

Sweetgrass

Homeowners Association
Demorest Georgia
Design Review Application

No building structure, deck, patio, porch, covered walk, arbor, sidewalk, driveway, exterior lighting, outbuildings, fence, gate, wall, exterior hot tub, swimming pool, or any other improvement or major landscaping, cutting of trees larger than 6" in diameter, shall be erected, placed, or altered on any lot unless and until the lot owner shall submit plans for such construction and/or changes to the DRB and have received written approval. This checklist has been prepared as a quick reference and is not meant to be a replacement for the full Architectural Guidelines which should be reviewed prior to submission.

Fees:

\$1,200 Impact Fee (non-returnable)

\$800 for review of all new building construction plans and intermittent Inspections

\$100 for review of Landscaping, Fencing, and/or Retaining Walls

\$300 for each review after initial submission

To Be Filled Out by Owner

Applicant (please print): _____

Current Address: _____

Home Telephone: _____

Business / Cell Phone: _____

Contractor (please print): _____

General Contractors License Number: _____

Current Address: _____

Business Telephone: _____

Cell Phone: _____

Requested Start Date: _____

Estimated Completion Date: _____

Application for: _____

Lot number: _____

Address: _____

Type of Construction:

New Construction _____

Modification / Addition _____

Landscaping _____

Tree Removal _____

Other _____

Describe in detail and include drawings, photographs, color samples, etc. to facilitate complete understanding of the project and obtain speedy approval. Un-answered questions delay approval.

Construction Plan Submission Requirements

Two (2) copies of the following submissions are required prior to review

_____ Site plan drawn by Certified Professional at a scale of 1" = 30' indicating:

1. Property boundaries
2. Building setbacks
3. Existing and proposed topographical contours on 2' elevations
4. Land Disturbance Plan including Erosion and Sedimentation Control devices and locations
5. Building location
6. Driveway location
7. Clearing limits
8. Landscape plan including all trees with a 6" caliper or larger
9. Existing structures.
10. Proposed location of gas tanks, ac units, and any other outdoor utilities

_____ Front elevation drawings drawn at a scale of 1/4" = 1' indicating all proposed materials, building heights, roof pitches, and grade lines and shall include sufficient notation to indicate of the proposed construction

_____ Side and rear elevation drawings drawn at a scale of 1/8" = 1' 1' indicating all proposed materials, building heights, roof pitches, and grade lines and shall include sufficient notation to indicate of the proposed construction

_____ Stamped and Dimensioned floor plan drawn at a scale of 1/4" = 1'

_____ Landscape plan drawn at a scale of 1" = 20' indicating location, quantity, and pattern of proposed planting and lawn areas, location of structures including retaining walls

_____ Other plans and specifications relative to special construction or improvement

New Construction

The Sweetgrass Design Review Board seeks to ensure that maximum property values are maintained throughout the community, while keeping the best interests of all homeowners in mind.

Type: Traditional (approved designs only)

Design name _____

Number of Stories: _____

Minimum Square Footage of Heated Space excluding Garage: **2000 square feet**

Square Footage of Heated Space: 1st Floor: _____

2nd Floor: _____

Basement: _____

Other: _____

Total Heated Square Footage: _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Building material:

Exterior Walls

Front _____

Sides: _____

Color (sample must be submitted): _____

Grout color (sample must be submitted) _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Roof (minimum 8/12 pitch): _____

Color (if other than black, submit sample): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Exterior Wall - Rear: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Foundation (must be veneered): _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Other Exterior Materials:

Dormers: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Gables: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Windows: _____

Color: _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Gutters & Downspouts: _____

Color: _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Exterior Doors: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Decking: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Fascia & Soffits: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Shutters: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Fireplace Chimney: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Garage Doors: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

Exterior Fixtures: _____

Color (sample must be submitted): _____

Meets Architectural Design Guidelines (DRB Use Only): (Y/N) _____

The Homeowner and Builder are responsible for their subcontractors. Debris, mud, dirt and gravel left on streets will trigger a request for a “stop work order” to be filed with Habersham County, as will any other violation of the Sweetgrass Covenants.

Homeowner - Builder warrants that he/she understands the Sweetgrass Architectural Guidelines and Covenant requirements and agrees to follow them. Furthermore,

Homeowner - Builder understands that any change to materials, design, in this application must be approved by the Design Review Board and failure to do so will require Homeowner - builder to make changes to be in compliance at their expense.

All trees over 6” in diameter that are to be kept must be marked when this application is submitted on new construction.

Homeowner _____

Signature _____

Date _____

This Section for DRB use Only

Date Application Submitted: _____

Sweetgrass Design Review Checklist Attached: (Y/N)

Request for modification or additional information: _____

Date _____

Date Application Resubmitted: _____

Approved _____, Date _____

Denied _____, Date _____

1. Reason _____

This Section for 3rd Party Review use Only

Review completed by: _____

Address: _____

City, State: _____

Approved _____, Date _____

Denied _____, Date _____

In reviewing the plans, specifications, material samples, and other information attached to this document, I find that criteria according to Sweetgrass Architectural Guidelines HAVE/HAVE NOT been met.

Approved by: _____, Date _____

Additional Comments:
