

# A2 Design Review Checklist

The following Checklist is intended to provide additional assistance to the Design Review Board, property owners, architects, and general contractors in determining whether or not a proposed residential design complements Bingham Farms' unique character. The Checklist highlights key questions that should be asked of each proposal in order to assess its compatibility with Bingham Farms' existing neighborhood fabric.

It is important to note that the Checklist should be used in conjunction with the full text of the Design Guidelines, rather than independently. The Design Guidelines should govern decisions made regarding new residential development in Bingham Farms. To ensure approval by the DRB, projects should strive for compliance with the detailed recommendations found in the Guidelines, using the Checklist standards as an aid in achieving conformity.

**Applicant's Name** \_\_\_\_\_

**Address of Property Under Consideration** \_\_\_\_\_

Plans submitted will be reviewed for compliance with the Design Guidelines using the following checklist of required elements:

<u>YES</u>	<u>YES WITH MINOR REDESIGN</u>	<u>NO</u>	<u>STANDARD</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the home built as a central section with side wings?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the front and side setbacks at least equal to the minimum dimensions recommended? Are setbacks equal to or greater than those of neighboring homes?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the height of the home 27 feet or less?

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|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the lot coverage by all buildings less than or equal to the maximum percentage suggested?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are roof pitches between 4/12 and 10/12 for a two-story home? For a one-and-a-half story home, are roof pitches between 4/12 and 12/12? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are rooflines broken, with separate roofs covering the home's central section and each successive side wing?                            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the front entry one story in height?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are windows double-hung, multi-paned, and one story in height?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are garage doors scaled for a single vehicle?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the landscape plan indicate that the site will be fully landscaped upon completion of the project?                                 |

Compliance with at least five of the following eight additional standards is strongly encouraged:

<u>YES</u>	<u>YES WITH MINOR REDESIGN</u>	<u>NO</u>	<u>STANDARD</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the home clad in horizontal lap siding, and are siding and trim made of wood? Is fieldstone used for foundations, chimneys, and decorative features? If faux substitutes are used, are they indistinguishable from the authentic materials?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is wood siding painted white, off-white, pale colors of beige or gray, or in an otherwise muted tone?

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | With the possible exception of a fanlight atop the front door, are all window lintels flat?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are shutters sized to fit the window openings?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are porches rectilinear in plan and one story in height, and are porch posts square in plan?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the garage either detached or side-facing? If the garage must face the street due to site plan constraints, are doors either recessed under the eaves or covered by an overhanging architectural element? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the driveway at least 10 but not more than 18 feet wide?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the home built in one of the styles prevalent in Bingham Farms' distinct neighborhoods, or else in a style which is most in accord with the appearance of neighboring homes?                              |

**Deed Restricted Elements Exempt from Consideration:**

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