O'Brien - Rochester Hills

3861 .S Adams Rd Rochester Hills, MI 48309

General Scope of Work

1. Rehabilitation of existing Historic Lorna Stone House
2. Construction of a new multi-family development with cottages, townhouses, apartments and clubhouse.
3. General site improvements while maximizing tree preservation.

Owner

3880 South Blvd. Owner, LLC
(Tony Perez)
281 Enterprise Ct, Suite 100
Bloomfield Twp, MI 48302

Architect

Krieger Klatt Architects
(Jason Krieger, R.A.)
400 E. Lincoln Ave., Suite. A
Royal Oak, MI 48067
P.248.414.9270

Civil Engineer

PEA Group
(Emil S. Bunek III)
45 W. Grand River Avenue, Suite 501
Detroit, MI 48226
P.248.571.8033

SHEET INDEX

SHEET NO.	SHEET NAME	2026-01-30 SPA SUBMISSION	2026-02-26 SD SET	2026-04-08 SPA REV #1
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A.002	Typ. Carport Detail			*
A.100	Typical Cottage Plans	*	*	*
A.101	Typical Townhouse Plans	*	*	*
A.102	Typical Townhouse Plans	*	*	*
A.103	Typical Walk-up Apartment Plans	*	*	*
A.104	Clubhouse Floor Plan	*	*	*
A.105	Cottage Typ. Unit Plans		*	
A.106	Townhouse Two Bed Typ. Unit Plans		*	
A.107	Townhouse Three Bed Typ. Unit Plans		*	
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A.200	Typ. Cottage Elevations	*	*	*
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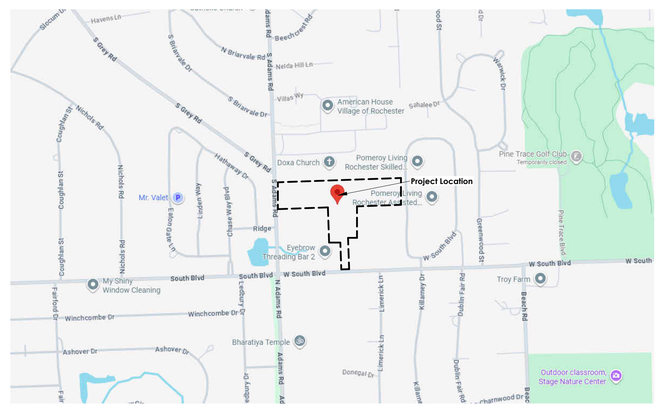
A.203	Typ. Walk-Up Apartment Elevations	*	*	*
A.204	Clubhouse Elevations	*	*	*
A.205	Renderings	*	*	*
A.206	Renderings	*	*	*

Rendering of Lorna Stone House

North

Aerial Map

Scale: Not to Scale



North

Location Map

Scale: Not to Scale

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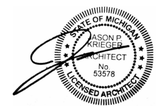

Note:

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North Arrow:

Sheet Title:

Cover Sheet

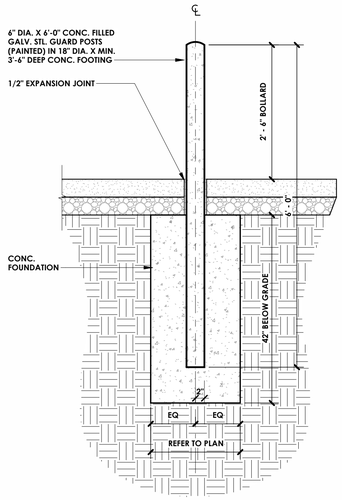
Project Number:

25-081

Scale:

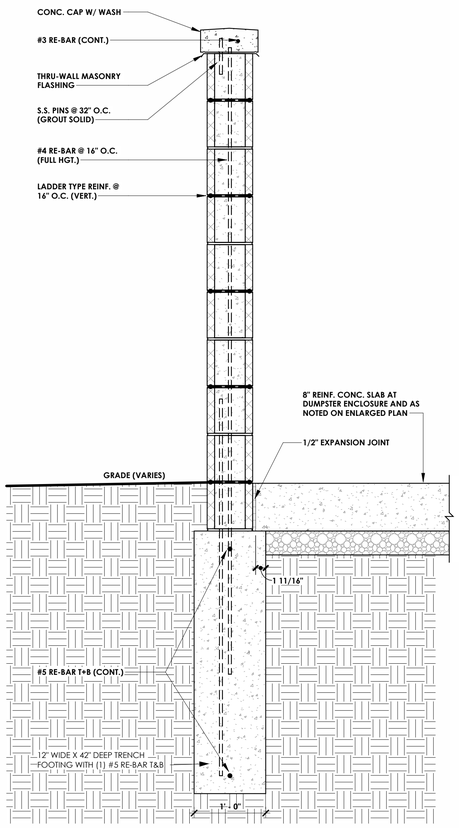
Sheet Number:

G.001



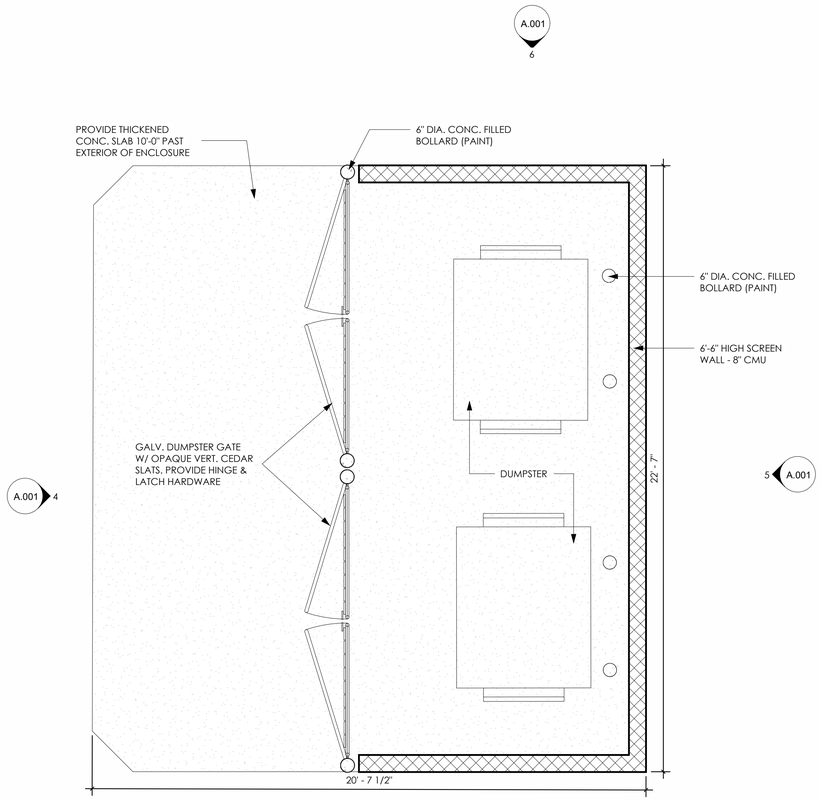
1 Typ. Bollard Detail

3/4" = 1'-0"



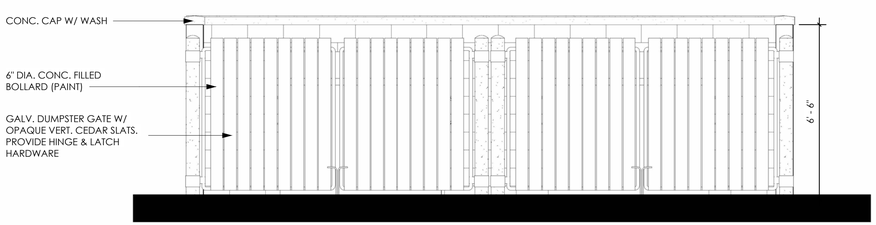
2 Dumpster Enclosure Section Detail

1" = 1'-0"



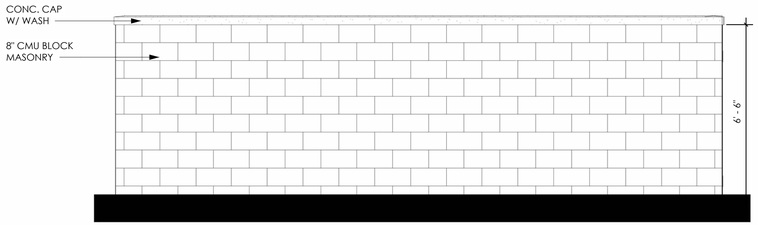
3 Dumpster Enclosure Plan

3/8" = 1'-0"



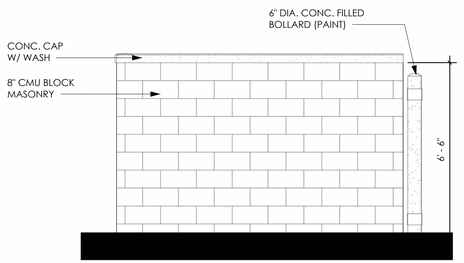
4 A.001 Dumpster Elevation (Front)

3/8" = 1'-0"



5 A.001 Dumpster Elevation (Rear)

3/8" = 1'-0"



6 A.001 Dumpster Elevation (Side Typ.)

3/8" = 1'-0"

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Bloomfield Twp, MI 48302

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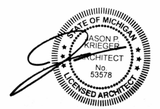

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North Arrow:

Sheet Title:
Typ. Dumpster Enclosure Detail

Project Number:
25-081

Scale:
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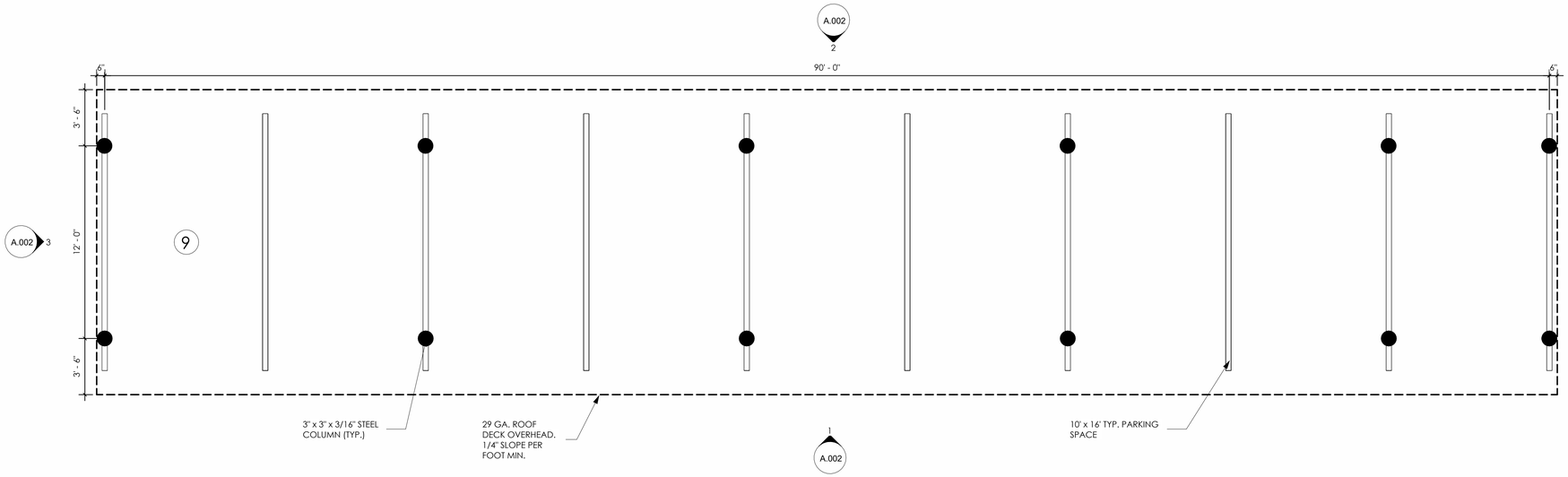
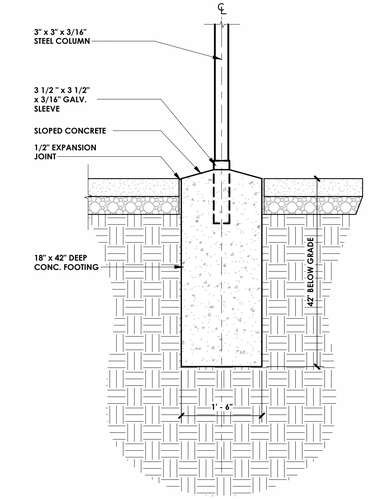
Sheet Number:
A.001



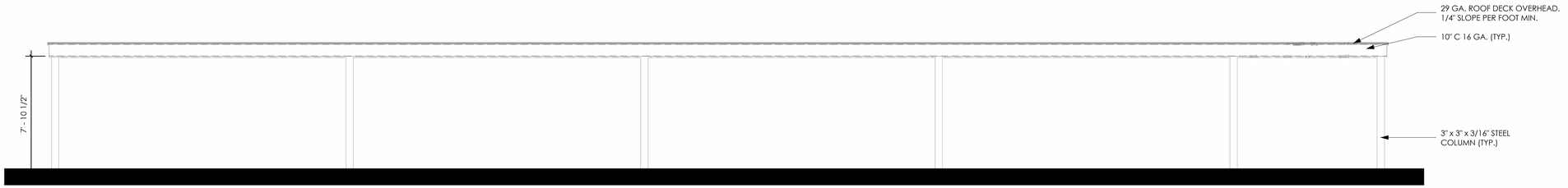
4 Typ. Carport Plan

1/4" = 1'-0"



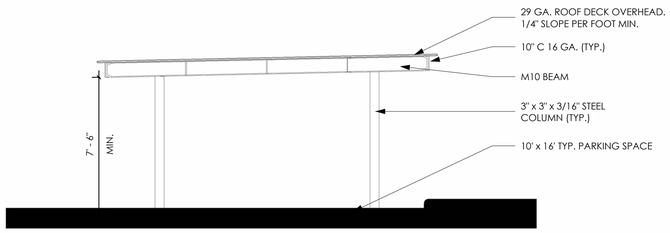
5 Typ. Carport Footing Detail

3/4" = 1'-0"



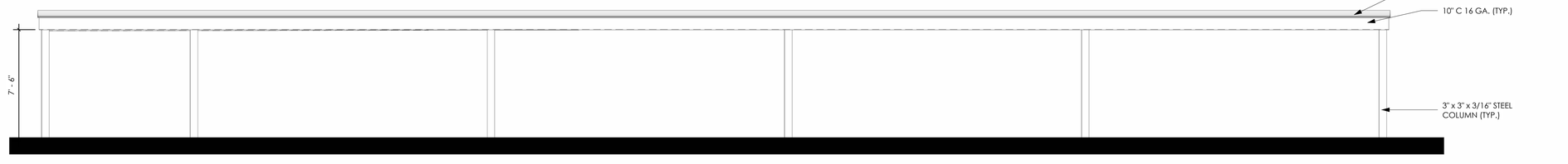
1 A.002 Typ. Carport Elevation (Front)

1/4" = 1'-0"



3 A.002 Typ. Carport Elevation (Side)

1/4" = 1'-0"



2 A.002 Typ. Carport Elevation (Rear)

1/4" = 1'-0"

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North Arrow:

Sheet Title:

Typ. Carport Detail

Project Number:

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Scale:

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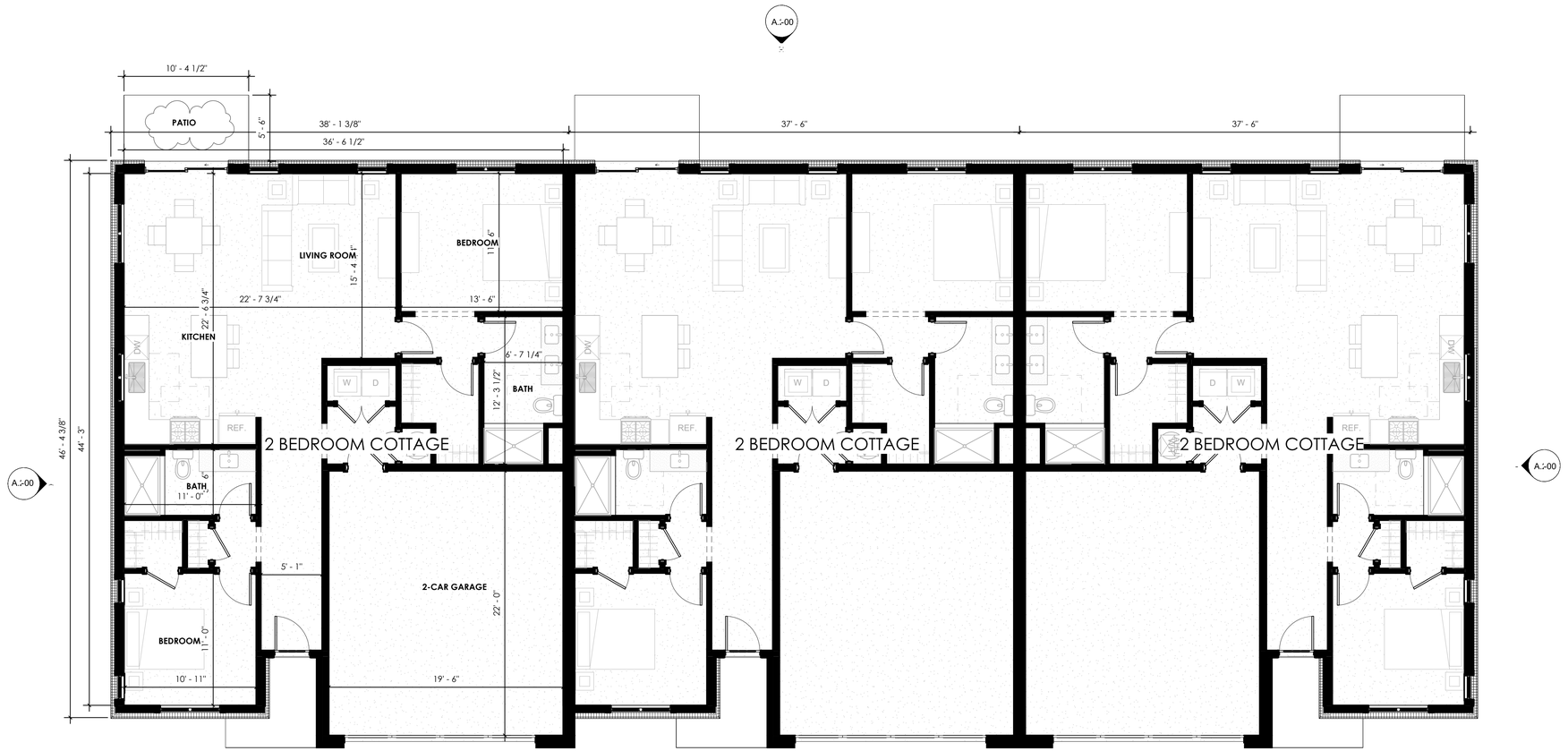
Sheet Number:

A.002



1 A.200 Typical Cottage 2 Bed Unit Plan

3/16" = 1'-0"

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Sheet Title:

Typical Cottage Floor Plans

Project Number:

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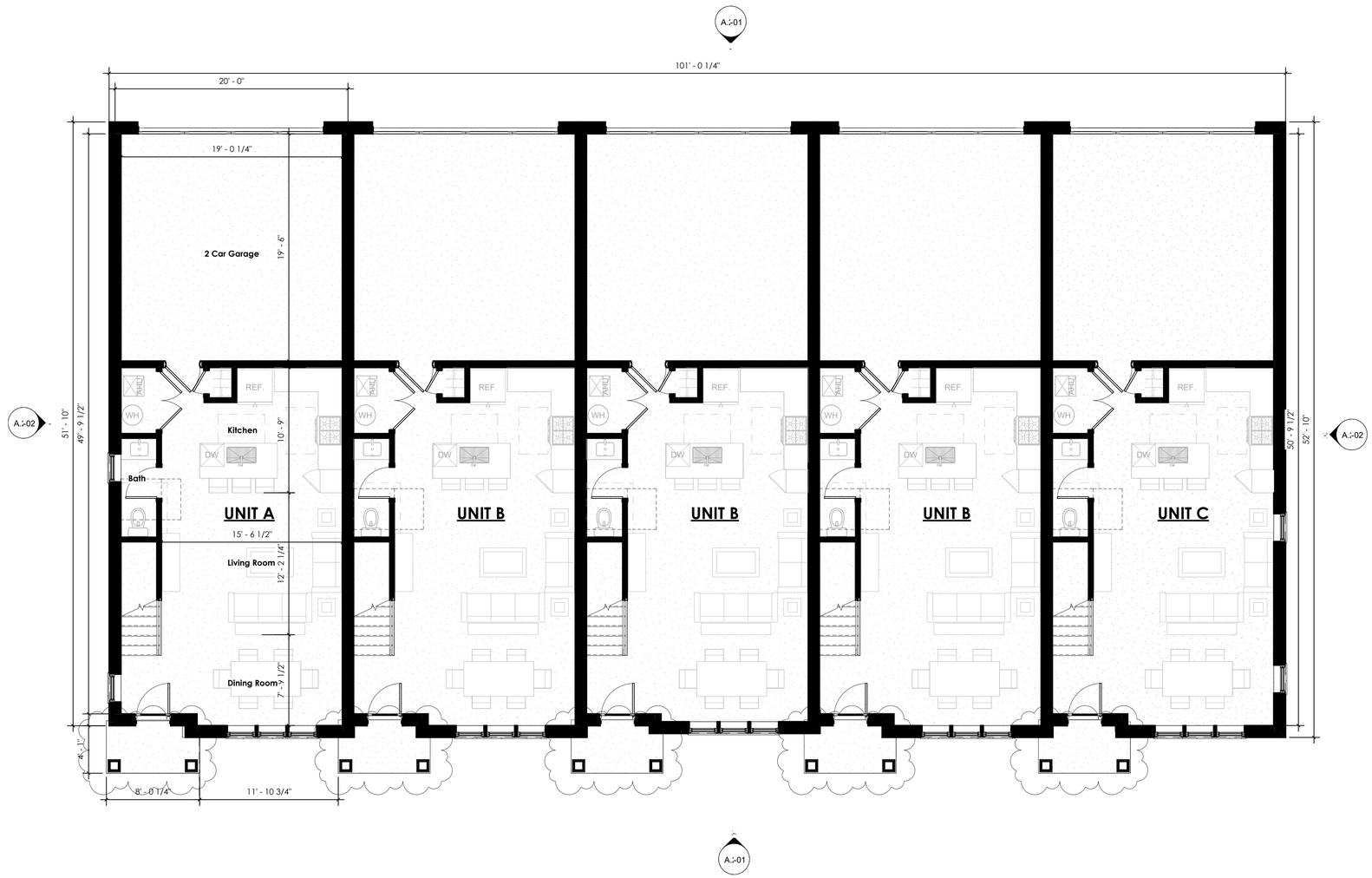
Scale:

3/16" = 1'-0"

Sheet Number:

A.100



1 A.201 Typical Townhouse First Floor Plan

3/16" = 1'-0"

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ARCHITECT
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LICENSED ARCHITECT

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North Arrow:

Sheet Title:

Typical Townhouse Floor Plan

Project Number:

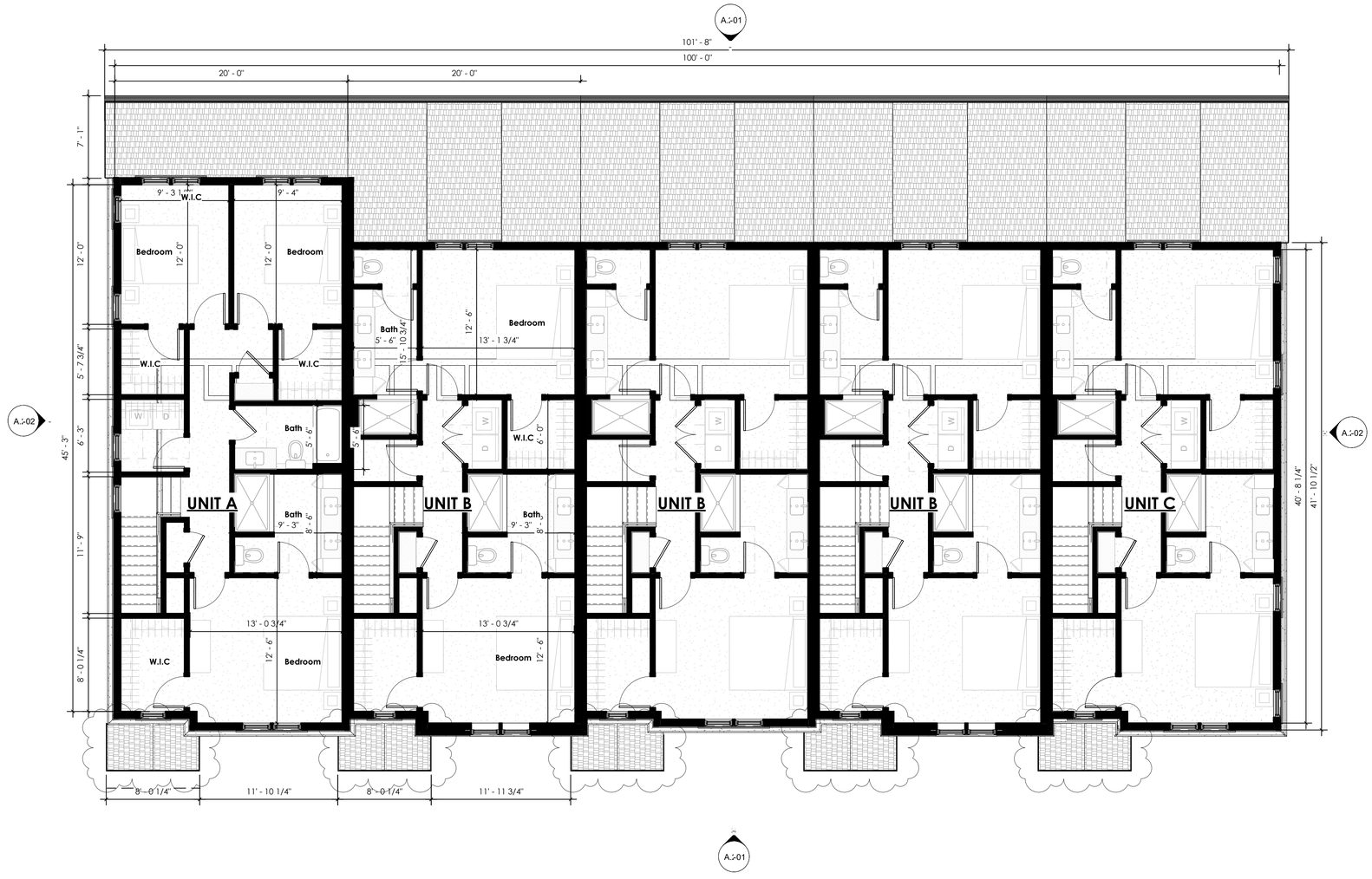
25-081

Scale:

3/16" = 1'-0"

Sheet Number:

A.101



1 A.201 Typical Townhouse Second Floor Plan

3/16" = 1'-0"

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North Arrow:

Sheet Title:

Typical Townhouse Floor Plan

Project Number:

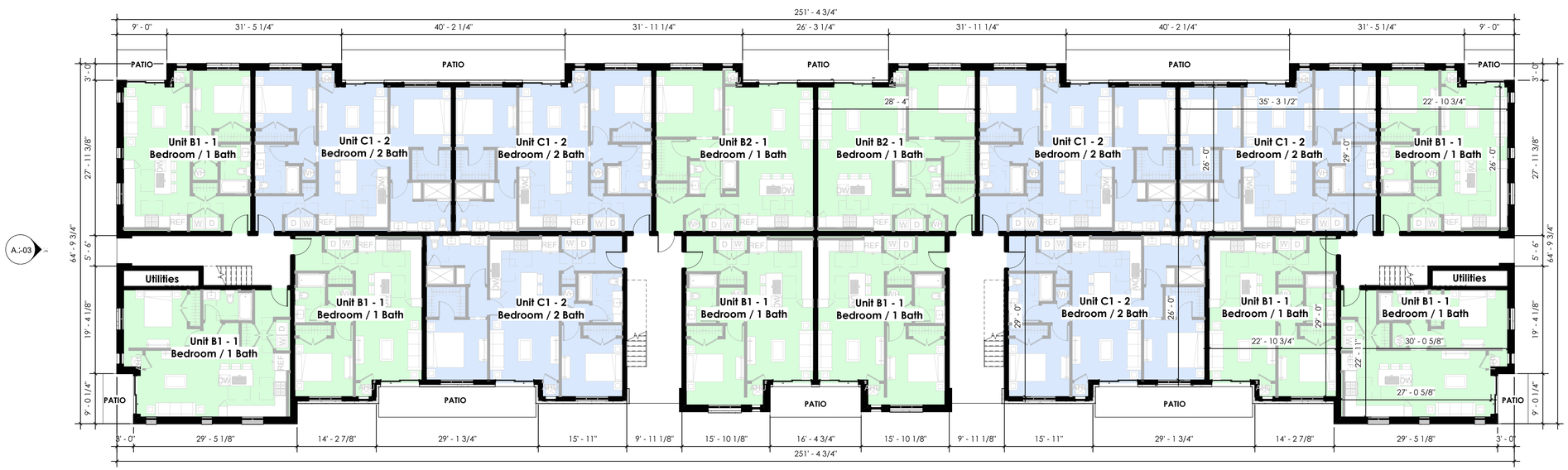
25-081

Scale:

3/16" = 1'-0"

Sheet Number:

A.102



3-Story Walk Up - First Floor Plan

3/32" = 1'-0"

3-Story Walk-up - Typ (2nd & 3rd) Floor Plans

3/32" = 1'-0"

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	10
2 Bedroom	6
	16
02 - Second Floor	
1 Bedroom	10
2 Bedroom	6
	16
03 - Third Floor	
1 Bedroom	10
2 Bedroom	6
	16
Total Units	48

Unit Percentage

Department	Count	Unit %
1 Bedroom	30	63%
2 Bedroom	18	38%
Grand total	48	

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Sheet Title:

3-Story Walkup - Floor Plans

Project Number:

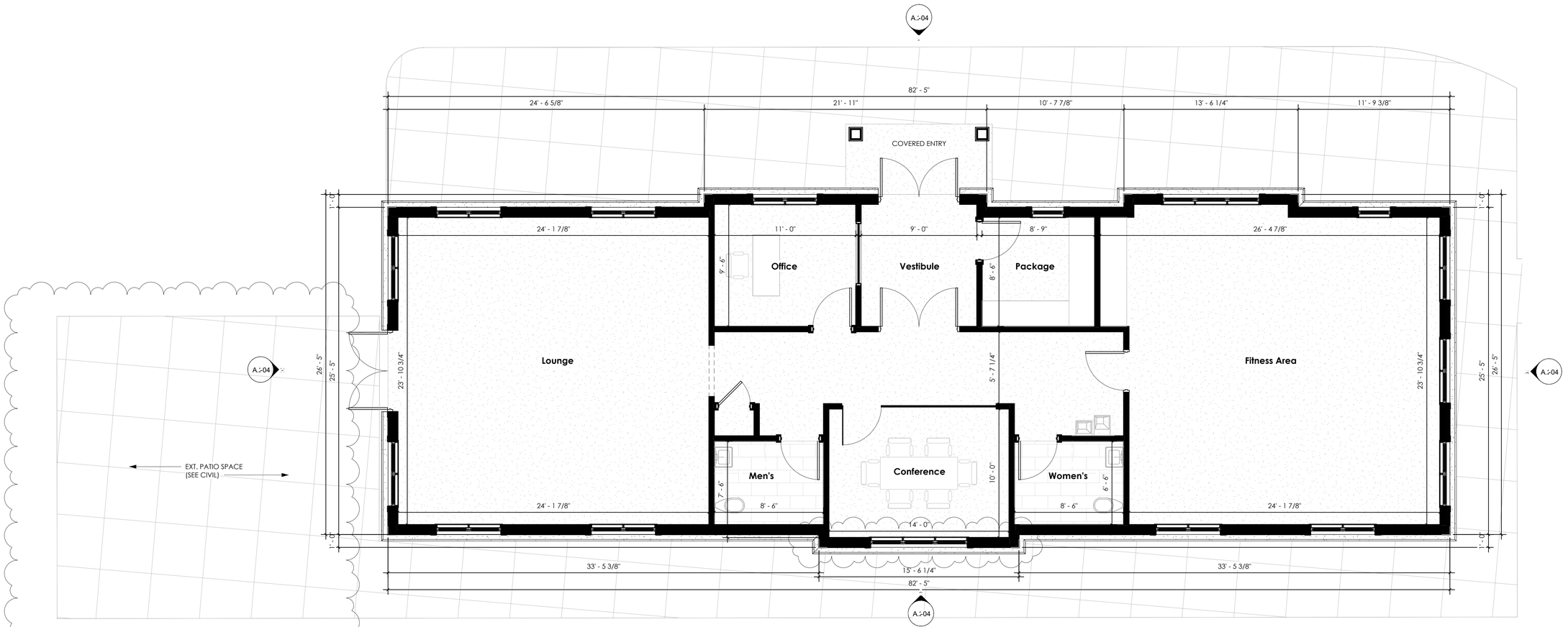
25-081

Scale:

3/32" = 1'-0"

Sheet Number:

A.103



Clubhouse - Floor Plans

1/4" = 1'-0"

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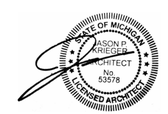

Note:

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North Arrow:

Sheet Title:

Clubhouse Floor Plans

Project Number:

25-081

Scale:

1/4" = 1'-0"

Sheet Number:

A.104

3 A.100 **Front Elevation**
3/16" = 1'-0"

4 A.100 **Side (Left) Elevation**
3/16" = 1'-0"

1 A.100 **Side (Right) Elevation**
3/16" = 1'-0"

2 A.100 **Rear Elevation**
3/16" = 1'-0"

Material Calculations

	Stone		Hardie Trim	
	Area	Percentage	Area	Percentage
Front	496 SF	70 %	214 SF	30 %
Rear	278 SF	40 %	417 SF	60 %
Left	160 SF	26 %	466 SF	74 %
Right	160 SF	26 %	466 SF	74 %

Opening Calculations

First Floor	
32 %	

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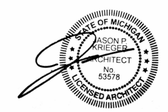

Note:
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North Arrow:

Sheet Title:
Cottage Elevations

Project Number:
25-081

Scale:
As indicated

Sheet Number:
A.200

3 A.101 Front Elevation
3/16" = 1'-0"

1 A.101 Rear Elevation
3/16" = 1'-0"

Material Calculations

	Stone		Hardie Trim		Hardie Shake	
	Area	Percentage	Area	Percentage	Area	Percentage
Front	1120 SF	63 %	503 SF	28 %	158 SF	9 %
Rear	257 SF	33 %	518 SF	67 %	0 SF	0 %
Left	553 SF	46 %	648 SF	54 %	0 SF	0 %
Right	563 SF	49 %	587 SF	51 %	0 SF	0 %

Opening Calculations

First Floor	Second Floor
31 %	19 %

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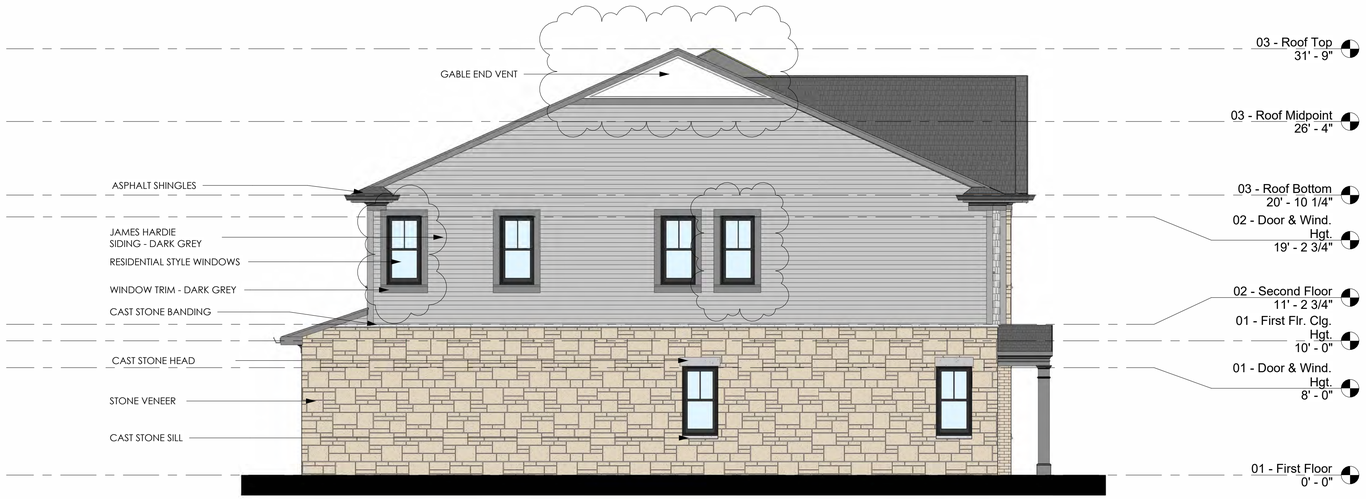
North Arrow:

Sheet Title:
Townhouse Elevations

Project Number:
25-081

Scale:
As indicated

Sheet Number:
A.201



1 / A.101 Side (Left) Elevation

3/16" = 1'-0"

2 / A.101 Side (Right) Elevation

3/16" = 1'-0"

Material Calculations

	Stone		Hardie Trim		Hardie Shake	
	Area	Percentage	Area	Percentage	Area	Percentage
Front	1120 SF	63 %	503 SF	28 %	158 SF	9 %
Rear	257 SF	33 %	518 SF	67 %	0 SF	0 %
Left	553 SF	46 %	648 SF	54 %	0 SF	0 %
Right	563 SF	49 %	587 SF	51 %	0 SF	0 %

Opening Calculations

First Floor	Second Floor
31 %	19 %

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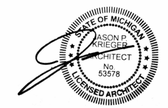

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North Arrow:

Sheet Title:
Townhouse Elevations

Project Number:
25-081

Scale:
As indicated

Sheet Number:
A.202

1 A.103 Front (South) Elevation

3/32" = 1'-0"

2 A.103 Right (East) Side Elevation

3/32" = 1'-0"

3 A.103 Left (West) Side Elevation

3/32" = 1'-0"

4 A.103 Rear (North) Elevation

3/32" = 1'-0"

Material Calculations

	Stone		Hardie Trim		Hardie Shake	
	Area	Percentage	Area	Percentage	Area	Percentage
Front	1,933 SF	38 %	1,825 SF	36 %	1,345 SF	26 %
Rear	2,160 SF	40 %	2,112 SF	39 %	1,139 SF	21 %
Left	712 SF	39 %	257 SF	14 %	837 SF	47 %
Right	712 SF	39 %	257 SF	14 %	837 SF	47 %

Opening Calculations

First Floor	Second Floor	Third Floor
30 %	29 %	29 %

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KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

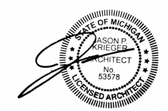
3880 South Blvd. Owner, LLC
281 Enterprise Ct, Suite 100
Bloomfield Twp, MI 48302

Project:

O'Brien - Rochester Hills
3861 S. Adams Rd
Rochester Hills, MI 48309

Issued	Description	By
2026-02-03	SPA	JP
2026-02-26	Schematic Design	JP
2026-04-08	Revised Per 1st Review	JP

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

3-Story Walkup - Exterior Elevations

Project Number:

25-081

Scale:

As indicated

Sheet Number:

A.203

1 A.104 Front (North) Elevation

1/4" = 1'-0"

2 A.104 Right (West) Side Elevation

1/4" = 1'-0"

3 A.104 Left (East) Side Elevation

1/4" = 1'-0"

4 A.104 Rear (South) Elevation

1/4" = 1'-0"

Material Calculations

	Stone		Hardie - Lap		Hardie - Shake	
	Area	Percentage	Area	Percentage	Area	Percentage
Front	231 SF	35 %	317 SF	49 %	102 SF	16 %
Rear	39 SF	42 %	350 SF	54 %	45 SF	7 %
Left	79 SF	30 %	77 SF	29 %	110 SF	41 %
Right	59 SF	24 %	71 SF	30 %	110 SF	46 %

Opening Calculations

First Floor	
25 %	

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Seal:

Note:

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North Arrow:

Sheet Title:

Clubhouse Elevations

Project Number:

25-081

Scale:

1/4" = 1'-0"

Sheet Number:

A.204

Aerial View Rendering of Development

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ARCHITECTS
400 E. Lincoln Ave | Royal Oak, MI 48067
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Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
REGISTERED ARCHITECT

Note:
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North Arrow:

Sheet Title:
Renderings

Project Number:
25-081

Scale:

Sheet Number:
A.205

Clubhouse Rendering

Cottage Building Rendering

Townhouse Rendering

Walk-up Apartment Building Rendering

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ARCHITECTS
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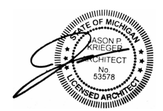
Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Renderings

Project Number:
25-081

Scale:

Sheet Number:
A.206