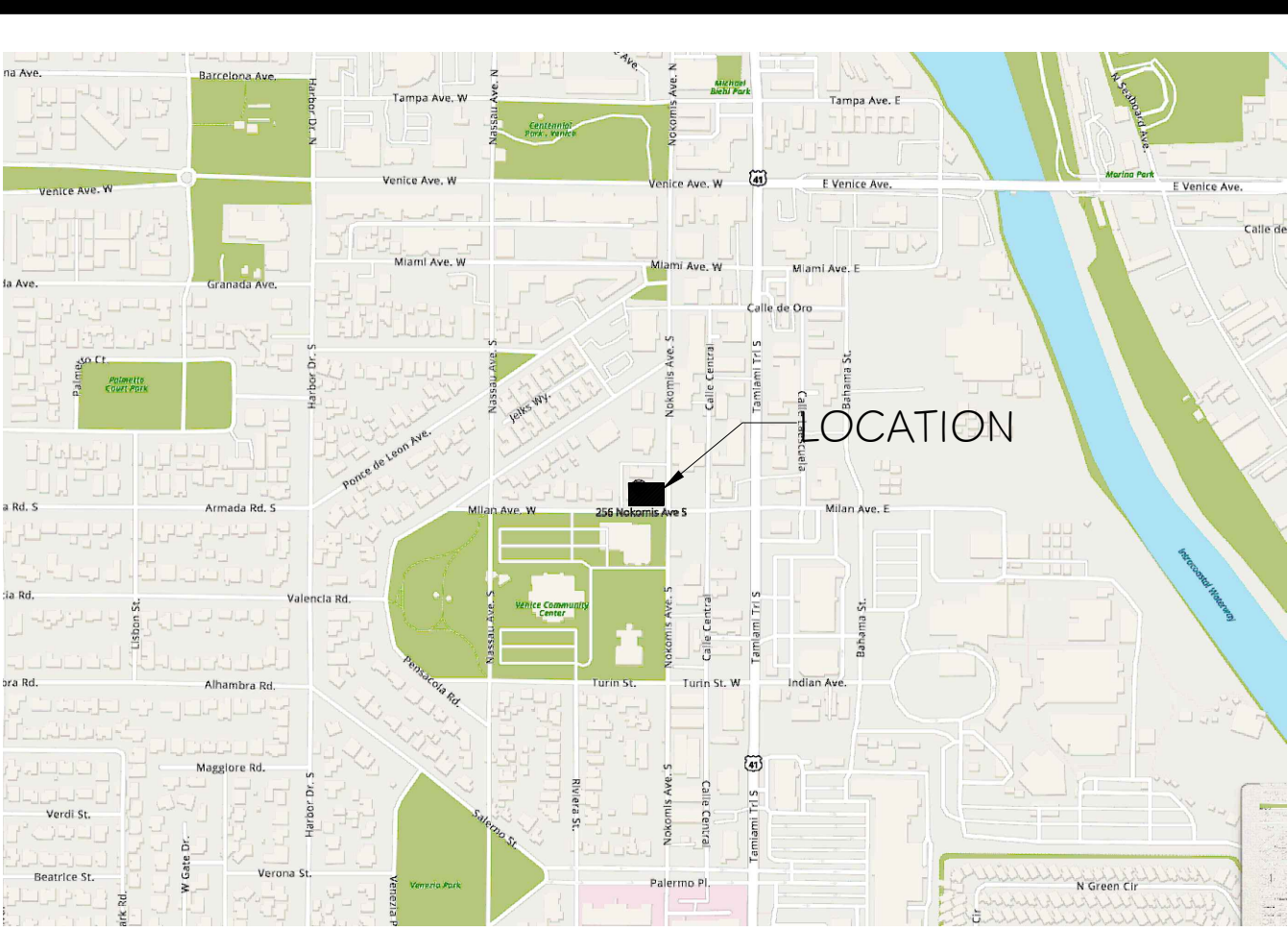




LEGAL INFORMATION	
ADDRESS:	256 NOKOMIS AVE S, VENICE, FL 34285
PROPERTY ID:	0408120060
ZONING:	ST1 - SOUTH TRAIL; SUBAREA 1
CONSTRUCTION CLASSIFICATION:	TYPE VB
FLOOD ZONE:	X
MAXIMUM ALLOWABLE HEIGHT :	35'-0"

PROJECT SUMMARY

NEW 3 STORY MULTI USE BUILDING

OFFICE SPACE AREA 1ST FLOOR SUMMARY

UNIT 101	2,152 S.F.
UNIT 102	1,049 S.F.

LIVABLE AREA 2ND FLOOR SUMMARY (INSIDE WALLS)

RESIDENTIAL UNIT 201	1,676 S.F.
RESIDENTIAL UNIT 202	1,598 S.F.
RESIDENTIAL UNIT 203	1,468 S.F.
RESIDENTIAL UNIT 204	1,443 S.F.

LIVABLE AREA 3RD FLOOR SUMMARY (INSIDE WALLS)

RESIDENTIAL UNIT 301	2,704 S.F.
RESIDENTIAL UNIT 302	2,057 S.F.
RESIDENTIAL UNIT 303	1,443 S.F.

LOT:	16,500 S.F.
MAX ALLOWED LOT COVERAGE 75% (16,500 X 75) / 100 = 12,375	12,375 S.F.
PROPOSED BUILDING COVERAGE	6,653 S.F.

PROJECT SUMMARY

THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A THREE STORY, MULTI-USE BUILDING.

THE GROUND FLOOR OF THE BUILDING WILL CONSIST OF TWO COMMERCIAL RETAIL SPACES (2,152 SF AND 1,116 SF) AND GARAGE PARKING SPACES FOR THE RESIDENTIAL TENANTS ON THE SECOND AND THIRD FLOOR.

THERE WILL BE A TOTAL OF SEVEN (7) RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS RANGING IN SIZE FROM 1,443 SF TO 2,704 SF.

THE VENICE HISTORICAL PRECEDENT (VHP) STYLE IS REQUIRED FOR THE PROJECT. THE PROPOSED BUILDING IS CONSISTENT WITH VHP PRINCIPLES: PASTELS AND LIGHT EARTH TONES COLORS, MULLIONED WINDOWS / DOORS WITH ARCHED TOP PEDIMENT, PROMINENT ARCHITECTURAL, VENETIAN STYLE BALCONY RAILINGS, DESIGN ELEMENTS ALSO INCLUDE A LARGE FOCAL WINDOW AT THE FRONT FACADE, THE APPLICATION OF MOLDINGS TRIMS FOR PARAPET ROOF AND USE OF SMOOTH STUCCO.

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DEVELOPMENT PLAN

NEW MULTI USE BUILDING

256 NOKOMIS AVE S. VENCE FL 34285

SHT TITLE: _____

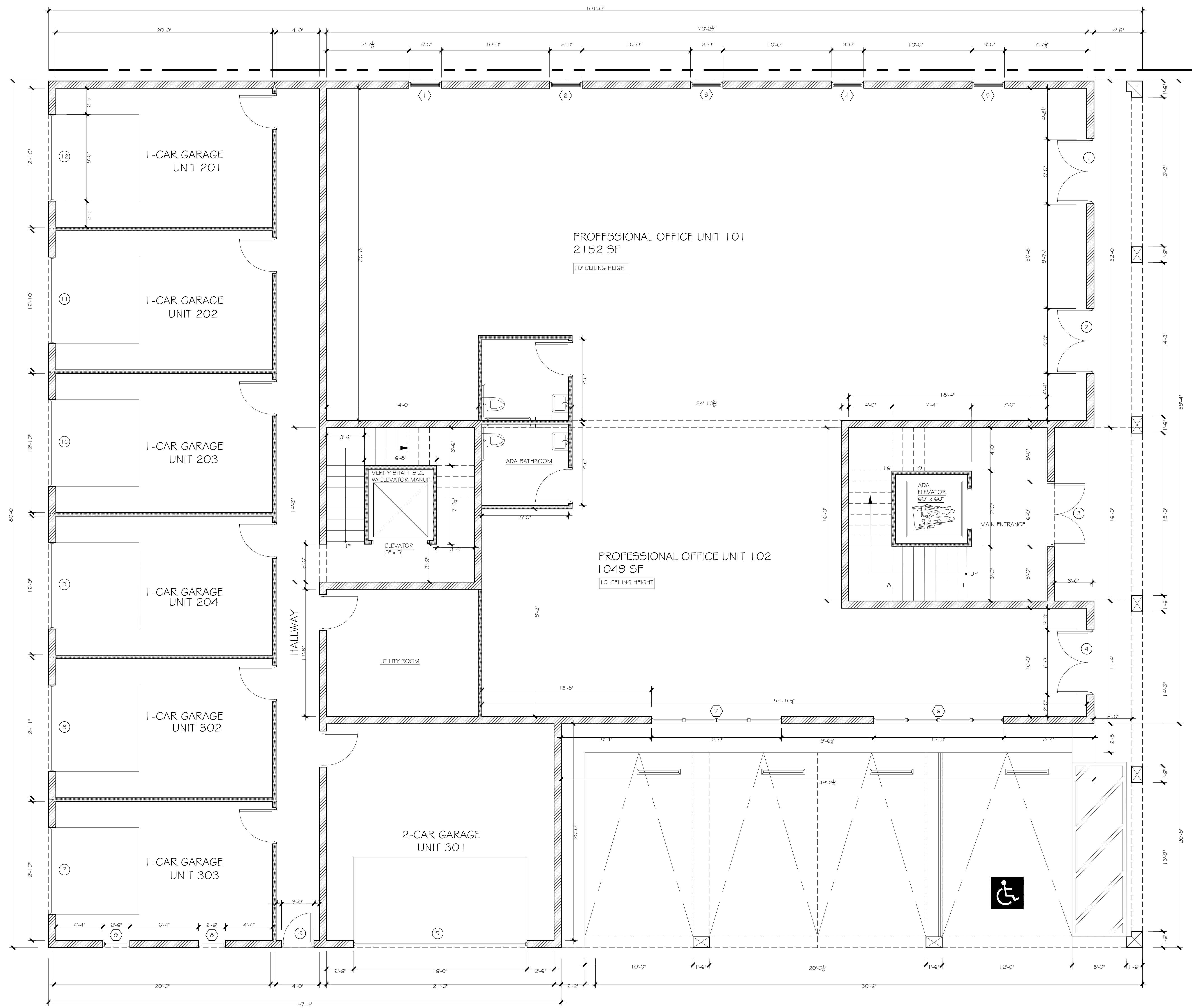
PROJECT: _____

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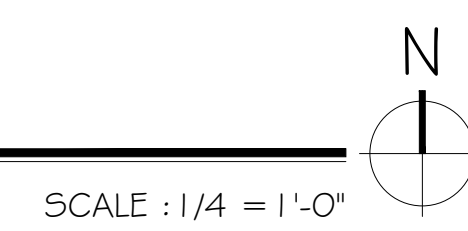
SHEET

A-0



- LEGEND
- DENOTES 8" EXTERIOR CMU WALL
 - DENOTES 2 X 4 WOOD FRAME WALL
 - DENOTES COLUMN PER ENGINEER

FIRST FLOOR PLAN



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PROJECT:
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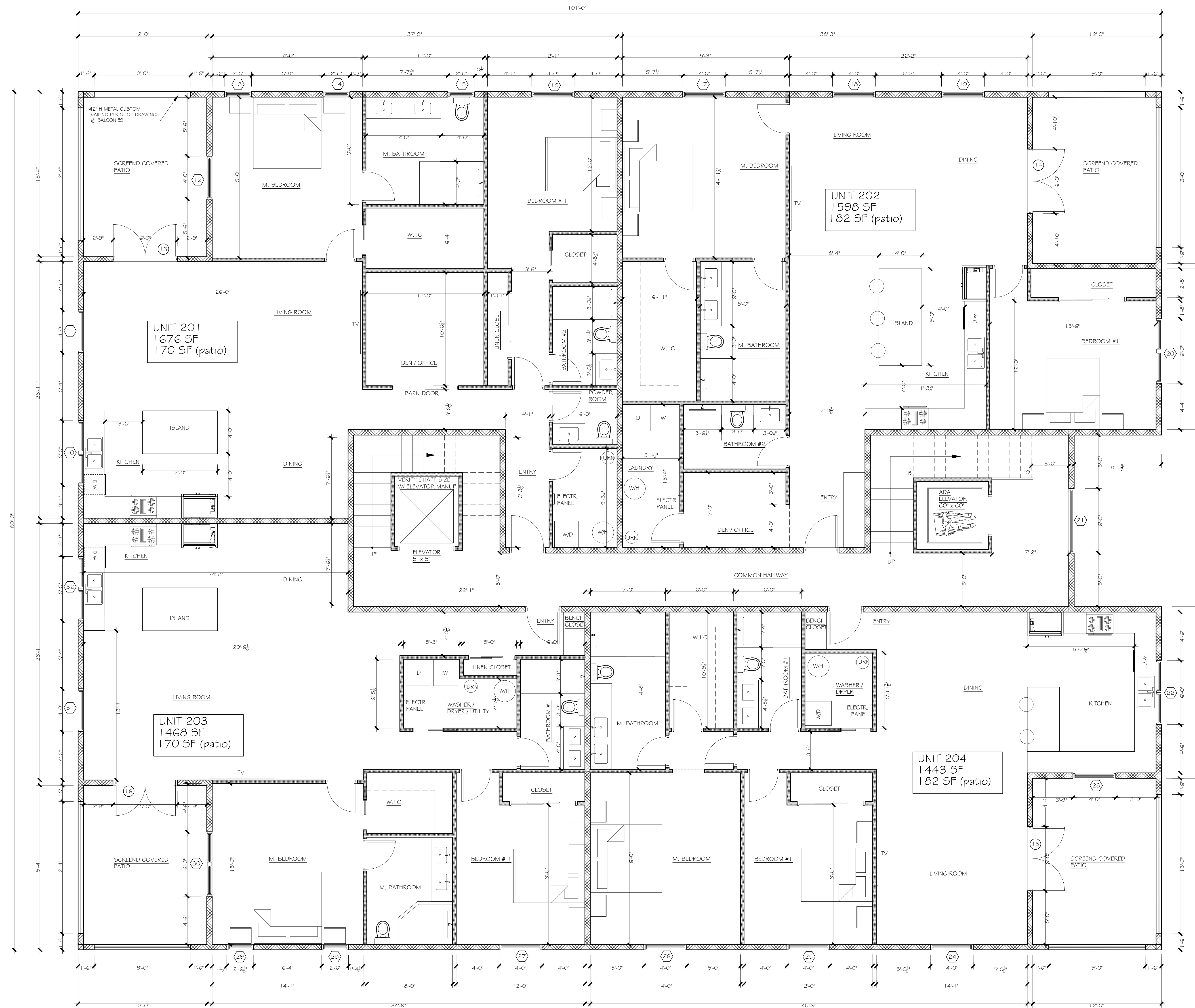
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PROJECT:

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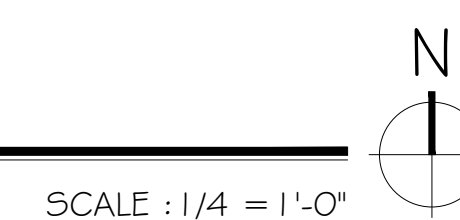
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A-1



- LEGEND
- DENOTES EXTERIOR WALL
 - DENOTES 2 X 4 WOOD FRAME WALL
 - DENOTES COLUMN PER ENGINEER
 - 42" H METAL CUSTOM RAILING PER SHOP DRAWINGS @ BALCONIES

SECOND FLOOR PLAN



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SHT TITLE: SECOND FLOOR PLAN

ISSUED

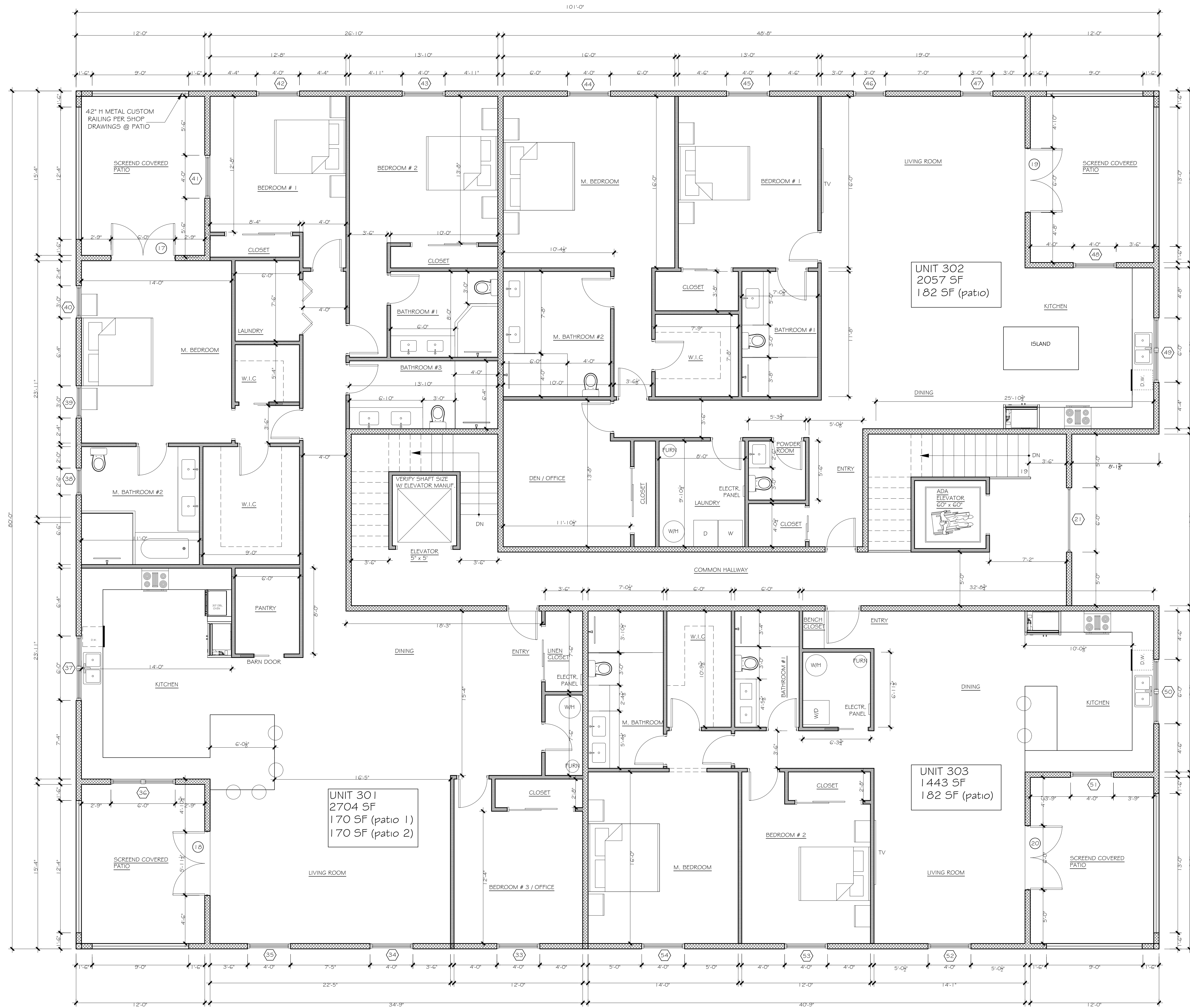
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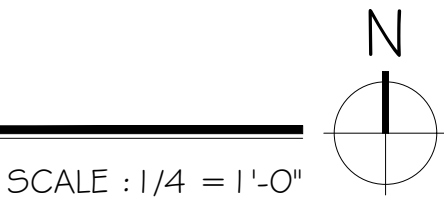
06.04.25

SHEET

A-2



THIRD FLOOR PLAN



LEGEND

- [Pattern] DENOTES EXTERIOR WALL
- [Pattern] DENOTES 2 X 4 WOOD FRAME WALL
- [Symbol] DENOTES COLUMN PER ENGINEER

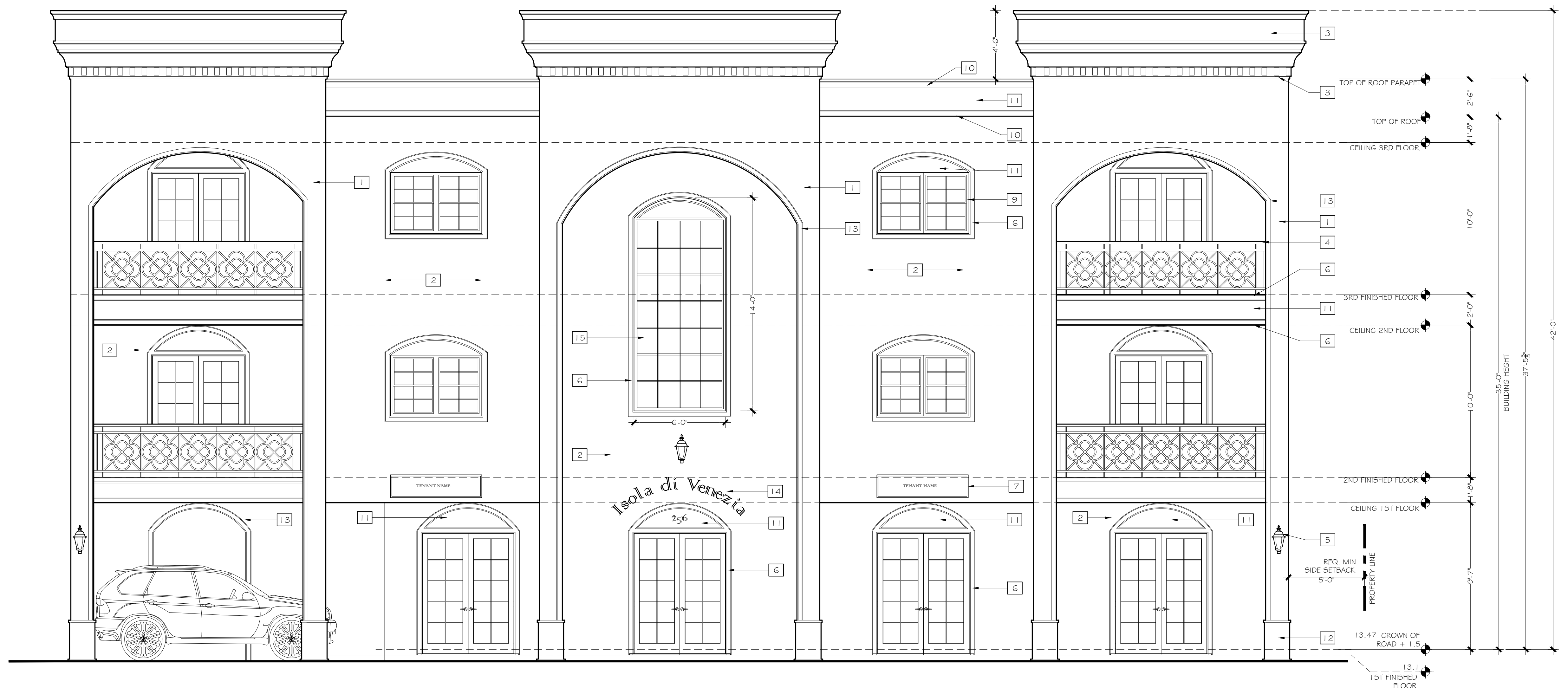
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SHT TITLE: THIRD FLOOR PLAN
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A-3	



FRONT EAST ELEVATION

SCALE : 1/4" = 1'-0"

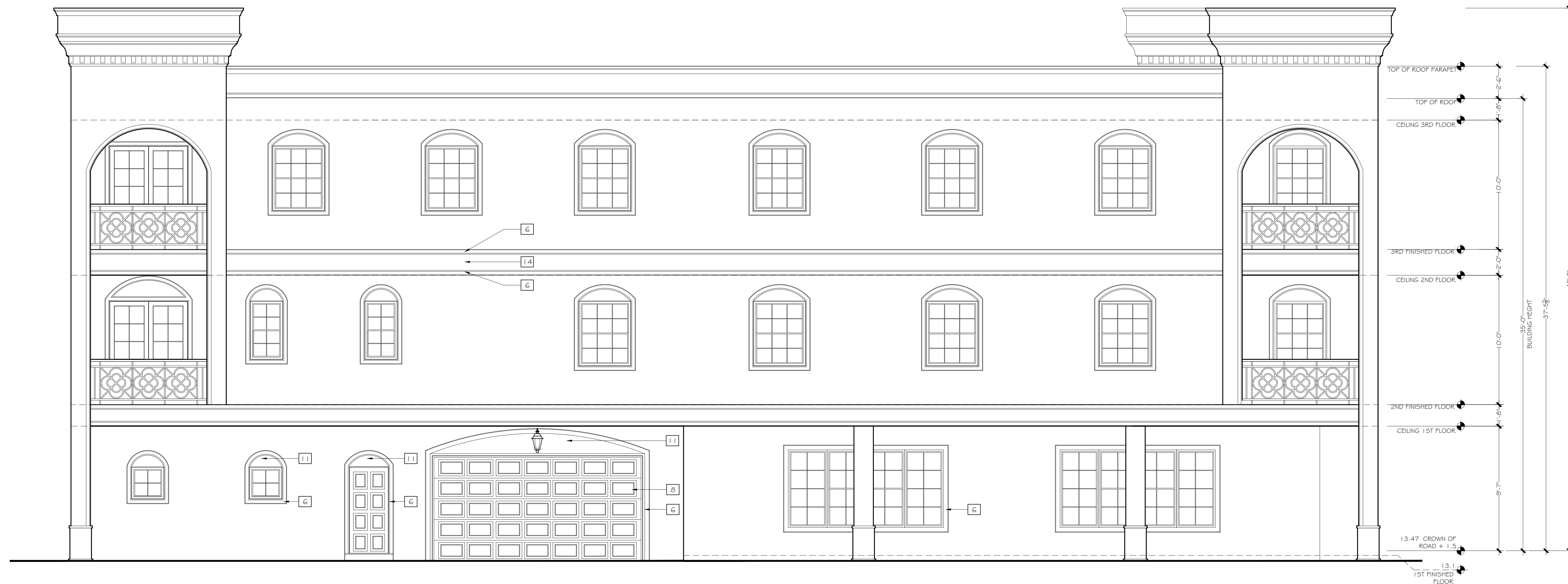
APPURTENANCE HEIGHT
7' HEIGHT OF NON-HABITABLE
SPACE
AS PARAPET AND TOWER
LESS THAN 20% OF 35' (7')

REQUIRED HEIGHT CALCULATIONS

METHOD
AVERAGE CROWN OF ROAD HEIGHT = 11.97'
CROWN OF ROAD PLUS 1.5' = 13.47'

NOTES:

- 1 SMOOTH STUCCO FINISH COLOR #1
 - 2 SMOOTH STUCCO FINISH COLOR #2
 - 3 MOLDING BANDS PAINTED COLOR #3, SEE DET. #1 PAGE A-G.1
 - 4 METAL CUSTOM RAILING PER SHOP DRAWINGS
PAINTED BROWN COLOR
 - 5 DECORATIVE EXTERIOR SHIELDED LIGHT,
DARK BROWN METAL
 - 6 4" MOLDING PAINTED COLOR #3,
SEE DET #3. PAGE A-G.1
 - 7 TENANT SIGN LED ILLUMINATED
 - 8 GARAGE DOOR DARK BROWN / BRONZE COLOR
 - 9 DOOR / WINDOWS DARK BROWN / BRONZE COLOR FRAME
 - 10 TOP MOLDING PAINTED COLOR #3, SEE DET. #2 PAGE A-G.1
 - 11 SMOOTH STUCCO FINISH COLOR #3
 - 12 COLUMN BASE PAINTED COLOR #3, SEE DET #4. PAGE A-G.1
 - 13 ARCHED MOLDING COLOR #3, SEE DET #3. PAGE A-G.1
 - 14 BRONZE / METAL LETTERS SIGNAGE
 - 15 ARCHED FIXED WINDOW, CONSISTS OF MULTIPLE PANELS
PER MANUFACTURE, DARK BROWN / BRONZE COLOR FRAME
- FOR COLOR SHADES REFER TO COLOR ELEVATIONS PAGES



SOUTH SIDE ELEVATION

SCALE : 1/4" = 1'-0"

APPURTENANCE HEIGHT
7' HEIGHT OF NON-HABITABLE
SPACE
AS PARAPET AND TOWER
LESS THAN 20% OF 35' (7')

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A-4

A-5

COLOR PALETTE

COLOR #1 SHERWIN-WILLIAMS 1668 Pineapple Cream

COLOR #2 SHERWIN-WILLIAMS 6422 Shagreen

COLOR #3 SHERWIN-WILLIAMS 8917 Shell White



FRONT EAST ELEVATION



REAR WEST ELEVATION

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SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

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SHT TITLE: CONCEPT 3D VISUALIZATION RENDERINGS

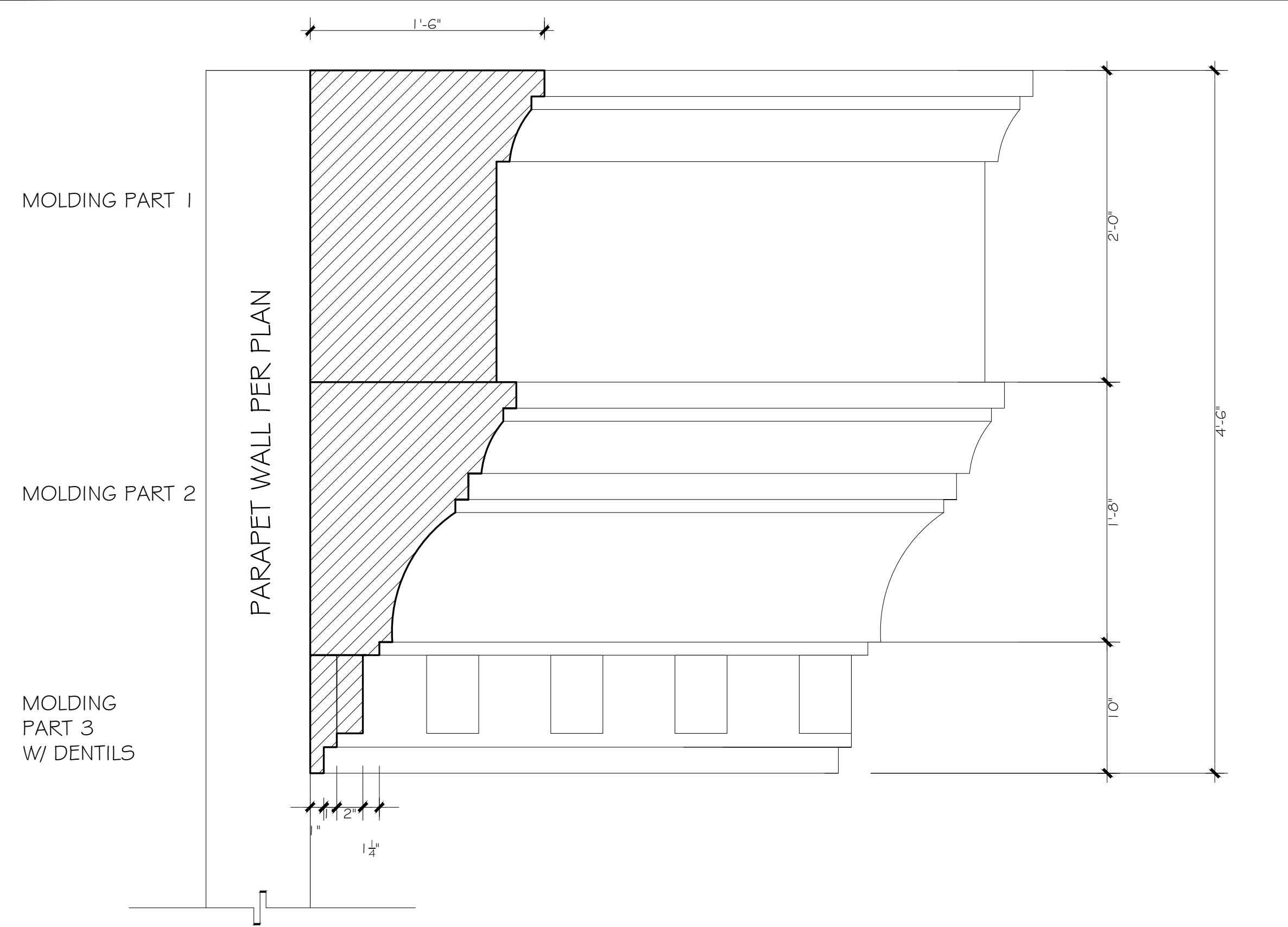
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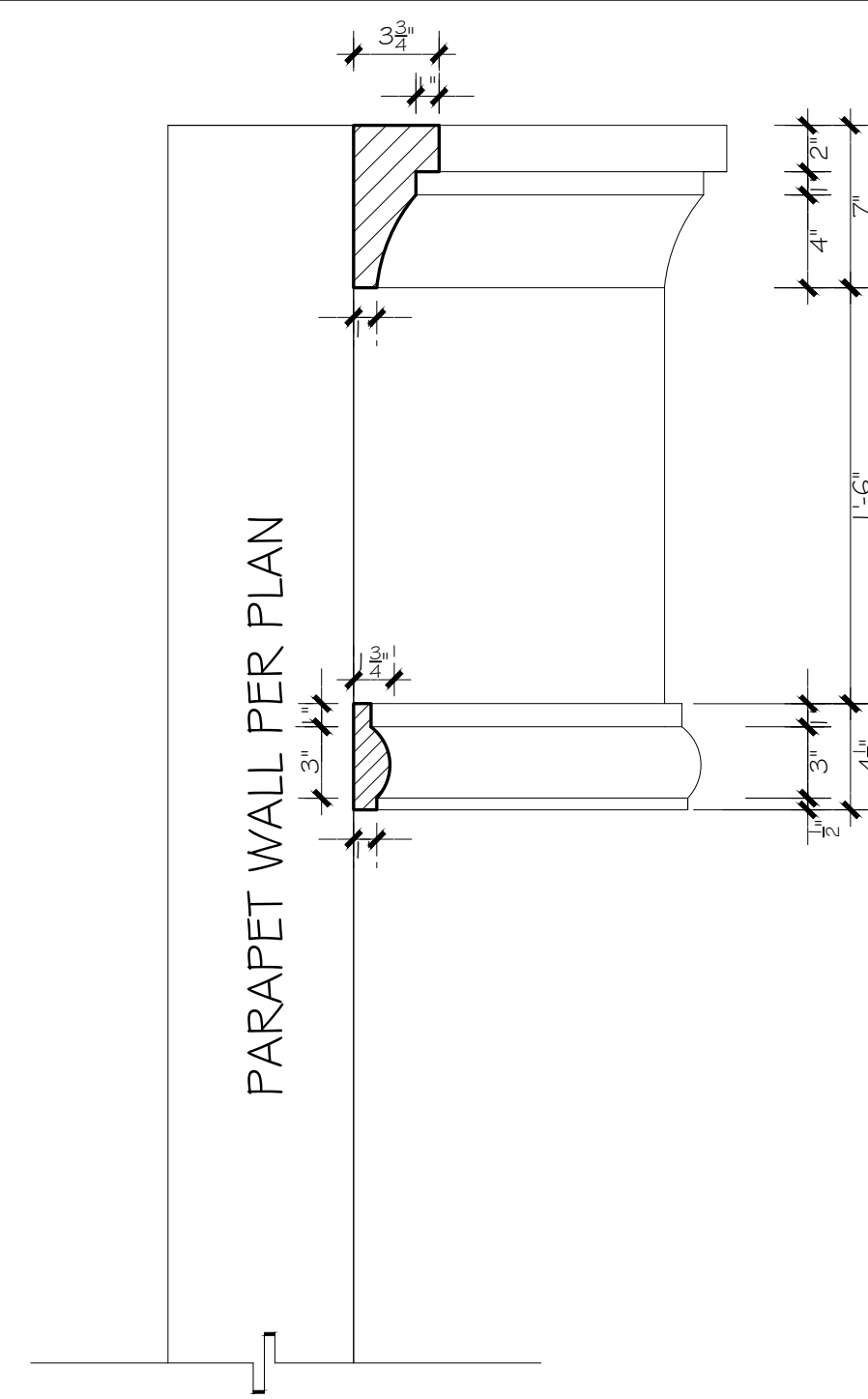
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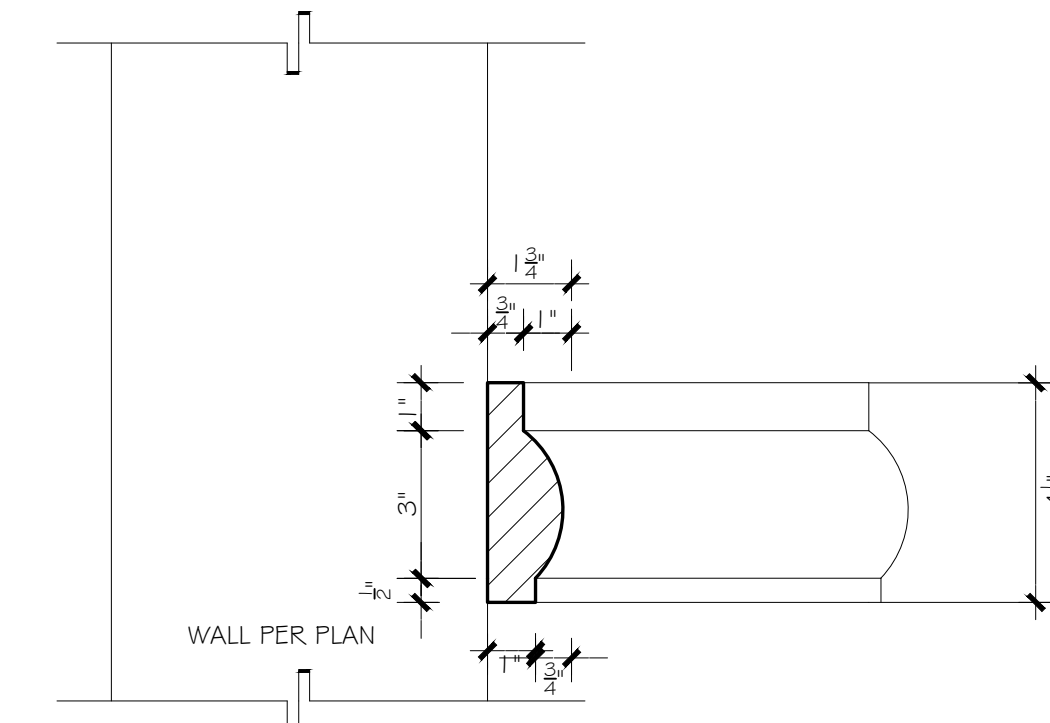
R-1



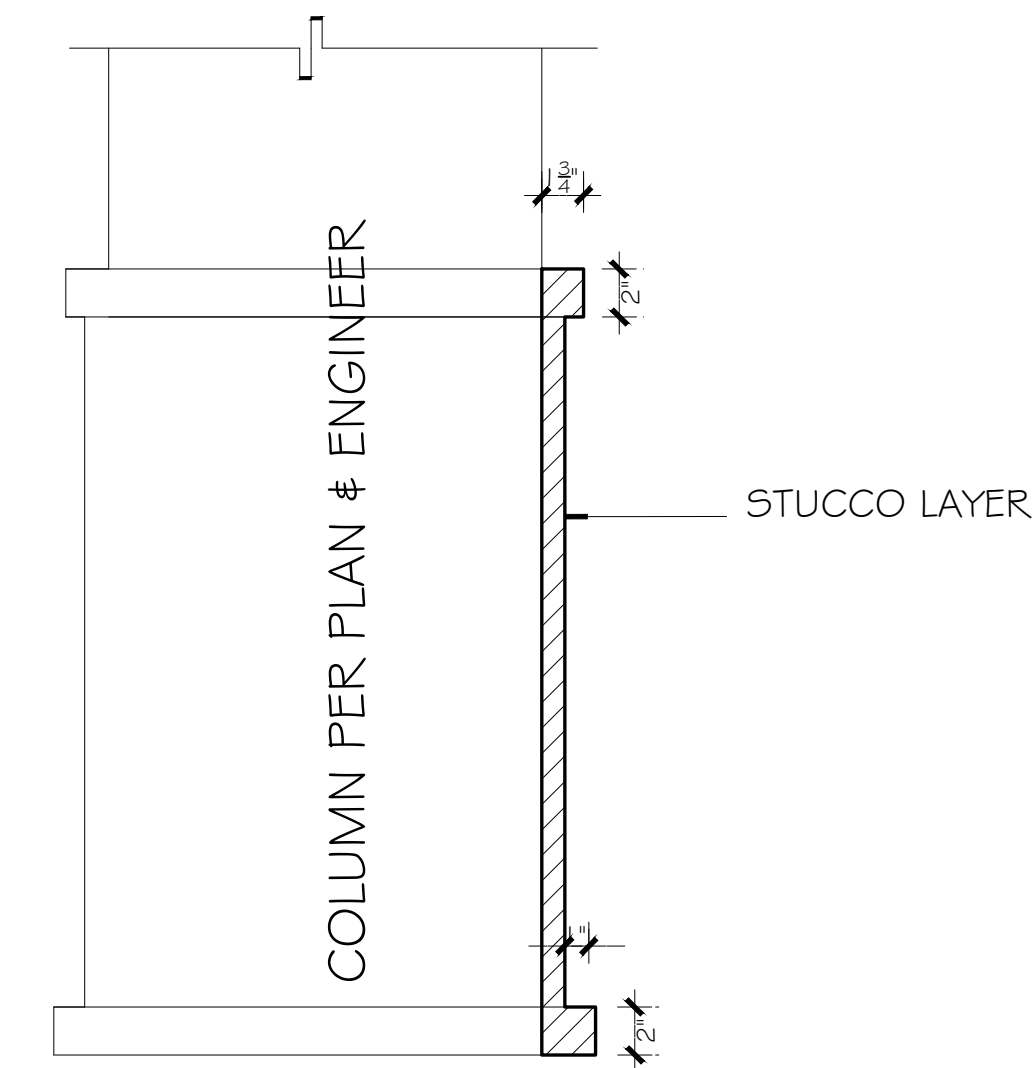
1 PARAPET MOLDING DETAIL
— PRECAST FOAM MOLDING SCALE : 1 1/2" = 1'-0"



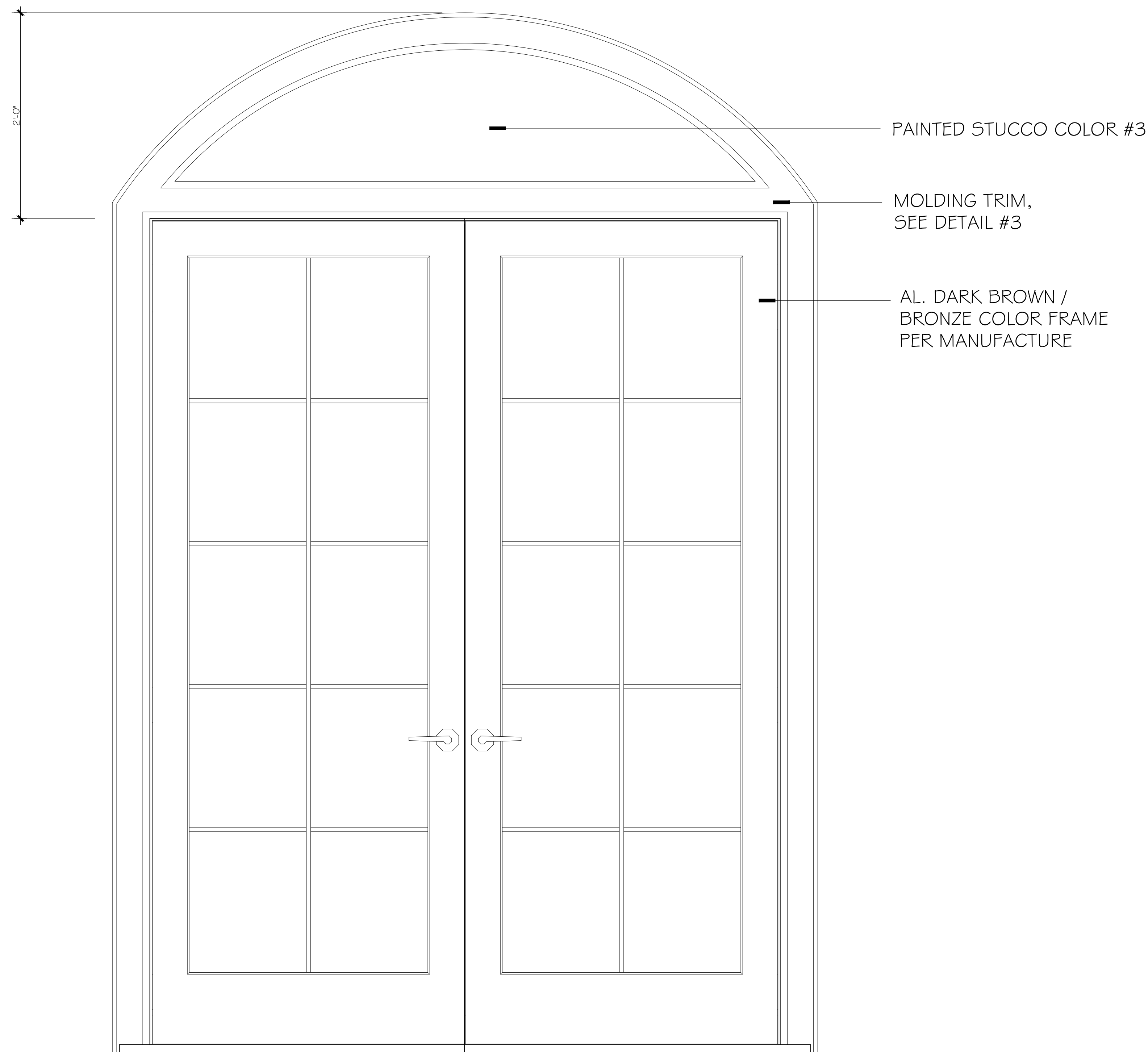
2 PARAPET MOLDING DETAIL
— PRECAST FOAM MOLDING SCALE : 1 1/2" = 1'-0"



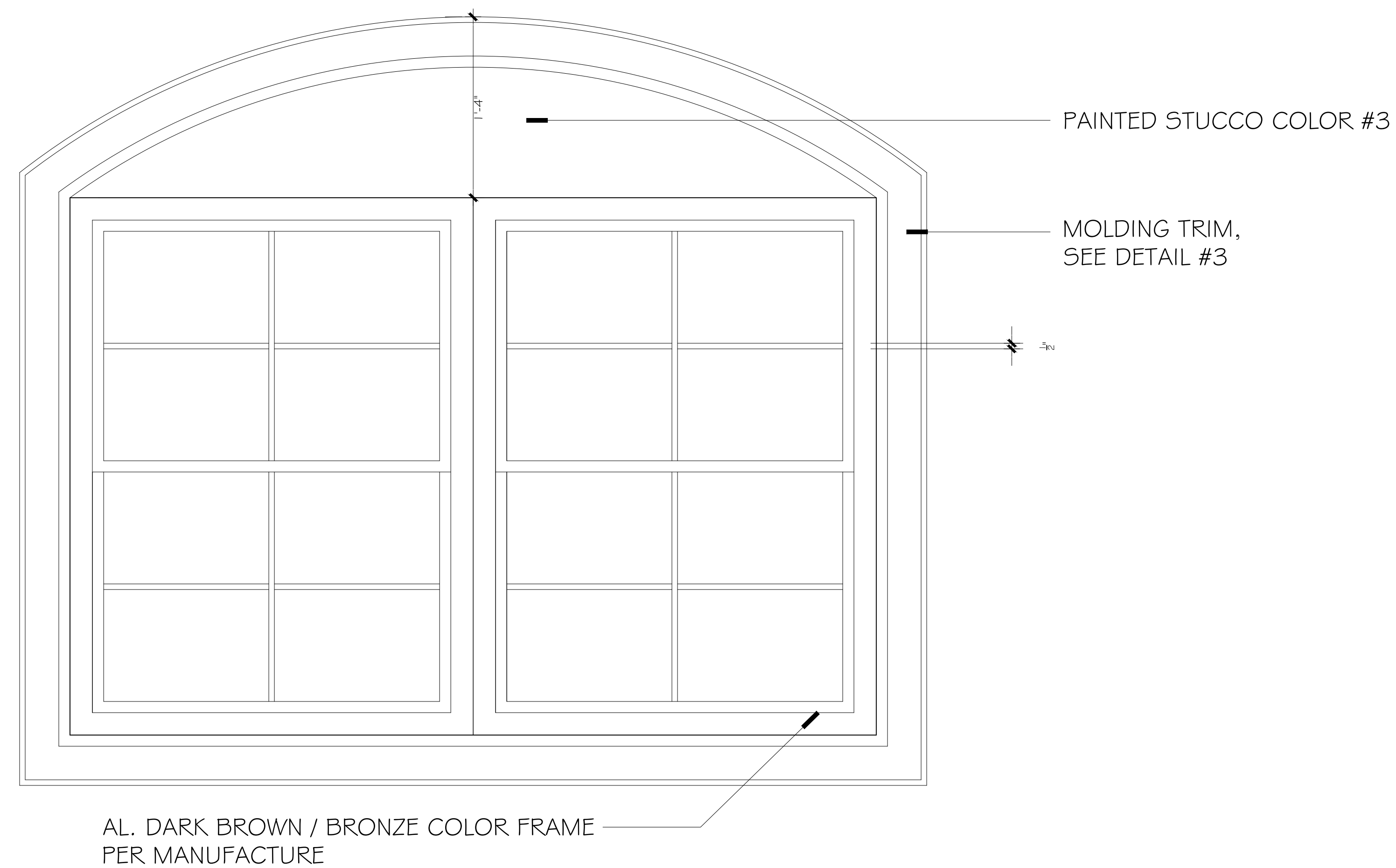
3 4" STUCCO MOLDING TRIM SCALE : 3" = 1'-0"



4 COLUMN BASE TRIM DETAIL SCALE : 1 1/2" = 1'-0"



5 FRENCH DOOR DETAIL
— ALL GLAZING SHALL BE CLEAR OR LIGHTLY TINTED NEUTRAL GRAY CONSISTENT WITH VHP SCALE : 1 1/2" = 1'-0"



6 WINDOW DETAIL
— ALL GLAZING SHALL BE CLEAR OR LIGHTLY TINTED NEUTRAL GRAY CONSISTENT WITH VHP SCALE : 1 1/2" = 1'-0"

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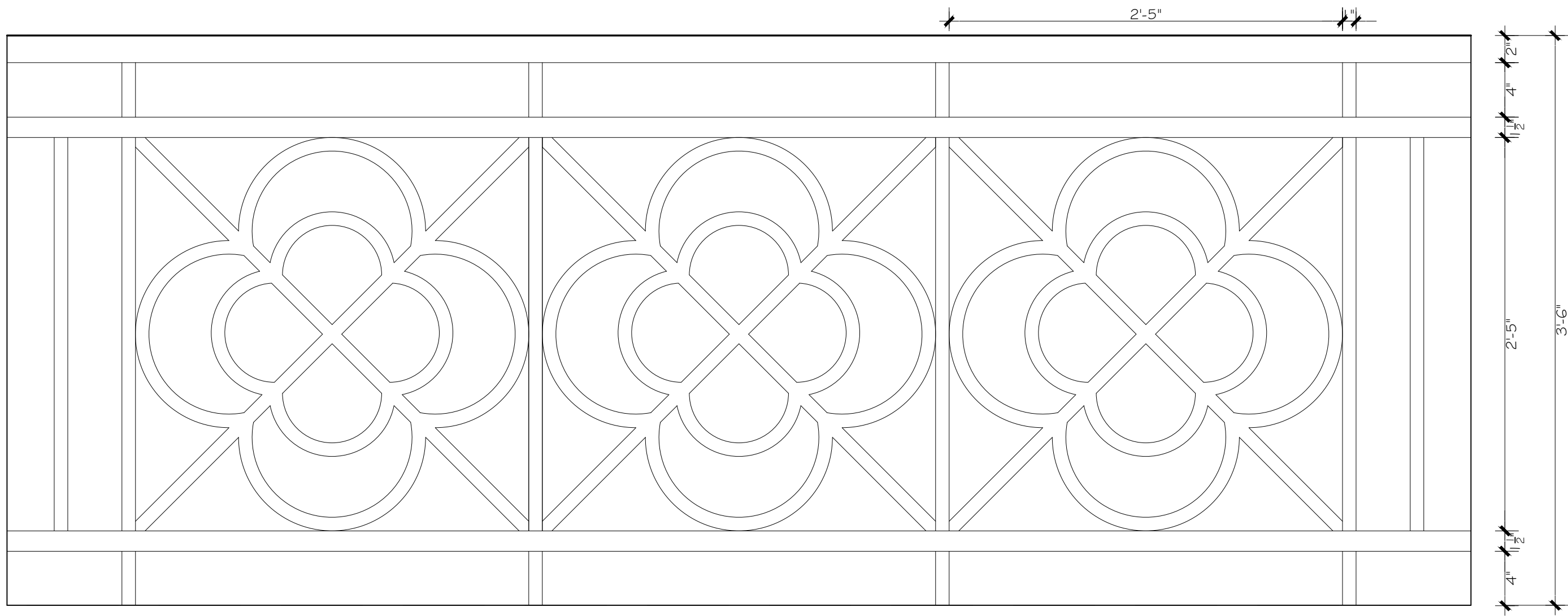
SHT TITLE: ARCHITECTURAL DETAILS

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A-6.1



7 RESIDENTIAL UNIT PATIO RAILING, COLOR BRONZE
— CUSTOM AL. PER MANUFACTURE SCALE : 1 1/2" = 1'-0"



LED FLAME LANTERN

Model No. EFL-130W-MD

A step above simple outdoor lighting, the Euri Lighting Flame Bulb Fixture decorates, illuminates and protects. Noteworthy and inventive, the LED-integrated outdoor lantern is designed with dusk-to-dawn technology, motion sensor detection and an enclosed flame bulb programmed with over 300 LEDs. At sunset, the enclosed flame bulb turns on flicker motion, then when motion is detected, the fixture turns to full brightness. Aside from ensuring safety and security, the decorative lantern offers an aesthetic appeal with water glass, bronze finish, and a swopping S-hook arm.



Bronze Finish
with Water Glass Lens

N/A
REPLACEMENT

12.5W

12.5 Watts

3000K

Soft White



Twin Pack



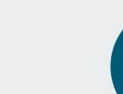
Flicker Free Driver



Wet Rated



Flame Bulb
Included



Integrated LED Fixture

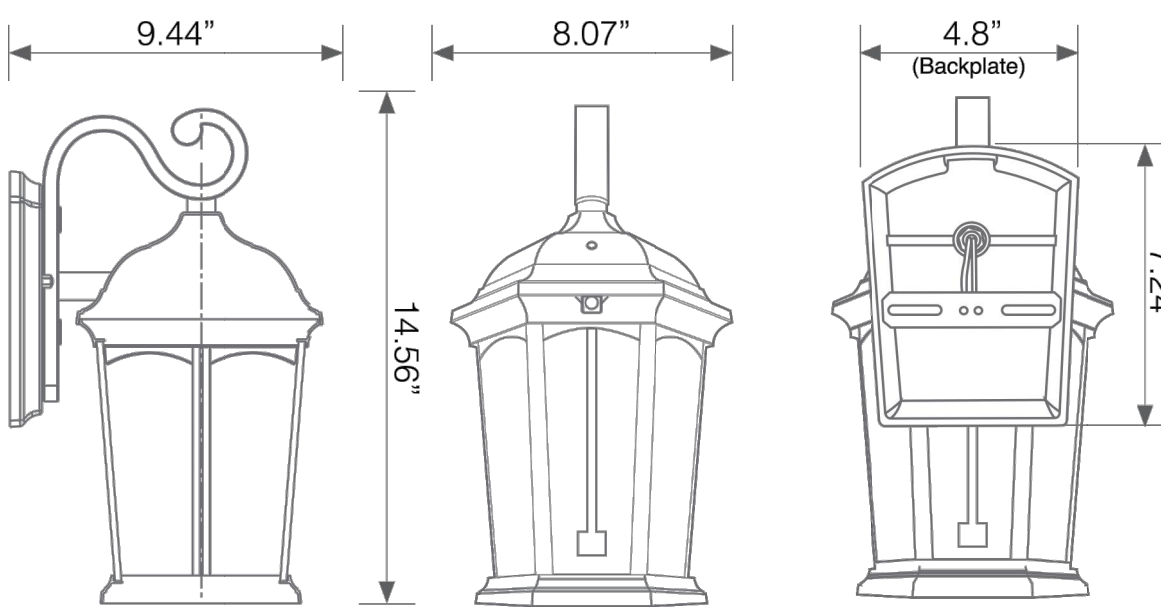
Electrical Specifications

Model No.	Input Power	Input Voltage	Lumen Output	Beam Angle	Center Beam	CCT
EFL-130W-MD	12.5 W	120 V	1200 lm	110°	N/A	3000 K
CRI	Luminous Efficacy	Power Factor	Input Current	Base	Lamp Lifespan	Estimated Yearly Cost
80	96 lm/W	0.7	0.1 A	Direct Wiring	50,000 Hrs.	\$ 1.50

Mechanical Specifications

Rating	Operational Temperature	Inner Box QTY.	Master Box QTY.	Dimensions(n.)	UPC Code
Wet Rated	00°F - 00°F	N/A	2 pcs	8.07"(L) x 9.44"(W) x 14.56" (H)	811174031314

Product Dimensions



CURRENTLY
NOT AVAILABLE

Euri Lighting | A Division of ITRONIX Inc.
20000 Normandie Avenue Suite B Torrance, CA 90502 | Tel: 888.743.5766 | Fax: 310.787.1166 | www.eurilighting.com
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8

DECORATIVE LIGHT FIXTURE

COLOR BRONZE/ DARK BROWN, SHIELDED

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SHT TITLE: ARCHITECTURAL DETAILS

PROJECT:
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PROJECT:

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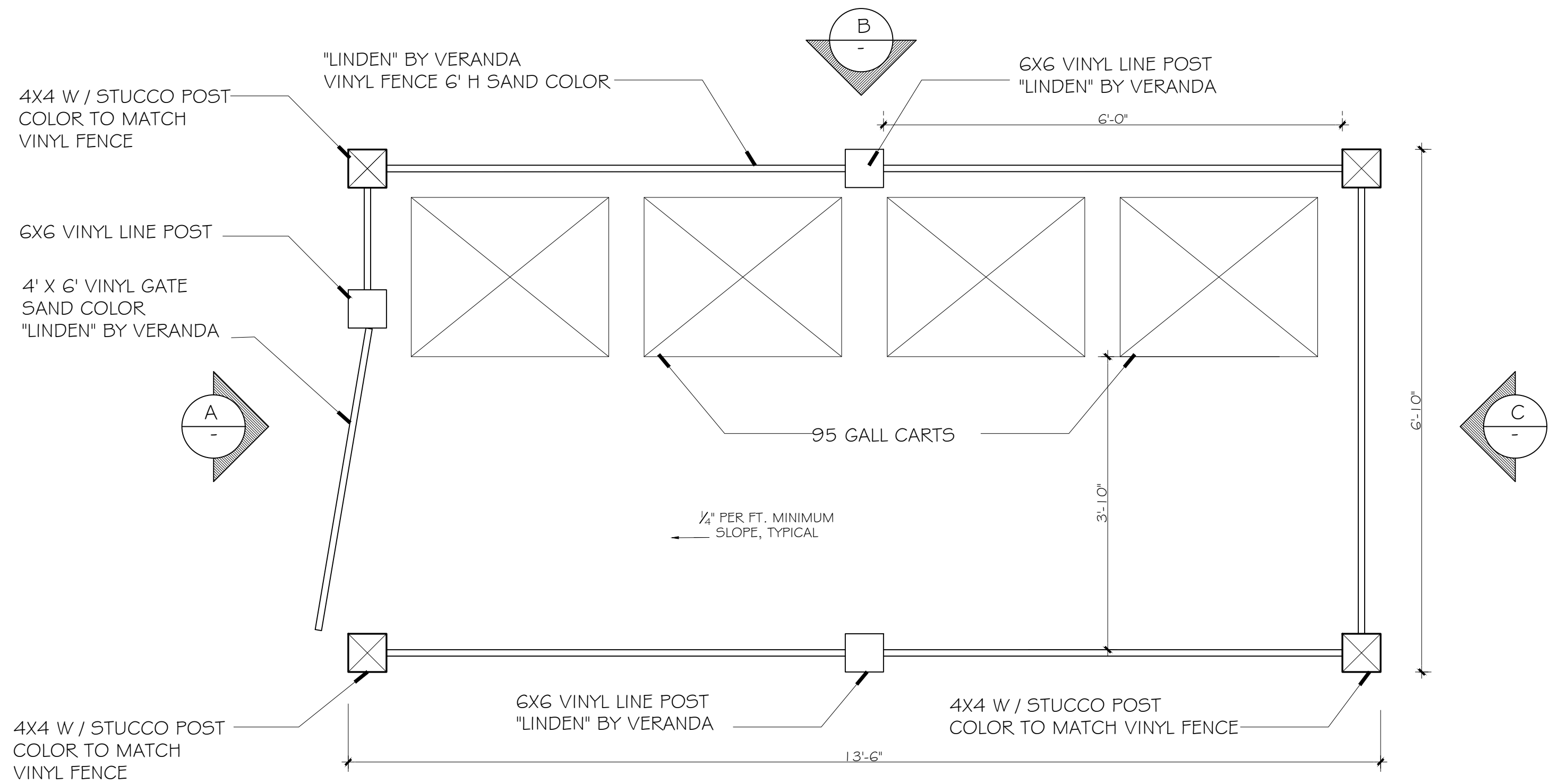
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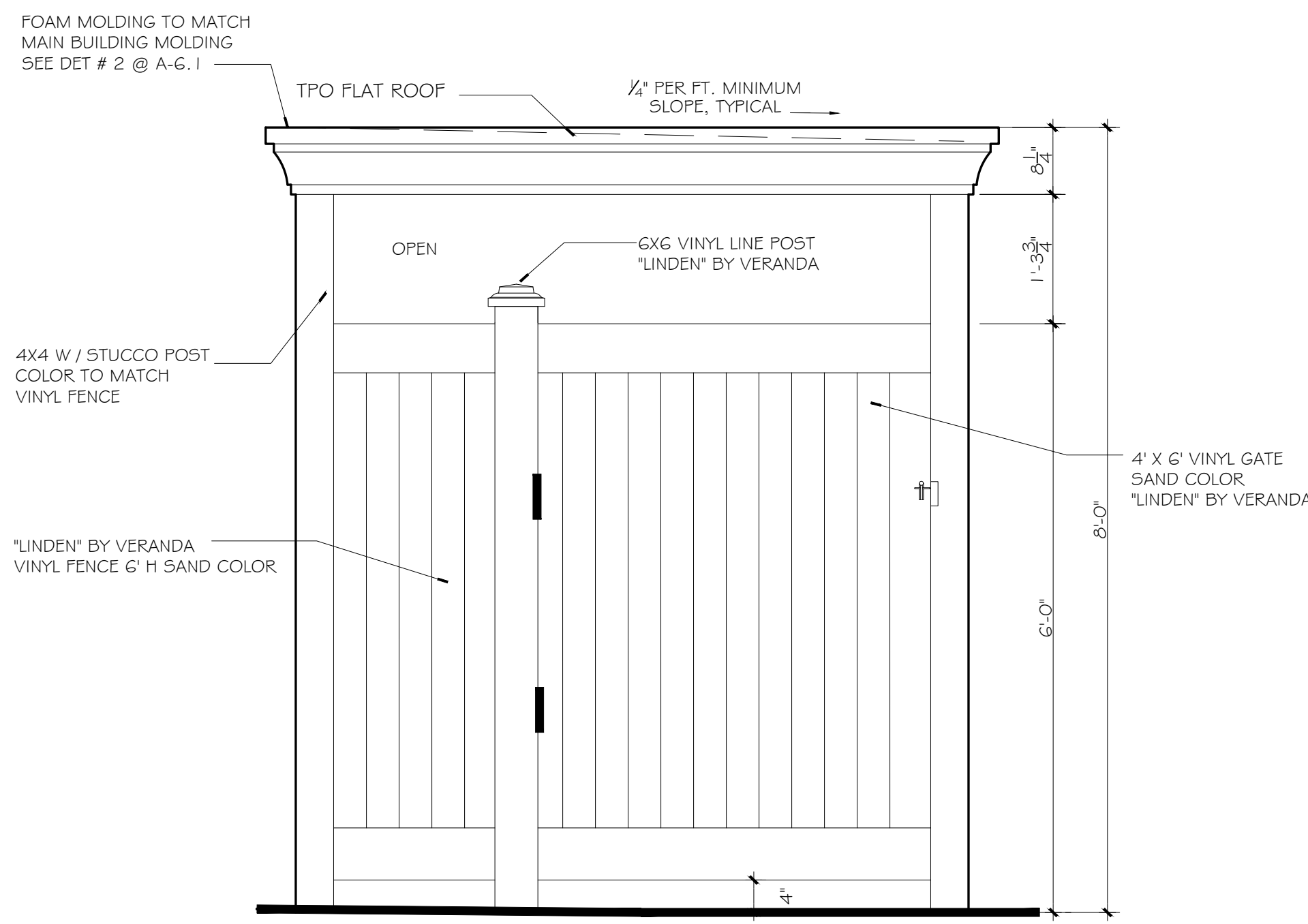
A-6.2



SOLID WASTE ENCLOSURE 6' H PLAN

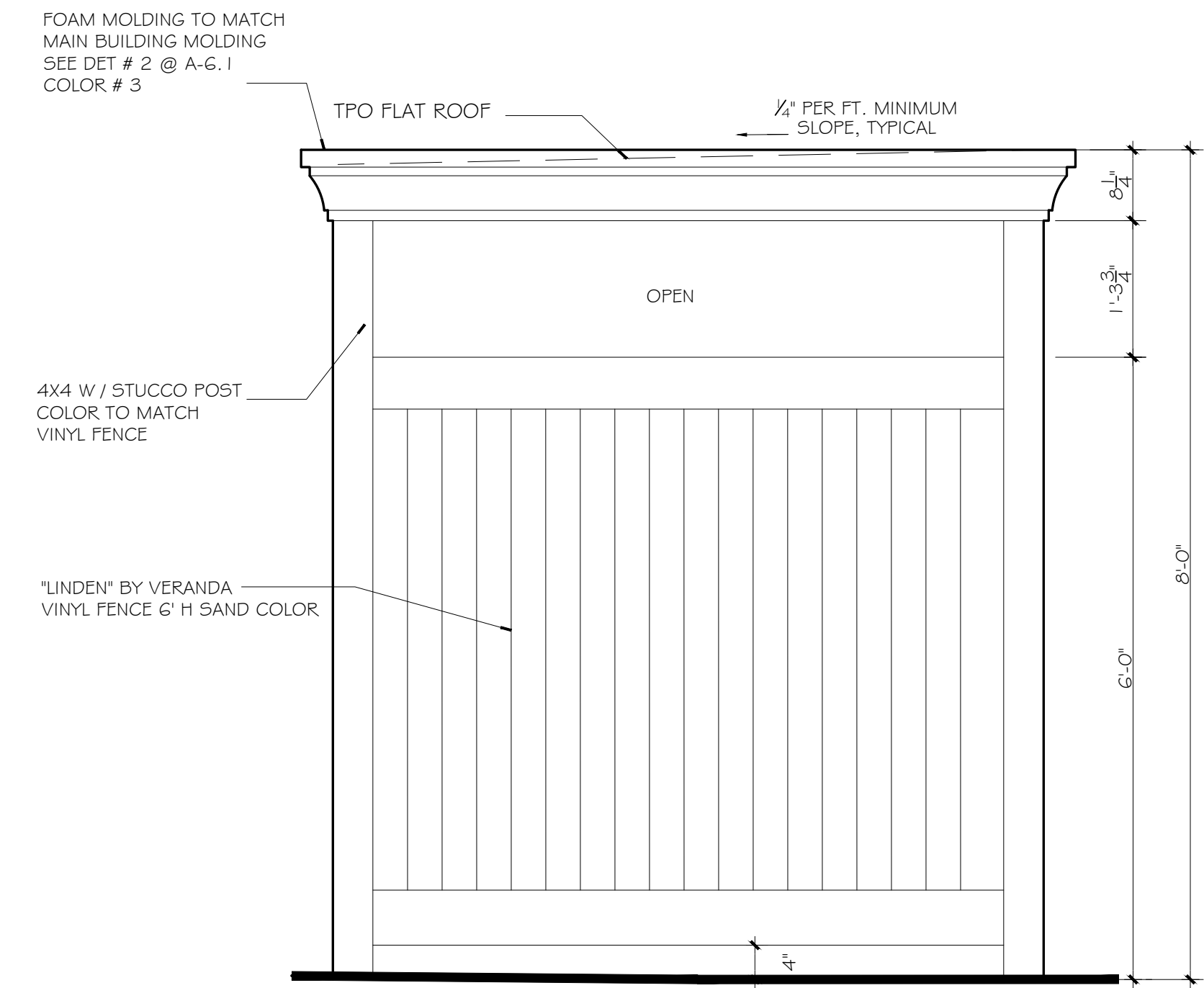
FOR 95 GALL CARTS (PROFESSIONAL OFFICES)
ROLL OUT CART CURBSIDE
AT THE COLLECTION DAY

SCALE :3/4" = 1'-0"



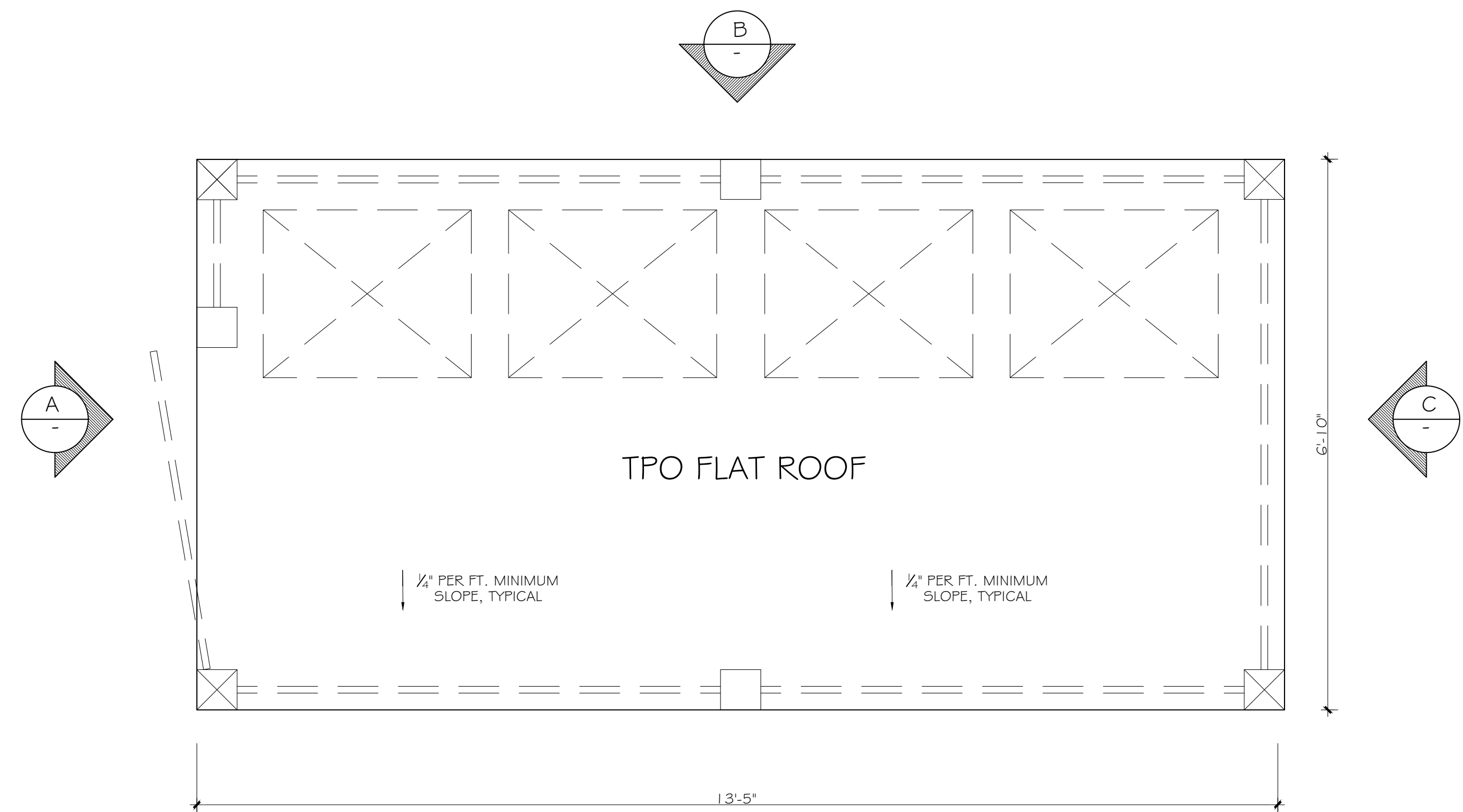
SOLID WASTE ENCLOSURE ELEVATION A

SCALE :3/4" = 1'-0"



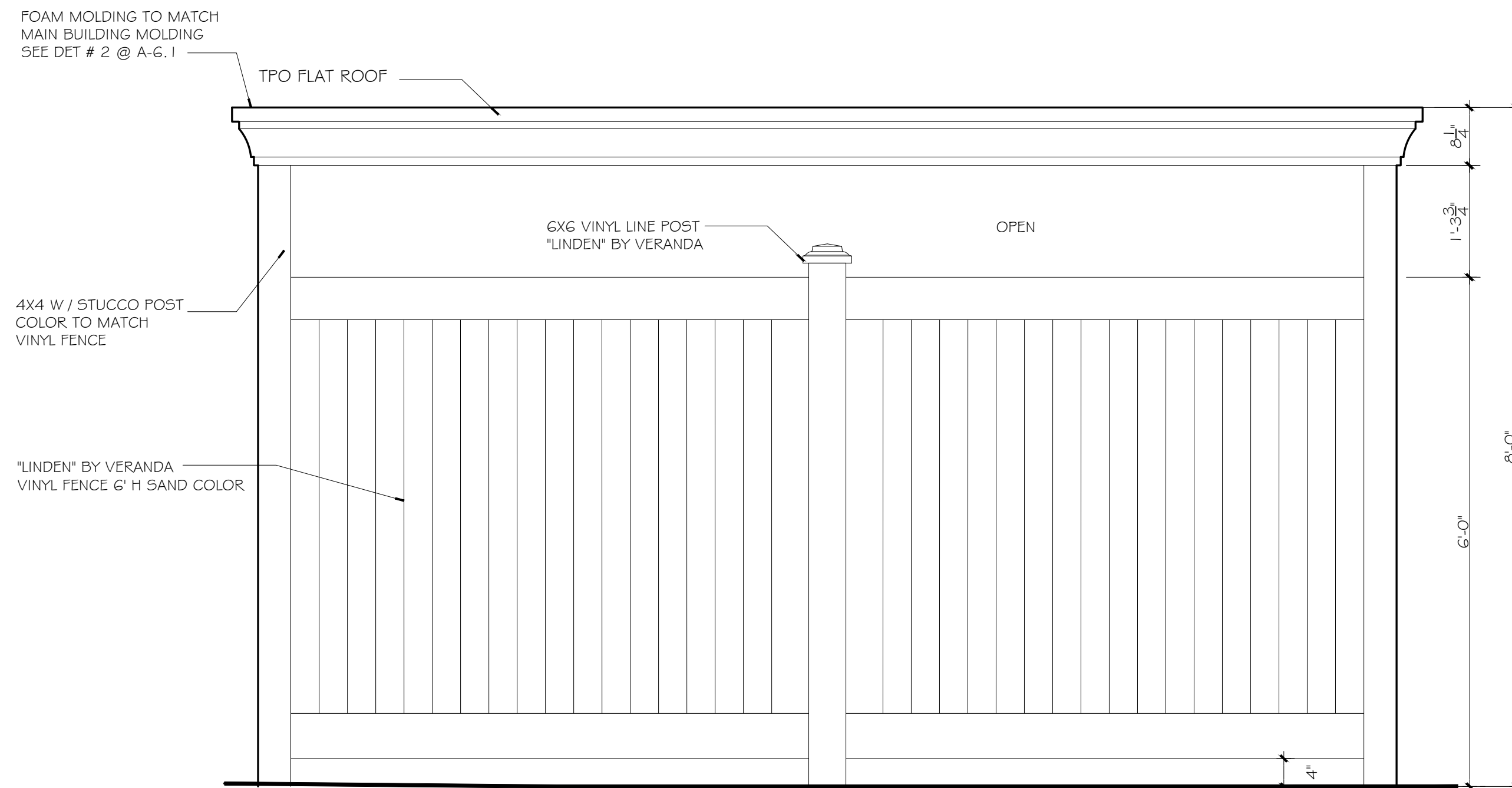
SOLID WASTE ENCLOSURE ELEVATION C

SCALE :3/4" = 1'-0"



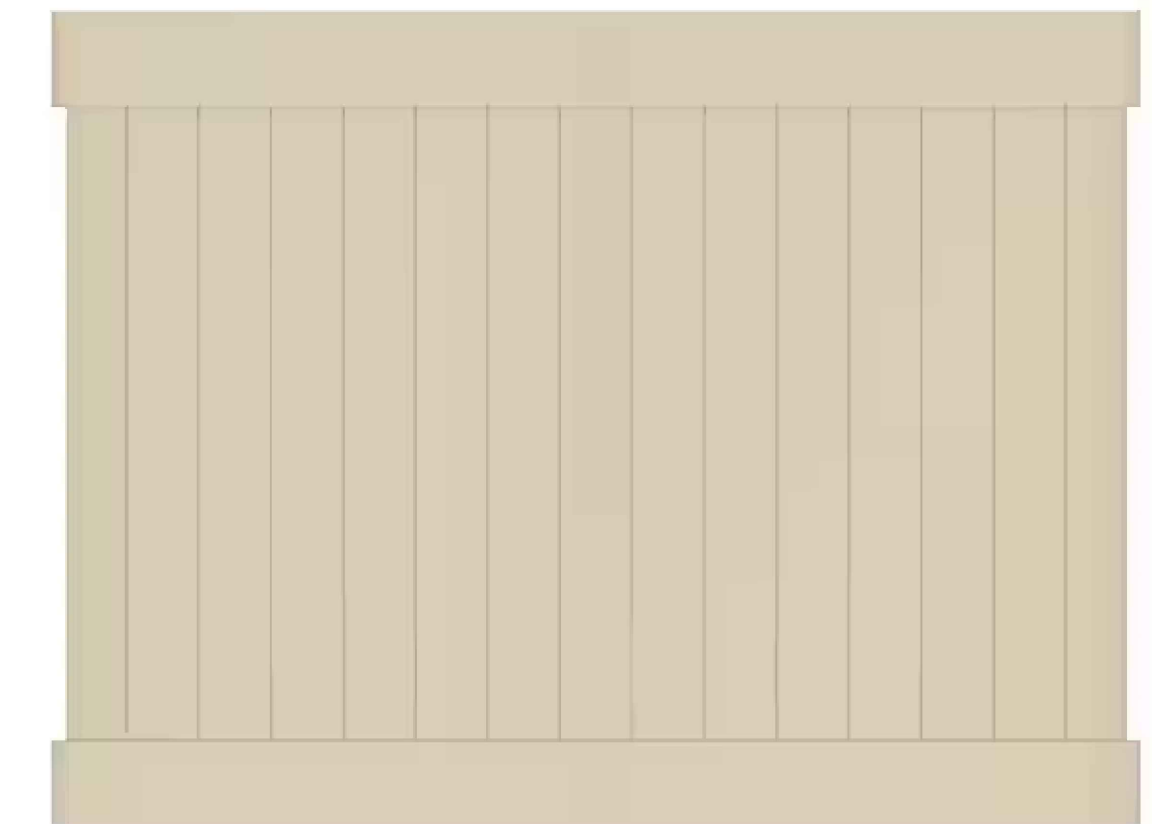
SOLID WASTE ENCLOSURE ROOF

SCALE :3/4" = 1'-0"



SOLID WASTE ENCLOSURE ELEVATION B

SCALE :3/4" = 1'-0"



EXAMPLE OF VINYL FENCE

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SHT TITLE: ARCHITECTURAL DETAILS / SOLID WASTE ENCLOSURE

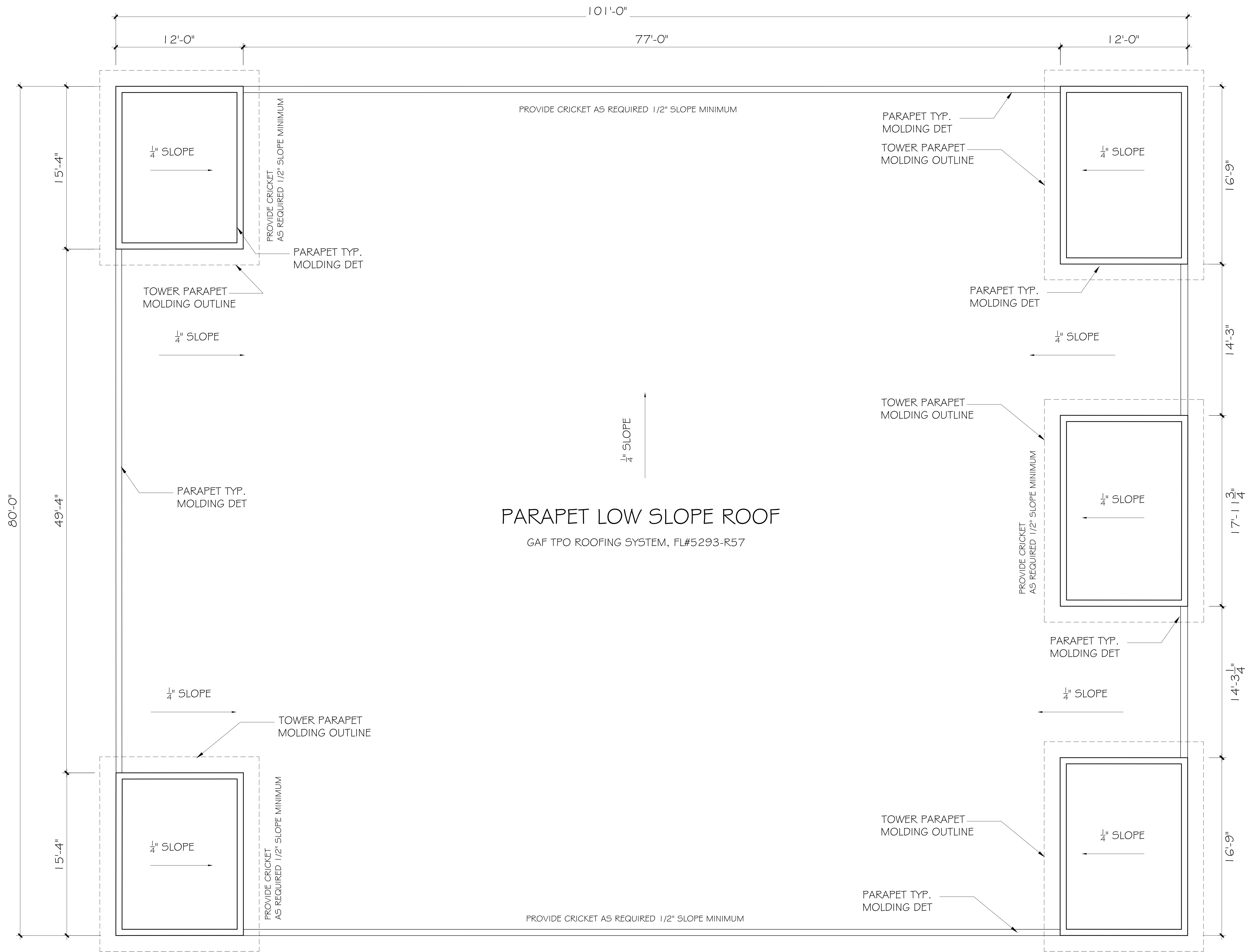
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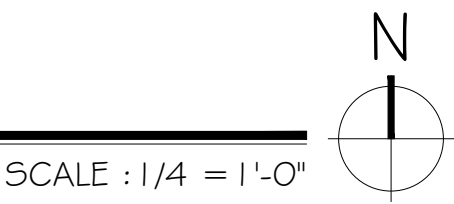
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ROOF PLAN



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SHT TITLE: ROOF PLAN

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