



955 N. Pennsylvania Ave.
Winter Park, FL 32789
P: 407.740.8405
www.acistudios.com

Solitude Townhomes
Project # 2403
07-25-2024

Narrative of Architectural Changes

0240

These are a summary of architectural revisions for floor plans for buildings type #1 and #2.

1) Buildings Type #1 & #2:

Front building façade (garage entries) were increased 5'-0" forward to allow garages to have additional space. Building # 1 increased its footprint from 10,452 Sq. ft. to 11,662 Sq. ft. and Building # from 10,326 Sq. ft. to 11,621 Sq. ft. Both building's exterior covered lanais were adjusted to keep footprint building inside setback lot lines.

2) Buildings Type #1 & #2:

Garages min. wide clearance dimension were set up to be 20'-0" clear.

3) Building Types #1 & #2:

Demising walls were revised to adjust overall building length.

4) Buildings Type #1 & #2:

Exterior covered lanais and balconies were revised to ensure they were within building setback lines.

5) Building Type 2:

End units S2-A and S2-B main entry corridor (parallel to stairs) was increased from to 5'-1" to 6'-7" to allow elevator's door clearance. Exterior covered lanais were reduced to keep building overall length inside building's setback lines.

6) Buildings Type #1 & #2:

A pool deck was added to each unit.



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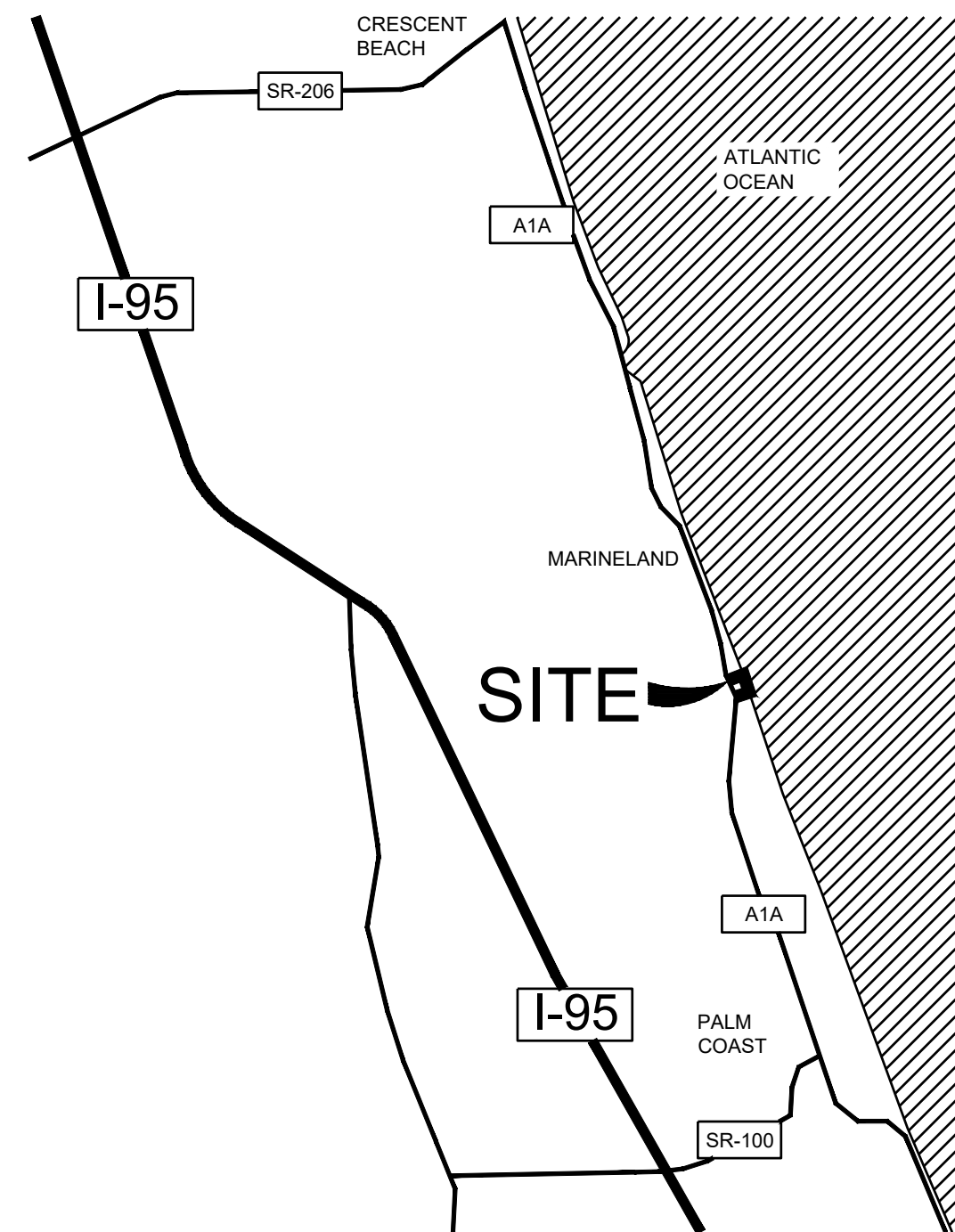
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SOLITUDE TOWNHOMES
6645 North Ocean Shore Boulevard,
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VICINITY MAP

OWNER/DEVELOPER

PROJECT INFORMATION



283 CRANES ROOST BLVD
SUITE 111-1805
ALTAMONTE SPRINGS, FL 32701
(407) 862-0101 EXT 102

SOLITUDE TOWNHOMES

6645 NORTH OCEAN SHORE BOULEVARD,
FLAGLER COUNTY, FLORIDA 32137

PROGRESS SET

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PROJECT TEAM

DISCLAIMER

ARCHITECT



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955 N. PENNSYLVANIA AVE.
WINTER PARK, FL 32789
(407) 740-8405 acistudios.com

M/E/P/FP ENGINEERING



JOSEPH LAWRENCE & CO.
1180 HARWOOD AVE., STE 3000
ALTAMONTE SPRINGS, FL 32714
(321) 972-4466

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ADDENDA / REVISIONS

NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
COVER SHEET

SHEET NUMBER:
GO.00

GENERAL		ARCHITECTURAL		ELECTRICAL		PLUMBING	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME	SHEET NAME		SHEET	SHEET NAME
G0.00	COVER SHEET	A0.01	GENERAL INFORMATION				
G0.01	DRAWING INDEX	A1.01	ARCHITECTURAL SITE PLAN				
G1.02	NOT USED						
G1.01	PROJECT DATA AND CODE SUMMARY	A1.11	BUILDING TYPE 1 FIRST FLOOR PLAN				
G1.03	UNIT TYPE AREAS AND LIFE SAFETY PLANS	A1.12	BUILDING TYPE 1 SECOND FLOOR PLAN				
G1.04	UNIT TYPE AREAS AND LIFE SAFETY PLANS	A1.13	BUILDING TYPE 1 THIRD FLOOR PLAN				
		A1.14	BUILDING TYPE 1 ROOF PLAN				
		A1.21	BUILDING TYPE 2 FIRST FLOOR PLAN				
		A1.22	BUILDING TYPE 2 SECOND FLOOR PLAN				
		A1.23	BUILDING TYPE 2 THIRD FLOOR PLAN				
		A1.24	BUILDING TYPE 2 ROOF PLAN				
		A2.11	BUILDING TYPE 1 FRONT AND REAR ELEVATIONS				
		A2.12	BUILDING TYPE 1 SIDE ELEVATIONS				
		A2.13	BUILDING TYPE 2 FRONT AND REAR ELEVATIONS				
		A2.14	BUILDING TYPE 2 SIDE ELEVATIONS				
		A2.41	ENLARGED EXTERIOR ELEVATIONS				
		A3.11	BUILDING TYPE #1 & #2 BUILDING SECTIONS				
		A3.12	PARTIAL SITE PLAN BLDG. #1 SECTION				
		A3.13	PARTIAL SITE PLAN BLDG. #2 SECTION				
		A4.11	UNIT PLAN TYPE S1				
		A4.12	UNIT PLAN TYPE S2				
		A4.13	UNIT PLAN TYPE S2A				
		A4.14	UNIT PLAN TYPE S4				
		A4.15	UNIT PLAN TYPE S4A				
		A4.16	UNIT PLAN TYPE S4B				
		A4.17	UNIT PLAN TYPE S5				
		A4.18	UNIT PLAN TYPE S5A				
		A4.19	UNIT PLAN TYPE S2B				
CIVIL		STRUCTURAL		MECHANICAL			
C1	COVER SHEET						
C2	CONSTRUCTION NOTES						
C3	CONSTRUCTION NOTES						
C4	DEMOLITION & EROSION CONTROL PLAN						
C5	OVERALL DEVELOPMENT PLAN						
C6	GEOMETRY, SIGNAGE & STRIPING PLAN						
C7	PAVING, GRADING & DRAINAGE PLAN						
C8	FDEP DIMENSION PLAN						
C9	FDEP CROSS-SECTIONS						
C10	UTILITY PLAN						
C11	OFF-SITE IMPROVEMENTS						
C12	CONSTRUCTION DETAILS						
C13	CONSTRUCTION DETAILS						
C14	CONSTRUCTION DETAILS						
C15	CONSTRUCTION DETAILS						
C16	CONSTRUCTION DETAILS						
C17	CONSTRUCTION DETAILS						
C18	CONSTRUCTION DETAILS						
C19	CONSTRUCTION DETAILS						
C20	LIFT STATION						

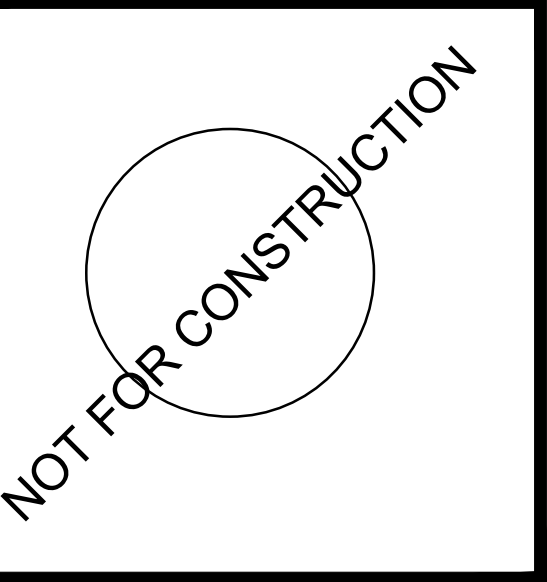


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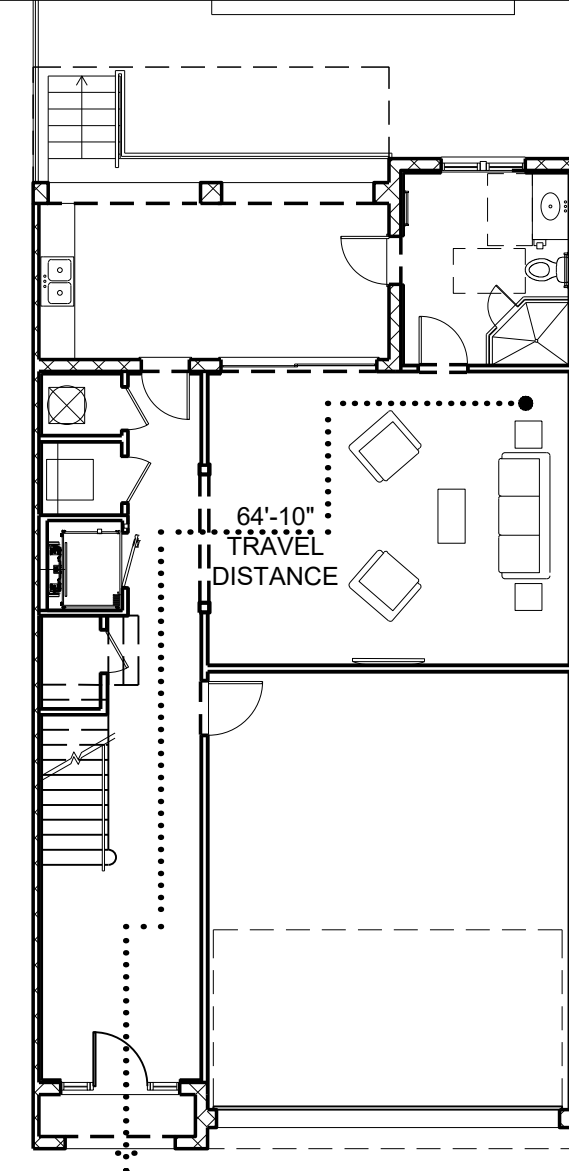


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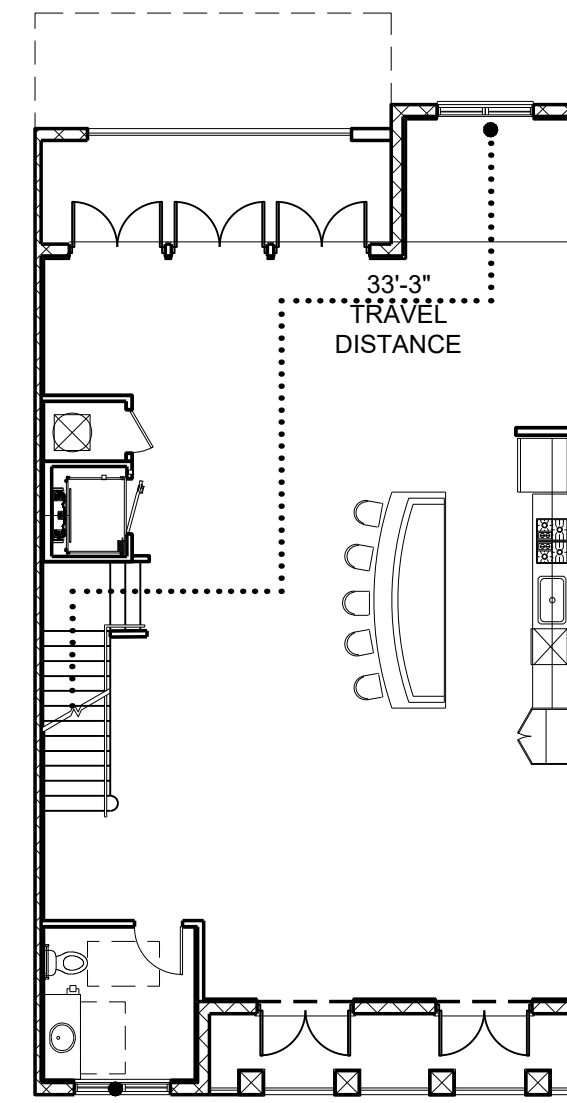
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 PROJECT MGR: SW
 PROJECT NO.: 2403

SHEET NAME:
DRAWING INDEX
 SHEET NUMBER:
G0.01

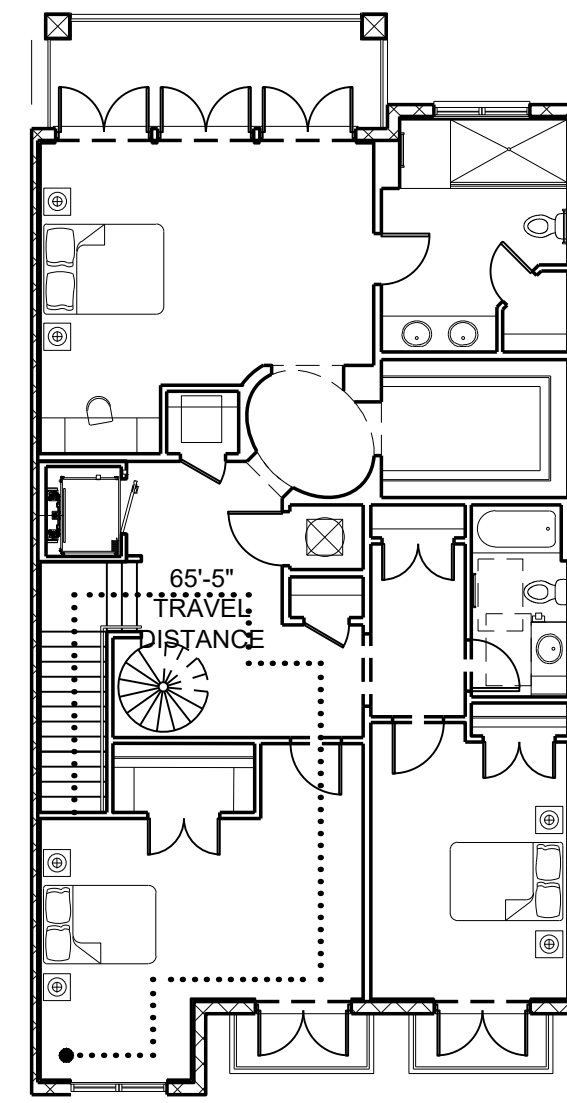
UNIT S4



1st Floor



2nd Floor



3rd Floor

UNIT S4	1st Floor	2nd Floor	3rd Floor	Totals
GROSS AREA	1,419	1,418	1,558	4,395
NET AREA	1,332	1,338	1,467	4,137
BALCONIES AREAS	-	219	181	400
UNC. SPACES	194	-	-	194
TOTAL UNITS	02			

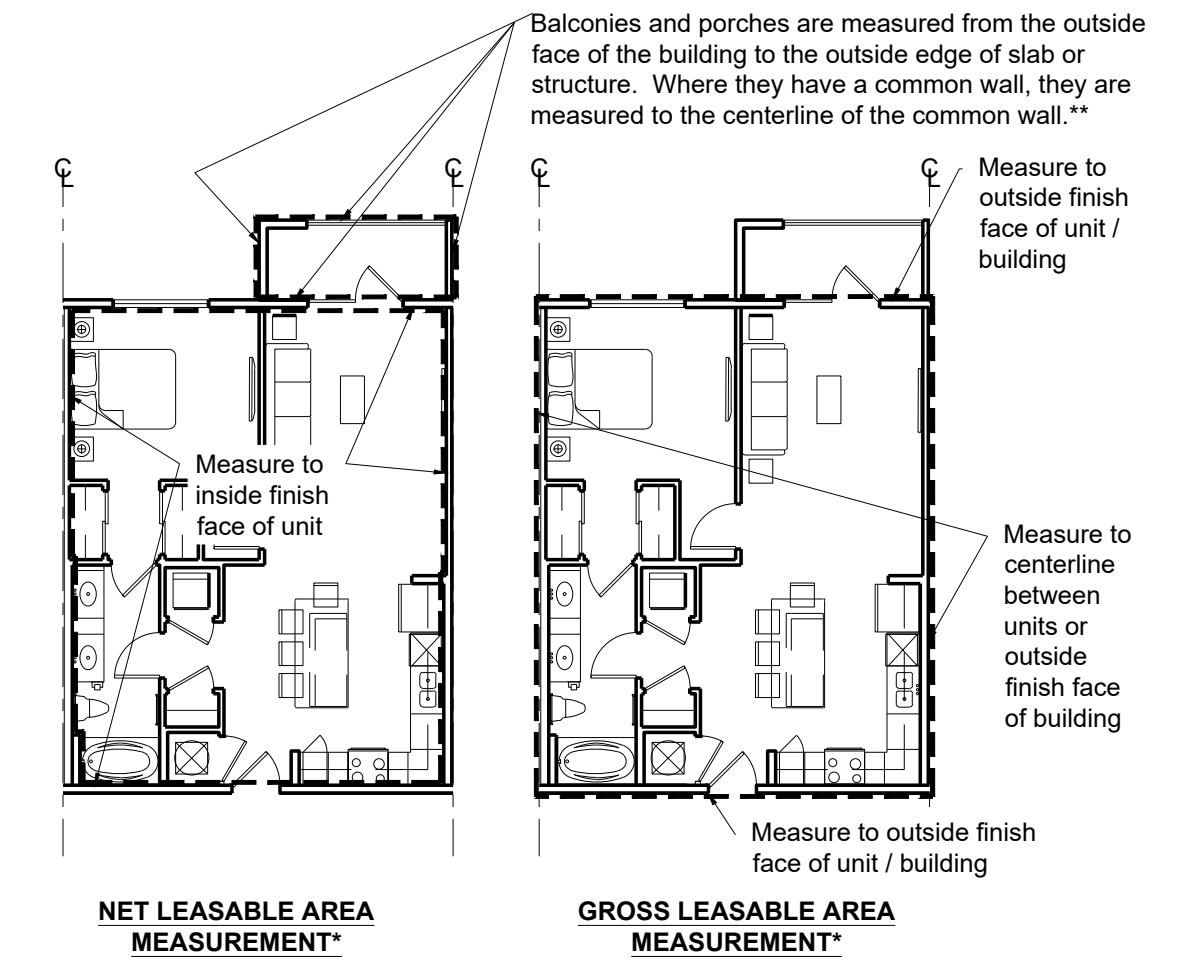
UNIT S2-B	1st Floor	2nd Floor	3rd Floor	Totals
GROSS AREA	1,464	1,426	1,706	4,596
NET AREA	1,361	1,332	1,599	4,292
BALCONIES AREAS	-	372	179	551
UNC. SPACES	315	-	-	315
TOTAL UNITS	01			

UNIT S2-A	1st Floor	2nd Floor	3rd Floor	Totals
GROSS AREA	1,503	1,425	1,647	4,575
NET AREA	1,396	1,332	1,545	4,273
BALCONIES AREAS	-	358	226	584
UNC. SPACES	258	-	-	258
TOTAL UNITS	02			

UNIT AREA CALCULATION

UNIT S2	1st Floor	2nd Floor	3rd Floor	Totals
GROSS AREA	1,419	1,336	1,545	4,300
NET AREA	1,336	1,263	1,450	4,049
BALCONIES AREAS	-	302	181	483
UNC. SPACES	194	-	-	194
TOTAL UNITS	01			

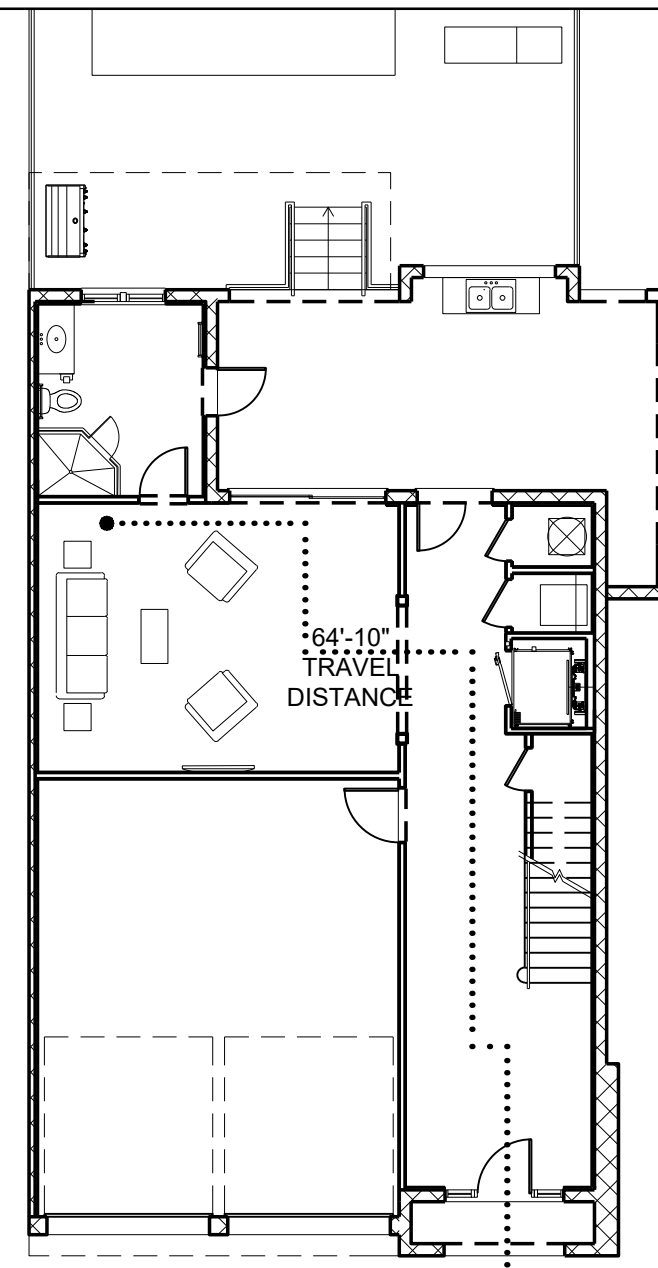
UNIT S1	1st Floor	2nd Floor	3rd Floor	Totals
GROSS AREA	1,419	1,336	1,545	4,300
NET AREA	1,336	1,263	1,467	4,066
BALCONIES AREAS	-	274	234	508
UNC. SPACES	221	-	-	221
TOTAL UNITS	01			



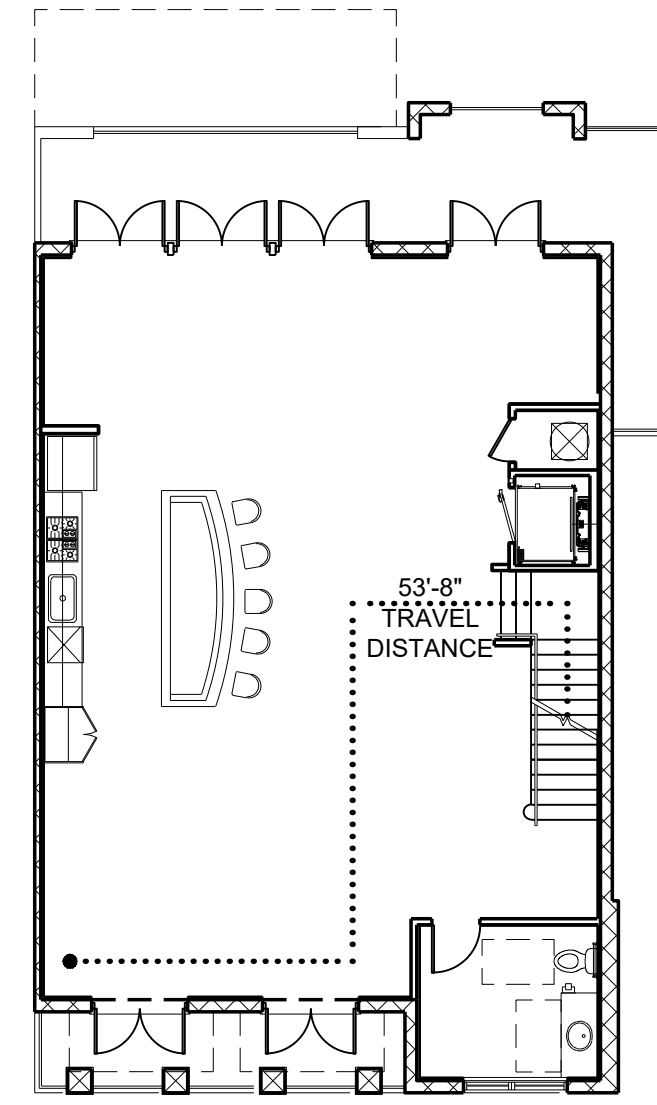
*All measurements are based on BOMA MULTI-FAMILY RESIDENTIAL STANDARD METHODS OF MEASUREMENT ANS/BOMA Z65.4-2010. For more information, please visit BOMA's website at: https://www.boma.org/BOMA/BOMA-Standards/BOMA_Floor_Measurement_Standards/Multi-Unit_Residential.aspx.

**Balconies and Porches ARE NOT included in the Net or Gross Unit Leasable Area calculations but ARE included in the Building Gross Construction Area calculations.

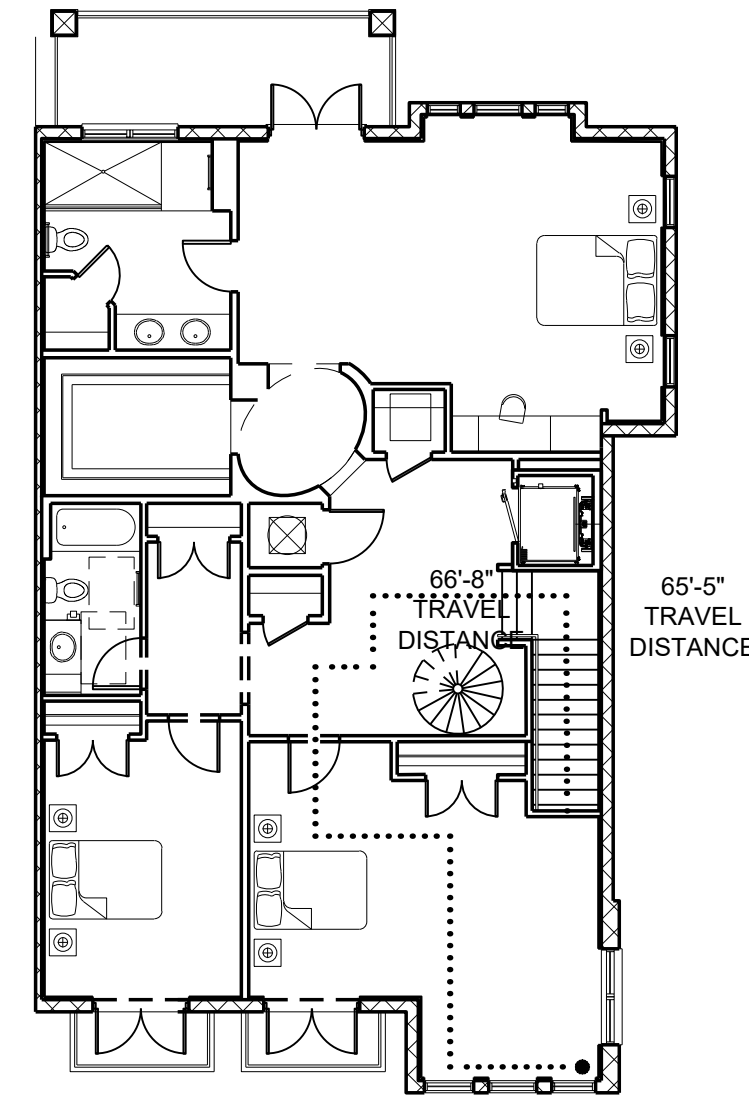
UNIT S2-B



1st Floor

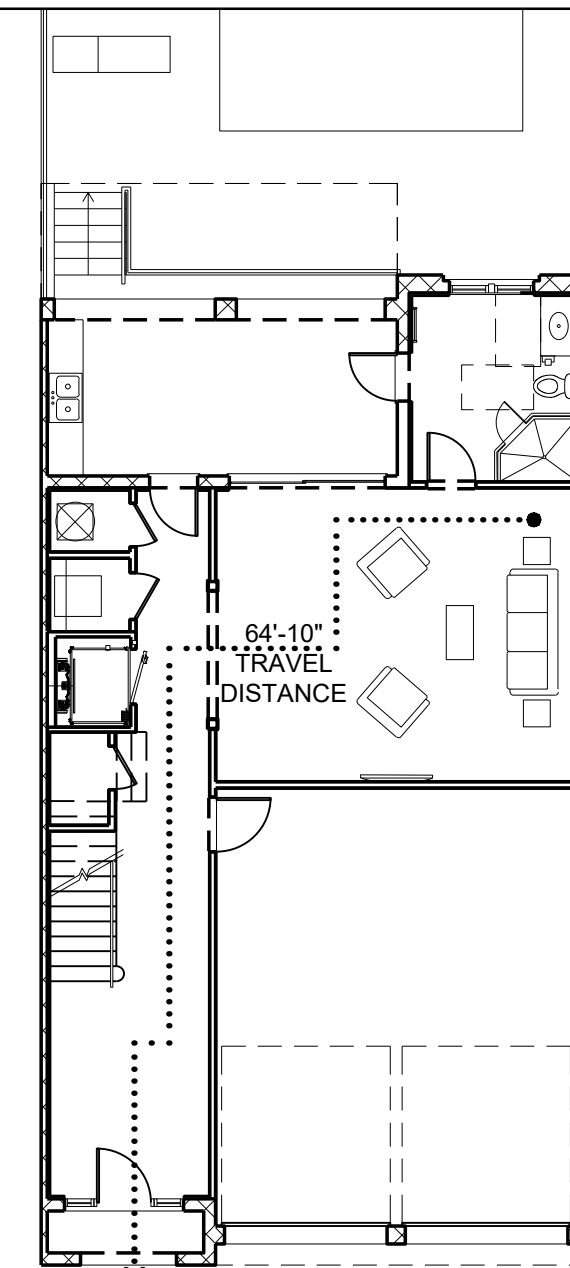


2nd Floor

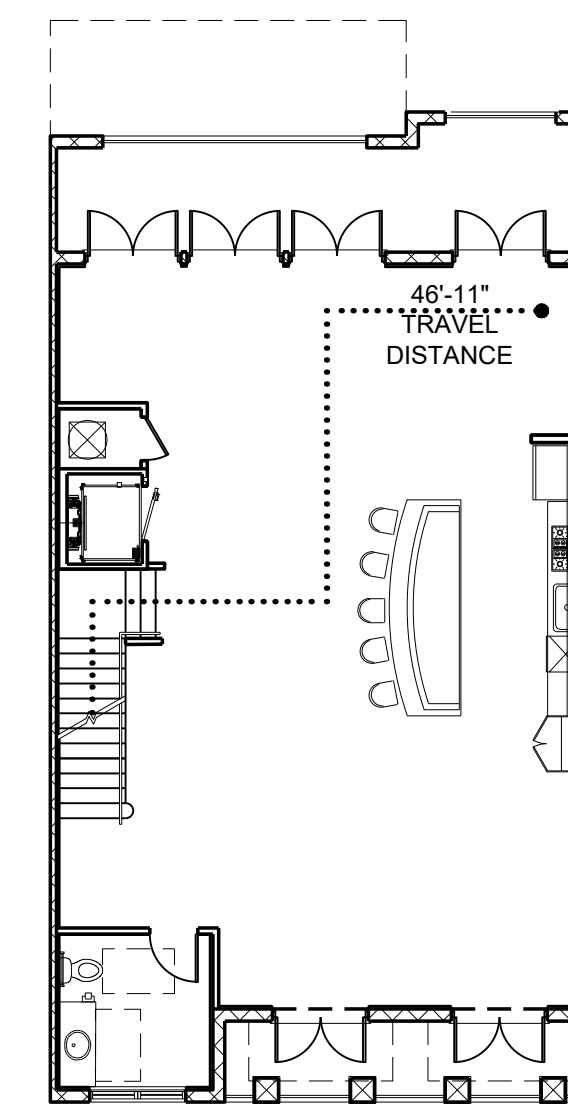


3rd Floor

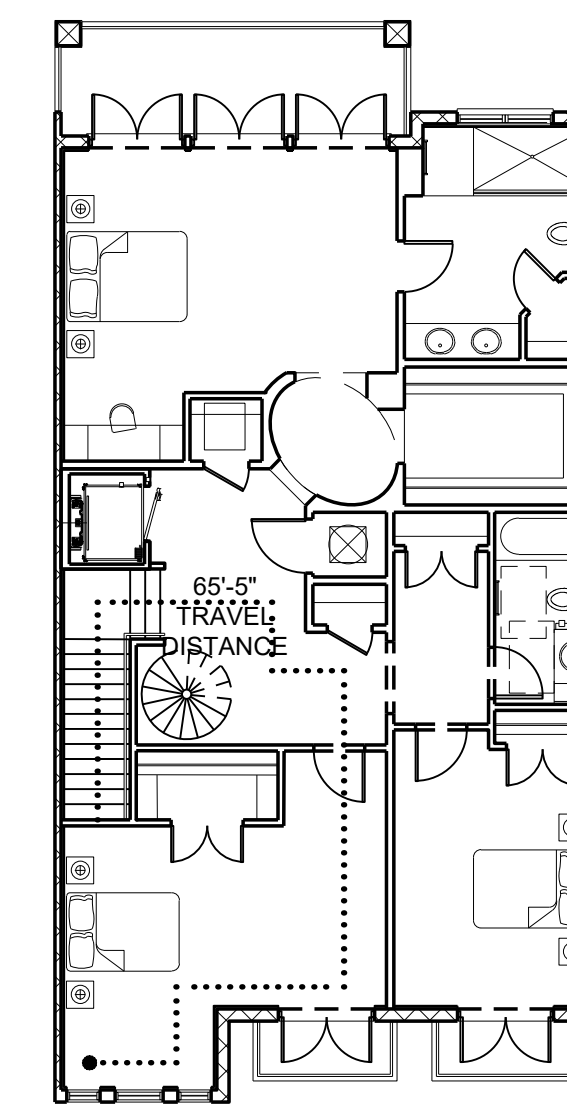
UNIT S2



1st Floor

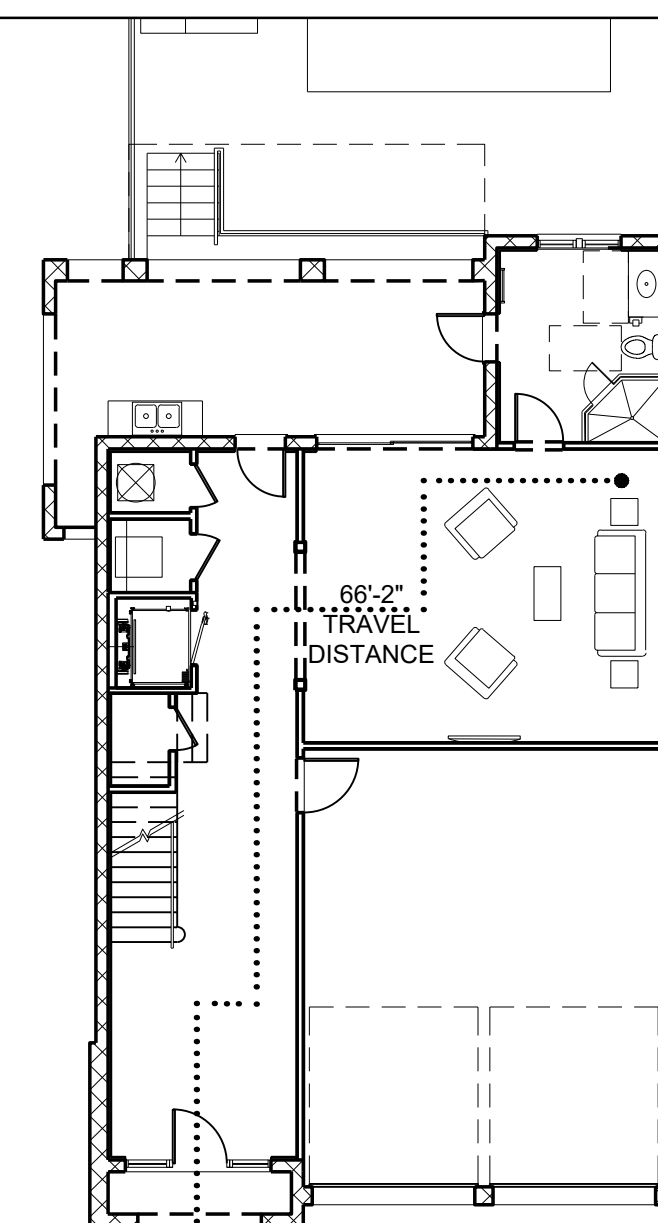


2nd Floor

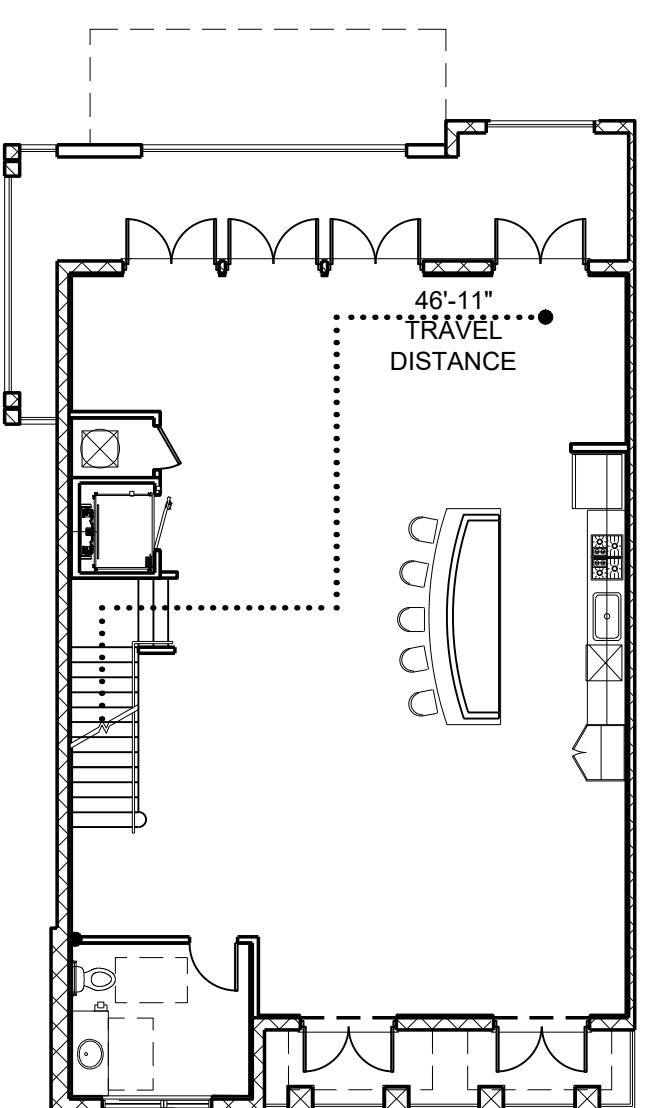


3rd Floor

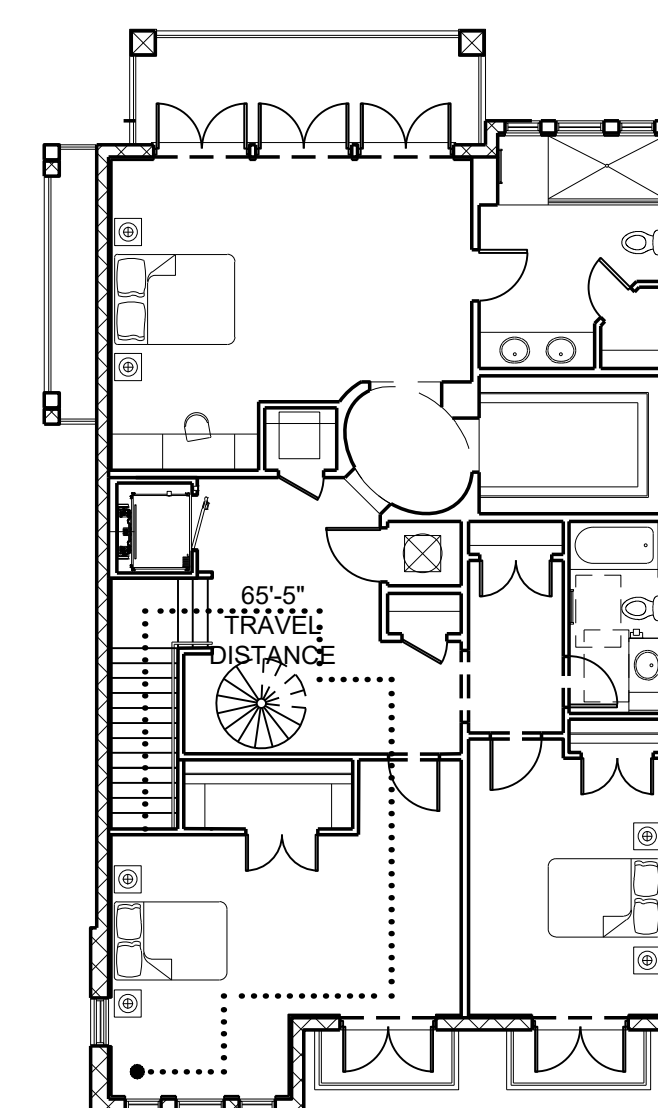
UNIT S2-A



1st Floor

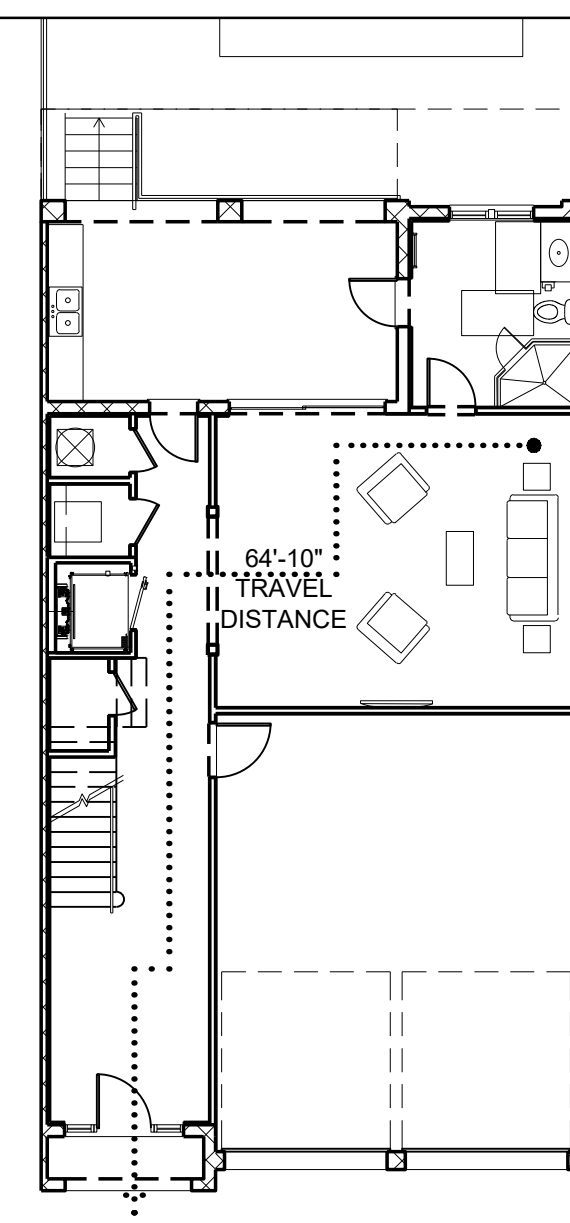


2nd Floor

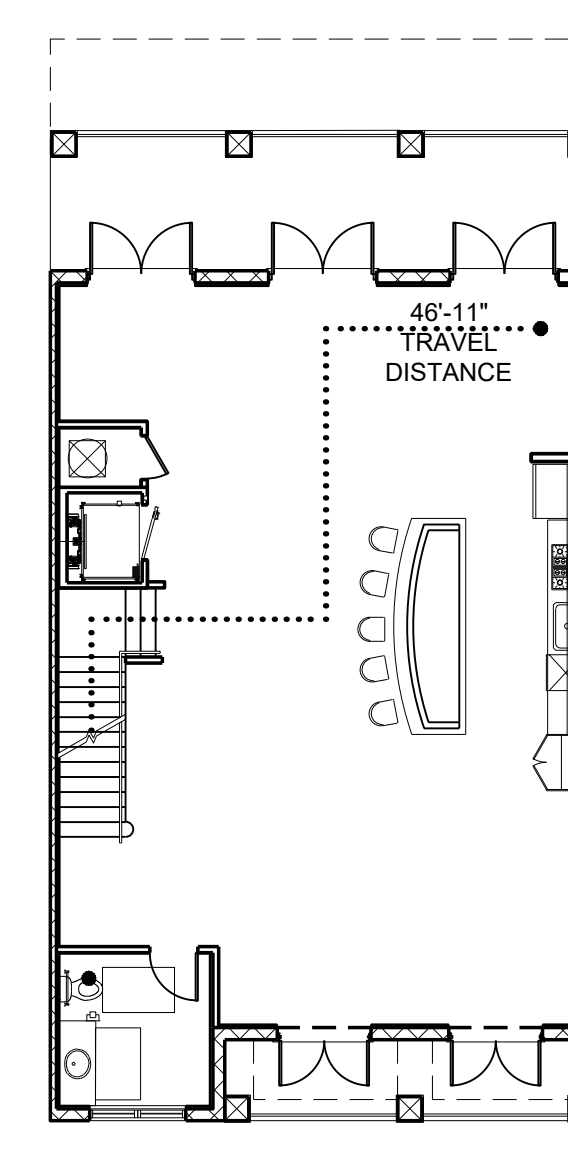


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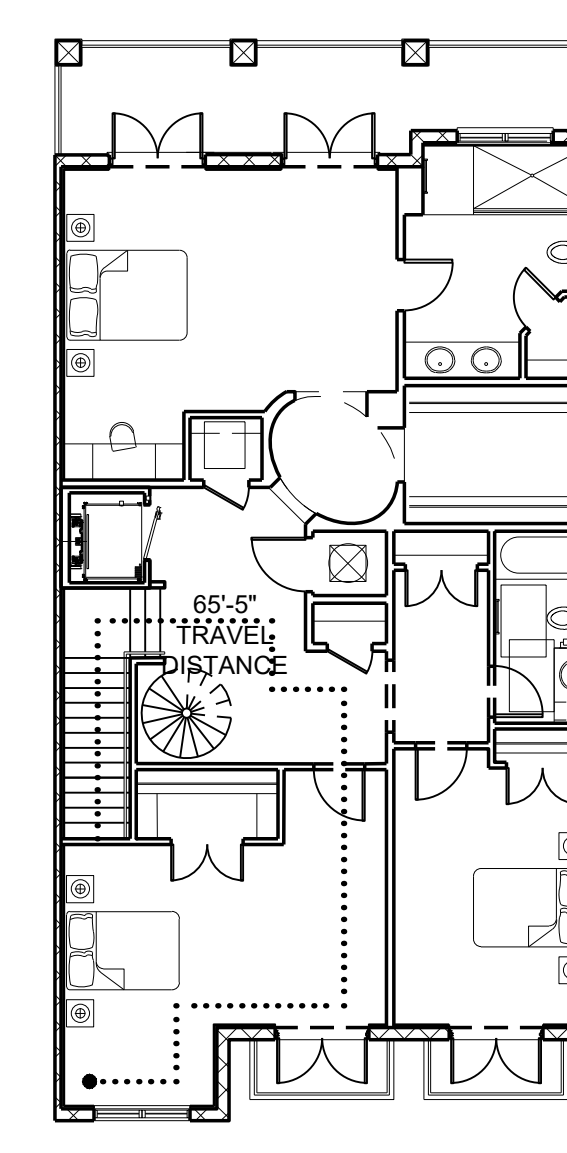
UNIT S1



1st Floor



2nd Floor



3rd Floor

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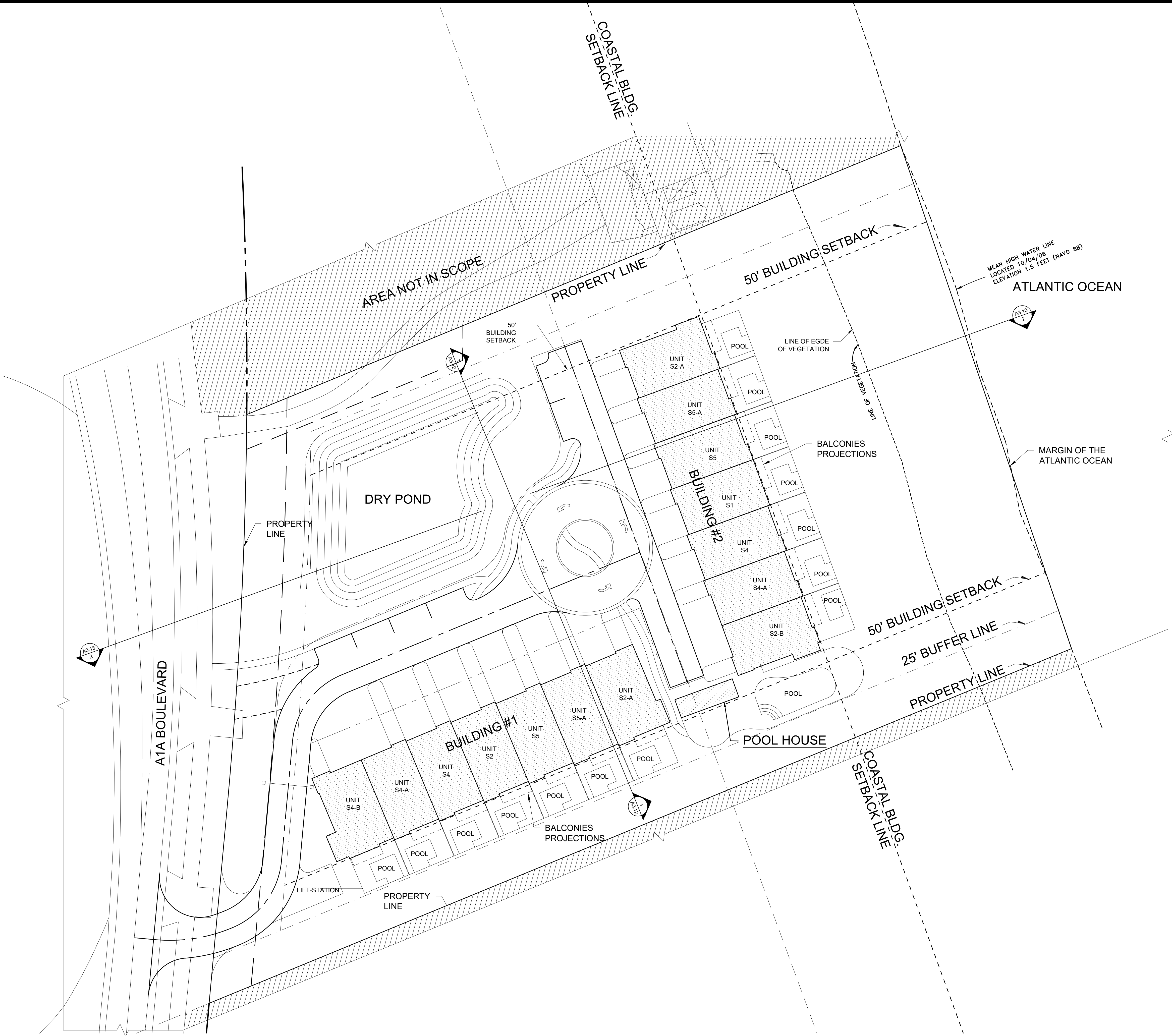
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ADDENDA / REVISIONS		
NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
UNIT TYPE AREAS AND LIFE SAFETY PLANS

SHEET NUMBER:
G1.03



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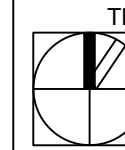
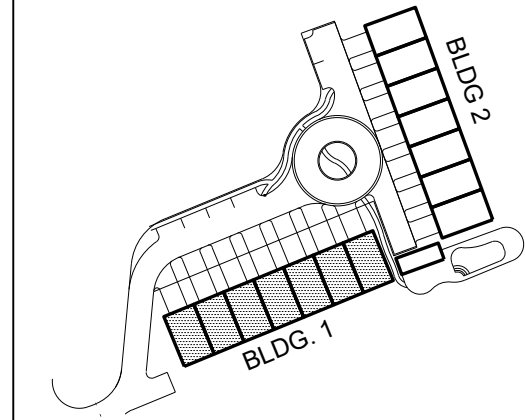
DATE: MAY, 2024
 ISSUE: SCHEMATIC DESIGN
 PROJECT MGR: SW
 PROJECT NO.: 2403

SHEET NAME:
**ARCHITECTURAL
 SITE PLAN**

SHEET NUMBER:
A1.01

1 ARCHITECTURAL SITE PLAN

KEYPLAN



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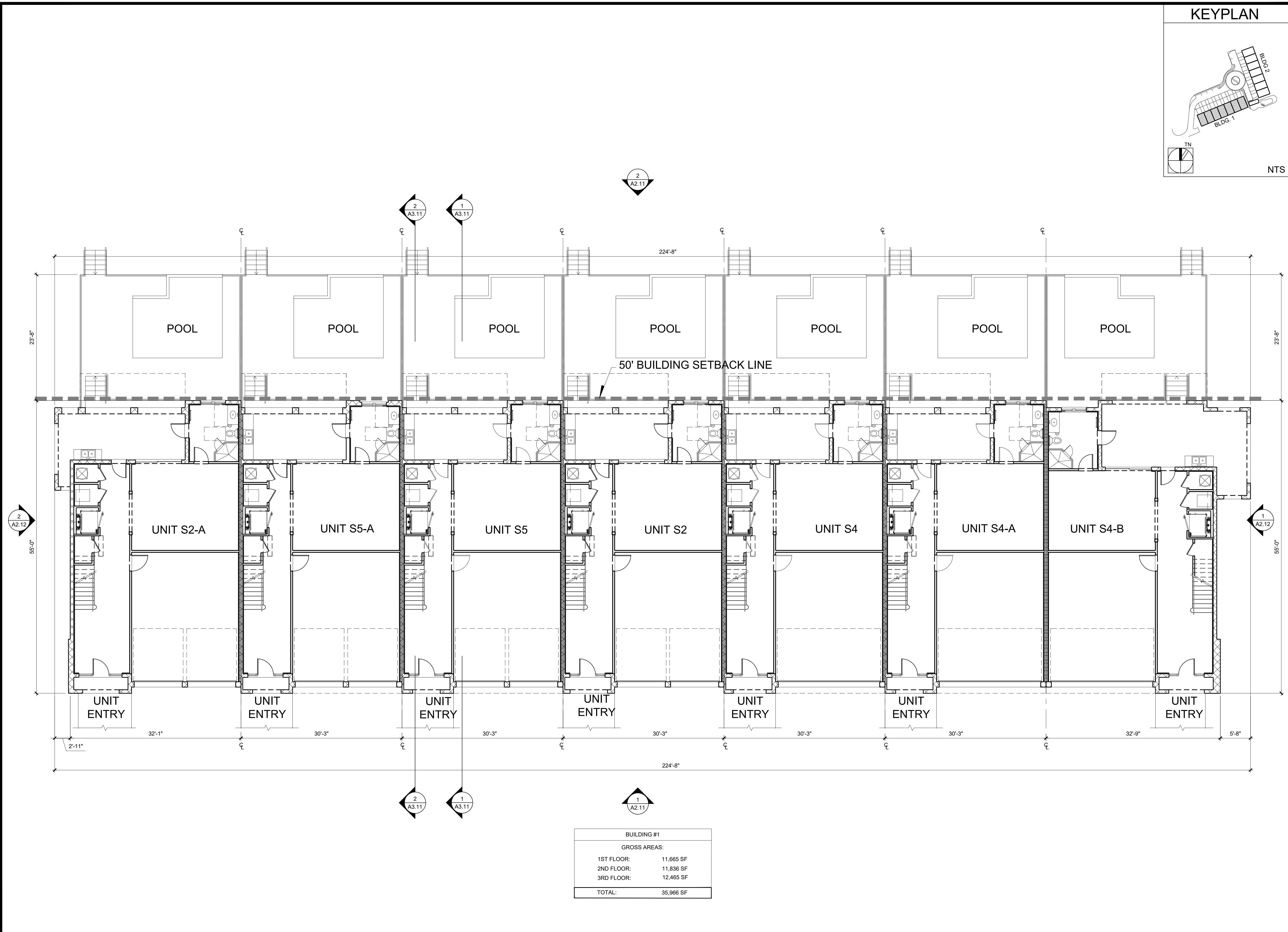
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NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**BUILDING TYPE 1
FIRST FLOOR
PLAN**
SHEET NUMBER:

A1.11

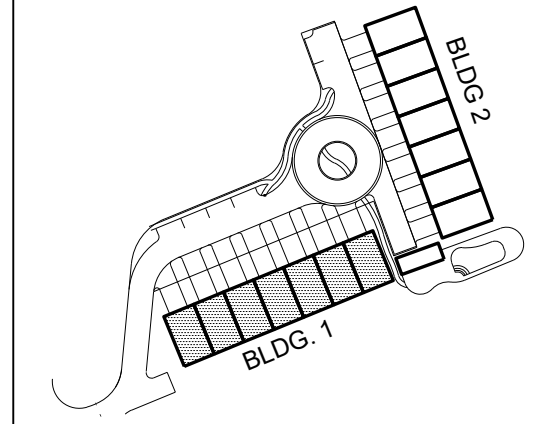


BUILDING #1	
GROSS AREAS:	
1ST FLOOR:	11,665 SF
2ND FLOOR:	11,836 SF
3RD FLOOR:	12,465 SF
TOTAL:	35,966 SF

1 FLOOR PLAN - FIRST FLOOR
BUILDING TYPE 1

1/8" = 1'-0"

KEYPLAN



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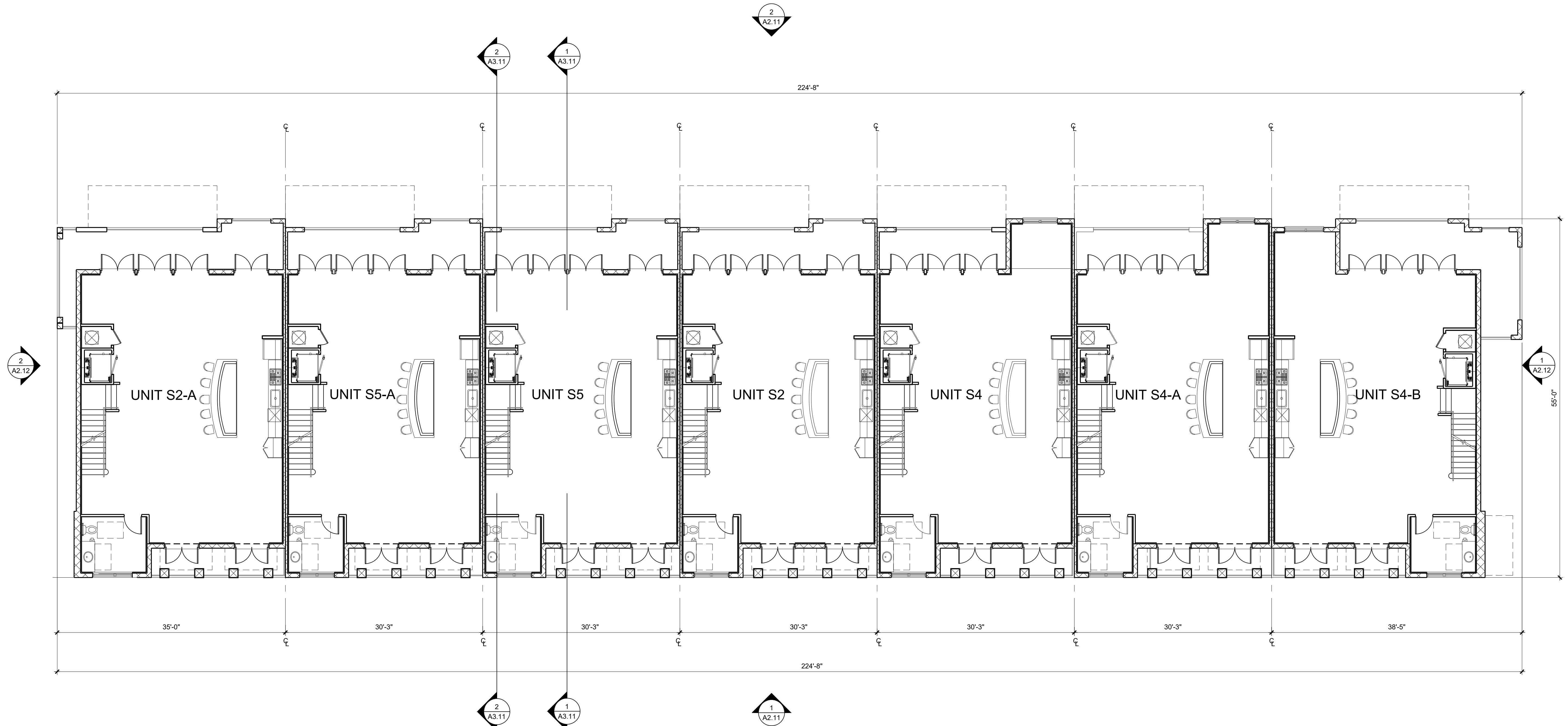
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NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
BUILDING TYPE 1
SECOND FLOOR
PLAN
SHEET NUMBER:

A1.12

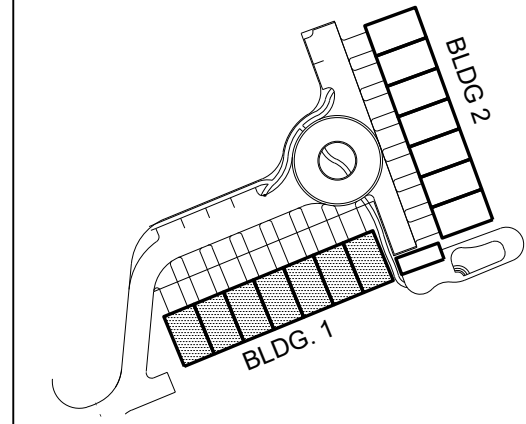


BUILDING #1	
GROSS AREAS:	
1ST FLOOR:	11,665 SF
2ND FLOOR:	11,836 SF
3RD FLOOR:	12,465 SF
TOTAL:	35,966 SF

1 FLOOR PLAN - SECOND FLOOR
BUILDING TYPE 1

1/8" = 1'-0"

KEYPLAN



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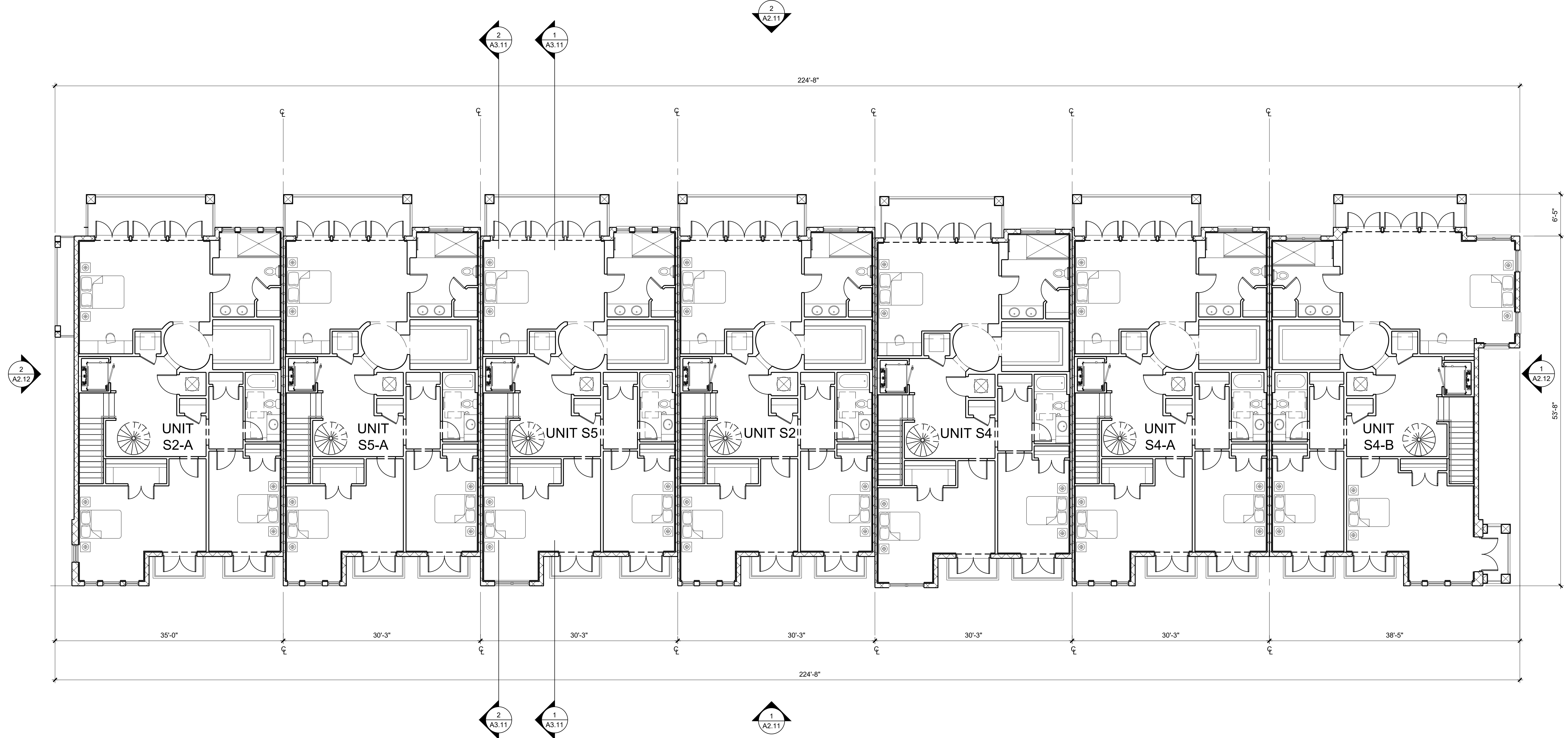
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PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**BUILDING TYPE 1
THIRD FLOOR
PLAN**

SHEET NUMBER:

A1.13

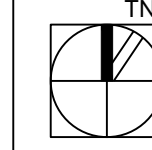
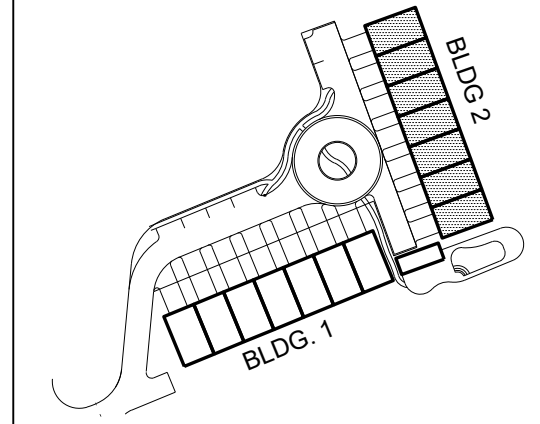


BUILDING #1	
GROSS AREAS:	
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3RD FLOOR:	12,465 SF
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1 FLOOR PLAN - THIRD FLOOR
BUILDING TYPE 1

1/8" = 1'-0"

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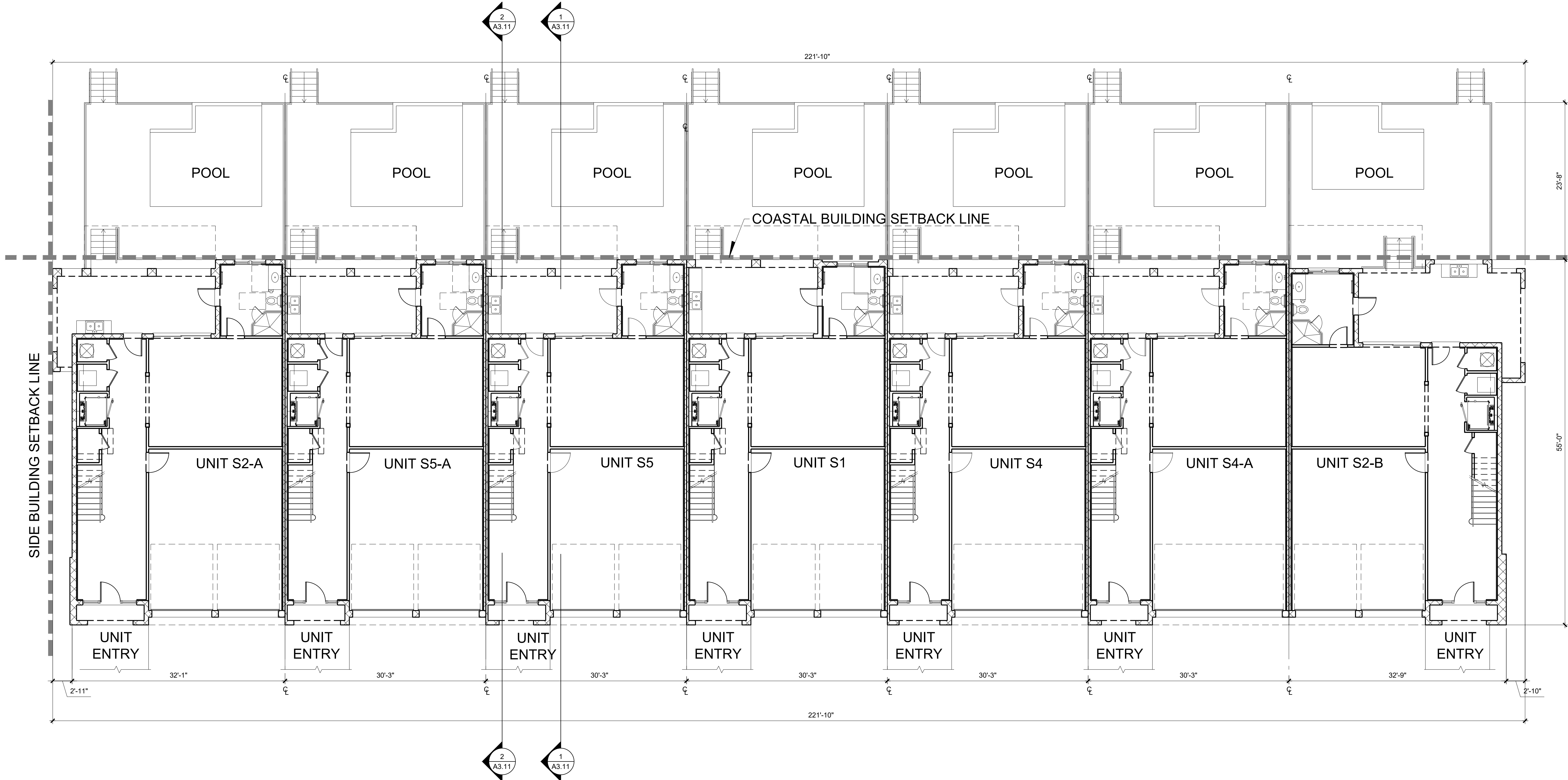
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SHEET NAME:
**BUILDING TYPE 2
FIRST FLOOR
PLAN**

SHEET NUMBER:

A1.21

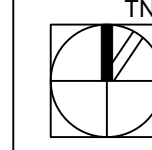
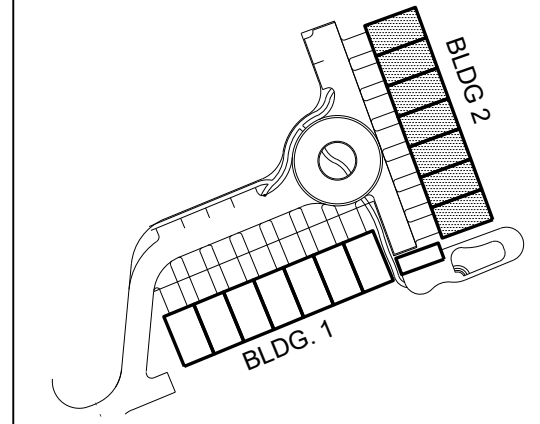
1/8" = 1'-0"



BUILDING #2	
GROSS AREAS:	
1ST FLOOR:	11,632 SF
2ND FLOOR:	11,795 SF
3RD FLOOR:	12,386 SF
TOTAL:	35,813 SF

1 FLOOR PLAN - FIRST FLOOR
BUILDING TYPE 2

KEYPLAN



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FL AA0002940

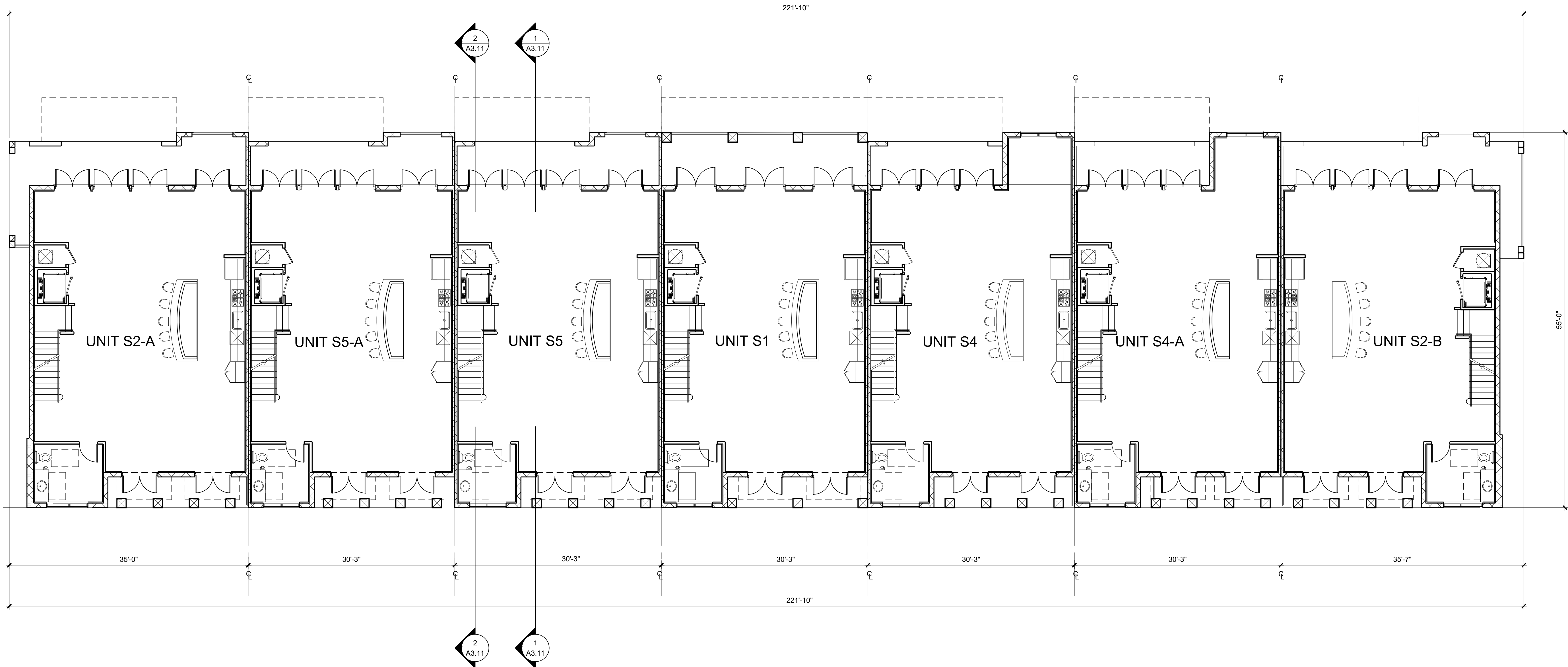
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BUILDING #2	
GROSS AREAS:	
1ST FLOOR:	11,632 SF
2ND FLOOR:	11,795 SF
3RD FLOOR:	12,386 SF
TOTAL:	35,813 SF

ADDENDA / REVISIONS

NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**BUILDING TYPE 2
SECOND FLOOR
PLAN**

SHEET NUMBER:

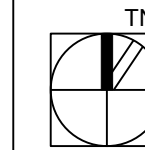
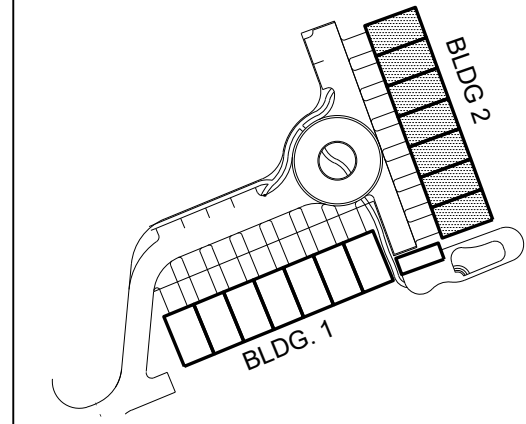
A1.22

1 FLOOR PLAN - SECOND FLOOR

BUILDING TYPE 2

1/8" = 1'-0"

KEYPLAN



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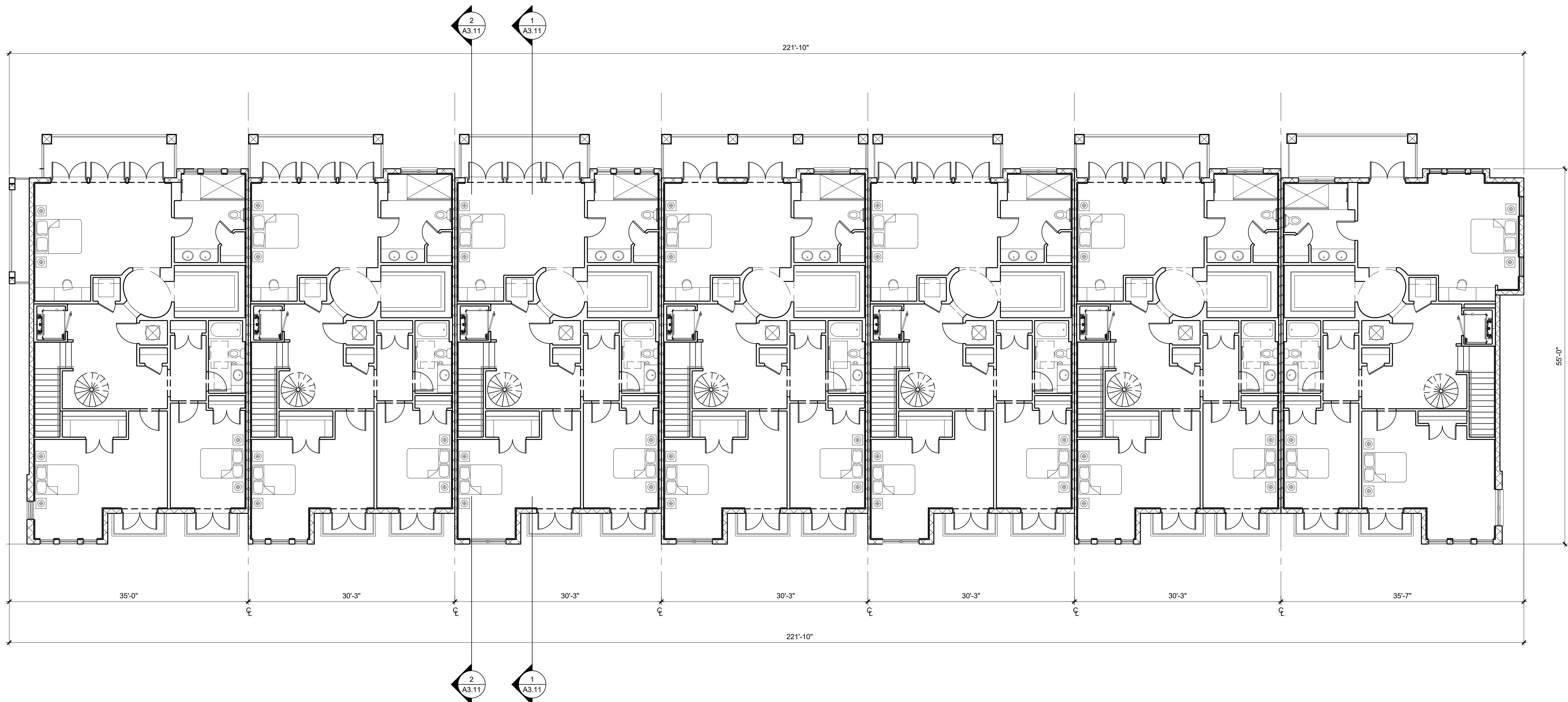
NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**BUILDING TYPE 2
THIRD FLOOR
PLAN**

SHEET NUMBER:

A1.23



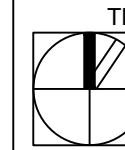
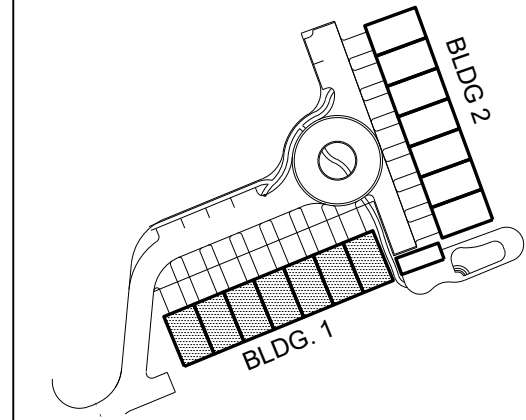
BUILDING #2	
GROSS AREAS:	
1ST FLOOR:	11,632 SF
2ND FLOOR:	11,795 SF
3RD FLOOR:	12,386 SF
TOTAL:	35,813 SF

1 FLOOR PLAN - THIRD FLOOR

BUILDING TYPE 2

1/8" = 1'-0"

KEYPLAN



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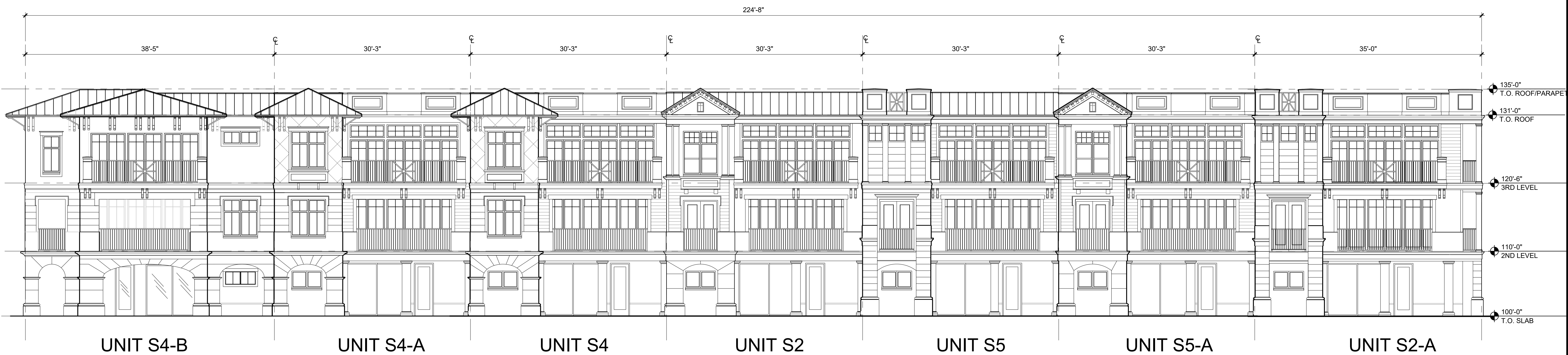
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2 BUILDING TYPE #1 FRONT ELEVATION
ENTRY SIDES

1/8" = 1'-0"



1 BUILDING TYPE #1 REAR ELEVATION
REAR SIDES

1/8" = 1'-0"

ADDENDA / REVISIONS

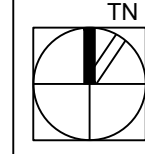
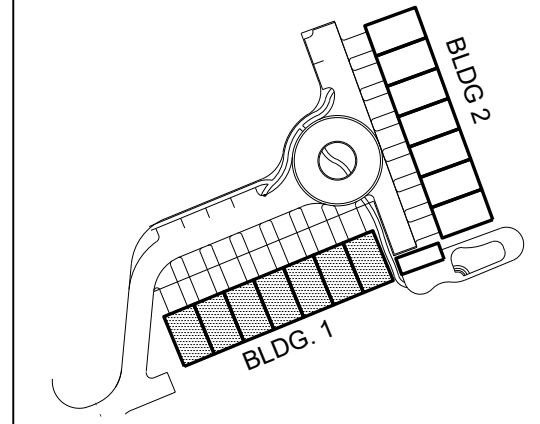
NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
BUILDING TYPE 1
FRONT & REAR
ELEVATIONS

SHEET NUMBER:
A2.11

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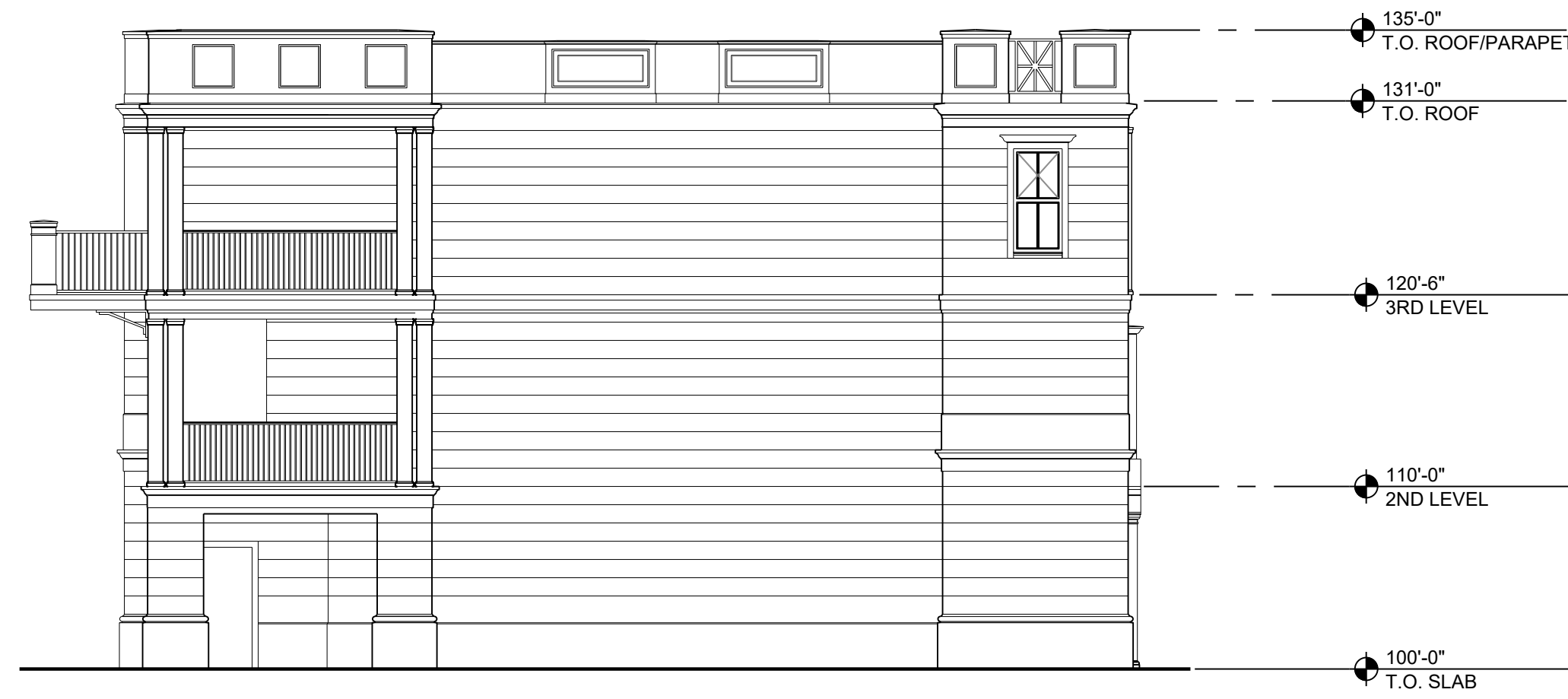
NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

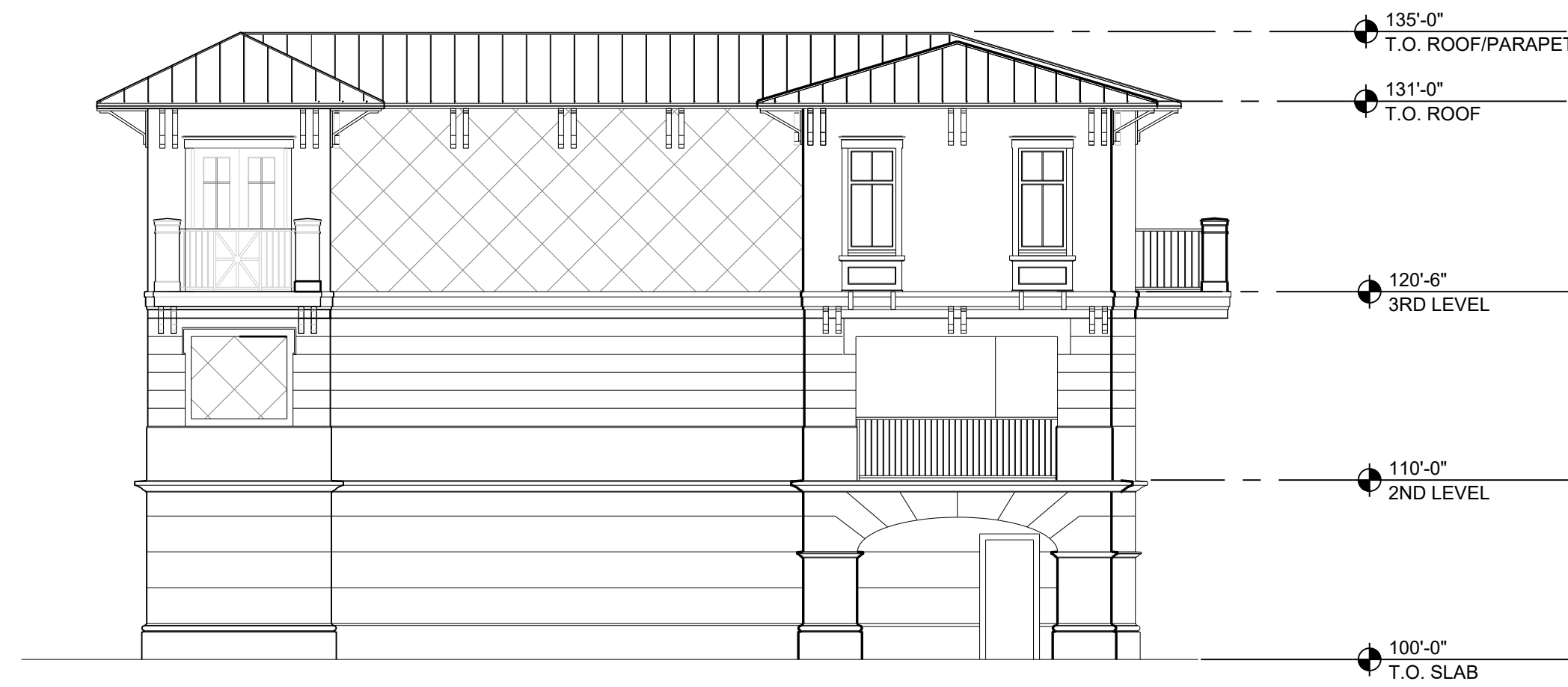
SHEET NAME:
**BUILDING TYPE 1
SIDE ELEVATIONS**

SHEET NUMBER:

A2.12

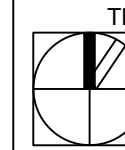
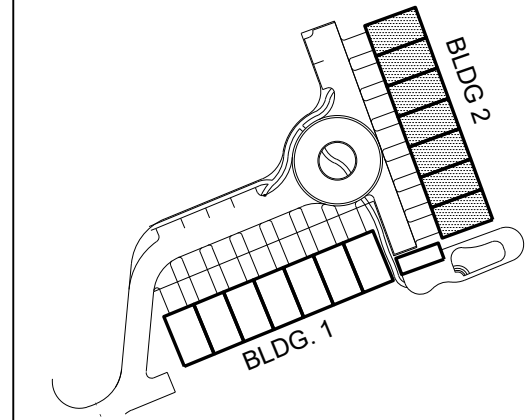


2 LEFT SIDE ELEVATION 1/8" = 1'-0"



1 RIGHT SIDE ELEVATION 1/8" = 1'-0"

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2 BUILDING TYPE #1 FRONT ELEVATION
ENTRY SIDES

1/8" = 1'-0"



1 BUILDING TYPE #1 REAR ELEVATION
REAR SIDES

1/8" = 1'-0"

ADDENDA / REVISIONS

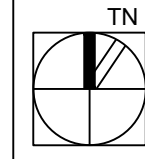
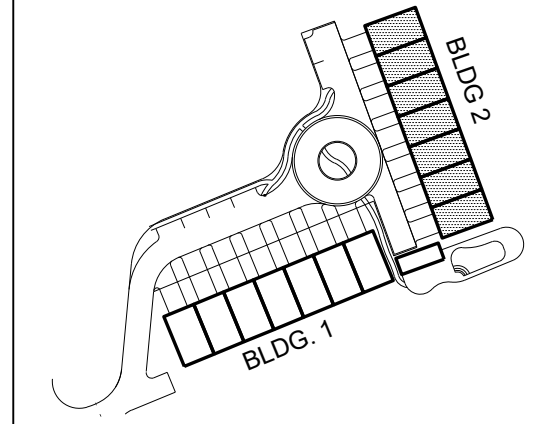
NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
BUILDING TYPE #2
FRONT AND
REAR ELEVATIONS
SHEET NUMBER:

A2.13

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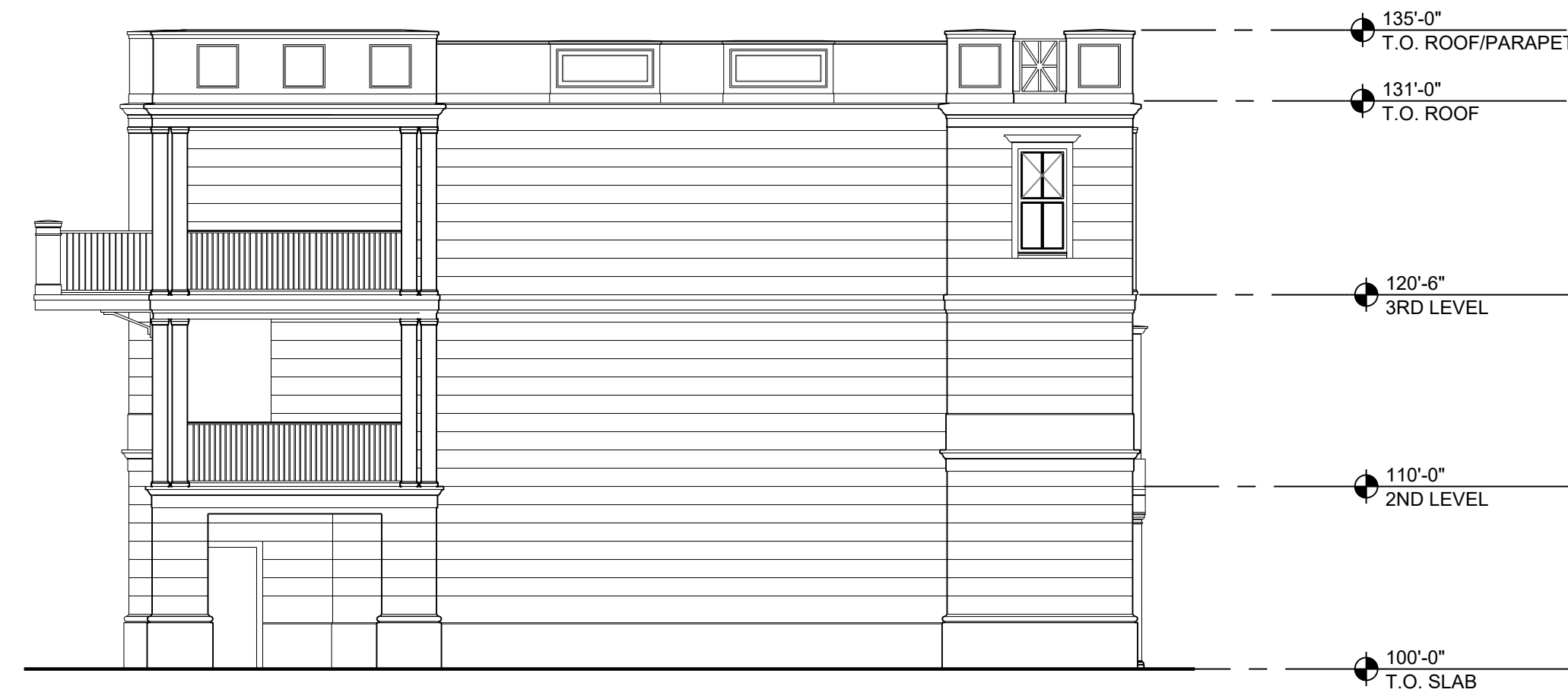
ADDENDA / REVISIONS

NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**BUILDING TYPE 2
SIDE ELEVATIONS**

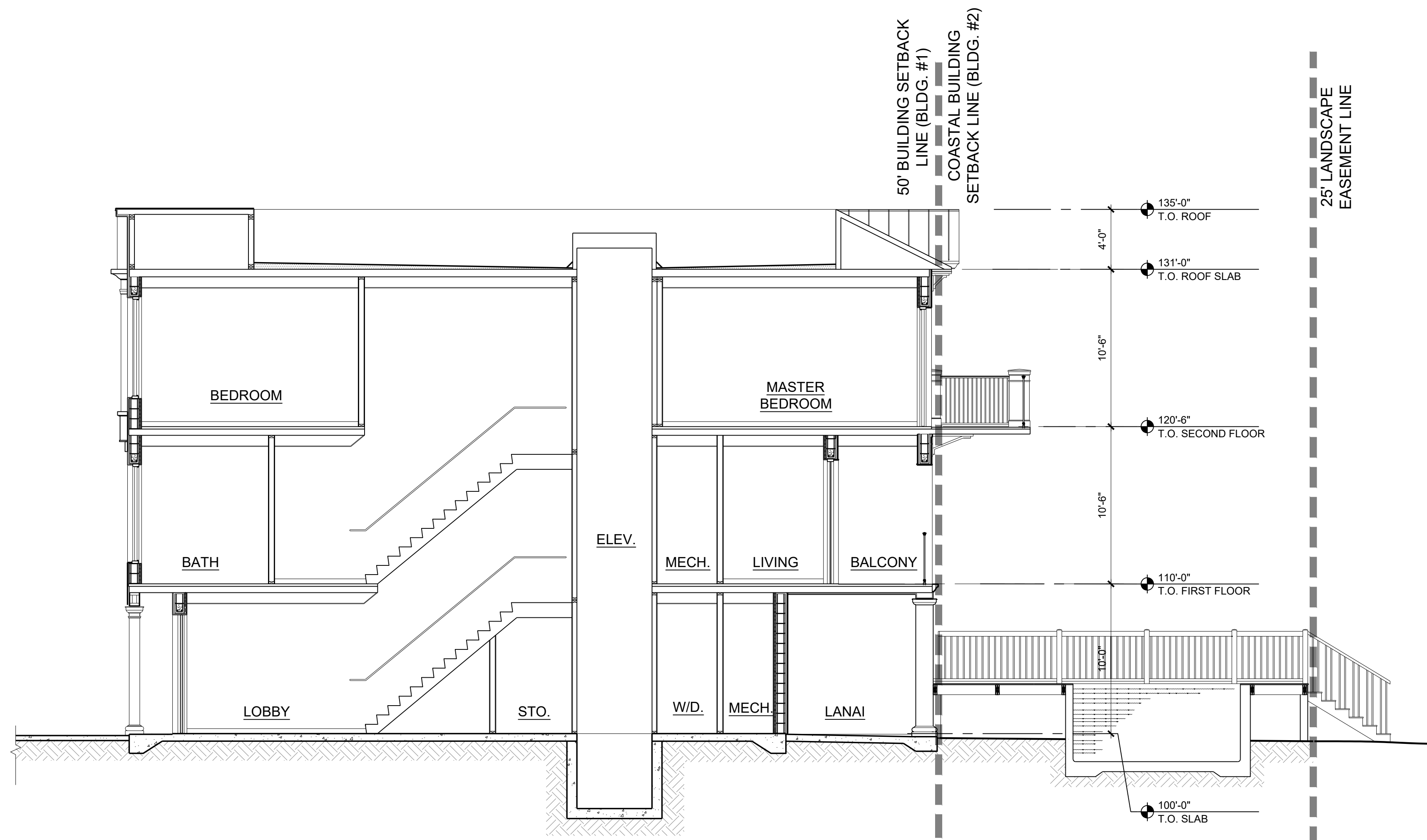
SHEET NUMBER:
A2.14



2 LEFT SIDE ELEVATION 1/8" = 1'-0"

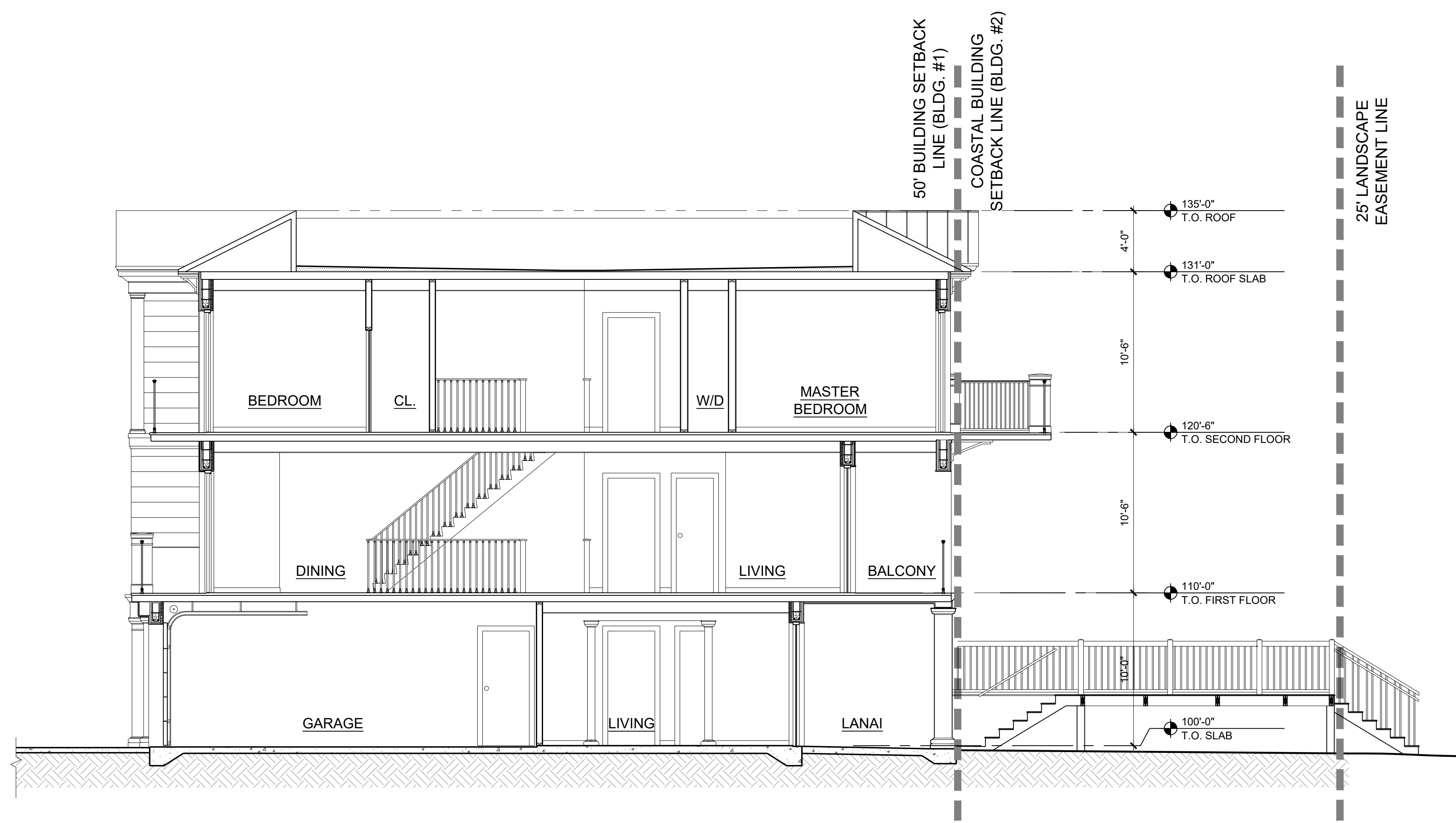


1 RIGHT SIDE ELEVATION 1/8" = 1'-0"



2 BUILDING SECTION
UNIT S5 AT BUILDINGS #1 & #2

3/16" = 1'-0"



1 BUILDING SECTION
UNIT S5 AT BUILDINGS #1 & #2

3/16" = 1'-0"

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ADDENDA / REVISIONS		
NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

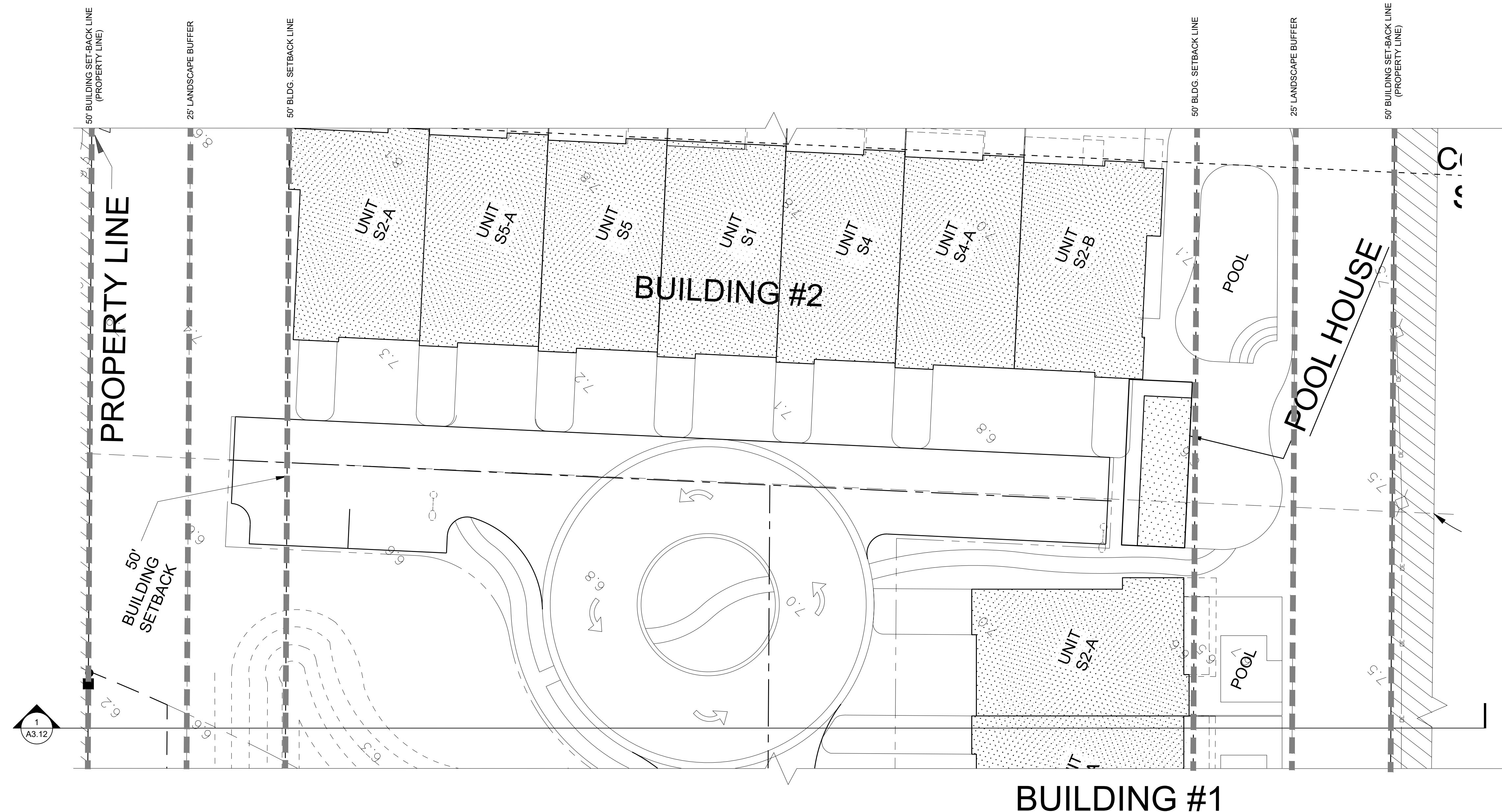
SHEET NAME:
BUILDING TYPE
#1 & #2
BLDG. SECTIONS
SHEET NUMBER:

A3.11



1 SITE PLAN CROSS SECTION

1/16" = 1'-0"



2 PARTIAL SITE PLAN

1/16" = 1'-0"

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ADDENDA / REVISIONS		
NO.	DATE	DESCRIPTION

DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
PARTIAL SITE PLAN BLDG. #1 SECTION

SHEET NUMBER:
A3.12

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NO.	DATE	DESCRIPTION

DATE: MAY, 2024
 ISSUE: SCHEMATIC DESIGN
 PROJECT MGR: SW
 PROJECT NO.: 2403

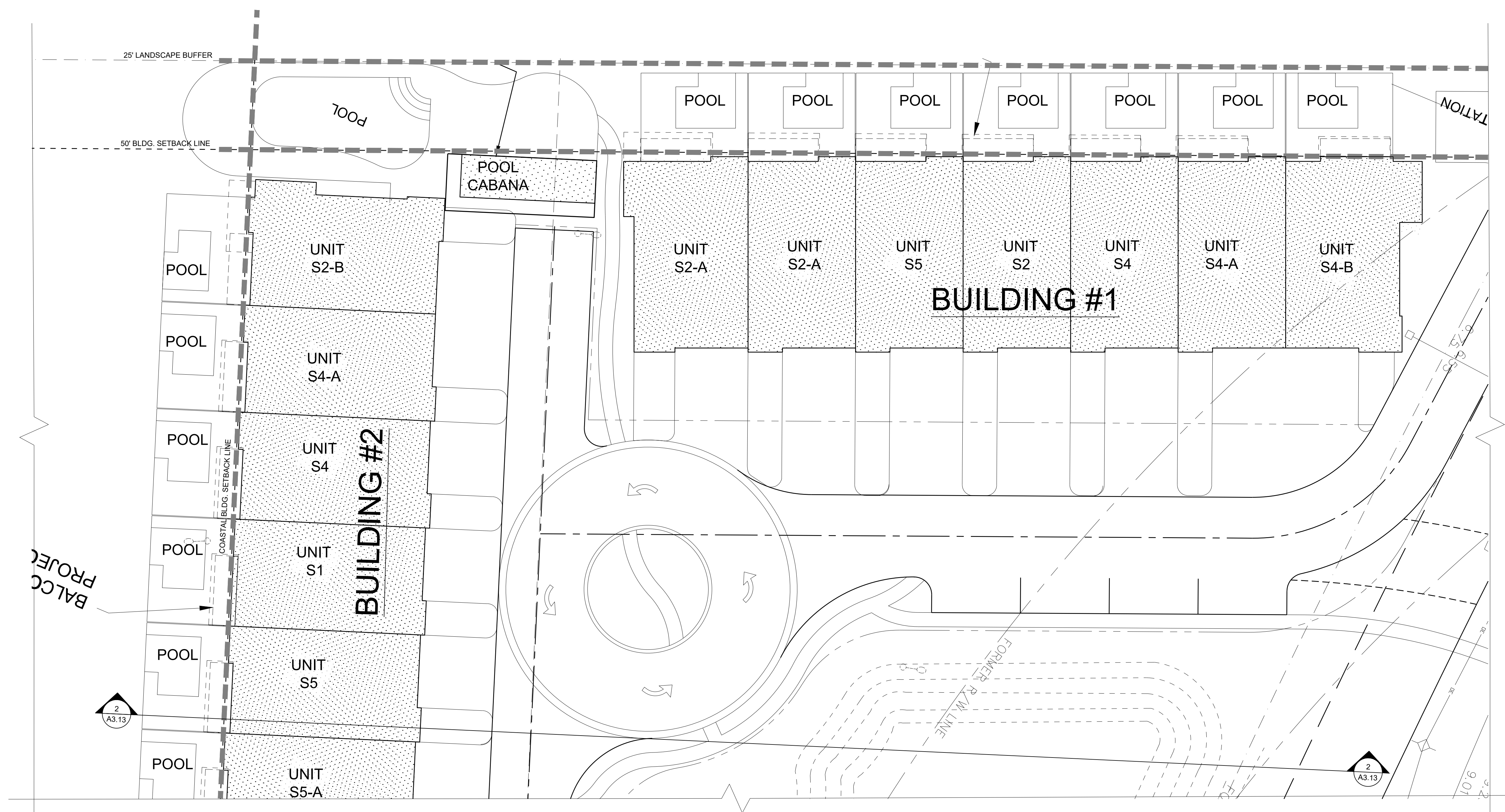
SHEET NAME:
PARTIAL SITE PLAN BLDG. #2 SECTION
 SHEET NUMBER:

A3.13



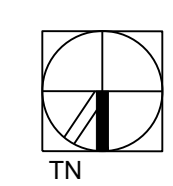
2 SITE PLAN CROSS SECTION

1/16" = 1'-0"



1 PARTIAL SITE PLAN

1/16" = 1'-0"



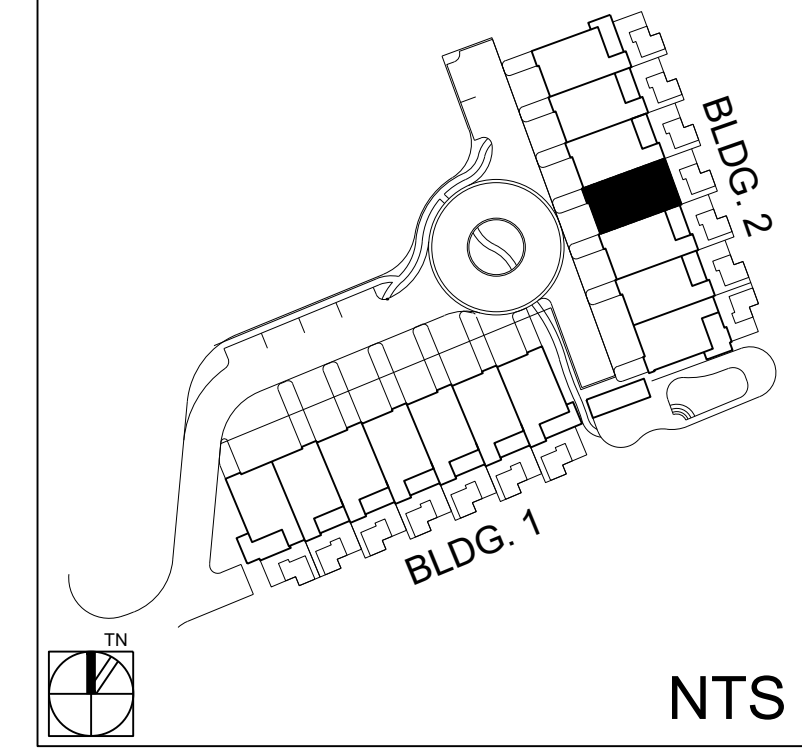
UNIT "S1" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,545 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	125 SF
TOTAL:	1,724 SF

UNIT "S1" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	3,776 SF
GARAGE:	521 SF
LANAI:	234 SF
BALCONIES:	507 SF
TOTAL:	5,038 SF

UNIT "S1" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,336 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	236 SF
TOTAL:	1,664 SF

UNIT "S1" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	885 SF
GARAGE AREA:	521 SF
LANAI AREA:	234 SF
TOTAL:	1,640 SF

KEYPLAN



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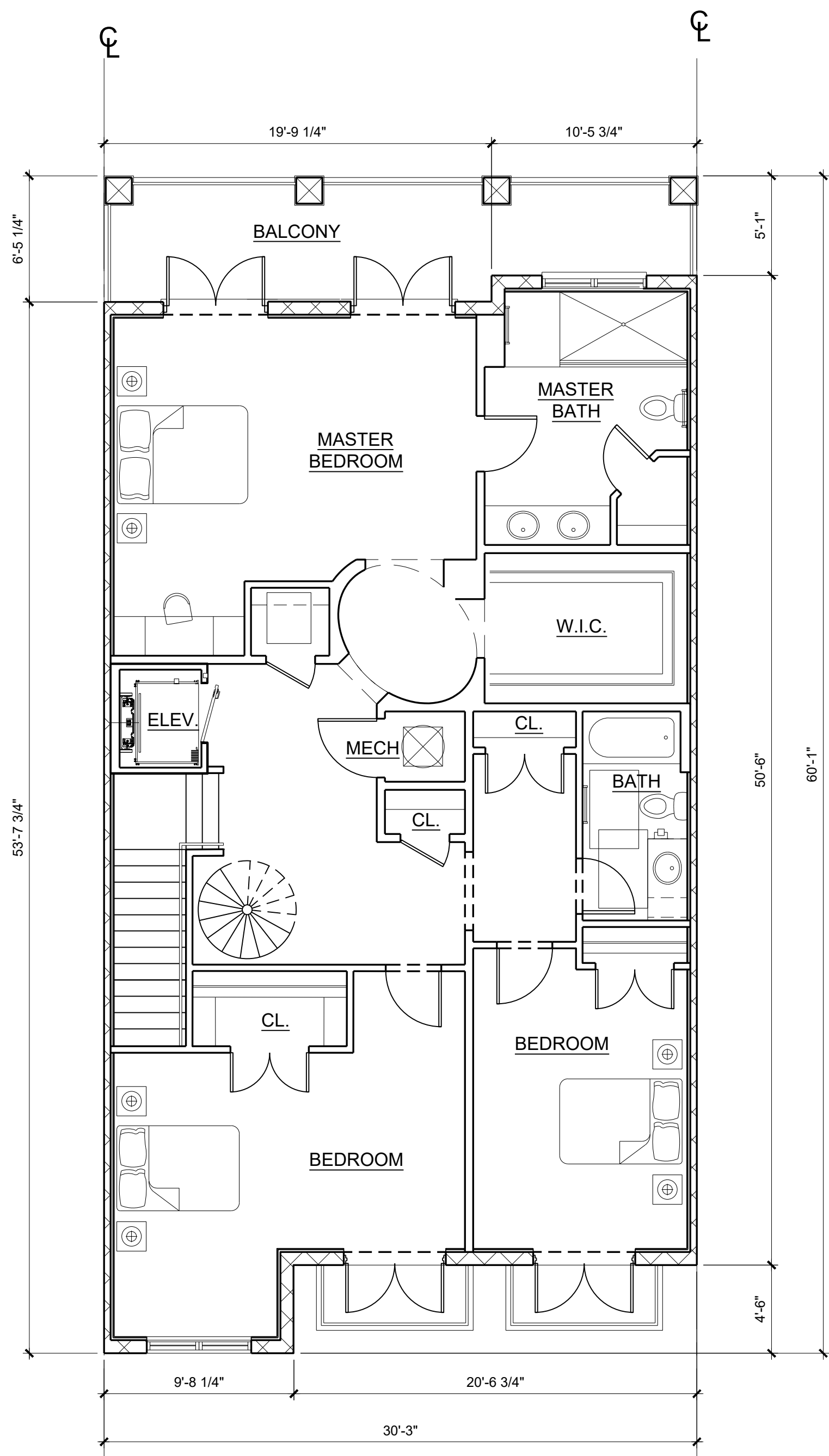
NOT FOR CONSTRUCTION

ADDENDA / REVISIONS		
NO.	DATE	DESCRIPTION

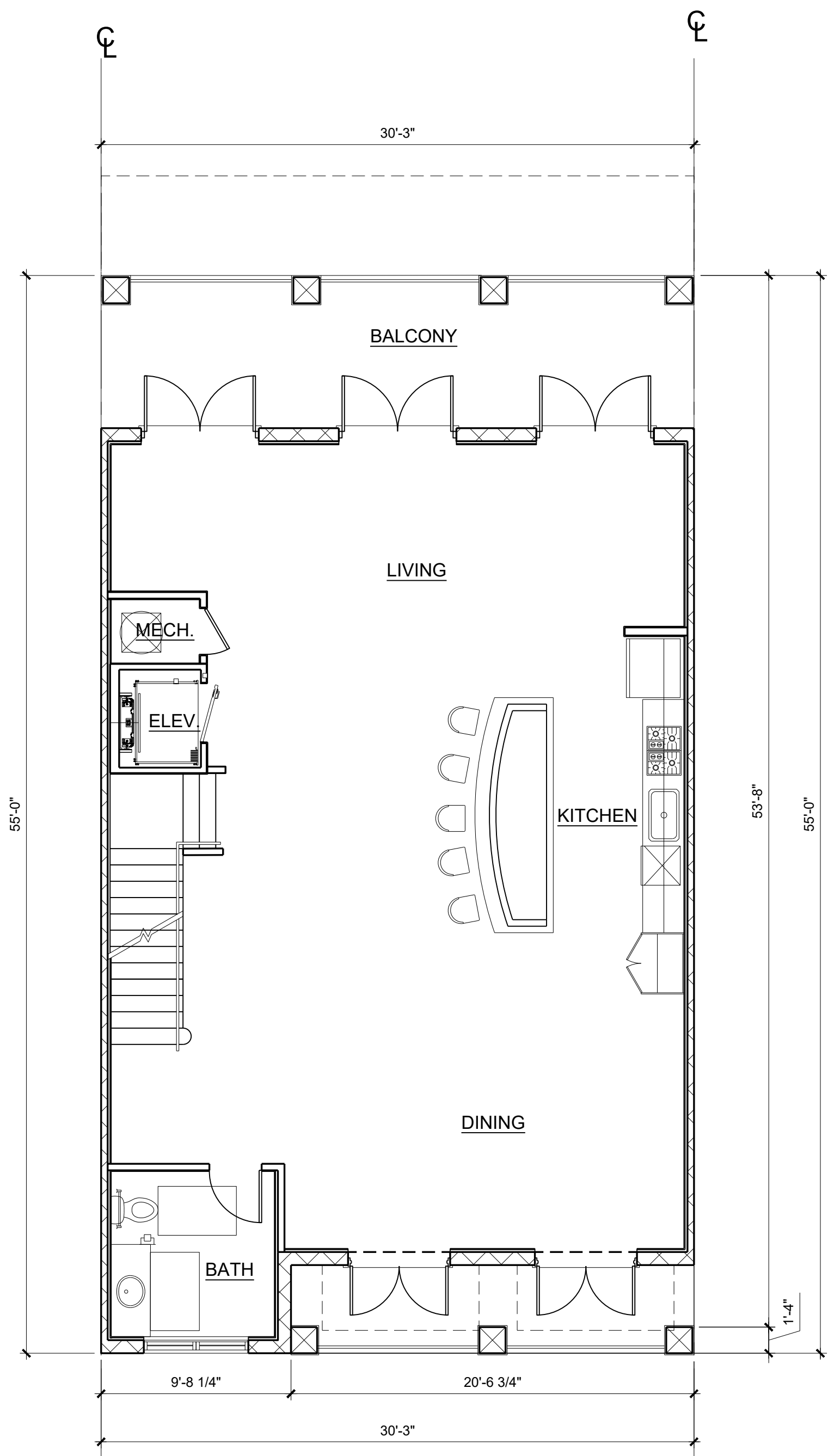
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**UNIT S1
(BUILDING #2)
FLOOR PLANS**

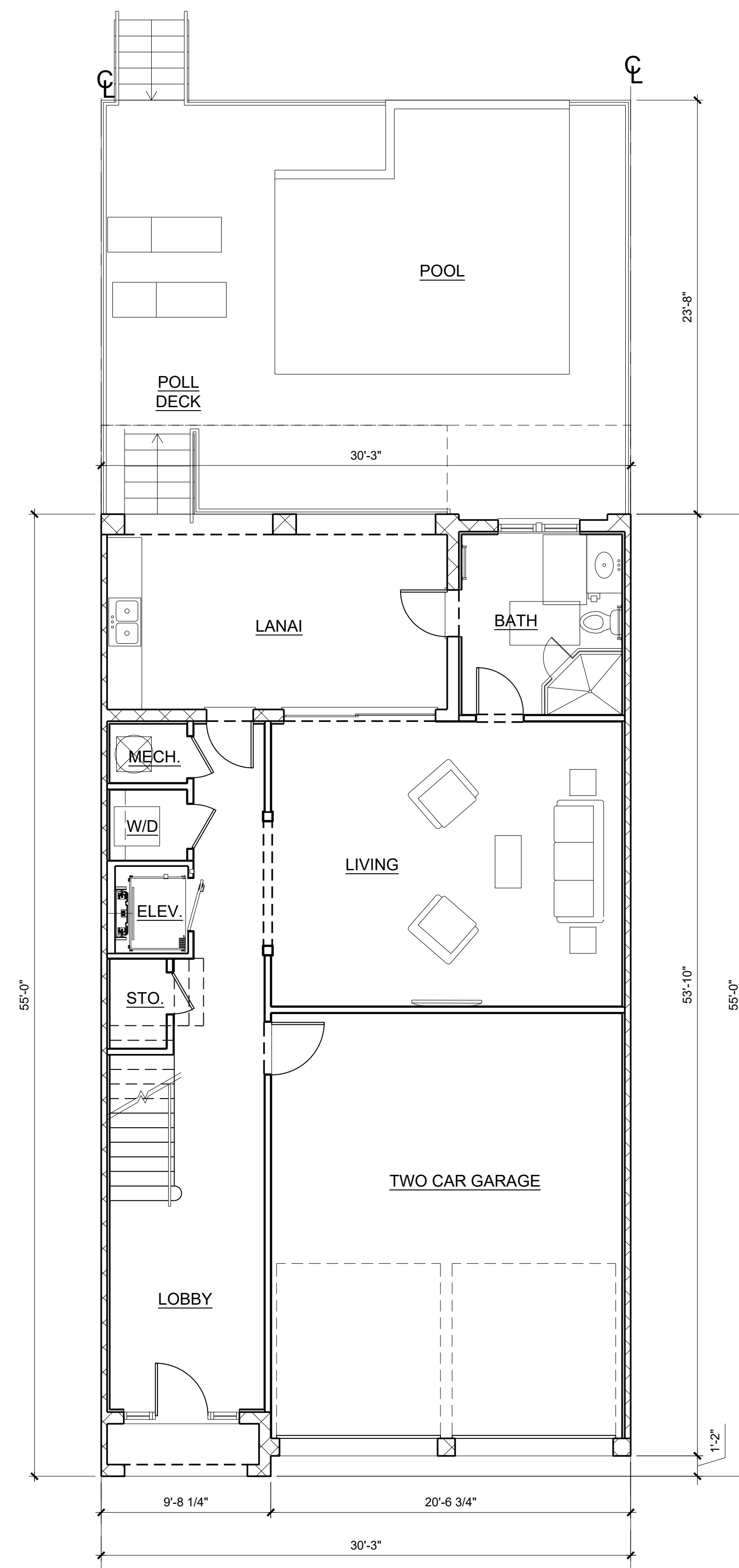
SHEET NUMBER:
A4.11



3 THIRD FLOOR
UNIT S1 AT BUILDING #2 3/16" = 1'-0"



2 SECOND FLOOR
UNIT S1 AT BUILDING #2 3/16" = 1'-0"



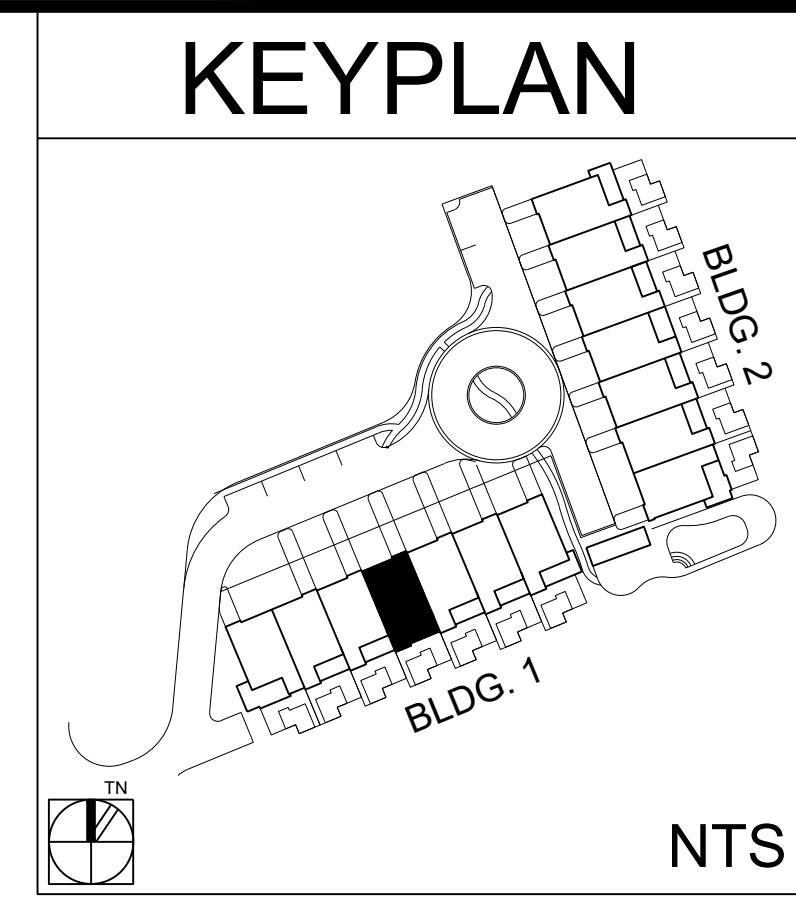
1 FIRST FLOOR
UNIT S1 AT BUILDING #2 3/16" = 1'-0"

UNIT "S2" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,545 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	125 SF
TOTAL:	1,724 SF

UNIT "S2" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	3,776 SF
GARAGE:	521 SF
LANAI:	207 SF
BALCONIES:	480 SF
TOTAL:	4,984 SF

UNIT "S2" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,336 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	209 SF
TOTAL:	1,637 SF

UNIT "S2" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	885 SF
GARAGE AREA:	521 SF
LANAI AREA:	207 SF
TOTAL:	1,613 SF



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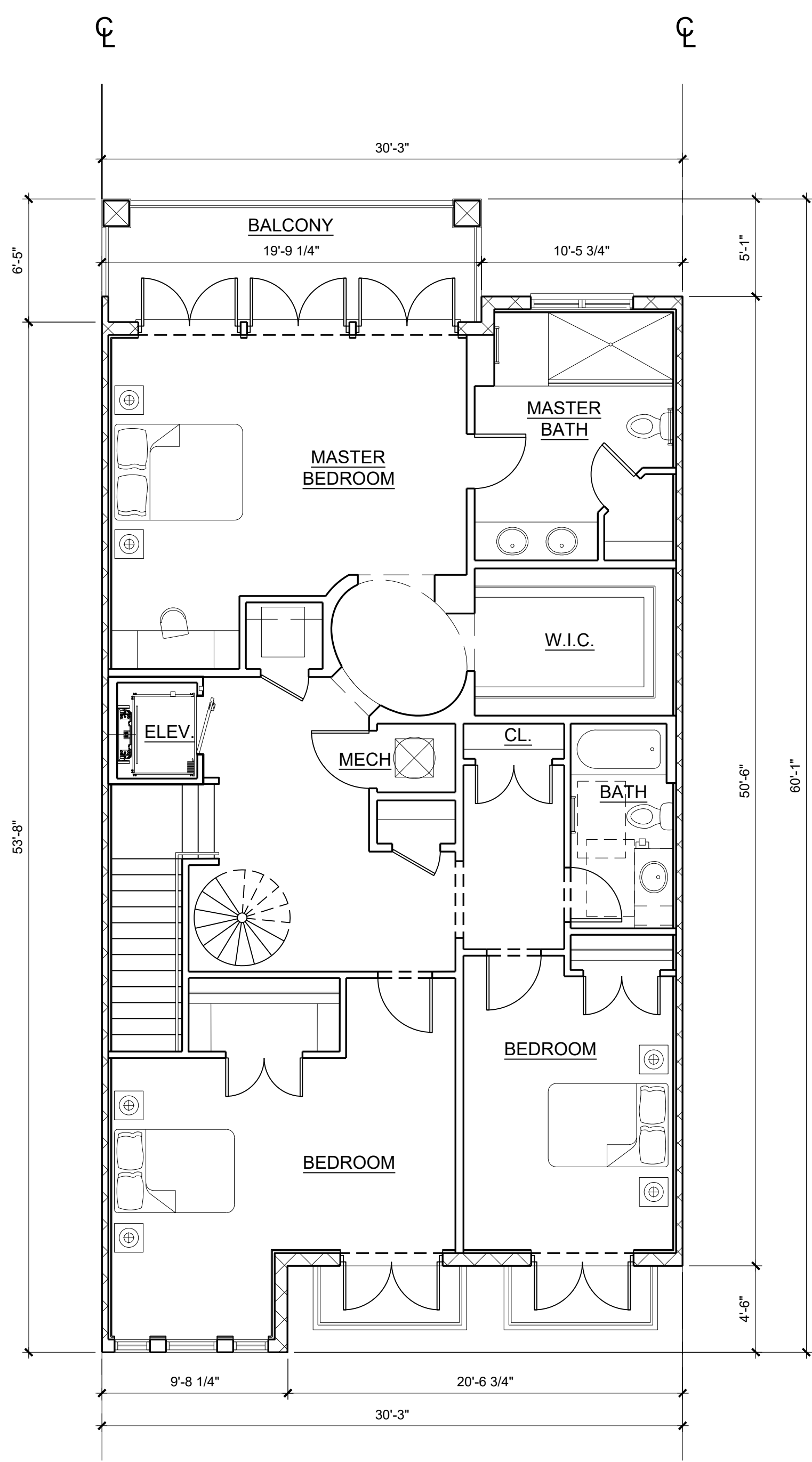
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ADDENDA / REVISIONS		
NO.	DATE	DESCRIPTION

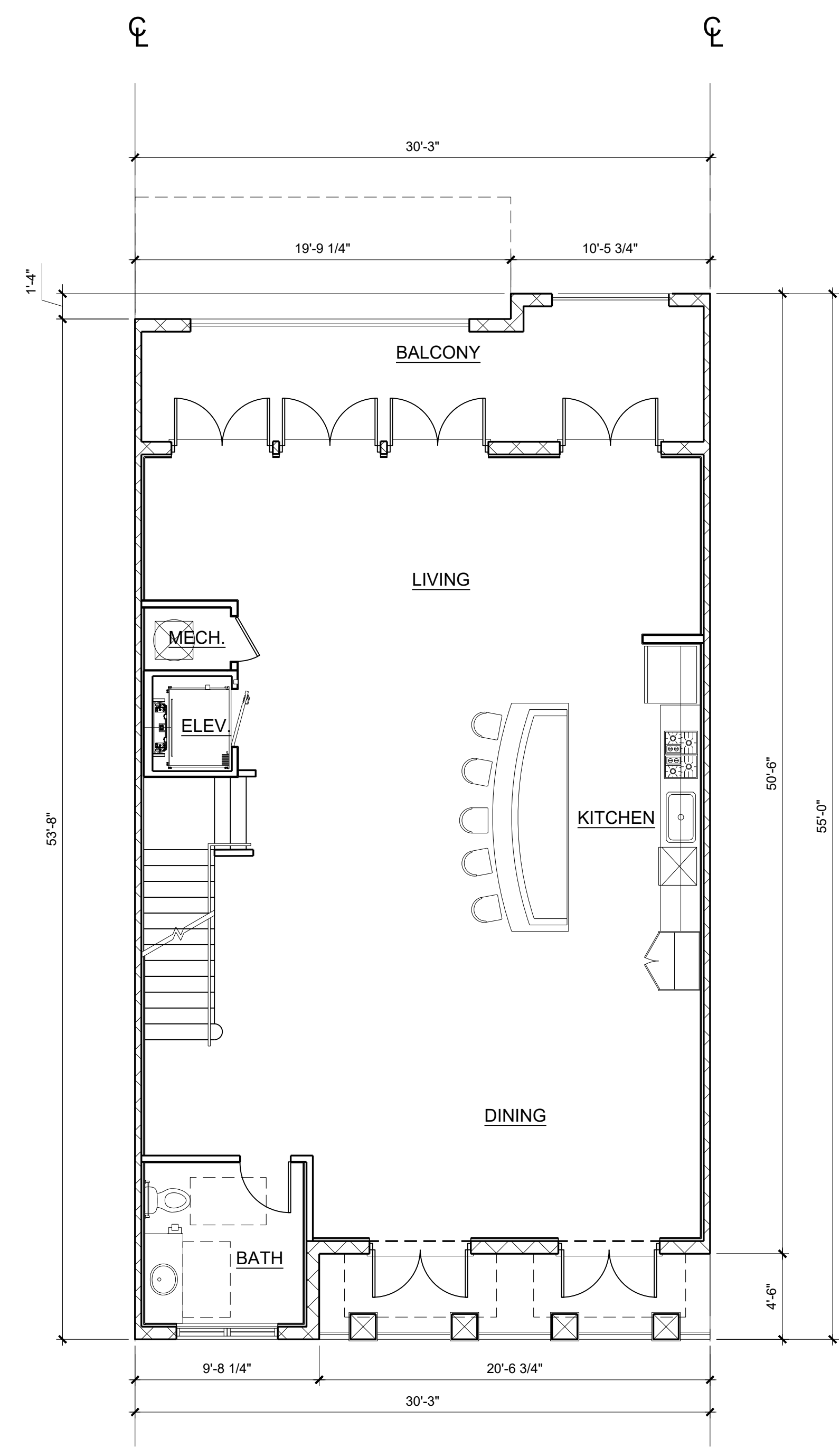
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**UNIT S2
(BUILDING #1)
FLOOR PLANS**

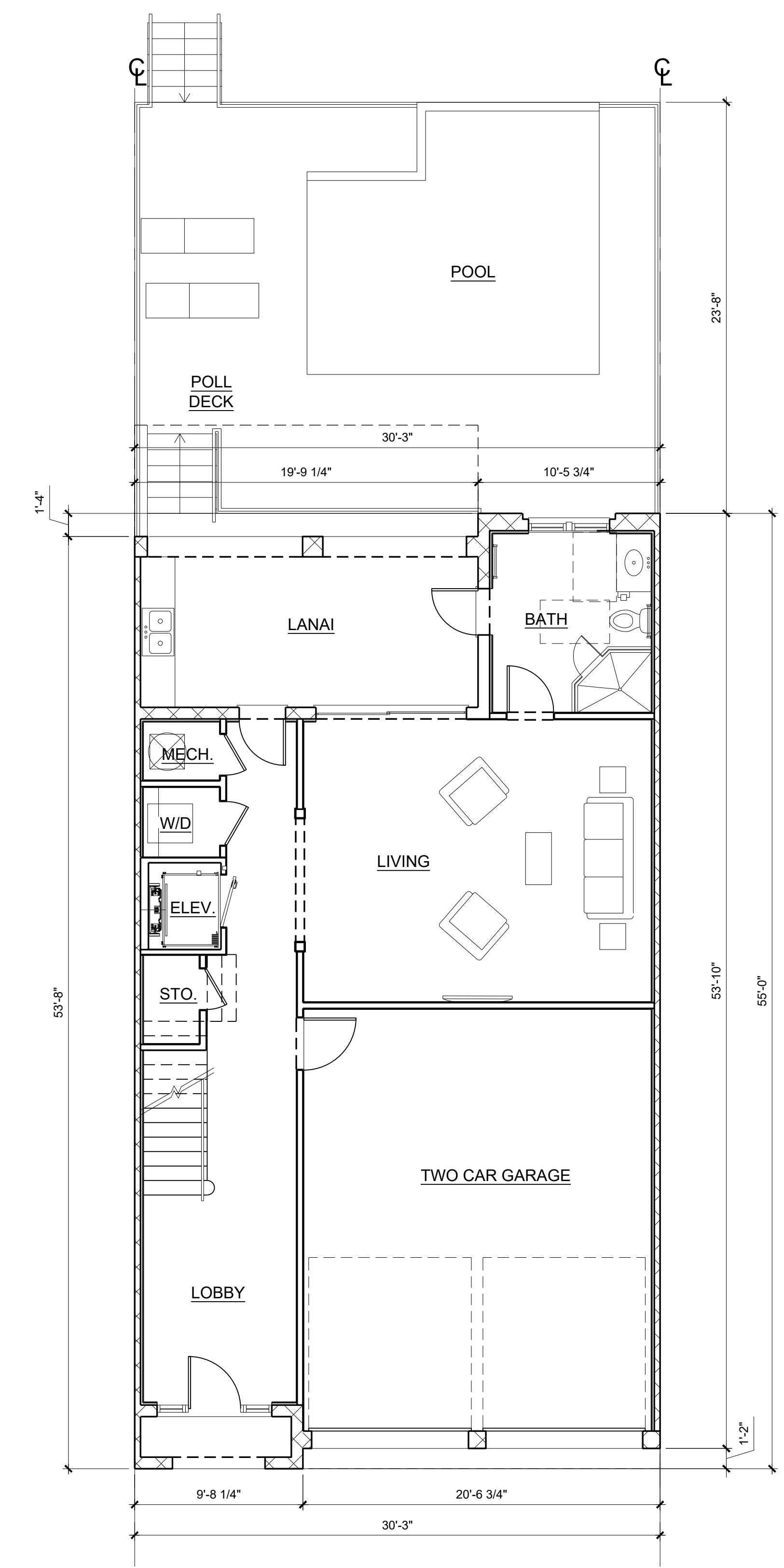
SHEET NUMBER:
A4.12



3 THIRD FLOOR
UNIT S2 AT BUILDING #1
3/16" = 1'-0"



2 SECOND FLOOR
UNIT S2 AT BUILDING #1
3/16" = 1'-0"



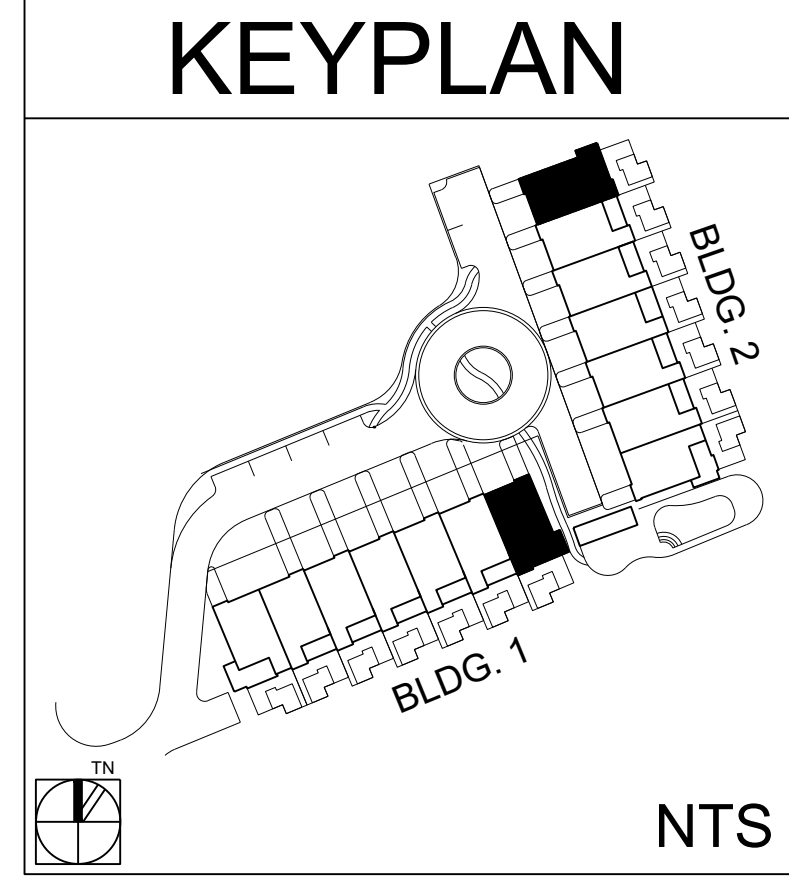
1 FIRST FLOOR
UNIT S2 AT BUILDING #1
3/16" = 1'-0"

UNIT "S2-A" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,647 SF
FRONT BALCONIES:	54 SF
REAR & SIDE BALCONIES:	172 SF
TOTAL:	1,873 SF

UNIT "S2-A" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	4,265 SF
GARAGE:	521 SF
LANAI:	272 SF
BALCONIES:	584 SF
TOTAL:	5,642 SF

UNIT "S2-A" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,425 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	266 SF
TOTAL:	1,783 SF

UNIT "S2-A" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	967 SF
GARAGE AREA:	521 SF
LANAI AREA	272 SF
TOTAL:	1,760 SF



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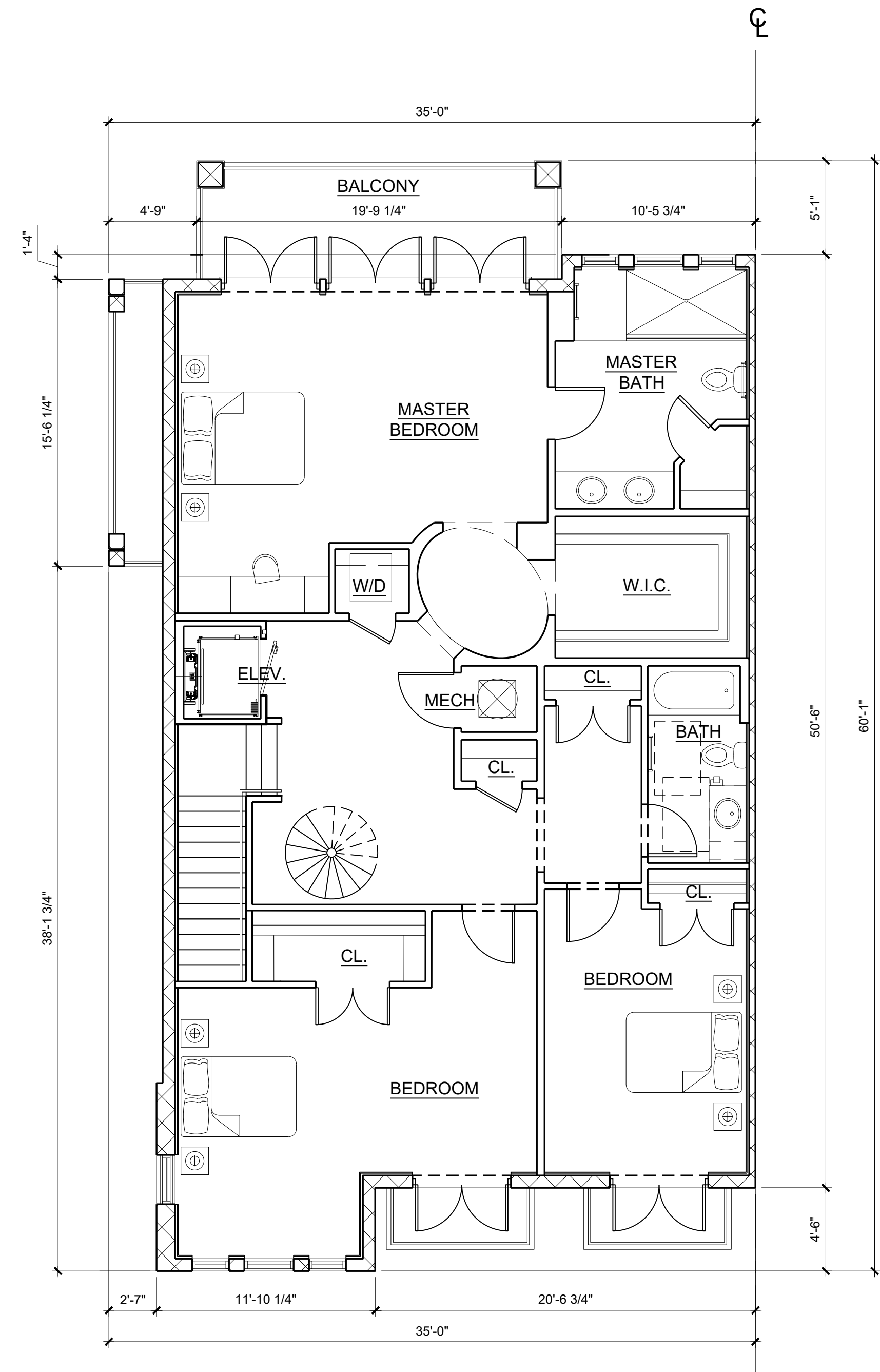
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ADDENDA / REVISIONS		
NO.	DATE	DESCRIPTION

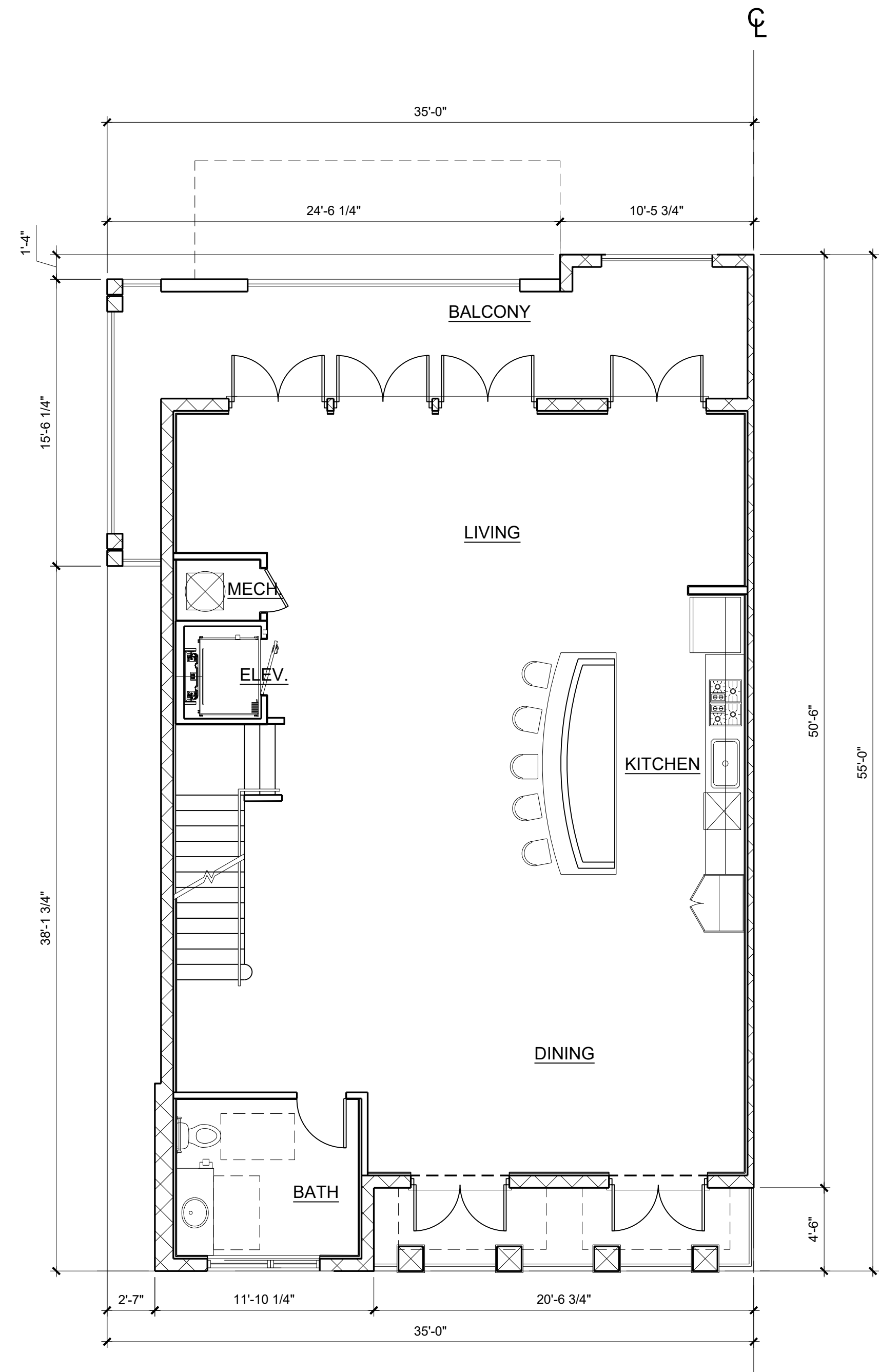
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
UNIT S2-A
(BUILDINGS #1 & #2)
FLOOR PLANS

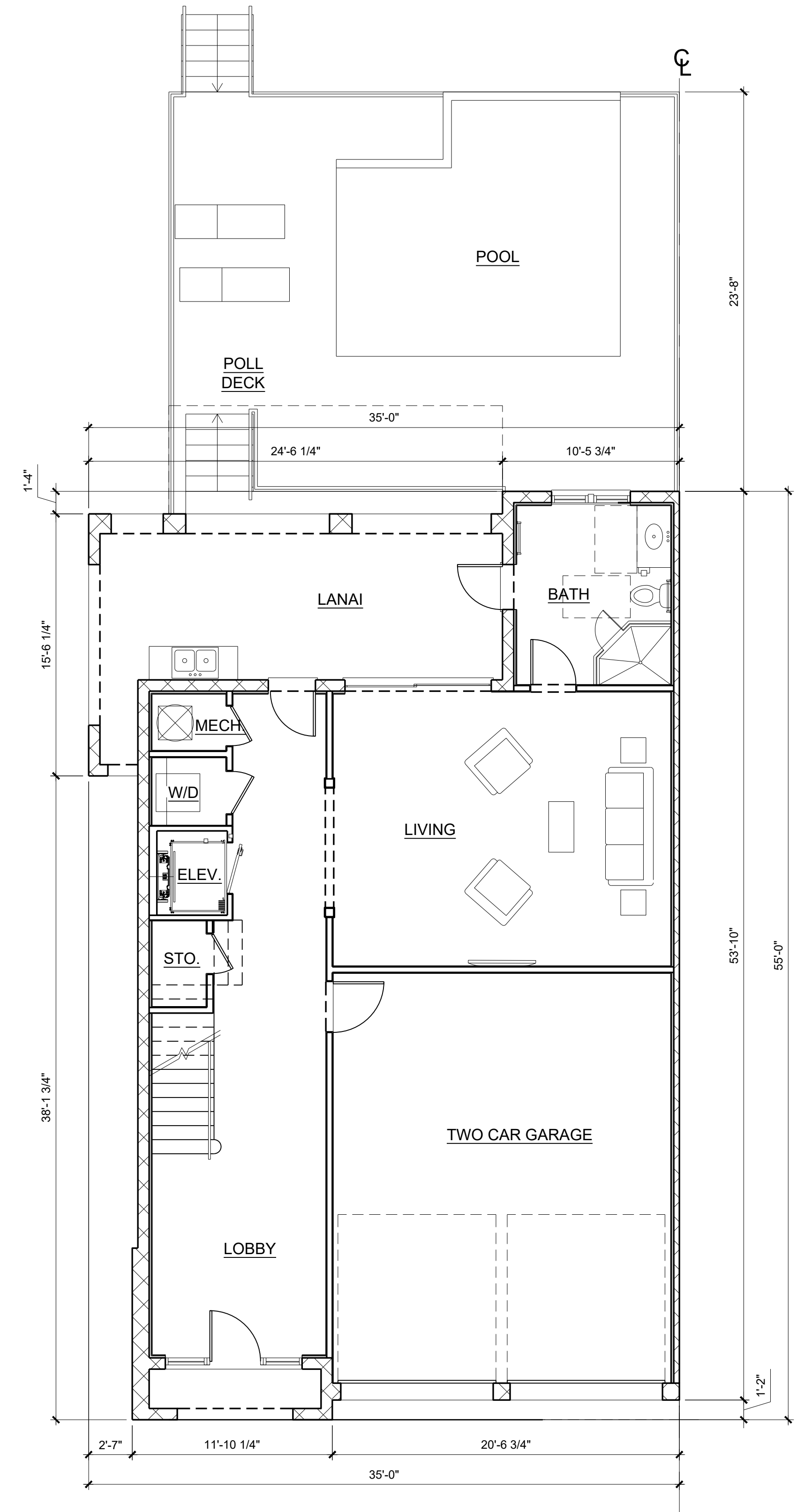
SHEET NUMBER:
A4.13



3 **THIRD FLOOR**
UNIT S2-A AT BUILDINGS #1 & #2
3/16" = 1'-0"



2 **SECOND FLOOR**
UNIT S2-A AT BUILDINGS #1 & #2
3/16" = 1'-0"



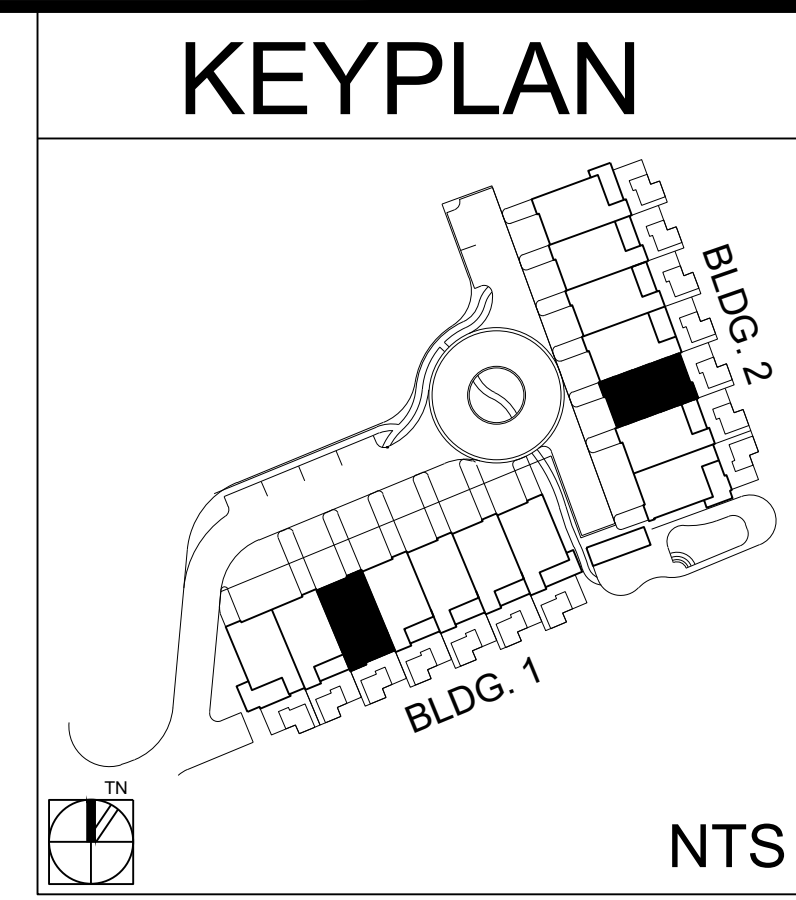
1 **FIRST FLOOR**
UNIT S2-A AT BUILDINGS #1 & #2
3/16" = 1'-0"

UNIT "S4" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,558 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	127 SF
TOTAL:	1,739 SF

UNIT "S4" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	3,874 SF
GARAGE:	521 SF
LANAI:	194 SF
BALCONIES:	400 SF
TOTAL:	4,989 SF

UNIT "S4" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,418 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	127 SF
TOTAL:	1,637 SF

UNIT "S4" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	898 SF
GARAGE AREA:	521 SF
LANAI AREA:	194 SF
TOTAL:	1,613 SF



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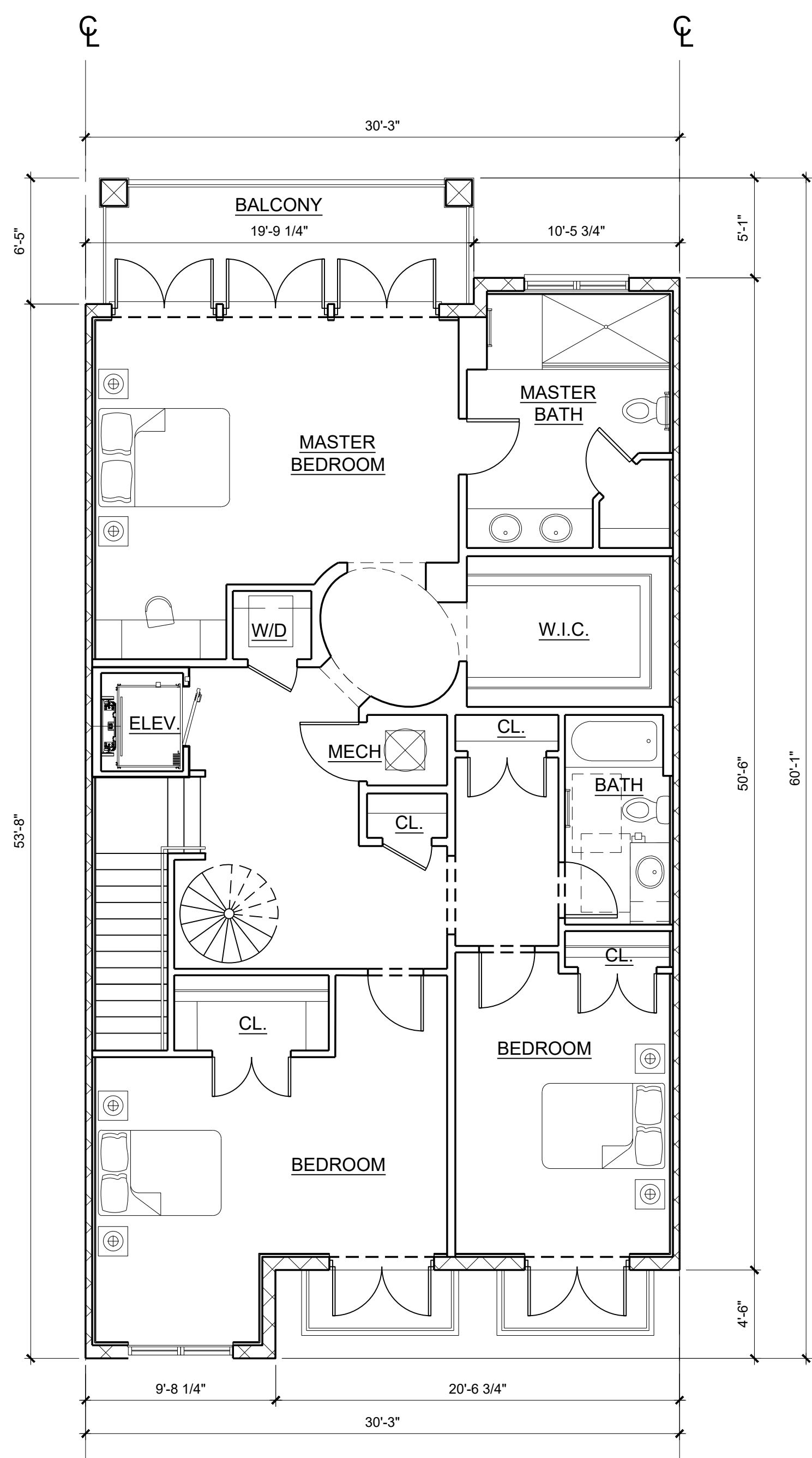
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NO.	DATE	DESCRIPTION

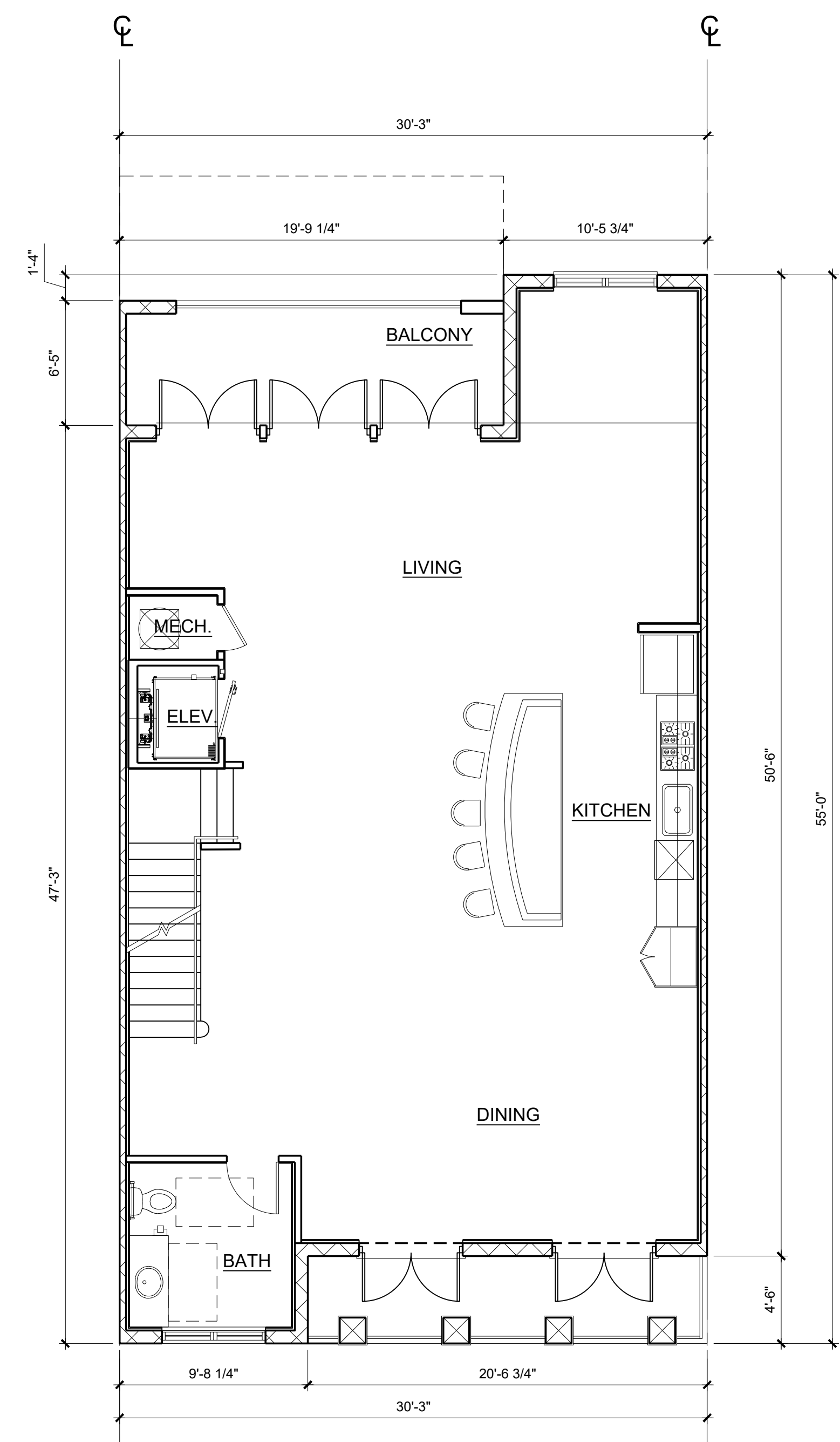
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR.: SW
PROJECT NO.: 2403

SHEET NAME:
UNIT S4
(BUILDINGS #1 & #2)
FLOOR PLANS

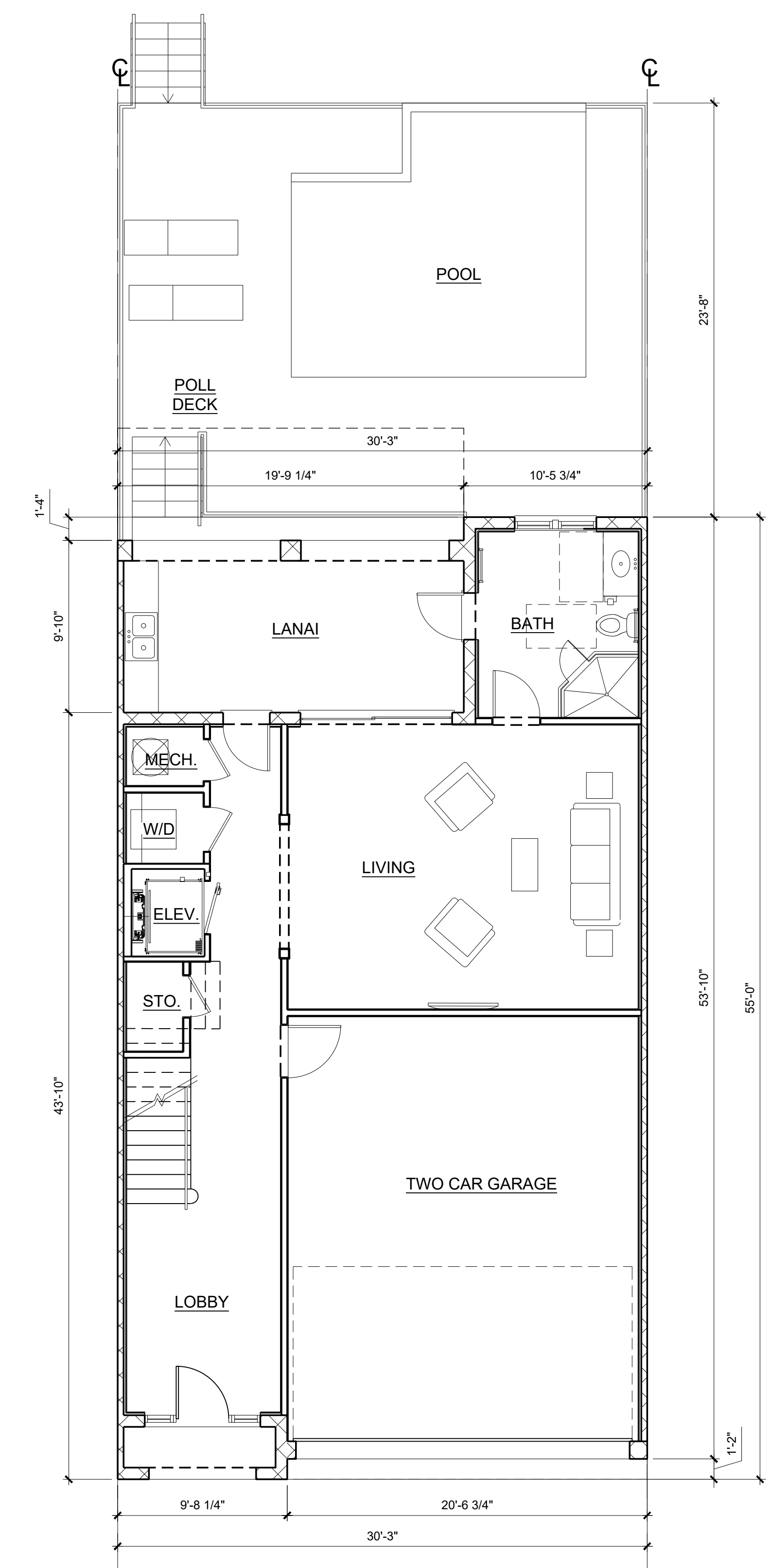
SHEET NUMBER:
A4.14



3 THIRD FLOOR
UNIT S4 AT BUILDINGS #1 & #2
3/16" = 1'-0"



2 SECOND FLOOR
UNIT S4 AT BUILDINGS #1 & #2
3/16" = 1'-0"



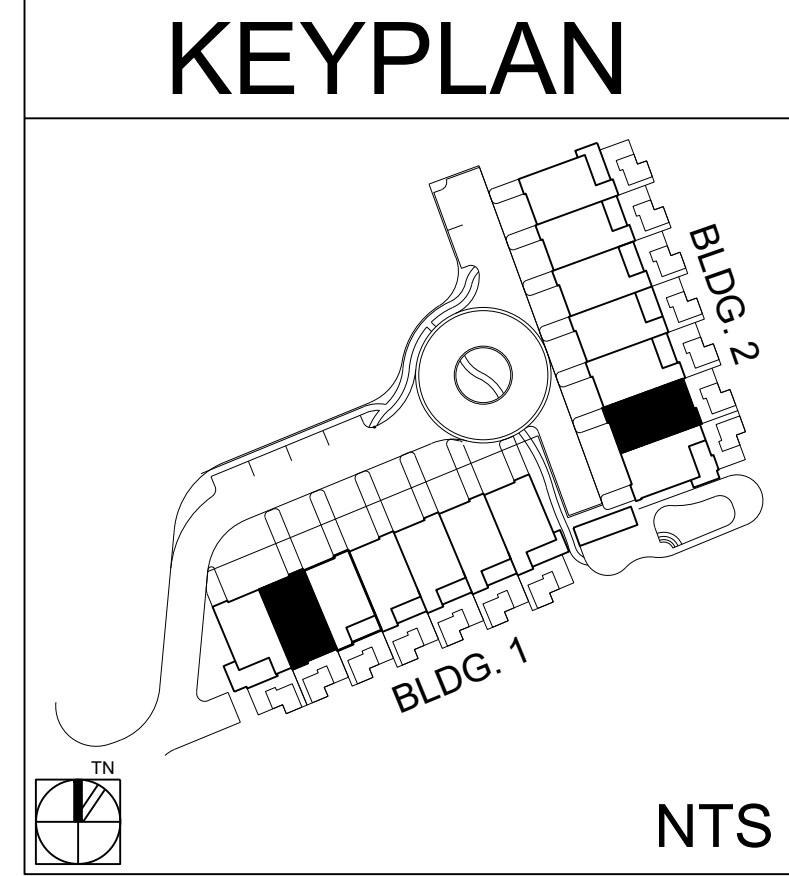
1 FIRST FLOOR
UNIT S4 AT BUILDINGS #1 & #2
3/16" = 1'-0"

UNIT "S4-A" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,545 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	127 SF
TOTAL:	1,726 SF

UNIT "S4-A" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	3,860 SF
GARAGE:	521 SF
LANAI:	194 SF
BALCONIES:	347 SF
TOTAL:	4,922 SF

UNIT "S4-A" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,417 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	128 SF
TOTAL:	1,637 SF

UNIT "S4-A" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	898 SF
GARAGE AREA:	521 SF
LANAI AREA:	194 SF
TOTAL:	1,613 SF



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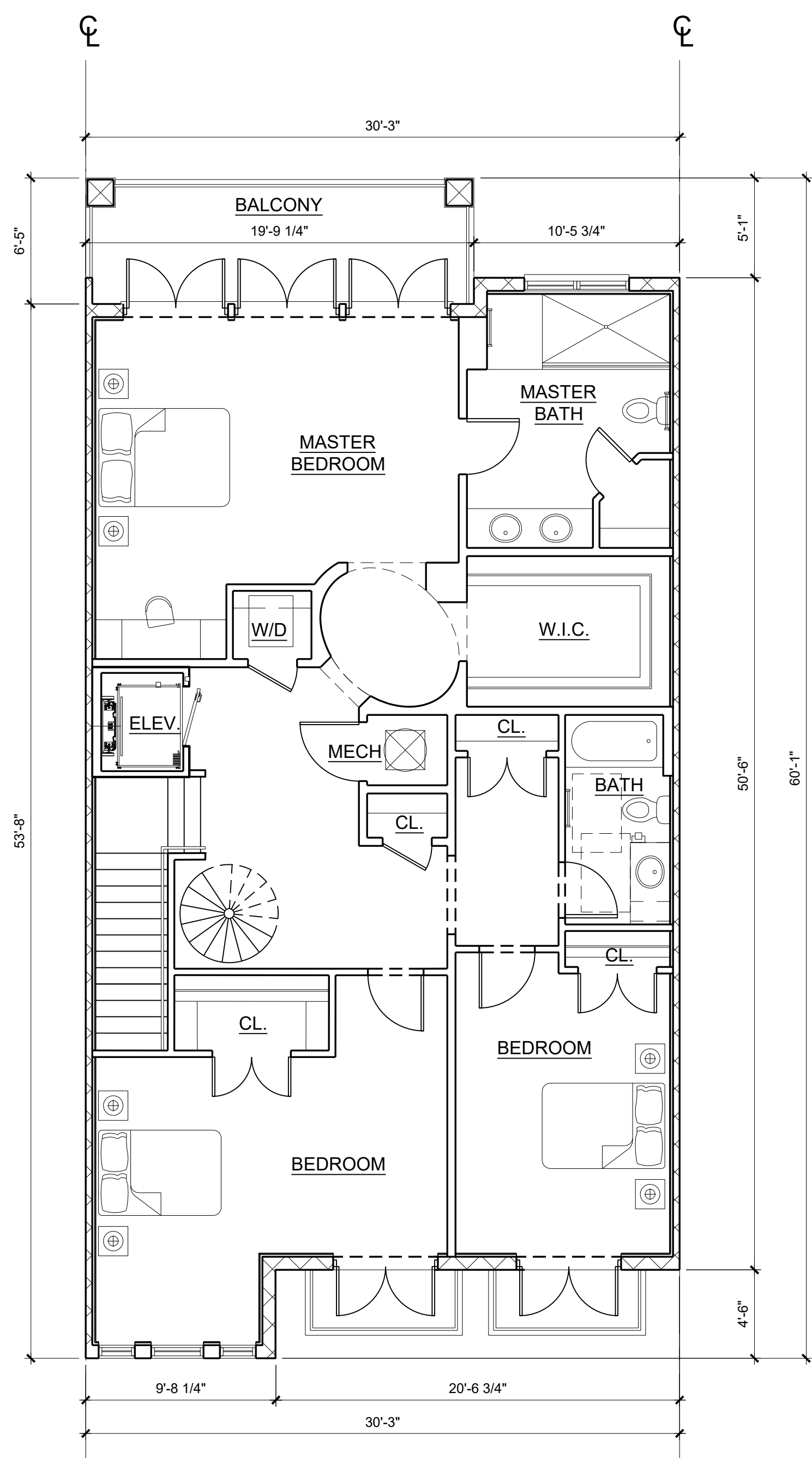
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NO.	DATE	DESCRIPTION

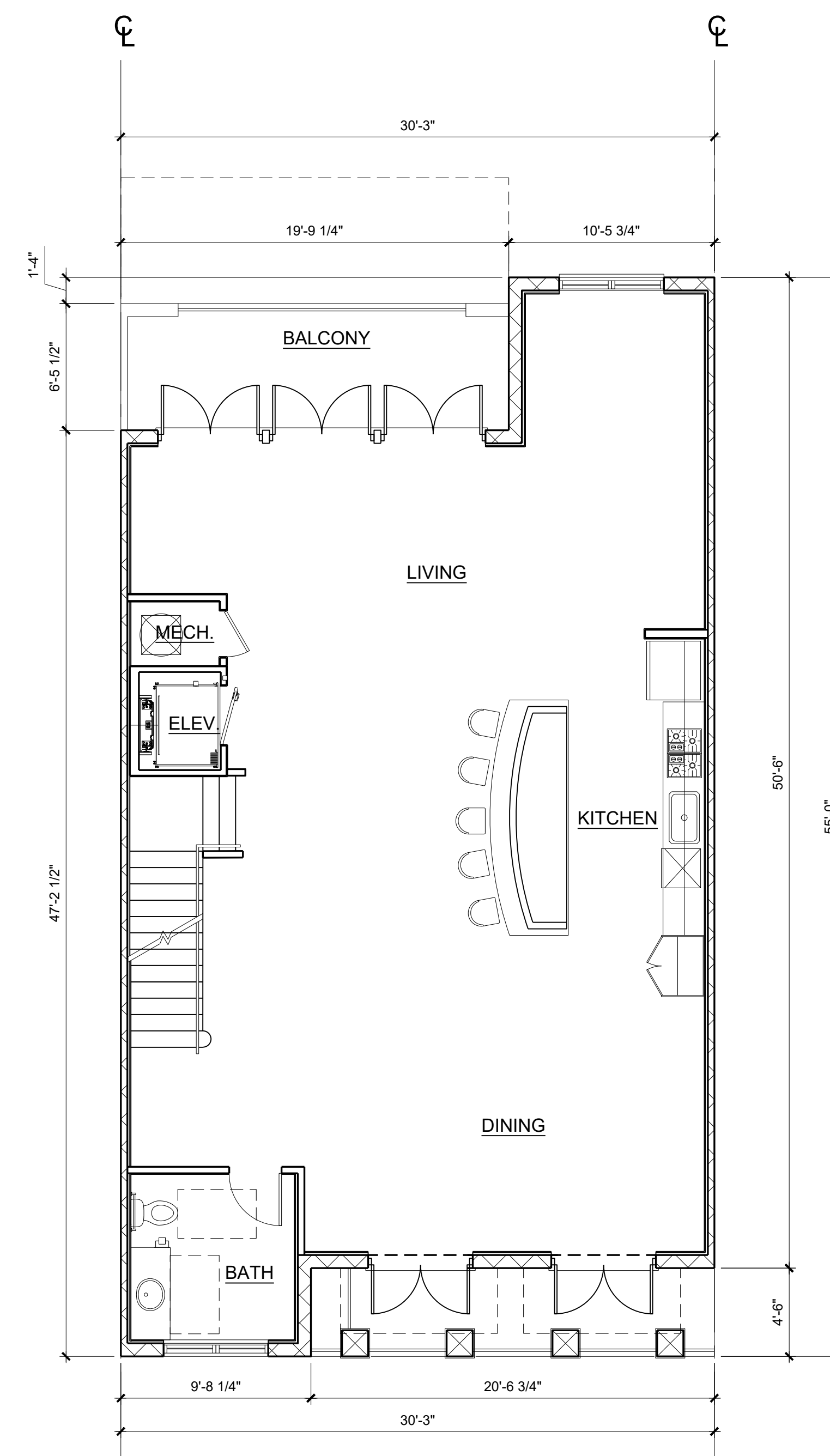
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
UNIT S4-A
(BUILDINGS #1 & #2)
FLOOR PLANS

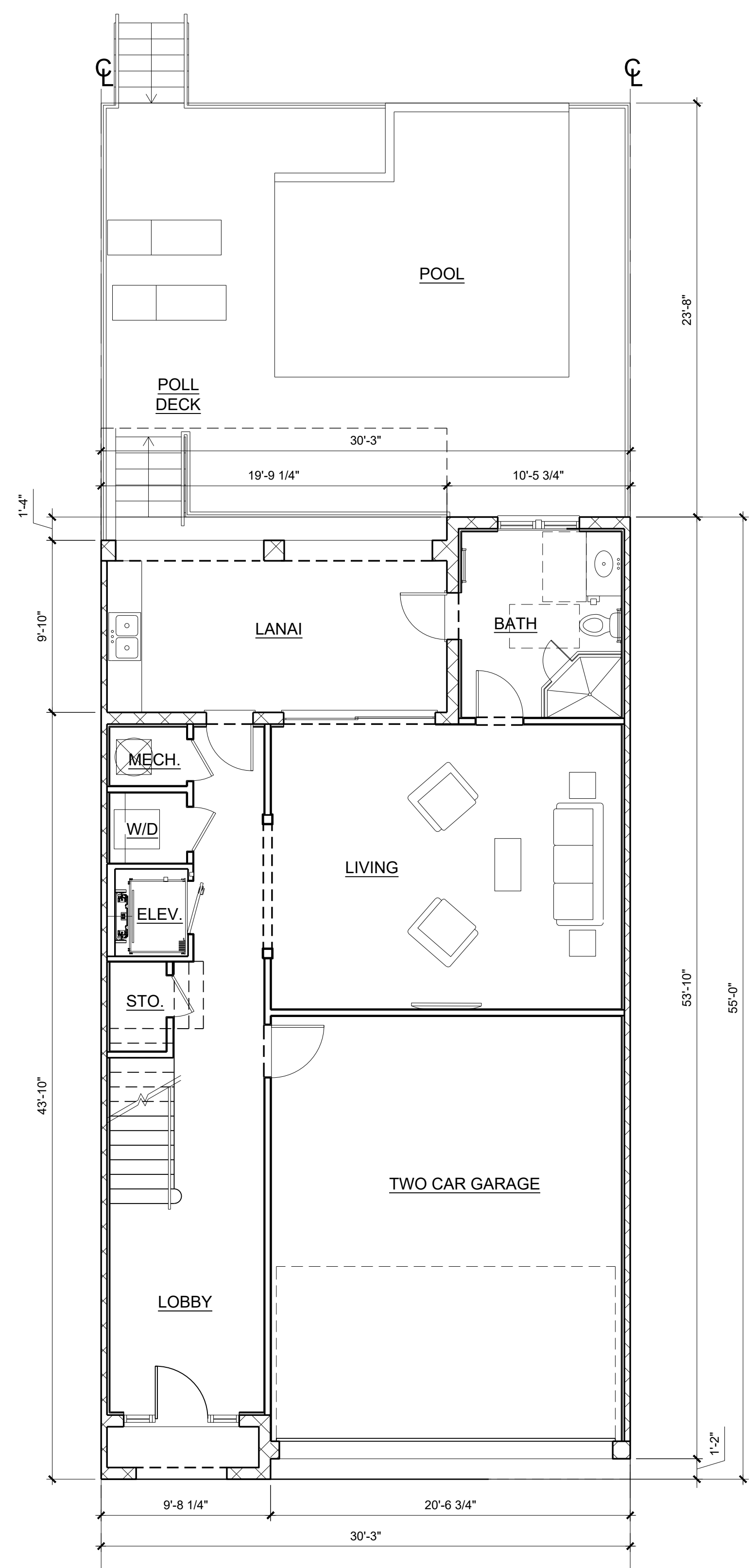
SHEET NUMBER:
A4.15



3 THIRD FLOOR
UNIT S4-A AT BUILDINGS #1 & #2
3/16" = 1'-0"



2 SECOND FLOOR
UNIT S4-A AT BUILDINGS #1 & #2
3/16" = 1'-0"



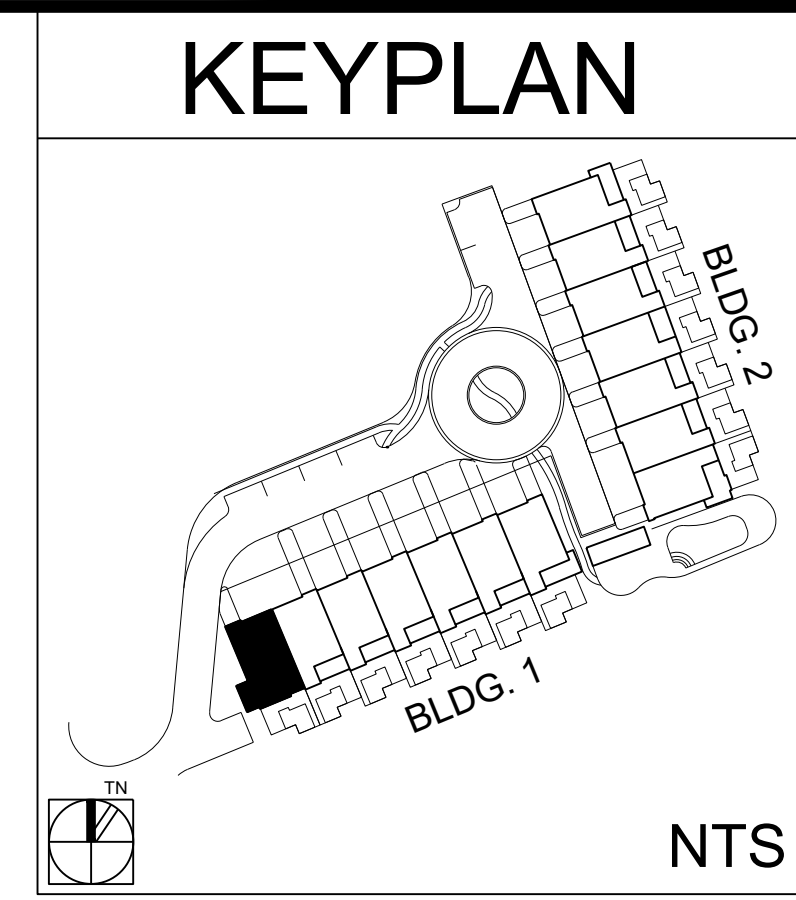
1 FIRST FLOOR
UNIT S4-A AT BUILDINGS #1 & #2
3/16" = 1'-0"

UNIT "S4-B" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,772 SF
FRONT & SIDE BALCONIES:	93 SF
REAR BALCONY:	104 SF
TOTAL:	1,969 SF

UNIT "S4-B" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	4,210 SF
GARAGE:	521 SF
LANAI:	377 SF
BALCONIES:	565 SF
TOTAL:	5,673 SF

UNIT "S4-B" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,496 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	276 SF
TOTAL:	1,864 SF

UNIT "S4-B" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	942 SF
GARAGE AREA:	521 SF
LANAI AREA:	377 SF
TOTAL:	1,840 SF



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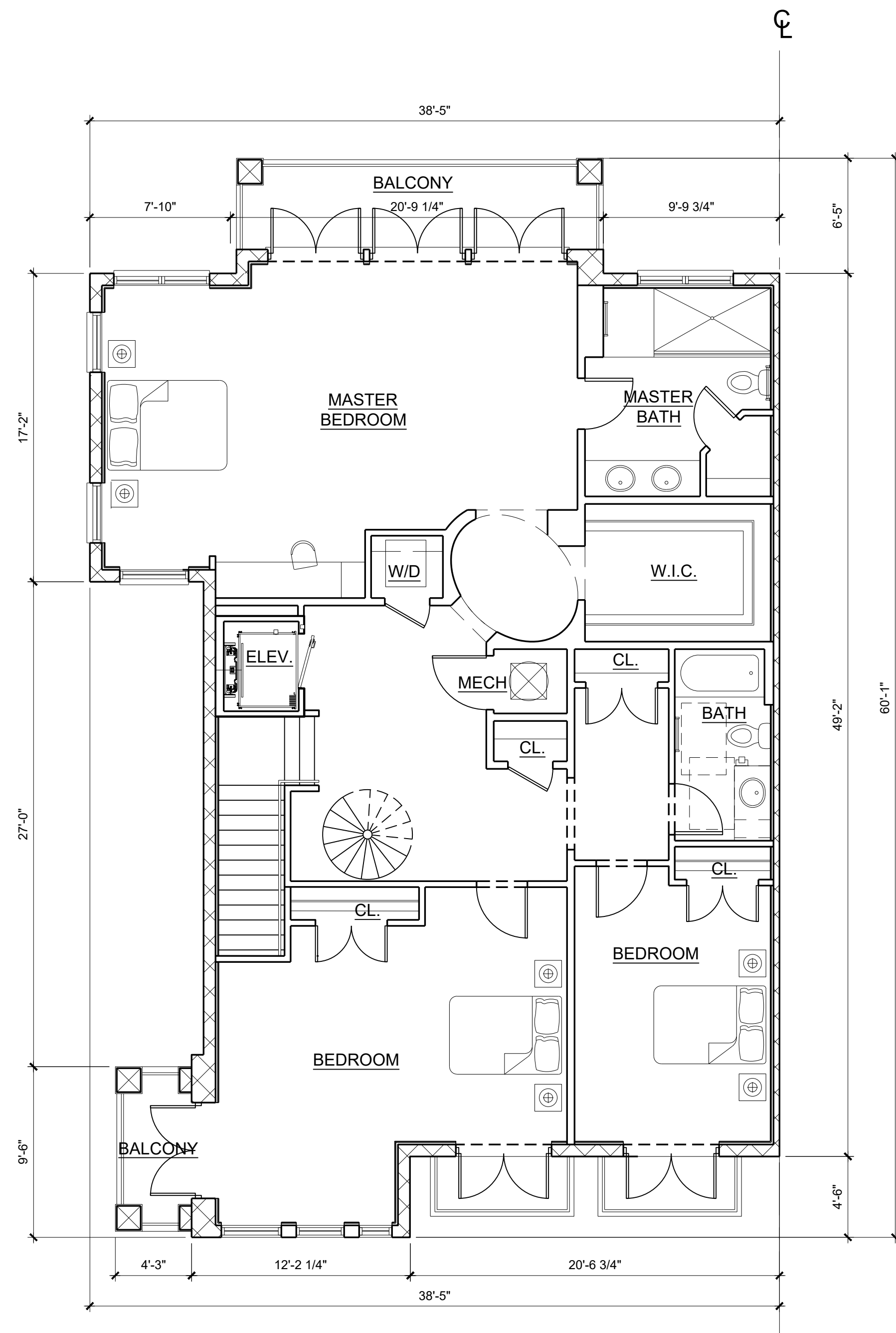
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NO.	DATE	DESCRIPTION

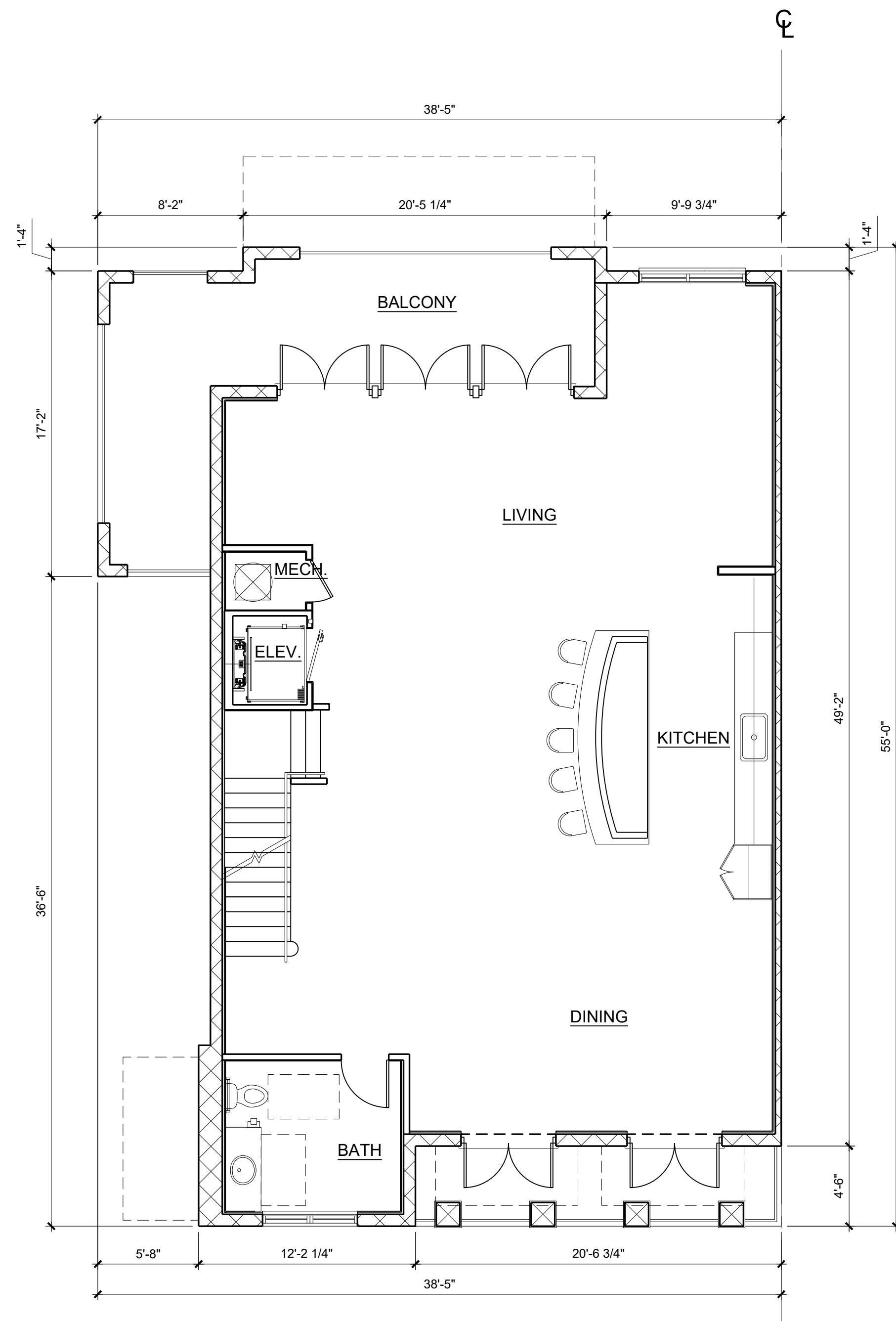
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**UNIT S4-B
(BUILDING #1)
FLOOR PLANS**

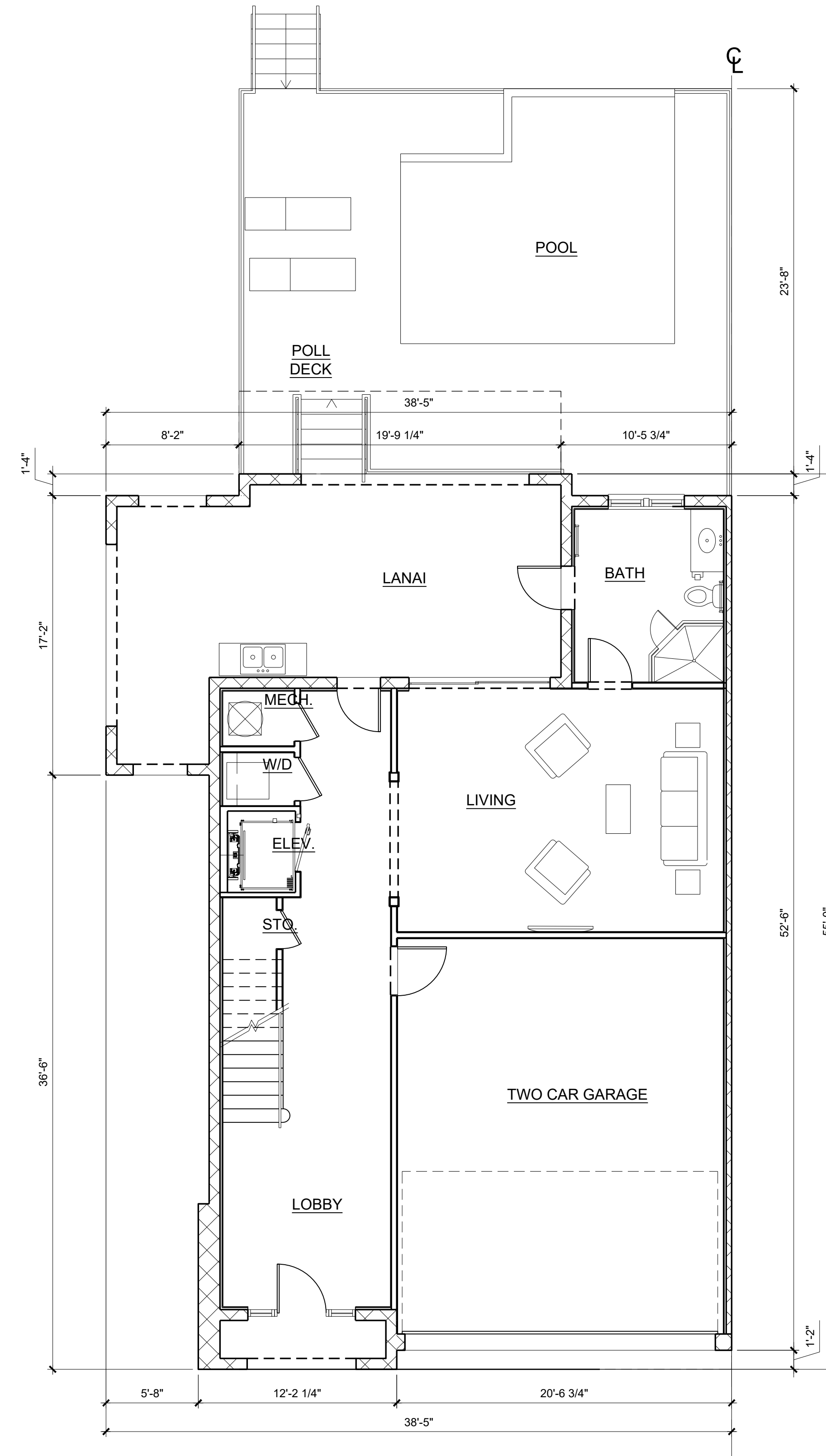
SHEET NUMBER:
A4.16



3 THIRD FLOOR
UNIT S4-B AT BUILDING #1
3/16" = 1'-0"



2 SECOND FLOOR
UNIT S4-B AT BUILDING #1
3/16" = 1'-0"



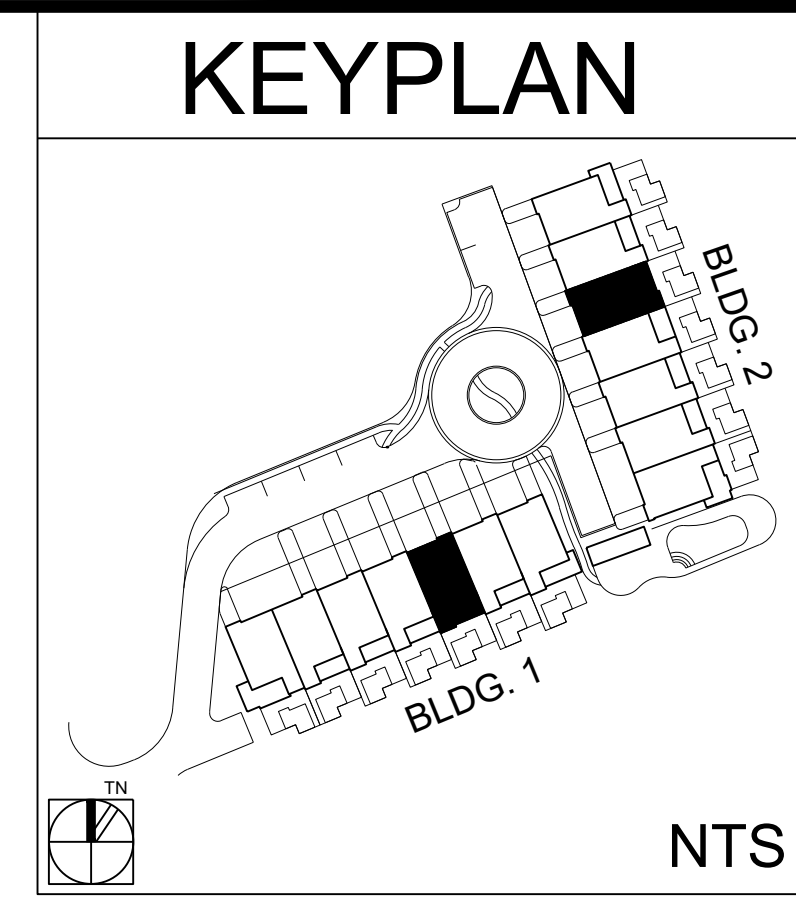
1 FIRST FLOOR
UNIT S4-B AT BUILDING #1
3/16" = 1'-0"

UNIT "S5" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,545 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	125 SF
TOTAL:	1,724 SF

UNIT "S5" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	3,779 SF
GARAGE:	521 SF
LANAI:	194 SF
BALCONIES:	480 SF
TOTAL:	4,974 SF

UNIT "S5" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,336 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	209 SF
TOTAL:	1,637 SF

UNIT "S5" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	898 SF
GARAGE AREA:	521 SF
LANAI AREA:	194 SF
TOTAL:	1,613 SF



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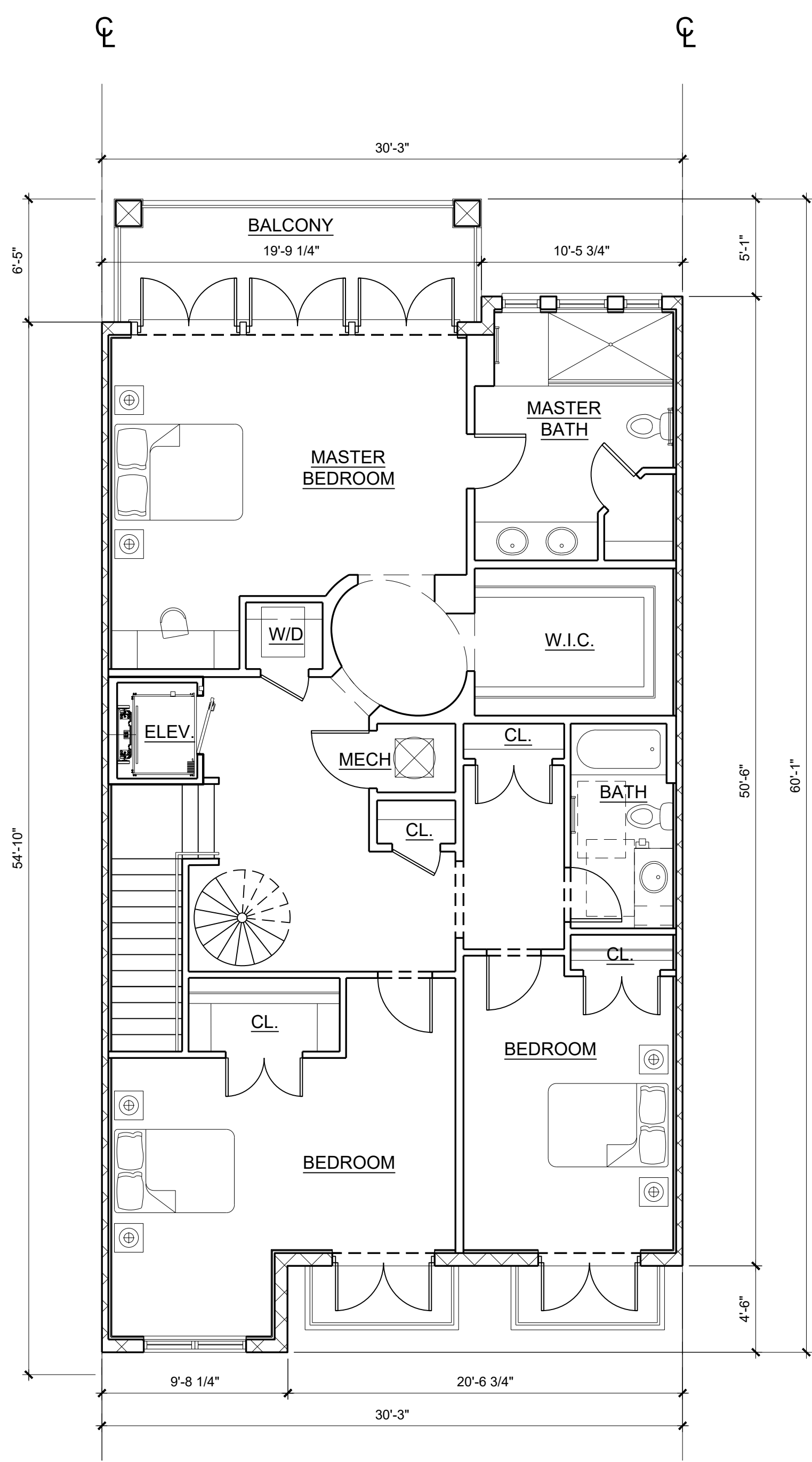
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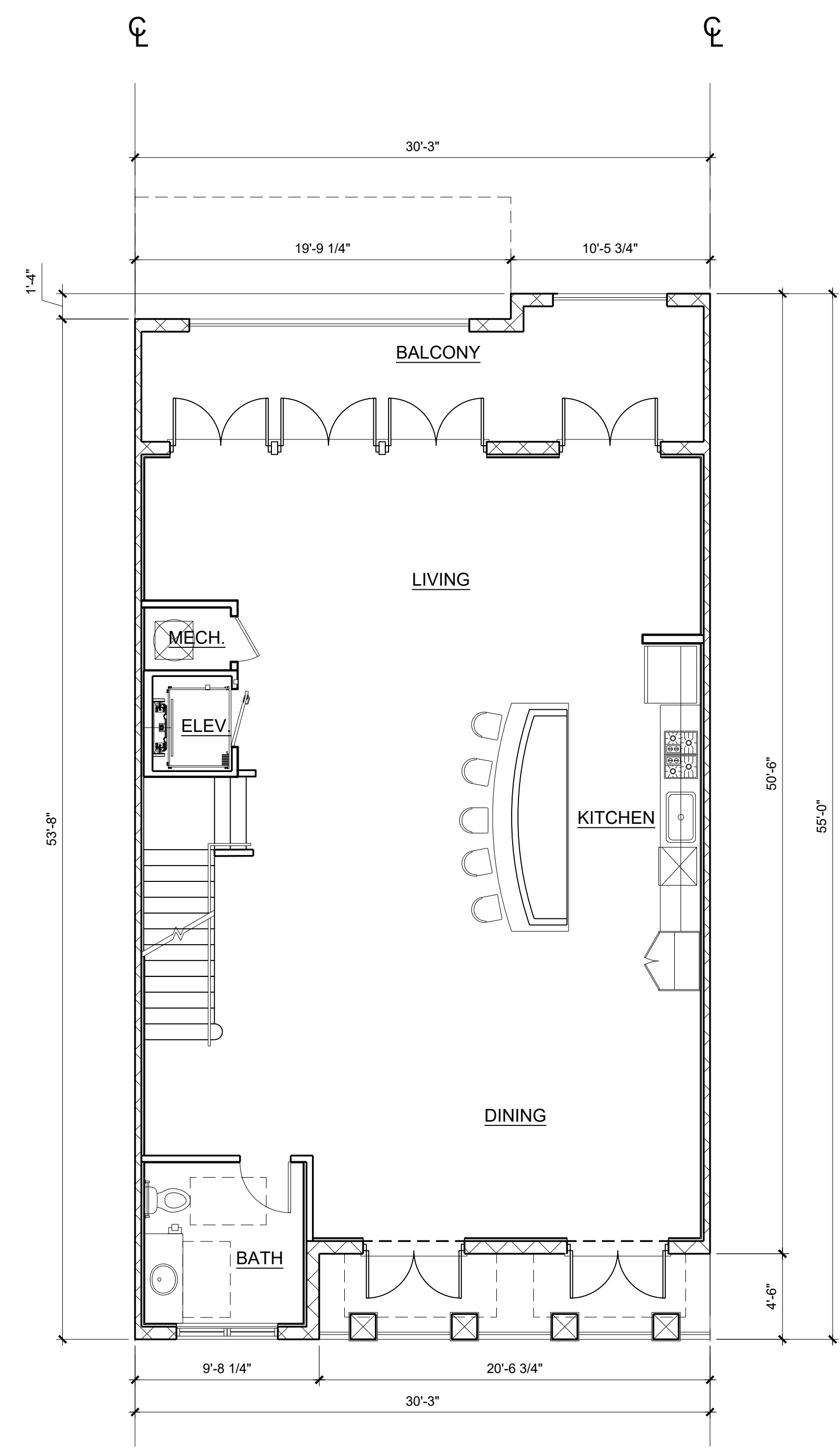
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
UNIT S5
(BUILDINGS #1 & #2)
FLOOR PLANS

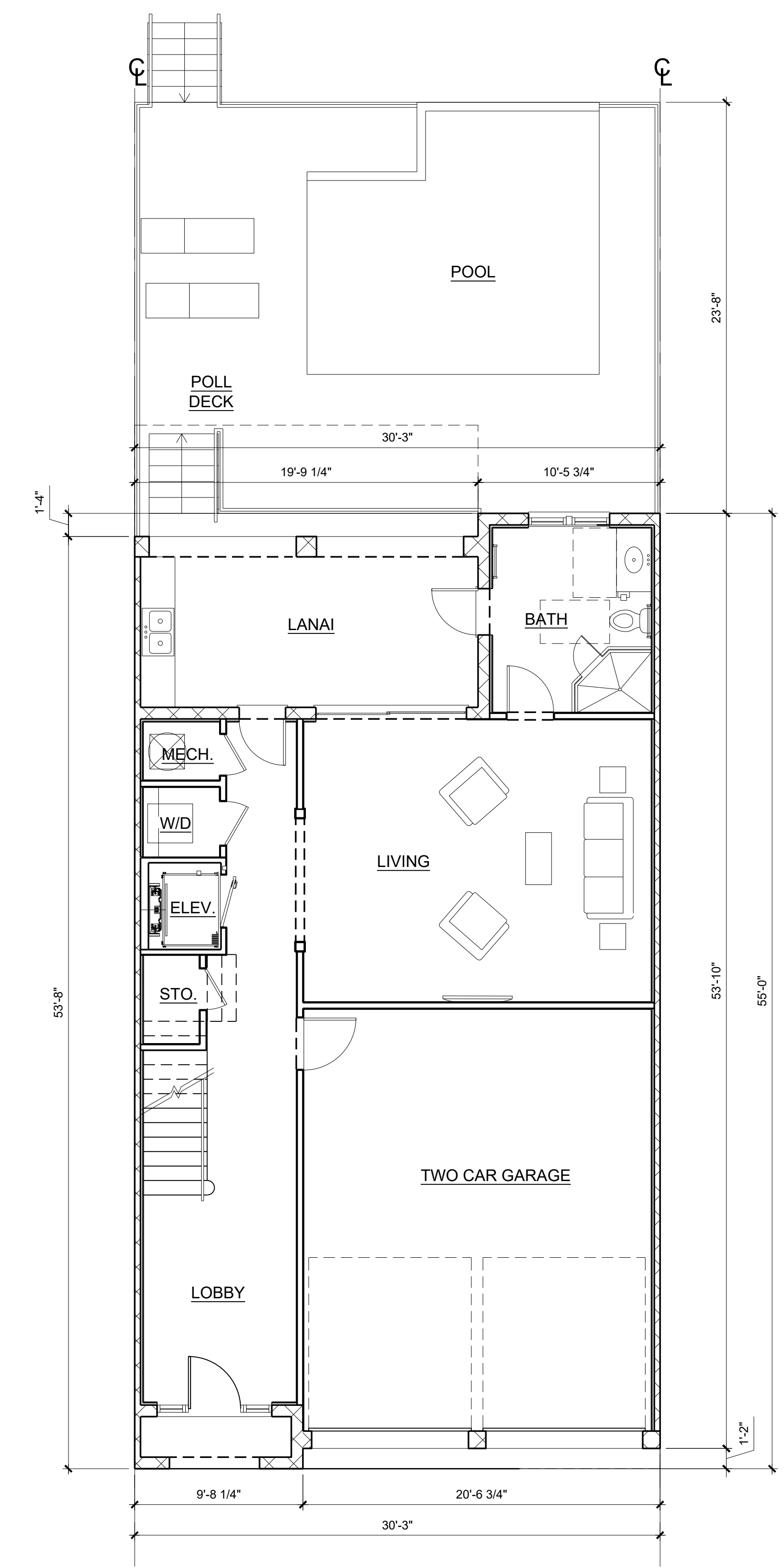
SHEET NUMBER:
A4.17



3 THIRD FLOOR
UNIT S5 AT BUILDINGS #1 & #2
3/16" = 1'-0"



2 SECOND FLOOR
UNIT S5 AT BUILDINGS #1 & #2
3/16" = 1'-0"



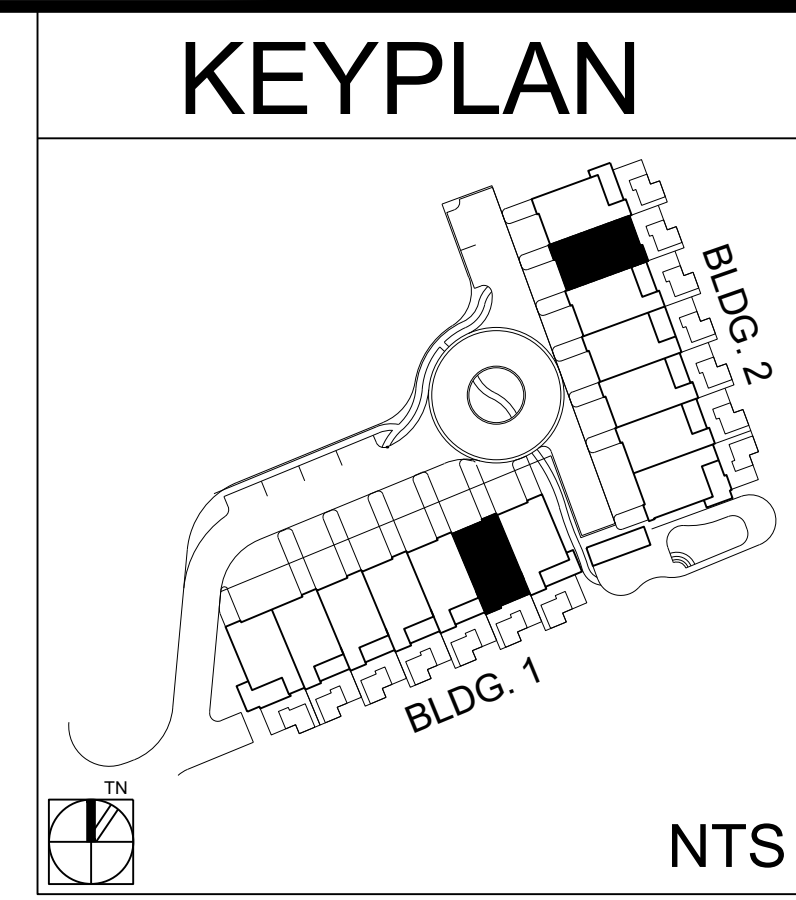
1 FIRST FLOOR
UNIT S5 AT BUILDINGS #1 & #2
3/16" = 1'-0"

UNIT "S5-A" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,545 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	125 SF
TOTAL:	1,724 SF

UNIT "S5-A" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	3,776 SF
GARAGE:	521 SF
LANAI:	207 SF
BALCONIES:	480 SF
TOTAL:	4,984 SF

UNIT "S5-A" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,336 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	209 SF
TOTAL:	1,637 SF

UNIT "S5-A" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	885 SF
GARAGE AREA:	521 SF
LANAI AREA:	207 SF
TOTAL:	1,613 SF



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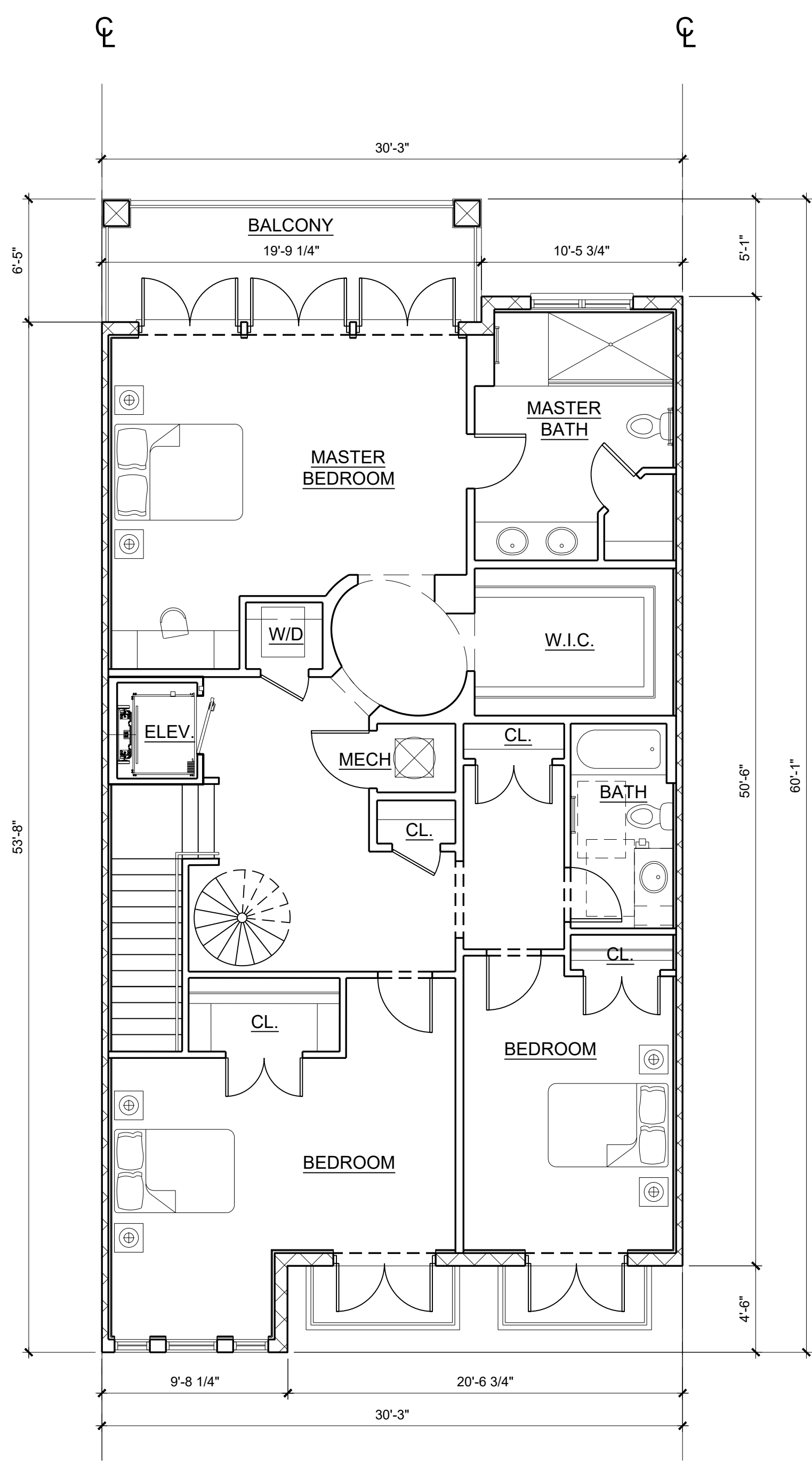
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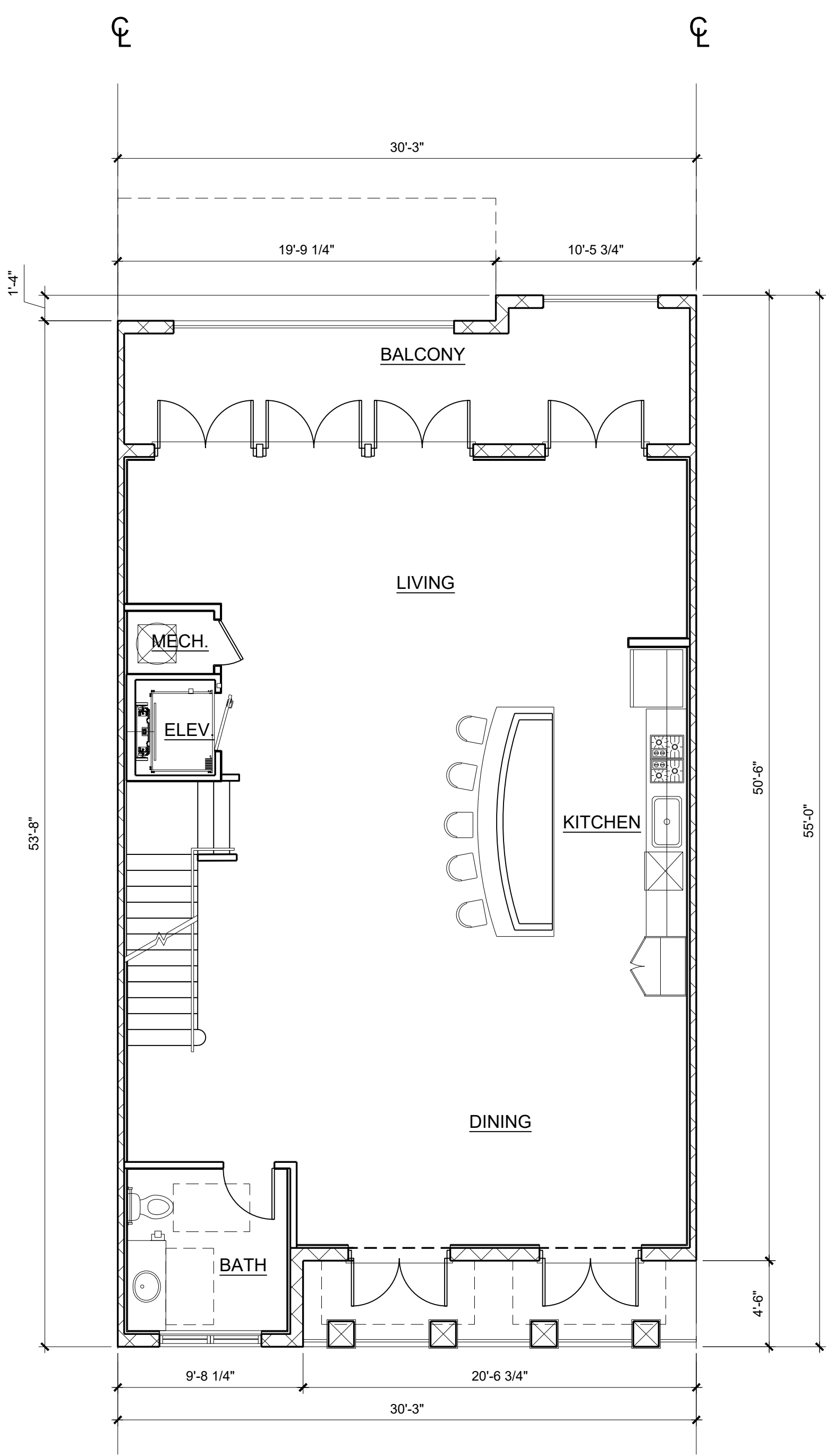
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**UNIT S5-A
(BUILDINGS #1 & #2)
FLOOR PLANS**

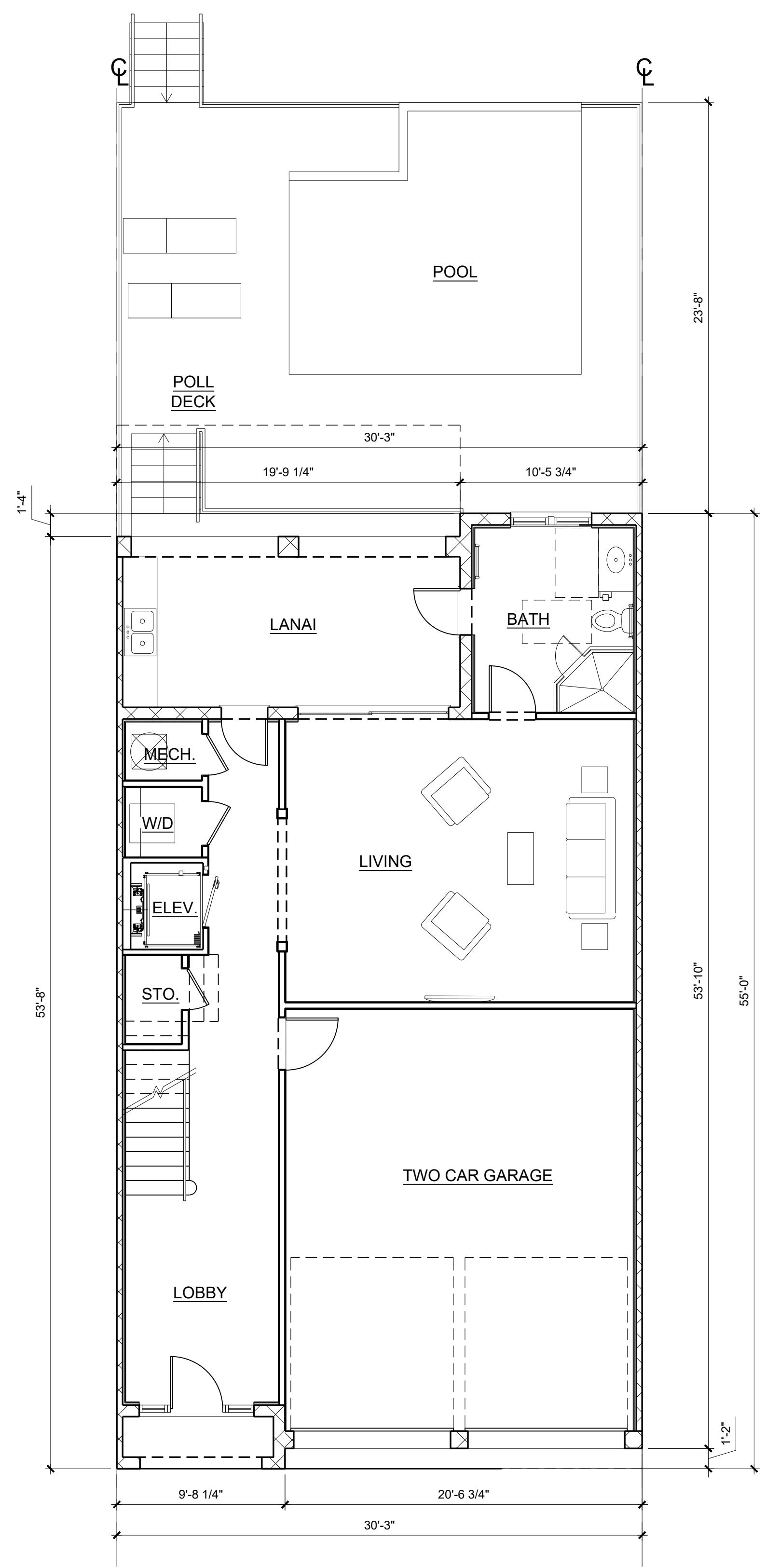
SHEET NUMBER:
A4.18



3 THIRD FLOOR
UNIT S5-A AT BUILDINGS #1 & #2
3/16" = 1'-0"



2 SECOND FLOOR
UNIT S5-A AT BUILDINGS #1 & #2
3/16" = 1'-0"



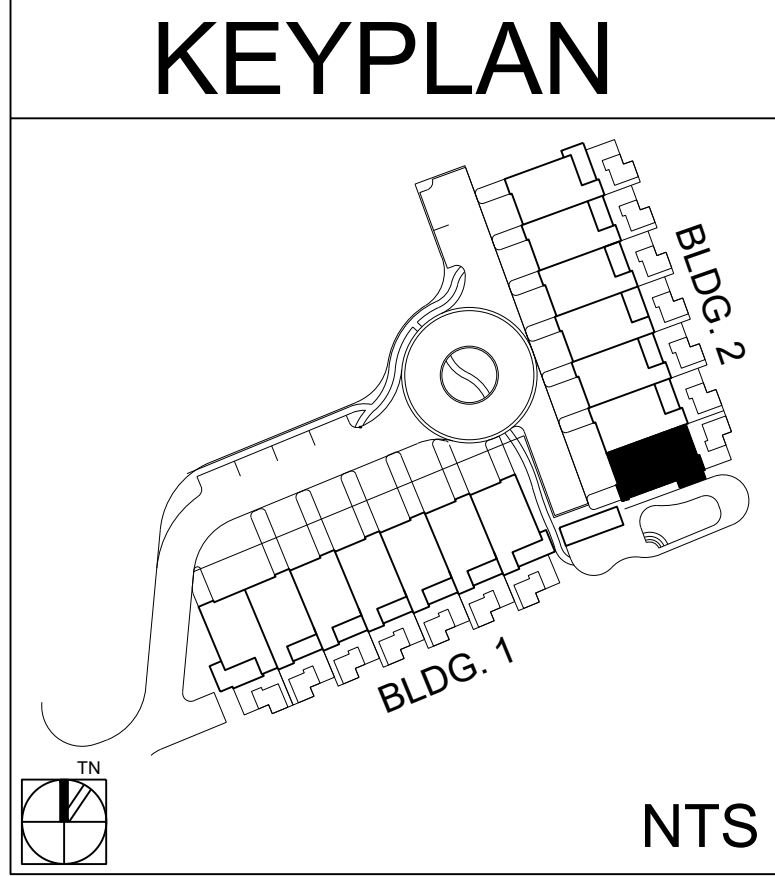
1 FIRST FLOOR
UNIT S5-A AT BUILDINGS #1 & #2
3/16" = 1'-0"

UNIT "S2-B" AREAS CALCULATIONS:	
THIRD FLOOR	
A/C AREAS:	1,706 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	125 SF
TOTAL:	1,885 SF

UNIT "S2-B" AREAS CALCULATIONS:	
ALL FLOORS	
A/C AREAS:	4,075 SF
GARAGE:	521 SF
LANAI:	315 SF
BALCONIES:	551 SF
TOTAL:	5,462 SF

UNIT "S2-B" AREAS CALCULATIONS:	
2ND FLOOR	
A/C AREAS:	1,426 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	280 SF
TOTAL:	1,798 SF

UNIT "S2-B" AREAS CALCULATIONS:	
1ST FLOOR	
A/C AREAS:	943 SF
GARAGE AREA:	521 SF
LANAI AREA:	315 SF
TOTAL:	1,779 SF



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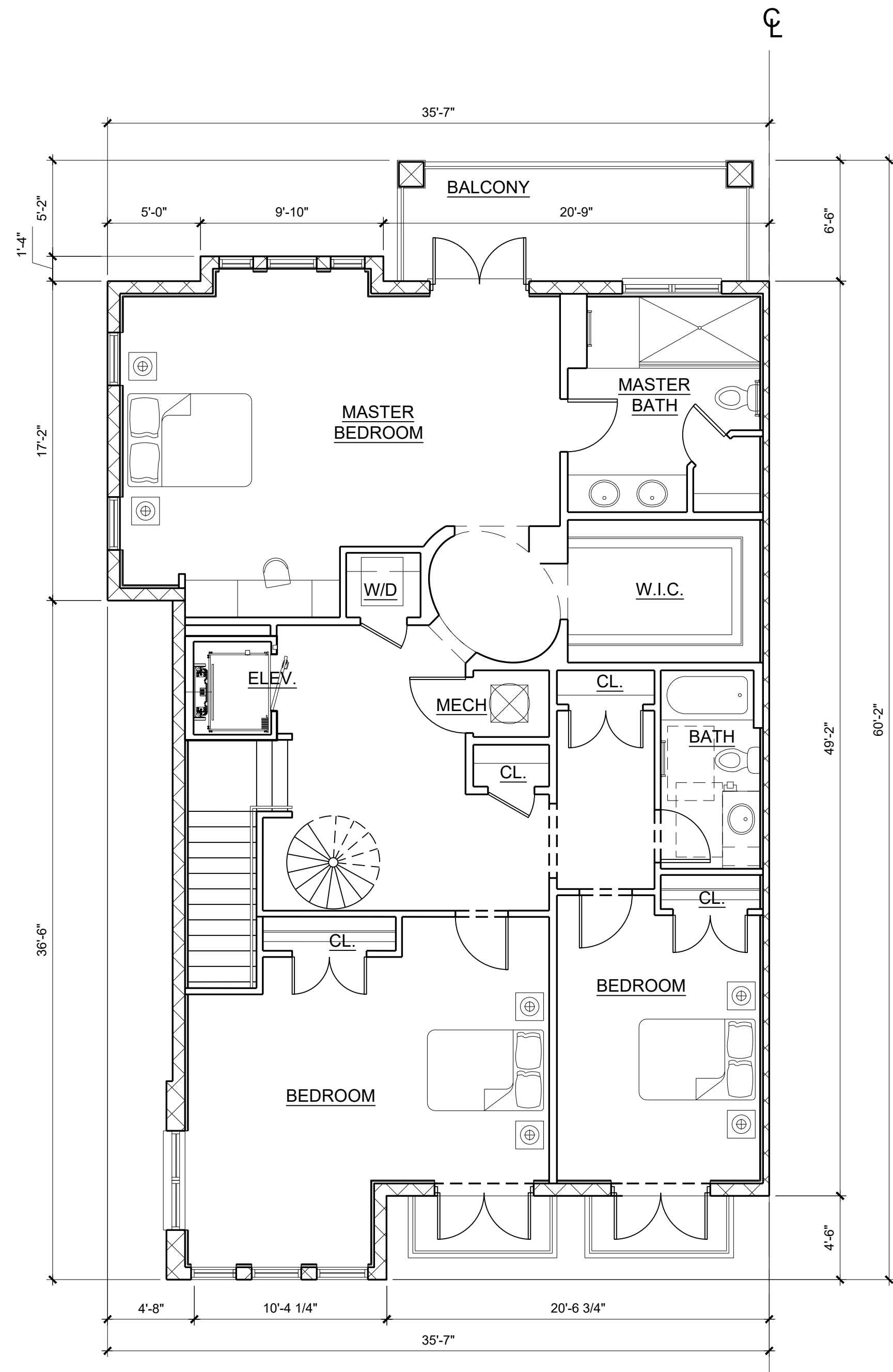
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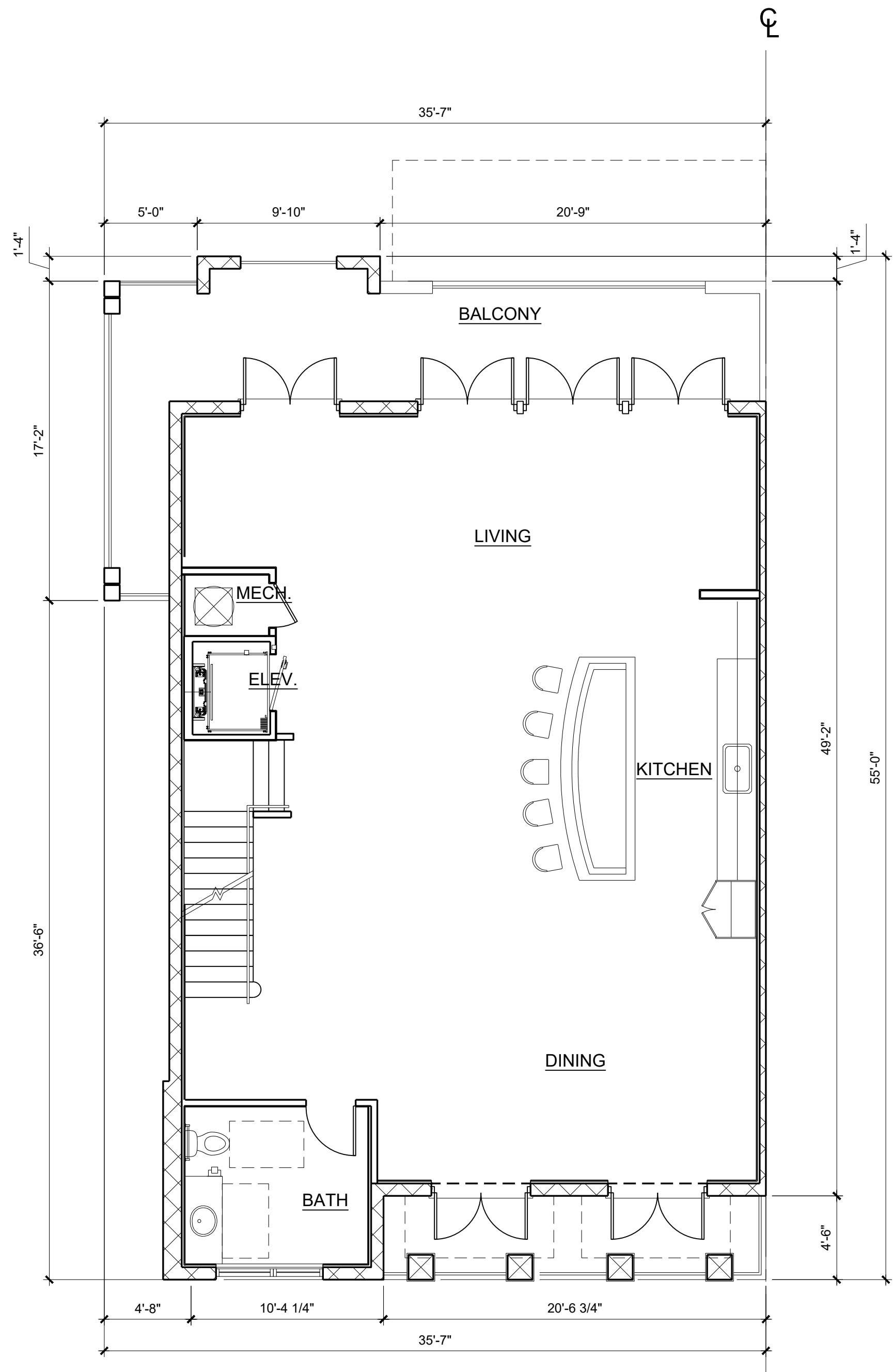
DATE: MAY, 2024
ISSUE: SCHEMATIC DESIGN
PROJECT MGR: SW
PROJECT NO.: 2403

SHEET NAME:
**UNIT S2-B
(BUILDING #2)
FLOOR PLANS**

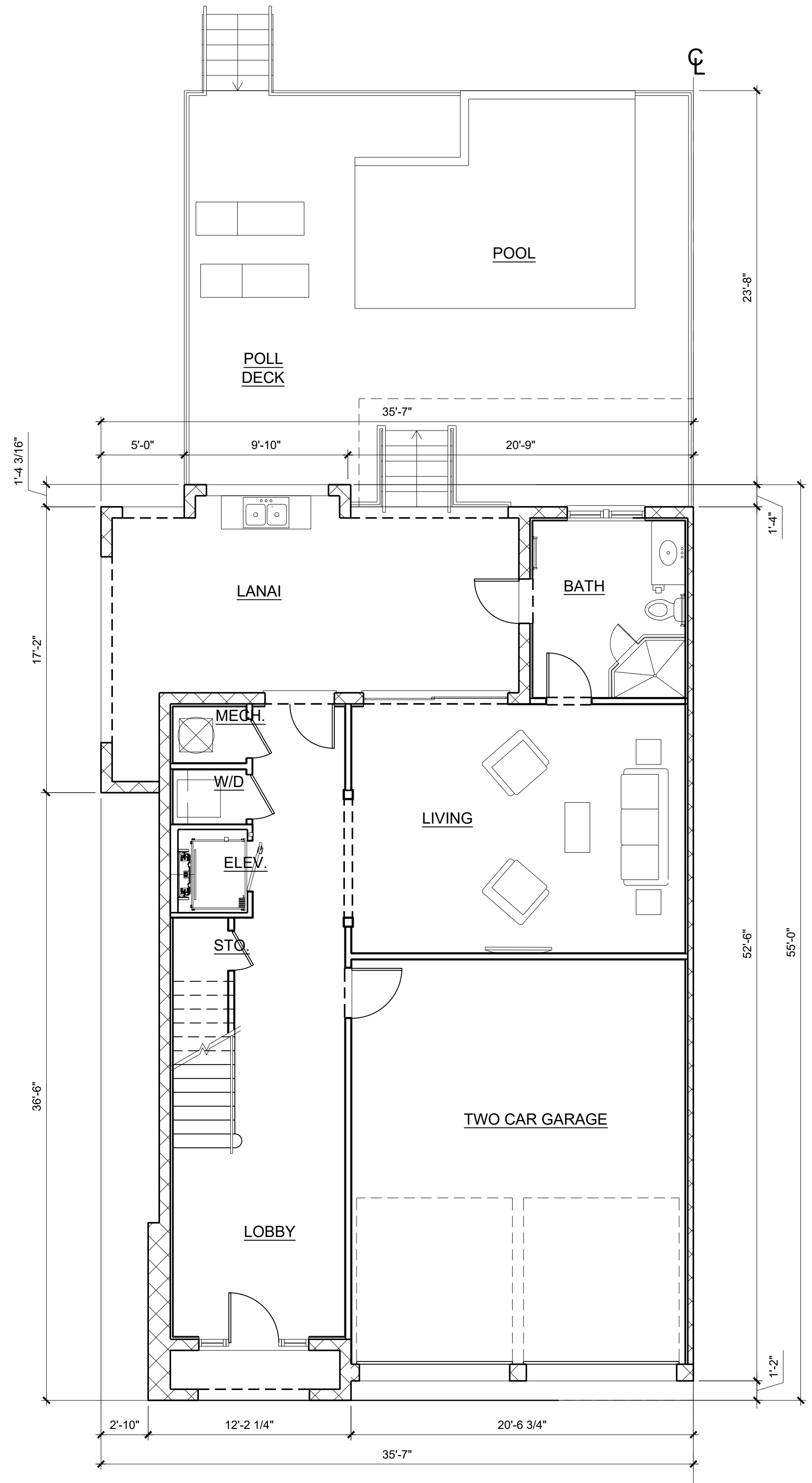
SHEET NUMBER:
A4.19



3 THIRD FLOOR
UNIT S2-B AT BUILDING #2
3/16" = 1'-0"

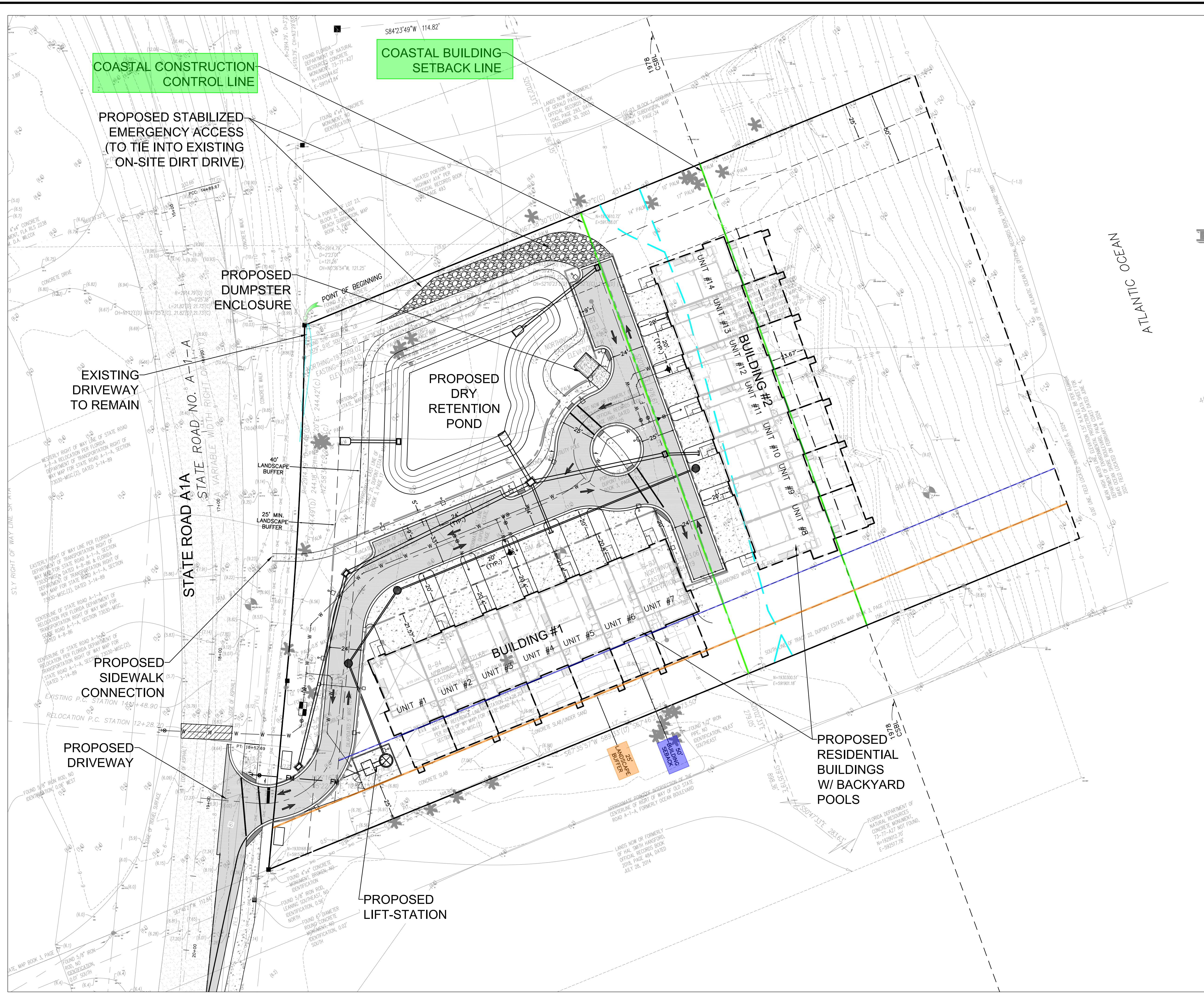


2 SECOND FLOOR
UNIT S2-B AT BUILDING #2
3/16" = 1'-0"



1 FIRST FLOOR
UNIT S2-B AT BUILDING #2
3/16" = 1'-0"

R:\MOTIF-MATANZAS\02\MATANSHE-SOLITUDE\PLAN-ENGINEERING\LANDSCAPE\B016-BUILDING SIZE EXH-2_106-27-24\DWG - PRINTED: 6/27/2024 11:55 AM



COASTAL CONSTRUCTION CONTROL LINE

COASTAL BUILDING SETBACK LINE

PROPOSED STABILIZED EMERGENCY ACCESS (TO TIE INTO EXISTING ON-SITE DIRT DRIVE)

PROPOSED DUMPSTER ENCLOSURE

PROPOSED DRY RETENTION POND

EXISTING DRIVEWAY TO REMAIN

STATE ROAD A1A

PROPOSED SIDEWALK CONNECTION

PROPOSED DRIVEWAY

PROPOSED LIFT-STATION

BUILDING #1

BUILDING #4

UNIT #1

UNIT #2

UNIT #3

UNIT #4

UNIT #5

UNIT #6

UNIT #7

UNIT #8

BUILDING #2

UNIT #1

UNIT #2

UNIT #3

UNIT #4

UNIT #5

UNIT #6

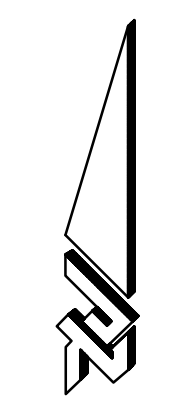
UNIT #7

UNIT #8

UNIT #9

UNIT #10

ATLANTIC OCEAN



SCALE: 1" = 30'

LEGEND:

- EXISTING WETLANDS
- PROPOSED CONSERVATION EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

ZEV COHEN & ASSOCIATES, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL PLANNING
 TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS

SOLITUDE AT MATANZAS
BUILDING EXPANSION EXHIBIT
 CITY OF PALM COAST
 FLAGLER COUNTY, FLORIDA

PROJECT NO: ZC 66016
DESIGNED BY: HK
DRAFTED BY: TRJML
CHECKED BY: SCH
DRAWING FILE: 66016-BUILDING SIZE EXH-2_106-27-24
XREFS: 66016BASE.DWG
XREFS: XXXXX.DWG