

## In Town Renovation Project Description

In the heart of trendy and fashionable downtown Birmingham, Michigan our client requested a stylish landscape and entertainment area that mirrored the character of his newly renovated house. In addition to this request, was the desire for a sense of privacy and enclosure. Thirdly, poor drainage existed on the flat lot that needed to be remedied.

In response, Great Oaks created an exterior living space that balances with the renovated residence and the neighborhood as well.

To create and craft a clean unified look on such a tight lot, a limited palette of ornamental and foliage plants were artistically blended to produce the simple yet inviting rooms of this landscape. The cooperation of neighbors also helped with the success of this renovation. Property lines were overlooked in order to create plantings and hedges that not only improved our client's house but created a unified look for all.

An inventive way to improve drainage within the driveway and direct the downspout runoff underground was devised by saw cutting the concrete drive, laying perforated drain tile within these cuts and inlaying these trenches with granite cobble set in sand as an elegant alternative to a trench drain. This remedy also created rugged architectural bands that run across the driveway.

However, the greatest challenge to overcome was the city's impermeable lot coverage limitations. Great Oaks had to create a larger patio space while keeping the impermeable coverage at or below its previous percent. This was accomplished by constructing a patio with

dry laid bluestone pads and granite banding jointed with permeable sand. This allows rain and storm water to penetrate the surface and thus eliminates any runoff.

The resulting landscape is strong and full of character yet inviting and unified through its simplistic nature.