



**Commissioners:**

Kevin Whipple - Chairman  
Patrick Gallagher - Vice  
Chairman  
Sharon Blandford  
Mike Ferguson  
Rachel Butler  
John Greene

**Historic Preservation Commission  
Meeting Agenda  
October 20, 2023 8:00 AM  
Council Chambers**

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This meeting may be accessed in-person or by using the following  
link: [www.Facebook.com/City of Kennesaw/](https://www.Facebook.com/City of Kennesaw/). Comments on this video feed are not monitored.

**HPC Application Acronyms:**

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA),  
Central Business District (CBD) project and Public Arts Exhibit (PA)

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
  - A. Meeting Minutes from Special Call on August 25, 2023
- 3. Financial Report**
- 4. Old Business**
- 5. New Business**
  - A. Certificate of Appropriateness (#COA2023-18) - 3000 N Main Street
- 6. COAA Approval by City Staff and HPC Chair**
  - A. COAA2023-15 - 2966 N Main Street
  - B. COAA2023-17 - 2076 Cherokee Ridge Trail NW
- 7. Discussion**
- 8. Public Comment**
- 9. Staff Comment**
- 10. Adjourn**

**The next scheduled meeting of the Historic Preservation Commission  
will be  
Friday, November 17, 2023 at 8:00 a.m.**

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.



**Commissioners:**

Kevin Whipple - Chairman

Patrick Gallagher - Vice

Chairman

Sharon Blandford

Mike Ferguson

Rachel Butler

**Historic Preservation Commission  
Meeting Minutes  
August 25, 2023 8:00 AM  
Council Chambers**

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[www.Facebook.com/City of Kennesaw/](https://www.Facebook.com/City of Kennesaw/). Comments on this video feed are not monitored.

**HPC Application Acronyms:**

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA),  
Central Business District (CBD) project and Public Arts Exhibit (PA)

**1. Call to Order / Roll Call**

- o Chairman calls the meeting to order at 7:59 a.m.
- o Roll Call: Kevin Whipple, Patrick Gallagher, Mike Ferguson, Rachel Butler and Sharon Blandford
- o Staff present : Darryl Simmons (Zoning Administrator) and Albert Trevino (Assistant Zoning Administrator and Planner)
- o Speakers present: Katty Sanchez (2689 Summers Street) and Michael Judvytis (2971 N Main Street)

**2. Announcements**

A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link [www.Facebook.com/City of Kennesaw/](https://www.Facebook.com/City of Kennesaw/), however, comments made on Facebook Live will not be visible by City staff.

**3. Approval of the Meeting Minutes**

- A. Meeting Minutes from June 16, 2023
  - o Chairman Whipple calls for a motion to approve meeting minutes from June 16th as submitted.
  - o Motion of approval by Commissioner Blandford
  - o Second by Vice-Chairman Gallagher
  - o Chairman Whipple proceeds with a roll call for approval.
  - o **All in favor, 4-0. Meeting minutes are approved.**

#### 4. Financial Report

- o Mr. Darryl Simmons says there is no change to the financial report for the last 30 days. The final balance is \$23,378 in addition to the \$1000 that is budgeted under planning and zoning for additional training.
- o Chairman Whipple asks if there are any questions or comments on the financial report as submitted. After no response he proceeds to call for a motion to approve the financial report.
- o Motion of approval by Commissioner Ferguson
- o Second by Commissioner Blandford
- o Chairman Whipple proceeds with a roll call for approval.
- o **All in favor, 4-0. Financial report approved.**

#### 5. New Business

- A. Consideration for approval of a public art exhibit application submitted by El Taco Azteca for the property located at 2689 Summers Street. Case #PA202305.
  - o Mr. Darryl Simmons comes to the podium and states "This is a public art exhibit application. I'm happy to report that as time has gone on, we're getting more applications and interest in property owners and developers and the art community to promote art installations in downtown Kennesaw. The property owner at 2689 Summer Street is the location of El Taco Azteca Mexican restaurant. As you know, the HPC did not too long ago approve some exterior improvements to make everything more cohesive with the siding and the color, and it turned out to be a great project, this is an addition to that. This is a fence mural that will be located on the right side on the existing fencing facing the right side of the building. It can be seen as you sit down in the dining area, so it's not a lot you can see from the street. The approval process will go through three stages; the Art and Culture Commission, Historic Preservation Commission and then finally Mayor & Council. The KACC will be meeting on the [August] 31st because of scheduling issues, then September 5th Mayor and Council meeting, which is a Tuesday, the day after Labor Day. I would add that because this mural is going to be on existing an existing fence, there is no impact to the historic structure at all. This project would have low impact as it relates to the art and the historic district. We think it will be a very colorful and



very nice mural for the folks who are dining there. I look forward to seeing it when it's done and probably stay a while and enjoy. So staff recommendation is for approval given the location and given the low impact for the historic [district]”.

- o Vice-Chairman Gallagher asks if anyone from the KACC has provided any opinion on the project so far.
- o Mr. Simmons responds not an official input but it has been mentioned to the commission. They are happy to see more applications coming in.
- o Chairman Whipple asks if there are any other questions from the Commissioners. After no response he calls for a motion.
- o Motion by Vice-Chairman Gallagher to approve the application for a fence mural as presented.
- o Seconded by Commissioner Butler
- o **All in favor, 4-0. Motion approved.**

B. Consideration for approval of a certificate of appropriateness application submitted by Michael Judvytis for the property located at 2971 North Main Street. Case #COA2023-14.

- o Mr. Albert Trevino comes to the podium to present the next business item. He states “Good morning Commissioners, agenda item #2 covers a vacant single-family historic home located in the North Main Street Historic District. It has been vacant for a few years now. The last time construction activity occurred here was in 2018, where an interior demolition permit was issued and the interior was gutted all the way down to the studs. Also, back in 2018, a COA was approved for 11 new 34” x 60” wooden double hung sash 2 over 2 windows replacing what rotted windows were there. This property was recently purchased by Mr. Michael Judvytis and he wishes to renovate it and call it his new home sometime in the very near future. We are here before you today with a list of requests to bring the property up to standard. The first request is to completely replace all siding on all four sides of the home with hardie plank 5/16 inch x 8.25 inch x 144 inch cement lap siding. The new siding will be painted in an off-white paint color. “7648 Big Chill by Sherwin Williams” with charcoal grey window frames to be exact. The second request is to install a new concrete driveway as shown on this slide. The third request is to remove the dense brush in the rear of the property. Because it is so dense, we don’t exactly know what is back there. Staff will be recommending that only the brush and non-specimen tree like flora be removed and that the applicant comes back to the HPC if he wishes to remove any specimen trees after the brush is cleared. But it is my understanding that the applicant would like for any specimen trees to remain to keep his rear yard shaded under what tree canopy is back there. The fourth request is to raise the roof in the back of the structure where a rear enclosed patio addition was added onto the structure and the applicant wishes to raise the ceiling to match the height of the original structure. This page shows where the current roof line sits shown in purple and

the red line shows where the proposed new roof line will be shifted up to. This page shows it at a side angle. The roof will keep its existing angle just raised a couple of feet. The fifth request is to add new windows in the rear and one on the side and a new rear patio door. The door will be a 64 inch by 80 inch fiberglass door. The windows will match what was used back in 2018. They will be wooden double hung windows. The sixth request is for a new 6-foot side and rear yard wooden privacy fence. The seventh request is to add new landscape in the front and sides of the home. The new landscape will consist of 1 gallon sprinter boxwood evergreen shrubs. The eighth and final request is for new roof skylights. This page shows where one will be. The next page shows where the other will be. The actual skylight will be a 46.5 square inch fixed curb-mount skylight with tempered glass. The purpose of these skylight additions is of course to add more natural light in rooms that are not getting adequate sunlight with the existing windows. Staff is recommending approval all eight items with a condition that the applicant come back before the HPC to remove any specimen trees in the rear yard, if he wishes to do so."

- o Commissioner Ferguson asks if the skylight will be visible from the street.
- o Mr. Michael Judvytis (2971 North Main Street) comes to the podium and confirms the skylights will be visible from the street but only from the sides not the front. He says the windows are relatively small and they are looking to add additional light to the home.
- o Mr. Simmons states the commission has had talks regarding skylights in regard to new construction and new designs on North Main Street. They have given some flexibility on skylights for rear additions and sunrooms that is not a part of the original home. It is not specific in the standards but they don't encourage it.
- o Vice-Chairman Gallagher states skylights are mentioned in the HPC code section 7.5.07 stating that skylights may not be installed and in obtrusive locations, preferably at rear roof lines or behind dormers. He asks if there is a way to allow light by opening up the existing dormer instead of putting in a skylight.
- o Chairman Whipple states his concern would be that the dormer is historic in nature and we want it to be retained. The skylights would be limited and it would be best to seek alternate locations at a later date for the rear of the property. He asks if the siding would be matching the same siding that is currently existing.
- o Mr. Judvytis states yes it would be the same material.
- o Mr. Simmons adds that the brick water table was already painted and the applicant would be allowed the flexibility of repainting the brick to match the house.
- o Commissioner Ferguson asks about which side of the home the driveway will be located.
- o Mr. Judvytis states it will be on the right side and at a later date they would be requesting to add a shed to the property.

- o Chairman Whipple states any additional storage buildings or outbuildings will need to be come before the HPC for approval.
- o Chairman Whipple states that the brush removal is fine as long as the stipulation of no specimen tree removals is upheld. The applicant will need to come back before the commission if any trees are needing to be removed.
- o Mr. Judvytis states the rear roof is going to be the same material and the exact specifications are still being looked into at the moment.
- o Chairman Whipple states the proposed change is fine and advised the applicant to follow the manufacturer specifications.
- o Mr. Judvytis states there are three windows in the rear that will be replaced with the same type of window since they are currently in bad shape. They will all be the same look and uniform to bring in more light.
- o Chairman Whipple states per the HPC guidelines, new windows and doors on the rear of the property are permitted or rear of the building are permitted. Plus this is in that kind of added on piece of the House that wasn't original already.
- o Chairman Whipple asks if the fence is new or existing.
- o Mr. Judvytis states it is a new fence is going to be on the side where the windows are going to be.
- o Vice-Chairman Gallagher states the HPC guidelines section 4.1.08 states side yard fencing is permitted, but just caution them that make sure that it still does not go beyond the front setback of the house.
- o Chairman Whipple says there was a landscaping plan which appeared to be more of foundation planting, woods and shrubs of that nature.
- o Mr. Judvytis confirms this is correct.
- o Commissioner Butler asks what was approved back in 2018 for this property.
- o Mr. Simmons states just the demolition and new windows.
- o Chairman Whipple asks if the applicant will be coming back regarding the existing deck.
- o Mr. Judvytis states the deck is in pretty bad shape. We're looking to just basically keep everything the same material, same size, just replace and add new repairs to the deck at a later time.
- o Mr. Trevino confirmed that back in 2018 all eleven windows from the property were replaced and should still be in good shape.
- o Chairman Whipple asks if there are any other questions from the Commissioners. After no response he calls for a motion.
- o Motion by Vice-Chairman Gallagher to approve the application with the following conditions:
  - No specimen trees to be removed from property without approval from HPC.
  - New fence approved as presented but shall not go past the front yard setback.

- New siding will be the same reveal as the existing reveal and shall match the rest of the home as best as possible.
- The HPC takes no exceptions to the driveway as presented.
- HPC approval will be needed for any new exterior structures on the rear of the property.
- The HPC denies the request for skylights. Skylights cannot be installed at this time. The applicant may come back to HPC with a different proposal for a skylight to be located in the rear that is not visible from the front or sides of the home.
- New windows will match the existing windows. The new window on the rear side of the home must match the window line that is currently in place with the existing windows on the side of the home.
- Because the brick water table has already been painted a maroon color, the brick water table is allowed to be painted to match the rest of home.
- The HPC takes no exceptions to the proposed new rear roof line. New roof line can be changed per proposal.
- o Seconded by Commissioner Ferguson
- o **All in favor, 4-0. Motion approved**

## 6. Certificate of Appropriateness Administrative (COAA) Approval by City Staff and HPC Chair

- A. Administratively reviewed and approved certificate of appropriateness application on June 13, 2023 submitted by Cris Eaton-Welsh for the property located at 2847 South Main Street. Said request was for vinyl lettering on the front windows of the building. Case #COAA2023-10.
- B. Administratively reviewed and approved certificate of appropriateness application on June 23, 2023 submitted by Kristin Thomas for the property located at 2976 North Main Street. Said request was to install new wooden railings on the front of the home. The new railings will match the style of railings found within the North Main Street Historic District. Case #COAA202313.
  - o Mr. Trevino talks about the applications that have been approved between the June's meetings to present day for Certificate of Appropriateness. He states the application didn't trigger a full body approval and staff felt it could go through administratively.

## 7. Discussion

- o Chairman Whipple gives an update on The Depot that it has been placed on its new foundation and the construction is going well.

## **8. Public Comment**

- o None

## **9. Staff Comment**

- o Mr. Trevino thanks the Commissioners for signing up for the past training.
- o Mr. Trevino states the proposed walking tour is set to be done in September and a preview will be given to the Commission hopefully after the September meeting.

## **9. Adjourn**

- o Time: 8:52 a.m.

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.



## Item Report

**TO:** The Historic Preservation Commission  
**FROM:** Darryl Simmons, Zoning Administrator  
**DATE:** October 20, 2023  
**TITLE:** Certificate of Appropriateness (#COA2023-18) - 3000 N Main Street

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### Summary:

Applicant is William Benson - Consideration for review and approval of installing an in-ground pool and pool deck in the back yard for the property located at 3000 N Main Street. The proposed pool deck will be 22' by 1.5' and the proposed new pool will be 35' by 24'. This pool will include an 8' raised spa with a spillover water feature and natural stackstone/flagstone.

### Recommendation:

### Fiscal Impact:

### Attachments:

1. COA2023-18 HPC Packet\_Redacted



## **CERTIFICATE OF APPROPRIATENESS APPLICATION**

☒ Application Fee: \$50.00      ☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (HPC). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the HPC prior to the issuance of a building permit. The HPC shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

### **Application for signage to include**

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

### **Application for landscaping to include**

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

### **Application for exterior renovations and additions to include**

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered



**CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.**

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice  
Civil Rights Division  
Housing and Civil Enforcement Section 950 Pennsylvania  
Ave. N.W. -G St.  
Washington, DC 20530



**1. NAME OF APPLICANT: William Benson**

☒ Owner

☐ Other

☐ Other, please specify \_\_\_\_\_

**APPLICANT MAILING ADDRESS: 3000 N Main Street Kennesaw Ga  
30144**

(Home#) \_\_\_\_\_ (Cell#) \_\_\_\_\_ (Email) \_\_\_\_\_

**PROPERTY ADDRESS: 3000 N Main Street Kennesaw GA 30144**

Land Lot Land Lots 128 and 139 Tract 1 Tax Parcel 20012800150 Lot Size .96 acres

Current zoning on property: **R4 - Residential Small Tracts**

**2. NAME OF ATTORNEY OR REPRESENTATIVE:**

\_\_\_\_\_

(Home#) \_\_\_\_\_ (Cell#) \_\_\_\_\_ (Email) \_\_\_\_\_

**NAME OF OWNER:**

**William Benson**

(Home#) \_\_\_\_\_ (Cell#) \_\_\_\_\_ (Email) \_\_\_\_\_

**3. ACTIVITY**

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☐ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☒ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☐ Sign Placement \*

**\* (NOTE – Business License required before  
signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

WB 10/19/2023

**Adding an inground pool to the back yard. The included quote provides the materials being used.**

**The included pictures depict the proposed pool design and the location of the pool on the lot.**

The location of the pool may be adjusted for best sun or other placement reasons but will be in the same general area

of the yard not close to property lines. The pictures depict a proposed pool design. The design and pool materials maybe

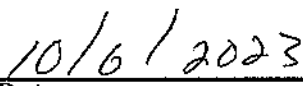
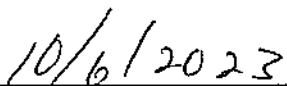
WB 10/19/2023

adjusted for budget or other reasons but will remain an inground pool with decking around it.

**Important:** This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **Flash Drive in PDF format.**

**Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.**

**The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.**

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |
| Signature of Applicant                                                              | Date                                                                                 |
|  |  |
| Signature of Owner                                                                  | Date                                                                                 |

(If different from applicant, consenting to work to be performed on said property.)



## CERTIFICATE OF APPROPRIATENESS APPROVAL SIGNATURES

\_\_\_\_\_  
Darryl Simmons (Application Deemed Complete)  
Planning & Zoning Administrator

Date: \_\_\_\_\_

\_\_\_\_\_  
(Application Administratively Approved)  
HPC Chair

Date: \_\_\_\_\_

☐ GRANTED

☐ DENIED Reason for denial \_\_\_\_\_ ☐

REQUIRES HPC APPROVAL

\_\_\_\_\_  
Historic Preservation Commission consideration:

HEARING DATE: \_\_\_\_\_

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

\_\_\_\_\_  
DENIED: Reason for denial

\_\_\_\_\_  
(May re-submit within 60 days)

POSTPONED/TABLED \_\_\_\_\_

\_\_\_\_\_  
Signature, Historic Preservation Commission

\_\_\_\_\_  
Date

*Upon Administrative Approval scan and send document to Commission for review*























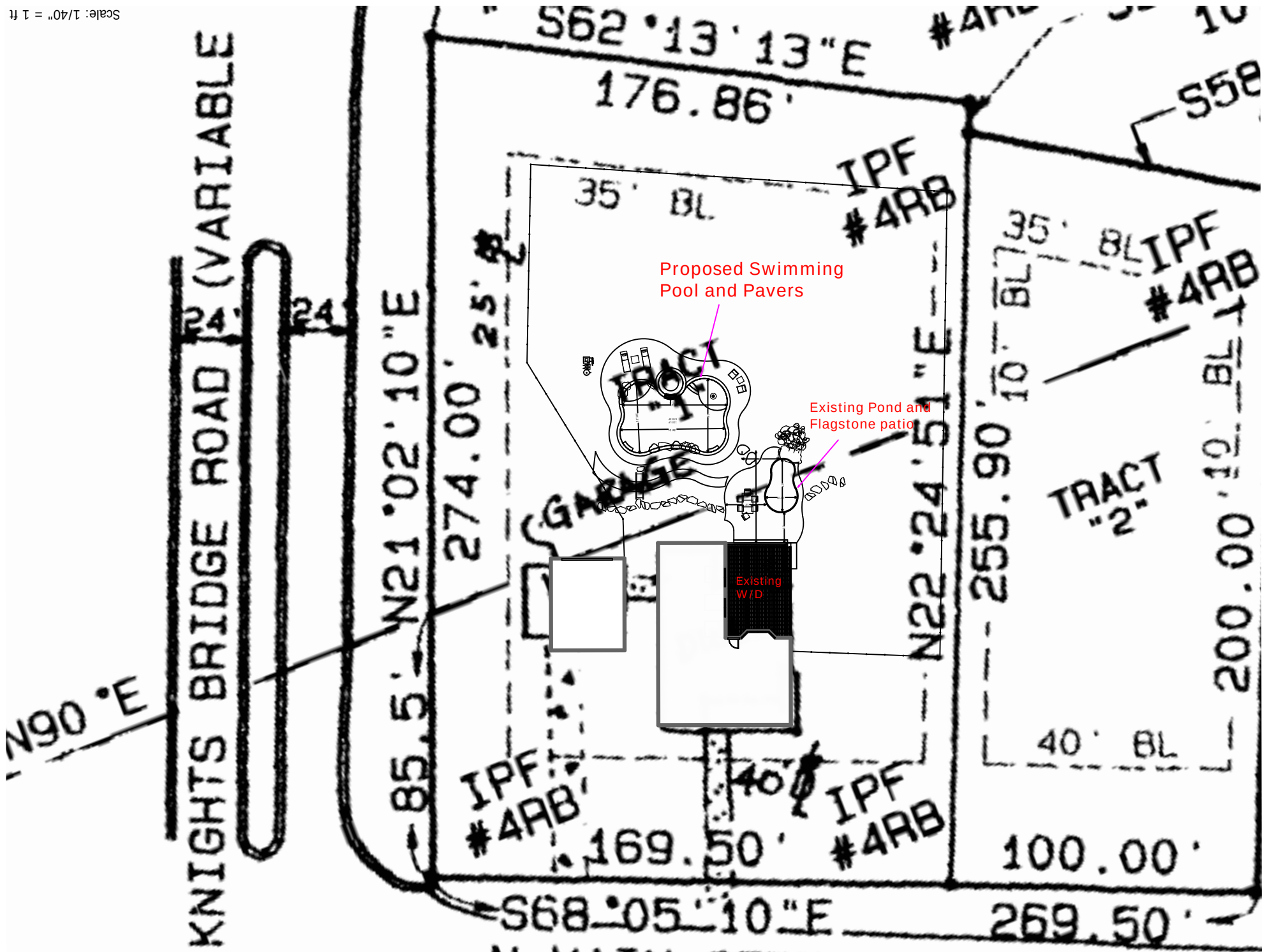














**From:** [REDACTED]  
**To:** [Darryl Simmons](#)  
**Cc:** [Natalie Faustine](#)  
**Subject:** RE: 3000 N Main Street Pool Addition - Benson  
**Date:** Wednesday, October 18, 2023 9:28:37 AM

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**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Here are some pictures of the back yard and pictures from the two roads.

From Main street the pool will be screened by the house and existing trees and landscaping.

From Knights Ridge, the pool is screened by the elevation of the lot and existing landscaping on the side yard.

Thank you,

Bill

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

----- Original message -----

**From:** Darryl Simmons <[dsimmons@kennesaw-ga.gov](mailto:dsimmons@kennesaw-ga.gov)>  
**Date:** 10/16/23 3:16 PM (GMT-05:00)  
**To:** William Benson [REDACTED]  
**Cc:** Natalie Faustine <[nfaustine@kennesaw-ga.gov](mailto:nfaustine@kennesaw-ga.gov)>  
**Subject:** RE: 3000 N Main Street Pool Addition - Benson

Please also submit photos taken at site of existing conditions from different angles and also give details on how this pool will be screened from both streets via landscaping . fencing.

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**From:** William Benson [REDACTED]  
**Sent:** Friday, October 6, 2023 10:32 AM  
**To:** Zoningdept <[Zoningdept@kennesaw-ga.gov](mailto:Zoningdept@kennesaw-ga.gov)>; Natalie Faustine <[nfaustine@kennesaw-ga.gov](mailto:nfaustine@kennesaw-ga.gov)>  
**Subject:** Re: 3000 N Main Street Pool Addition - Benson

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.





# Estimate

| Date      | Estimate # |
|-----------|------------|
| 10/4/2023 | 15623      |

**Cyndi Benson**  
**3000 N Main St NW**  
**Kennesaw GA, 30144**

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Rate      | Total     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-----------|
| CUSTOM BUILT SHOTCRETE SWIMMING POOL<br>* Dimensions ~ 35' x 24' ~ 110 LF ~ 678 SQ' ~<br>* see price sheet for all included items and options                                                                                                                                                                                                                                                                                                 | 1   | 61,250.00 | 61,250.00 |
| City of Kennesaw Pool Projects - Permits (Allowance)<br>Note: Obtaining a pool permit is a very involved process that will require a very detailed site plan and professional permit services. This estimate is typically sufficient in most cases. However, if your project requires added details and costs as required by the municipality, those costs will be detailed out and passed along to you as they occur through a change order. |     | 2,200.00  | 2,200.00  |
| Historic District Approval Process (Allowance)                                                                                                                                                                                                                                                                                                                                                                                                |     | 1,500.00  | 1,500.00  |
| 8' RAISED SPA - ROUND (8 jets)<br>* Spillover water feature & natural Stackstone/Flagstone<br>* Jandy Pro Series WaterColors Nicheless LED lights (noted below)<br>* Polaris® QT Blower 2 HP<br>* Anti-Vortex double main drains<br>* ~ 50 sq ft Water Surface Area                                                                                                                                                                           |     | 14,000.00 | 14,000.00 |
| Pebble Tec® or Pebble Sheen® Pool Finish - Pool<br>(15 Yr Pebble Tec® Warranty – see warranty card for details)<br>* PT Selections: Black Marble, Black Pearl, Blue Lagoon, Blue Wave, Caribbean Blue, Sandy Beach, Tahoe Blue, White Pearl<br>* PS Selections: Aqua Blue, Black Onyx, Blue Granite, Blue Surf, Bordeaux, Desert Gold, French Grey, Irish Mist, White Diamonds<br>** Upgrade to PebbleBrilliance or PebbleEssence (per bid)   | 678 | 17.50     | 11,865.00 |
| Pebble Tec® or Pebble Sheen® Standard Pool Finish - Spa                                                                                                                                                                                                                                                                                                                                                                                       | 1   | 1,950.00  | 1,950.00  |
| SWIMMING POOL SECTION - SUB-TOTAL:                                                                                                                                                                                                                                                                                                                                                                                                            |     |           | 92,765.00 |
| *** POOL CONTROLS & CUSTOM FEATURES ***                                                                                                                                                                                                                                                                                                                                                                                                       |     |           |           |
| Jandy Pro Series WaterColors Nicheless LED lights<br>* Engineered with NEW HydroCool™ technology to provide long-lasting performance.                                                                                                                                                                                                                                                                                                         | 6   | 800.00    | 4,800.00  |
| Jandy® Pro Series Aqualink RS8 Automation System<br>with Jandy® iAquaLink™ 3.0 - Smart Device. Smart Pool. Smart You<br>Intelligent pool control from your smart phone, tablet or web-connected device                                                                                                                                                                                                                                        | 1   | 4,600.00  | 4,600.00  |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |           |           |

12540 Broadwell Road, Suite 2201, Milton GA 30004

Phone # 4046062737

Fax # 770-521-9994

vance@georgiaclassicpool.com

GeorgiaClassicPool.com

facebook.com/georgiaclassicpool

houzz.com/georgia-classic-pool

Estimate good for 14 days





# Estimate

| Date      | Estimate # |
|-----------|------------|
| 10/4/2023 | 15623      |

**Cyndi Benson**  
**3000 N Main St NW**  
**Kennesaw GA, 30144**

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Qty | Rate     | Total     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|-----------|
| Jandy® AquaPure® Electronic Salt Water Chlorine Generator<br>* electronic purifying system that uses ordinary salt to produce chlorine for pools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1   | 2,800.00 | 2,800.00  |
| Jandy® Pro Series JX1400N™ 400K BTU Natural Gas Pool Heater<br>* Heater can be used to heat the pool and spa<br>* Gas line not included. See gas line section for cost details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1   | 4,400.00 | 4,400.00  |
| Electrical Line Feed (50' is already in the allowance)<br>This charge represents any added footage over 50' and the final price will be base on actual linear ft installed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 125 | 20.00    | 2,500.00  |
| Gas Allowance<br>*** GAS LINE NOTATION ***<br>Gas Lines are not included in the initial contract. Our gas contractor will work directly with you regarding the gas line installation and costs. These costs are calculated as follows: Direct bury yellow poly gas line, the first 30' will be billed at \$800, then any additional footage, of that run, will be at \$16/ft of gas line per individual run. For gas lines less than 30' a minimum charge of \$800.00 will apply. Black Iron pipe installed above ground will be charged at \$22/ft. Additional costs may include permit fees and High-pressure regulators, as conditions demand. Although our gas contractor will work directly with you, the charges will come from Georgia Classic Pool through a change order approval process. |     | 4,600.00 | 4,600.00  |
| POOL CONTROLS & EQUIPMENT - SUB-TOTAL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |          | 23,700.00 |
| *** POOL DECK (/sq ft) ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |          |           |
| Belgard® Pavers<br>Origins 18 (Avondale, Belgian Stone, Gray Granite)<br>Order increments 112 sq ft per pallet<br>Other Options: Lafit, Bergerac, Dublin, Urbana, Holland or Cambridge<br>belgard.com/products/pavers/                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 784 | 18.50    | 14,504.00 |
| Decorative Boulder Shelf - per sq ft<br>* 22' x 1.5'<br>* Dimensions:<br>* Construct a Boulder "shelf" in the pool for the boulder to be placed on<br>* No Water feature (shelf only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 33  | 300.00   | 9,900.00  |
| Hide Skimmer Lids - EACH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3   | 400.00   | 1,200.00  |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |          |           |

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| Date      | Estimate # |
|-----------|------------|
| 10/4/2023 | 15623      |

**Cyndi Benson**  
**3000 N Main St NW**  
**Kennesaw GA, 30144**

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty | Rate      | Total     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-----------|
| *** This estimate is formulated according to the approved pool design and its designated location. Alterations to the plan or pool placement, particularly on the day of excavation, will typically necessitate additional pool deck and hardscape elements (such as walls). Any extra costs incurred due to these changes, or if certain elements are removed, will be presented in a formal change order and invoiced accordingly.                                                                                 |     |           |           |
| POOL DECK - SUB-TOTAL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |           | 25,604.00 |
| *** LANDSCAPE ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |           |           |
| Landscape Budget (Allowance)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | 15,000.00 | 15,000.00 |
| LANDSCAPE - SUB-TOTAL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |           | 15,000.00 |
| *** GRADING, DRAINAGE, CLEAN UP ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |           |           |
| Grading (around pool)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 40  | 115.00    | 4,600.00  |
| * subject to change based on gas/diesel prices                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |           |           |
| Drainage (around pool/pool deck)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1   | 1,500.00  | 1,500.00  |
| * our drainage will extend up to 10 feet beyond the pool deck area (unless we are also being hired to handle your landscape)                                                                                                                                                                                                                                                                                                                                                                                         |     |           |           |
| 6" Drainage Pipe - per ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100 | 16.00     | 1,600.00  |
| Catch Basin - 12" x 12"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 330.00    | 330.00    |
| General Job Site Clean Up (Dumpster, Dump Truck or Trailer)                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2   | 901.00    | 1,802.00  |
| Door Alarms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1   | 400.00    | 400.00    |
| * as required by the municipality for obtaining your final inspection                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |           |           |
| GRADING, DRAINAGE, CLEAN-UP - SUB-TOTAL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |           | 10,232.00 |
| ***** 3D DESIGNS / INSPIRATIONAL RENDERINGS *****                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |           |           |
| The presented design for the swimming pool and outdoor living project serves as a source of inspiration and conceptual visualization. It should be noted that this design does not constitute a detailed construction blueprint and should not be interpreted as an entirely precise portrayal of the final outcome. Discrepancies between the inspirational design and the actual construction can be anticipated, encompassing variations in material choices, the ultimate arrangement, and specific particulars. |     |           |           |
| Also, it's worth noting that the pool invoice lists everything that will be built and how much the homeowner has to pay. This may be different from the 3D pictures and drawings, which are mainly there to give you ideas and show you how things might look.                                                                                                                                                                                                                                                       |     |           |           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |           |           |

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| Date      | Estimate # |
|-----------|------------|
| 10/4/2023 | 15623      |

**Cyndi Benson**  
**3000 N Main St NW**  
**Kennesaw GA, 30144**

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Qty | Rate | Total |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|-------|
| <p>***** FEATURES TO CONSIDER (ADDS) *****</p> <p>Jandy® Pro Series JX1400N™ 400K BTU Heater (\$4400) + gas line</p> <p>Paramount PV3® In-Floor Circulation &amp; Cleaning System (\$19/sq ft)</p> <p>If pool is less than 500 sq ft, price is \$21/sq ft</p> <p>***** POOL EQUIPMENT INCLUDED *****</p> <p>Jandy® Pumps by Zodiac®</p> <p>Jandy® CV Cartridge Filter by Zodiac® (no backwash required)</p> <p>Polaris® ALPHA™ iQ+ (unless upgraded to the in-floor system)</p> <p>Pole, Brush, Rake Net</p> <p>Gutter Deck Drain/Overflow</p> <p>Skimmer(s) per plan</p> <p>VGB compliant main drains</p> <p>(Virginia Graeme Baker (VGB) Pool &amp; Spa Safety Act)</p> <p>Water Auto Leveler (no warranty provided on system, performance or installation)</p> <p>--&gt; We will install a Water Auto Leveler system and stub up the plumbing for this feature. Connection to a water source to be completed by "others" such as an irrigation installer or plumber.</p> <p>***** POOL PROJECT INCLUSIONS *****</p> <p>Pool Maintenance &amp; Service (4 weeks) by Pool Tech (678-445-1510)</p> <p>Pool Layout &amp; Normal Excavation (Note: bad dirt will add costs to the project)</p> <p>Pool Depth 3'-8' or per plan, entry steps, love seat (\$3,600 Minimum up to 9' depth)</p> <p>Plumbing Schedule 40</p> <p>Rebar Steel #3 - 12" on center</p> <p>Pneumatically applied Shotcrete Shell in lieu of Gunite</p> <p>Natural Flagstone Irregular Cut Coping (unless upgraded)</p> <p>Standard Waterline Tile (\$8/ft allowance)</p> <p>Erosion &amp; Sedimentation Controls in place</p> <p>Required electrical &amp; bonding of pool and equipment</p> <p>Plumbing 50 ft (distance from pool to equip)</p> <p>Electrical 50 ft (distance from pool equipment to electrical source)</p> <p>General Liability &amp; Workers Compensation Coverage</p> <p>Lien Releases available upon request</p> <p>Homeowner must provide an "as built survey" and septic plat (if applicable)</p> <p>***** CONSTRUCTION NOTATIONS *****</p> <p>All drainage at the pool deck area included (unless pool deck by others)</p> <p>Tractor work to get area just around the pool/pool deck to "grade" included (unless pool deck by others)</p> |     |      |       |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |      |       |

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# Estimate

| Date      | Estimate # |
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| 10/4/2023 | 15623      |

**Cyndi Benson**  
**3000 N Main St NW**  
**Kennesaw GA, 30144**

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Qty | Rate | Total |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|-------|
| <p>Drainage will be extended to ten feet beyond the pool deck area. Drainage beyond this must be handled by whoever does your landscape (which could be Georgia Classic Pool)</p> <p>Any other tractor work and drainage outside of the pool area (unless specifically defined within this invoice) would be charged at our hourly tractor rate and dump truck fees (if dirt has to be added or removed)</p> <p>Pool excavation. This contract and agreement will assume there are not any soil issues (ie, bad dirt, trash pits, unstable ground, compaction issues, etc). If after we start excavation and these issues are discovered, added costs to remedy the situation will occur. See contract for more details.</p> <p>The following item (if even applicable to your project) are not included:<br/> Survey (homeowner must provide an "as built" survey for permit purposes)<br/> Dirt hauling in or out of project is not included (unless specifically noted on this invoice)<br/> Tree removal (if applicable)<br/> Gas line and connections (homeowner to pay gas contractor direct)<br/> Fence or Rails (unless specifically called out within the contract/invoice)<br/> ** The municipality code requires rails for any walls 30" and taller and for steps that are more than 3 steps. Sometimes the inspectors do not enforce this, but sometimes they do. The cost of rails (if enforced) is not included in our costs.<br/> Sealing of pool decks<br/> Landscape, Sod &amp; Irrigation (unless specifically noted on this invoice)<br/> Transplants - if we must move plants, there is no warranty on the transplanted plants<br/> Sod replacement as result of construction<br/> Irrigation adds or repairs as result of construction<br/> Re-installation of landscape lights or other misc wires that were removed due to construction<br/> Trees – sometimes trees in the area may not survive due to construction, cost of these tree replacements is not included<br/> Cost of electricity/water for construction to be provided by homeowner<br/> Cost of any water to fill pool is not included in project scope<br/> Homeowner is responsible for any county requirements involving door chimes<br/> Homeowner is responsible for clear access to electrical panel and gas meter and if current demand is not adequate, the homeowner is responsible for any upgrades in electrical panels, gas meters, etc.</p> |     |      |       |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |       |

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| Date      | Estimate # |
|-----------|------------|
| 10/4/2023 | 15623      |

**Cyndi Benson**  
**3000 N Main St NW**  
**Kennesaw GA, 30144**

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Qty | Rate | Total        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|--------------|
| <p>***** DIRT NOTATION *****</p> <p>The expenses associated with hauling dirt (whether it's brought in or taken out of the pool project area) are not covered within the project costs. We will identify a nearby location for dirt transport to/from your job site, if relevant. The cost of hauling dirt can fluctuate significantly due to various factors such as dump truck usage time, distance for hauling, shuttle time of tractors from the backyard to the front for loading onto the dump truck, loading and unloading duration, proper placement, compaction of hauled dirt, and disposal fees for removed dirt. Moreover, if the dirt or debris is of poor quality (e.g., containing trash), landfill disposal fees might apply. As a general guideline, dirt hauling expenses can typically range between approximately \$500 to \$700 per load, considering all the aforementioned details. However, these figures can vary based on the specific conditions mentioned earlier.</p> <p>***** SUPPLY CHAIN NOTICE *****</p> <p>Given the current worldwide instability regarding the necessary materials (including supply and supply chain) for your pool's construction, it's important to note that if the commencement of the project is postponed beyond 90 days from the contract signing until the pool excavation stage, adjustments to the pricing might be necessary due to potential rises in material costs. Such delays could stem primarily from factors like obtaining the building permit or encountering supply-related challenges that are beyond our direct influence. While Georgia Classic Pool is committed to actively pursuing the pool permit, it's essential to acknowledge that our control over permit issuance by local authorities is constrained.</p> <p>***** WATER QUALITY DEVICE (WQD) *****</p> <p>Kindly note that in certain town regions, there is an increasing demand for water quality devices. This requirement is particularly prevalent in municipalities nearer to the city of Atlanta, and occasionally in other areas as well. As your pool project involves converting previously pervious spaces, these devices are a measure to address this change. Water quality devices (WQDs) can come in the form of permeable pavers, bio-retention systems (such as rain gardens), or stone storage pits.</p> <p>The specifics of stone storage pits can vary significantly based on your municipality's regulations and your property's needs. Generally, we've observed the costs for these pits ranging from \$6000 upwards. Please be aware that the cost of a WQD, if deemed necessary, is not included in our initial pool estimate. Instead, it would be incorporated as a separate change order in your project.</p> |     |      |              |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      | \$167,301.00 |

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Estimate good for 14 days





## CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Application Fee: \$50.00    ☐ Demolition Fee: \$150.00  
paid (cash) : 8/14/23 (AT)

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

### Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

### Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

### Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☒ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☒ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

Needing : 8/14/23 (AT)  
• example of new storm door  
• " " shutters  
• zip drive of photos



#COAA2023-15

1. NAME OF APPLICANT: David + Diane Shelton

☒ Owner

☐ Other

☐ Other, please specify \_\_\_\_\_

APPLICANT MAILING ADDRESS: 2966 N. Main St. NW  
Kennesaw, GA 30144

(Home#) n/a (Cell#) [REDACTED] (Email) [REDACTED]

PROPERTY ADDRESS: SAME

Land Lot 128 + 139 Tax Parcel 20013900040 Lot Size 3.30 acres

Current zoning on property: R-20

2. NAME OF ATTORNEY OR REPRESENTATIVE:

n/a

(Home#) \_\_\_\_\_ (Cell#) \_\_\_\_\_ (Email) \_\_\_\_\_

NAME OF OWNER:

David + Diane Shelton

(Home#) n/a (Cell#) [REDACTED] (Email) [REDACTED]

3. ACTIVITY

☐ New Construction

☐ Demolition

☐ Awnings

☒ Fence

☒ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☐ Sign Placement \*

\* (NOTE – Business License required before signage installation)

Received (AT) 8/14/23



Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

- Replace existing old doors and storm doors with craftsman cottage style painted doors and full glass storm doors.
- Replace existing old front shutters, and add shutters to all side windows.
- Extend pasture fencing (to match existing 4-board fence) down both sides of pasture.
- See Zip (SHELTON Exterior) for photographs.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

**Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.**

**The City of Kennesaw will not issue any permits until 7 days after the Commission's decision,** per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.



Signature of Applicant

8/11/23

Date



Signature of Owner

8/11/23

Date

(If different from applicant, consenting to work to be performed on said property.)



# Photos of Existing Front Door



Exterior



Interior



# Photos of Existing Rear Door



Exterior



Interior



# Proposed New Front & Rear Door

Back  
Side

Quote Number: 45

Date: 6/30/2023

## Customer Information

Name:

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

## Specifications

U.D. = 37-1/2" x 81-13/16"; R.O. = 38-1/4" x 82-5/16"

O.M. of Exterior Trim = 40" x 83-1/16"

Lead Time: Stock (Call to verify)

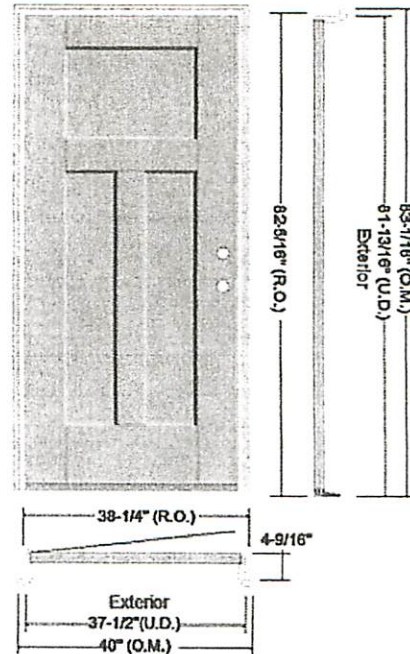


Image is viewed from Exterior!

Front

Quote Number: 45

Date: 6/30/2023

## Customer Information

Name:

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

## Specifications

U.D. = 33-1/2" x 81-13/16"; R.O. = 34-1/4" x 82-5/16"

O.M. of Exterior Trim = 36" x 83-1/16"

Lead Time: Stock (Call to verify)

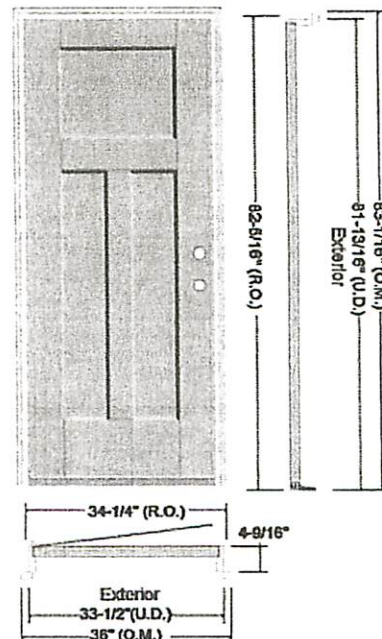


Image is viewed from Exterior!





Proposed New Storm Door





Proposed New Storm Door



# Photos of Existing Shutters







Proposed New Shutters

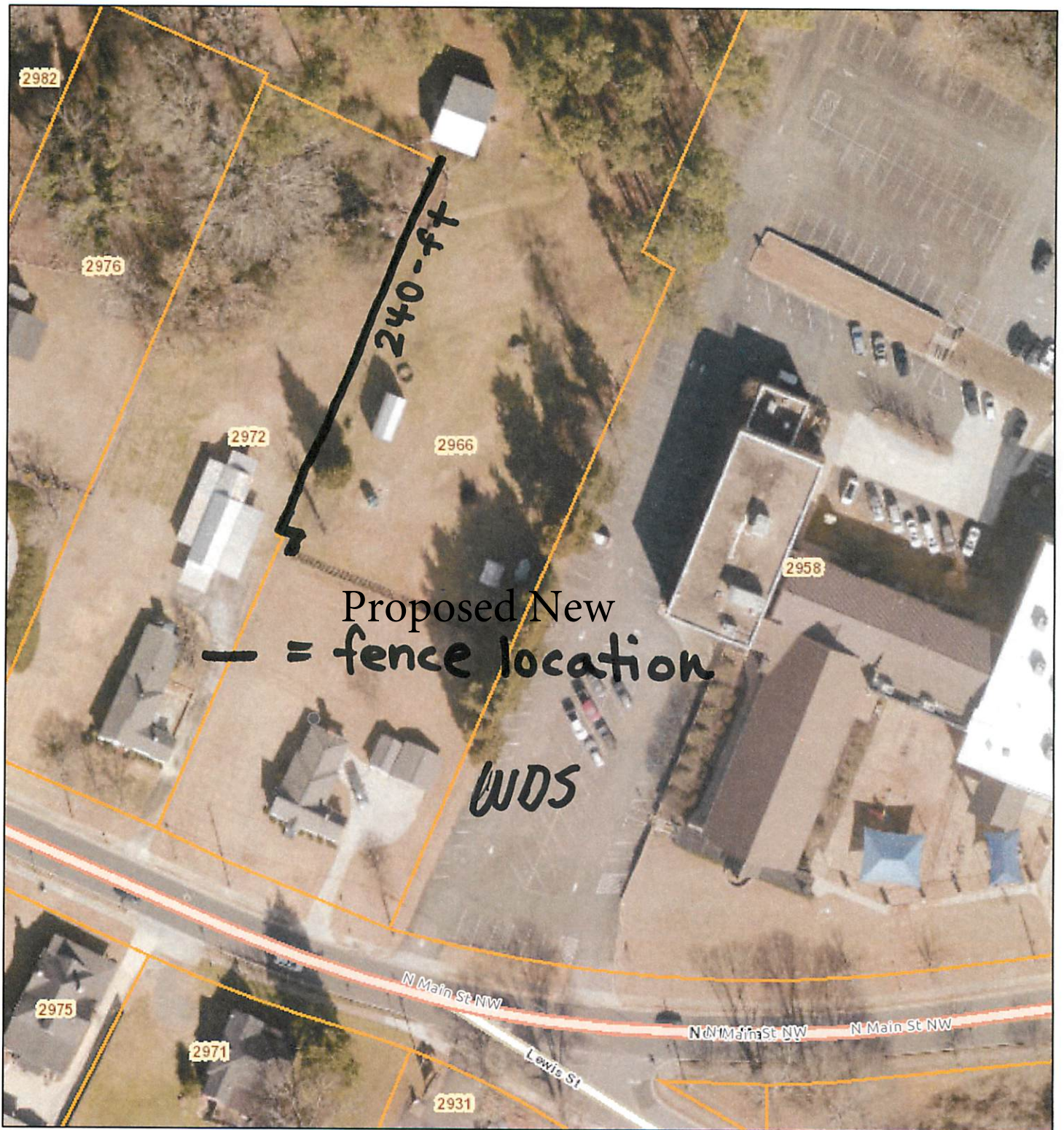


# Photo of Existing Fence

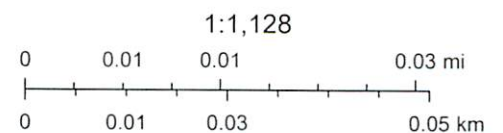




# 2966 N Main Street



8/14/2023, 1:34:50 PM



Copyright Cobb County. All rights reserved., Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Cobb GIS and ArcGIS Online Team



**From:** Albert Trevino  
**To:** [REDACTED]  
**Subject:** RE: #COAA2023-15 - 2966 N Main Street  
**Date:** Thursday, September 7, 2023 3:52:00 PM

---

Thank you Kevin!

So the status of this application #COAA2023-15 is:

1. Fence has been administratively approved
2. Stormdoor has been administratively approved
3. All other items on the application form (new front door, rear door and shutters) have been put on pause by the applicant. They understand that if they want to move forward as presented, it would require a full board review for review of the new style of doors and shutters.

**Albert Treviño** | Assistant Zoning Administrator & Planner  
**Office:** (770) 590-8268

**Please note my last day at the City of Kennesaw will be September 12, 2023.**  
**All e-mails after this date must be sent to one of the following:**

Darryl Simmons (Zoning Administrator): [dsimmons@kennesaw-ga.gov](mailto:dsimmons@kennesaw-ga.gov)  
Natalie Faustine (Administrative Assistant): [nfaustine@kennesaw-ga.gov](mailto:nfaustine@kennesaw-ga.gov)  
Zoning Department: [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)

---

**From:** Kevin Whipple [REDACTED]  
**Sent:** Thursday, September 7, 2023 1:16 PM  
**To:** Albert Trevino <[atrevino@kennesaw-ga.gov](mailto:atrevino@kennesaw-ga.gov)>  
**Subject:** Re: #COAA2023-05 - 2966 N Main Street

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes Albert I would approve the storm door as it would protect the existing door.

Kevin Whipple  
[REDACTED]

On Sep 1, 2023, at 3:59 PM, Albert Trevino <[atrevino@kennesaw-ga.gov](mailto:atrevino@kennesaw-ga.gov)> wrote:

Hi Kevin,

The applicant is wanting to put a pause on the new doors and shutters at this time, but they are asking if the storm door can be administratively approved?

**Albert Treviño** | Assistant Zoning Administrator & Planner  
**Office:** (770) 590-8268

**Please note my last day at the City of Kennesaw will be September 12, 2023.**  
**All e-mails after this date must be sent to one of the following:**

Darryl Simmons (Zoning Administrator): [dsimmons@kennesaw-ga.gov](mailto:dsimmons@kennesaw-ga.gov)  
Natalie Faustine (Administrative Assistant): [nfaustine@kennesaw-ga.gov](mailto:nfaustine@kennesaw-ga.gov)  
Zoning Department: [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)

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**From:** Albert Trevino  
**Sent:** Friday, September 1, 2023 1:55 PM  
**To:** 'Kevin Whipple' [REDACTED]  
**Subject:** RE: #COAA2023-05 - 2966 N Main Street

Thank you Kevin! I agree with your findings. I'll see how the applicant will like to proceed.

If the applicant wants to proceed with the application form as presented with the new style of doors and shutters I can add them to the next HPC regular meeting, but if they agree to keep the style of the new doors and shutters the same as what is existing, would you be amenable to reviewing this application administratively?

**Albert Treviño** | Assistant Zoning Administrator & Planner  
**Office:** (770) 590-8268

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Darryl Simmons (Zoning Administrator): [dsimmons@kennesaw-ga.gov](mailto:dsimmons@kennesaw-ga.gov)  
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Zoning Department: [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)

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**From:** kevin whipple [REDACTED]  
**Sent:** Wednesday, August 23, 2023 4:54 PM  
**To:** Albert Trevino <[atrevino@kennesaw-ga.gov](mailto:atrevino@kennesaw-ga.gov)>  
**Cc:** Darryl Simmons <[dsimmons@kennesaw-ga.gov](mailto:dsimmons@kennesaw-ga.gov)>  
**Subject:** Re: #COAA2023-05 - 2966 N Main Street

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am hung up on two items....I fear we may need to send this before full HPC as I would not feel comfortable administratively approving these items.

1. Door replacement - Existing doors are 6 panel and proposed replacement is a craftsman style door that is not in character with original or door on their garage (Reference 7.3.01, 7.3.03)
  2. Shutter replacement - New shutters do not match style of original shutter and do not appear in character for this architectural style of residence (Reference 7.4.01, 7.4.02, 7.4.08, 7.4.09)
- I see no issue with the fence extension. Please advise how the applicant would like to proceed?

On Tue, Aug 22, 2023 at 4:59 PM Albert Trevino <[atrevino@kennesaw-ga.gov](mailto:atrevino@kennesaw-ga.gov)> wrote:

Hi Kevin,

Here is a COAA request for:

1. New front/rear doors
2. New storm door
3. New shutters
4. New fence (to match what is already existing)

Please use the Dropbox link to view the full application.

[REDACTED]

Thank you,

<image001.jpg>

**Albert Treviño** | Assistant Zoning Administrator & Planner  
Department of Community Development | Planning & Zoning  
2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144  
**Direct:** (770) 424-8274 ext. 3172  
**Office:** (770) 590-8268

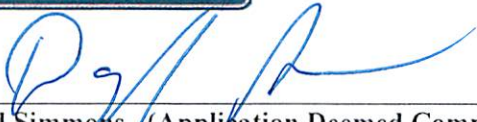
--  
Kevin B. Whipple  
[REDACTED]





## CERTIFICATE OF APPROPRIATENESS

### APPROVAL SIGNATURES

  
Darryl Simmons (Application Deemed Complete)  
Planning & Zoning Administrator

Date: \_\_\_\_\_

*As per email dated 9/7/23*  
(Application Administratively Approved)  
HPC Chair

Date: \_\_\_\_\_

- ☐ GRANTED  
☐ DENIED Reason for denial \_\_\_\_\_  
☐ REQUIRES HPC APPROVAL

-----  
Historic Preservation Commission consideration:

HEARING DATE: \_\_\_\_\_

ACTION BY COMMISSION:

- ☐ GRANTED  
☐ DENIED

APPROVED WITH CONDITIONS:

\_\_\_\_\_  
\_\_\_\_\_

DENIED: Reason for denial

\_\_\_\_\_  
\_\_\_\_\_

(May re-submit within 60 days)

POSTPONED/TABLED \_\_\_\_\_

\_\_\_\_\_  
Signature, Historic Preservation Commission

\_\_\_\_\_  
Date

*Upon Administrative Approval scan and send document to Commission for review*





## CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Application Fee: \$50.00    ☐ Demolition Fee: \$150.00

# COAA2023-17

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

### **Application for signage to include**

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

### **Application for landscaping to include**

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

### **Application for exterior renovations and additions to include**

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered





**CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.**

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice  
Civil Rights Division  
Housing and Civil Enforcement Section  
950 Pennsylvania Ave. N.W. –G St.  
Washington, DC 20530



1. NAME OF APPLICANT: Angelys Luna

☒ Owner

☐ Other

☐ Other, please specify \_\_\_\_\_

**APPLICANT MAILING ADDRESS:** 2076 Cherokee Ridge Trl NW

(Home#)\_\_\_\_\_ (Cell#) \_\_\_\_\_ (Email) \_\_\_\_\_

**PROPERTY ADDRESS:** 2076 Cherokee Ridge Trl NW

Land Lot **138** Tax Parcel **20013802340** Lot Size

Current zoning on property: R3

**2. NAME OF ATTORNEY OR REPRESENTATIVE:**

(Home#)\_\_\_\_\_ (Cell#)\_\_\_\_\_ (Email)\_\_\_\_\_

NAME OF OWNER:

Angelys Luna

(Home#)\_\_\_\_\_ (Cell#)\_\_\_\_\_ (Email)\_\_\_\_\_

### 3. ACTIVITY

## □ New Construction

### □ Demolition

□ Awnings

**X** Fence

□ Repairs or Alterations

- Landscaping

## □ Exterior Architectural Features

- Exterior Environmental Feature Change

## □ Moving a Building

### □ Sign Erection

□ Sign Placement \*

**\* (NOTE – Business License required before signage installation)**



Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Wood privacy fence in the front and side of property (where visible from road), and split rail fence on side and rear of property.

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Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

**Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.**

**The City of Kennesaw will not issue any permits until 7 days after the Commission's decision**, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.



10/3/2023

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Signature of Applicant

Date

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Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)



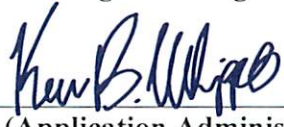


# CERTIFICATE OF APPROPRIATENESS

## APPROVAL SIGNATURES

  
 Darryl Simmons (Application Deemed Complete)  
 Planning & Zoning Administrator

Date: \_\_\_\_\_

  
 (Application Administratively Approved)  
 HPC Chair

Date: 10/17/2023



GRANTED

- ☐ DENIED Reason for denial \_\_\_\_\_
- ☐ REQUIRES HPC APPROVAL \_\_\_\_\_

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Historic Preservation Commission consideration:

HEARING DATE: \_\_\_\_\_

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

\_\_\_\_\_  
 \_\_\_\_\_

DENIED: Reason for denial

\_\_\_\_\_  
 \_\_\_\_\_

(May re-submit within 60 days)

POSTPONED/TABLED \_\_\_\_\_

\_\_\_\_\_  
 Signature, Historic Preservation Commission

\_\_\_\_\_  
 Date

*Upon Administrative Approval scan and send document to Commission for review*





1779 Big Shanty Drive, NW  
Kennesaw, GA 30144

[www.1stfence.com](http://www.1stfence.com)

phone: 770-422-9996  
fax: 770-422-9559

## Proposal

|                                      |                 |                                      |                   |
|--------------------------------------|-----------------|--------------------------------------|-------------------|
| Name: Angie Luna                     |                 | Street: 2076 Cherokee Ridge Trail NW |                   |
| City, State, Zip: Kennesaw, GA 30144 | Date: 9/9/2023  | Phone: [REDACTED]                    | Phone: [REDACTED] |
| Subdivision: Cherokee Ridge          | Fax: [REDACTED] | Email: [REDACTED]                    |                   |

### Fence 1: 6 Ft Priv. - Pine - 3 Rail

65 ft

Build Style A - No Stain - Dog Ear Picket - Flat

Post

Orientation: Finished Side Faces Out

Approx. Picket Spacing:

Gate 1 Single Swing 4'W DE Privacy Qty: 1

Gate w/ 6x6 Posts (Reg. Dado) & x3 Hinges

Gate 2 Double Swing 10'W DE Privacy Qty: 1

Gate -6x6 Posts (Reg. Dado) -x3 Hinges -Drop Rod

### Fence 2: 4 Ft - Ranch RI w/ Galv Wire - Pine - 3 Rail

200 ft

Flat Post

**\*Customer clearing bushes, saplings and undergrowth from the proposed fence lines PRIOR to the scheduling of the project.**

Gate 3 Single Swing 4'W Scallop Qty: 1

Picket Gate -1x6" Pkts -2" Spacing -4x4 Posts (flat)

### Construction Detail:

Fence will follow general Contour of the Ground

All Posts Set in Wet-Mixed Concrete

Ranch Rail Orientation from Inside: Fascia/Rail/Wire/Post

### Other Detail:

Framing Nails - Heavy Duty Ring Shank Galvanized

Picket Nails - Twist Shank Aluminum

Clearing of Vegetation IS NOT included on Contract

Price Shown Includes all Available Discounts

Homeowner to Obtain Building Permit - If Required

### Warranty Detail:

Lifetime Workmanship Warranty

Pressure Treated Lumber Carries Lifetime Warranty against Termite Damage and Fungal Decay. Labor Is Not Included.

Pickets Carry a Limited 10 Year Picket Replacement Warranty. Labor Is Not Included.

Terrain Mild Slope

Obstructions Heavy Brush

Removal By Customer

Approximately 4 to 5 weeks from the date a signed contract and deposit is received by First Fence of Georgia. Installation date is a projection which is subject to change without notice due to inclement weather, manpower & constraints, etc.

AL  
INITIAL

Purchaser Agrees that final price will be determined by final installed footage.

AL  
INITIAL

Purchaser is responsible for locating property lines. Purchaser takes sole responsibility for fence location.

AL  
INITIAL

First Fence of GA is not responsible for damage to underground systems, except marked public utilities.

AL  
INITIAL

Wood Fence components, when exposed to the elements are subject to immediate warpage, shrinkage, cracking, etc. No warranty is offered or implied against these conditions.

AL  
INITIAL

**PLEASE REVIEW THIS PROPOSAL CAREFULLY TO ENSURE THAT IT INCLUDES THE ENTIRE SCOPE OF WORK YOU EXPECT TO BE PERFORMED. NO VERBAL AGREEMENTS, STATED OR IMPLIED, WILL BE HONORED.**

AL  
INITIAL

**Discounted cash or check price:**

All Taxes Included Price Valid 14 Days **\$4,594.00**

Deposit: **\$1,531.00**

**Balance: "Due On Completion" \$3,063.00**

Estimator: *Sean Chirone* 9/12/2023  
770-990-3883

**Purchaser accepts all pages associated with this proposal including but not limited to schematics, drawings, and terms and conditions pages.**

AL  
INITIAL

Signature of Purchaser

Date

*Angie Luna* 9/22/2023

Accepted by First Fence of Georgia

Date

Total Retail Price: \$ 4,836.00

Discounted cash or check price: \$ 4,594.00



## Payment Information for First Fence Contract

Minimum deposit of \$1,531.00 is due along with your signed contract.

### Select Method:

**Note:** **Method #1** - Input your ACH info below. This will result in your Fence Project going into our system quickly and your installation lead time will begin immediately.

**Method #2, #3, and #4** - (Paying by Cash, Check or Calling the Office) These methods for paying your deposit will place your Fence Project on hold. Your lead time will begin when the deposit is received.

If you would like to pay using a different method please contact Customer Service at 770-422-9996.

### ACH from your Bank

I authorize First Fence of Georgia to initiate an electronic debit to my:

**Select Type of Account:**

for payment of my deposit. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law.

This authority will remain in effect until I have cancelled it in writing.

**No Home Equity Line of Credit Accounts accepted.**

**Please do not use a deposit slip to obtain routing number.**

Date: \_\_\_\_\_

Financial Institution Name: \_\_\_\_\_

Name on Account: \_\_\_\_\_

Routing Number from a Check or your Bank: \_\_\_\_\_

Account Number: \_\_\_\_\_

Deposit Amount : \_\_\_\_\_

Signature: \_\_\_\_\_

### Sample

YOUR NAME 1234 Main Street Anywhere, OH 00000 123

DATE \_\_\_\_\_

PAY TO THE ORDER OF \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ DOLLARS

⑆044072324⑆ ⑆000123456789⑆ ⑆123⑆

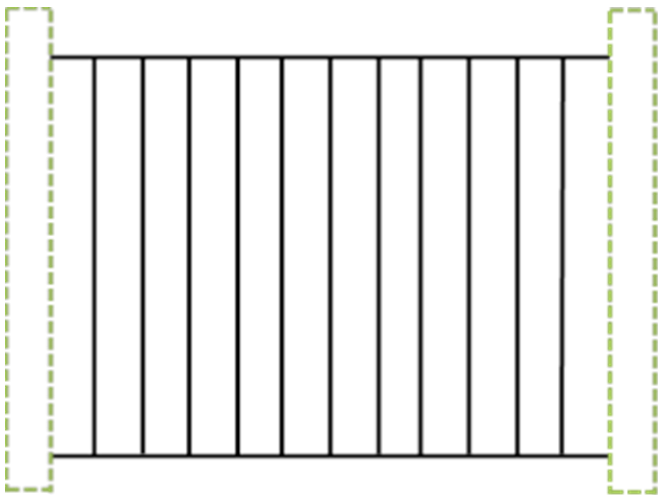
**ROUTING NUMBER** **ACCOUNT NUMBER** **CHECK NUMBER**

### Mail Check to the Office

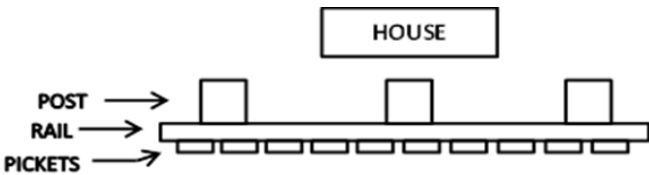
First Fence of Georgia  
1779 Big Shanty Drive, NW  
Kennesaw, GA 30144



6 Ft Priv. - Pine - 3 Rail



STRAIGHT TOP PRIVACY



BUILD STYLE A – FACE OUT



DOG EAR PICKET



FLAT POST



REGULAR DADO POST

*\*Gate Post Style\**

Materials:

| Section     | Comment                                                           |
|-------------|-------------------------------------------------------------------|
| Posts       | Pressure Treated Pine 4" x 4" (3.5" x 3.5" Actual)                |
| Posts       | Gate Posts - Pressure Treated Pine 6" x 6" (5.5" x 5.5" Actual)   |
| Rails       | Pressure Treated Pine 2" x 4" (1.5" x 3.5" Actual), 3 per section |
| Pickets     | Pressure Treated Pine 1" x 6" (5/8" x 5.5" Actual)                |
| Gate Detail | Wood Gates - Built with Cedar Framing and Screwed Joints          |
| Gate Detail | Gate Hinges - Heavy Duty Black Steel Hinges                       |
| Gate Detail | Gate Latches - Heavy Duty "Maxima" Gravity (will accept padlock)  |



4 Ft - Ranch RI w/ Galv Wire - Pine - 3 Rail



3-RAIL RANCH RAIL



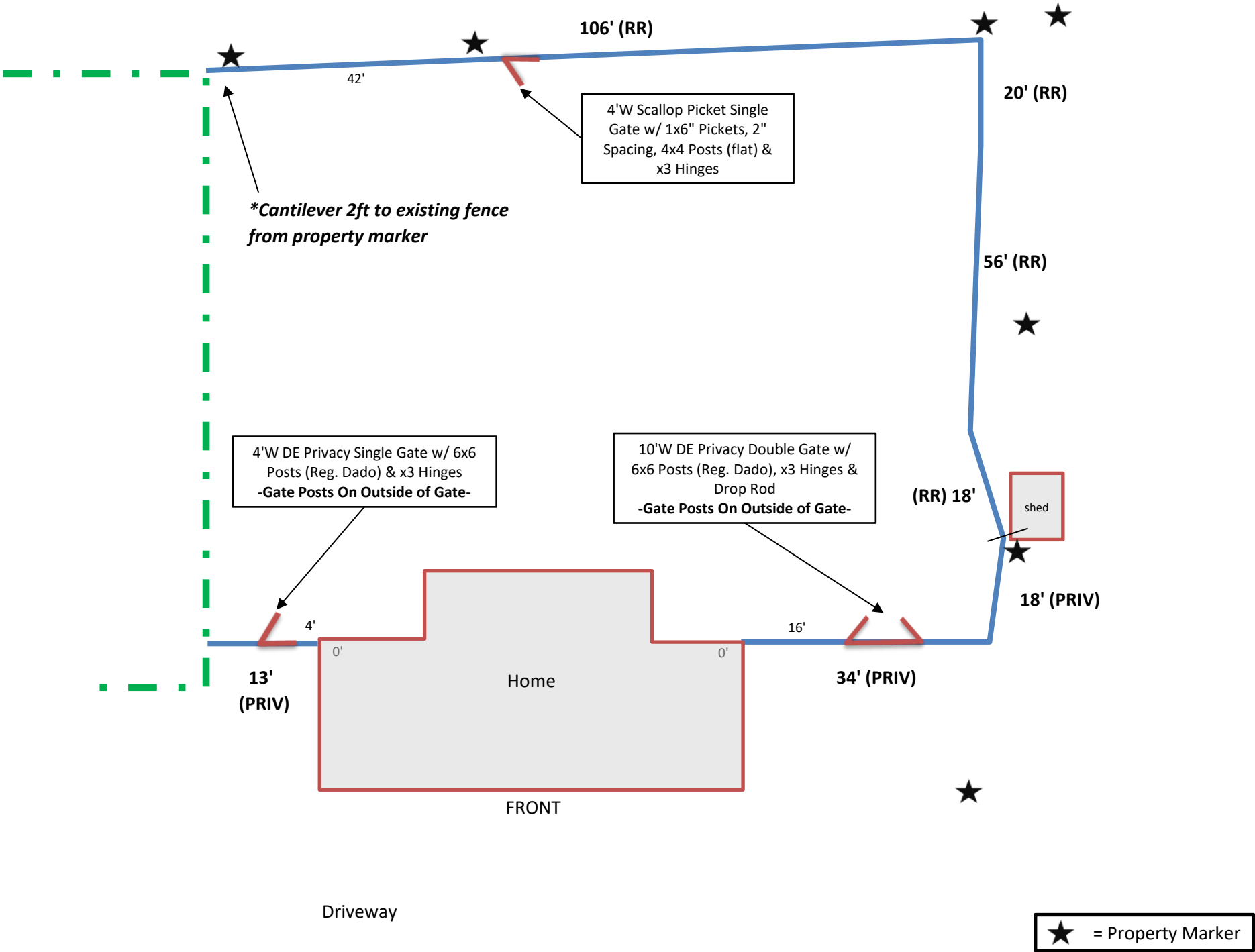
RANCH RAIL/CROSSBUCK – ORIENTATION FROM INSIDE  
FASCIA/RAIL/WIRE/POST



FLAT POST

| Materials:  |                                                                  |
|-------------|------------------------------------------------------------------|
| Section     | Comment                                                          |
| Posts       | Pressure Treated Pine 4" x 4" (3.5" x 3.5" Actual)               |
| Rails       | Rough-Sawn Pressure Treated Pine 5/4 Board (1" x 6" Actual)      |
| Wire        | Welded Wire - 2" x 4" Galvanized, 14 ga                          |
| Gate Detail | Gate Hinges - Heavy Duty Black Steel Hinges                      |
| Gate Detail | Gate Latches - Heavy Duty "Maxima" Gravity (will accept padlock) |







## Conditions

First Fence of Georgia hereby sells to the purchaser the fence product or structure described in this contract, subject to all terms and conditions on each side of this contract, and the purchaser in consideration thereof, agrees that:

**Responsibility of Buyer:** Purchaser agrees to locate and identify the property lines and pertinent easements. Purchaser takes sole responsibility for fence location. Purchaser agrees that he is solely responsible for the location of the fence described in this proposal. Purchaser will defend First Fence of Georgia and reimburse them for all costs in connection with any claim made by anyone about the location of the fence. Purchaser is responsible for any special work described in this proposal.

**Unforeseen Conditions-Additional Charges:** Purchaser agrees that First Fence of Georgia has the right to make reasonable additional charges if unforeseen ground conditions hinder the fence installation. Such conditions may include rock formations, hidden foundations, tree roots and other obstacles.

**Underground Systems:** Purchaser agrees that First Fence of Georgia will not be held responsible under any circumstances for damage to any underground pipes, drains, wires, cables, foundation, sprinklers, etc. that are not marked by The Utility Service of Georgia (1-800-282-7411).

**Landscape:** Purchaser agrees that First Fence of Georgia will not be held responsible for any restoration of any part of the landscape that is disturbed during fence installation. First Fence of Georgia will not be required to remove or reform soil excavated from post holes during fence installation. First Fence of Georgia will not be responsible for damage to trees, shrubs, sod, plants, flowers, etc.

**Payment:** Payment to First Fence of Georgia is due per the terms specified on the face of the contract. "Due on Completion" means customer will pay installer on the day the project is complete. Customer agrees that if payment is made later than agreed terms, a late charge of 1 1/2% per month will be paid by the customer. Failure to pay as agreed will void all warranties. There will be a \$25.00 charge for returned checks. If any unpaid balance is turned over to an attorney or collection organization, the customer will be responsible for all fees associated with the collection of the monies due. In addition, the customer will also be responsible for \$200.00 fee to reimburse First Fence of Georgia for the cost associated with liens placed on the property until full payments has been received. Any financing agreements are made between the customer and a third party financing institution.

**Contract:** This proposal only becomes a contract after being signed by the Purchaser and accepted by an officer of First Fence of Georgia.

**Disputes:** Purchaser agrees that any disputes concerning this contract will be adjudicated in the appropriate Georgia municipality.

The agreed upon total price on this proposal is an all inclusive dollar amount which includes First Fence of Georgia's cost of materials (including sales tax), delivery, and installation labor charged to customer for all installation services. Final footage, associated components, and services may vary. Said variations will be billed or credited on a prorated basis.

**Redo Work and Extra Trips:** Customer shall be present when work commences (unless alternate arrangements have been made) to indicate location of the fence and gates and to inform workmen of any special conditions. Work completed in error due to customer's lack of direction to installers will be corrected at customer's expense. Extra trips necessitated by customer-caused interruptions will be billed to the customer at a rate that is based on the costs incurred. Customer will be present at project completion to approve work and deliver final payment to workmen. If extra trips are requested to make changes or corrections not related to workmanship, customer will be billed for trip charges plus the cost of the changes requested.

**Warranties:** Fences are warranted for lifetime of the purchaser against defects in workmanship. First Fence of Georgia will resolve any errors in workmanship for as long as the customer of record owns the fence. Exclusions: Vandalism, extreme weather, vehicular damage, misuse, climbing, unusual impact of pressure, and normal wear and tear. Fence materials will change appearance, dimension and shape due to the process of aging and exposure to the elements. Wood fence materials are subject to warpage and cracking. Defects caused by the above describe natural changes to the material and are specifically excluded from this warranty, but are covered by the First Fence of Georgia extended picket replacement coverage.

**Gate Warranty:** Gates will be adjusted at no extra charge for a period of ninety (90) days after the install date, provided that abuse is not evident. This limited warranty is in lieu of any other express or implied warranties, including but not limited to implied warranties of merchantability, or fitness for any particular purpose. No verbal assurances or warranties will be valid at any time. Valid warranty claims will be attended to by First Fence of Georgia within six (6) months of notification to First Fence of Georgia.

**Animal & Child Containment:** Due to the varied surface of the earth, uneven spaces will exist between the bottom of the fence and the ground. Pets and children will exploit these spaces to escape. Pets and children can also climb over any fence. Purchaser agrees that First Fence of Georgia will not be held responsible for the retention of pets or children within installed fences or for damages resulting from the escape of pets or children.

**Attachment to Masonry:** The attachment of fences and gates to existing masonry structures such as columns, walls, driveways, buildings, etc. carries the risk of damaging said structures. Masonry walls and columns with fences attached are subject to damage from wind. Purchaser agrees that First Fence of Georgia will not be held liable for damage to masonry structures described herein.

**Scheduling:** Completion of this contract can be delayed by inclement weather, manpower constraints and/or equipment availability. Said delays can cause the buyer inconvenience and/or expense such as lost time at work, pet boarding fees, etc. Customer agrees that First Fence of Georgia will not allow a reduction in the contract price, nor will reimbursement be made to compensate customer for said expenses and/or inconvenience.

**Fence Height:** Fence height is defined herein as the height of the fence at its tallest point from grade, plus or minus six (6) inches.

**Site Preparation:** Site Preparation, such as clearing and grading, is the responsibility of the customer, unless other specific arrangements have been established in the contract.

**Building Permits:** All required building permits will be obtained and paid for by the customer.

**Other:** Unless specified on the face of the contract, all matters relating to the completion of this project will be decided by First Fence of Georgia. This will include gate placement, material selection, construction technique, etc.

**Cancellation:** This contract can be cancelled without penalty, if done within three days of date signed by purchaser. After the three-day grace period, cancellation of this contract will result in charges for any work performed and/or materials procured for the contracted work, plus a fee equal to 15% of the contract amount.

**Verbal Representation:** Responsibilities of First Fence of Georgia are limited to that which is described in this contract. Verbal representations by First Fence of Georgia employees will not be honored.

**Proposal:** After receipt of signed copy from buyer, this proposal when accepted by First Fence of Georgia, becomes a contract between the two parties, this contract can be cancelled without penalty, if done within three days of date signed by purchaser.