



**DESIGN REVIEW BOARD MEETING**

**7:30 p.m. Monday, May 4, 2020**

**Videoconference Meeting**

24255 Thirteen Mile Rd Suite 190

Bingham Farms, MI 48025

**AGENDA**

- I. Call To Order
- II. Approval of Agenda - M
- III. Approval Meeting Minutes of March 2, 2020 - M
- IV. Public Comment on Non-Agenda Items
- V. New Business
  - a. 30731 Bristol Lane: Home addition - M
  - b. 31033 Cardinal Lane: Solar panel array installation - M
  - c. 23172 Old Orchard Trail: Play pad and landscaping plan - M
- VI. Old Business
  - a. 23100 Sager Court: Reapplication for front porch replacement - M
  - b. 32100 Bingham Road: Conditional approval re paint color - update
  - c. Oakland County Tree project - update
- VII. Board Members' Comments
- VIII. Adjourn - M

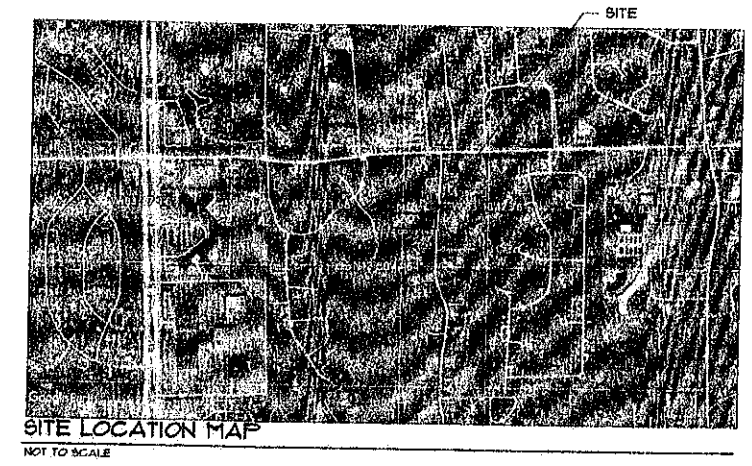
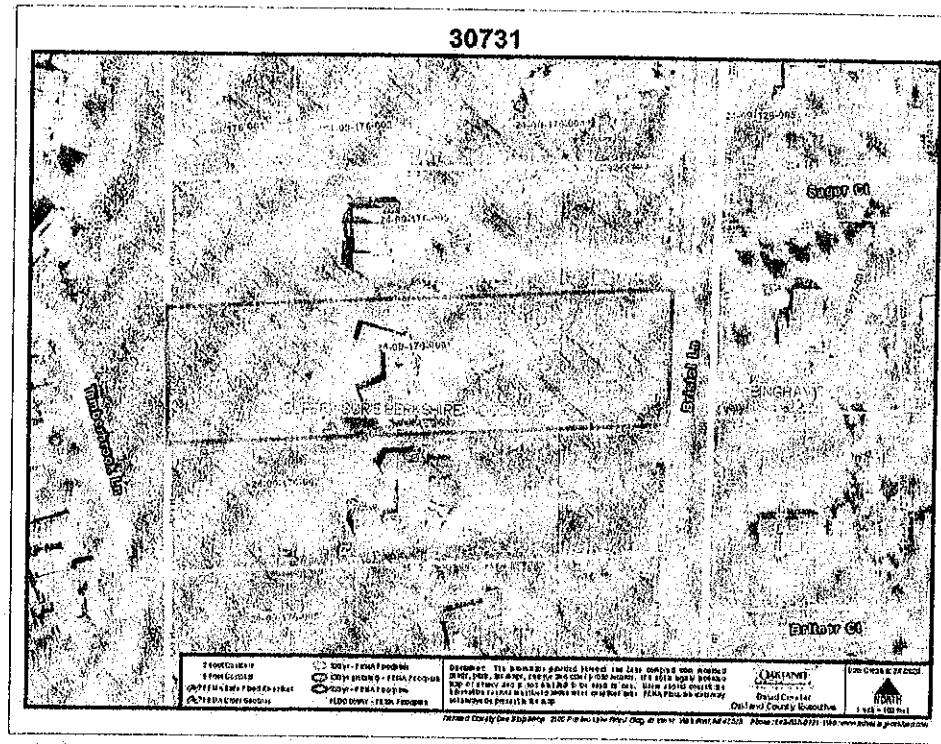
**APPLICANT REPRESENTATION REQUIRED AT THE MEETING**

The mission of the Design Review Board is to preserve, protect and enhance the ecologically and historically unique environment and aesthetic charm of the Village and to promote the general public health, safety and welfare of the community (Chapter 153, Section 153.03 of the Village Charter).

**IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETING ACT)**

The Village of Bingham Farms will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made at least five business days before the meeting. Individuals with disabilities requiring auxiliary aids or services should contact the village manager: 24255 Thirteen Mile, Suite 190, Bingham Farms MI 48025; 248-644-0044.

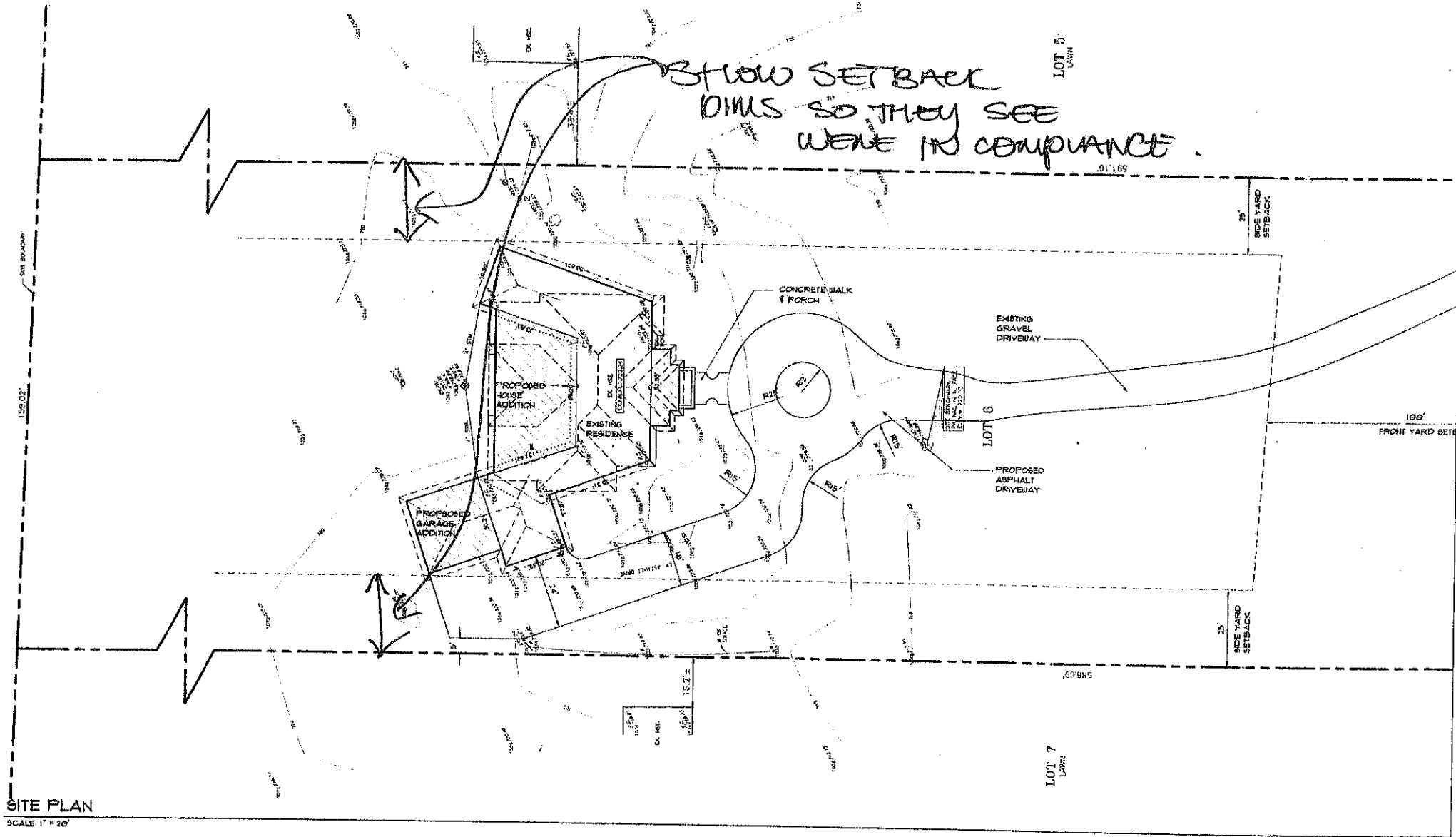
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SHEET IN  
SHEET NO.  
9-1  
A-1  
A-2  
A-3  
A-4  
A-5

OAKLAND COUNTY PLOT MAP  
SCALE 1" = 100'



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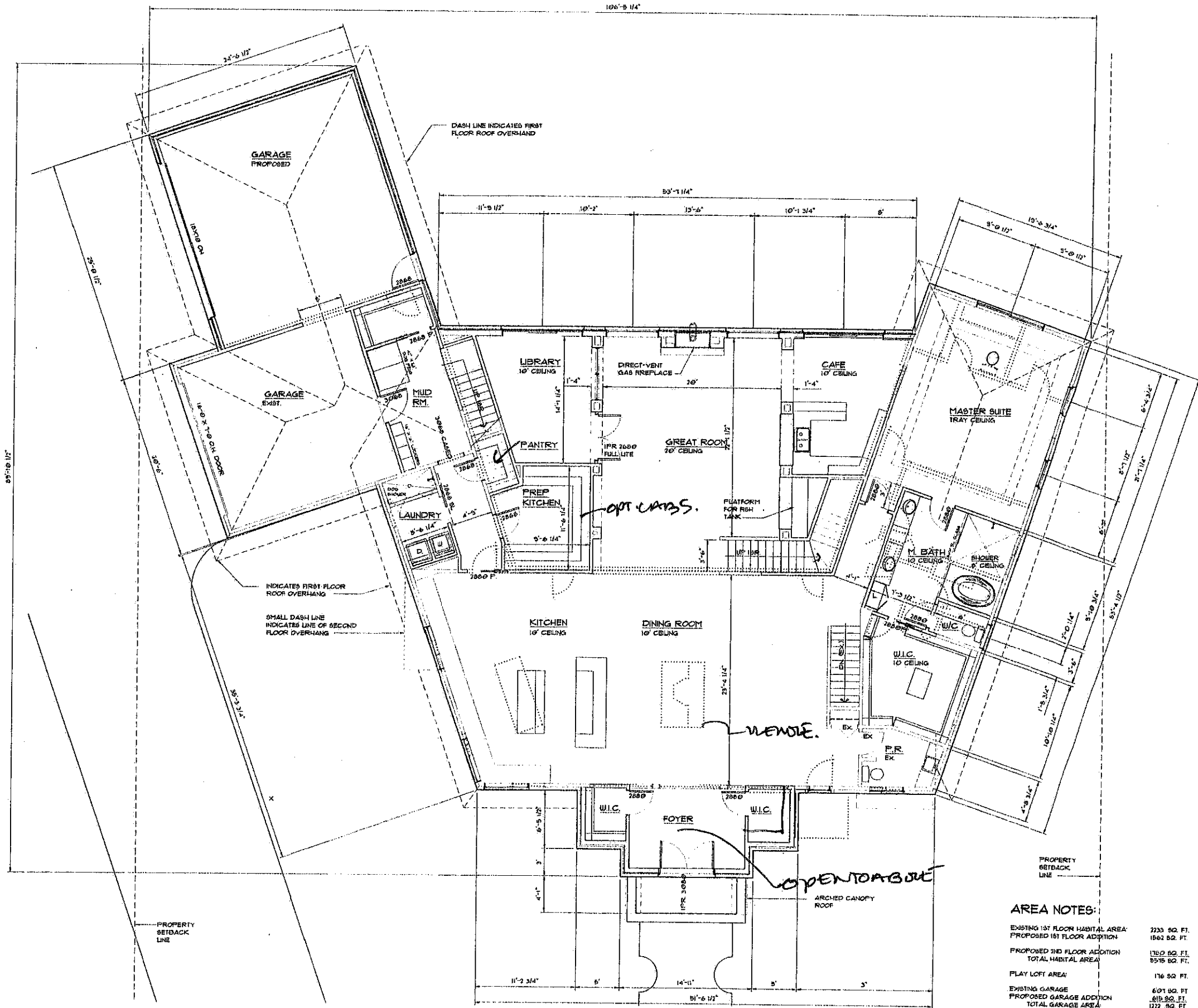
**GENERAL NOTES**

1. ALL WORK UNDER THESE DOCUMENTS ARE TO BE COMPLETED IN COMPLIANCE WITH THE MICHIGAN RESIDENTIAL BUILDING CODE 2018.
2. ANY DISCREPANCIES FOUND IN THESE PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
3. DESIGN LOADS:
  - 3.1. FIRST FLOOR LIVE LOADS: 40 P.S.F.
  - 3.2. FIRST FLOOR DEAD LOAD: 20 P.S.F.
  - 3.3. FIRST FLOOR DEFLECTION LIMITS: LIVE L-480.
  - 3.4. SECOND FLOOR LIVE LOADS: 30 P.S.F.
  - 3.5. SECOND FLOOR DEAD LOADS: 15 P.S.F.
  - 3.6. ROOF LIVE LOAD: 20 P.S.F.
  - 3.7. ROOF DEAD LOADS: 20 P.S.F.
  - 3.8. WIND LOADS: 22 P.S.F.
4. MINIMUM INSULATION VALUES SHALL BE:
  - 4.1. NEW EXTERIOR WALLS: R-13
  - 4.2. ROOF/CEILING: R-38
  - 4.3. OVERHANGING FLOORS: R-20
  - 4.4. BOND JOIST SPACE: R-20
  - 4.5. CRAWL SPACE FLOOR: R-10
  - 4.6. CRAWL SPACE WALLS: R-10
5. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING OR FACE OF FOUNDATION, WHICHEVER APPLIES.
6. ALL INTERIOR DIMENSIONS FROM FACE GYPSUM BOARD TO FACE OF GYPSUM BOARD OR MILLWORK.
7. INTERIOR WALLS ARE 1/2" GYP. BOARD, ON EACH SIDE OF 2X4 STUDS @ 16" O.C. (U.O.N.)
8. NEW FIRST FLOOR EXTERIOR WALLS ARE BRICK OR STONE ON AIR SPACE ON WIRE WITH WEATHER RESISTANT BARRIER ON 1/2" PLYWOOD CD-X SHEATHING ON 2X6 OR 2X8 STUDS WHERE INDICATED @ 16" O.C. W/ R-13 CAVITY INSULATION (MIN), UNLESS NOTED OTHERWISE. SEE ELEVATIONS AND WALL SECTION FOR MORE INFORMATION.
9. SECOND FLOOR EXTERIOR WALLS ARE SIDING ON DRAINAGE MATTE ON WIRE ON 1/2" PLYWOOD CD-X SHEATHING ON 2X6 STUDS @ 16" ON CENTER.
10. SECOND FLOOR FLOORING SHALL BE FINISH FLOORING (T.B.D.) ON 5/4" ENGINEERED FLOOR SHEATHING ON 14" FLOOR TRUSSES @ 16" O.C.
11. PROVIDE A FIN. OF 4" OF WALL TO DOOR ROUGH FRAMING FOR TRIM.
12. PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED APPURTENANCES SECURED TO WALL, IE WINDOW BLINDS, CURTAIN RODS, CABINETS, HANGING RODS, BATHROOM ACCESSORIES, HANDRAILS, ETC., TYPICAL.
13. CONCRETE SLABS SHALL BE 3500 PSI AT 28 DAYS. CONCRETE FOOTINGS SHALL BE 3000 PSI AT 28 DAYS. MINIMUM PROVIDE TESTING CONES FOR VERIFICATION TO HOMEOWNER. HOMEOWNER WILL SELECT TESTING LAB.
14. EXPOSED LUMBER AND LUMBER AFFIXED TO CONCRETE OR C.M.U.'S SHALL BE WOLMANIZED. MECHANICAL FASTENERS IN WOLMANIZED LUMBER SHALL BE NON-CORROSIVE TYPE, STAINLESS STEEL OR GALVANIZED WITH Z-MAX (G-90) COATING.
15. MECHANICAL FASTENERS SHALL BE BY SIMPSON STRONG TIE OR EQUAL. INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTRUCTIONS.
16. REINFORCING FOR CONCRETE SLABS WHERE NOTED: 4" SLABS: 6" x 6" / W-4 X W-4 W.U.M. FOR 5 OR 6 INCH SLABS: 6" x 6" / W-3 X W-3 W.U.M. PER ASTM A82.
17. BASEMENT WALL WATERPROOFING: BASIS OF SPEC. SHALL BE 34 MIL, DIMPLED HOPE BY SYPYCOR OR EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
18. REINFORCING BARS SHALL BE ASTM A615, GRADE 60 DEFORMED.
19. CONCRETE BLOCK SHALL CONFORM TO ASTM C90, NORMAL WEIGHT.
20. MORTAR FOR MASONRY SHALL CONFORM TO ASTM C210, TYPE N.
21. GROUT SHALL CONFORM TO ASTM C476 WITH A SLUMP OF 8 TO 10 INCHES.
22. MASONRY JOINT REINFORCING SHALL CONFORM TO ASTM A951, HOT DIPPED GALVANIZED, 0.188 INCHES DIAMETER.
23. STONE AND BRICK VENEER SHALL BE AS SELECTED BY HOMEOWNER.
24. VENEER ANCHORS SHALL BE HOT-DIPPED GALVANIZED, TWO PIECE ADJUSTABLE VENEER ANCHORS HECKMAN #318-C 1/8"-4, TRIANGLE WIRE TIE, OR EQUAL.
25. STEEL W SHAPES AND ANGLES SHALL CONFORM TO ASTM A992, GRADE 50, HIGH STRENGTH, LOW ALLOY.
26. WOOD STUDS, JOISTS AND BLOCKING SHALL BE SPRUCE, PINE, FIR NO. 2 GRADE OR BETTER WITH NO MORE THAN 19% MOISTURE CONTENT. STUDS OVER 10 FEET IN HEIGHT SHALL BE LVL ENGINEERED STUDS, 1 IE OR BETTER.
27. MICRO-LAM OR PARALLEL HEADERS SHALL BE TRUSJOIST MCWILLIEN, 1.5E, OR EQUAL.
28. ALL FLOOR AND ROOF TRUSSES SHALL BE ENGINEERED AND SHOP DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED MICHIGAN ENGINEER.
29. FLOOR TRUSSES SHALL BE 14" IN DEPTH, 16" O.C. BOTTOM CHORD BEARING WITH A LIVE LOAD DEFLECTION RATING OF L480 AND A TOTAL LOAD RATING OF L360.
30. ANY JOINTS IN NON-CONTINUOUS ARCHITECTURAL TRIM SHALL BE 45° MITERED, BUTT JOINTS ARE NOT ALLOWED.
31. ROOF SHINGLES SHALL BE CLASS A, 3000.
32. DRAINAGE MAT: BASIS OF SPEC. 'DRAINAGE MAT 207', BY GLEN-GERTY, A 1/2" THICK, HEAT BONDED, FILTER FABRIC WITH INSECT BARRIER.
33. MOISTURE RESISTANT BARRIER (M.R.B.): BASIS OF SPEC. 'STO GOLD COAT' AND 'STO RAPID GUARD' OR APPROVED EQUAL.
34. LAP SIDING SHALL BE BY ALLURA, OR EQUAL, 5/16" x 5-1/4" CEMENT FIBER FOR 4" EXPOSED FINISH. NATURAL WOOD FINISH, COLOR TO BE SELECTED BY OTHERS. OUTSIDE CORNERS SHALL BE SHIPPED. PROVIDE CORNER BACKING MATERIAL AS SPECIFIED BY THE MANUFACTURER. PROVIDE MATCHING COLORED STAINLESS STEEL FASTENER. PROVIDE MANUFACTURER'S 50 YEAR WARRANTY.
35. CRAWL SPACE SHALL BE INTERNALLY VENTURED; NO OUTSIDE VENTING.

- INDICATES EXISTING CONSTRUCTION TO BE REMOVED.
- INDICATES EXISTING CONSTRUCTION TO REMAIN.
- INDICATES PROPOSED GYPSUM BOARD ON 2X4 OR 2X6 STUDS.

**DRAWING LENGEND**  
SCALE 3/16" = 1'-0"

**FIRST FLOOR PLAN**  
SCALE 3/16" = 1'-0"



**AREA NOTES:**

EXISTING 1ST FLOOR HABITAT AREA:	2233 SQ. FT.
PROPOSED 1ST FLOOR ADDITION:	1862 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	1350 SQ. FT.
TOTAL HABITAT AREA:	5445 SQ. FT.
PLAY LOFT AREA:	176 SQ. FT.
EXISTING GARAGE:	601 SQ. FT.
PROPOSED GARAGE ADDITION:	419 SQ. FT.
TOTAL GARAGE AREA:	1020 SQ. FT.

DO NOT SCALE DRAWINGS

F. MATTHEW RAY ARCHITECT



2914 SHAUNNEE LANE  
WATERFORD  
MICHIGAN  
48329  
248-208-1655  
FMRAYARCH@COMCAST.NET

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**CLIENT:**  
JEREMY SCOTT  
30731 BRISTOL LN  
BINGHAM FARMS, MI

**PROJECT:**  
ADDITION TO  
**SCOTT RESIDENCE**

30731 BRISTOL LN  
BINGHAM FARMS, MI

**APPROVALS**

**ISSUED/DATE**  
SITE PLAN REVIEW  
MARCH 18, 2020



CHECKED BY: FMR  
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DATE:

**PROJECT NO.**  
1720

**TITLE:**  
FIRST FLOOR PLAN

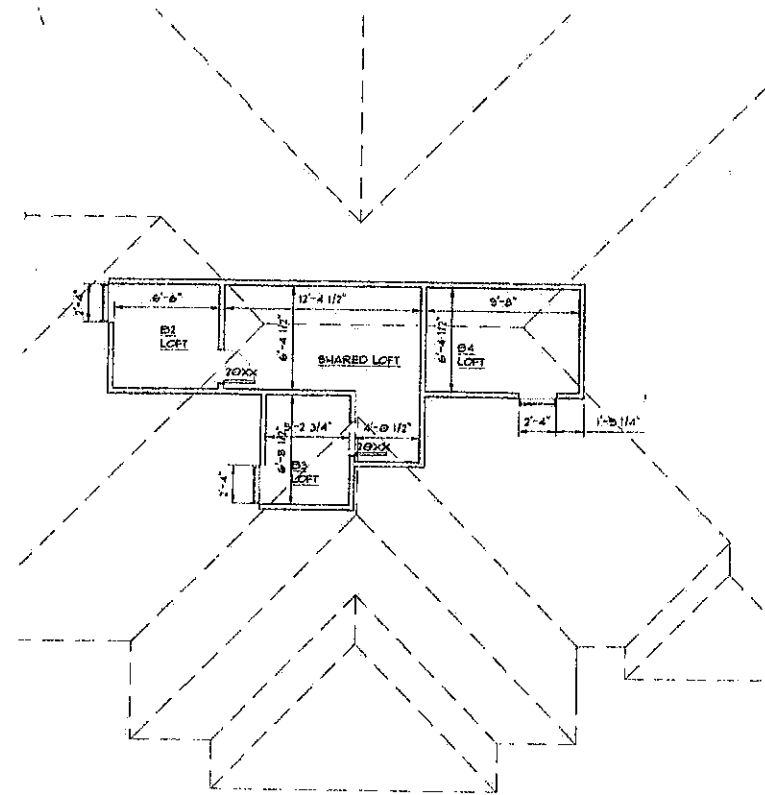
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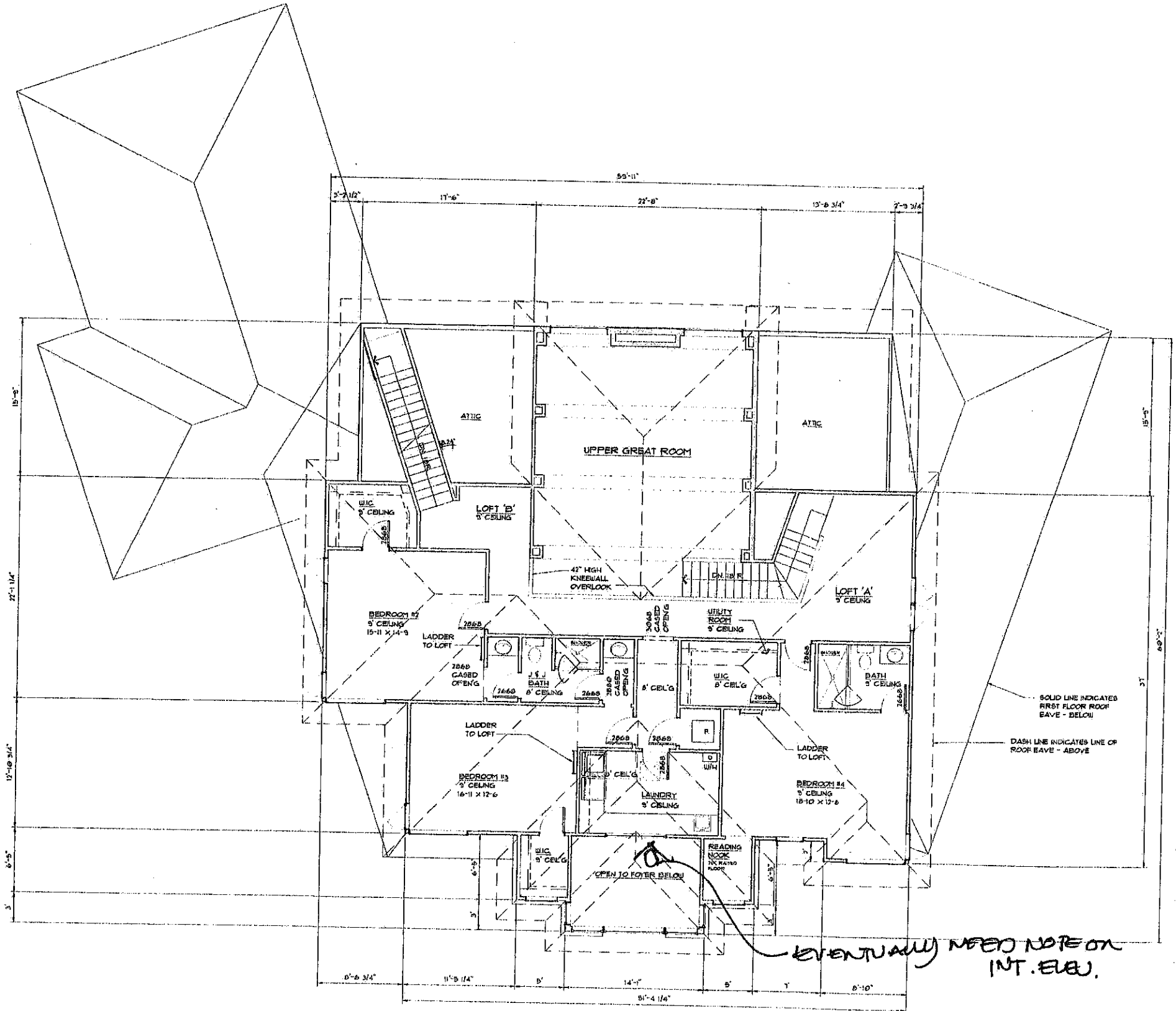
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LOFT FLOOR PLAN  
SCALE 3/16" = 1'-0"  
176 SQ FT



SECOND FLOOR PLAN  
SCALE 3/16" = 1'-0"  
1789 SQ FT

SCHEME #5



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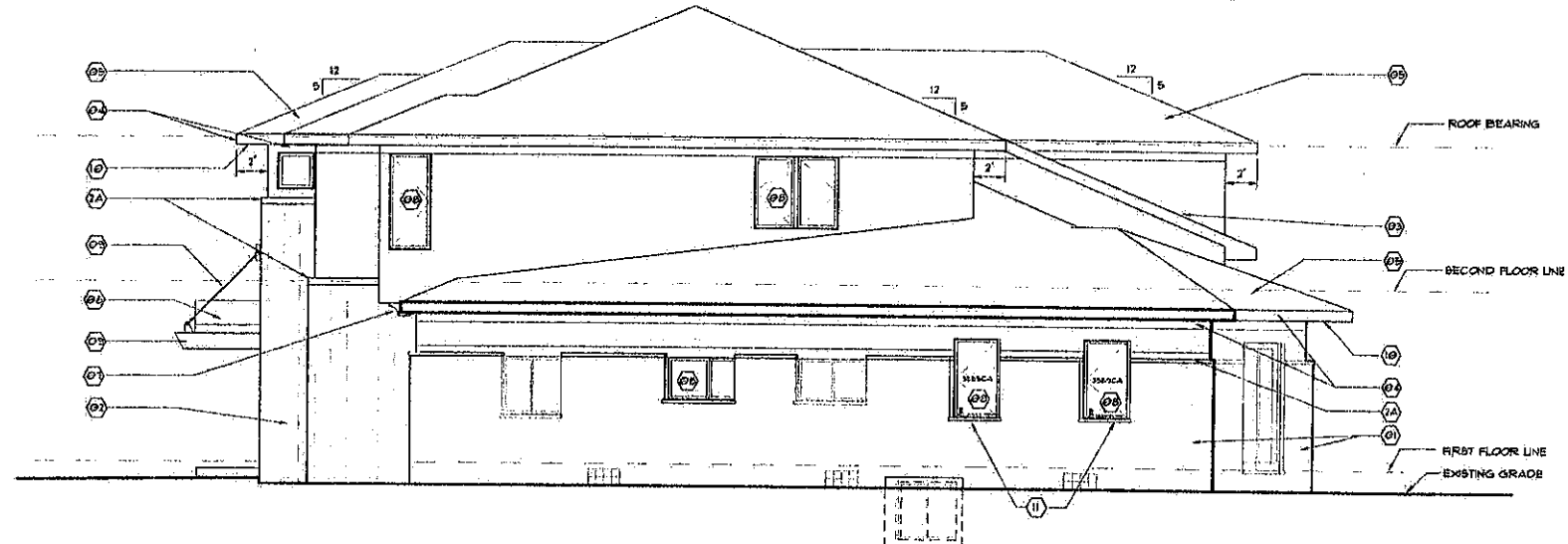
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DO NOT SCALE DRAWINGS

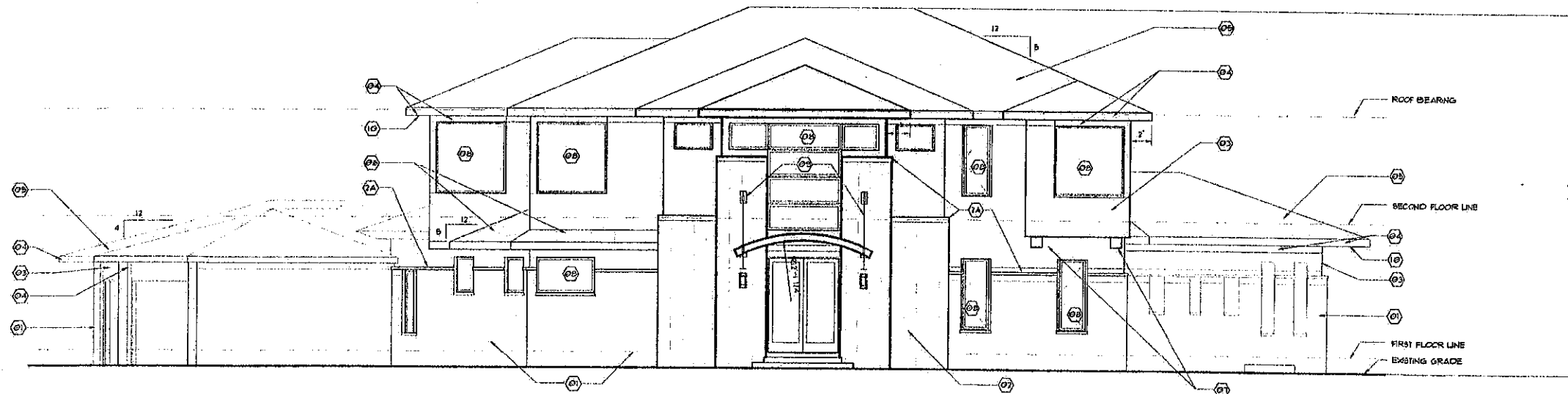
MATERIAL SCHEDULE

MARK	MATERIAL / MANUFACTURER	SIZE / FINISH	COMMENTS
01	EXISTING / PROPOSED BRICK	STANDARD MODULAR	MATCH EXISTING SIZE & TEXTURE
02	STONE / ARMCRAFT 'RENAISSANCE SERIES'	12" X 24" X 5"	COLOR TBD
03	COPING STONE / ARMCRAFT	4 X 4 / SMOOTH	
04	SIDING / CEMENT FIBER	SMOOTH LAP 6" EXPOSURE	PAIN COLOR TBD
05	1 X 8 TRIM & FASCIA BOARDS	PRE-PRIMED POLONA / CEDAR	PAIN COLOR TBD
06	ASPHALT SHINGLES / GAF TIMBERLINE	ARCHITECTURAL	COLOR TBD
07	STANDING SEAM METAL ROOFING / ATAS OR EQUAL	18" / KYMAR 800	COLOR TBD
08	PYCON BRACKETS		PAIN COLOR TBD
09	WINDOW / ANDERSON 400 SERIES OR EQUAL	PER PLAN / CLAD WOOD	COLOR TBD
10	EXPOSED STEEL / TENSION ROD / CLEVIS	GALVANIZED	
11	SOFFIT BOARD / HARDI-SOFFIT	SMOOTH - PERFORATED	PAIN COLOR TBD
12	LIMESTONE SILL / INDIANA LIMESTONE	SMOOTH - NATURAL	

ARMSCRAFT. PRODUCT.



NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



EAST ELEVATION  
SCALE: 3/16" = 1'-0"

F. MATTHEW RAY ARCHITECT



2914 SHAWNEE LANE  
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APPROVALS  
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SITE PLAN REVIEW  
MARCH 18, 2020

SEAL:

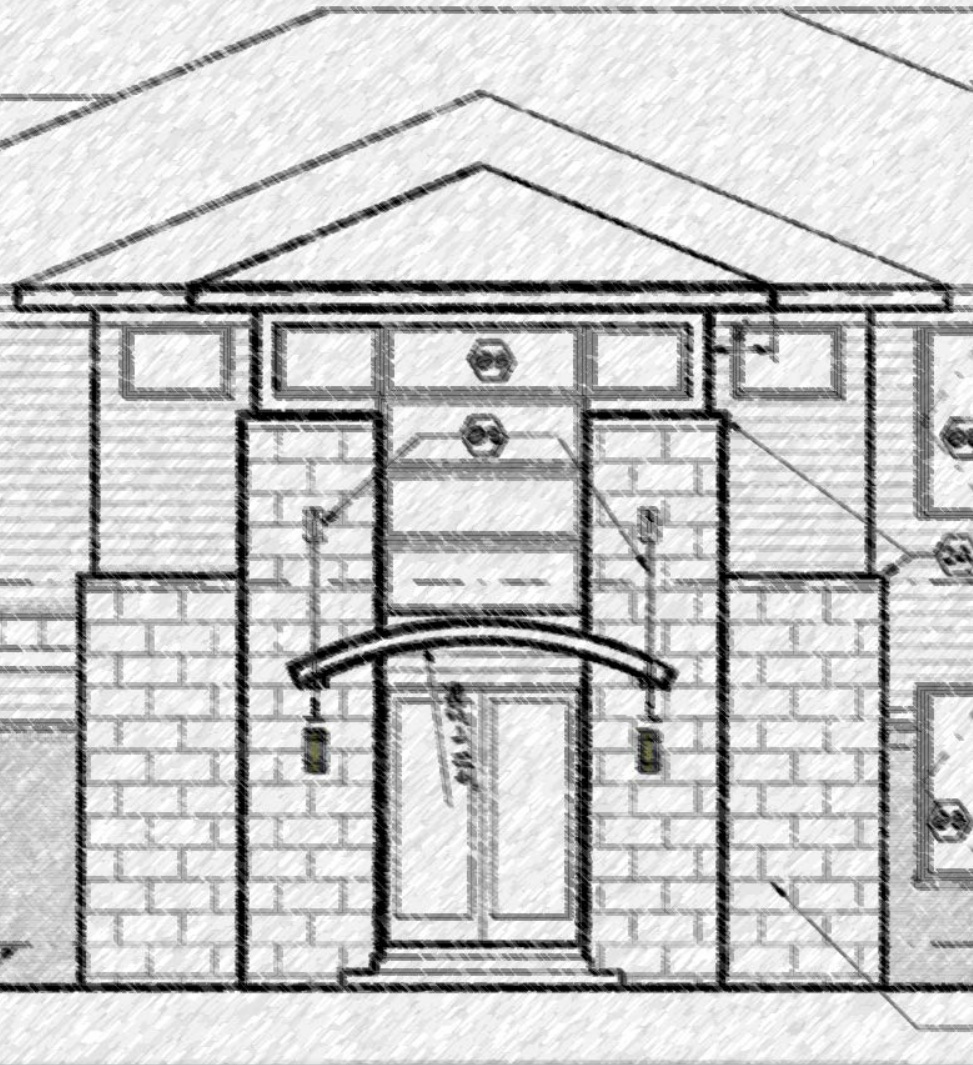


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DATE:

PROJECT NO.  
1720

TITLE:  
EXTERIOR  
ELEVATIONS

SHEET NO.  
A-4



A  
Renovation  
for the  
Scott Family

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MCKAY BUILDING COMPANY, INC.

30731 Bristol Lane, Bingham Farms Michigan



- Tan/Beige Brick
  - Charcoal Roof
- Dark Brown Trim
- Beige Windows

- Much of the brick has been pieced in and is mismatching
  - Windows and roof need to be replaced

## Existing Materials

McKay Building Company, Inc.





Stone – Arriscraft Renaissance (White)  
or equiv. per Builder

- Stain existing and new brick to be shades warm grey (same range as current brick)
  - Charcoal/Black Roof
    - Charcoal Trim
    - Charcoal Windows
- Mis Matched brick will now be a consistent range of colors
- Windows and roof need will be replaced

## Proposed Materials

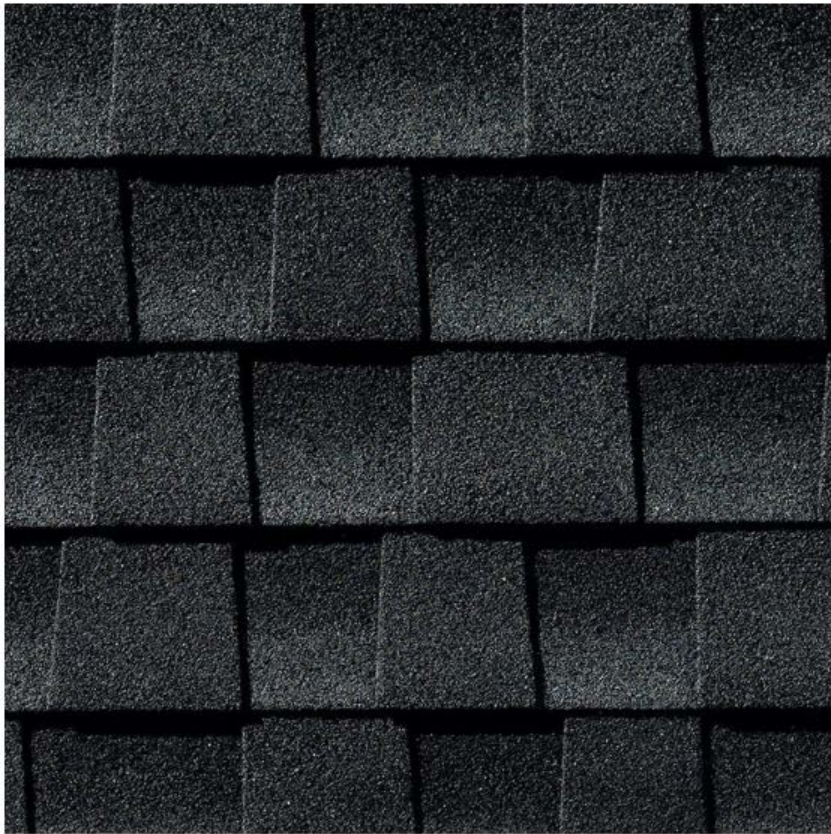
McKay Building Company, Inc.



**Brick** - Warm grey w/range consistent of existing brick (stained)

- Stain existing and new brick to be shades warm grey (same range as current brick)
  - Charcoal/Black Roof
    - Charcoal Trim
    - Charcoal Windows
- Mis Matched brick will now be a consistent range of colors
- Windows and roof need will be replaced

# Proposed Materials



Shingles – Charcoal/ Black Roof  
GAF Timberline Lifetime shingle or  
equiv. per Builder

- V(a)
- Stain existing and new brick to be shades warm grey (same range as current brick)
    - Charcoal/Black Roof
      - Charcoal Trim
      - Charcoal Windows
  - Mis Matched brick will now be a consistent range of colors
  - Windows and roof need will be replaced

## Proposed Materials

McKay Building Company, Inc.



**Siding** – Artisian composite smooth siding or equiv. per Builder

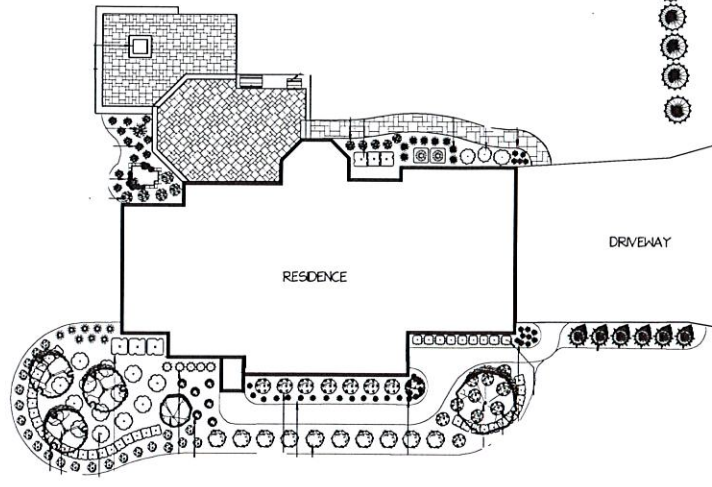
- Stain existing and new brick to be shades warm grey (same range as current brick)
  - Charcoal/Black Roof
    - Charcoal Trim
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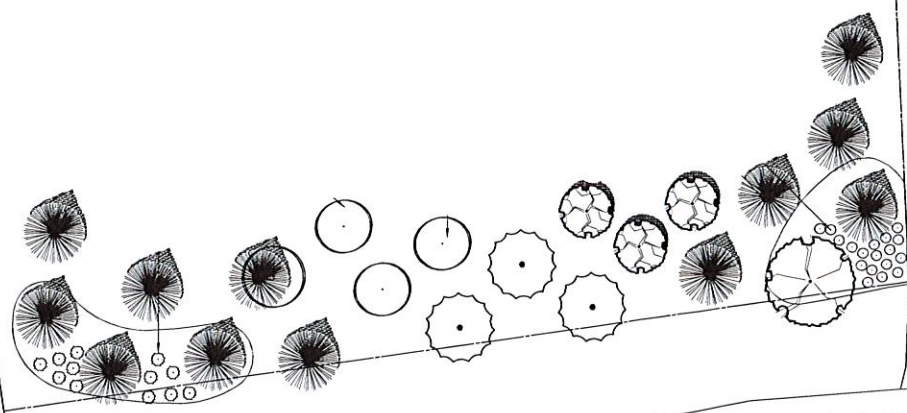


Ground mount solar installation, 20 panels.

- System size - 26 ft wide, 13 ft deep and 8 ft tall.
- Set back from north lot border - 10 ft (variance from code of 25 ft)
- Set back from east border - greater than required 25 ft.
- East boarder of the lot extends beyond Cardinal Lane



CARDINAL LN



5 MILE RD

SEQUENCE OF CONSTRUCTION

- 1.) ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE APPROVED PLAN PRIOR TO THE START OF ANY CONSTRUCTION.
2.) ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM THE SITE.
3.) THE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AS NEEDED AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
4.) ALL MUD/DIRT TRACKED ONTO EXISTING CITY ROADS FROM THE SITE DUE TO CONSTRUCTION OR THE DELIVERY OF MATERIALS SHALL BE REMOVED PROMPTLY BY THE BUILDER.
5.) AREAS PRONE TO SOIL EROSION MUST BE STABILIZED PRIOR TO FINAL OCCUPANCY.
6.) IF HOUSE IS TO HAVE A DROPPED BRICKLEDGE THEN IT MUST BE STEPPED DOWN UNIFORMLY AROUND HOUSE.
7.) SECS MEASURES SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL, AND DAILY DURING A PROLONGED RAIN EVENT.

SOIL EROSION SEQUENCE OF OPERATIONS

- 1- PERSON(S) RESPONSIBLE FOR SOIL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE JERRY KISH (586) 268-6168
2- ALL CATCH BASINS AND INLETS SHALL BE PROTECTED WITH PEASTONE INLET FILTER DEVICES ACCEPTABLE TO CITY OF ROCHESTER HILLS.
3- MAINTAIN SOIL EROSION CONTROL MEASURES AT ALL TIMES UNTIL FINAL LANDSCAPING AND PAVING ARE COMPLETED AND ACCEPTED BY CITY.
4- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

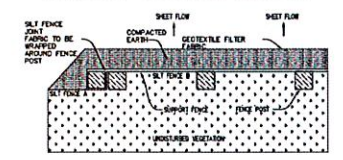
SOIL EROSION NOTES

- THE ESTIMATED GROSS ACREAGE DISTURBED IS 3.6 ACRES.
- THE NEAREST WATERCOURSE IS THE FRANKLIN RIVER, APPROXIMATELY 700' TO THE WEST.

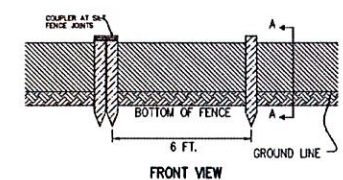
Soil Survey Legend

- 1B1 - Capes sandy loam, 0 to 4 percent slopes
45B - Airport loamy fine sand, 2 to 6 percent slopes

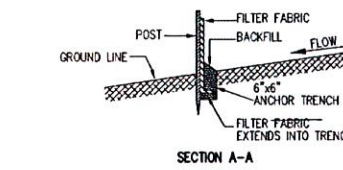
EROSION CONTROL DETAILS



PLAN VIEW



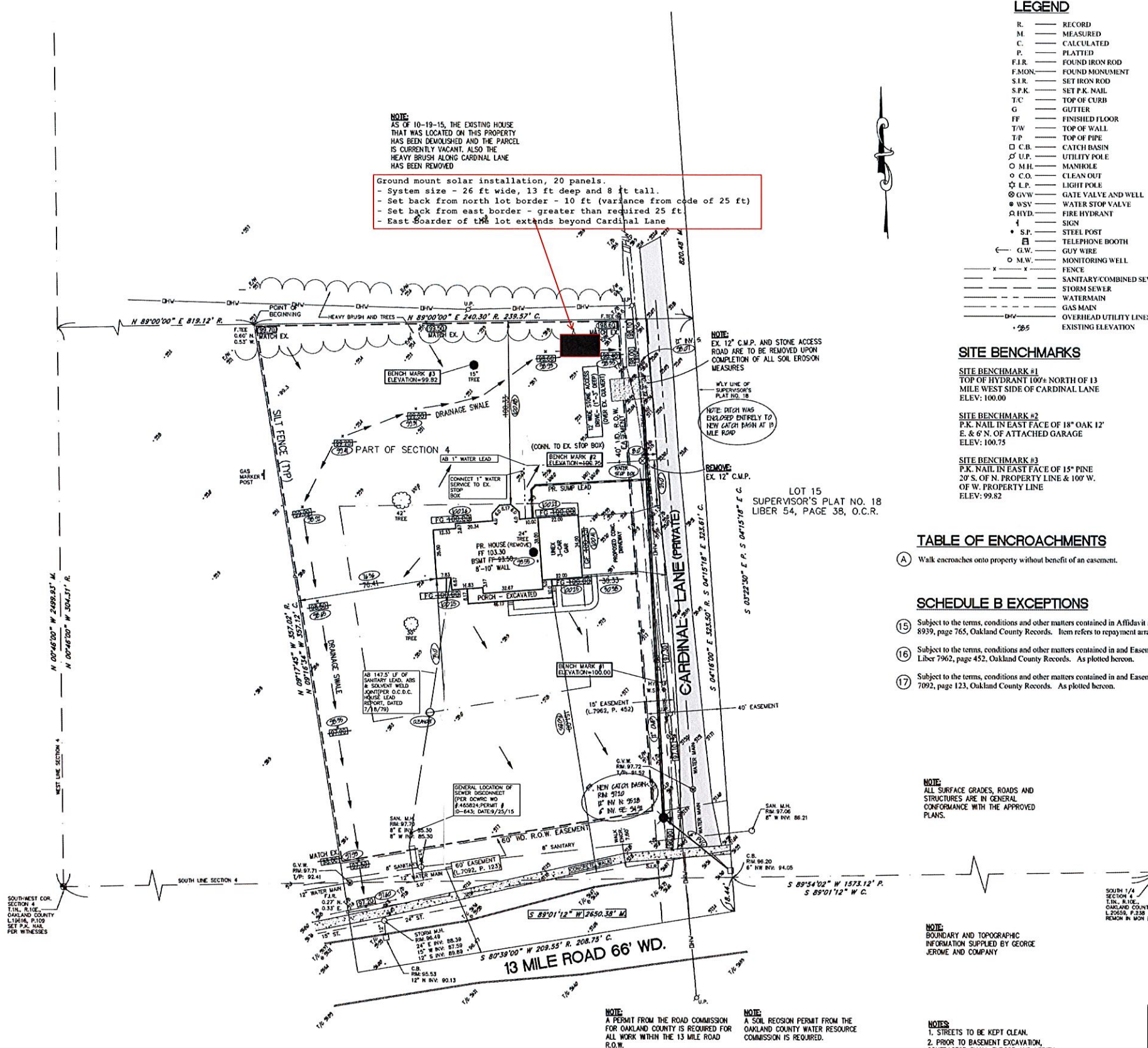
FRONT VIEW



SECTION A-A

SILTATION FENCE DETAIL NOT TO SCALE

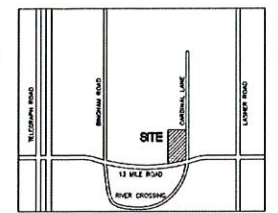
Table with columns for construction milestones (ITEM, 2015, 2016) and rows for various tasks like install soil erosion control measures, install storm access drive, excavate basement, etc.



NOTE: AS OF 10-19-15, THE EXISTING HOUSE THAT WAS LOCATED ON THIS PROPERTY HAS BEEN DEMOLISHED AND THE PARCEL IS CURRENTLY VACANT. ALSO THE HEAVY BRUSH ALONG CARDINAL LANE HAS BEEN REMOVED.
Ground mount solar installation, 20 panels.
- System size - 26 ft wide, 13 ft deep and 8 ft tall.
- Set back from north lot border - 10 ft (variance from code of 25 ft)
- Set back from east border - greater than required 25 ft.
- East border of the lot extends beyond Cardinal Lane

LEGEND

- R. RECORD
M. MEASURED
C. CALCULATED
P. PLATTED
F.I.R. FOUND IRON ROD
F.MON. FOUND MONUMENT
S.I.R. SET IRON ROD
S.F.K. SET P.K. NAIL
T.C. TOP OF CURB
G. GUTTER
FF. FINISHED FLOOR
T.W. TOP OF WALL
T.P. TOP OF PIPE
C.B. CATCH BASIN
U.P. UTILITY POLE
M.H. MANHOLE
C.O. CLEAN OUT
L.P. LIGHT POLE
G.V. GATE VALVE AND WELL
W.S.V. WATER STOP VALVE
F.H. FIRE HYDRANT
S.P. STEEL POST
T.B. TELEPHONE BOOTH
G.W. GUY WIRE
M.W. MONITORING WELL
F. FENCE
S.C.S. SANITARY COMBINED SEWER
S.S. STORM SEWER
W. WATER MAIN
G.M. GAS MAIN
O.U. OVERHEAD UTILITY LINES
E. EXISTING ELEVATION



LOCATION MAP NOT TO SCALE

SITE BENCHMARKS

- SITE BENCHMARK #1 TOP OF HYDRANT 100± NORTH OF 13 MILE WEST SIDE OF CARDINAL LANE ELEV: 100.00
SITE BENCHMARK #2 P.K. NAIL IN EAST FACE OF 18" OAK 12' E. & 6' N. OF ATTACHED GARAGE ELEV: 100.75
SITE BENCHMARK #3 P.K. NAIL IN EAST FACE OF 15" PINE 20' S. OF N. PROPERTY LINE & 100' W. OF W. PROPERTY LINE ELEV: 99.82

TABLE OF ENCROACHMENTS

- 1. Walk encroaches onto property without benefit of an easement.

SCHEDULE B EXCEPTIONS

- 15. Subject to the terms, conditions and other matters contained in Affidavit regarding Consumers Power Company, recorded in Liber 8939, page 765, Oakland County Records. Item refers to repayment arrangement for utilities and is not plottable.
16. Subject to the terms, conditions and other matters contained in and Easement granted to Consumers Power Company, recorded in Liber 7962, page 452, Oakland County Records. As plotted hereon.
17. Subject to the terms, conditions and other matters contained in and Easement granted to the County of Oakland, recorded in Liber 7092, page 123, Oakland County Records. As plotted hereon.

NOTE: ALL SURFACE GRADES, ROADS AND STRUCTURES ARE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY GEORGE JEROME AND COMPANY

- NOTES: 1. STREETS TO BE KEPT CLEAN. 2. PRIOR TO BASEMENT EXCAVATION, CONTRACTOR SHALL EXPOSE AND VERIFY SANITARY LEAD ELEVATION. A HIGHER FINISH FLOOR ELEVATION MAY BE NEEDED TO MAINTAIN GRAVITY FLOW. CONTRACTOR SHALL ALSO VERIFY AND UTILIZE EXISTING WATER SERVICE. 3. WHERE LOTS ARE WOODED, CARE IS TO BE TAKEN SO THAT A MINIMUM NUMBER OF TREES ARE REMOVED/DAMAGED. 4. OWNER/BUILDER TO VERIFY BUILDING DIMENSIONS PRIOR TO CONSTRUCTION. FOUNDATION CONTRACTOR SHALL UTILIZE THE ARCHITECTURAL FOUNDATION PLAN DIMENSIONS FOR LAYOUT AND CONSTRUCTION OF FOUNDATIONS.

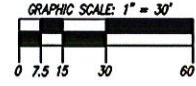
LEGAL DESCRIPTION (Old Republic National Title Insurance Company Commitment No: 245134 Dated Nov. 22, 2013)

Land situated in the Village of Bingham Farms, County of Oakland, State of Michigan, described as follows:

Part of the Southwest 1/4 of Section 4 and part of the Northwest 1/4 of Section 9, Town 1 North, Range 10 East, described as commencing at the Southwest corner of said Section 4; thence North 0 degrees 46 minutes 00 seconds West on Section line 304.31 feet; thence North 89 degrees 00 minutes 00 seconds East, 819.12 feet to the Point of Beginning of this description; thence North 89 degrees 00 minutes 00 seconds East, 240.30 feet to the West line of Superior's Plat No. 18, (as recorded in Liber 54 of Plats, Page 38 of Oakland County Records); thence South 4 degrees 16 minutes 00 seconds East, 323.50 feet to centerline of concrete of 13 Mile Road; thence South 80 degrees 39 minutes 00 seconds West along said centerline 209.55 feet; thence North 9 degrees 17 minutes 45 seconds West, 357.02 feet to the Point of Beginning. EXCEPTING a 40-foot easement along the Easterly side of above description to be used as a private roadway by titleholders of above property in common with others.

REVISE AS-BUILT PLAN ON 3/29/19 PER HRC

Fenn & Associates, Inc. Land Surveying and Civil Engineering 14933 Commercial Drive, Shelby Township, MI 48315 Phone: 586-254-9572 Fax: 586-254-9020 www.fennandassociates.com



JJ ASSOCIATES, INC. Civil Engineering and Surveying 1000 South Boulevard E. - Suite 200, Rochester Hills, MI 48307 Telephone: (586) 726-9111 Fax: (248) 852-7707 Website: www.jjassociates.net

Table with columns for description, rev. date, and date. Includes information about final grade certificate and water stop box.

CARDINAL LANE PART OF THE NW 1/4 OF SECTION 9, T. 1N., R. 10E., VILLAGE OF BINGHAM FARMS, OAKLAND COUNTY, MICHIGAN. PLOT PLAN - JBK CONSTRUCTION CO.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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V(b)



V(b)

Solar panes - no  
visibility from 13  
mile rd





V(b)

Solar panes - no  
visibility from 13  
mile rd

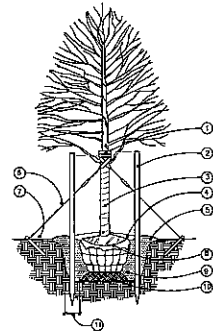


V(b)



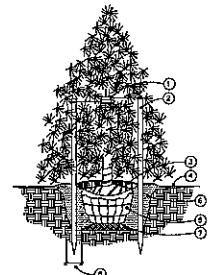
10 11 2018 11:16

V(c)



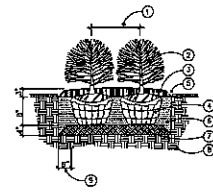
- NOTES:
- 1) STAKE TREES UNDER 4" CALIPER
  - 2) BUT TREES 4" CALIPER & OVER
  - 3) CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
  - 4) SET TOP OF BALL 3" ABOVE FINISH GRADE
  - 5) SET STAKES VERTICAL & EVENLY SPACED
  - 6) LEAVES OR GUYS TO BE SET ABOVE SET BRANCHES
  - 7) 1/2" DIA. BLACK RUBBER HOSE W/ CUT ENDS FOR 1" DIA. HOLES (3 PER TREE) W/ GALV. TURNBUCKLES
  - 8) 2" x 4" HARDWOOD STAKES TO EXTEND 1" BELOW TREE PIT IN UNDISTURBED SOIL
  - 9) SHREDDED BARK MULCH 3" DEPTH (2" DIA.)
  - 10) 4" TYPICAL SAUCER
  - 11) GUYS AT 90° ANGLE
  - 12) FIN. GRADE SLOPED AWAY FROM TREE
  - 13) REMOVE BURLAP & CUT TRUNK FROM TOP 1/3 OF BALL
  - 14) PLANT MIX
  - 15) SCARIFY SOIL TO 4" DEPTH AND RECOMPACT
  - 16) 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT

DECIDUOUS TREE PLANTING DETAIL  
R.T.S.



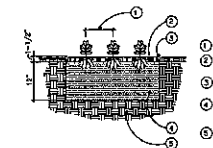
- NOTES:
- 1) STAKE ALL EVERGREEN TREES UNDER 12' HIGH
  - 2) CLIP ALL EVERGREEN TREES 12" HIGH AND OTHER
  - 3) NEVER CUT CENTRAL LEADER
  - 4) REMOVE ONLY TO REMOVE DEAD OR DAMAGED BRANCHES
  - 5) SET STAKES VERTICAL AND EVENLY SPACED
  - 6) 1/2" DIA. BLACK RUBBER HOSE W/ CUT ENDS FOR 1" DIA. HOLES (3 PER TREE) W/ GALV. TURNBUCKLES
  - 7) 2" x 4" HARDWOOD STAKES TO EXTEND 1" BELOW TREE PIT IN UNDISTURBED SOIL
  - 8) SHREDDED BARK MULCH 3" DEPTH (2" DIA.)
  - 9) 4" TYPICAL SAUCER
  - 10) FIN. GRADE SLOPED AWAY FROM TREE
  - 11) REMOVE BURLAP AND LEAVE TED
  - 12) PLANT MIX
  - 13) SCARIFY TO 4" DEPTH AND RECOMPACT
  - 14) 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT

EVERGREEN TREE PLANTING DETAIL  
R.T.S.



- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- 1) SEE PLAN FOR SPACING
  - 2) SHRUB PLANTS
  - 3) SHREDDED BARK MULCH 3" DEPTH TYPICAL
  - 4) REMOVE BURLAP & CUT TRUNK FROM TOP 1/3 OF BALL
  - 5) SHOVEL OUT EDGE OR STEEL EDGE. SEE PLAN
  - 6) EXCAVATE EXISTING SOIL 18" DEEP. FILL WITH PLANT MIX
  - 7) 4" SCARIFY AND RECOMPACT
  - 8) UNDISTURBED SUBGRADE
  - 9) 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT

SHRUB PLANTING DETAIL  
R.T.S.



- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- 1) SEE PLANT LIST FOR SPACING
  - 2) 1-1/2" DEPTH SOIL CONDITIONER
  - 3) SHOVEL OUT EDGE OR STEEL EDGE. SEE PLAN
  - 4) EXCAVATE EXISTING SOIL 4" DEEP. FILL WITH PLANT MIX
  - 5) UNDISTURBED SUBGRADE

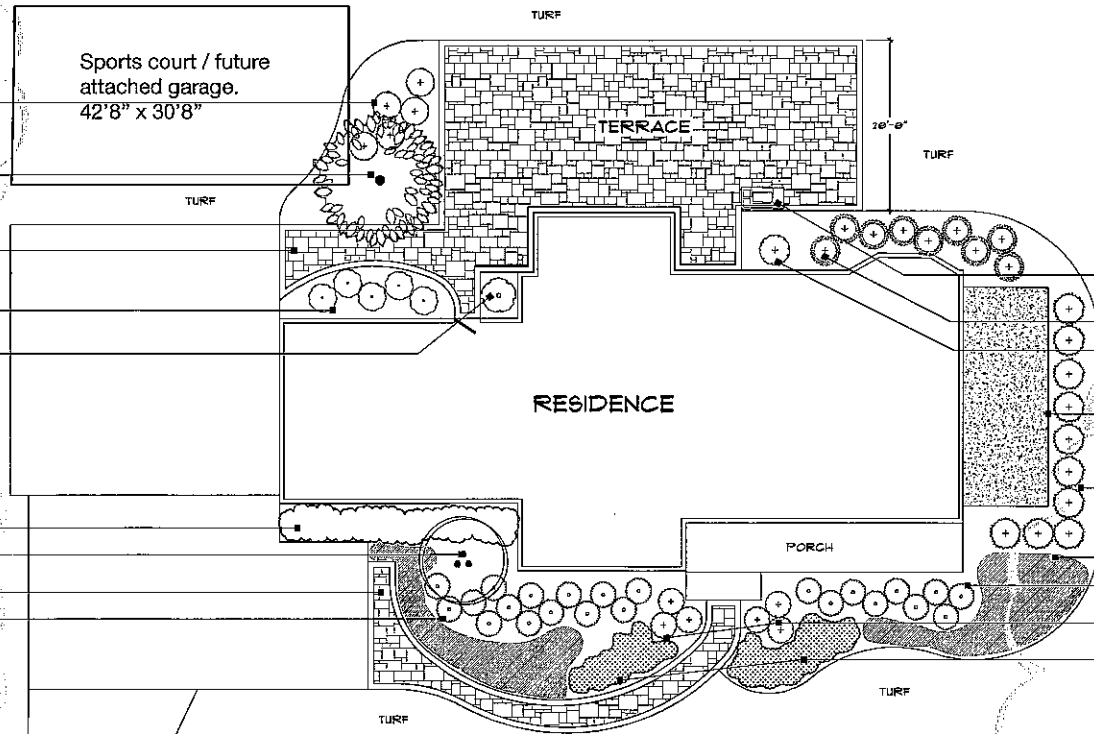
PERENNIAL/GROUNDCOVER PLANTING DETAIL  
R.T.S.

TIMBER TRAIL

Existing shed relocated. Previously approved. 11x14

Sports court / future attached garage. 42'8" x 30'8"

- TRANSPLANTED HYDRANGEA
- (1) KOUSA DOGWOOD (8')
- NEW WALKWAY
- (B) HYDRANGEA 'ANNABELLE' (24-30')
- (1) OAKLEAF HYDRANGEA (30')
- EXISTING TO REMAIN
- TRANSPLANTED TREE
- (200 SP) MYRTLE
- (14) HYDRANGEA 'LITTLE QUICK FIRE' (14')



- GRILL
- (9) DWARF LILAC (30')
- (1) BOXWOOD (36')
- UTILITY AREA / SPLIT GRANITE
- (10) THUJA PLICATA (4')
- (150 SP) MYRTLE
- (9) HYDRANGEA 'LITTLE QUICK FIRE' (14')
- (6) BOXWOOD (#2-24", #2-30", #2-36")
- (20) ANEMONE (1 GAL)

ecoart  
design . build . maintain

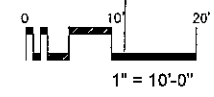
www.ecoart.us  
P.O. BOX 328  
Bloomfield Hills, MI 48303  
Phone: 248.797.4326  
Fax: 248.256.6391

TEMPLETON RESIDENCE  
23112 OLD ORCHARD TRAIL  
BINGHAM FARMS, MI

DATE CREATED:  
10.12.019  
REVISIONS  
10.29.2019  
2.3.2020

DRAWN BY:  
AKN  
CHECKED BY:  
KGL

LANDSCAPE PLAN



1" = 10'-0"

V(c)

Andrew Kuclo  
7 Hickory Hollow Lane  
Bingham Farms, MI 48025

Bingham Farms Village Council,

Mr. Templeton had asked me to review his proposed landscaping enhancement project for his property located at 23172 Old Orchard Trail.

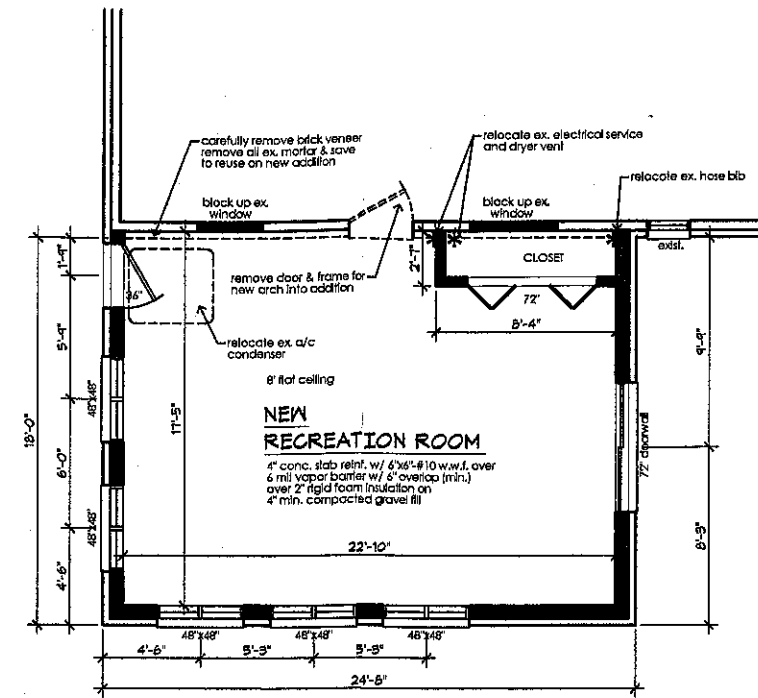
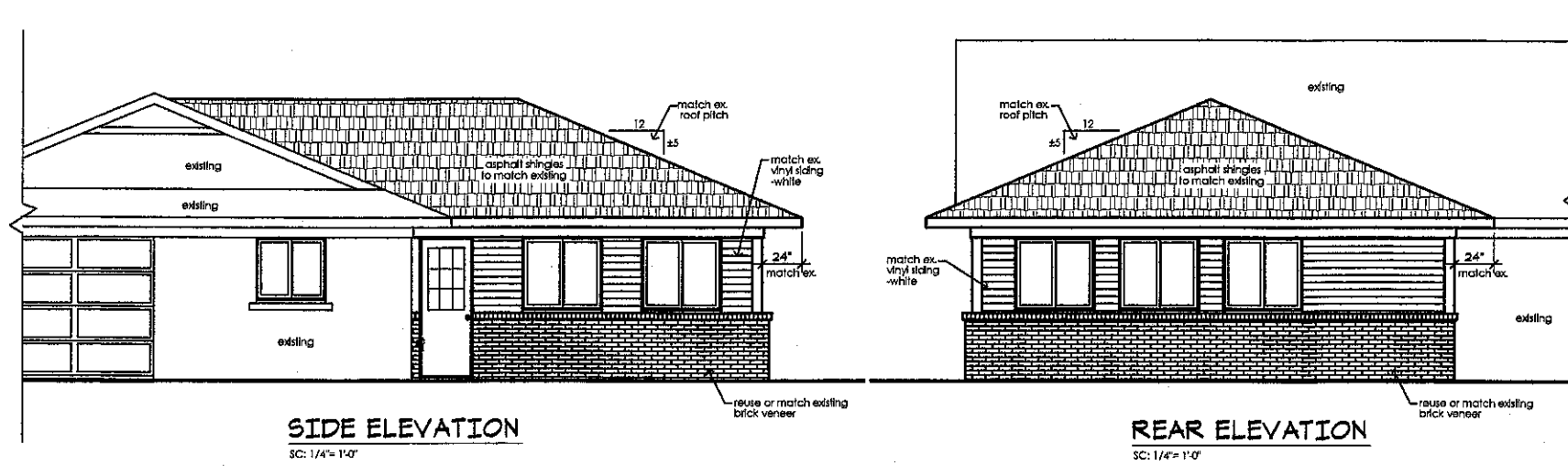
After review, I believe it will blend in well with the surrounding property while providing a more functional layout for the Templeton family. The project will also add value to the property, which helps all of us in the village by promoting a stable and upward trajectory of property values in our community.

Mr. Templeton has my full support on his project, and I ask the council to do the same.

Best Regards,

*Andrew Kuclo*

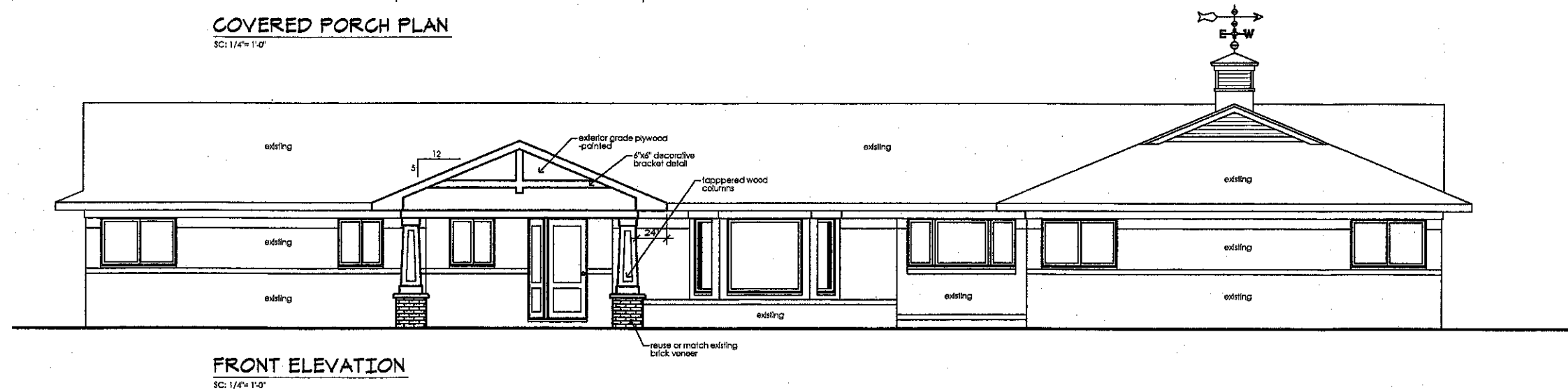
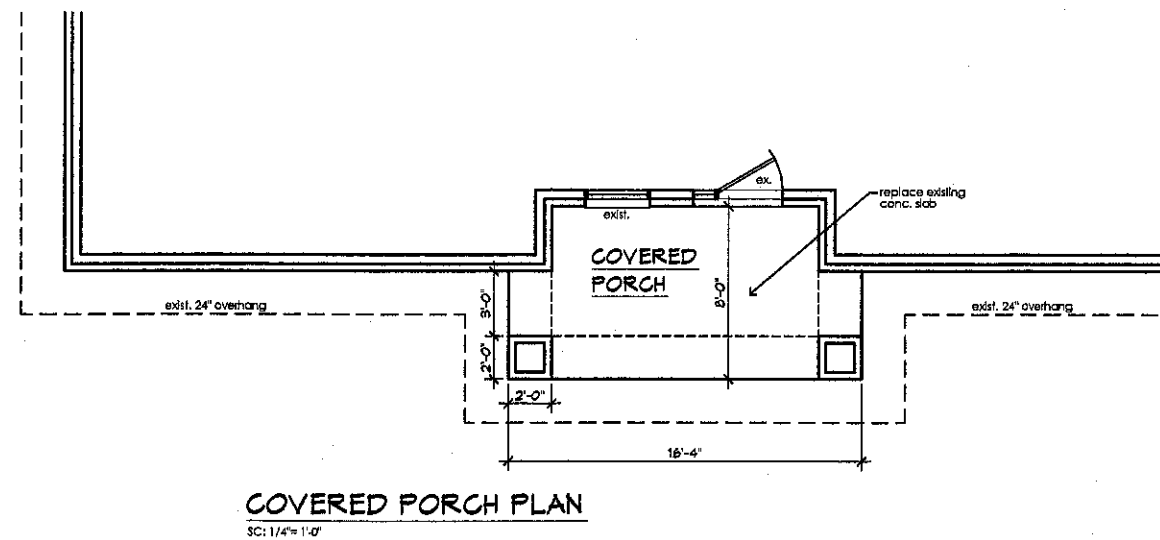
Andrew Kuclo



project:  
proposed addition at:

23100 sager court  
bingham farms - mich.

client:  
michael & Jeanne de ronne  
19126 devonshire str.  
beverly hills, mich. 48025  
248.563.4065  
racermcd@gmail.com



Note:  
While every attempt is made to achieve accuracy in the preparation of these plans, we cannot eliminate human error, therefore, no guarantee or warranty is made unless FULL SUPERVISION by the designer is retained during construction.

all contractors shall verify and coordinate all dimensions on drawings, as well as review and coordinate plans with existing building elevations, sections and details before commencing with the work. If dimensional errors or conflicts occur between plans, building elevations, sections and details, it shall be brought to the attention of the architect before proceeding with the work. Contractors who fail to verify, review and coordinate the work and contractors who scale drawings to determine placement of portions of the work shall take full responsibility should that portion of the work be improperly located or constructed.

DO NOT SCALE - USE FIGURED DIMENSIONS  
lot no.

- preliminary
- city review
- construction
- record

date: issue:  
7-17-15 city review

project no. 150527

sheet no. 1 of 1

Draft: August 4, 2015

Approved: September 8, 2015

Village of Bingham Farms  
Design Review Board  
August 3, 2015

The regular meeting of the Design Review Board was called to order by Chairman DuComb at 7:30 p.m.

**Present:** Grenadier, Hatt, Hagaman, DuComb & Freedman

**Absent:** Hoening & Valiquett.

**Also Present:** Michael De Ronne, Jerry Kisil (JBK Construction) Aaron Krabill, Clerk Hagaman & Perillo.

### **Agenda**

Motion by Hagaman, second by Freedman to accept the Agenda as submitted.

Motion carried.

### **Meeting Minutes**

Motion by Hagaman, second by Hatt to approve the meeting minutes of July 6, 2015 as submitted.

Motion carried.

### **Home addition – 23100 Sager**

Mr. DeRonne presented plans to add a recreation room to the back of his home. The addition will be 25'x18' and will be positioned directly behind the garage. The house needs a new roof so the roof materials will match. Approximately 99% of the house is brick, but there is a small area that has vinyl siding. The addition will match the color of the existing siding.

Mrs. Freedman asked if the cupola already exists to which Mr. DeRonne replied yes.

Mr. DeRonne discussed the proposed addition of a porch in the front of the home that will give it some architectural detail. The DRB members concurred.

Motion by Hatt, second by Freedman to approve the plans for a rear addition to the home at 23100 Sager and approve plans for the addition of a covered porch at the front of the home, conditioned upon the applicant providing a site plan showing that the addition does not encroach on any setbacks.

Motion carried.

### **New Home – 31033 Cardinal Lane**

Mr. Kisil of JBK Construction presented plans for a new home at 31033 Cardinal Lane. He indicated that the existing home will be demolished and his client is working on that. The proposed two story home is 4200 square feet and the roof height meets the Village requirement of 27 feet. He is aware of concerns relative to the style of the home.

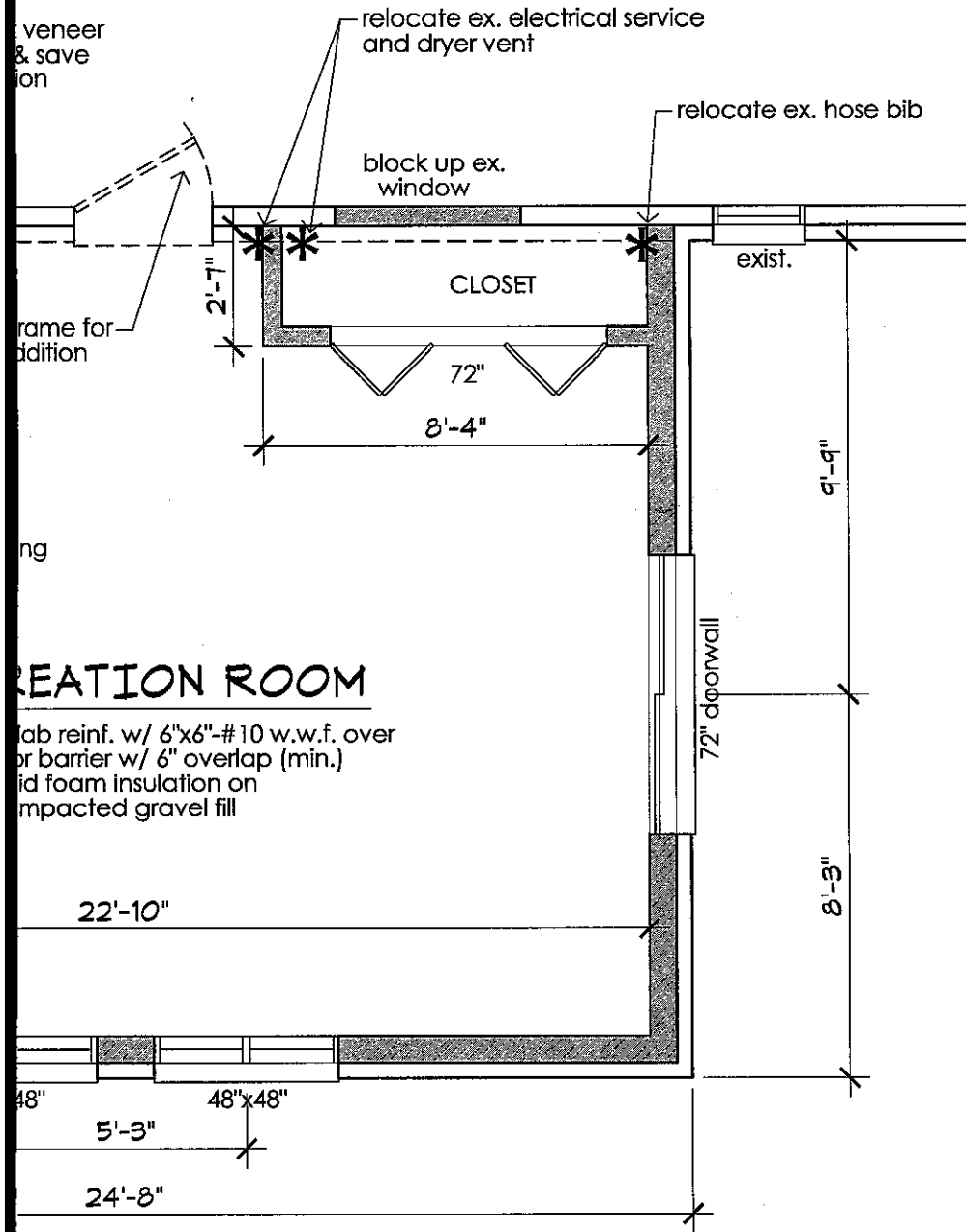
VI(a)

# ARC DESIGN SERVICES, INC.

Macomb MI 48044

cellular: 586.457.6186

E:mail: arcdesign7@sbcglobal.net



project:

proposed addition at:

23100 sager court  
bingham farms - mich.

client:

michael & jeanne de ronne  
19126 devonshire str.  
beverly hills, mich. 48025  
248.563.4065  
racermph@gmail.com

## FLOOR PLAN

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

**VILLAGE OF BINGHAM FARMS  
DESIGN REVIEW BOARD**

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	APPROVED AS NOTED
<input type="checkbox"/>	REJECTED

By [Signature] Date 8/13/15

**Note:**

While every attempt is made to achieve accuracy in the preparation of these plans, we cannot eliminate human error, therefore, no guarantee or warranty is made unless FULL SUPERVISION by the designer is retained during construction.

all contractors shall verify and coordinate all dimensions on drawings, as well as