

**BOARD OF APPEALS**

Marsha A. Hopkins, Chairman  
Tom Waller, Vice-Chair  
Therol Brown  
John Tate  
Bill Beckwith

**STAFF**

Pete Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Chakevia Jones, Planning and Zoning Coordinator

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**AGENDA**

**Fayette County Zoning Board of Appeals  
Fayette County Administrative Complex  
Public Meeting Room  
April 23, 2018  
7:00 P.M.**

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1. Consideration of the Minutes of the Meeting held on March 26, 2018.

**PUBLIC HEARING**

2. Petition No. A-681-18, Mary Ellen & Russell Starrett, Owner, and Joel Owen, Agent requests the following: Variance to Section 110-79. Accessory structures and uses. (c) (1) (a) to increase the square footage of heated and finished floor area for a guesthouse from 700 square feet to 950 square feet for the renovation of an existing detached garage. The subject property is located in Land Lot(s) 21 of the 7<sup>th</sup> District and fronts on Sandy Creek Road.

VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: Mell Russell Starrett

MAILING ADDRESS: 697 Sandy Creek Road

PHONE: 404.467.1490 E-MAIL: Mellstar77@gmail.com

AGENT FOR OWNERS: Joel Owen Drafttech

MAILING ADDRESS: 9 Jeriana Drive Hampton, Ga. 30228

PHONE: 678.414.8232 E-MAIL: Jowen@bellsouth.net

PROPERTY LOCATION: LAND LOT 21 ~~31~~ LAND DISTRICT 7 PARCEL D706-002

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 1.30

ZONING DISTRICT: R-45

ZONING OF SURROUNDING PROPERTIES: R-70

PRESENT USE OF SUBJECT PROPERTY: one story Residence w/detached garage

PROPOSED USE OF SUBJECT PROPERTY: convert existing garage to Mother in law suite

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-681-18

[ ] Application Insufficient due to lack of:

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

[ ] Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: 3/16/18

DATE OF ZONING BOARD OF APPEALS HEARING: April 23, 2018

Received from Joel Owen (Mell Russell Starrett) a check in the amount of \$ 195.00

for application filing fee, and \$ 175.00 for deposit on frame for public hearing sign(s). 20.00

Date Paid: 3/16/2018 Receipt Number: 6199995-App 175.00  
6200022-Sign 20.00

# PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Mary & Russell Sturteff  
Please Print Names

Property Tax Identification Number(s) of Subject Property: 0906 002

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 7 District, and (if applicable to more than one land district) Land Lot(s) 31 of the District, and said property consists of a total of 1.30 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Noel Owen to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

[Signature]  
Signature of Property Owner 1

697 Sandy Creek Rd.  
Address Fayetteville GA 30214

Signature of Property Owner 2

Address

Noel D. Owen  
Signature of Authorized Agent

Jeriana Drive  
Address Hampton, Ga. 30228  
3/16/18

[Signature]  
Signature of Notary Public

16<sup>TH</sup> MARCH 2018  
Date

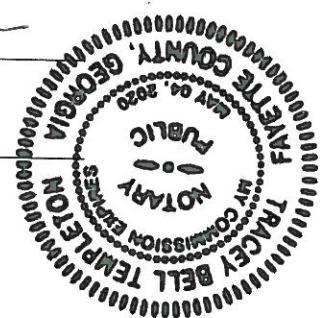
Signature of Notary Public

Date

[Signature]  
Signature of Notary Public

3/19/18

Date



## VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	Requirement	Proposed	Variance Amount
Sec. 110-79 Accessory structures & Uses. (1)(a)	700 sq. ft of heated & finished floor area	950 sq. ft of heated & finished floor area	250 sq. ft of heated & finished floor area

## VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

See attached

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## JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

See Attached

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2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

See Attached

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3. Such conditions are peculiar to the particular piece of property involved.

See attached

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4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

*See attached*

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5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

*See attached*

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Draftech

9 Jeriana Drive

Hampton, Georgia 30228

Tel 678.414.8232

Email: jtowen@bellsouth.net

March 21, 2018

Fayette County Planning and Zoning Department  
140 Stonewall Avenue West, Suite 202  
Fayetteville, Georgia 30214

Project Reference:

Mel & Russell Starrett  
697 Sandy Creek Road  
Fayetteville, Georgia 30214

#### VARIANCE SUMMARY

The property at 697 Sandy Creek Road was purchased in late 2017. It included an existing single family residence with detached garage. We are requesting a variance for relief to convert the garage to a guest house or "mother in law suite" for Mr. Starrett's mother. The heated and cooled area allowed by Fayette County Planning and Zoning is 700 square feet. We are proposing to renovate 932 square feet of the existing construction to be used as a mother in law suite. The existing garage has a brick veneer exterior, interior drywall finished walls and ceiling. The current plan allows for reuse of the existing construction as much as possible. Square footage of the garage footprint will not be increased or modified and shall remain as existing construction.

1. We propose to use the existing footprint of the garage and will not be adding any additional square footage, increasing the building area.
2. Mr. Starrett's mother has a medical condition that necessitates assisted living care. They would prefer to have her living on their property to provide a family environment rather than placing her in an offsite assisted care facility.
3. Non-Applicable
4. Driveway and parking for the conversion are existing and provide adequate access. Site conditions will continue to provide peace and harmony with the surrounding community.
5. The Guest House would be used a family residence to assist in the care of a family member.

We request Fayette County consider these justifications for relief.

Sincerely,


Joel T. Owen

**Record and Return to:**

Weissman PC

One Alliance Center, 3500 Lenox Road, 4th Floor  
Atlanta, GA 30326

**File No.: PC135-16-1397-RC**

 ①  
Doc ID: 010049830003 Type: WD  
Recorded: 12/21/2016 at 01:15:00 PM  
Fee Amt: \$284.00 Page 1 of 3  
Transfer Tax: \$270.00  
Fayette, Ga, Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK **4550** PG **73-75**

## LIMITED WARRANTY DEED

**STATE OF GEORGIA  
COUNTY OF FAYETTE**

THIS INDENTURE, made this 13th day of December, 2016 by and between **Evie Dell McElwaney**, as party or parties of the first part, hereinafter called Grantor, and **Russell C Starrett and Mary E. Starrett**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.



IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Official Witness

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

Evie Dell McElwaney (Seal)  
Evie Dell McElwaney



**EXHIBIT "A"**

**File No.: PC135-16-1397-RC**

All that tract or parcel of land lying and being in Land Lot 21 of the 7th District of Fayette County, Georgia, being Tract 3 of Saneastin Corner, as per plat thereof recorded in Plat Book 21, Page 41, Fayette County, Georgia, records, which plat is incorporated herein and made a part hereof by reference for a more detailed description; said property being known as 697 Sandy Creek Road according to the present system of numbering property in Fayette County, Georgia.



MISCELLANEOUS PAYMENT RECPT#: 6200022  
FAYETTE COUNTY, GA  
140 Stonewall Avenue, West  
BE  
FAYETTEVILLE GA 30214

DATE: 03/23/18 TIME: 10:35  
CLERK: 9597cb1a DEPT:  
CUSTOMER#: 0

COMMENT: A-681-18 SIGN  
CHG:  
ZS-Z A-681-18 SIGN 20.00

AMOUNT PAID: 20.00

PAID BY: MARY ELLEN & RUSSELL  
PAYMENT METH: CHECK  
2957

REFERENCE:

AMT TENDERED: 20.00  
AMT APPLIED: 20.00  
CHANGE: .00

MISCELLANEOUS PAYMENT RECPT#: 6199995  
FAYETTE COUNTY, GA  
140 Stonewall Avenue, West  
BE  
FAYETTEVILLE GA 30214

DATE: 03/23/18 TIME: 10:34  
CLERK: 9597cbia DEPT:  
CUSTOMER#: 0

COMMENT: A-681-18 APP

CHG:  
ZA-Z A-681-18 APP 175.00

AMOUNT PAID: 175.00

PAID BY: MARY & RUSSELL STARR  
PAYMENT METH: CHECK  
2957

REFERENCE:

AMT TENDERED: 175.00  
AMT APPLIED: 175.00  
CHANGE: .00



**POSTING OF PROPERTY**

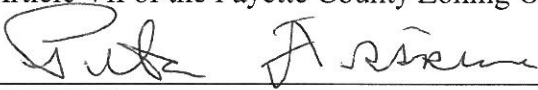
**PETITION NO:** A-681-18

**OWNER:** Mel & Russell Starret  
697 Sandy Creek Road  
Fayetteville, Georgia  
30214

**LOCATION:** Land Lot(s) 21 of the 7th District  
Fronts on Sandy Creek Road.

**REQUEST:** Variance to Sec. 110-79. Accessory structures and uses, (c) (1) (a) to increase the size of a guesthouse from 700 square feet to 950 square feet.

I hereby certify that a sign was posted for the above-referenced application in conformance with Article VII of the Fayette County Zoning Ordinance.

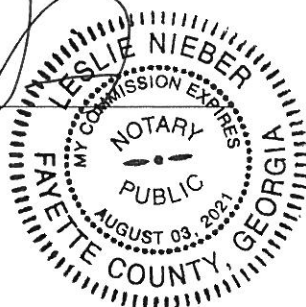
  
\_\_\_\_\_  
OFFICIAL

4/2/18  
\_\_\_\_\_  
DATE

Sworn to and subscribed before me this

2<sup>nd</sup> day of April, 2018.

  
\_\_\_\_\_  
NOTARY



Number of signs posted 1.

Date sign posted 4/2/18.

**PETITION NO. A-681-18**  
**Mel & Russell Starret**  
**697 Sandy Creek Road**  
**Fayetteville, GA 30214**  
**Public Hearing Date April 23, 2018**

The subject property is located on 697 Sandy Creek Road, Fayetteville, GA 30214 and is zoned R-45. The applicant is requesting a Variance as follows:

Variance to Section 110-79. Accessory structures and uses, (c) (1) (a) to increase the size of a guesthouse from 700 square feet to 950 square feet.

**History:** Final Plat for San Eastin Corner was recorded on April 5, 1990 in Plat Book 21 and Page 40. Tax Assessor's records indicate that the house was built in 1998 and according to the deed the applicant purchased the property in 2016.

As part of the permitting process for a renovation to the existing garage, construction plans are required. Through the construction plans staff discovered the violation. The floor plan given for the renovation shows the heated floor area for the guesthouse to be 950 square feet.

The applicant provides the following information:

**VARIANCE SUMMARY**

**Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.**

The property at 697 Sandy Creek Road was purchased in late 2017. It included an existing single family residence with detached garage. We are requesting a variance for relief to convert the garage to a guest house or "mother-in-law suite" for Mr. Starrett's mother. The heated and cooled area allowed by Fayette County Planning and Zoning is 700 square feet. We are proposing to renovate 932 square feet of the existing construction to be used as a mother-in-law suite. The existing garage has a brick veneer exterior, interior drywall finished walls and ceiling. The current plan allows for reuse of the existing construction as much as possible. Square footage of the garage footprint will not be increased or modified and shall remain as existing construction.

## JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

We propose to use the existing footprint of the garage and will not be adding any additional square footage, increasing the building area.

2. **The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

Mr. Starrett's mother has a medical condition that necessitates assisted living care. They would prefer to have her living on their property to provide a family environment rather than placing her in an offsite assisted care facility.

3. **Such conditions are peculiar to the particular piece of property involved; and,**

Non-applicable

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and,**

Driveway and parking for the conversion are existing and provide adequate access. Site conditions will continue to provide peace and harmony with the surrounding community.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed.**

The Guest House would be used as a family residence to assist in the care of a family member.

## DEPARTMENTAL COMMENTS

**ENGINEERING:** No comments.

**ENVIRONMENTAL HEALTH:** No objections to variance

**ENVIRONMENTAL MANAGEMENT:** EMD has no comments

**FIRE MARSHAL:** The bureau of fire prevention will neither approve nor deny request that fall outside the scope of ISO requirements.

**WATER SYSTEM:** No conflict.



A-681-18

Eastin Road

SUBJECT  
PROPERTY

Sandy Creek Road

Trustin Lake Drive

Hick Court





Fayette County, Georgia

OWNER/DEVELOPER

MEL & RUSSELL STARRETT  
697 SANDY CREEK ROAD  
FAYETTEVILLE, GEORGIA 30214  
678.618.0142

24 HR CONTACT MEL STARRETT 404.667.1490

CLUDE THE GEORGIA AMMENDMENTS)  
& SPECIFICATIONS.

## GENERAL NOTES

1. THIS BUILDING IS NOT SPRINKLED.
2. FIRE DETECTION & ALARM SYSTEMS FOR THIS SPACE ARE TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE PREVENTION CODE 2006 EDITION, INTERNATIONAL BUILDING CODE 2006 EDITION, NFPA 70, 72
3. PORTABLE FIRE EXTINGUISHERS ARE TO BE INSTALLED IN ACCORDANCE WITH NFPA 10.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE 2012 EDITION
5. NOTIFY FAYETTE COUNTY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION SHALL CONFORM TO FAYETTE COUNTY STANDARDS & SPECIFICATIONS
7. THIS PROPERTY IS ZONED AGRICULTURAL RESIDENTIAL-SINGLE FAMILY

NOTES:

1. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND HIS ARCHITECT, HIS ENGINEER AND EMPLOYEES WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES AND COST OF DEFENSE ARISING OUT OF THE CONTRACTORS PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENT ARCHITECT AND ENGINEER. CONTRACTOR WILL REQUIRE ANY AND ALL SUBCONTRACTORS TO CONFORM WITH THE PROVISIONS OF THIS CLAUSE PRIOR TO COMMENCING ANY WORK AND AGREES TO INSURE THAT THIS CLAUSE IS IN CONFORMITY WITH THE INSURANCE PROVISIONS OF THIS CONTRACT.
2. THE CONTRACTOR SHALL REQUIRE HIS INSURANCE CARRIER TO ADD THE OWNER, HIS PROFESSIONAL CONSULTANTS AND THE AGENTS AS ADDITIONAL INSURED UNDER THE CONTRACTORS GENERAL LIABILITY INSURANCE POLICY WITH RESPECT TO THE SERVICES PERFORMED BY THE CONTRACTOR FOR THE OWNER.
3. THE EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO ANY NEW CONSTRUCTION. ANY DEVIATION SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER, 1-800-282-7411 FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. THE CONTRACTORS ATTENTION IS CALLED TO SUB-SECTION 105.06 "COOPERATION WITH UTILITIES".
5. THE CONTRACTOR SHALL OBSERVE ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS REGARDING PIPE INSULATION IN TRENCHES. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COST INCURRED TO COMPLY WITH THIS REQUIREMENT.

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO:

- A. INTERNATIONAL RESIDENTIAL BUILDING CODE 2012 EDITION
- B. INTERNATIONAL FUEL GAS CODE 2012 EDITION
- C. INTERNATIONAL MECHANICAL CODE 2012 EDITION
- D. INTERNATIONAL PLUMBING CODE 2012 EDITION
- E. NATIONAL ELECTRICAL CODE 2014 EDITION
- F. INTERNATIONAL FIRE PREVENTION CODE 2012 EDITION
- G. INTERNATIONAL ENERGY CONSERVATION CODE 2009 EDITION
- H. CABO ONE OR TWO FAMILY DWELLING CODE 2012 EDITION

(ALL OF THE ABOVE ARE TO INCLUDE THE GEORGIA AMMENDMENTS)  
FAYETTE COUNTY STANDARDS & SPECIFICATIONS.

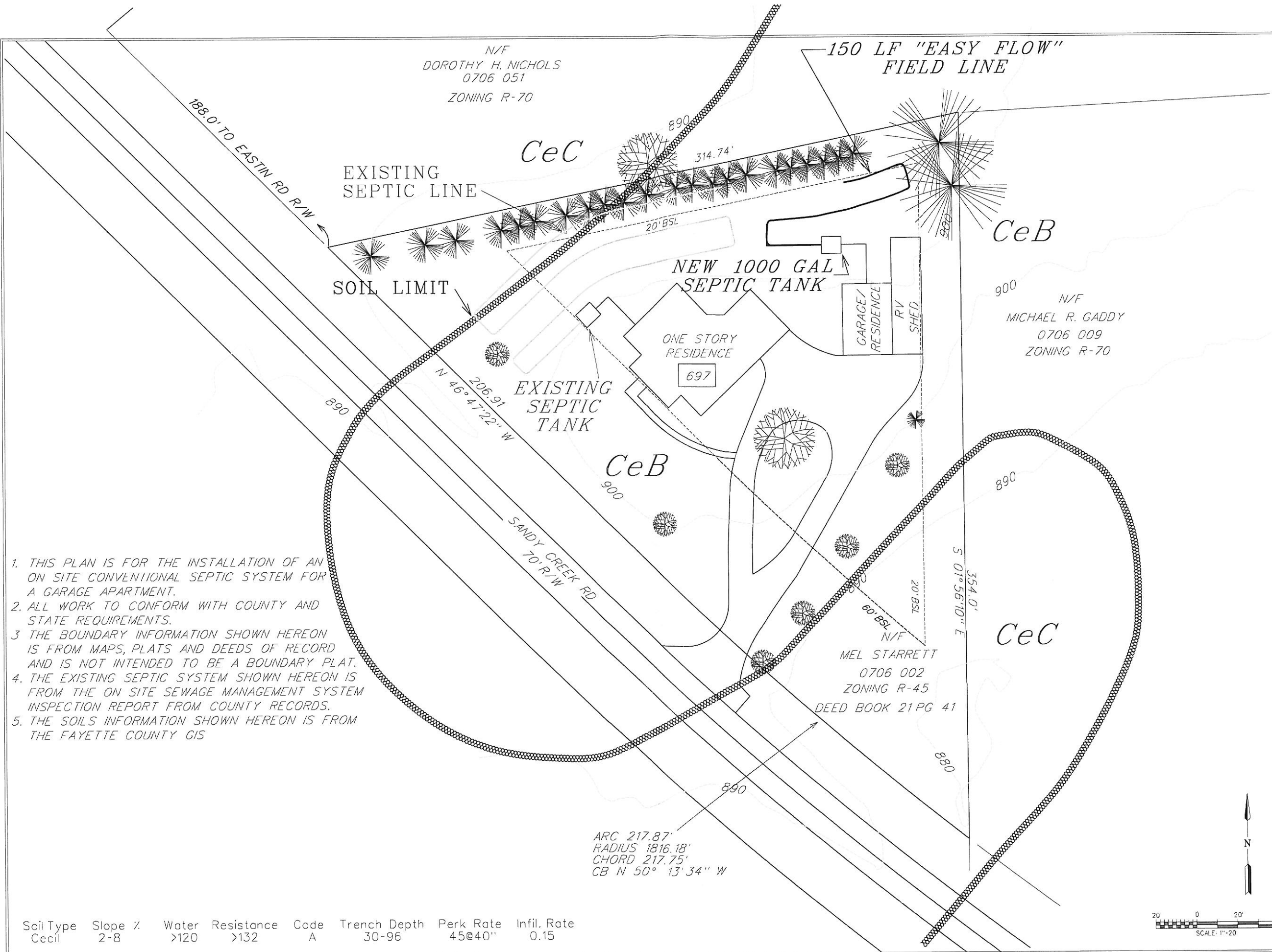
## INDEX OF DRAWINGS

[illegible]

THE FIRE DETECTION, ALARM AND SPRINKLER SYSTEMS  
FOR THIS SPACE ARE TO BE INSTALLED IN ACCORDANCE WITH NFPA 70, 72  
THE PORTABLE FIRE EXTINGUISHERS ARE TO BE INSTALLED  
IN ACCORDANCE WITH NFPA 10.

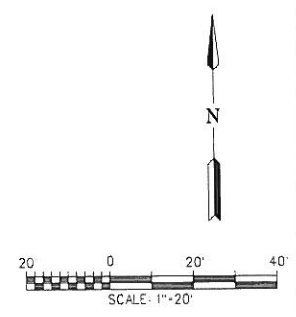
draftech

9 Jeriana Drive  
Hampton, Georgia 30228  
Phone: 678.414.8232  
Email: jtowen@bellsouth.net



- 1. THIS PLAN IS FOR THE INSTALLATION OF AN ON SITE CONVENTIONAL SEPTIC SYSTEM FOR A GARAGE APARTMENT.
- 2. ALL WORK TO CONFORM WITH COUNTY AND STATE REQUIREMENTS.
- 3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM MAPS, PLATS AND DEEDS OF RECORD AND IS NOT INTENDED TO BE A BOUNDARY PLAT.
- 4. THE EXISTING SEPTIC SYSTEM SHOWN HEREON IS FROM THE ON SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT FROM COUNTY RECORDS.
- 5. THE SOILS INFORMATION SHOWN HEREON IS FROM THE FAYETTE COUNTY GIS

Soil Type	Slope %	Water	Resistance	Code	Trench Depth	Perk Rate	Infil. Rate
Cecil	2-8	>120	>132	A	30-96	45@40"	0.15



697 SANDY CREEK ROAD  
THIS PROJECT IS LOCATED IN LAND LOT 103 OF THE 4TH DISTRICT  
FAYETTE COUNTY, GEORGIA

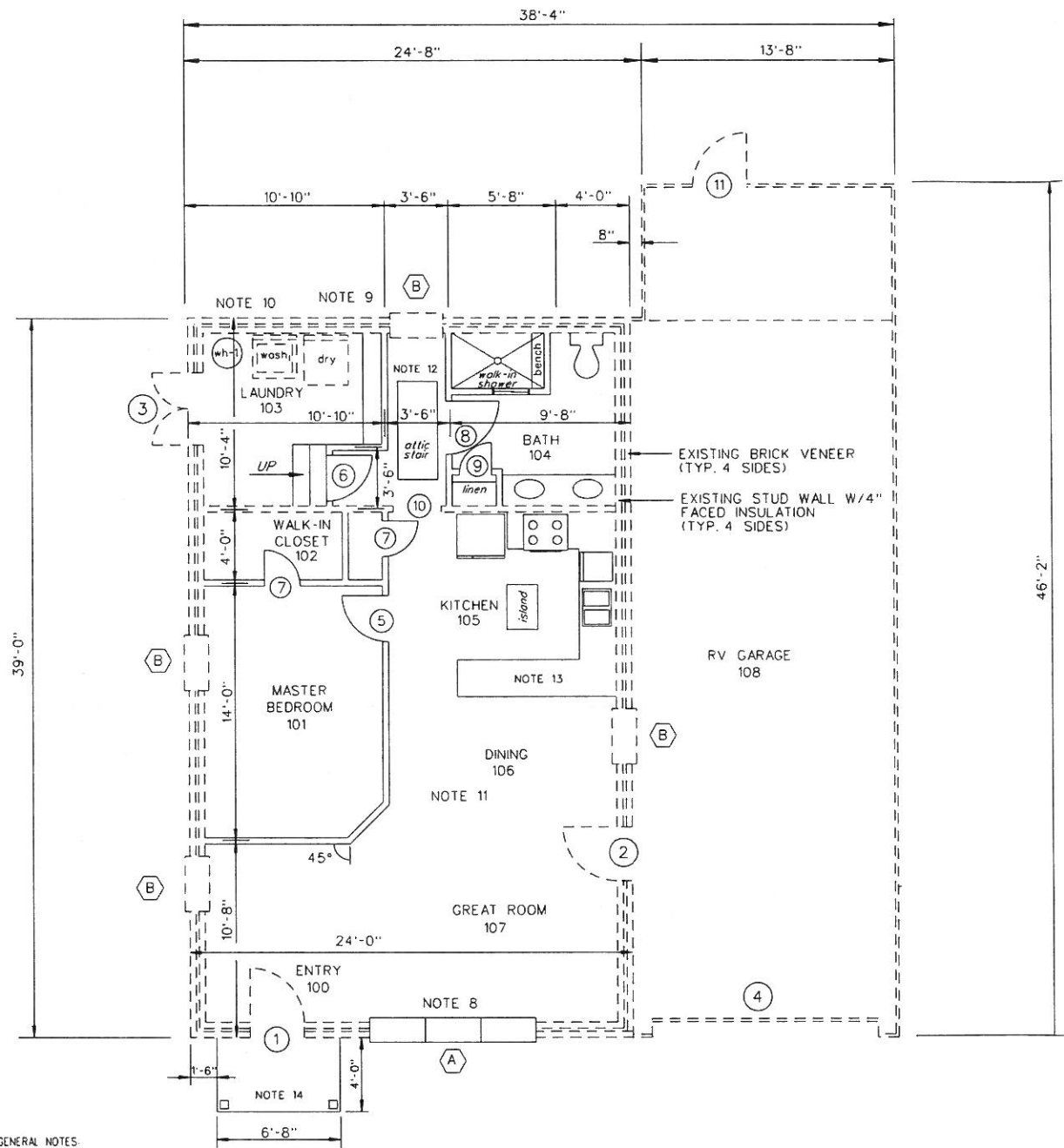
SITE PLAN

PROJECT NO.	DESIGNED BY	DRAWN BY	CHECKED BY	DATE	SCALE	AS NOTED
	JTO	JTO				

draftertech

9 Jackson Drive  
Marietta, Georgia 30028  
Phone 678.414.8232  
Email jlowen@bellsouth.net

DRAWING NUMBER  
**C-1**



GENERAL NOTES:

1. THIS BUILDING IS NOT SPRINKLED.
2. FIRE DETECTION & ALARM SYSTEMS FOR THIS SPACE ARE TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE PREVENTION CODE 2006 EDITION, INTERNATIONAL BUILDING CODE 2006 EDITION, NFPA 70, 72
3. PORTABLE FIRE EXTINGUISHERS ARE TO BE INSTALLED IN ACCORDANCE WITH NFPA 10.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE 2012 EDITION.
5. NOTIFY FAYETTE COUNTY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION SHALL CONFORM TO FAYETTE COUNTY STANDARDS & SPECIFICATIONS.
7. THIS PROPERTY IS ZONED AGRICULTURAL RESIDENTIAL-SINGLE FAMILY.
8. REMOVE EXISTING 12/0X7/0 OVERHEAD DOOR UNIT, MODIFY OPENING AND INSTALL THREE 3/0X6/0 WINDOW UNITS.
9. ADJUST WINDOW OPENING TO FIT HALLWAY CORRIDOR PARTITIONS.
10. INSTALL DRYER VENT THRU EXISTING WALL.
11. EXISTING DRYWALL CEILING WITH 6" FACED INSULATION.
12. RELOCATED EXISTING ATTIC STAIR, ENCLOSE EXISTING STAIR OPENING WITH DRYWALL AND 6" FACED INSULATION.
13. GRANITE COUNTER TOPS.
14. CONSTRUCT PORCH WITH SOFFIT, FASCIA AND TRIM TO MATCH EXISTING CONSTRUCTION.

FINISH SCHEDULE

NO.	AREA	CEILING	WALLS	FLOOR	BASE	PAINT	REMARKS
100	ENTRY	EXIST. GYP. BD.	GYP. BD.	PERGO FLOORING	4" WOOD	LATEX	
101	MASTER BEDROOM	"	"	"	"	"	
102	WALK IN CLOSET	"	"	"	"	"	
103	LAUNDRY	"	"	"	"	"	
104	BATH	"	"	"	"	"	
105	KITCHEN	"	"	"	"	"	
106	DINING	"	"	"	"	"	
107	GREAT ROOM	"	"	"	"	"	
108	RV GARAGE	EXIST. STRUCTURE	EXISTING	EXP. CONC.	NONE	"	

DOOR SCHEDULE

SYM	SIZE	RATING	MATERIAL	FRAME	HARDWARE	FINISH	REMARKS
1	3/0X6/8		STEEL	WOOD	CYLINDER LOCKSET	PAIN	EXISTING
2	3/0X6/8		"	"	"	"	"
3	4/0X6/8		"	STEEL	"	"	"
4	12/0X7/0		"	"	SLIDING BOLT	"	RELOCATED EXISTING
5	2/8X6/8		WOOD	WOOD	PRIVACY LOCKSET	"	2 PANEL PREHUNG
6	2/6X6/8		"	"	PASSAGE LOCKSET	"	"
7	2/0X6/8		"	"	"	"	"
8	2/8X6/8		"	"	PRIVACY LOCKSET	"	"
9	1/8X6/8		"	"	PASSAGE LOCKSET	"	"
10	2/6X6/8		"	"	PRIVACY LOCKSET	"	CASED OPENING
11	3/0X6/8		"	"	"	"	EXISTING

WINDOW SCHEDULE

SYM.	SIZE	TYPE	FINISH	MATERIAL	GLASS	REMARKS
A	3-4/0X6/0	SINGLE HUNG	PAIN	WOOD	CLEAR	INSULATED GLASS
B	3/0X4/0	"	"	"	"	EXISTING

NOTES:

1. WINDOWS, DOORS, WALL AND CEILING SYSTEMS TO MEET THE MODEL ENERGY CODE OF GEORGIA.

LIVING (HEATED SPACE) • 950 S.F.  
RV GARAGE • 630 S.F.  
FRONT PORCH • 27 S.F.  
  
TOTAL • 1607 S.F.



697 SANDY CREEK ROAD

THIS PROJECT IS LOCATED IN LAND LOT 103 OF THE 4TH DISTRICT  
FAYETTE COUNTY, GEORGIA

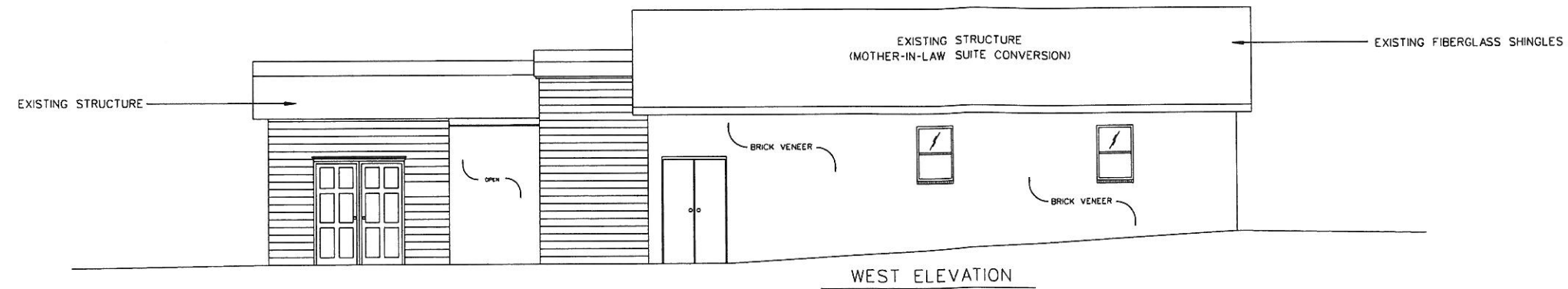
1st FLOOR PLAN

drafter

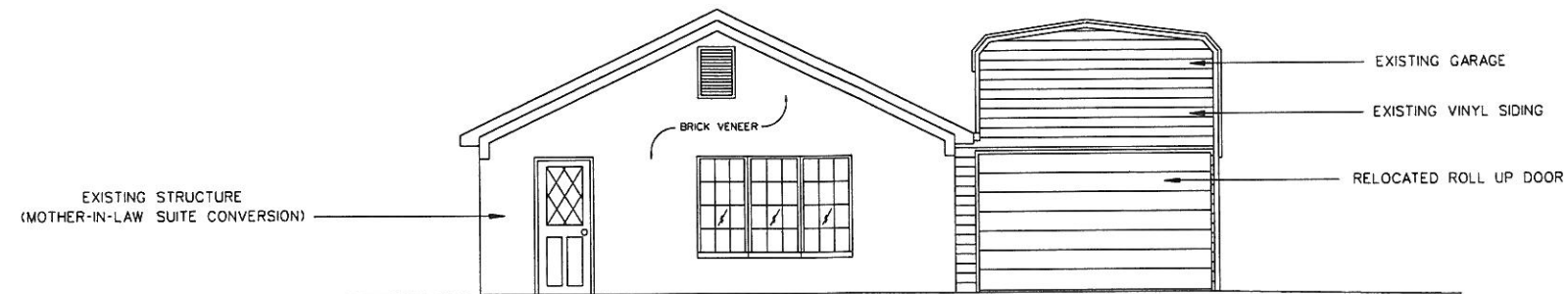
9. Jarmon Drive  
Hampton, Georgia 30228  
Phone 678.414.8232  
Email: jlowen@bellsouth.net

DRAWING NUMBER

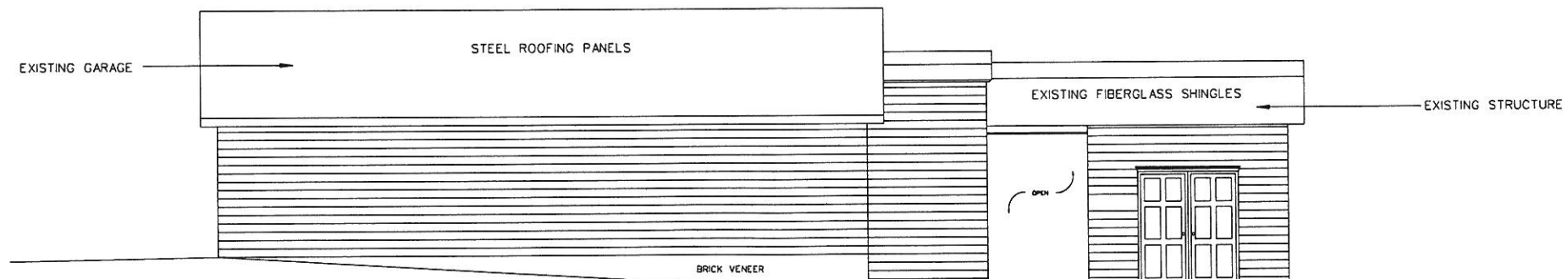
A-1



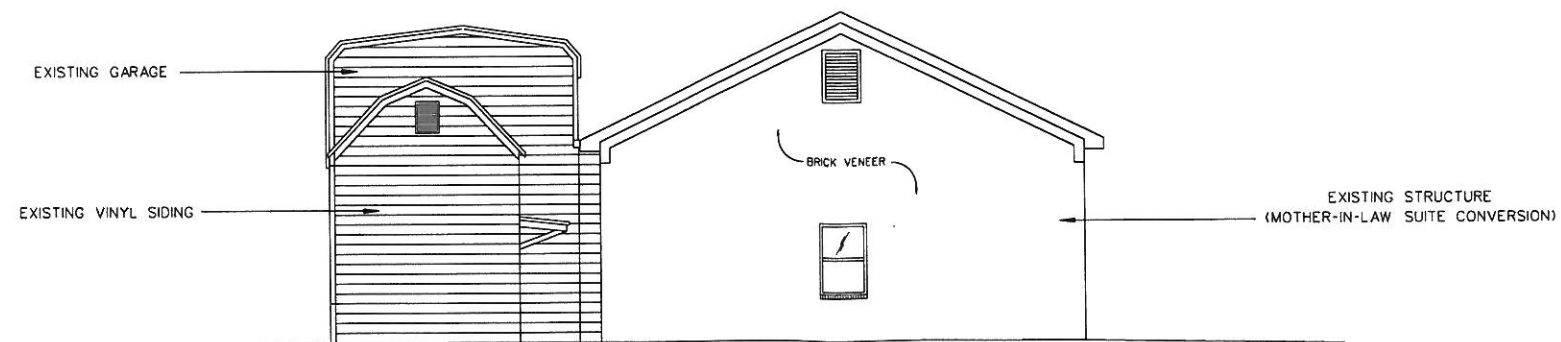
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



**697 SANDY CREEK ROAD**  
THIS PROJECT IS LOCATED IN LAND LOT NO. 3 OF THE 4TH DISTRICT  
FAYETTE COUNTY, GEORGIA

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**ELEVATIONS**

**ELEVATIONS**  
FAYETTE COUNTY, GEORGIA

PROJECT NO.	DATE	REVISION	BY
DESIGNED BY	JTD		
DRAWN BY	JTD		
CHECKED BY			
REVIEWED BY			
DATE	11/26/17		
SCALE	AS NOTED		

**drafter**

9 Jerison Drive  
Hampton, Georgia 30228  
Phone: 678-314-8232  
Email: [jlawen@bellsouth.net](mailto:jlawen@bellsouth.net)

DRAWING NUMBER

A-2