



Concept Package

ZOM at Orange Blossom Trail

Orlando, FL

July 18, 2024





ZOM at Orange Blossom
 Orlando, FL | 02.P6604.24 | 07.18.24
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Spirit Images



TOTAL NO. UNITS	Total S1 1B/1B	Total S1-alt1 1B/1B	Total A1a 1B/1B	Total A1a-alt1 1B/1B	Total A2 1B/1B	Total A2-alt1 1B/1B	Total B2a 2B/2B	Total B2a-alt1 2B/2B	Total B3 2B/2B	Total B3-alt1 3B/2.5B	Total No. Units
	4	12	16	48	16	48	16	48	12	36	256

	S1 1B/1B	S1-alt1 1B/1B	A1a 1B/1B	A1a-alt1 1B/1B	A2 1B/1B	A2-alt1 1B/1B	B2a 2B/2B	B2a-alt1 2B/2B	B3 2B/2B	B3-alt1 3B/2.5B	Total Units per Building
BUILDING 1 64A	1	3	4	12	4	12	4	12	3	9	64
BUILDING 2 64A	1	3	4	12	4	12	4	12	3	9	64
BUILDING 3 64A	1	3	4	12	4	12	4	12	3	9	64
BUILDING 4 64A	1	3	4	12	4	12	4	12	3	9	64

UNIT DATA:											
Unit Description	S1 PATIO 1B/1B	S1-alt1 1B/1B	A1a PATIO 1B/1B	A1a-alt1 1B/1B	A2 PATIO 1B/1B	A2-alt1 1B/1B	B2a PATIO 2B/2B	B2a-alt1 2B/2B	B3 PATIO 2B/2B	B3-alt1 3B/2.5B	Total
Total Number	4	12	16	48	16	48	16	48	12	36	256
Net Square Footage	604	604	657	657	747	747	1,076	1,076	1,086	1,086	Avg. net sf 861
Gross Square Footage	634	604	687	657	777	747	1,106	1,076	1,116	1,086	Avg. gross sf 869
Percent of Total (type)	6.25%		50.00%				43.75%				100.00%
Unit Net S.F. Totals	2,416	7,248	10,519	31,558	11,952	35,856	17,216	51,648	13,032	39,096	220,541
Unit Gross S.F. Totals	2,536	7,248	10,999	31,558	12,432	35,856	17,696	51,648	13,392	39,096	222,461

PROJECT SUMMARY				
	Building/Unit Net S.F.	Building/Unit Gross S.F.	Corridor & Support Net S.F.	Total Building S.F.
Total	220,541	222,461	164,249	386,711

BUILDING 1 64A	55,135	55,615	8,205	63,820
BUILDING 2 64A	55,135	55,615	8,205	63,820
BUILDING 3 64A	55,135	55,615	8,205	63,820
BUILDING 4 64A	55,135	55,615	8,205	63,820

NOTES:	
UNIT NET S.F.	Unit Net S.F. includes all enclosed conditioned space. Measurements are taken to the exterior face of studs and include chases.
UNIT GROSS S.F.	Unit Gross S.F. includes all Net S.F. plus any balconies, porches, patios or stoops
CORRIDOR & SUPPORT NET S.F.	Corridor and Support Net S.F. includes all conditioned circulation, utility closets, maintenance and trash areas. Measurements are taken to interior face of corridor stud, outside face of shaftwall and exterior face of exterior wall stud.
TOTAL BUILDING S.F.	Total Building S.F. includes Unit Gross S.F. and Corridor & Support Net S.F.

TOTAL NO. UNITS	Total S1 1B/1B	Total S1-alt1 1B/1B	Total A1a 1B/1B	Total A1a-alt1 1B/1B	Total A2 1B/1B	Total A2-alt1 1B/1B	Total B2a 2B/2B	Total B2a-alt1 2B/2B	Total B3 2B/2B	Total B3-alt1 3B/2.5B	Total No. Units
	1	3	4	12	4	12	4	12	3	9	64

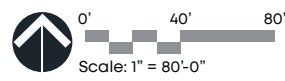
	PROJECT SUMMARY				
	Building/Unit Net S.F.	Building/Unit Gross S.F.	Corridor & Support Net S.F.	Total Building S.F.	Efficiency Building Net: Total Building
Total	55,135	55,615	8,205	63,820	86.39%

	S1 1B/1B	S1-alt1 1B/1B	A1a 1B/1B	A1a-alt1 1B/1B	A2 1B/1B	A2-alt1 1B/1B	B2a 2B/2B	B2a-alt1 2B/2B	B3 2B/2B	B3-alt1 3B/2.5B	Total Units per Building
GROUND FLOOR	1	0	4	0	4	0	4	0	3	0	16
SECOND FLOOR	0	1	0	4	0	4	0	4	0	3	16
THIRD FLOOR	0	1	0	4	0	4	0	4	0	3	16
FOURTH FLOOR	0	1	0	4	0	4	0	4	0	3	16

	Building/Unit Net S.F.	Building/Unit Gross S.F.	Corridor & Support Net S.F.	Total Building S.F.
GROUND FLOOR	13,784	14,264	2,051	16,315
SECOND FLOOR	13,784	13,784	2,051	15,835
THIRD FLOOR	13,784	13,784	2,051	15,835
FOURTH FLOOR	13,784	13,784	2,051	15,835

UNIT DATA:											
Unit Description	S1 PATIO 1B/1B	S1-alt1 1B/1B	A1a PATIO 1B/1B	A1a-alt1 1B/1B	A2 PATIO 1B/1B	A2-alt1 1B/1B	B2a PATIO 2B/2B	B2a-alt1 2B/2B	B3 PATIO 2B/2B	B3-alt1 3B/2.5B	Total
Total Number	1	3	4	12	4	12	4	12	3	9	64
Net Square Footage	604	604	657	657	747	747	1,076	1,076	1,086	1,086	Avg. net sf 861
Gross Square Footage	634	604	687	657	777	747	1,106	1,076	1,116	1,086	Avg. gross sf 869
Percent of Total (type)	6.25%		50.00%				43.75%				100.00%
Unit Net S.F. Totals	604	1,812	2,630	7,890	2,988	8,964	4,304	12,912	3,258	9,774	55,135
Unit Gross S.F. Totals	634	1,812	2,750	7,890	3,108	8,964	4,424	12,912	3,348	9,774	55,615

NOTES:	
UNIT NET S.F.	Unit Net S.F. includes all enclosed conditioned space. Measurements are taken to the exterior face of studs and include chases.
UNIT GROSS S.F.	Unit Gross S.F. includes all Net S.F. plus any balconies, porches, patios or stoops.
CORRIDOR & SUPPORT NET S.F.	Corridor and Support Net S.F. includes all conditioned circulation, utility closets, maintenance and trash areas. Measurements are taken to interior face of corridor stud, outside face of shaftwall and exterior face of exterior wall stud.
TOTAL BUILDING S.F.	Total Building S.F. includes Unit Gross S.F. and Corridor & Support Net S.F.





UNIT LEGEND	
	STUDIO
	ONE BEDROOM
	TWO BEDROOM

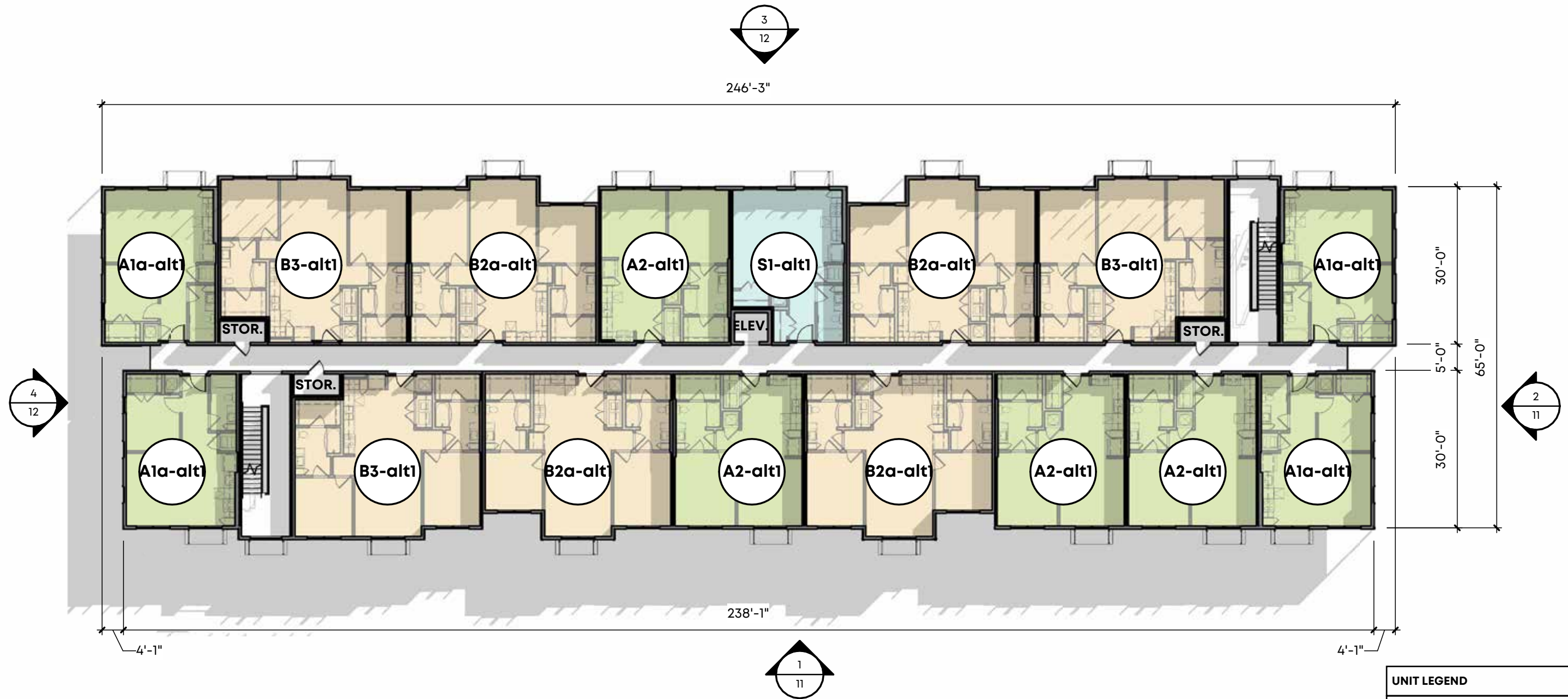
0' 10' 20'
Scale: 1" = 20'-0"



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Building 64A Ground Floor Plan





0' 10' 20'
Scale: 1" = 20'-0"

UNIT LEGEND	
	STUDIO
	ONE BEDROOM
	TWO BEDROOM



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Building 64A
Typ. Upper Floor



UPDATES IN PROGRESS



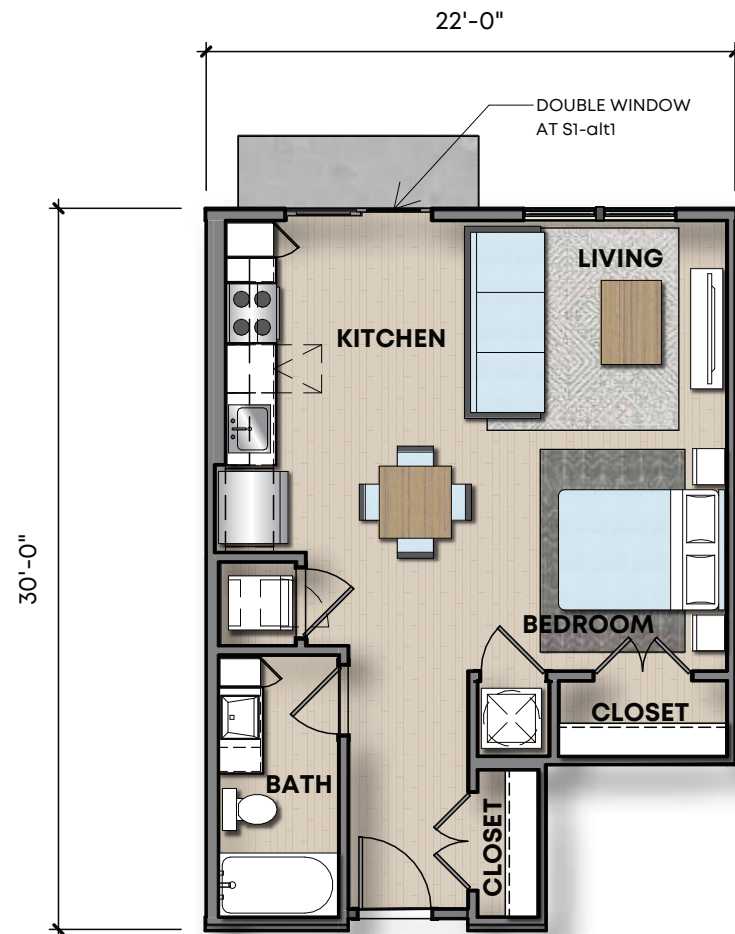
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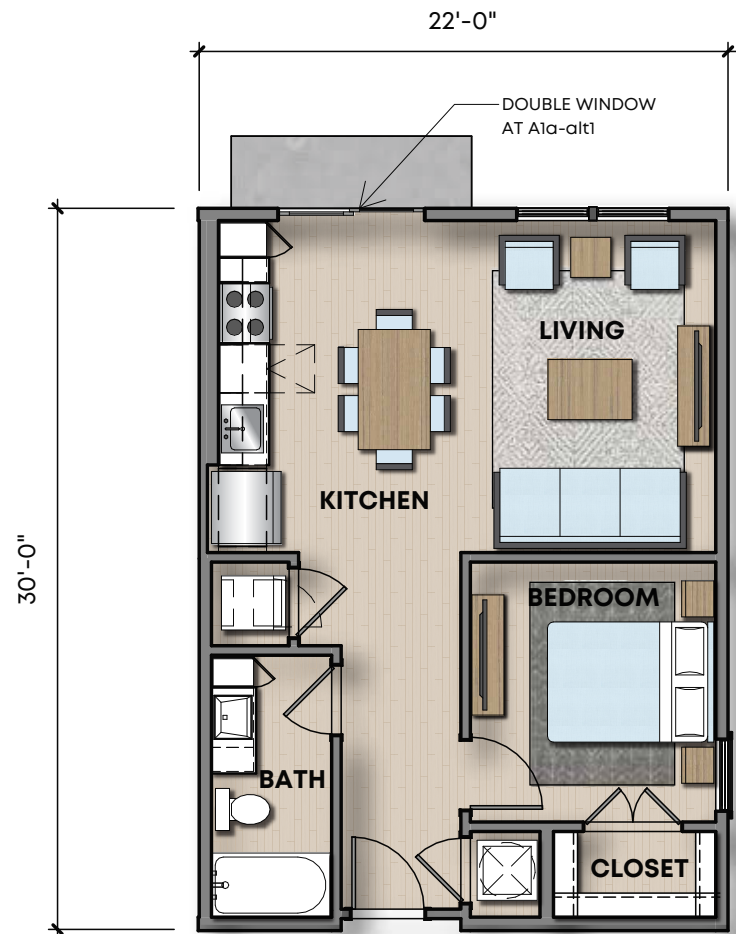
Clubhouse Floor Plan





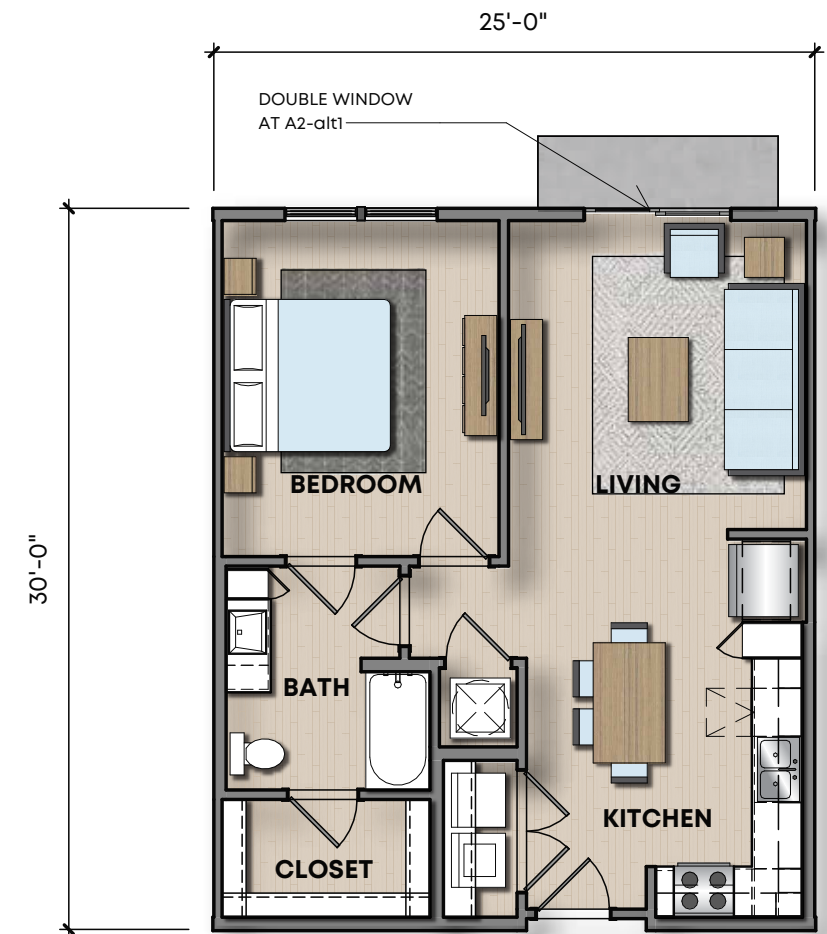
UNIT S1

NET SF: 604 SQFT
GROSS SF: 634 SFQT



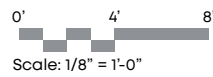
UNIT A1a

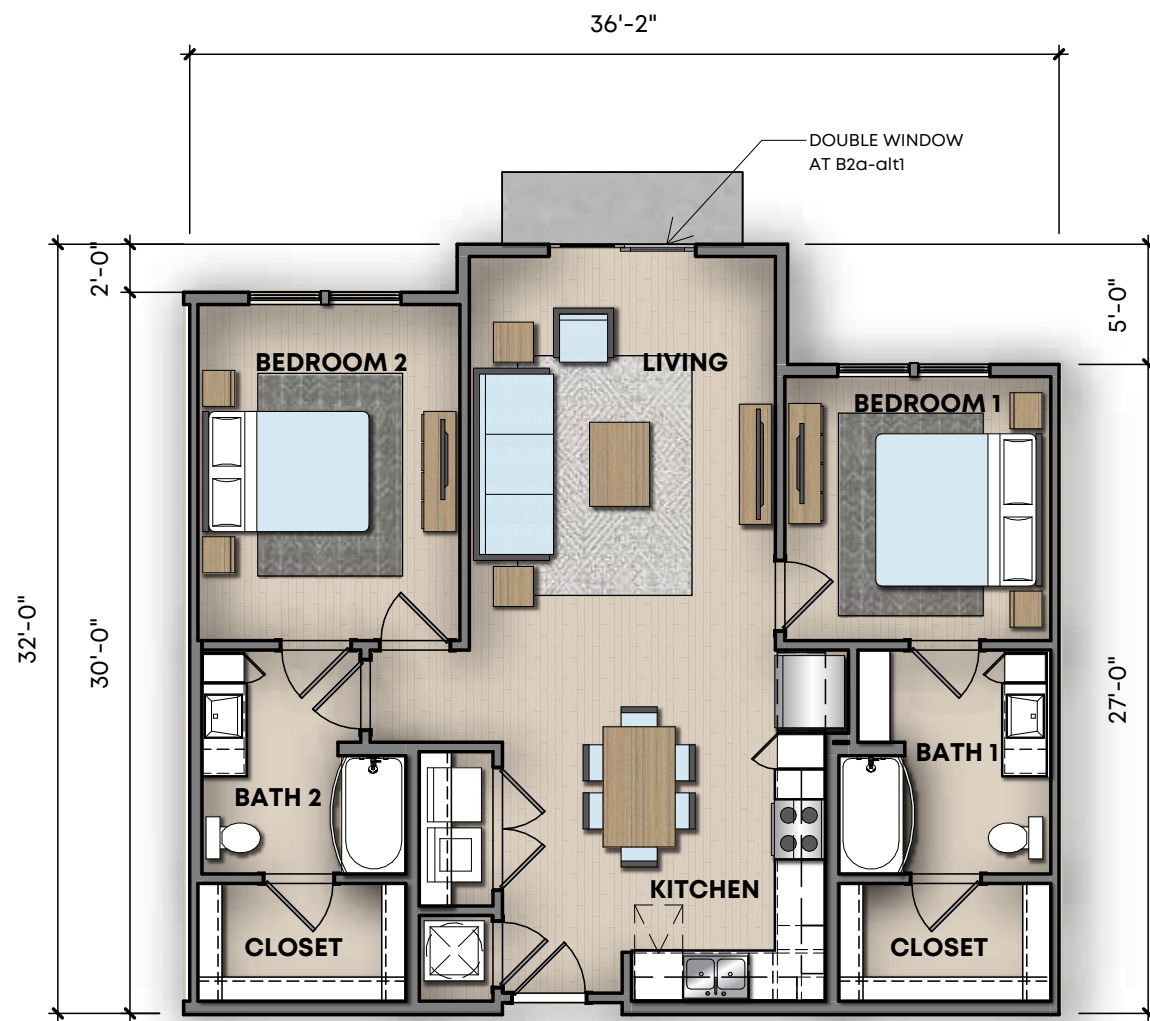
NET SF: 657 SQFT
GROSS SF: 687 SFQT



UNIT A2

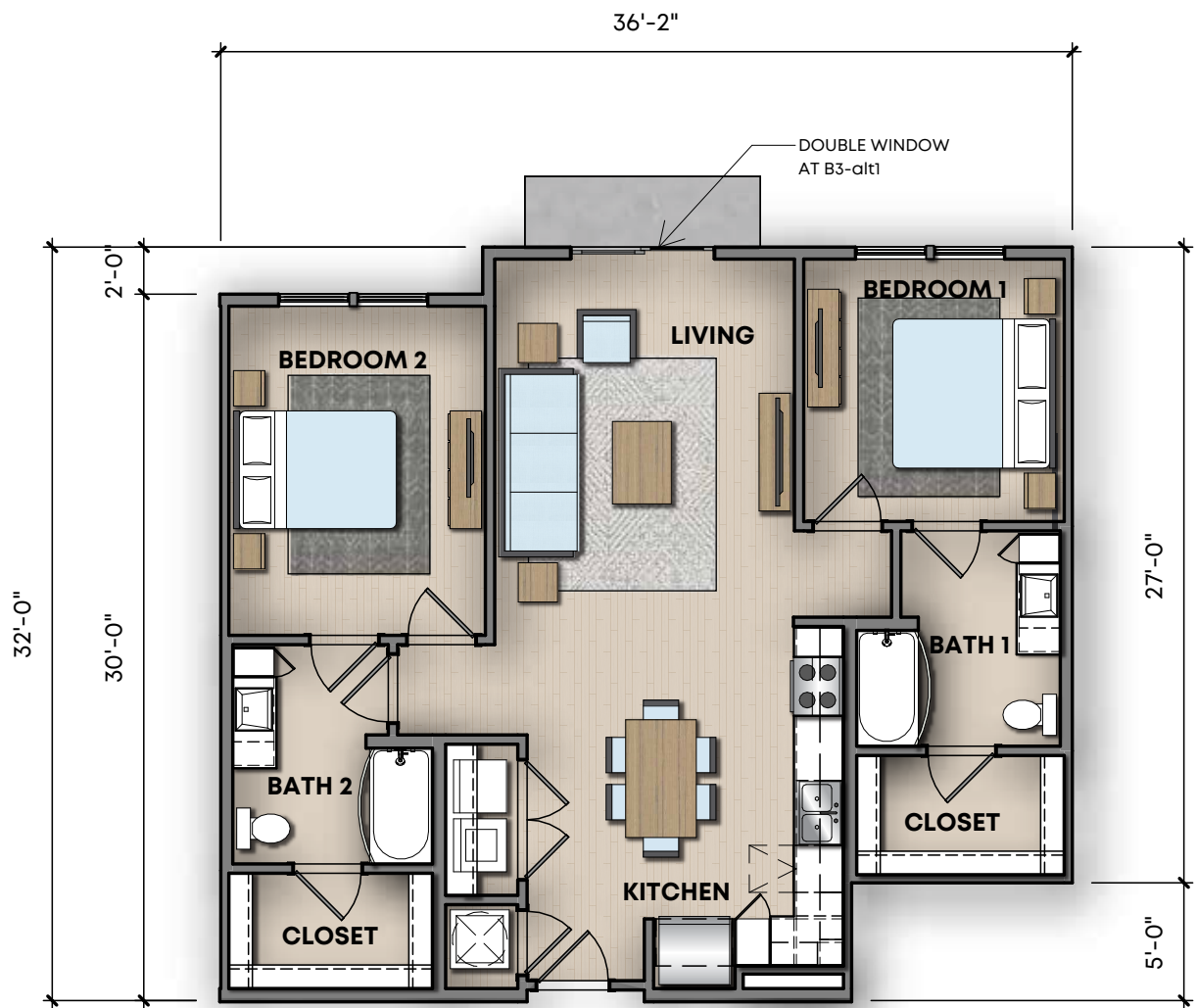
NET SF: 747 SQFT
GROSS SF: 777 SFQT





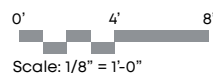
UNIT B2a

NET SF: 1,076 SQFT
GROSS SF: 1,106 SQFT



UNIT B3

NET SF: 1,086 SQFT
GROSS SF: 1,116 SQFT









1 FRONT ELEVATION



2 RIGHT ELEVATION

0' 10' 20'
Scale: 1" = 20'-0"

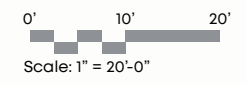
MATERIAL COLORS	
	SW 7076 CYBERSPACE
	SW 7075 WEB GRAY
	SW 6254 LAZY GRAY
	SW 6203 SPARE WHITE







3 REAR ELEVATION



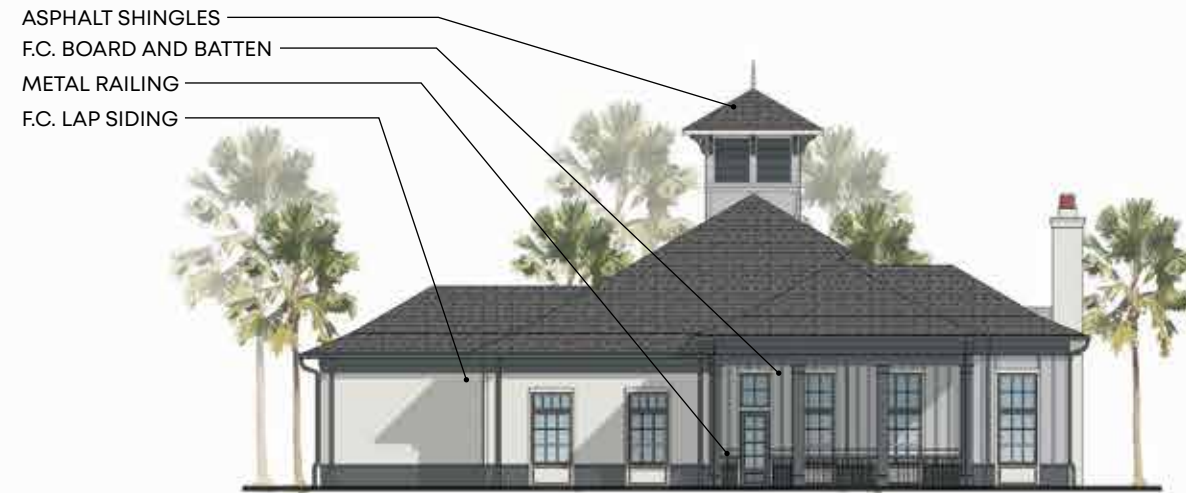
4 LEFT ELEVATION



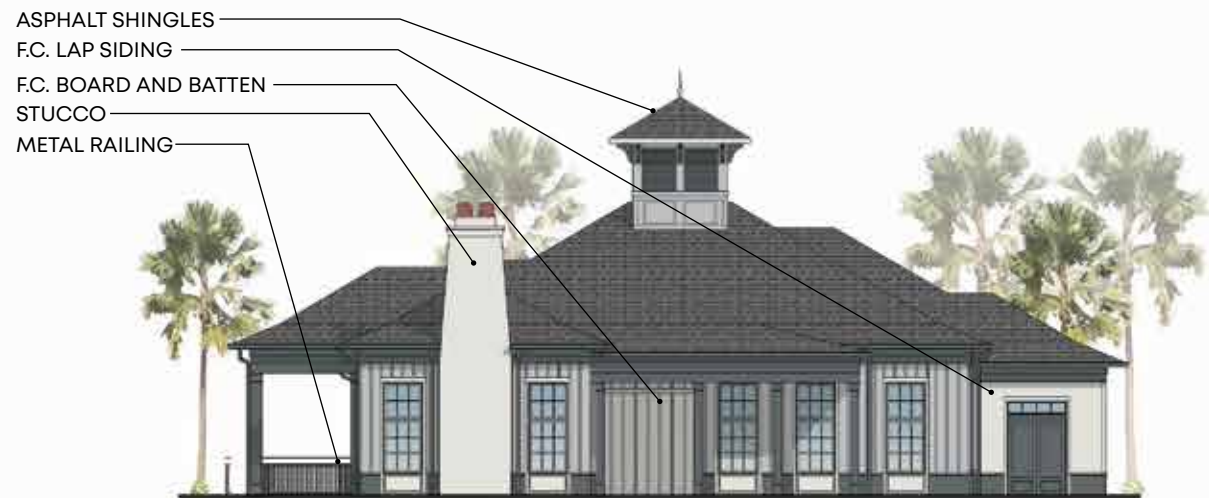
MATERIAL COLORS	
	SW 7076 CYBERSPACE
	SW 7075 WEB GRAY
	SW 6254 LAZY GRAY
	SW 6203 SPARE WHITE



1 REAR ELEVATION



2 RIGHT ELEVATION







3 FRONT ELEVATION



4 LEFT ELEVATION

0' 10' 20'
Scale: 1" = 20'-0"

MATERIAL COLORS	
	SW 7076 CYBERSPACE
	SW 7075 WEB GRAY
	SW 6254 LAZY GRAY
	SW 6203 SPARE WHITE



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Rendering





