

Old Orion Ct.

Multi-Family Development
Rochester Hills, MI



**Krieger
Klatt**
Architects



SITE DATA

ZONING
R-1 SINGLE FAMILY
RESIDENTIAL W/ FLEX
BUSINESS OVERLAY

AREA
2.4 ACRES



Project Location Map

Old Orion Ct.
Rochester Hills, MI



Existing Conditions – Aerial View to Southwest

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Google Earth

Aerial View to Northwest

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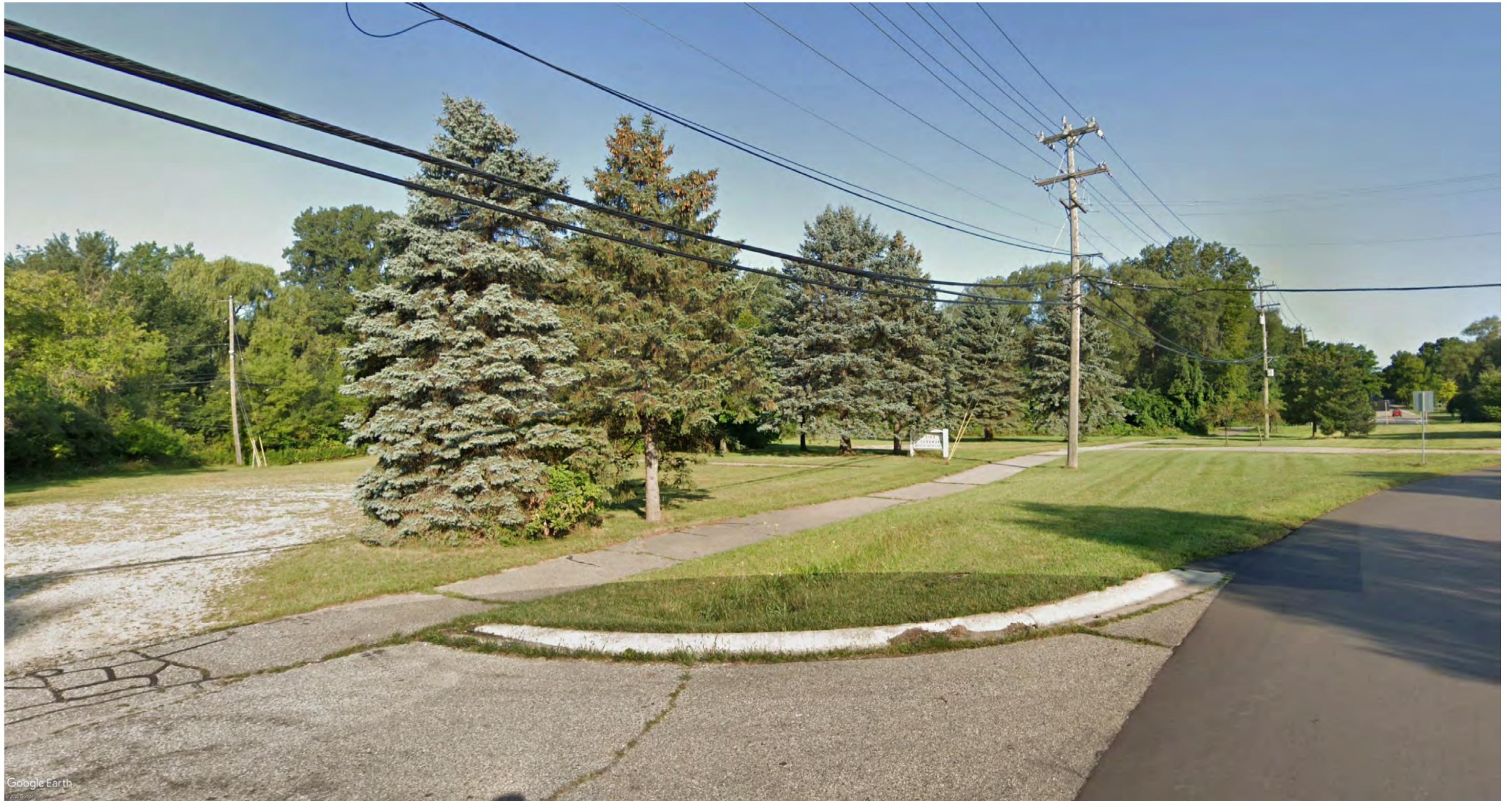


Google Earth
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Perspective looking Southwest

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Perspective looking Northwest

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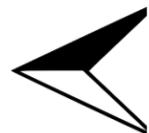
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PROJECT SYNOPSIS

- 2-Story Multi-Family Building
- 32 Residential Units
 - Mixture of 1 & 2-Bedrooms
- 64 Parking Spaces
 - 2.0 Parking Spaces per Unit
- Enhancements along all ROWs (Old Orion Ct, Orion Rd, & Maplehill Rd)
 - New & Renovated pedestrian sidewalks
 - Updated lighting
 - Tree preservation & robust additional landscaping treatments
- Updated stormwater management system
- Project Amenity Areas
 - Wetland Overlook Deck & Pergola
 - Pocket Park with seat wall & bike repair station
 - Wetland Conservation Easement



Site Plan



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ZONING ANALYSIS

The project complies with all zoning ordinance requirements

SETBACKS

- Front Yard: 15' required / 15' proposed
- Side Yards: 25' Required / 46.1' North Side + 65.6 South Side Proposed
- Rear Yard: 50' required / 113.5' proposed

BUILDING HEIGHT

- Two Stories or 30' required / 27'-6" proposed

PARKING

- Total required parking: 48 + 16 guest= 64 required and provided

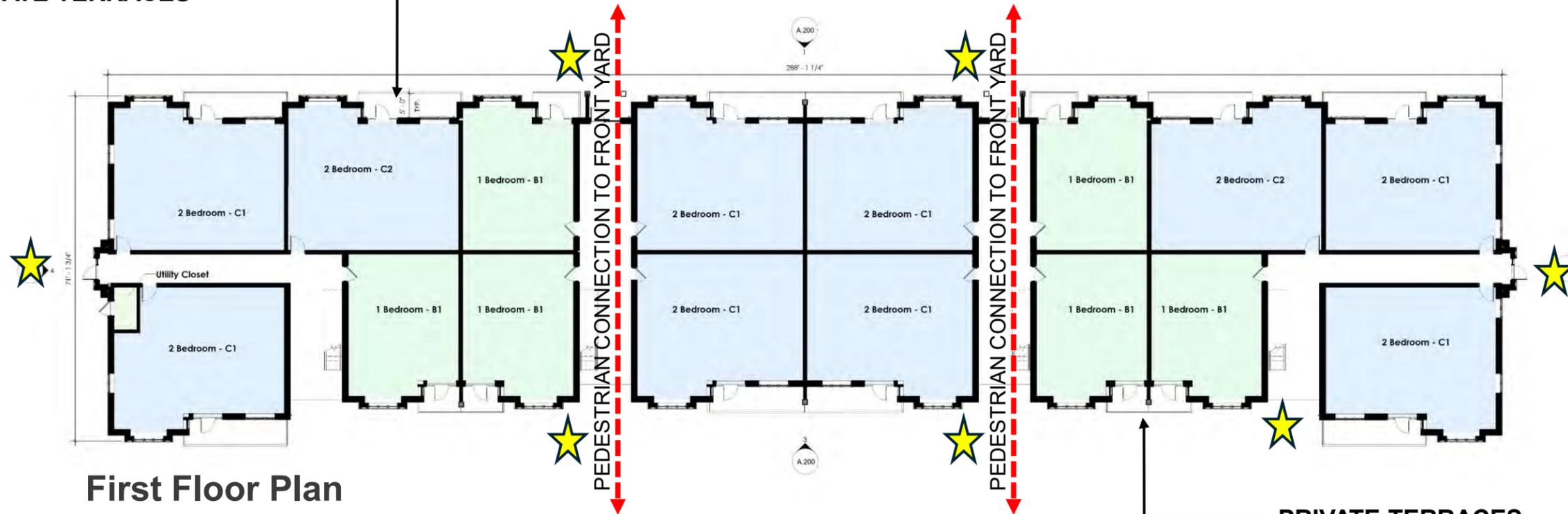
LOT COVERAGE

- .41 Acre footprint / 2.41 acre site = 17.01%

PROJECT AMENITY AREAS

- #1 Wetland Overlook Deck & Pergola: 225 SF
- #2 Pocket Park with seat wall & bike repair station: 127 SF
- #3 Wetland Conservation Easement: 24,451 SF

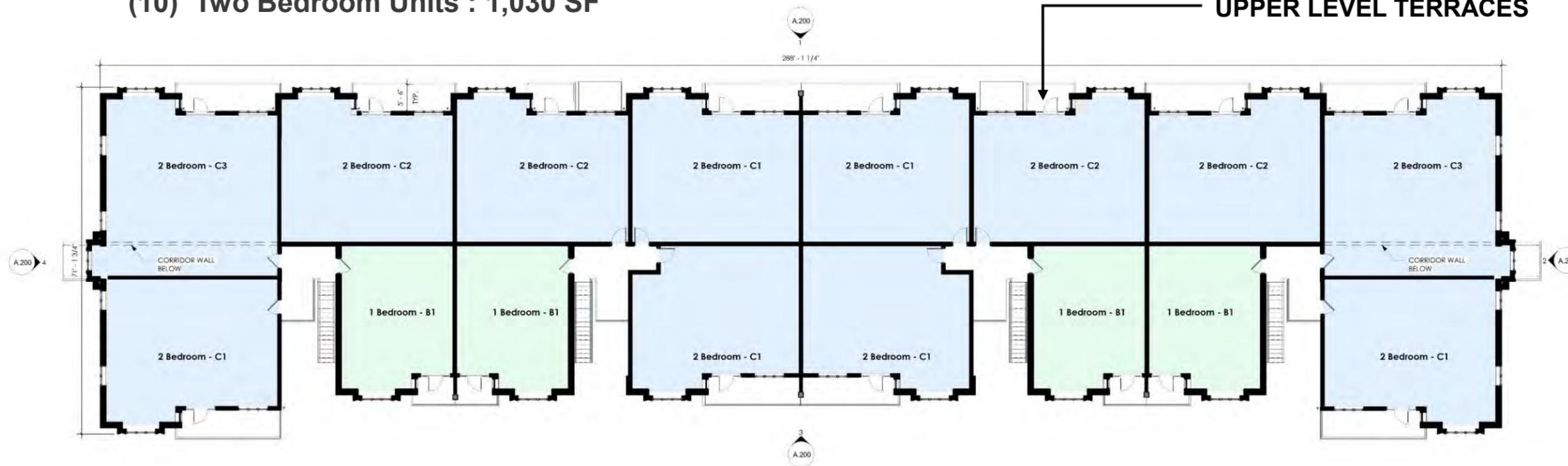
PRIVATE TERRACES



First Floor Plan

- (6) One Bedroom Units : 695 SF
- (10) Two Bedroom Units : 1,030 SF

UPPER LEVEL TERRACES

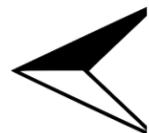


Second Floor Plan

- (4) One Bedroom Units : 695 SF
- (12) Two Bedroom Units : 1,030 SF

Floor Plans

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ARCHITECTURAL WINDOW BOX-OUTS
FOR DEPTH (SYNTHETIC TRIM)

ASPHALT SHINGLES

BRICK

CONCEPT

Transitional design
modern yet rooted in
traditional forms

Timeless material palette

Respects character of the
surrounding homes

Gable roof projections and
inset balconies to add depth
and rhythm along street

Balconies and porches to
activate the streetscape

GRADE LEVEL PORCHES

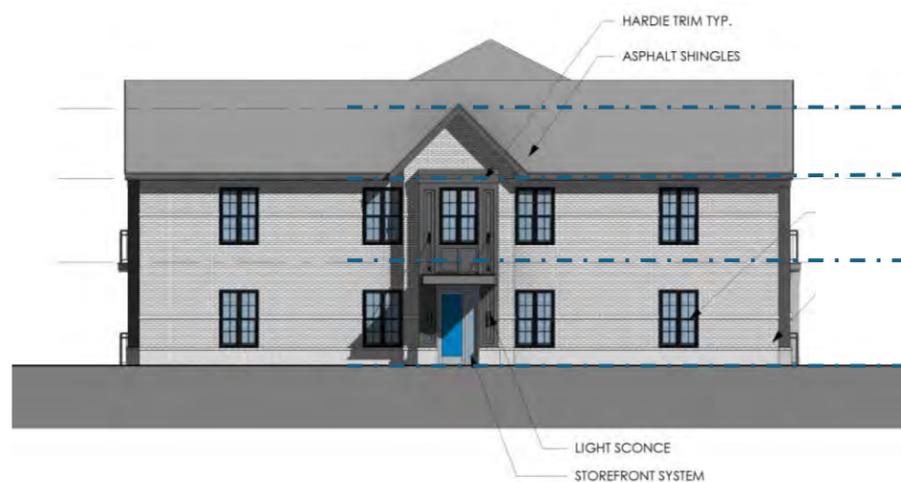
Exterior Design

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Front (East) Elevation



Left (South) Elevation

Mid Point of Roof: 27'-6"

Second Floor Ceiling : 20'-0"

Second Floor: 11'-0"

First Floor Floor: 0'-0"



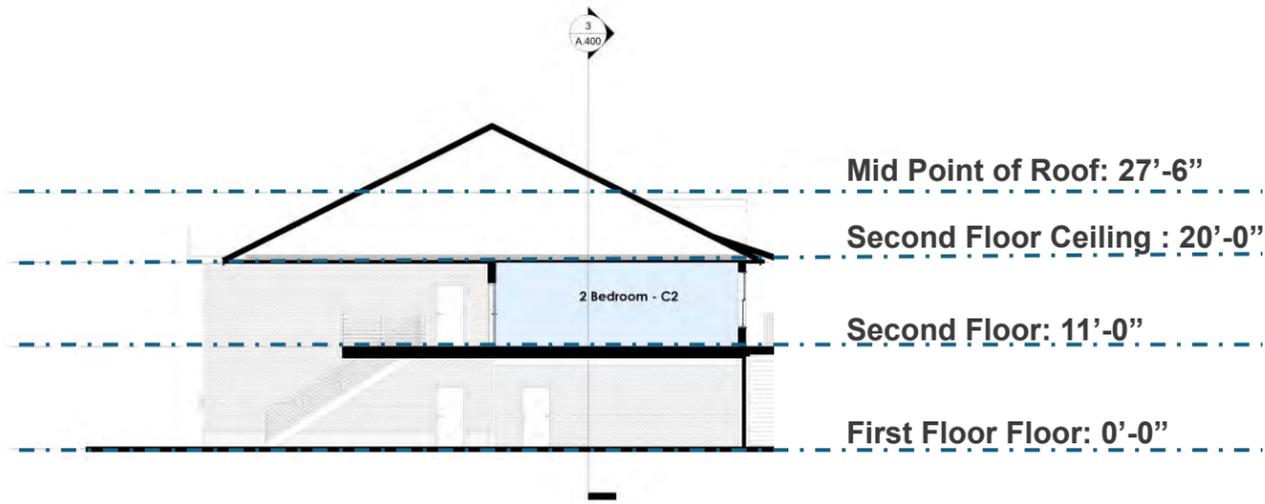
Right (North) Elevation



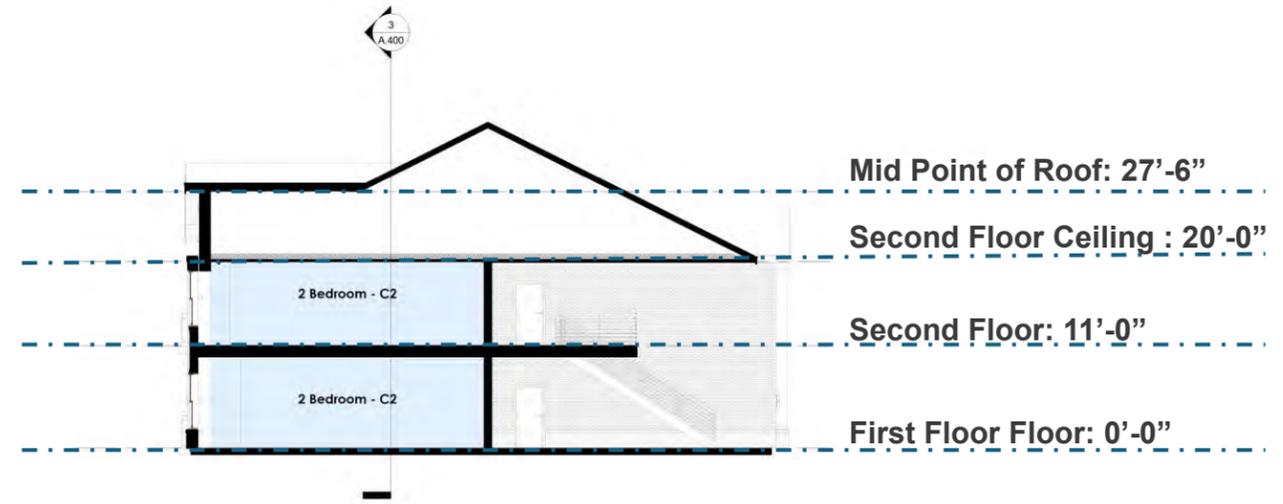
Rear (West) Elevation

Elevations

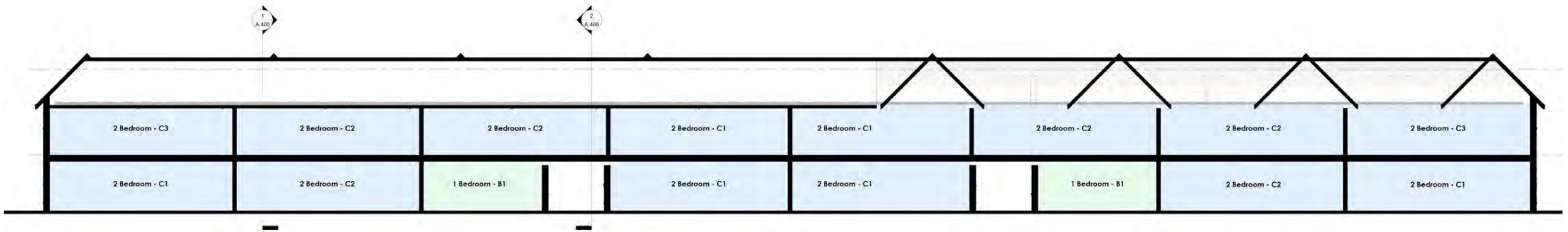
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E/W Building Section 1



E/W Building Section 2



N/S Building Section

Elevations

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Rendering from SW Corner

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Rendering from Rear Yard

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Rendering from NW Corner

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Rendering from NE Corner

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Rendering of Wetland Overlook

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Rendering of Pocket Park

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Rendering of Front Elevation

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