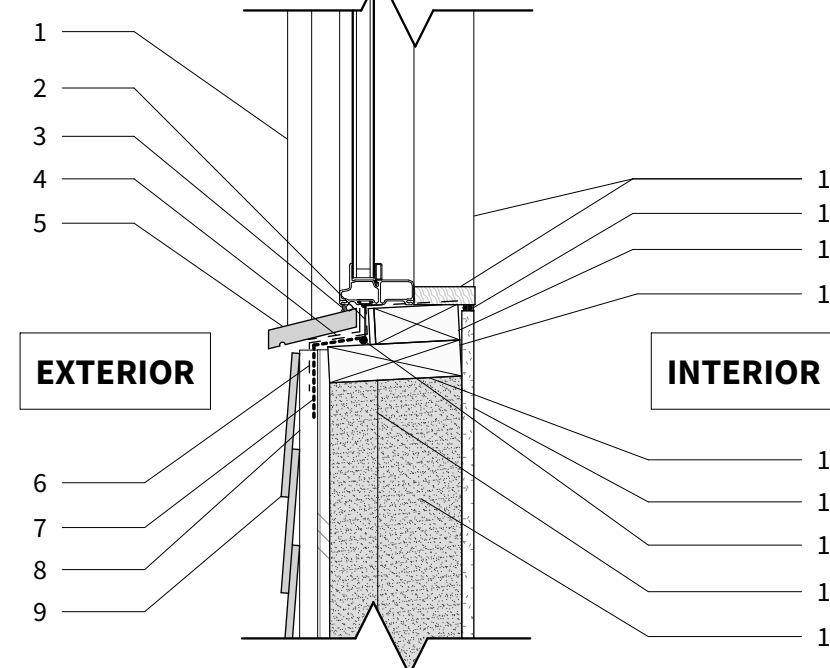
1. HORIZONTAL FIBER CEMENT LAP SIDING WITH 4" EXPOSURE; PAINT; TYP.
2. ZIP SYSTEM SHEATHING; TAPE & SEAL AT ALL JOINTS; TYP.
3. RAINSCREEN FURRING STRIPS - 3/4" x 1-1/2" P.T. FURRING STRIPS OR DOUBLED COR-A-VENT STURDI STRIPS
4. SELF-ADHERING FLASHING MEMBRANE OVER PRE-FINISHED METAL Z-FLASHING
5. LEAVE 1/4" GAP BETWEEN BOTTOM OF SIDING AND Z-FLASHING. DO NOT CAULK
6. PRE-FINISHED METAL Z-FLASHING ABOVE HEAD CASING
7. EXTERIOR 1x CELLULAR PVC HEAD CASING - PAINT; TYP
8. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND - INITIAL LAYER; APPLIED OVER SELF-ADHERING FLASHING MEMBRANE AND INSIDE SURFACES OF ROUGH OPENING
9. SELF-ADHERING FLASHING MEMBRANE
10. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND - OUTER LAYER; APPLIED OVER WINDOW NAILING FLANGE AND INSIDE SURFACES OF ROUGH OPENING AFTER WINDOW SET INTO ROUGH OPENING
11. CAULK; TYP.
12. 1x CELLULAR PVC TRIM AT HEAD RETURN - PAINT; TYP
13. BACKER ROD AND CAULK
14. 1/2" INTERIOR GYPSUM BOARD - PAINT; TYP.
15. DENSE-PACKED CELLULOSE INSULATION - SEE INSULATION VALUES LEGEND
16. STAGGERED 2x4 STUD WALL FRAMING
17. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND AT INSIDE CORNERS OF ROUGH OPENING; TYP.
18. APPLY CONTINUOUS BEAD OF SEALANT BEHIND WINDOW HEAD AND JAMBS ONLY
19. INTEGRAL WINDOW NAILING FLANGE
20. 2x4 RECESSED ROUGH OPENING FRAMING
21. L-BEAD AT SHEETROCK PANEL EDGE; CAULK JOINT BETWEEN WOOD TRIM AND L-BEAD; REPEAT DETAIL AT JAMBS AND HEADER
22. 1x STAIN-GRADE INTERIOR WOOD TRIM

5 TYPICAL SECTION DETAIL @ RECESSED WINDOW HEAD
A501 1 1/2" = 1'-0"



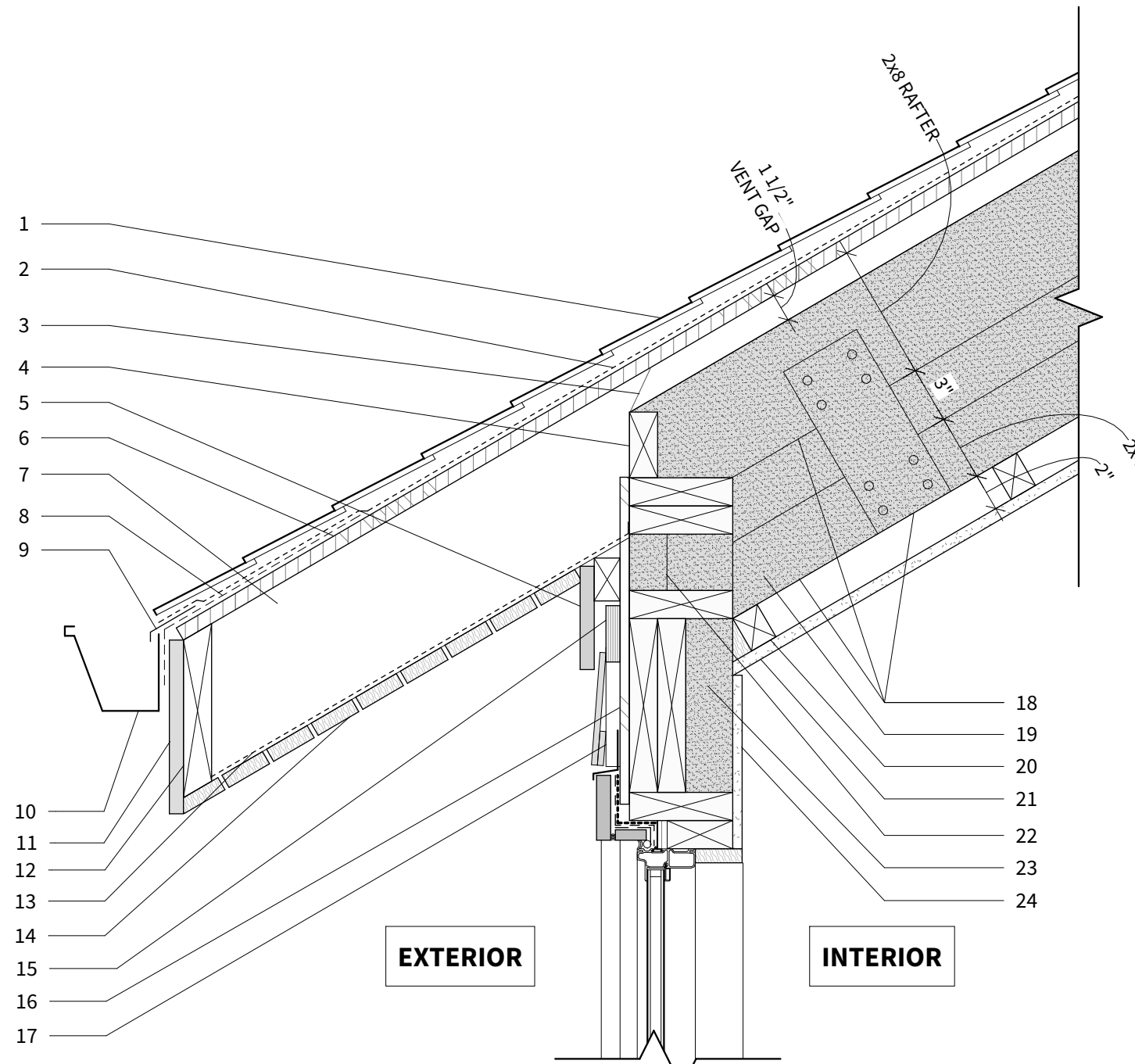
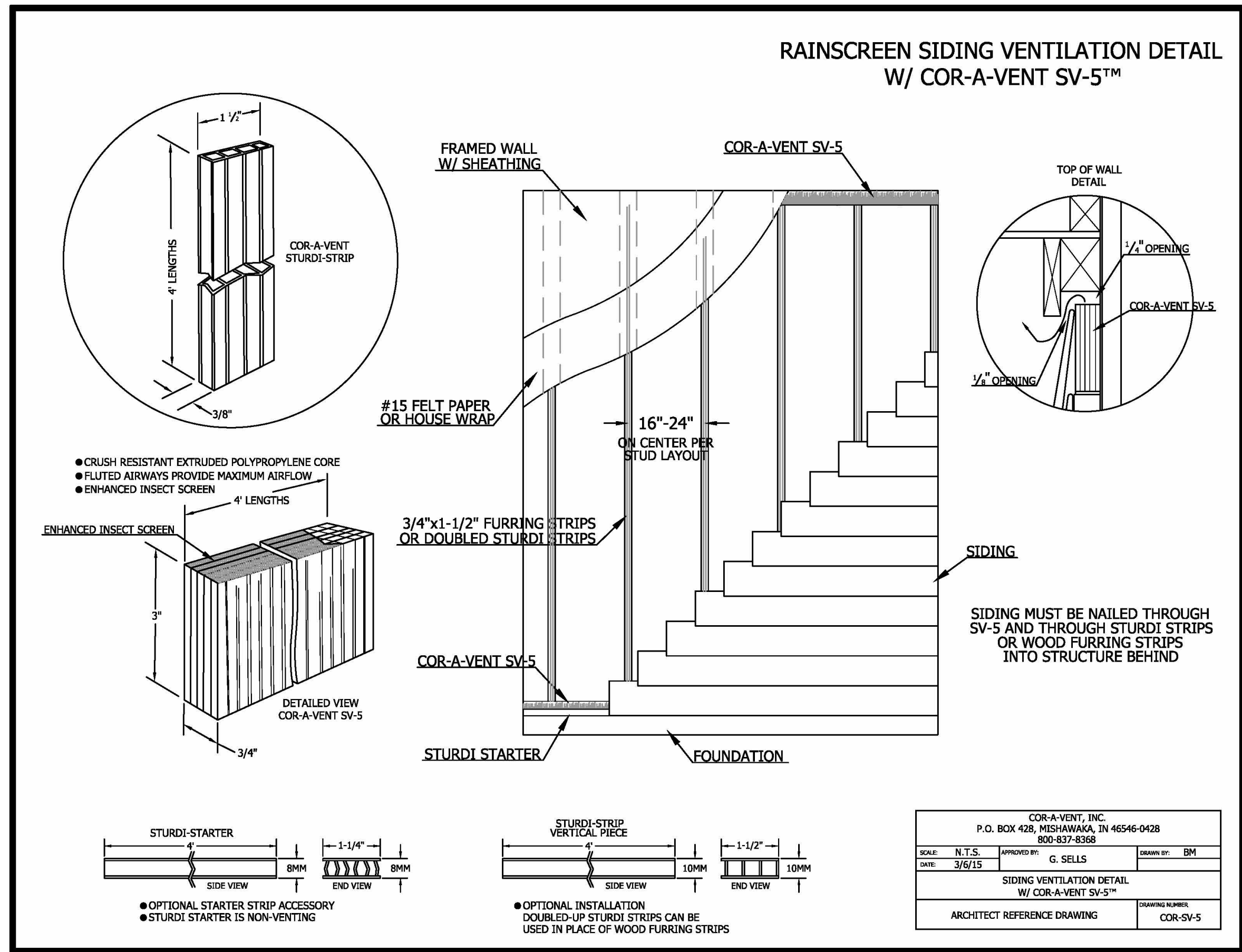
1. HORIZONTAL FIBER CEMENT LAP SIDING WITH 4" EXPOSURE; PAINT; TYP.
2. EXTERIOR 1x CELLULAR PVC CASING - PAINT; TYP
3. SELF-ADHERING FLASHING MEMBRANE
4. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND - INITIAL LAYER; APPLIED OVER SELF-ADHERING FLASHING MEMBRANE AND INSIDE SURFACES OF ROUGH OPENING
5. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND - OUTER LAYER; APPLIED OVER WINDOW NAILING FLANGE AND INSIDE SURFACES OF ROUGH OPENING AFTER WINDOW SET INTO ROUGH OPENING
6. CAULK; TYP.
7. EXTERIOR 1x CELLULAR PVC TRIM AT JAMB RETURN - PAINT; TYP.
8. BACKER ROD AND CAULK
9. INTEGRAL WINDOW NAILING FLANGE
10. WINDOW - SEE WINDOW SCHEDULE
11. APPLY CONTINUOUS BEAD OF SEALANT BEHIND WINDOW HEAD AND JAMBS ONLY
12. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING JOINT AND COMPOUND AT INSIDE CORNERS OF ROUGH OPENINGS; TYP.
13. SHIM AS REQUIRED
14. INSULATING FOAM SEALANT
15. 1x STAIN-GRADE INTERIOR WOOD TRIM AT JAMB
16. L-BEAD AT SHEETROCK PANEL EDGE; CAULK JOINT BETWEEN WOOD TRIM AND L-BEAD; REPEAT DETAIL AT JAMBS AND HEADER
17. 2x4 RECESSED ROUGH OPENING FRAMING
18. RAINSCREEN FURRING STRIPS - 3/4" x 1-1/2" P.T. FURRING STRIPS OR DOUBLED COR-A-VENT STURDI STRIPS
19. ZIP SYSTEM SHEATHING; TAPE & SEAL AT ALL JOINTS; TYP
20. DENSE-PACKED CELLULOSE INSULATION - SEE INSULATION VALUES LEGEND
21. STAGGERED 2x4 WOOD STUD WALL FRAMING
22. 1/2" INTERIOR GYPSUM BOARD - PAINT; TYP.
23. 2x4 STUD WALL FRAMING

4 TYPICAL PLAN DETAIL @ RECESSED WINDOW JAMB
A501 1 1/2" = 1'-0"



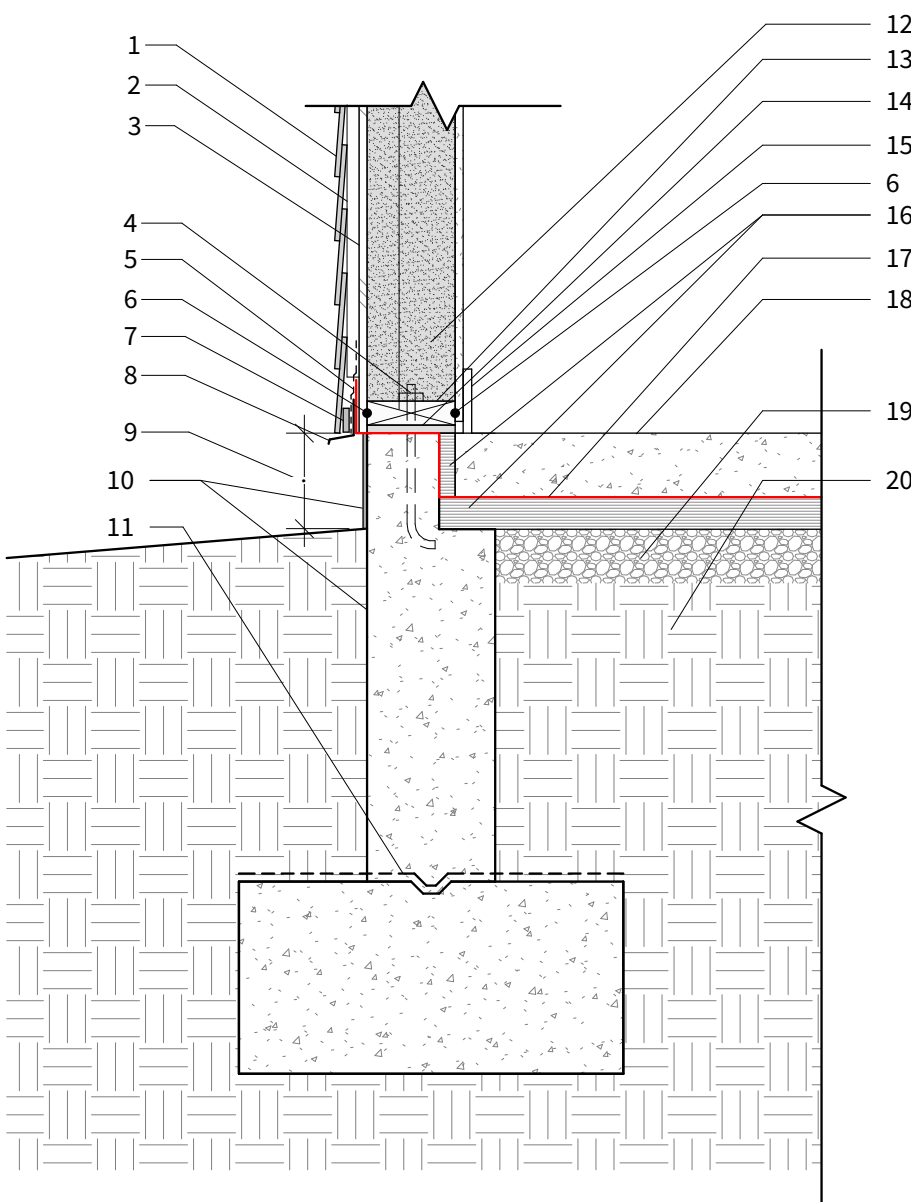
1. JAMB CASING BEYOND
2. INTEGRAL WINDOW NAILING FLANGE
3. BACKER ROD AND CAULK
4. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND - OUTER LAYER; APPLIED OVER WINDOW NAILING FLANGE AND INSIDE SURFACES OF ROUGH OPENING AFTER WINDOW SET INTO ROUGH OPENING
5. WOOD SILL EXTENSION WITH DRIP EDGE
6. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND - INITIAL LAYER; APPLIED OVER SELF-ADHERING FLASHING MEMBRANE AND INSIDE SURFACES OF ROUGH OPENING
7. SELF-ADHERING FLASHING MEMBRANE
8. RAINSCREEN FURRING STRIPS - 3/4" x 1-1/2" P.T. FURRING STRIPS OR DOUBLED COR-A-VENT STURDI STRIPS
9. HORIZONTAL FIBER CEMENT LAP SIDING WITH 4" EXPOSURE; PAINT; TYP.
10. 1x STAIN-GRADE INTERIOR WOOD TRIM
11. L-BEAD AT SHEETROCK PANEL EDGE; CAULK JOINT BETWEEN WOOD TRIM AND L-BEAD; REPEAT DETAIL AT JAMBS AND HEADER
12. 2x4 RECESSED ROUGH OPENING FRAMING
13. 2x6 SILL
14. ANGLE TOP OF CRIPPLES TO CREATE SLOPED SILL
15. 1/2" INTERIOR GYPSUM BOARD - PAINT; TYP.
16. FLUID APPLIED VAPOR PERMEABLE ELASTOMERIC FLASHING AND JOINT COMPOUND AT INSIDE CORNERS OF ROUGH OPENING; TYP.
17. STAGGERED 2x4 STUD WALL FRAMING
18. DENSE-PACKED CELLULOSE IN WALL CAVITY - SEE INSULATION VALUES LEGEND

2 TYPICAL SECTION DETAIL @ RECESSED WINDOW SILL
A501 1 1/2" = 1'-0"



1. 30-YR ASPHALT SHINGLE ROOF
2. ROOF FELT ON TOP OF EXTERIOR ROOF SHEATHING
3. ATTIC INSULATION BAFLE - RAFT R-MATE OR SIMILAR
4. 2x BLOCKING BETWEEN RAFTERS - LEAVE SPACE BETWEEN TOP OF BLOCKING AND UNDERSIDE OF ROOF SHEATHING FOR VENTILATION GAP
5. 1x6 FIBER CEMENT FRIEZE BOARD; PAINT
6. EXTERIOR ROOF SHEATHING; TAPE & SEAL @ ALL JOINTS
7. 2x8 RAFTER EXTENSION
8. PEEL AND STICK FLASHING @ ROOF EDGE, 1'-6" MIN.
9. CONTINUOUS PRE-FINISHED METAL DRIP EDGE
10. PRE-FINISHED METAL K-STYLE GUTTER
11. 1x6 FIBER CEMENT FASCIA; PAINT
12. 2x SUB- FASCIA
13. INSECT SCREEN INSTALLED BETWEEN SOFFIT BOARDS AND RAFTER TAILS
14. SLOPED SOFFIT - 1x4 BOARDS SPACED 1/4" APART FOR VENTILATION
15. COR-A-VENT SVS AT TOP OF WALL - LEAVE GAP PER MANUFACTURER DETAIL
16. ZIP SYSTEM SHEATHING; TAPE & SEAL AT ALL JOINTS - TYP.
17. RAINSCREEN FURRING STRIPS - 3/4" x 1-1/2" P.T. FURRING STRIPS OR DOUBLED COR-A-VENT STURDI STRIPS
18. ROOF FRAMING - 2x8 RAFTERS WITH 2x4'S STRAPPED TO UNDERSIDE WITH 3" GAP IN BETWEEN TO CREATE CAVITY DEPTH NECESSARY TO ACHIEVE TARGET R-VALUE.
19. DENSE-PACKED CELLULOSE INSULATION AT ROOF - SEE INSULATION VALUES LEGEND
20. 2" STRAPPING TO ATTACH SLOPED CEILING TO UNDERSIDE OF ROOF FRAMING
21. 1/2" INTERIOR GYPSUM BOARD @ CEILING - PAINT; TYP
22. STAGGERED 2x4 STUD WALL FRAMING
23. DENSE-PACKED CELLULOSE INSULATION - SEE INSULATION VALUES LEGEND
24. 1/2" INTERIOR GYPSUM BOARD @ WALL - PAINT; TYP.

3 TYPICAL SECTION DETAIL @ SLOPED SOFFIT
A501 1 1/2" = 1'-0"



1. HORIZONTAL FIBER CEMENT LAP SIDING WITH 4" EXPOSURE; PAINT; TYP
2. RAINSCREEN FURRING STRIPS - 3/4" x 1-1/2" P.T. FURRING STRIPS OR DOUBLED COR-A-VENT STURDI STRIPS
3. ZIP SYSTEM SHEATHING; TAPE & SEAL AT ALL JOINTS; TYP
4. ANCHOR BOLT - SEE STRUCTURAL FOR ANCHOR BOLT REQUIREMENTS
5. SELF-ADHERING FLASHING MEMBRANE
6. SEALANT, ADHESIVE, OR GASKET
7. COR-A-VENT STURDI-STARTER AT BOTTOM OF WALL
8. PRE-FINISHED METAL Z-FLASHING - LEAVE GAP BETWEEN BOTTOM OF STURDI-STARTER
9. SEE MANUFACTURER GUIDELINES FOR MINIMUM CLEARANCE FROM BOTTOM OF SIDING TO GRADE
10. NEW FOUNDATION WALL - SEE STRUCTURAL; PROVIDE SMOOTH STUCCO COAT AT EXTERIOR FACE; PAINT
11. FLUID-APPLIED WATERPROOFING ALONG TOP OF FOOTING FOR CAPILLARY BREAK
12. DENSE PACKED CELLULOSE IN WALL CAVITY
13. P.T. SILL PLATE
14. SILL GASKET
15. PVC WALL BASE - PAINT; TYP
16. RIGID INSULATION AT EDGE OF SLAB AND UNDERNEATH - SEE INSULATION VALUES LEGEND
17. RED LINE INDICATES 6MIL POLYETHYLENE VAPOR BARRIER BETWEEN CONCRETE SLAB AND SUB-SLAB INSULATION - TURN BARRIER UP EXTERIOR SIDE OF EXTERIOR SHEATHING AND SEAL TO SHEATHING
18. CONCRETE SLAB - SEE STRUCTURAL; SEE FINISH SCHEDULE FOR SLAB FINISH
19. GRAVEL BASE - NO FINES
20. COMPACTED SOIL

1 TYPICAL BASEMENT WALL FOOTING DETAIL
A501 1" = 1'-0"



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HAPEVILLE, GA 30354

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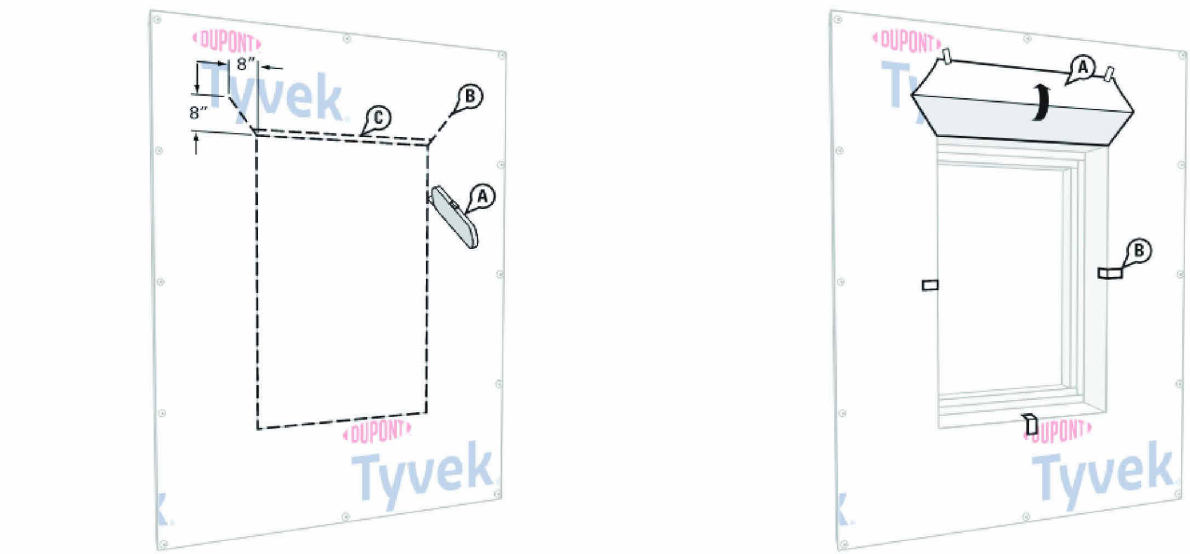
Project ID 2418
Drawn By JW

A501

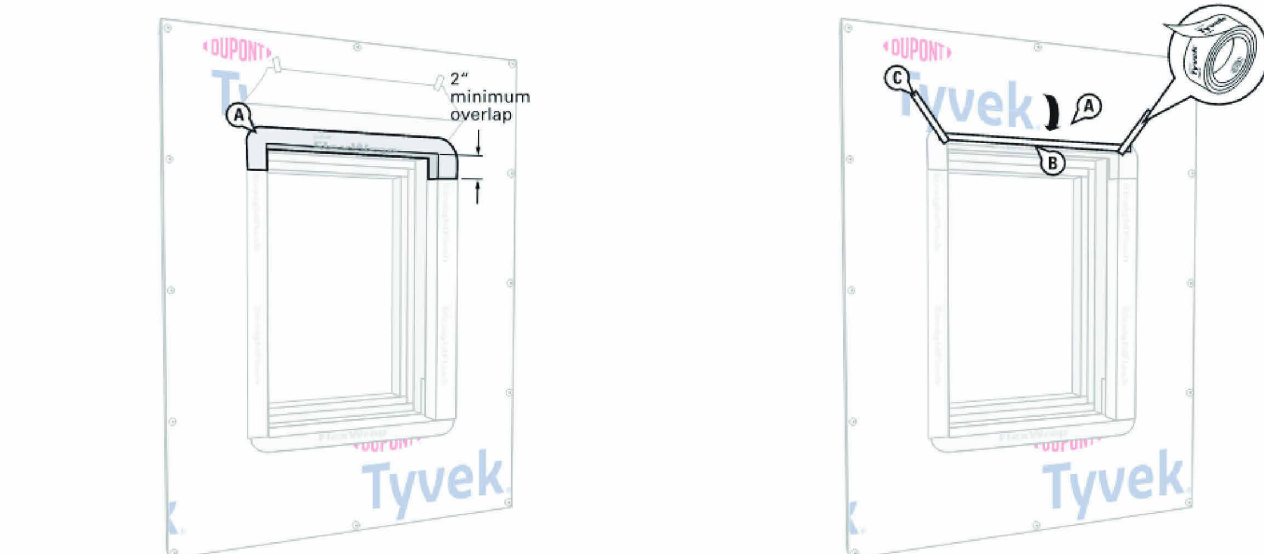
PLANS & SECTION
DETAILS

Installation Instructions

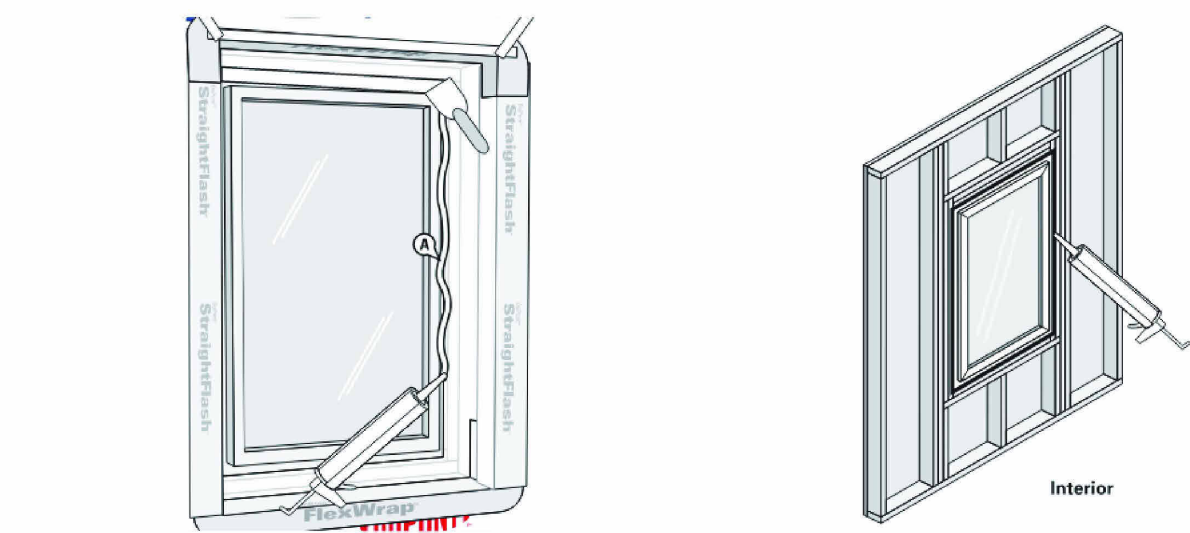
Integral Flanged Window in Recessed Opening Installed AFTER the DuPont® Tyvek® Water-Resistive and Air Barrier (WRB)
As best practice DuPont recommends sloping the recessed sill at 1" per foot.



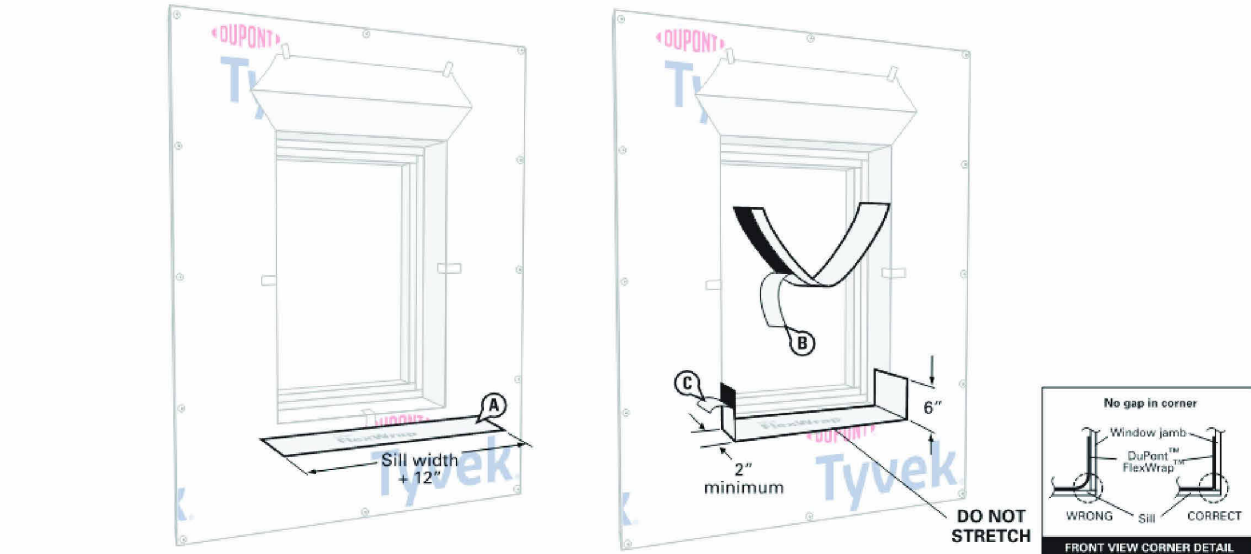
- STEP 1
- A. Install the DuPont® Tyvek® WRB according to the DuPont® Tyvek® Air- and Water-Resistive Barrier Installation Guidelines and cut an opening using a square cut around the perimeter of the rough opening. Cuts should be made along the dashed indicated lines. Ensure that the Tyvek® WRB is cut flush with the sheathing and is not wrapped into the rough opening.
- B. Cut a head flap at 45° angle to expose 8" of sheathing to allow for head Flashing installation.
- C. Cut ~1" strip of the Tyvek® WRB at lower horizontal edge of head flap.
- STEP 2
- A. Flip the head flap up to expose the sheathing and temporarily secure with DuPont® Tyvek® Tape.
- B. Temporarily secure Tyvek® WRB at the rough opening with Tyvek® Tape to help facilitate flashing installation.
- ALTERNATE METHOD TO SECURE HEAD FLAP: In lieu of temporarily taping, the head flap can be tucked under the Tyvek® WRB.



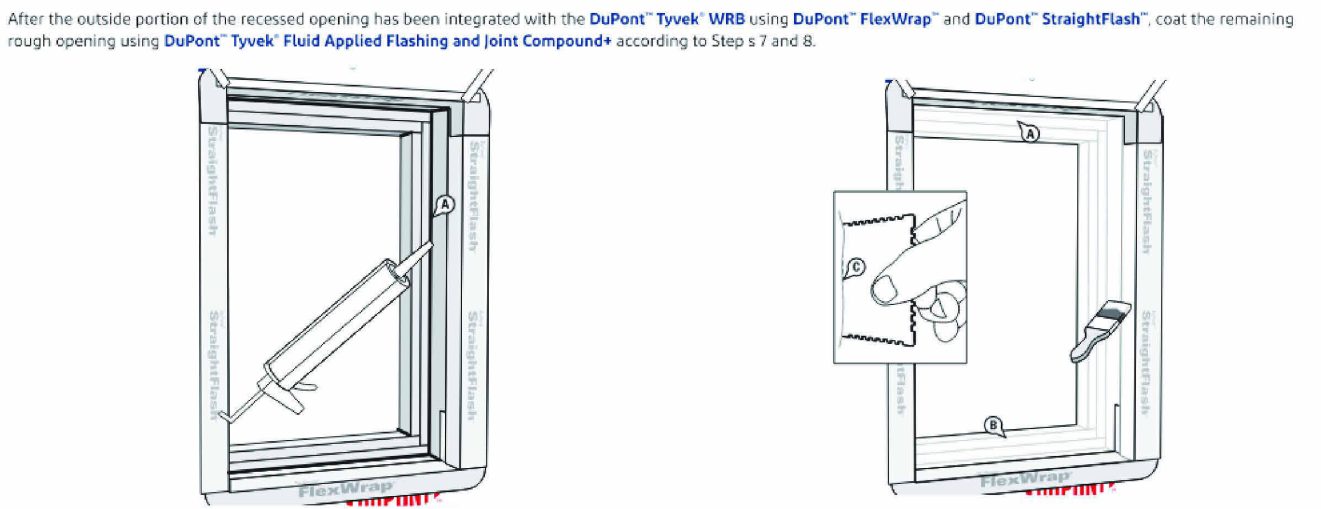
- STEP 5
- A. Adhere DuPont® FlexWrap® to the head using the same installation process as shown in Step 3 for the sill flashing. Make sure the FlexWrap® is cut long enough to overlap the jamb flashing by at least 2".
- STEP 6
- A. Flip down the head flap.
- B. Continuously tape the seams at the head of the recess opening as shown with DuPont® Tyvek® Tape. If an air barrier is not required or if additional drainage is desired, then skip tape at the head.
- C. Continuous tape diagonal seams as shown with Tyvek® Tape or DuPont Self Adhered Flashing Products.



- STEP 10
- A. Apply a continuous bead of DuPont® Tyvek® Fluid Applied Flashing and Joint Compound® over the head and jamb flanges, and along the interface between the flange and the wall. Do not apply across bottom sill flange to allow for drainage.
- B. Use a small trowel to smooth Tyvek® Fluid Applied Flashing and Joint Compound® to approximately 2" wide x 60 mils thick, extending 1" on either side of flange/wall interface, and covering all holes and screws in the flange.
- C. Upon completion, inspect surfaces to ensure that Tyvek® Fluid Applied Flashing and Joint Compound® is continuous and free of any voids or pinholes.
- OPTIONAL: If installing a drip cap as part of the window installation, see Drip Cap Installation on the next page.
- STEP 11 (FINAL STEP)
- Create a continuous perimeter seal between the interior of the window and the flashing using backer rod and DuPont® Sealant for Tyvek® Fluid Applied System along all four sides of the window.
- When the facade is complete, place a continuous sealant bead integrating the window to the facade.



- STEP 3
- A. Prepare the sill flashing by cutting a piece of DuPont® FlexWrap® that is at least 12" longer than outer sill length.
- B. Remove wide piece of release paper. Position on outer horizontal sill by aligning the inside edge of the narrow release paper with the face of the wall to ensure 2"-3" of the FlexWrap® will be adhered to the face of the wall with a minimum of 6" up each jamb. Adhere into rough opening.
- C. Remove narrow release paper.
- DO NOT STRETCH

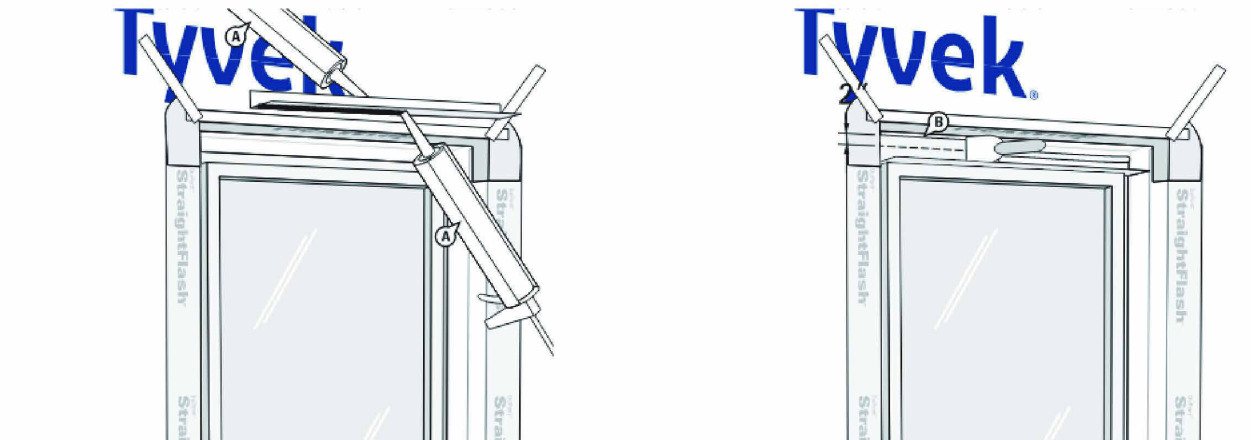


- STEP 7
- A. Preseal all inside corners, wall holes and small gaps by applying a bead of DuPont® Tyvek® Fluid Applied Flashing and Joint Compound® or DuPont® Sealant for Tyvek® Fluid Applied System to the surface. If gaps in framing are over 1/4" wide, apply self-adhered fiberglass mesh tape over the gap or into corner before applying sealant. Primer may be needed to promote adhesion of the mesh tape.
- STEP 8
- After the Tyvek® Fluid Applied Flashing and Joint Compound® or Sealant pre-treatment has skinned over, begin applying Tyvek® Fluid Applied Flashing and Joint Compound®. DuPont recommends using a stiff disposable brush or trowel to apply.
- A. Begin applying Tyvek® Fluid Applied Flashing and Joint Compound® at the head of the opening and work down to the jambs and then sill.
- B. Continue to apply the Tyvek® Fluid Applied Flashing and Joint Compound® over the entire inside portion of the rough opening, overlapping the FlexWrap® and StraightFlash® up to the outer edge of the rough opening at the face of the wall. Be sure to work the Tyvek® Fluid Applied Flashing and Joint Compound® into any small cracks, holes, and edges of the FlexWrap® and StraightFlash®.
- C. Tyvek® Fluid Applied Flashing and Joint Compound® should be applied at 25 mils thick. Use a wet mil thickness gauge to check application thickness. Upon completion, inspect surface to ensure that Tyvek® Fluid Applied Flashing and Joint Compound® is continuous and free of any voids or pinholes.

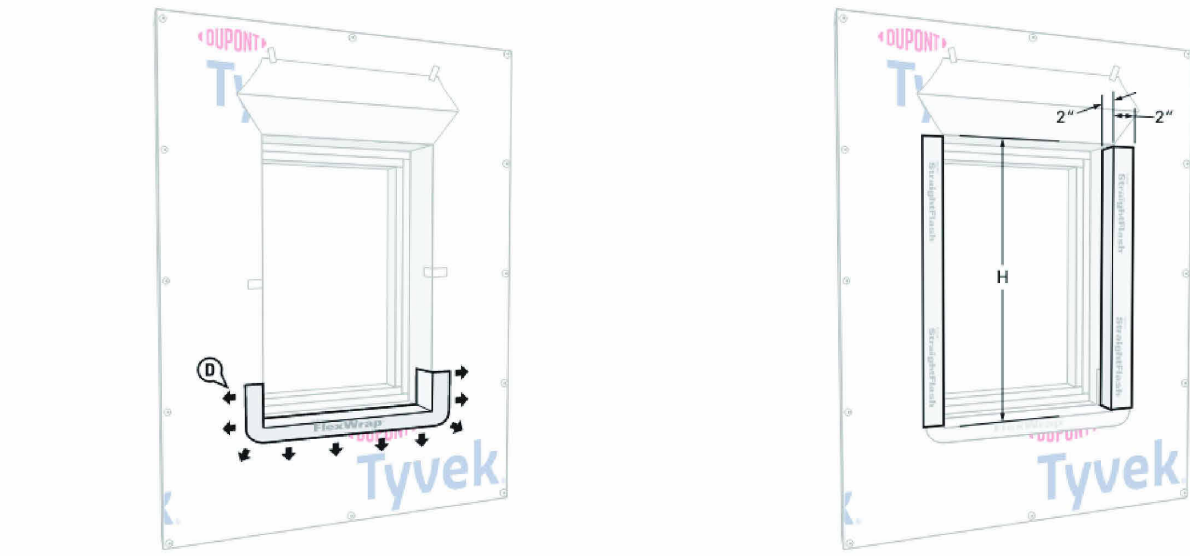
Drip Cap Installation

After the window is installed and the DuPont® Tyvek® Fluid Applied Flashing and Joint Compound® has cured, a drip cap can be installed at the window head flange and integrated with the Tyvek® Fluid Applied Flashing and Joint Compound® installed at the head of the window.

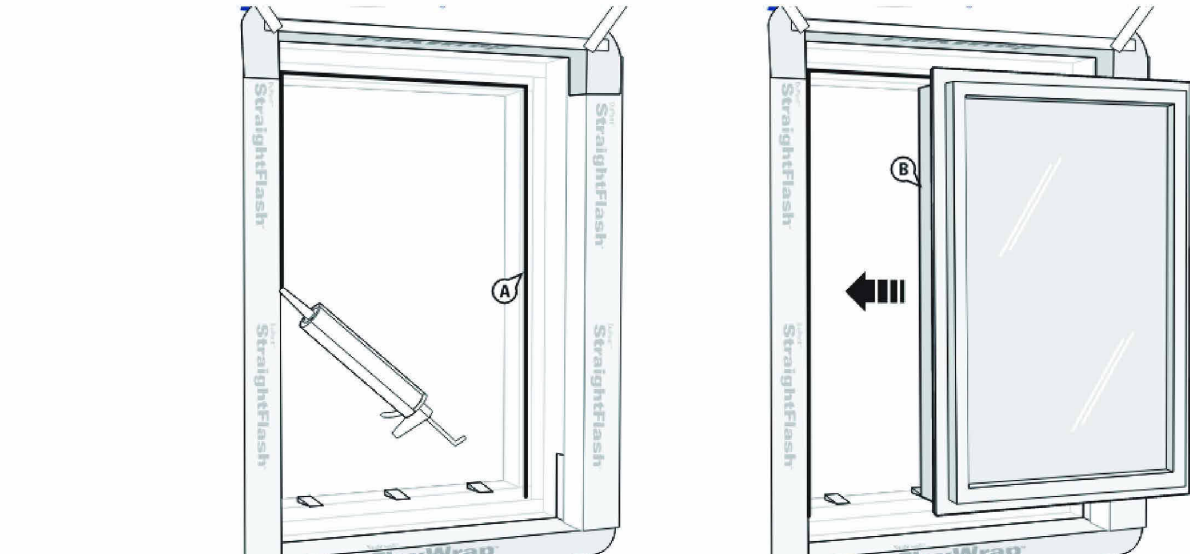
NOTE: When using this method, the vertical leg of the drip cap must not be taller than the window head flange when installed.



- A. Place a bead of DuPont® Sealant for Tyvek® Fluid Applied System, DuPont® Residential Sealant, or recommended sealant, on the rear side of the vertical leg and a bead on the rear side of the bottom horizontal leg. Install the drip cap right against the window head flange per the drip cap manufacturer's instructions.
- B. Apply a bead of Tyvek® Fluid Applied Flashing and Joint Compound® along the top edge of the drip cap and trowel or brush to cover the vertical leg, extending 2" onto the recessed wall surface if possible.



- STEP 3 (CONTINUED)
- D. Fan out DuPont® FlexWrap® at corners and adhere onto face of wall. Continue adhering onto face of wall along sill. Coverage of FlexWrap® should be 2"-3" onto the face of the wall.
- STEP 4
- A. Cut two pieces of DuPont® StraightFlash® the height of the outer rough opening (H).
- B. Adhere StraightFlash® into the recessed rough opening at each jamb and onto wall face. The flashing should extend a minimum of 2" onto both surfaces.



- STEP 9
- A. After the Tyvek® Fluid Applied Flashing and Joint Compound® has skinned over, apply a continuous bead of DuPont® Sealant for Tyvek® Fluid Applied System onto three sides of the face of the inner rough opening or back side of the window mounting flange. Do not apply sealant across bottom sill flange. Place shims under bottom of the window to allow for drainage.
- B. Install window per manufacturer's instructions.

RECESSED WINDOW FLASHING INSTALL TUTORIAL VIDEO



LINEWEIGHT STUDIO
691 John Wesley Dobbs Ave NE
Suite C
Atlanta, GA 30312
843-330-3890
www.lineweightstudio.com

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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

ISSUED FOR CONSTRUCTION

Mark	Date	Description
2	06.18.25	ISSUED FOR CONSTRUCTION

Project ID 2418
Drawn By JW

A502

WEATHER BARRIER
AT RECESSED
OPENINGS

REMOVED FROM SHEET



EXISTING VIEW FROM STREET



CURRENT VIEW FROM STREET



CURRENT VIEW FROM STREET



CURRENT VIEW TOWARDS REAR YARD



CURRENT VIEW TOWARDS STREET



CURRENT VIEW TOWARDS STREET



CURRENT VIEW TOWARDS STREET



LINEWEIGHT STUDIO
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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

ISSUED FOR CONSTRUCTION

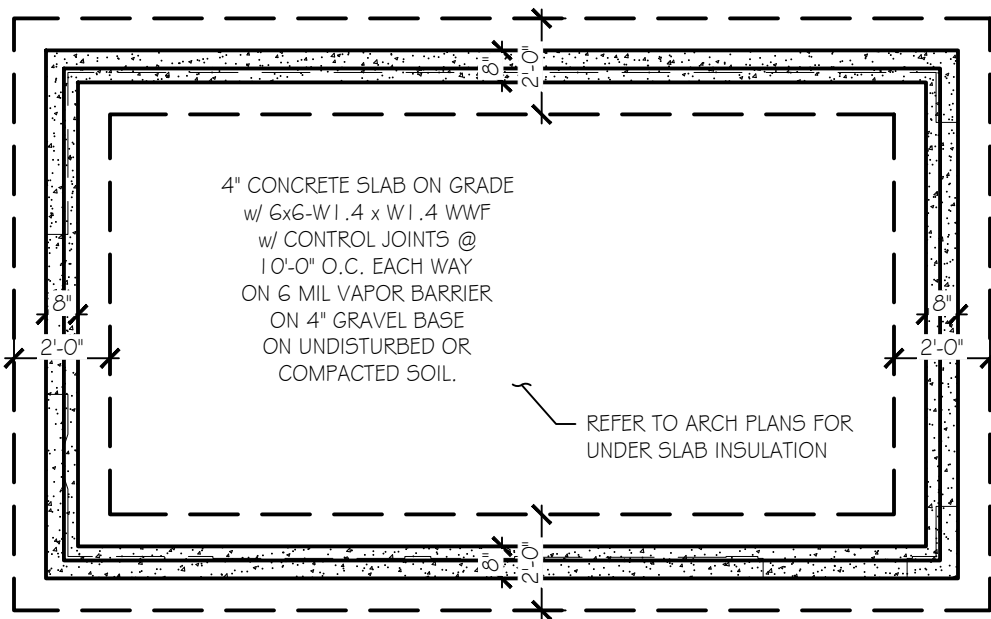
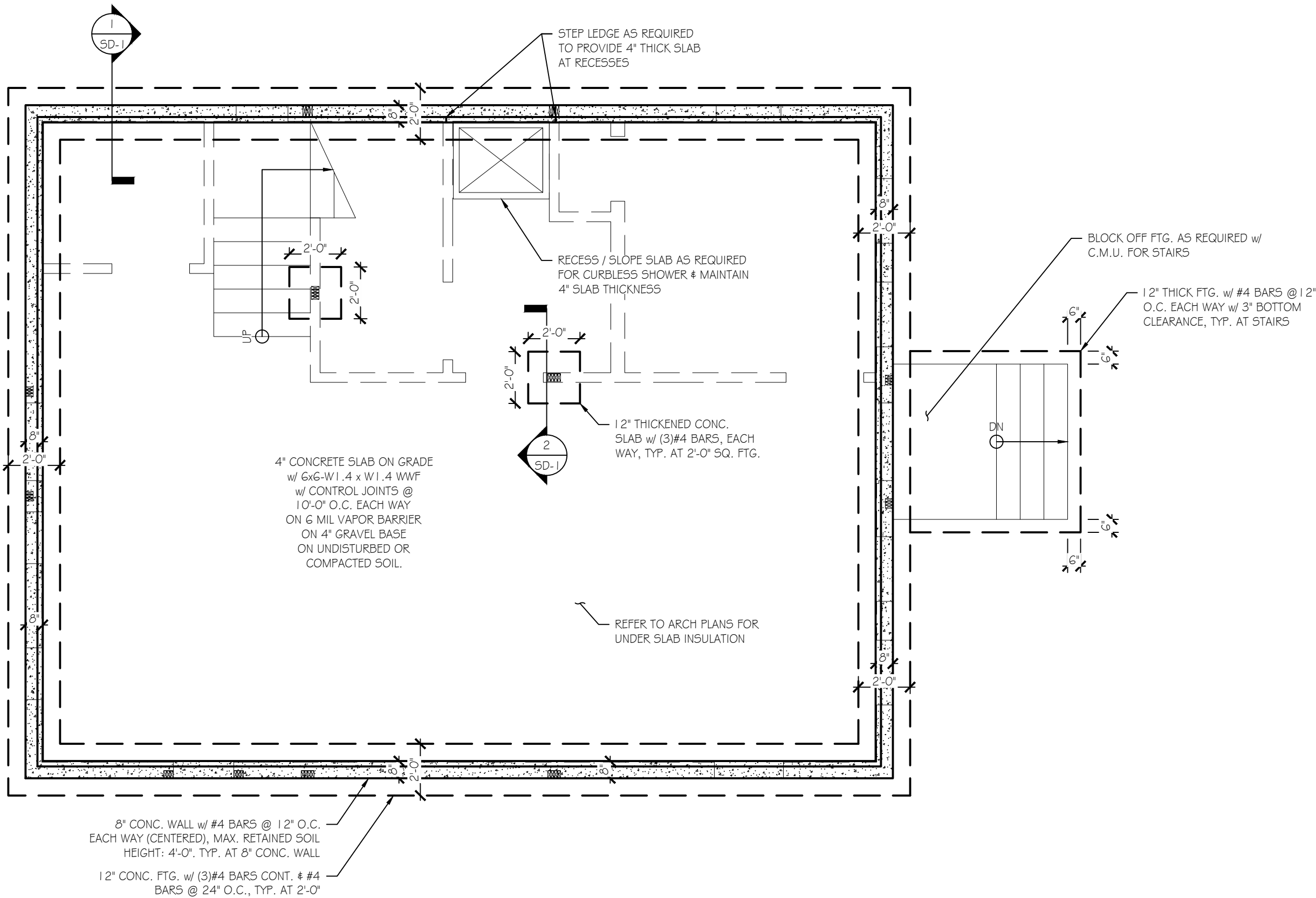
Mark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC + PLANNING SET
1	02.06.25	DRC + PLANNING REVISIONS
2	06.18.25	ISSUED FOR CONSTRUCTION

Project ID 2418
Drawn By DCS

A901

3D VIEWS

FOUNDATION LEGEND	
FOOTINGS	
FOUNDATION WALLS	
COLUMNS	
STUD WALLS	



- FOUNDATION NOTES:
- ALL FOUNDATION WALLS GREATER THAN 4'-0" TALL SHALL BE CONTINUOUS FROM FOOTING TO FLOOR SYSTEM, U.N.O.
 - SOLE / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH $\frac{1}{2}$ " ANCHOR BOLTS @ A MAXIMUM OF 6'-0" O.C. MINIMUM (2) BOLTS PER PLATE SECTION AND (1) BOLT WITHIN 12" FROM END OF PLATE SECTION. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FOUNDATION. THESE NOTES INCLUDE ALLOWABLE SOIL BEARING CAPACITY, SHORING REQUIREMENTS, AND CONCRETE/REBAR STRENGTH.

1
S-1

FOUNDATION PLAN

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

KOBLASZ & KENNISON
ENGINEERING, PC

333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188

404 | 860 | 2600

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HAPEVILLE
RESIDENCE

3301 SIMS ST.
HAPEVILLE, GEORGIA 30354

SUBMITTALS:

02/24/2025 STRUCTURAL DESIGN ISSUED

PROJECT NUMBER: 24755

DESIGNED BY: KEYGAN JEFFRIES
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keygan@kk-eng.com

CHECKED BY: CFB, LHK

STAMP



FOUNDATION
PLAN

S-1

RELEASED FOR CONSTRUCTION

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HAPEVILLE
RESIDENCE

3301 SIMS ST.
HAPEVILLE, GEORGIA 30354

SUBMITTALS:

02/24/2025 STRUCTURAL DESIGN ISSUED[illegible]

PROJECT NUMBER: 24755

DESIGNED BY: KEYGAN JEFFRIES
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keygan@kk-eng.com

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2ND LEVEL FRAMING PLAN

S-2

RELEASED FOR CONSTRUCTION

2ND LEVEL FRAMING LEGEND	
1ST LEVEL WALLS	
2ND LEVEL WALLS	
HEADERS OR BEAMS	
JOISTS	
COLUMNS BELOW	
COLUMNS ABOVE	

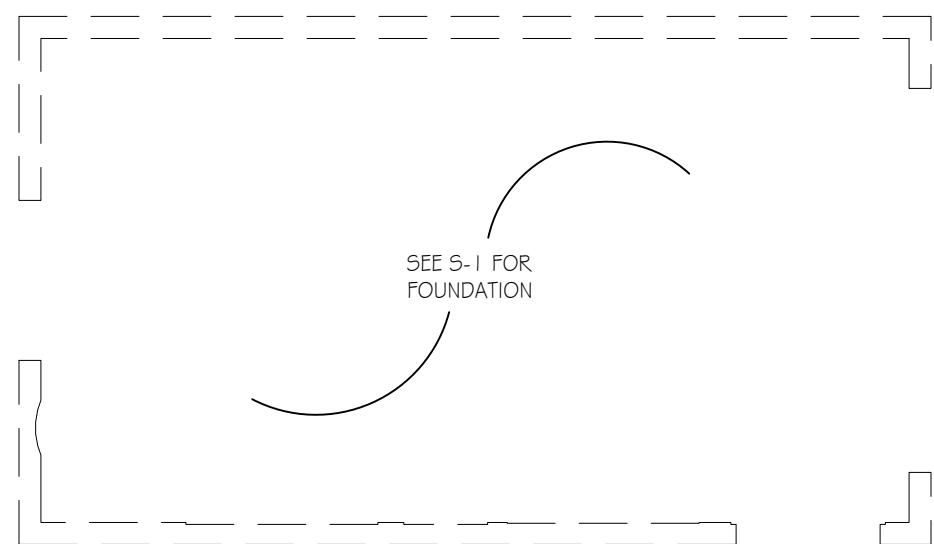
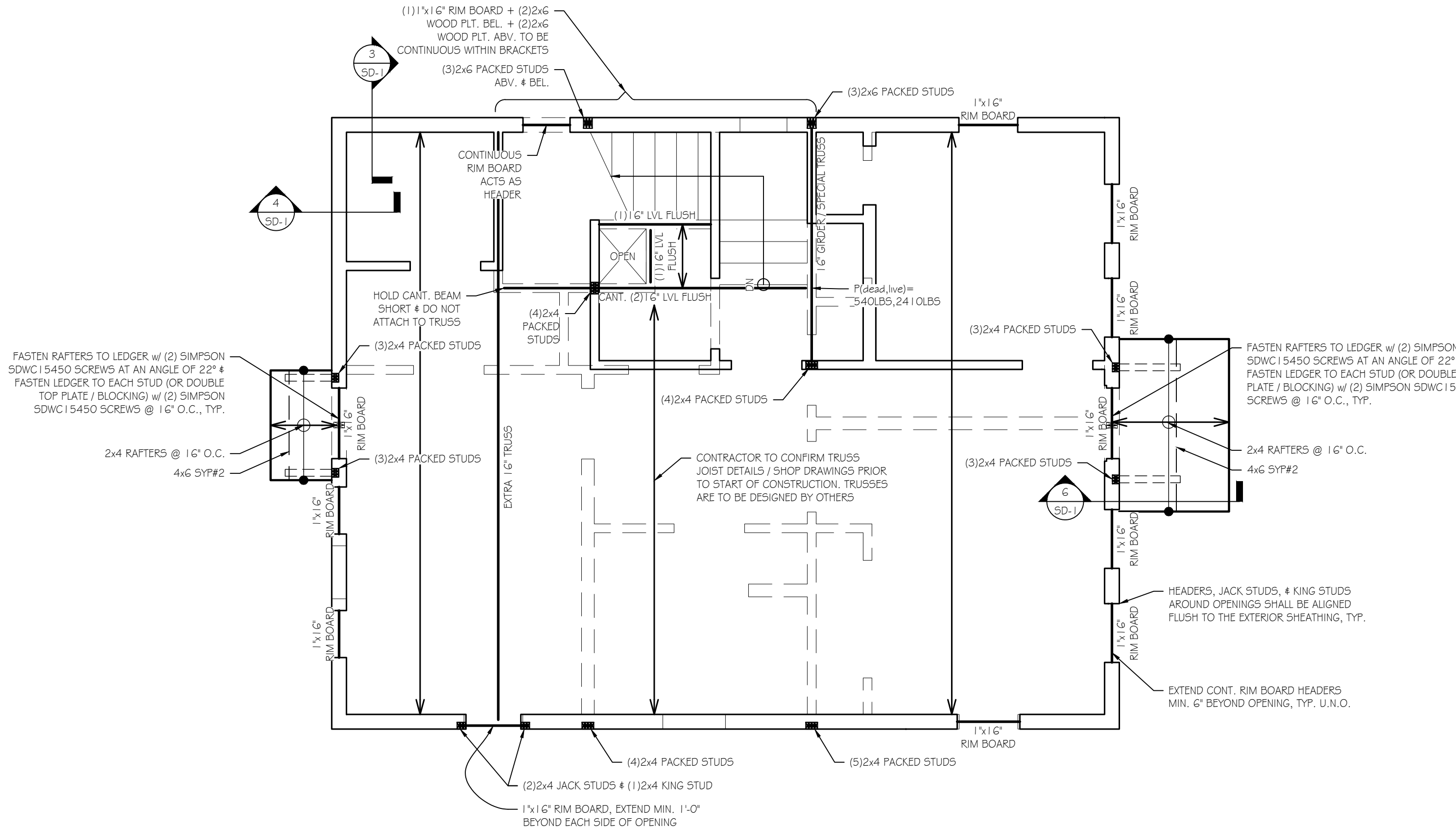
2ND LEVEL FLOOR DESIGN LOADS	
40 PSF	LIVE LOAD
10 PSF	DEAD LOAD

1ST LEVEL PACKED STUD SCHEDULE *	
(APPLIES TO COLUMNS SUPPORTING BEAMS IN 2ND LEVEL)	
NUMBER OF PLIES IN BEAM	NUMBER OF STUDS ON EACH END
(2)PLY BEAM	(2)2x
(3)PLY BEAM	(3)2x
(4)PLY BEAM	(4)2x

(APPLIES TO HEADERS IN 1ST LEVEL WALLS)	
HEADER SPAN	NUMBER OF JACK STUDS ON EACH END
≤ 2'-8"	(1) 2x JACK
> 2'-8"	(2) 2x JACKS

1ST LEVEL KING STUD SCHEDULE *		
(APPLIES TO HEADERS IN 1ST LEVEL WALLS)		
INT. or EXT. WALL	HEADER SPAN	NUMBER OF KING STUDS ON EACH END
INTERIOR	ANY	(1)2x KING
EXTERIOR	< 8'-0"	(1)2x KING
EXTERIOR	8'-0" ≤ 16'-0"	(2)2x KINGS
EXTERIOR	16'-0" < 24'-0"	(3)2x KINGS

* SCHEDULE APPLIES ONLY WHEN COLUMN IS NOT SPECIFIED ON PLAN



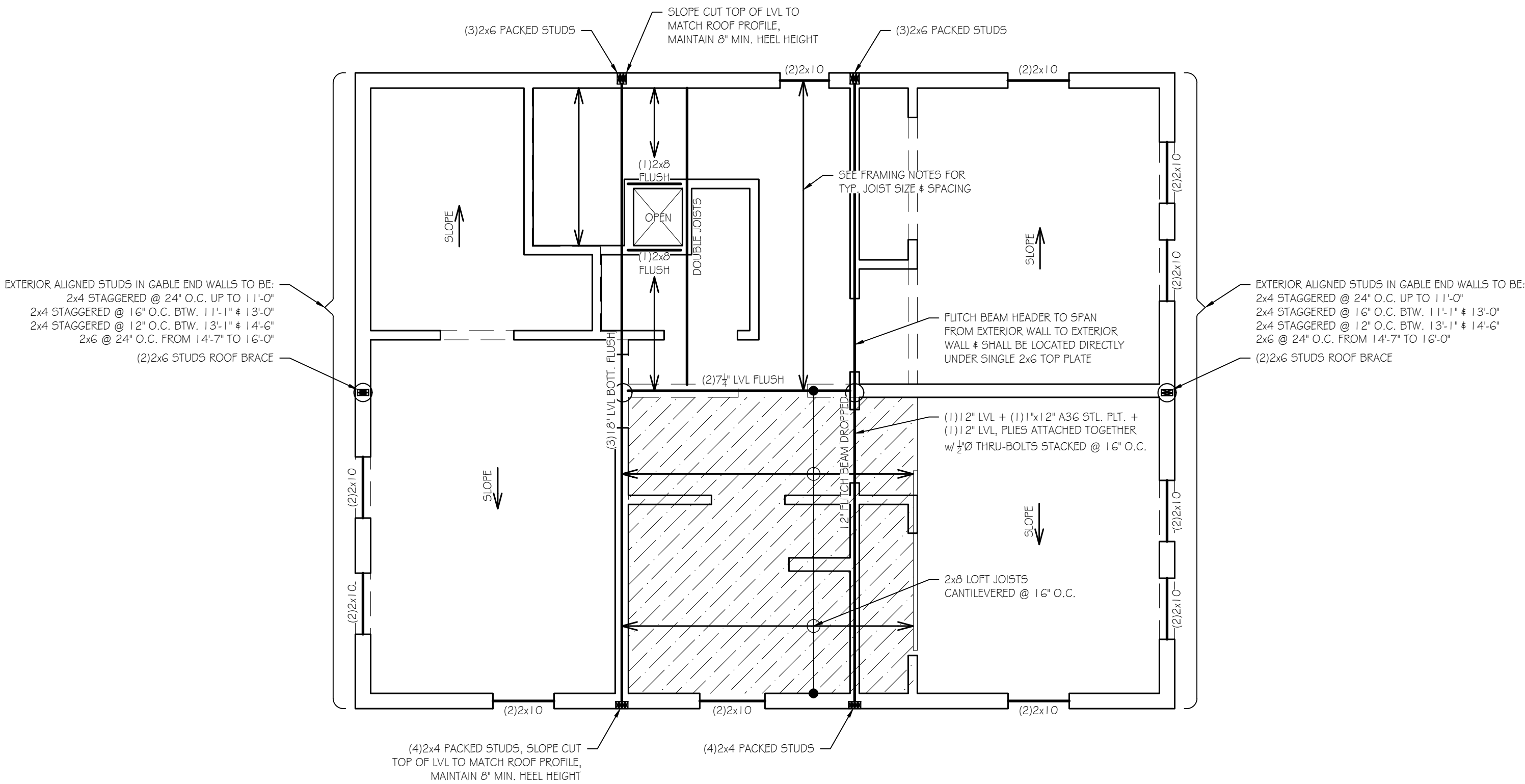
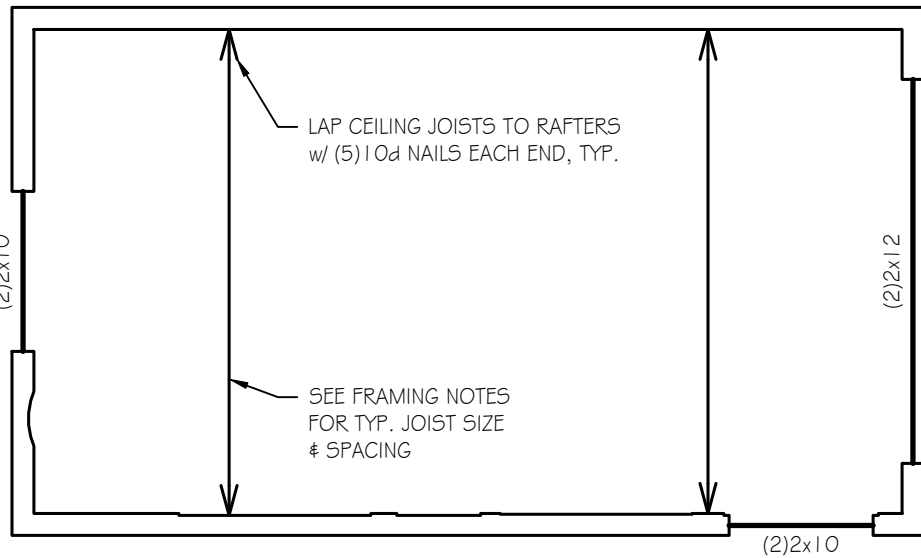
1ST LEVEL WALL (BELOW 2ND FLOOR) FRAMING NOTES:

1. STUD WALLS TO BE 2x4 STAGGERED @ 12" O.C. w/ 2x6 TOP AND BOTTOM PLATES w/ 9'-0" MAXIMUM STUD HEIGHT, U.O.
2. INTERIOR LOAD BEARING WALLS SHALL HAVE BLOCKING BETWEEN STUDS. DISTANCE BETWEEN BLOCKING PANELS AND BOTTOM/TOP PLATES SHALL NOT EXCEED 5'-0" O.C.
3. EXTERIOR WALLS TO BE FULLY SHEATHED w/ 1/2" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

2ND FLOOR FRAMING NOTES:

4. ALL FLOOR JOISTS TO BE 16" OPEN WEB TRUSSES BY OTHERS @ 16" O.C., U.N.O.
5. FLOOR DECKING TO BE $\frac{5}{8}$ " APA RATED STURD-FLOOR 24 OC ADHERED PER JOIST MANUFACTURER TO ENSURE COMPOSITE ACTION & ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
6. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. IN 1ST BAY TO BRACE WALL.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM FLY ATTACHMENT.



CEILING FRAMING LEGEND	
2ND LEVEL WALLS	
ATTIC / LOFT LEVEL WALLS	
HEADERS OR BEAMS	
JOISTS	
COLUMNS BELOW	

CEILING DESIGN LOADS	
20 PSF	LIVE LOAD
30 PSF AT LOFT *	
10 PSF	DEAD LOAD
* AREAS OF FLOOR DESIGN LOAD ARE HATCHED ON PLAN	

2ND LEVEL PACKED STUD SCHEDULE *		(APPLIES TO COLUMNS SUPPORTING BEAMS IN CLG. LEVEL)	
NUMBER OF PLIES IN BEAM	NUMBER OF STUDS ON EACH END		
(2)PLY BEAM	(2)2x		
(3)PLY BEAM	(3)2x		
(4)PLY BEAM	(4)2x		
2ND LEVEL JACK STUD SCHEDULE *		(APPLIES TO HEADERS IN 2ND LEVEL WALLS)	
HEADER SPAN	NUMBER OF JACK STUDS ON EACH END		
≤ 4'-0"	(1)2x JACK		
> 4'-0"	(2)2x JACKS		
2ND LEVEL KING STUD SCHEDULE *		(APPLIES TO HEADERS IN 2ND LEVEL WALLS)	
INT. or EXT. WALL	HEADER SPAN	NUMBER OF KING STUDS ON EACH END	
INTERIOR	ANY	(1)2x KING	
EXTERIOR	< 8'-0"	(1)2x KING	
EXTERIOR	8'-0" ≤ 16'-0"	(2)2x KINGS	
EXTERIOR	16'-0" < 24'-0"	(3)2x KINGS	

* SCHEDULE APPLIES ONLY WHEN COLUMN IS NOT SPECIFIED ON PLAN

2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

- STUD WALLS TO BE 2x4 STAGGERED @ 12" O.C. w/ 2x6 TOP AND BOTTOM PLATES w/ 8'-0" MAXIMUM STUD HEIGHT, U.N.O.
- INTERIOR LOAD BEARING WALLS SHALL HAVE BLOCKING BETWEEN STUDS. DISTANCE BETWEEN BLOCKING PANELS AND BOTTOM/TOP PLATES SHALL NOT EXCEED 5'-0" O.C.
- EXTERIOR WALLS TO BE FULLY SHEATHED w/ 1/2" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

CEILING FRAMING NOTES:

- ALL CEILING JOISTS TO BE 2x8 @ 16" O.C., U.N.O.
- WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. IN 1ST BAY TO BRACE WALL.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.

KOBLASZ & KENNISON
ENGINEERING, P.C.

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404 | 860 | 2600

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HAPEVILLE
RESIDENCE

3301 SIMS ST.
HAPEVILLE, GEORGIA 30354

SUBMITTALS:

02/24/2025 STRUCTURAL DESIGN ISSUED

PROJECT NUMBER: 24755

DESIGNED BY: KEYGAN JEFFRIES
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keygan@kk-eng.com

CHECKED BY: CFB, LHK

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CEILING LEVEL
FRAMING PLAN

S-3

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HAPEVILLE, GEORGIA 30354

SUBMITTALS:

02/24/2025 STRUCTURAL DESIGN ISSUED

PROJECT NUMBER: 24755

DESIGNED BY: KEYGAN JEFFRIES
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 keygan@kk-eng.com

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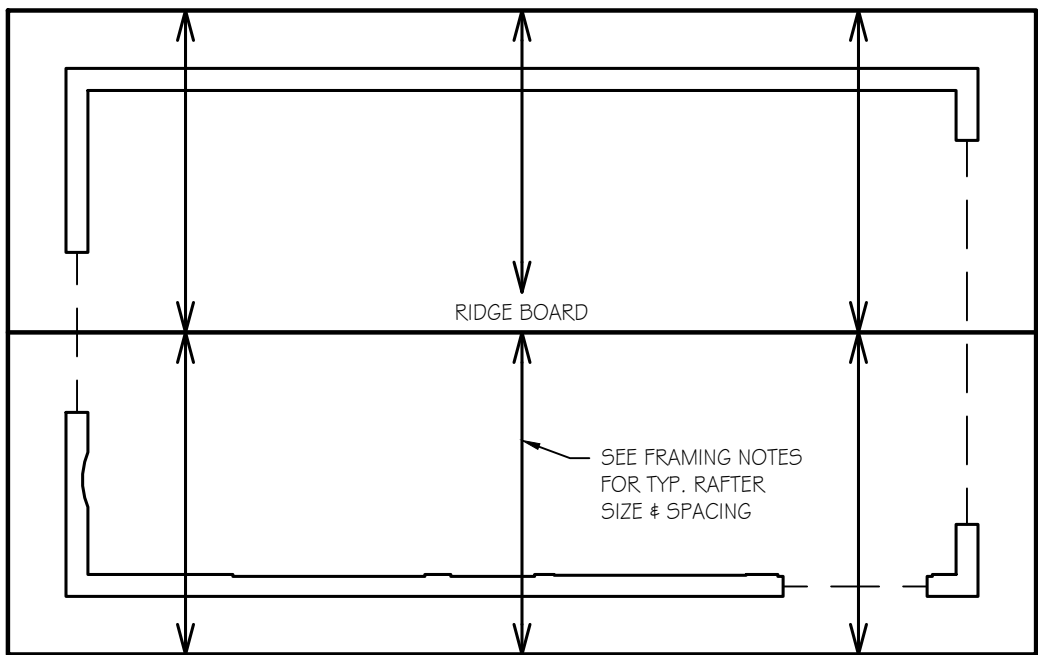
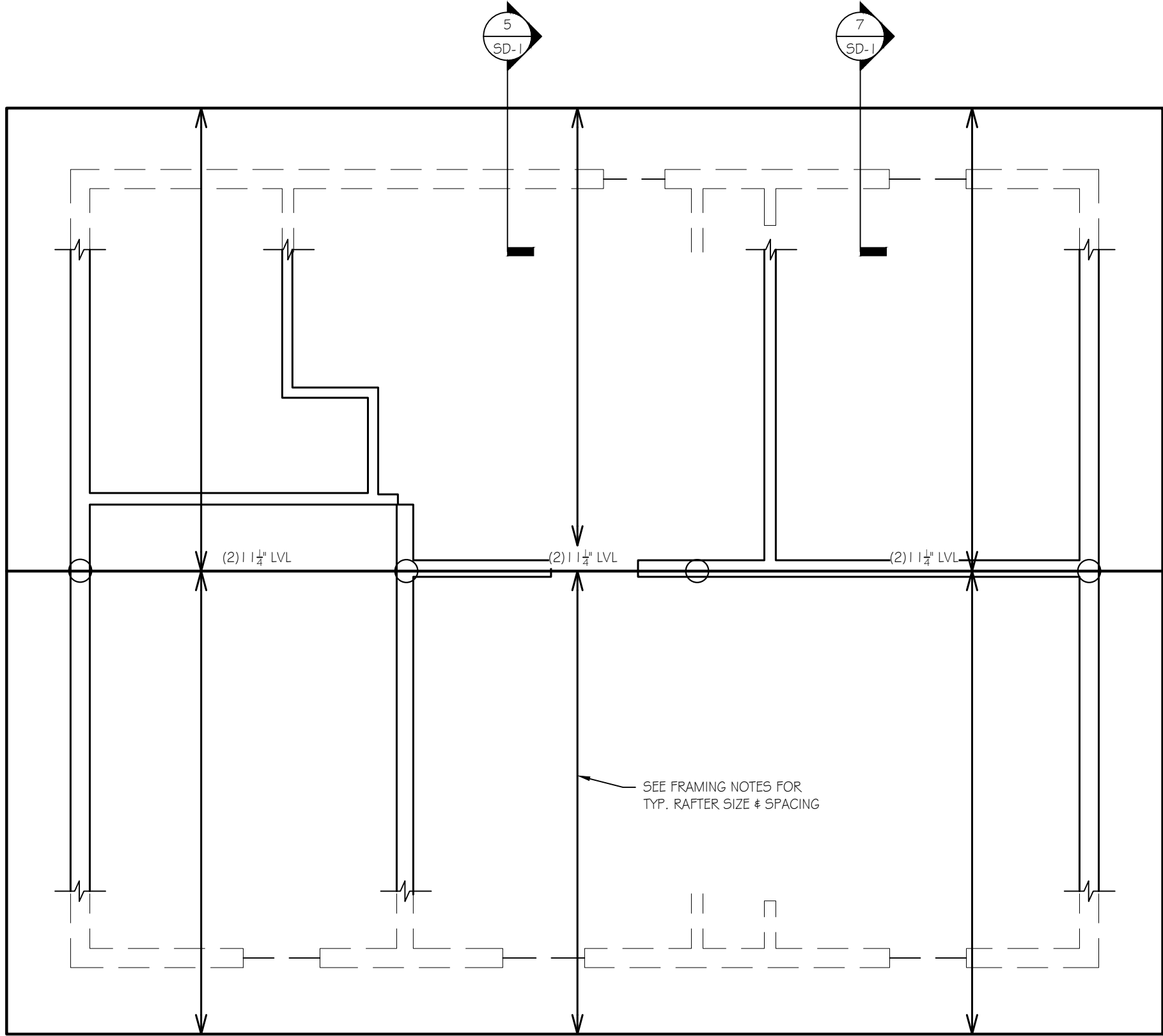
ROOF FRAMING
PLAN

S-4

RELEASED FOR CONSTRUCTION

ROOF FRAMING LEGEND	
ROOF FRAMING	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
BEAMS BELOW	
RAFTERS	
ROOF BRACING	
COLUMNS BELOW	
OVER - FRAMING	

ROOF DESIGN LOADS	
20 PSF	LIVE LOAD
12 PSF	DEAD LOAD



ROOF FRAMING NOTES:

- ALL RAFTERS TO BE 2x6 @ 16" O.C., U.N.O.
- ALL HIP, VALLEY & RIDGE BOARDS TO BE (1)2x12, U.N.O.
- ROOF DECKING TO BE 5/8" APA RATED #2 SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
- ALL RAFTERS THAT ARE LABELED 'OVER-FRAMING' SHALL BE EITHER BRACED AT THE TOP OR FULLY SHEATHED.
- CONNECT CEILING JOISTS TO RAFTERS w/ A MIN. OF (5) 10d NAILS, U.N.O.
- ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.

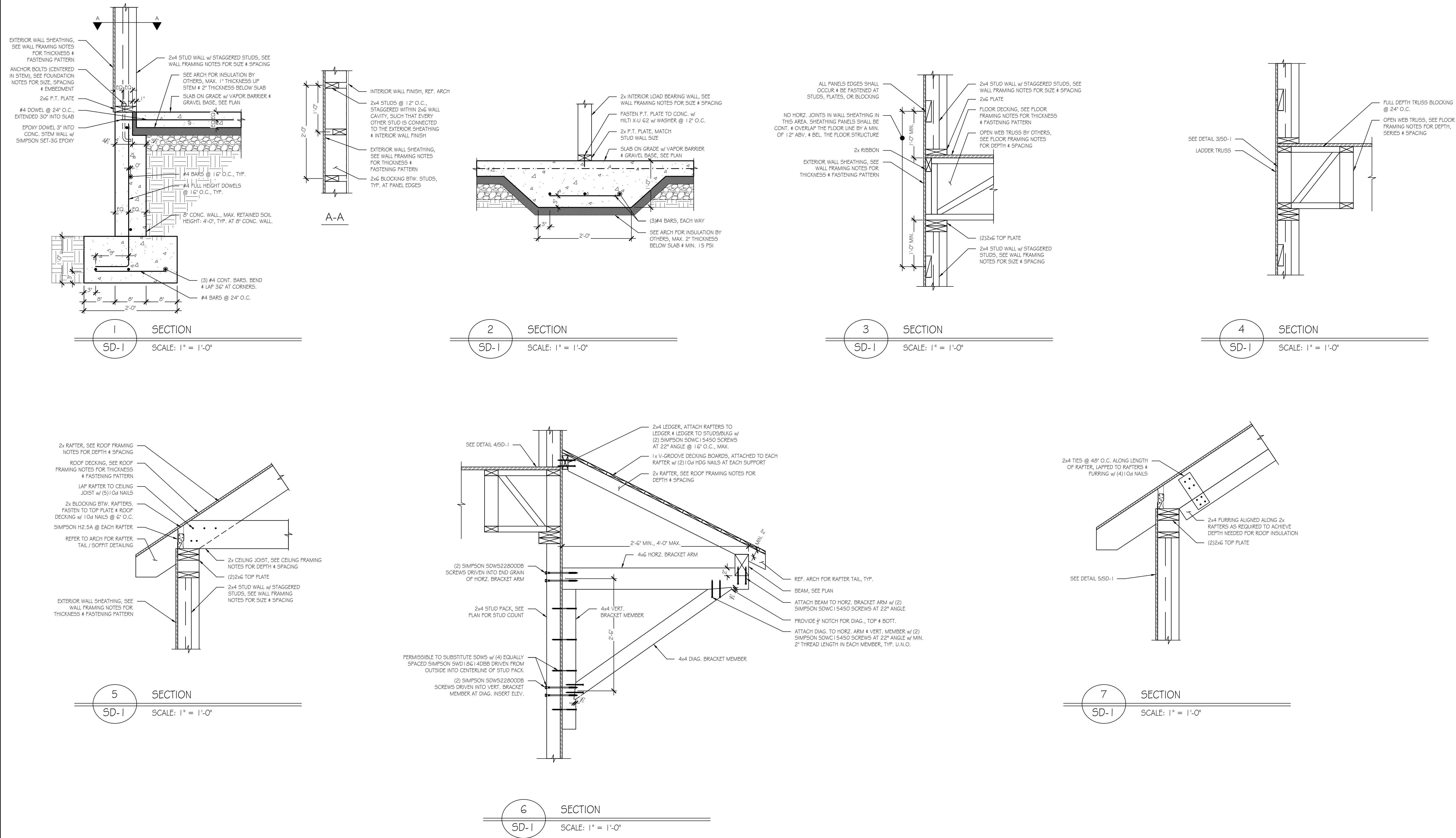
SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.

ROOF FRAMING PLAN

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

1

S-4



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HAPEVILLE
RESIDENCE

3301 SIMS ST.
HAPEVILLE, GEORGIA 30354

SUBMITTALS:	
02/24/2025	STRUCTURAL DESIGN ISSUED
PROJECT NUMBER:	24755
DESIGNED BY:	KEYGAN JEFFRIES (404) 860-2600 ext. 713 keygan@kk-eng.com
CHECKED BY:	CFR, LHK
STAMP	



STRUCTURAL
DETAILS

SD-1



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: May 6, 2026
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Update –3301 Sims Street - Extension**

BACKGROUND

The City of Hapeville Planning Commission approved a site plan for 3301 Sims Street during its December 2024 meeting. The site plan, submitted by Victoria Cole, was to construct a two-story single-family dwelling at 3301 Sims Street. The dwelling will have 1,742 SF of heated floor area and will include three bedrooms and two bathrooms.

The property is zoned R-1, One-Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Ms. Cole contacted the City in May 2026 to request an extension for the site plan approval, as the 12 month time period has expired (see Section 93-2-16 (e) below).

The site plan is compliant and the applicant has submitted an updated tree conservation plan for compliance with the City's Tree Conservation Ordinance. The architectural plans had been reviewed and approved by SafeBuilt.

REVIEW

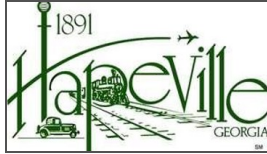
The following code sections are applicable to this application:

Sec. 93-2-16. - Site plan review.

(e) Period of validity for site plan. No site plan shall be valid for a period longer than 12 months from the date it is approved by the fixing of the signature of the chairman of the planning commission and the building official, unless within such period a building permit is obtained and construction commenced. The planning commission may grant extensions not exceeding 12 months each upon written request of the original applicant and resubmission of the application, if the application as submitted is substantially the same as the initially approved application. However, the planning commission has the power in such cases to attach new conditions to its reapproval, or to disapprove the request for an extension. Where an application for extension contains changes which the planning commission concludes materially alter the initial application, it shall refer the application to the building official, who shall initiate a new site plan review procedure.

RECOMMENDATION

Though the site plan expired in December 2025, the proposed site plan and drawings have not changed. Staff recommends approval of the extension until December 2026.



TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

2nd Arborist Review - 5.7.2026 - Approved

General Requirements:

3301 Sims St.

acrussell@cplteam.com

- ☒ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- ☒ 2. Site area, plan scale, and magnetic north arrow.
- ☒ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- ☒ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- ☒ 5. 24-hour emergency contact name and phone number.
- ☒ 6. Title block showing project name, Land Lot(s) and District locations.
- ☒ 7. Site location map.
- ☒ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ☒ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

NA 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

- NA 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- NA 12. Other comments:
-
-

Tree Conservation Plan:

- NA 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- ✓ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species. Or provide a statement that there are no existing trees.
- NA 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:
- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
 - b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
 - c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia
- ✓ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.
- ✓ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
- ✓ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
- ✓ 9. Show tree protection fence detail.
- ✓ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, and mortar mixing. on the Tree Plan (i.e. outside of any tree save areas)
- NA 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).
- NA 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

Tree Replacement Plan:

NA 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

NA 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

NA 3. Show calculations for total inch for inch landmark tree replacements

NA 4. Locations of all trees to be planted on site to meet density requirements.

 5. Locations of all tree protection areas and tree protection fencing.

 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

NA 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

NA 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

- a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
- b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
- c. All evergreen trees to be Full to Ground, Healthy, Good Form

NA 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

NA 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

NA 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

NA 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

NA 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

NA 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

NA 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

NA 16. Show parking lot striping on the tree replacement plan.

NA 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

NA 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

NA 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

NA 21. Minimum 50% of total replacement inches shall be overstory trees.

NA 22. Show planting and staking details.

NA 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. Other comments:

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

26-PC-05-04

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Daniel Love

Mailing Address: [REDACTED]

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Thomas Davis III

Mailing Address [REDACTED]

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 3340 Forrest Hills Drive, Hapeville GA

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0066-0004-010-7

Present Zoning Classification: R-SF Size of Tract: .416 a cre(s)

Present Land Use: vacant residential lot

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) [REDACTED]

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature
Date: 03.03.26

Sworn to and subscribed before me

This 03 day of March, 2026
[Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

New Construction single family home with attached front entry garage.(Des. Exception Request). Four bedrooms and three baths with a large front porch and 2189 heated s.f.

Farmhouse style to include fiber cement lap, and board and batten siding with 30 year asphalt shingles

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3340 Forrest Hills Drive

Hapeville, Ga 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Daniel Love

Address of Applicant

27 River Park Trail, Norcross, GA 30265

Telephone of Applicant

[REDACTED]

Thomas Davis III

Signature of Owner

Thomas Davis III

Print Name of Owner

Personally Appeared Before Me this 28 **day of** Dec. **, 20** 25.

Shelby Love
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

DL

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

DL

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

DL

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

DL

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

DL

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

DL

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

DL

Existing and proposed grades at an interval of five (5) feet or less.

DL

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

DL

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

DL

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

DL

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

DL

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- DL Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- DL Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- DL Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- DL Site area (square feet and acres).
- DL Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- DL Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- DL Total floor area ratio and/or residential density distribution.
- DL Number of parking spaces and area of paved surface for parking and circulation
- DL At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____
Date 03/03/26

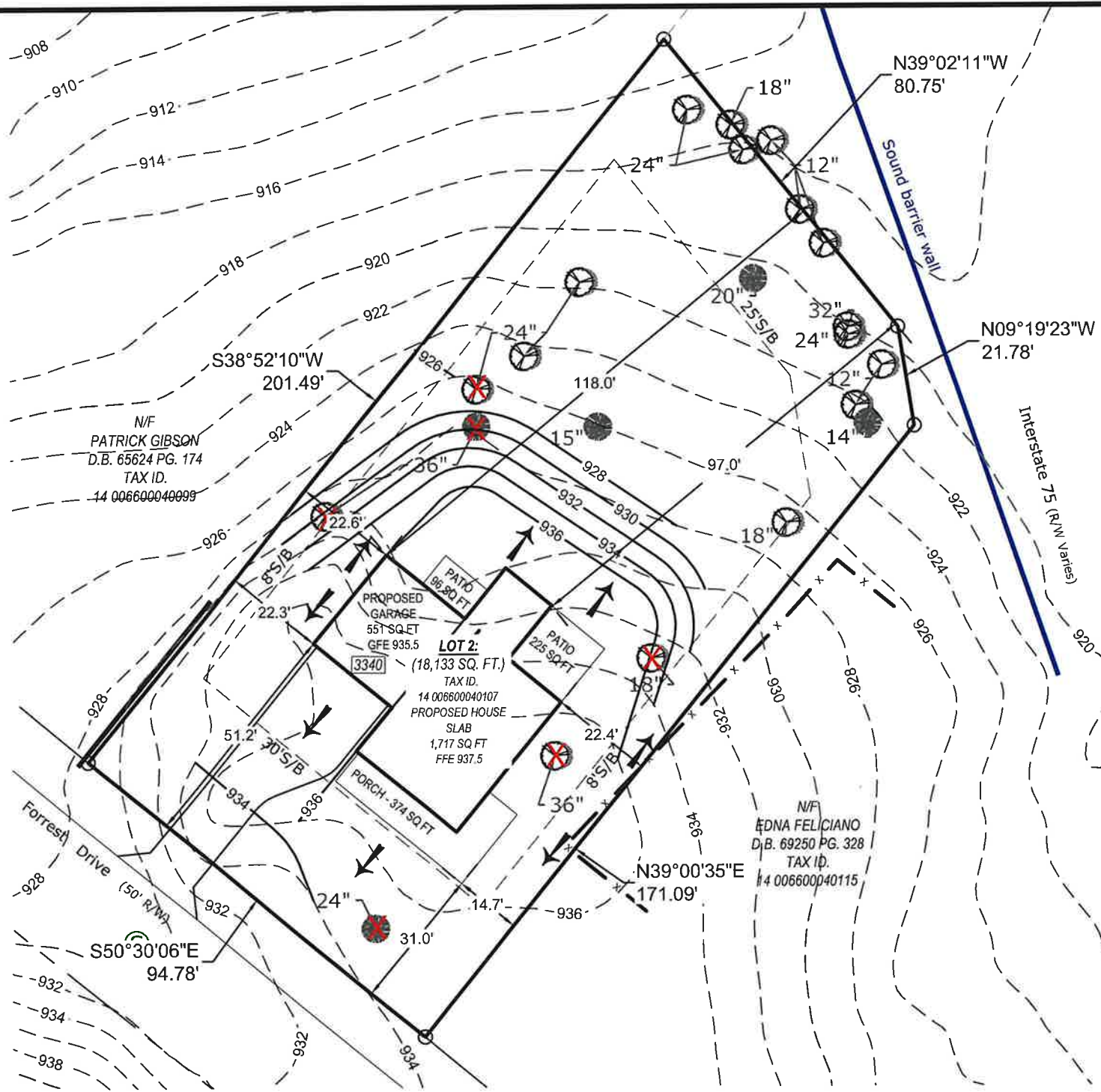


GENERAL NOTES

1. OWNER/BUILDER:
DANIEL LOVE
3165 OLD JONESBORO RD
HAPEVILLE, GA 30354
2. 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
336-282-3606
3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FOUR CORNERS SURVEYING.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
10. MAIN DRIVEWAY TO BE 10' WIDE AT NARROWEST SECTION

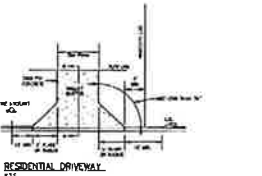
FRONT SETBACK: 30 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 8 FOOT

NOTE FOR A/C PAD:
A/C PAD MUST BE SCREENED FROM VIEW FROM STREET. MATERIAL CAN INCLUDE FENCING OR LANDSCAPING.



RESIDENTIAL DRIVEWAY DETAIL

DRIVEWAY WIDTH (FEET)	MIN. INCHES	MAX. INCHES
10-12	18"	24"
13-15	24"	30"
16-18	30"	36"
19-21	36"	42"
22-24	42"	48"
25-27	48"	54"
28-30	54"	60"

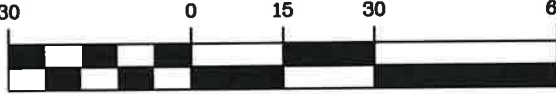


SECTION B-B

NOTES:

ZONING: R-SF	
SLAB SQ. FT.	1,717 SQ. FT.
GARAGE SQ. FT.	551 SQ. FT.
DRIVEWAY SQ. FT.	826 SQ. FT.
FRONT STOOP/PORCH	374 SQ. FT.
PATIO'S SQ. FT.	321 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.	3,789 SQ. FT.
LOT SQ. FT.	18,133 SQ. FT.
TOTAL IMPERVIOUS AREA	20.9%

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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SHEET NUMBER:	DATE:	11-12-2025
	SCALE:	1" = 30'
	DRAWN BY:	RM
	REVIEWED BY:	JE
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.	

REVISIONS	
1.	REV TO FRONT ENTRY 12-09-2025 JE
2.	
3.	
4.	
5.	
 Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811	



HOUSE LOCATION PLAN FOR:
LOT 2
#3340 FORREST HILLS DRIVE

LOCATED IN:
LAND LOT 66, DISTRICT 14
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

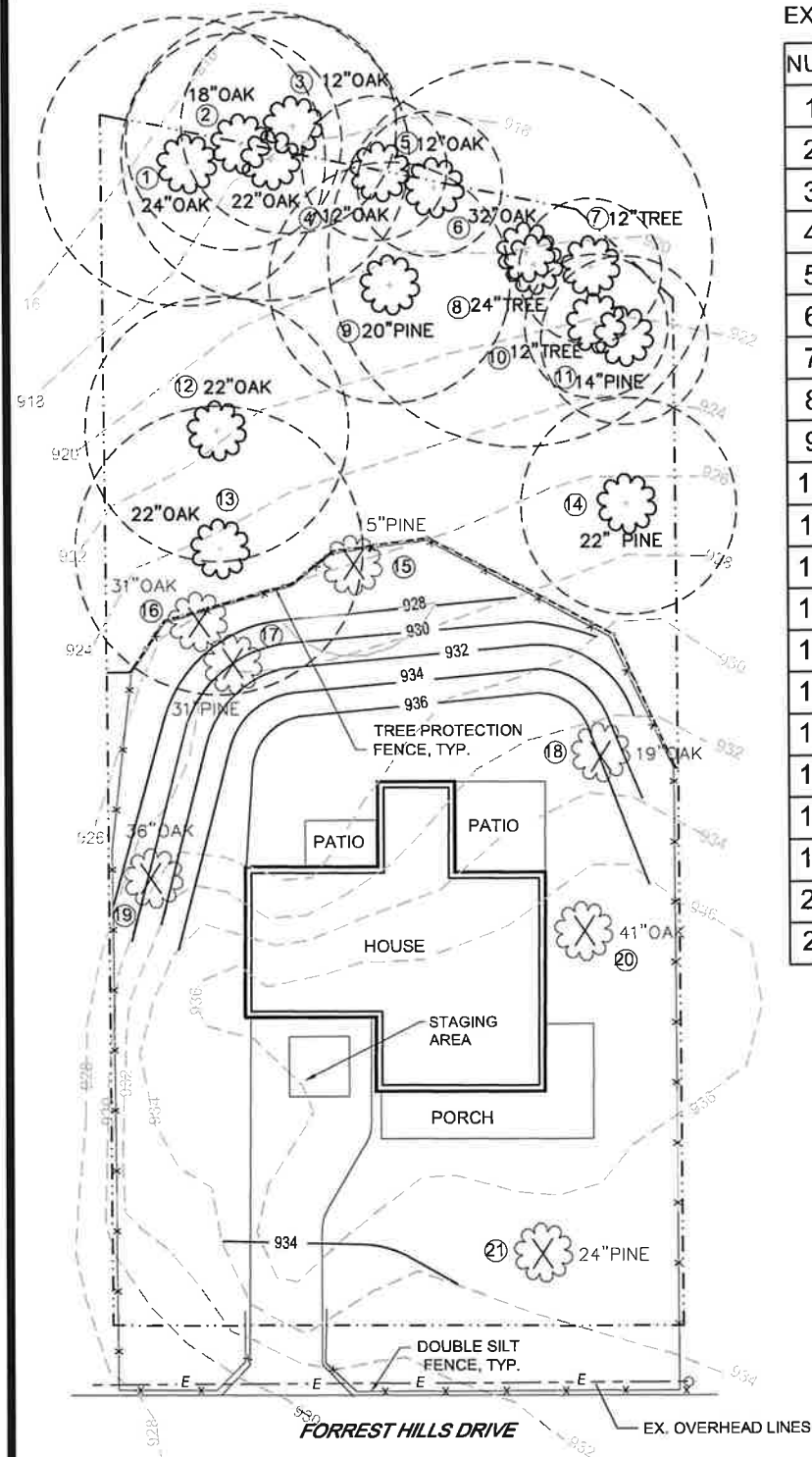
CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

STOCKBRIDGE OFFICE:
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GA 30281
Ph: (770) 389-8666 - Fax: (770) 389-3656

NEWNAN OFFICE:
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph: (770) 755-7978

CUMMING OFFICE:
500 PINKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph: (678) 807-7100

www.fdc-llc.com

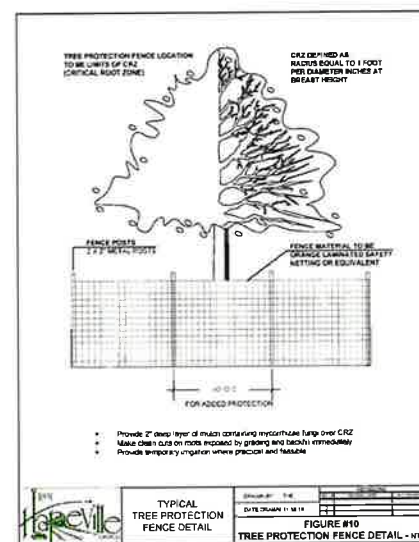


0 30
SCALE: 1" = 30'



EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	24" OAK	PRESERVED	NO
2	18" OAK	PRESERVED	NO
3	12" OAK	PRESERVED	NO
4	12" OAK	PRESERVED	NO
5	12" OAK	PRESERVED	NO
6	32" OAK	PRESERVED	YES
7	12" OAK	PRESERVED	NO
8	24" OAK	PRESERVED	NO
9	20" PINE	PRESERVED	NO
10	12" OAK	PRESERVED	NO
11	14" PINE	PRESERVED	NO
12	22" OAK	PRESERVED	NO
13	22" OAK	PRSRVD-27% CRZ DISTURBED	NO
14	22" PINE	PRESERVED	NO
15	15" PINE	REMOVED	NO
16	31" OAK	REMOVED	YES
17	31" PINE	REMOVED	YES
18	19" OAK	REMOVED	NO
19	36" OAK	REMOVED, POOR COND.	YES
20	41" OAK	REMOVED	YES
21	24" PINE	REMOVED	NO



TREE PROTECTION FENCE

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- SILT FENCE
- TREE SAVE FENCE

OWNER:

THOMAS DAVIS III
142 CALLE LAS PALAMOS APT 1
SAN JUAN PR 00911

ENGINEER/ SURVEYOR:

FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281

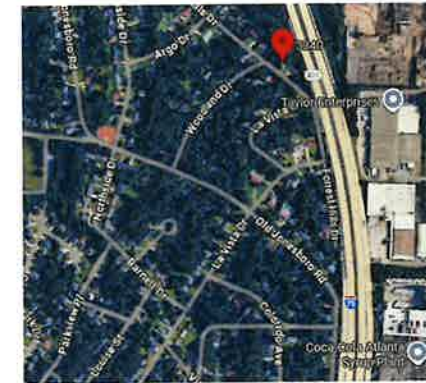
LANDSCAPE ARCHITECT:

CHAU WALL AND ASSOCIATES, LLC
285 WEST WIEUCA ROAD, #5303
ATLANTA, GA 30342

24 HOUR CONTACT:

DANIEL LOVE
678-207-6939

SITE MAP



SITE:

LOT SIZE: 18,133 SF (.42 ACRES)

DENSITY FACTOR:

.42 AC X 100 INCHES= 42 INCH REQUIRED
274 INCHES TO REMAIN
285"-42" = 232 SURPLUS

DISTURBED AREA:

12,300 SF (.28 ACRES)

REMOVED TREES:

LANDMARK TREE REMOVED: 31" OAK, 31"
PINE+ 41" OAK = 103" OF TREES
REQUIRED

PROPOSED TREES: (4) X 4" MAPLES, (1)
4" ELM + (4) 4" NUTALL OAKS = 103"

TREE CONSERVATION PLAN NOTES:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

Parking shall be on street. Material storage, concrete washout, and mortar mixing shall occur in staging area noted in future driveway location



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30342
404-455-7071
www.chauwallassociates.com
cwall@chauwallassociates.com

client

THOMAS DAVIS III
142 CALLE LAS PALAMOS APT 1
SAN JUAN PR 00911

project

3340 Forrest
Hills Drive

HAPEVILLE, GA
LOT 2

LAND LOT 66
14TH DISTRICT

revisions

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date: 12.22.25

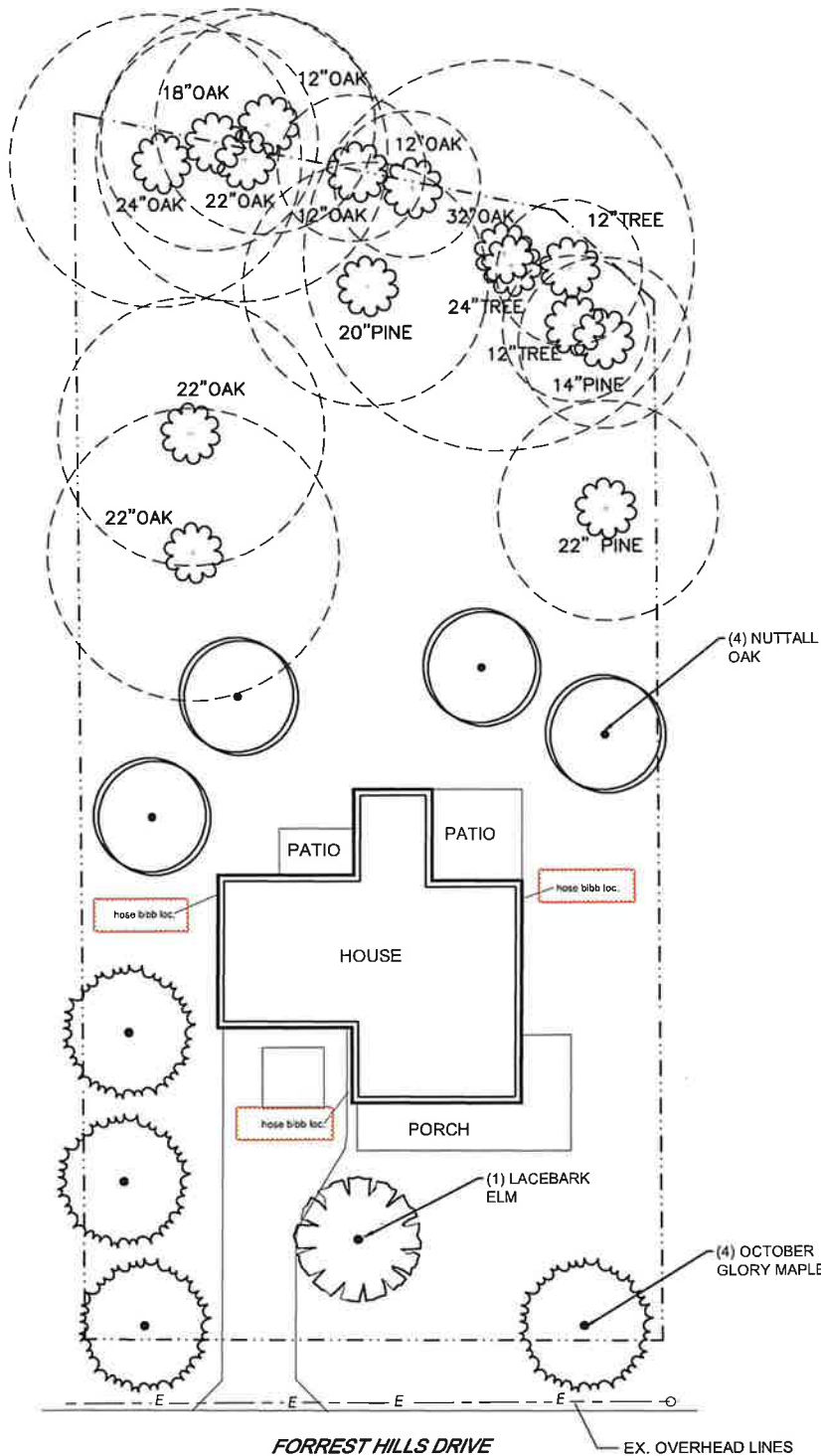
drawn by:
cw

checked by:
cw

Tree
Conservation
Plan

sheet

L-1



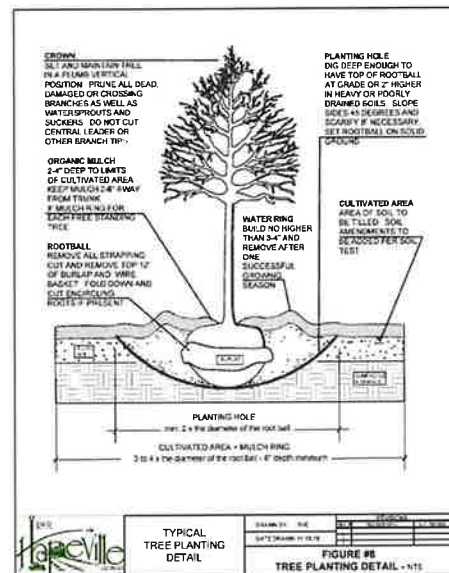
TREE DENSITY TREES:
42" REQUIRED (MET)

LANDMARK TREES:
REQUIRED: 31" OAK, 31" PINE, 41" OAK TO BE REMOVED= 103"
PROPOSED:
(4) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),
(1) 4" LACEBARK ELM (ULMUS PARVIFOLIA)
(4) 4" NUTTALL OAK (QUERCUS NUTTALLI)
36" REPLACED
36-103"= 67" TO TREE BANK
EXISTING TREES TO REMAIN: 258"
258" (EXISTING) - 67" (REQUIRED)= 0 TREE BANK

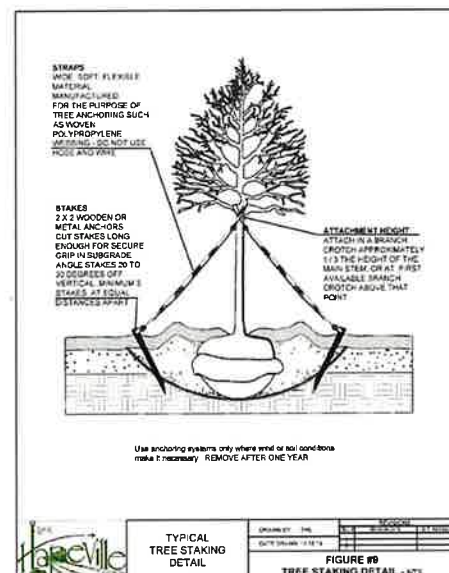
TREE REPLACEMENT NOTES:

1. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
2. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
3. All evergreen trees to be Full to Ground, Healthy, Good Form
4. Plants to be hand watered

- TREE CONSERVATION PLAN NOTES:**
- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
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 - Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



TREE PLANTING DETAIL



TREE STAKING DETAIL

0 30
SCALE: 1" = 30'



GEORGIA
Professional Seal
CWA
CHAU WALL & ASSOCIATES
LANDSCAPE ARCHITECTURE

Chau Wall and Associates, LLC
285 West Waco Road NE #503
Atlanta, GA 30342
404-456-7071
www.chauwallassociates.com
cwall@chauwallassociates.com

client
THOMAS DAVIS III
142 CALLE LAS PALAMOS APT 1
SAN JUAN PR 00911

project
3340 Forrest
Hills Drive
HAPEVILLE, GA
LOT 2
LAND LOT 66
14TH DISTRICT

revisions
02.17.26 TREE BANK ADJUST

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All rights reserved. All information is believed to be accurate but is not warranted. Counts, materials, dimensions, and plant selections are subject to errors and omissions, and may change at any time without prior notice.

date: 12.22.25
drawn by: cw
checked by: cw

Tree
Replacement
Plan

sheet
L-2

SHEET SCHEDULE	
CS	COVER SHEET
A-101	MAIN FLOOR PLAN
A-102	UPPER FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
S1	FOUNDATION PLAN
S2	ROOF PLAN
S3	BUILDING SECTIONS
S4	ARCHITECTURAL DETAILS
E1	MAIN FLOOR ELECTRICAL PLAN
E2	UPPER FLOOR ELECTRICAL PLAN

CODE DATA	
BUILDING CODES:	
-INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2018 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL FUEL CODE, 2018 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA AMENDMENTS	
-INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION WITH GEORGIA AMENDMENTS	
-NATIONAL ELECTRICAL CODE, 2023 EDITION	
STAIRS DATA:	
7 3/4" MAX. RISERS AND 10" MIN. TREADS PER IRC 2018.	

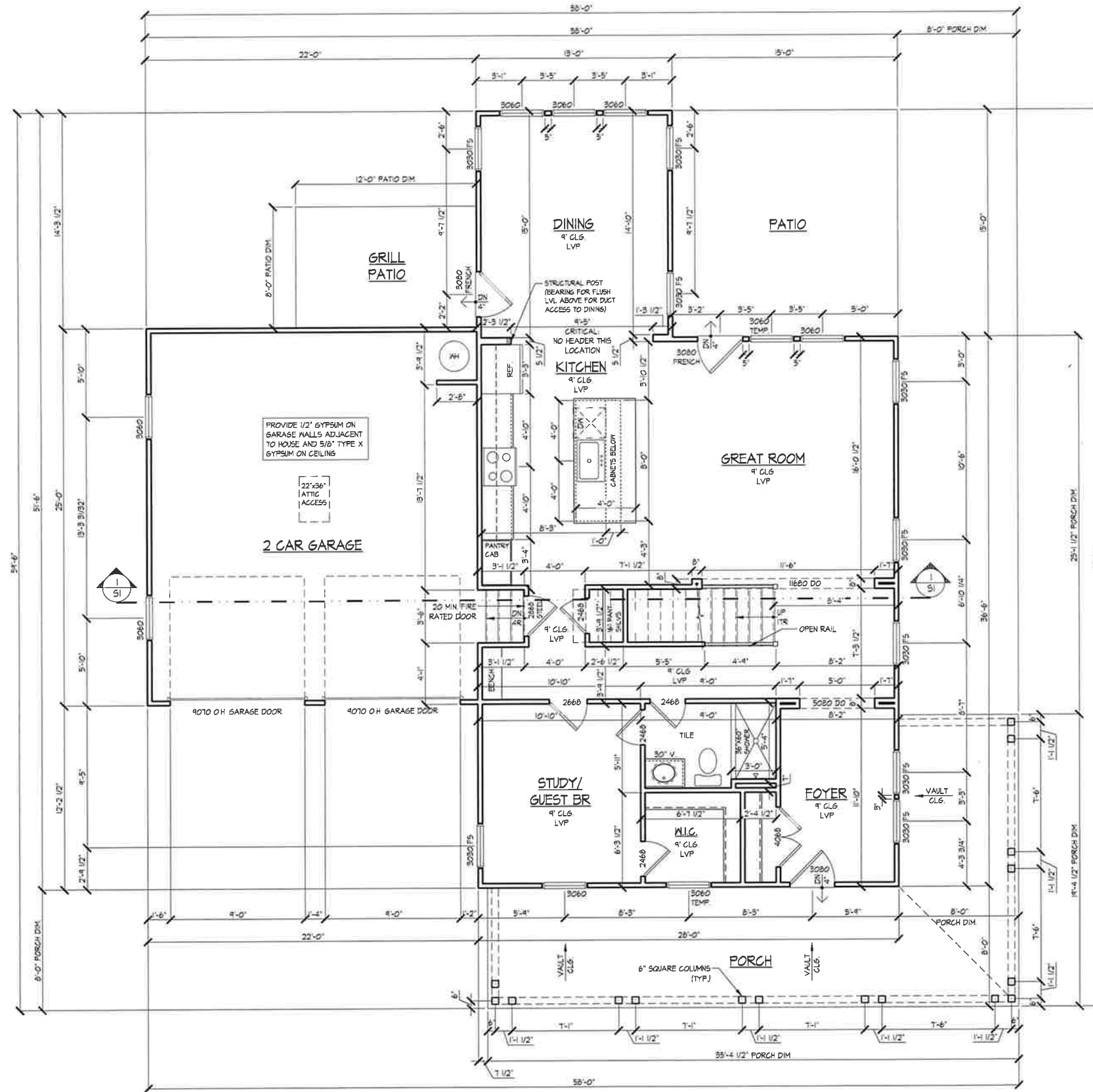
AREA SCHEDULE	
MAIN FLOOR HEATED	1206 SF
UPPER FLOOR HEATED	483 SF
*TOTAL HEATED	2184 SF
GARAGE	561 SF
FRONT PORCH	374 SF
*TOTAL UNHEATED	435 SF
TOTAL UNDER ROOF	3124 SF

CUSTOM RESIDENCE

3340 FORREST HILLS DRIVE



 3ELKS DESIGN			
REVISIONS			
DATE	NO.	DESCRIPTION	
9.29.25	01	PERMIT	
SCALE 1/8"=1'-0" ON 11x17 SHEET			
COVER SHEET		COPYRIGHT 2025, 3ELKSDSIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.	
SHEET NAME		PERMIT	
9.29.25		CURRENT PHASE	
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CUSTOM RESIDENCE		PROJECT ADDRESS	
3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354			
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1 MAIN FLOOR PLAN
SCALE 1/8"=1'-0"



REVISIONS		
DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

MAIN FLOOR PLAN			
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9.29.25	DATE	CURRENT PHASE	

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CUSTOM RESIDENCE		PROJECT ADDRESS
A-101	3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354	
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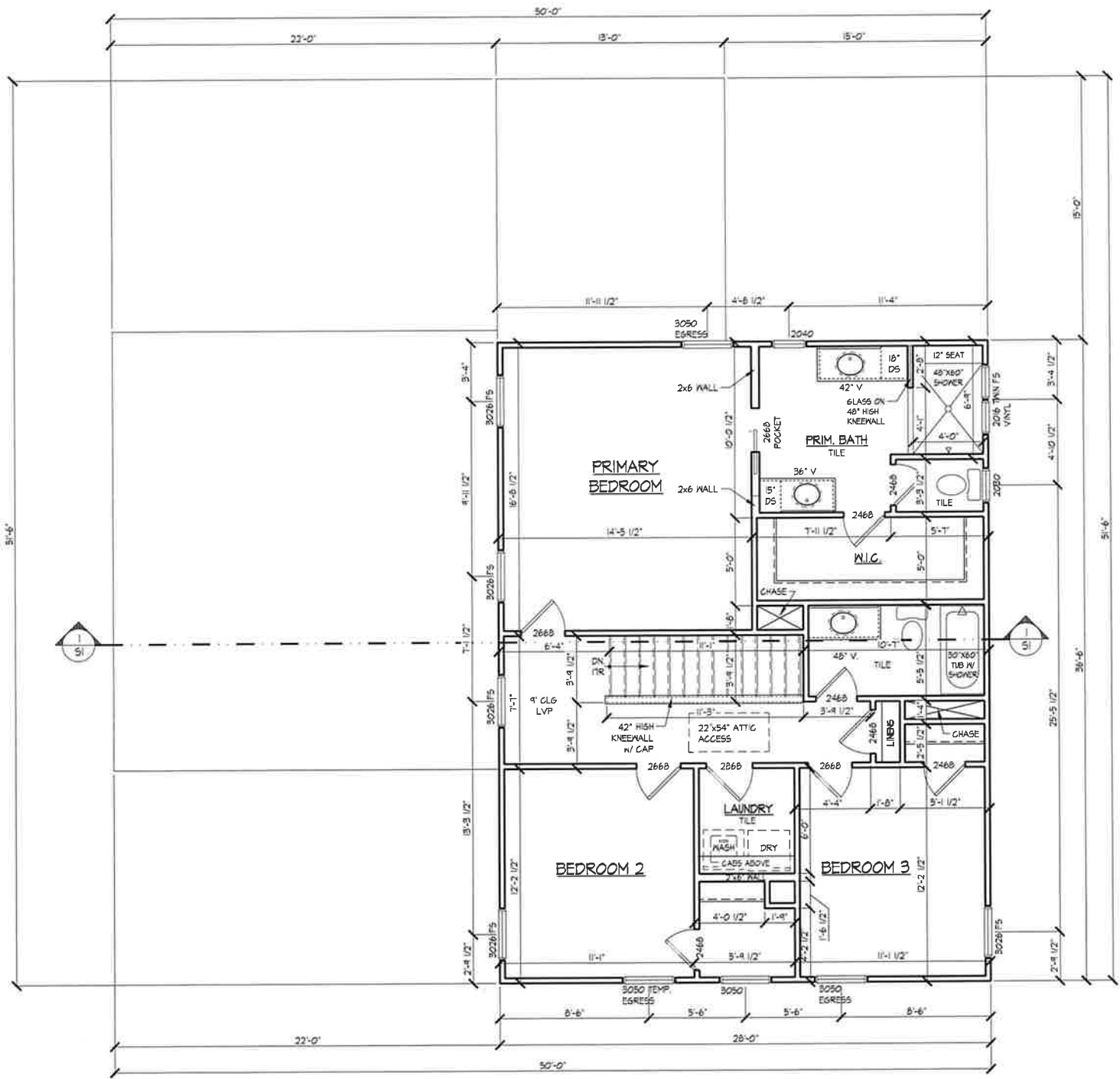


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DATE	NO.	DESCRIPTION
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SCALE 1/8"=1'-0"
ON 11x17 SHEET

UPPER FLOOR PLAN			
SHEET NAME		PERMIT	
9.29.25	DATE	CURRENT PHASE	

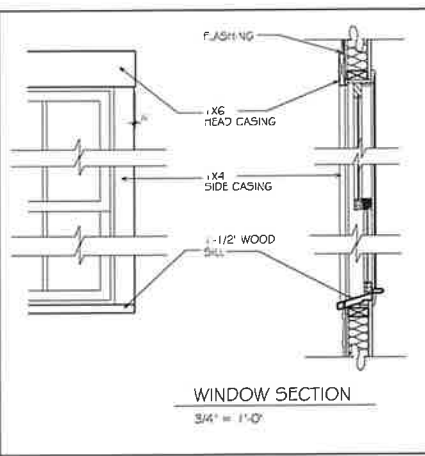
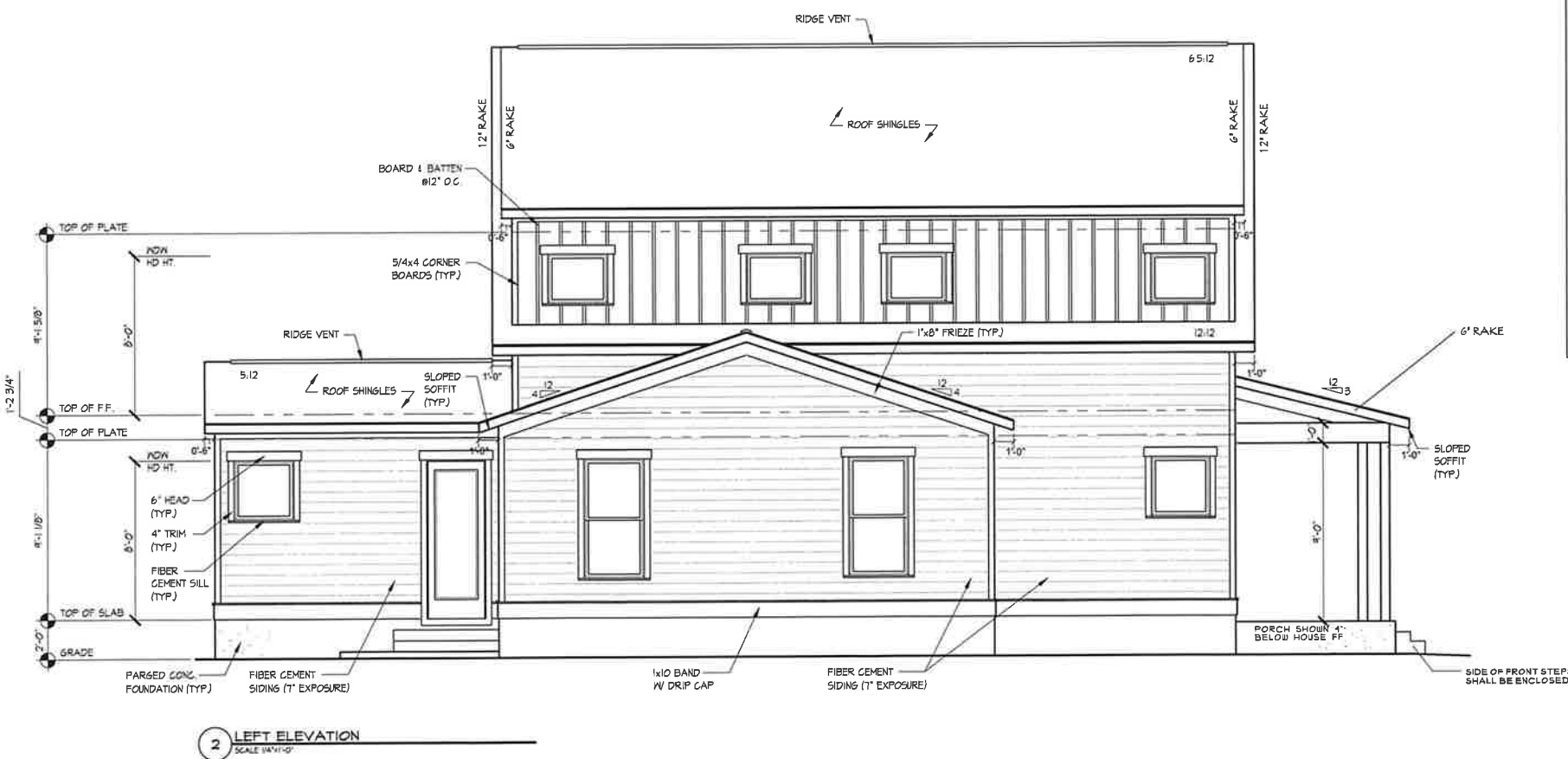
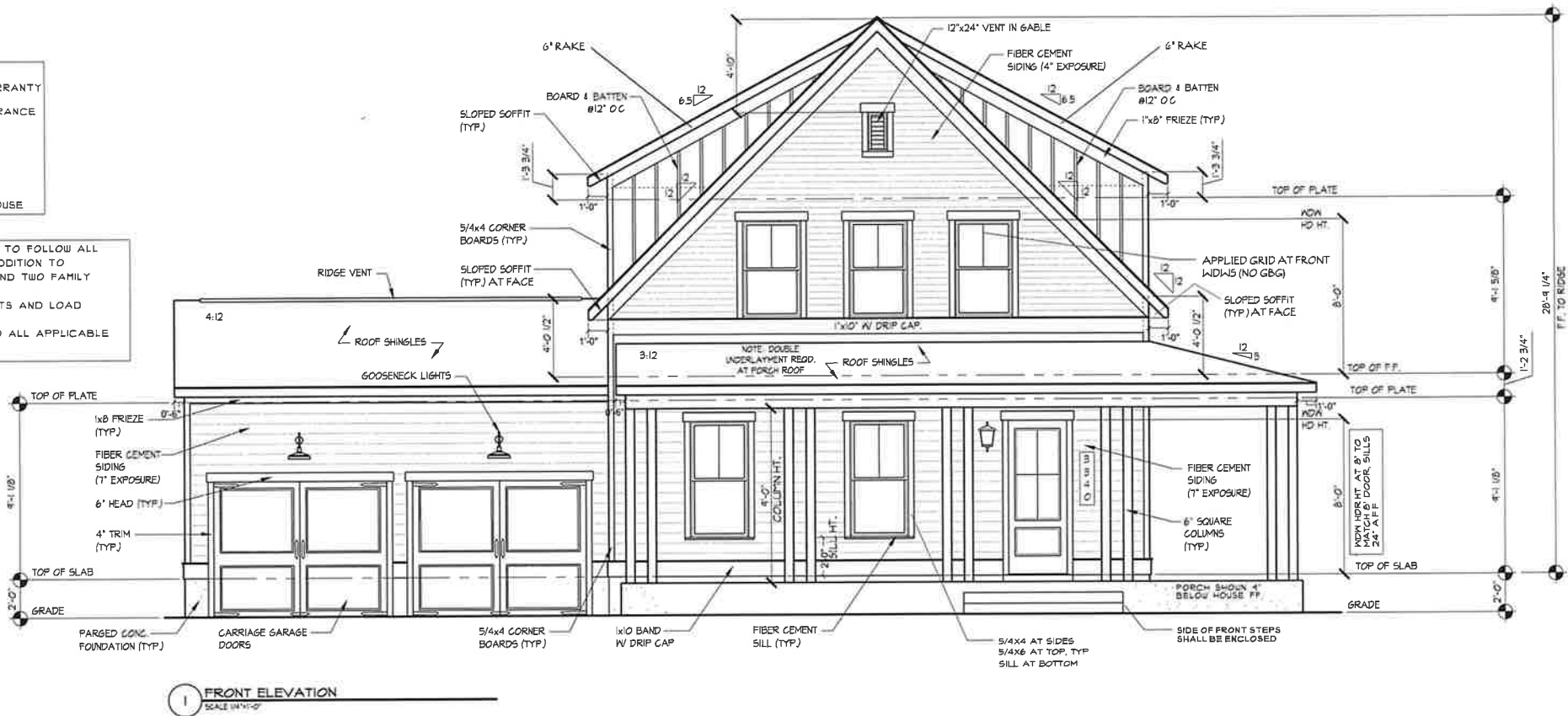
A-102	CUSTOM RESIDENCE 3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354	SHEET	PROJECT ADDRESS
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1 UPPER FLOOR PLAN
SCALE 1/8"=1'-0"

- NOTES:
- SHINGLES TO BE ASPHALT MIN. 30 YR WARRANTY
 - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
 - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
 - LIGHT TO BE PROVIDED AT FRONT DOOR
 - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
 - ARCHITECTURAL STYLE IS MODERN FARMHOUSE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE. CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD. ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS		
DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ELEVATIONS		
SHEET NAME	DATE	CURRENT PHASE
CUSTOM RESIDENCE	9.29.25	PERMIT

PROJECT ADDRESS		SHEET
3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354		A-201

REVISIONS

DATE	NO.	DESCRIPTION
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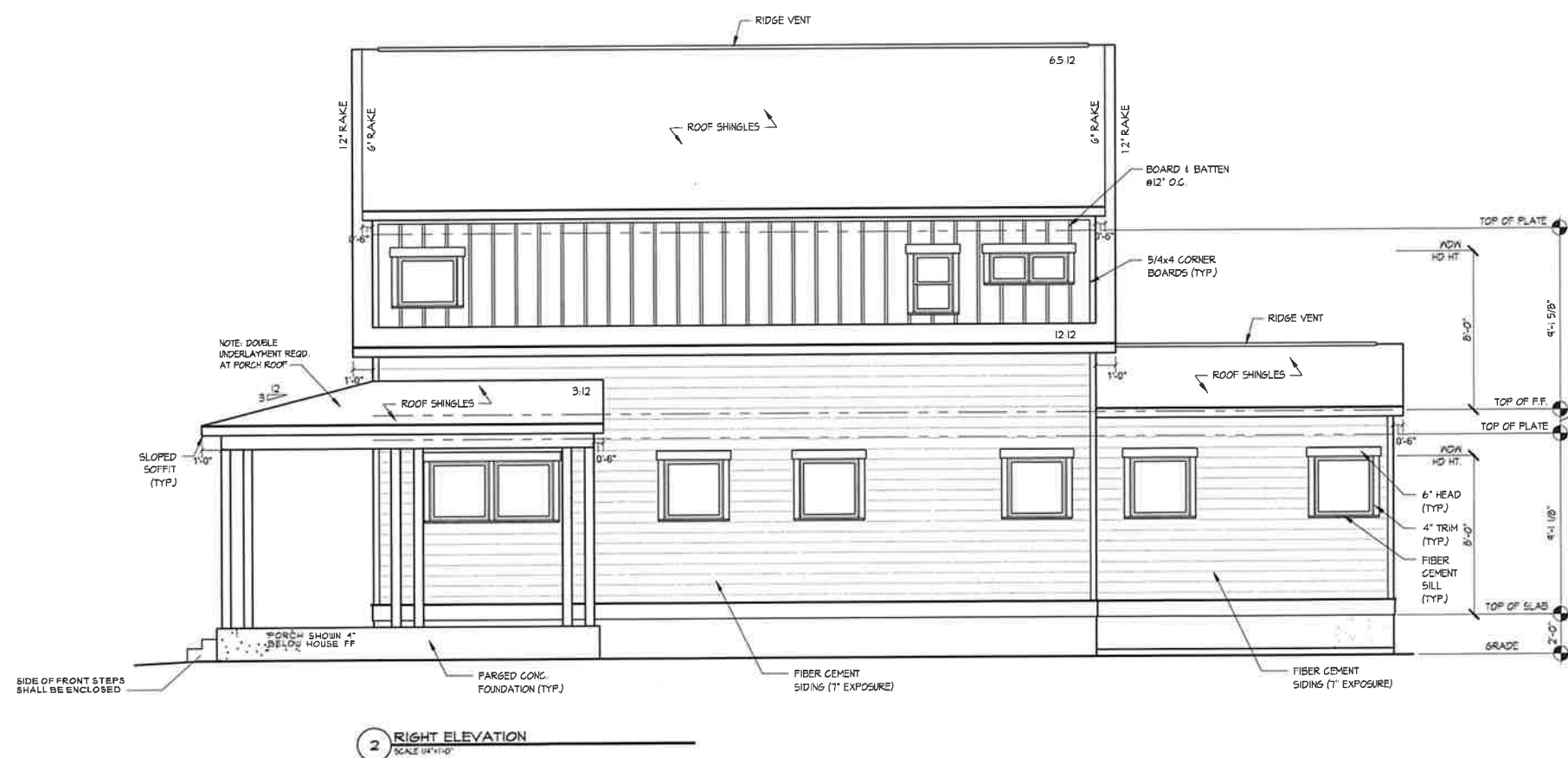
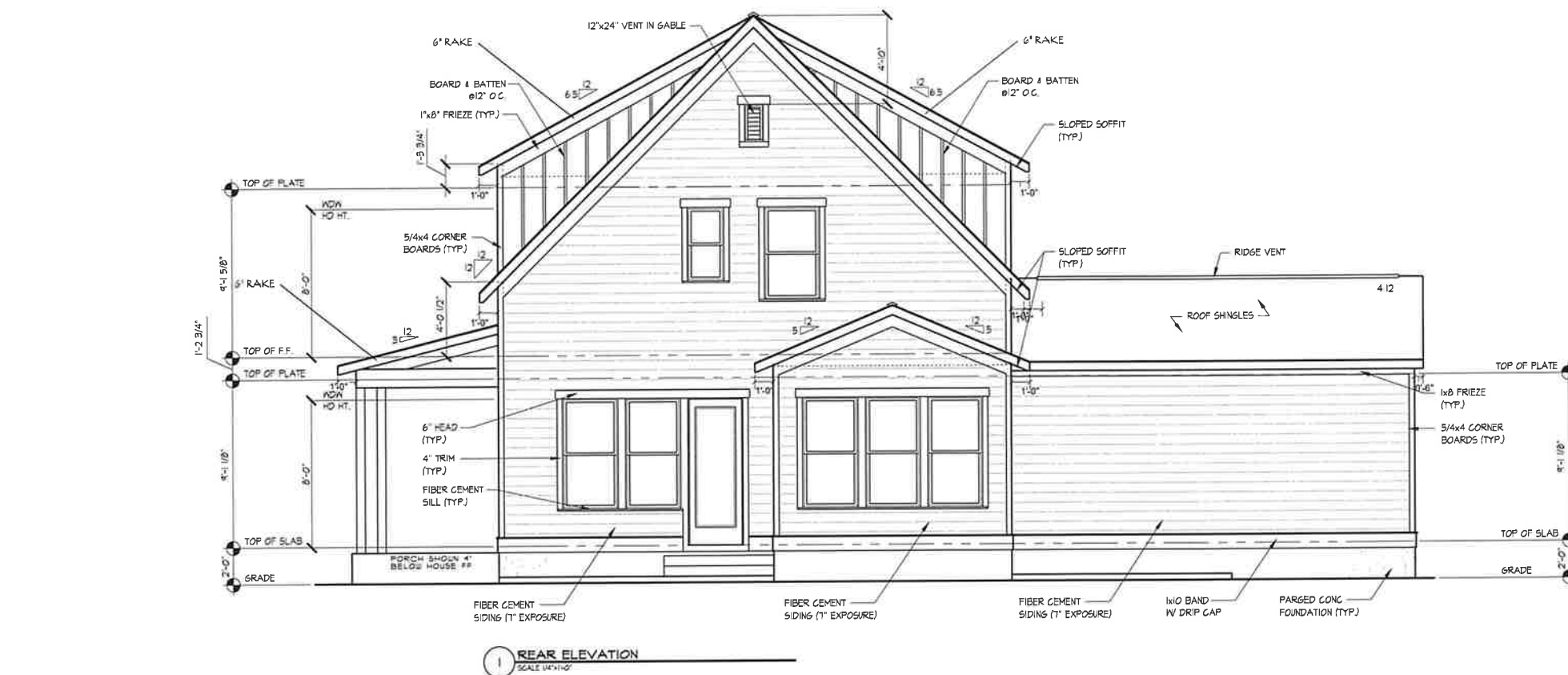
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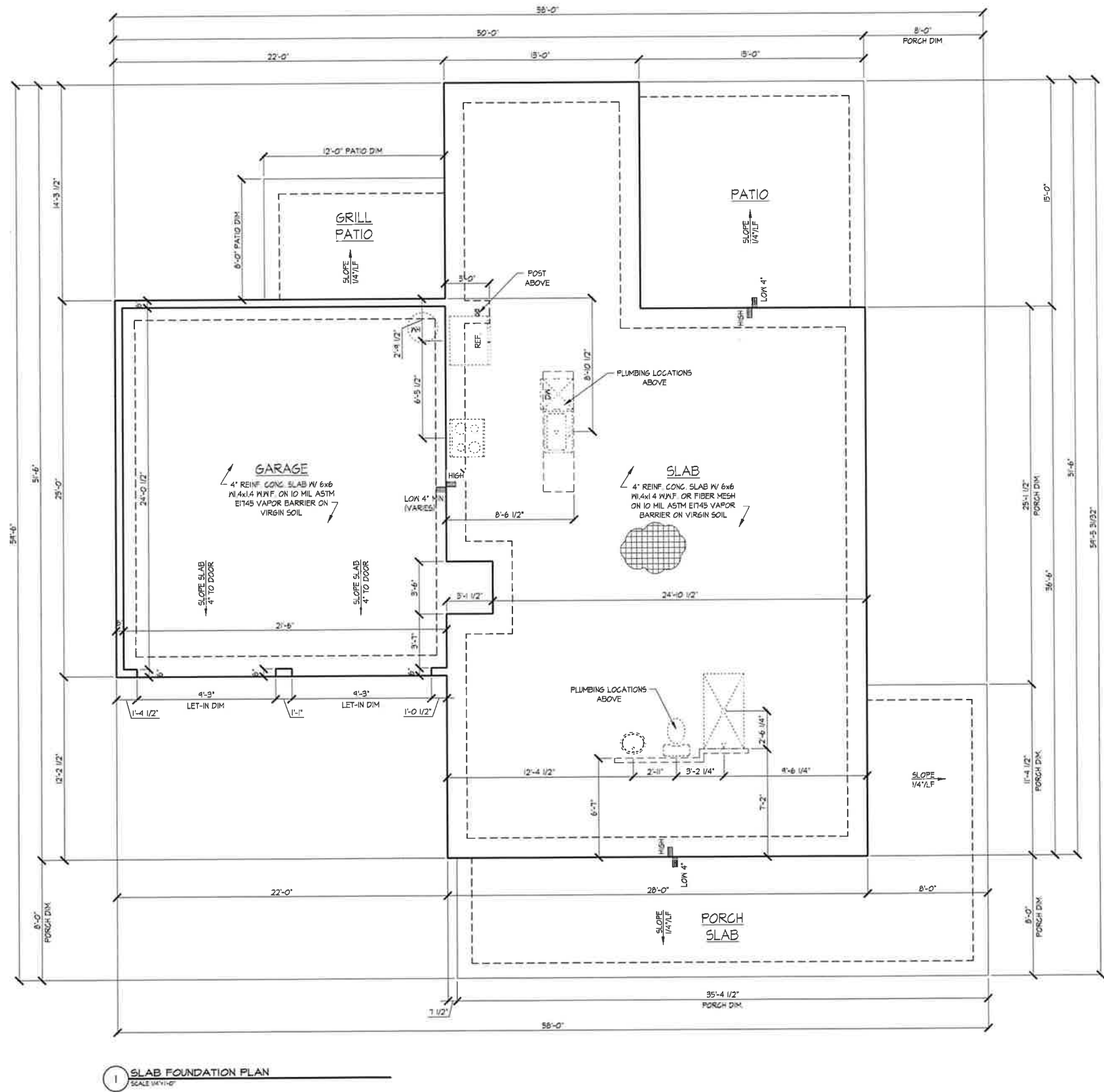
ELEVATIONS	
SHEET NAME	
9.29.25	PERMIT
DATE	CURRENT PHASE

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A-202	CUSTOM RESIDENCE 3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354
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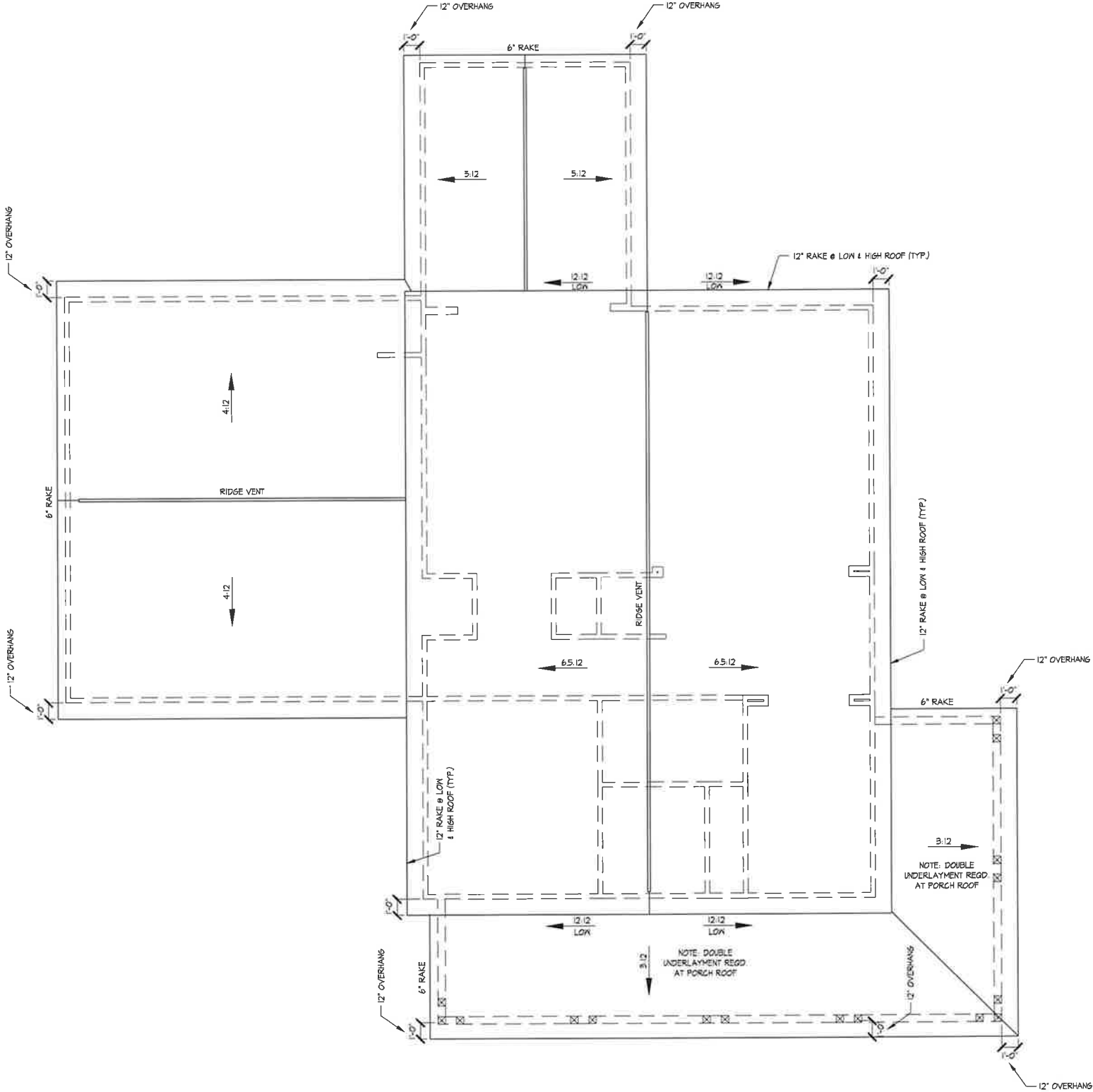
SCALE 1/8"=1'-0"
ON 11x17 SHEET

FOUNDATION PLAN		
SHEET NAME	PERMIT	
	DATE	CURRENT PHASE
9.29.25		

CUSTOM RESIDENCE	
3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354	

SHEET	PROJECT ADDRESS	
	S1	

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R ROOF PLAN
SCALE 1/8"=1'-0"



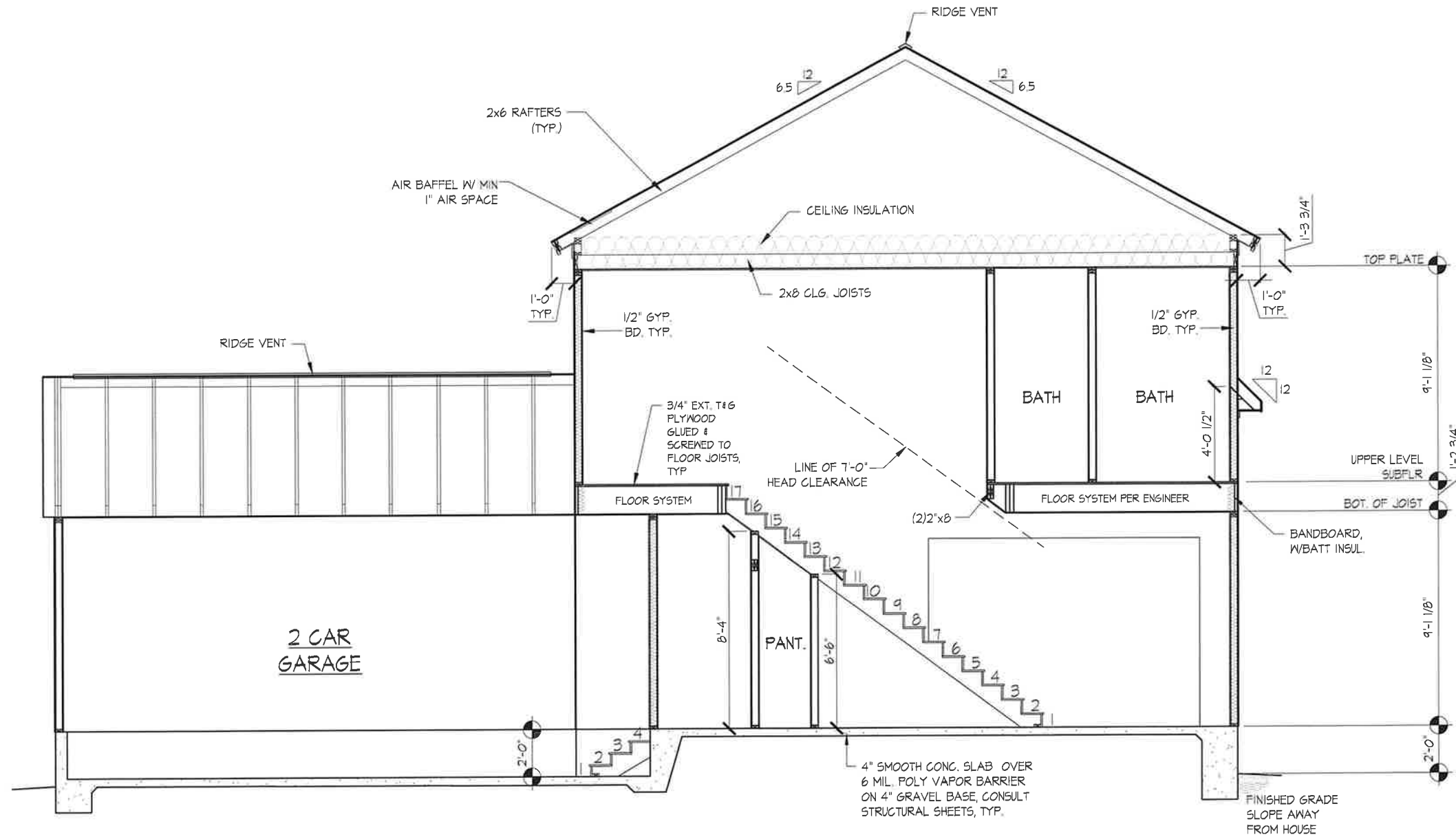
REVISIONS		
DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ROOF PLAN			
SHEET NAME		PERMIT	
9.29.25	DATE	CURRENT PHASE	

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S2	CUSTOM RESIDENCE		PROJECT ADDRESS
	3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354		



SECTION A-A
SCALE 3/8"=1'-0"



REVISIONS		
DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0" ON 11x17 SHEET		
SECTION	SHEET NAME	DATE
	PERMIT	9.29.25
	CURRENT PHASE	

CUSTOM RESIDENCE 3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354	PROJECT ADDRESS
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S3	SHEET
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REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ARCHITECTURAL DETAILS

SHEET NAME	PERMIT		CURRENT PHASE
	9.29.25	DATE	
	9.29.25	DATE	

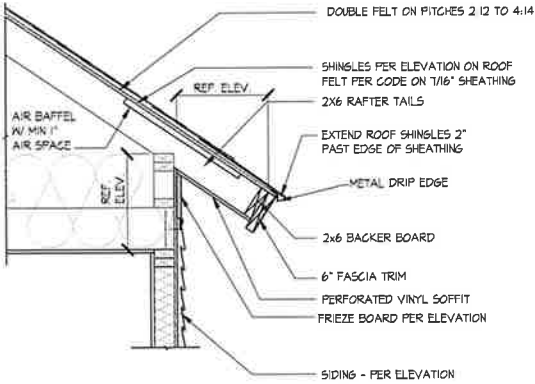
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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

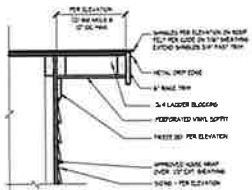
PROJECT ADDRESS

S4

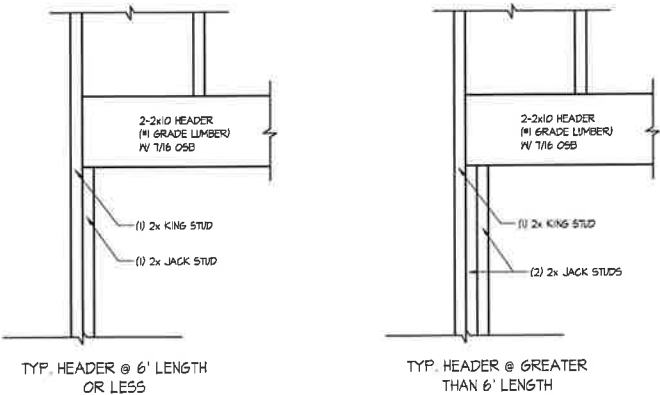
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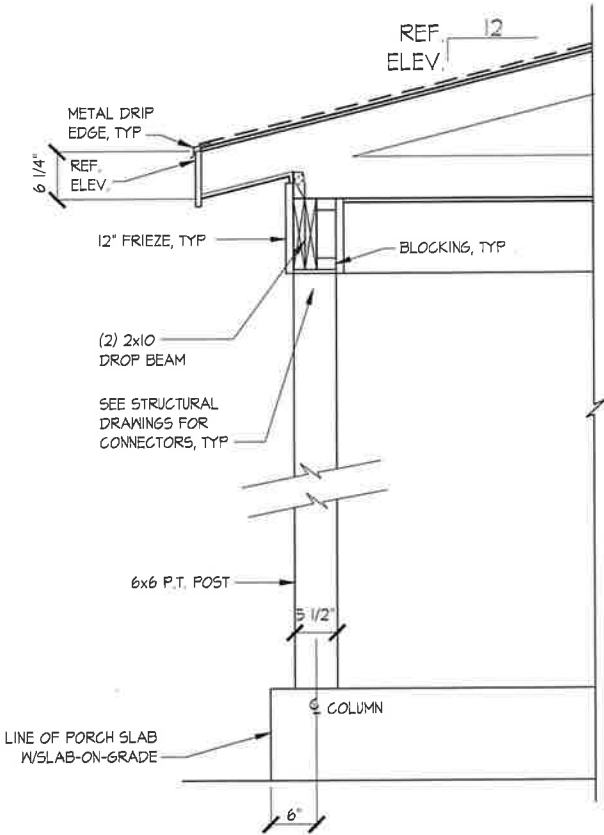
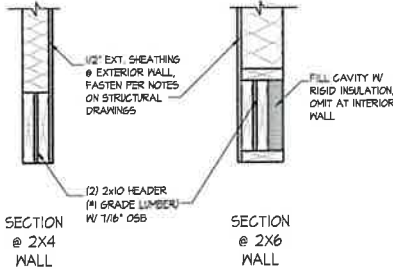
A CORNICE w/ TRIM - SIDING
SCALE: 3/4"=1'-0"



B RAKE w/ TRIM DETAIL
SCALE: 3/4"=1'-0"



D TYPICAL HEADER DETAIL
SCALE: 1"=1'-0"



C COVERED STOOP DETAIL
SCALE: 1"=1'-0"

*NOTE: CONTRACTOR RESPONSIBLE
FOR ALL PROPER FLASHING
DETAILS AND WATERPROOFING



REVISIONS		
DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

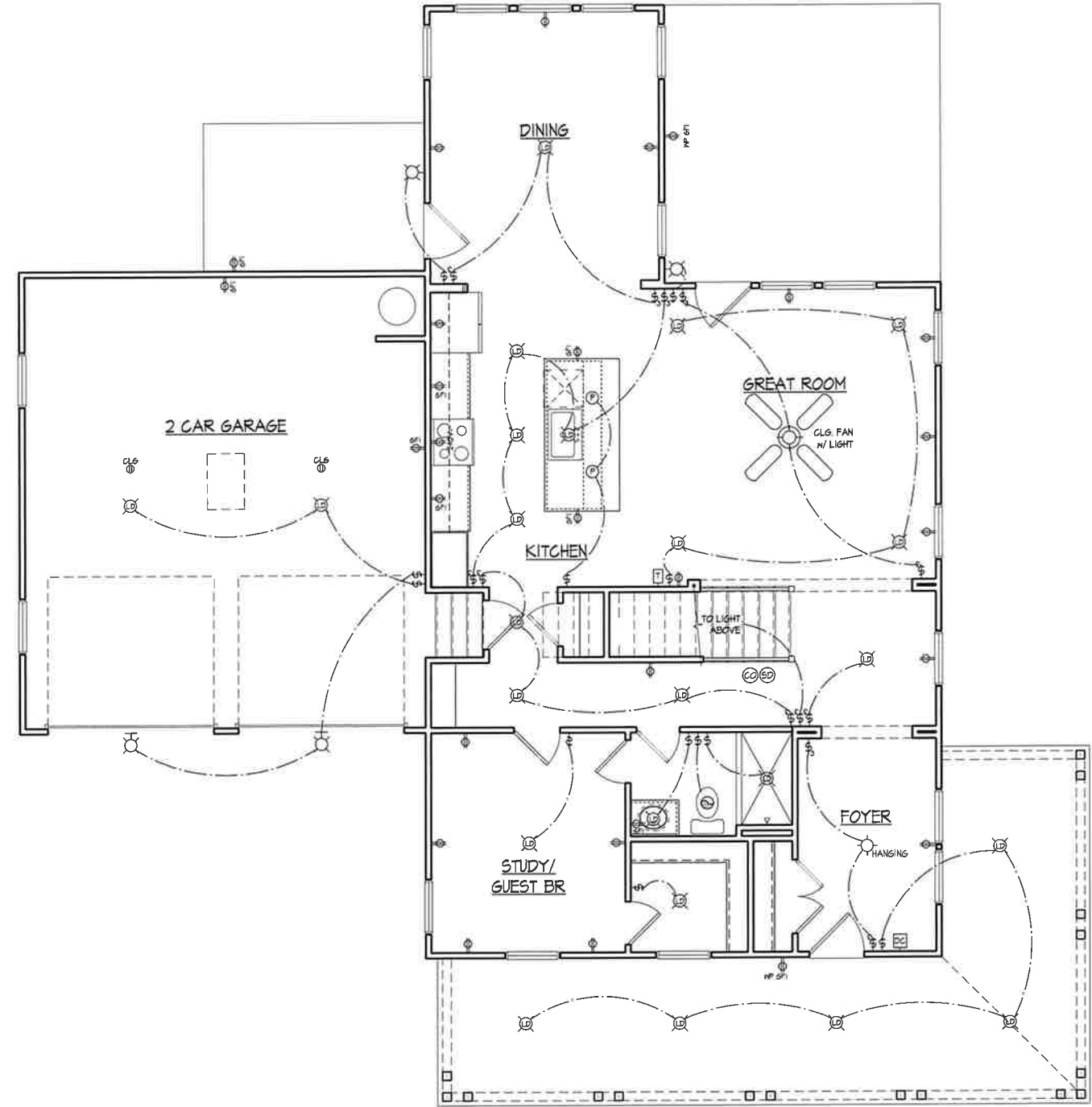
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ON 11x17 SHEET

MAIN FLOOR ELECTRICAL PLAN			
SHEET NAME		PERMIT	CURRENT PHASE
9.29.25		DATE	

CUSTOM RESIDENCE		PROJECT ADDRESS
3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354		

E1	SHEET
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ELECTRICAL LEGEND	
LIGHT FIXTURES	
	WALL FIXTURE
	FLUORESCENT CEILING FIXTURE
	CEILING MOUNTED HANGING FIXTURE
	CLUSTER FLOOD LIGHTS
	EXTERIOR LIGHT FIXTURE
	KEYLESS LIGHT FIXTURE
	PENDANT LIGHTS
	PULL CHAIN LIGHT FIXTURE
	RECESSED EYEBALL FIXTURE
	RECESSED INCANDESCENT LIGHT
	STRIP LIGHTING
	SURFACE MOUNTED CEILING FIXTURE
	UNDERCABINET LIGHTING
	WATERPROOF RECESSED INCANDESCENT LIGHT
	FAN/LIGHT COMBO
	SURFACE MOUNTED LED CEILING FIXTURE
OUTLETS / SWITCHES	
	GFCI OUTLET
	OUTLET
	240 VOLT LEG
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	SWITCHED OUTLET
	WATERPROOF GFCI OUTLET
MISC.	
	DISCONNECT
	ELECTRONIC ENCLOSURE
	GARBAGE DISPOSAL
	MULTI-MEDIA
	SMOKE DETECTOR (CLG. MOUNTED)
	SMOKE DETECTOR/GARBON MONOXIDE DETECTOR COMBO UNIT (CLG. MOUNTED)
	TELEPHONE JACK
	THERMOSTAT
	DOOR CHIME
	HOSE BIBB
	VENTILATION FAN



1 MAIN FLOOR ELECTRICAL PLAN
SCALE 1/8"=1'-0"



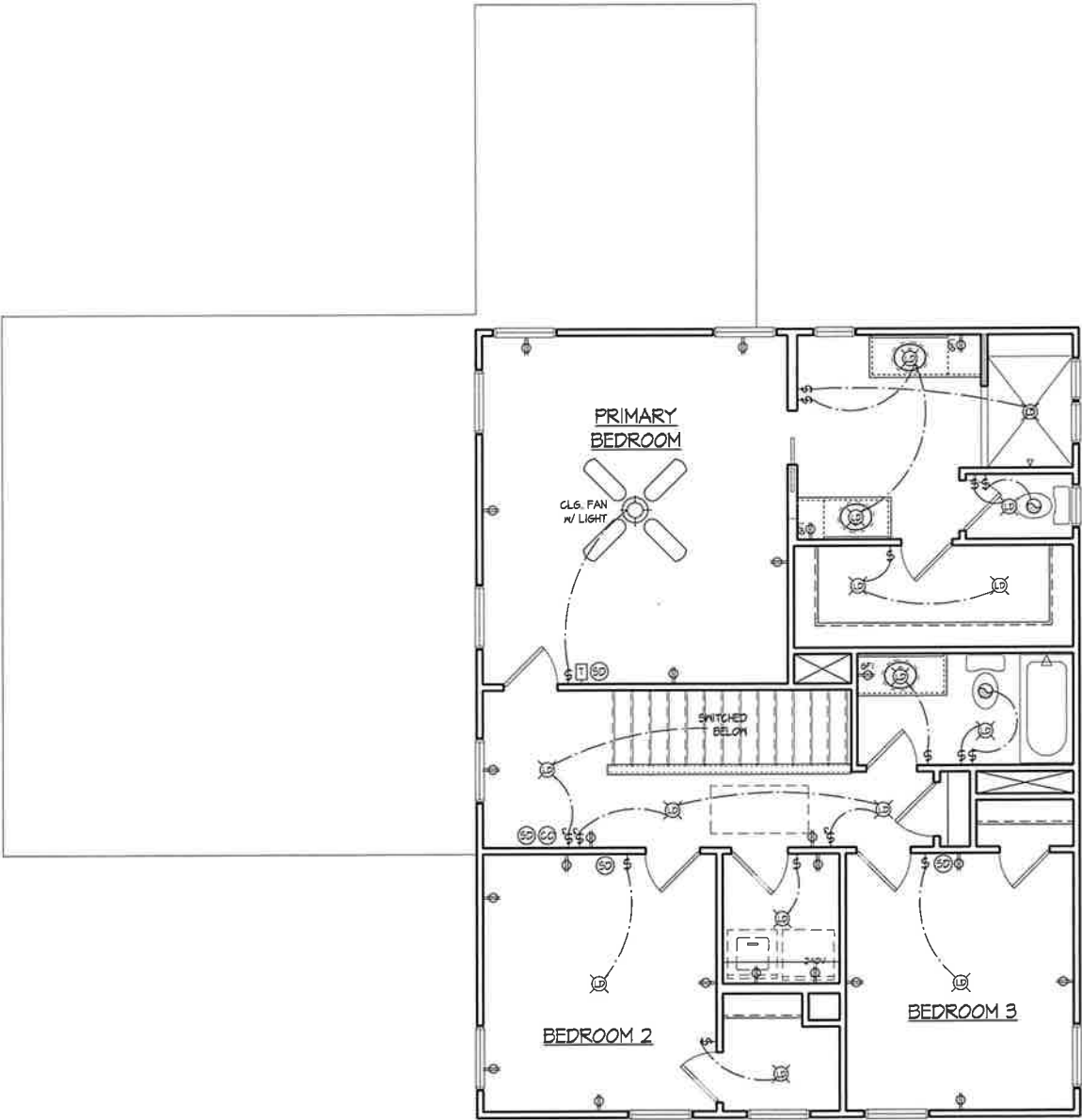
REVISIONS		
DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

UPPER FLOOR ELECTRICAL PLAN			
SHEET NAME		PERMIT	
9.29.25	DATE	CURRENT PHASE	
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CUSTOM RESIDENCE		PROJECT ADDRESS
E2	3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354	

ELECTRICAL LEGEND	
LIGHT FIXTURES	
	MALL FIXTURE
	FLUORESCENT CEILING FIXTURE
	CEILING MOUNTED HANGING FIXTURE
	CLUSTER FLOOD LIGHTS
	EXTERIOR LIGHT FIXTURE
	KEYLESS LIGHT FIXTURE
	PENDANT LIGHTS
	FULL CHAIN LIGHT FIXTURE
	RECESSED EYEBALL FIXTURE
	RECESSED INCANDESCENT LIGHT
	STRIP LIGHTING
	SURFACE MOUNTED CEILING FIXTURE
	UNDERCABINET LIGHTING
	WATERPROOF RECESSED INCANDESCENT LIGHT
	FAN/LIGHT COMBO
	SURFACE MOUNTED LED CEILING FIXTURE
OUTLETS / SWITCHES	
	GFCI OUTLET
	OUTLET
	240 VOLT LEG
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	SWITCHED OUTLET
	WATERPROOF GFCI OUTLET
MISC.	
	DISCONNECT
	ELECTRONIC ENCLOSURE
	GARBAGE DISPOSAL
	MULTI-MEDIA
	SMOKE DETECTOR (CLG. MOUNTED)
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO UNIT (CLG. MOUNTED)
	TELEPHONE JACK
	THERMOSTAT
	DOOR CHIME
	HOSE BIBB
	VENTILATION FAN



1 UPPER FLOOR ELECTRICAL PLAN
SCALE 1/8"=1'-0"

ARBORIST REPORT

FOR:

3340 FORREST HILLS DRIVE

TAX PARCEL ID# 14 006600040107

PREPARED FOR:

TOMMY DAVIS

(678) 472 8209



PREPARED BY:

ALEX MCDONALD

ISA CERTIFIED ARBORIST

#SO-10407A

amcdonald@fdc-llc.com

(404) 242 9985

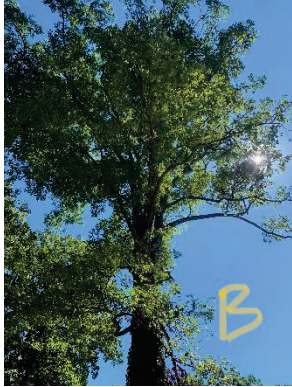
PROJECT LOCATION AND DESCRIPTION

The property is located off Forrest Hills Drive near the intersection of Woodland Drive. The site has recently been demolished of the previous home, and a concrete wrap around driveway still remains on the site. The remainder of the site consists of both hardwood and softwood trees, a large bamboo patch, and approximately 21 specimen trees.

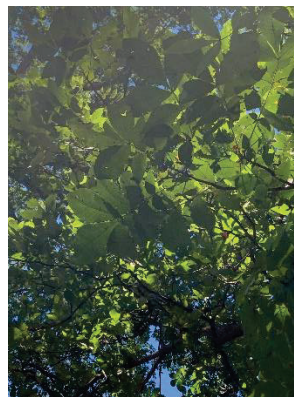
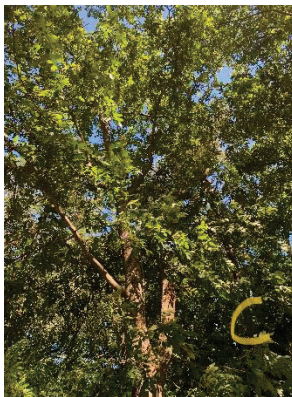
SPECIMEN TREES



Specimen Tree A: 24" Loblolly Pine in poor condition. Ivy is covering up much of the trunk and the tree is leaning heavily.



Specimen Tree B: 41" White Oak in good condition. Vines wrapping up trunk should be removed.



Specimen Tree C: 19" Black Gum in good condition.



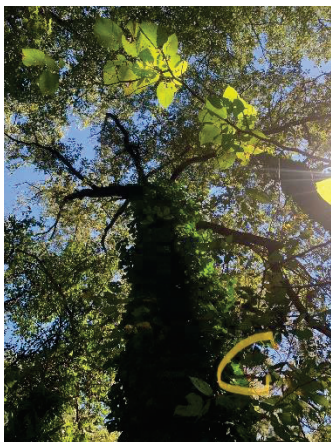
Specimen Tree D: 22" Loblolly Pine in good condition.



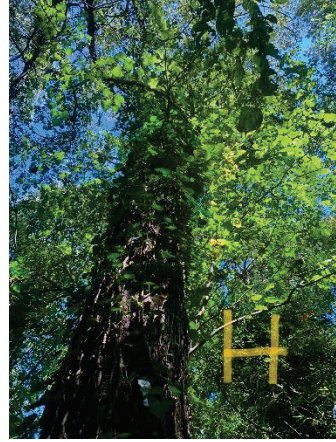
Specimen Tree E: 36" Red Oak in poor condition. Ivy has taken over entirety of tree, and it should be removed.



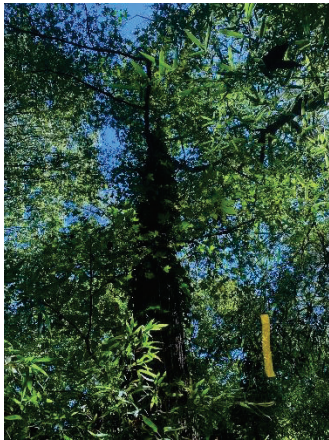
Specimen Tree F: 31" Loblolly Pine in fair condition. Ivy growing up trunk needs to be removed.



Specimen Tree G: 31" Red Oak in fair condition. Ivy growing up trunk needs to be removed.



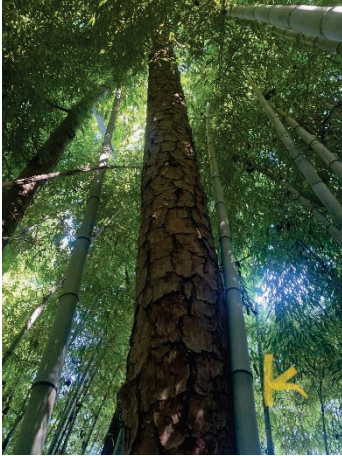
Specimen Tree H: 22" Post Oak in poor condition. Covered in ivy all the way up to the canopy, and leaning heavily. Tree should be removed.



Specimen Tree I: 22" Sweet Gum in good condition. Vines wrapping up trunk should be removed.



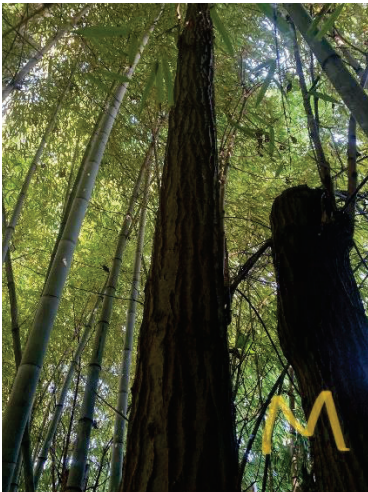
Specimen Tree J: 15" Lobolly Pine in poor condition. Ivy wraps around trunk very high; tree is leaning to one side, and many branches have died on one side of the tree. Tree should be removed.



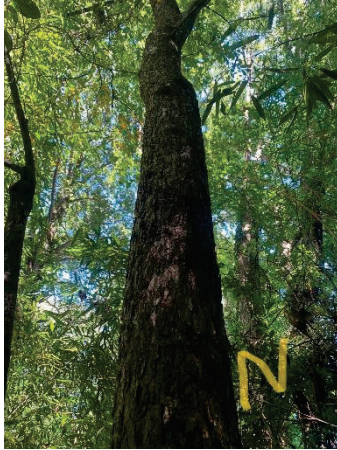
Specimen Tree K: 16" Loblolly Pine in good condition.



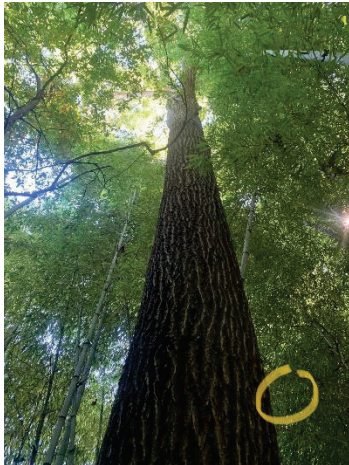
Specimen L: 12" American Elm in good condition.



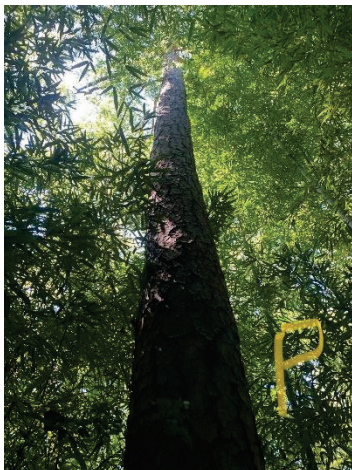
Specimen Tree M: 8" Green Ash in good condition.



Specimen Tree N: 12" American Elm in good condition.



Specimen Tree O: 32" Red Oak in good condition.



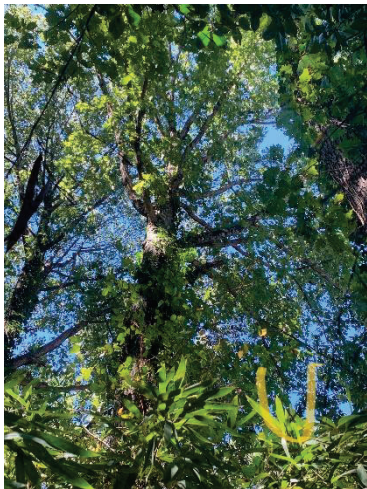
Specimen Tree P: 20" Loblolly Pine in good condition.



Specimen Tree S: 22" Red Oak in good condition. Vines should be removed going up trunk.



Specimen Tree T: 18" Red Oak in good condition. Vines should be removed going up trunk.



Specimen Tree U: 24" Red Oak in fair condition. Some moss growing up side of tree.



Hapeville
georgia

**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: May 5, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3340 Forrest Hills

BACKGROUND

The City of Hapeville has received a site plan application from Daniel Love to construct a new single-family dwelling at 3340 Forrest Hills Drive. The proposed 3,124 SF dwelling will have four bedrooms and three bathrooms, a front porch, and a front entry attached garage.

The property is zoned R-SF Single Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 3. - R-SF Single Family Residential

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-SF Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (sq ft)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	N/A	1,000	70	15	15	5	20	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
 - ***The lot is vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback – 31'***
 - ***Rear setback – 97'***
 - ***Side setback 22.6'***
 - ***Front setback 22.4'***
 - ***The proposed new single family dwelling will be 30' 4 1/4" high from the front grade.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed concrete driveway.***
 - ***No sidewalk is shown- Design Review Committee will review to determine if required.***
 - ***The plans do not include a walkway from the front entrance to the street.***
 - ***The plans show a front entry garage setback from the front façade 12' 2".***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking for 2 cars will be provided in a front entry garage.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at 2' intervals.***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - ***Compliant per arborist report***
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in [section 93-23-18](#).
 - ***Please indicate ground cover and any other proposed landscape material. Trees compliant per arborist report***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- **Not applicable to residential development.**
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **Not applicable**
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **Not applicable.**
 - k. Location and size of all signs.
- **Not applicable.**
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- **The minimum lot size is 4,000 SF. The property is 18,133SF or .416 acres, which is compliant.**
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- **The maximum lot coverage allowed is 70%, or 12,693 SF. The plans indicate that the total lot coverage will be 3,789 SF or 20.9%. Per the plans, impermeable surfaces are: house 1,717 SF, front porch 374 SF, patio 321 SF, and garage 551 SF, driveway 826 SF.**
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - **The proposed dwelling will have 4 bedrooms and 3 bathrooms.**
 - d. Floor area in nonresidential use by category.
- **Not applicable.**
 - e. Total floor area ratio and/or residential density distribution.
- **The minimum required area is 1,000 SF. The proposed 2,189 SF single-family dwelling not including porch and garage) is compliant.**
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- **Parking will be provided in the front entry garage that is set back from the front façade 12' 2".**
 - (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At

the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

- ***The overall project includes the construction of a single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule has not been provided.***

RECOMMENDATION

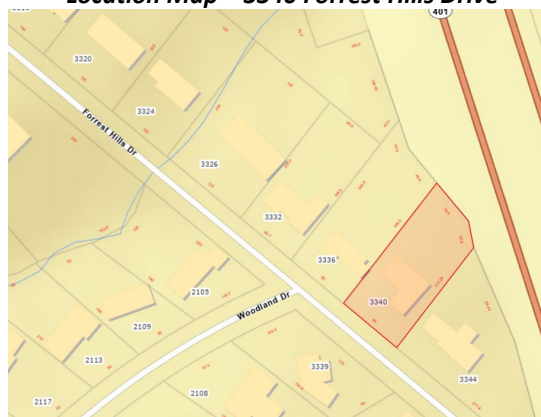
Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

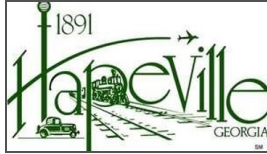
- ***Indicate ground cover and any other proposed landscape material.***
- ***Development schedule***

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.

Location Map – 3340 Forrest Hills Drive





TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

2nd Arborist Review - 4.29.2026 - APPROVED
acrussell@cplteam.com
3340 Forrest Hills

General Requirements:

- ☒ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- ☒ 2. Site area, plan scale, and magnetic north arrow.
- ☒ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- ☒ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- ☒ 5. 24-hour emergency contact name and phone number.
- ☒ 6. Title block showing project name, Land Lot(s) and District locations.
- ☒ 7. Site location map.
- ☒ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ☒ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- ☒ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

- ✓ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
12. Other comments:
-
-

Tree Conservation Plan:

- ✓ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- ✓ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species. Or provide a statement that there are no existing trees.
- ✓ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:
- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
 - b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
 - c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia
- ✓ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.
- ✓ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
- ✓ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
- ✓ 9. Show tree protection fence detail.
- ✓ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, and mortar mixing. on the Tree Plan (i.e. outside of any tree save areas)
- NA 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).
- ✓ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 14. Other comments:

Tree Replacement Plan:

✓ _____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

✓ _____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

✓ _____ 3. Show calculations for total inch for inch landmark tree replacements

✓ _____ 4. Locations of all trees to be planted on site to meet density requirements.

✓ _____ 5. Locations of all tree protection areas and tree protection fencing.

✓ _____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

✓ _____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

✓ _____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

✓ _____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

✓ _____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

✓ _____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

NA _____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

NA 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

NA 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

NA 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

NA 16. Show parking lot striping on the tree replacement plan.

NA 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

NA 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

NA 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

✓ 21. Minimum 50% of total replacement inches shall be overstory trees.

✓ 22. Show planting and staking details.

NA 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

✓ **Tree Conservation Plan Notes:**

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: May 6, 2026
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Text Amendment Tree Conservation Fines**

BACKGROUND

In an effort to preserve and protect the tree canopy in Hapeville, the City revised its Tree Conservation Ordinance in 2020. Landmark trees were clearly identified, including the fine for removing healthy landmark trees with, and without, a permit. Landmark trees removed without a permit for commercial properties must pay a fine and replace the trees based on a 2x inch-for-inch basis. For residential properties, only the fine applies. Fines for removing trees without a permit is subject to a fine.

Relevant Code Section

Sec. 93-29-7. - Preservation, replacement and removal of landmark trees.

A landmark tree is any tree which qualifies for special consideration for preservation due to its size, type and condition. The following criteria are used by the city to identify landmark trees. Both the size and condition criteria must be met for a tree to qualify.

(1) Minimum size criteria:

- a. 27-inch caliper at DBH: Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood.
- b. 30-inch caliper at DBH: Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine.
- c. Ten-inch caliper at DBH: American Holly, Dogwood, Redbud or another genus as determined by the city arborist such as Bigleaf Magnolia.

(2) Condition criteria:

- a. Life expectancy greater than 15 years;
- b. Relatively sound and solid trunk with no extensive decay or significant structural deficiencies;
- c. No more than two major and several minor dead limbs (excluding pine for minor limbs); and
- d. A radial trunk dieback of no more than 20 percent or a canopy dieback of no more than 30 percent.

(3) Small trees can be classified as landmark if of a rare or unusual species, of exceptional quality, or socio-historical significance. Small trees may also qualify as landmark if used in a landscape as a focal point of the design. In order to claim this credit, the applicant must submit a letter from a certified arborist stating that the tree(s) meet these qualifications pursuant to subsection (5) of this section.

(4) An arborist report for each landmark tree that is shown to be impacted by a proposed development requiring an LDP must be submitted to the city to determine whether that tree meets the condition criteria for landmark status. The report must be prepared and signed by a certified arborist or a registered forester. The report must contain the following information:

- (i) site plan showing an accurate surveyed location of the tree;
- (ii) identification/verification of the tree's size, genus and species;
- (iii) description of the surrounding site conditions;
- (iv) detailed description of the tree's condition; and
- (v) digital photographs to illustrate any defects which would disqualify the tree from landmark status. The final determination of landmark tree status will be made by city staff after reviewing the report.

- a. If a landmark tree is proposed for removal without an associated LDP either by a single-family homeowner or a business, a plan or written documentation indicating the reason for removal must be submitted to the

city. The final approval for removal will be made by city staff on a case by case basis.

b. The removal of any landmark tree impacted by a proposed development must be mitigated by replacing the removed landmark tree with minimum four-inch caliper trees of comparable species on an inch for inch replacement basis.

Example: 32" Oak would require replanting eight four-inch caliper trees [$32 / 4 = 8$]. These recompense trees are in addition to the minimum 100 inches per acre for a particular site.

c. Any person who removes a landmark tree in violation of this article shall be assessed a fine pursuant to subsection (5) of this section. Regarding landmark trees removed after being designated for preservation on an approved plan, the removed tree must also be replaced on an inch-for-inch basis x 2 with tree species with potential for comparable size and quality, regardless of the 100 inches per acre requirement. If a tree is removed without approval and there is no evidence of its condition, size alone will be the determining factor for replacement. Regarding landmark trees removed on a residential lot that is not currently being developed, the fine shall be paid as referenced, however there shall be no requirement for replacement of the landmark tree.

(5) In order to encourage the preservation of landmark trees and the incorporation of these trees into the design of new development projects, the following incentive is offered.

a. Preserved landmark trees with undisturbed CRZ will receive 1.5 x inches DBH [30" oak x 1.5 = 45"].

Under no circumstance will this incentive allow the requirements of this article to be reduced administratively.

Sec. 93-29-13. - Tree preservation trust fund.

This article hereby establishes the city tree bank. The tree bank may be used to purchase, install, and maintain trees throughout the city's public areas, including parks, green spaces, right-of-way, and government building sites. At the discretion of the community services director, tree bank funds may also be used to support partnerships with non-profit or not for profit organizations for tree planting programs in the city.

(1) Occasionally a project site does not have the capacity or will not bear the required 100 inches per acre of trees. If a property owner or developer cannot meet the minimum site density requirement for tree replacement and/or landmark tree recompense, and with planning commission approval, a mitigation fee for each tree required by this article but not planted will be paid to the tree bank. A schedule of mitigation fees is presented below:

Replacement	Mitigation fee
Non-recompense (inches per acre)	\$150.00 per inch
Non-recompense (inches per acre) outside the buildable area	\$175.00 per inch
Recompense (landmark tree inches)	\$200.00 per inch

Example for non-recompense mitigation fee:

.5 acres x 100 inches = 50 inches required

45 inches planted or preserved

Five remaining inches paid to tree bank

5 x \$150.00 = \$750.00 paid to tree bank

Example for landmark tree recompense mitigation fee:

Two 30" specimen trees in good condition removed

(assume inches per acre is met)

20 inches = five 4" caliper trees planted

Ten remaining inches paid to tree bank

10 x \$200.00 = \$2,000.00 paid to tree bank

(2) A fine for each protected tree or landmark tree removed without a permit issued by the city will be paid to the tree bank. Fine amounts will be based on the fee schedule shown above.

Proposed Text Amendment**Sec. 93-29-13. - Tree preservation trust fund.**

- (3) A fine for each protected tree or landmark tree removed without a permit issued by the city will be paid to the tree bank. Fine amounts will be based on the fee schedule shown above with single family residential lots with owner-occupants will be capped at 50% not to exceed \$5,000 for the first occurrence. Each occurrence thereafter will incur the full fine. Non-single family owner occupied lots are subject to the full fine regardless.