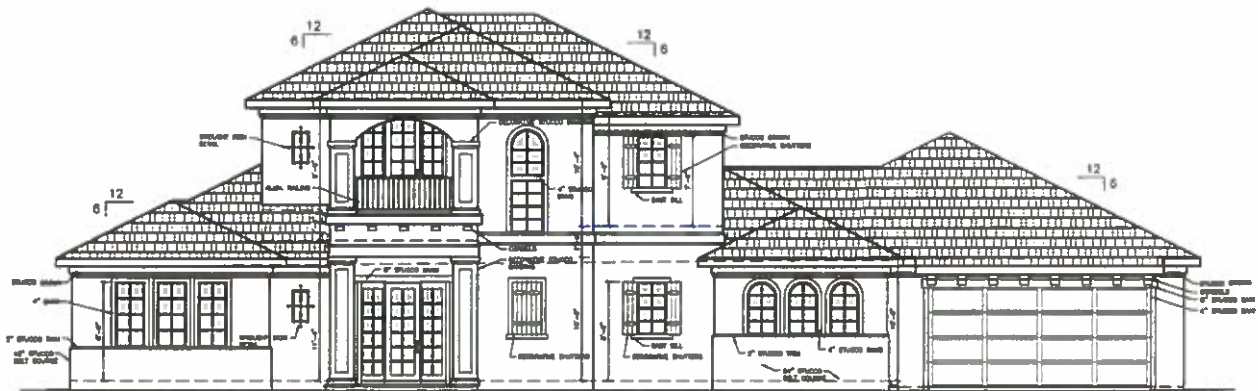




Custom Home Builder

**112 South Park Boulevard
Venice, FL**

AMENDED ARB SUBMITTAL WITH VARIANCE



ARB Application No.:

Building Permit No.:



CITY OF VENICE Architectural Review Board APPLICATION

TO APPEAR BEFORE THE ARCHITECTURAL REVIEW BOARD FOR A
CERTIFICATE OF ARCHITECTURAL COMPLIANCE

☒ HISTORICAL DISTRICT ☐ VENETIAN THEME DISTRICT ☐ NON-CONFORMING

OWNER: <i>Caithness Construction LLC</i>	DATE: <i>1-15-19</i>
ADDRESS OF ACTIVITY: <i>112 Park Blvd S.</i>	PHONE: <i>918-2417</i>

Please send agenda & other correspondence to the following address::

<i>P.O. Box 578 Osprey FL 34229</i>

	Architect	Engineer	Contractor
Name:	<i>Coviello Associates</i>	<i>APEX</i>	<i>Caithness Construction LLC</i>
Telephone:	<i>486-1212</i>	<i>365-1900</i>	<i>918-2417</i>

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	ADDITION, TO A CONSTRUCTION, OF A DEMOLITION OF A RENOVATION OF A		OF A COMMERCIAL BUILDING	\$75.00
<input checked="" type="checkbox"/>	CONSTRUCTION	<input checked="" type="checkbox"/>	SINGLE FAMILY RESIDENCE DUPLEX	\$50.00
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	ADDITION TO A DEMOLITION OF A RENOVATION OF A	<input type="checkbox"/> <input type="checkbox"/>	SINGLE FAMILY RESIDENCE DUPLEX	\$25.00
<input type="checkbox"/>	DECORATION AND TRIM, FENCES, SCREEN WALLS, AWNINGS, SHUTTERS AND CANOPIES, LIGHTING, ETC			\$15.00

You are required to provide thirteen (14) sets of plans and specifications and the filing fee to the
Building Department.

Required Drawings and information for submission to the Architectural Review Board shall be
as indicated on the back side of this form.

ARCHITECTURAL REVIEW BOARD SUBMISSION REQUIREMENTS

A	Site plan - indicating new and existing structures. New structures shall be indicated with cross hatch or shading.	X
B	Floor plan - provide a plan view of existing structure(s) with proposed modifications or floor plan of new structures. Minimum scale shall be 1/8" = 1'-0".	X
C	Elevations - complete front, side and rear elevations indicating proposed modifications to existing facades and /or proposed new elevations. Provide notes indicating textures, materials, trim types, window and door types, etc. Minimum scale is 1/8" = 1'-0".	X
D	Photographs of existing structures - provide photographs of existing conditions showing architectural details, colors, and materials.	X
E	Decorative trim - if used, provide samples or profile drawings of proposed decorative trim and moldings.	X
F	Exterior colors - Provide paint chip samples of all exterior wall and trim colors. Indicate main body, accent, and trim colors.	X
G	Exterior light fixtures - provide product information, cut sheets or drawings of proposed exterior light fixtures and locations.	X
H	Roof tile - provide sample of proposed roof tile and color.	X
I	Exterior doors and windows - cut sheets or drawings of proposed exterior doors and windows including mullions and muntins if used.	X

Please be advised that the omission of any item required by the review board or indicated in the ordinance may result in the tabling, or disapproval of the application.

REVIEW & APPROVAL FOR C.A.C. BY BUILDING OFFICIAL:	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> SIGNATURE DATE
--	---

ZONING REVIEW (if applicable):	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> SIGNATURE DATE
--------------------------------	---

FORWARDED TO THE ARCHITECTURAL REVIEW BOARD FOR APPROVAL OF A CERTIFICATE OF ARCHITECTURAL COMPLIANCE.	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> SIGNATURE DATE
--	---

☐ GUIDE BOOK PURCHASE REQUIRED

REVISED JUNE 25, 2012



CAITHNESS

CONSTRUCTION

Custom Home Builders

TABLE OF CONTENTS

- ARB Submittal Application:
 - Variance Request
 - Site Plan
 - Floor Plan
 - Elevations
 - Photos of Existing Structure (See Demo Application)
 - Exterior Colors
 - Exterior Light Fixtures
 - Roof Tile
 - Windows, Facia & Soffit
 - Wrought Iron Cross Bars on Windows
 - Shutters
 - Front Door
 - Garage Door
 - Pergola
 - Driveway Pavers
 - Railing Detail – Privacy Wall



January 16, 2019

City of Venice
Architectural Review Board
401 W. Venice Avenue
Venice, FL 34285

Re: ARB Submittal Variance – 112 Park Boulevard South

As part of our submittal and pursuant to City Ordinance 86-25(b)(2)g. Variances, we are requesting a variance on the above referenced property in regard to the placement of the pool on the lot.

The ordinance states: "The board shall have the authority to grant a variance from the requirement of these regulations under the provisions of this section. The burden of proof shall be on the applicant to show that due to special conditions, a literal enforcement of the regulations will cause an unnecessary and undue hardship of the applicant."

The board shall consider the following factors:

- (i) Special conditions and circumstances exist which are peculiar to the structure or building involved;

The property is located on the northwest corner of Park Boulevard South and Granada Avenue and is 138 feet x 80 feet. Historically the house has faced Park Boulevard South. The other houses on the north side of Granada Avenue between Park Boulevard South and Armada Road face Granada Avenue. There is a fire hydrant, a sewer drain and a utility box on the Granada side of the lot which presents design challenges and makes it difficult to construct the house fronting Granada Avenue. Locating the pool and the garage to meet the historic guidelines was a challenge given the narrowness of the lot and the front of the house facing Park Boulevard South.

Furthermore, because this lot is a corner lot, it has 2 front yards and 2 side yards which requires different setbacks than non-corner lots. with no official back yard. We have designed the house to meet all setbacks without requiring any zoning variances. There are very large oak trees on the western side of the property that

we designed around in order to save the trees. Locating the pool on the north side or western side of the lot would put the trees at risk. Placing the garage in the rear could also have detrimental effect on the existing trees.

- (ii) The degree to which the property in question is constructed in the Northern Italian Renaissance Style;

Except for the location of the pool and the garage, the new structure will comply with all elements of the Northern Italian Renaissance Style. At the first hearing before the Architectural Review Board, we stipulated to certain design elements suggested by board members and we will still adhere to those changes. The current structure on the property does not incorporate any design elements of the Northern Italian Renaissance Style so the proposed house as designed will be a vast improvement

- (iii) The degree to which properties in the immediate area are constructed in the Northern Italian Renaissance Style;

This property is on the eastern boundary of this portion of the Historic Venice ACD. The northeastern corner of Park Boulevard South, and Park Boulevard South, south of Granada Avenue are part of the Venetian Theme ACD. Many of these houses and multi-family buildings are not built in the Northern Italian Renaissance Style. Directly across Granada Avenue is a wood frame house with a metal roof. Across Park Boulevard South and south of Granada Avenue is a one story apartment building painted bright blue. All the houses on the north side of Granada Avenue between Park Boulevard South and Armada Road are in the Historic Venice ACD yet the garages are in the front of the houses and most face the street. The condominium complex across the street on Park Boulevard South was not built in the Northern Italian Renaissance Style and in fact has a parking lot running the full length of the block from Granada Avenue to West Venice Avenue. There is also a metal carport on the western border of that same property that runs nearly the full length of the block.

- (iv) The visibility of the proposed improvement from the street and adjoining properties;
The pool will be located on the Granada Avenue side and will have a two foot wall and decorative two foot pickets surrounding the pool which will completely shield the pool from public view. The garage will be on the northern side of the property and will be set back ten percent (10%) from the forward point of the main structure. This is the only house on the block so the garage will not be adjacent to another structure.

- (v) The cost of compliance with the regulations compared to the cost of the improvement with the variance and the value of the existing structure.

We have designed the house with cost and style elements in mind. This property was platted many years ago and the Historic Venice ACD has only been in place since the mid to late 1990s. With some lots, it is impracticable to comply with design elements of the Historic Venice ACD. City Council recognized this possibility and provided for the variance process in the Ordinance.

City of Venice
January 16, 2019
Page 3










We have put a great amount of consideration into the design of this residence and believe our plan is the best scenario for this property. We respectfully request a variance for this design.

Sincerely,



Mark Caithness

LEGEND

-  PROPOSED ELEVATION
-  EXISTING ELEVATION
-  PROPERTY LINE
-  HIGH POINT
-  FLOW
-  EASEMENT
-  CENTER LINE OF SHALE
-  PROPERTY LINE
-  SET BACK LINE

ZONING RSF2
BUILDING DATA

Lot Size	11,039 sqft
House Footprint	3,299 sqft
Lot Coverage	29.8 %

**Caitness
Construction**
P.O. Box 578
Osprey, Florida
34229
(941)-918-2417

Revisions		
No.	Description	Date

112 Park
Residence

Location
112 Park Blvd South Venice, FL 34285

Job Number

Page Description

Site Plan

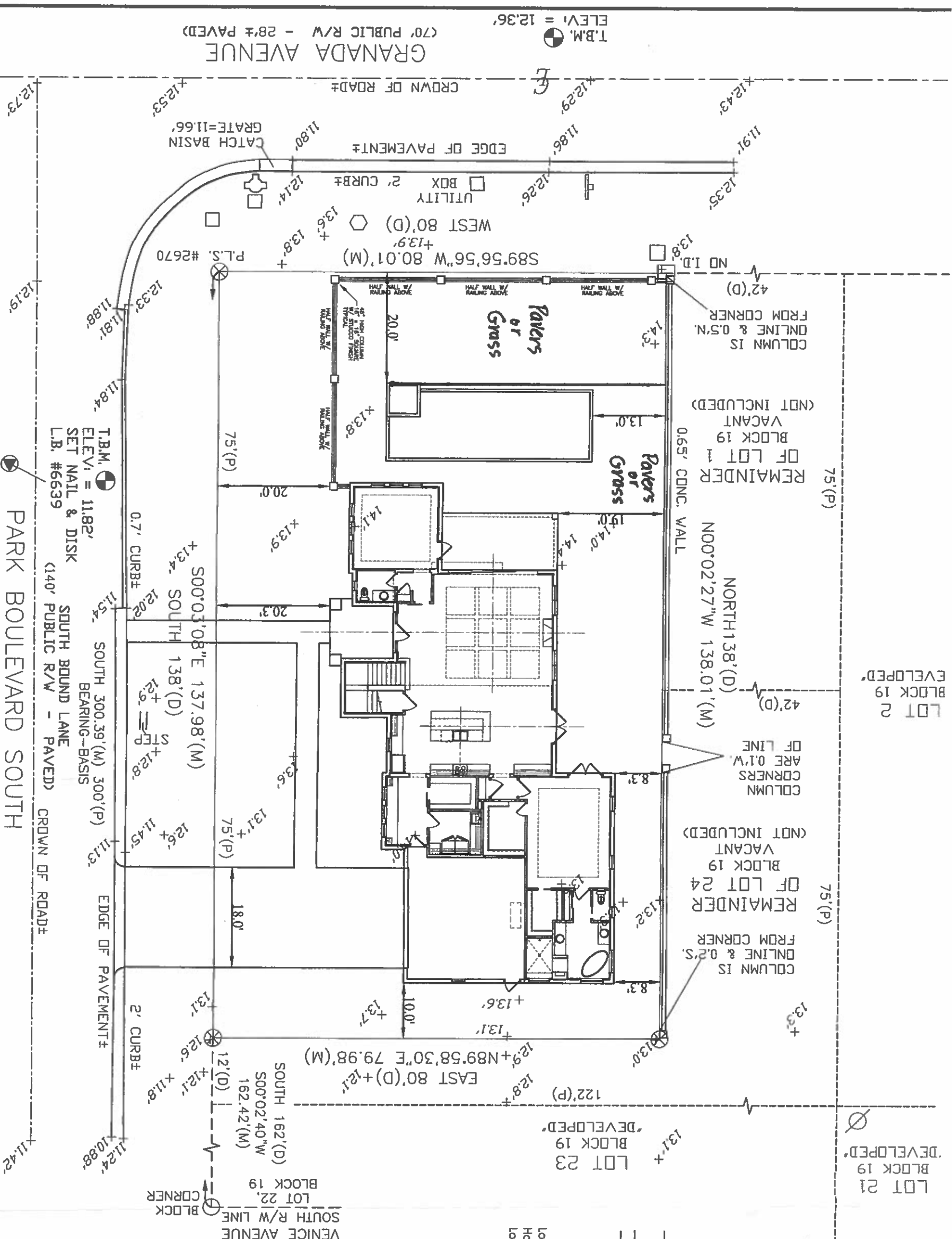
[illegible]

DATE

11/8/2018

SCALE

Site Plan



SCALE 1/8" = 1'-0"

GENERAL NOTES:

- 3) ALL WINDOW/DOORS ARE FULLY GLAZED.
- 3) EXIST. WINDOW WALLS ARE MINIMUM 8" WIDE.
- 3) FRAME PARTITIONS ARE MINIMUM 4" WIDE.
- 3) ALL PARTITIONS DO NOT EXCEED 8' HIGH.
- 3) ALL PARTITIONS TO BE OPEN INCLUDING EXHAUST FAN VENTS.
- 3) TALL ROOMS ARE MIN- 7'.
- 3) INSTALLED CLIMATE CONTROL BLS.
- 3) ALL WINDOW/DOORS ARE OF U.O.M.
- 3) WALL HEADINGS ARE SEVERE OR FLAM.
- 3) ALL PLANT STEAKS TO HAVE AT LEAST ONE OUTLET.

DOOR-TO-DOOR OPPORTUNITIES

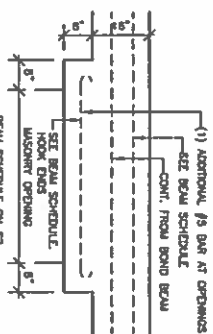
6036	OUT SWING	76° ± 0.3 3/4°
6039	IN SWING	76° ± 0.3 3/4°
2968	OUT SWING-W/0 DAPOUT	37 3/8° ± 0.2 1/4°
2969	OUT SWING-W/0 DAPOUT	37 3/8° ± 0.2 1/4°
2983	IN SWING	37 3/8° ± 0.3 3/4°
3004	IN SWING	41° ± 0.3 3/4°
3004	OUT SWING	41° ± 0.2 1/4°
3068	IN SWING WITH ONE	56 3/8° ± 0.3 3/4°
3068	14 SIDE LEAF	
3068	IN SWING WITH TWO	
3068	14 SIDE LEAFS	72° ± 0.3 3/4°

VERBODEN STEELMONTES:

- 1) VERTICAL STEELS TO BE SPACED 5'-4" O.C. MAX.
 - 2) 11# BARS SHALL BE PROVIDED ON EACH SIDE OF OPENINGS
 - 2 #BARS ON EACH SIDE OF OPENINGS WIDER THAN 12'-0"
- A) 11# BARS SHOWN AS -
B) 2 #BARS SHOWN AS -

CONCRETE BEAM NOTES

- 1) TYPICAL BOARD BEAM TO BE 8" x 16" TYPICAL
FOUR WITH (1) #5 EACH TOP AND BOTTOM
- 2) IF ANY OPENING HAS NO DESIGNATED BEAM
NOTATION THEN THE BOARD BEAM IS SUFFICIENT.
A PRECAST OR PRE-STRESSED/PRE-CAST LIMIT
MAY BE REQUIRED SEE FLOOR PLAN



PRESSURE-RELEASE DOOR/WINDOW OPENINGS

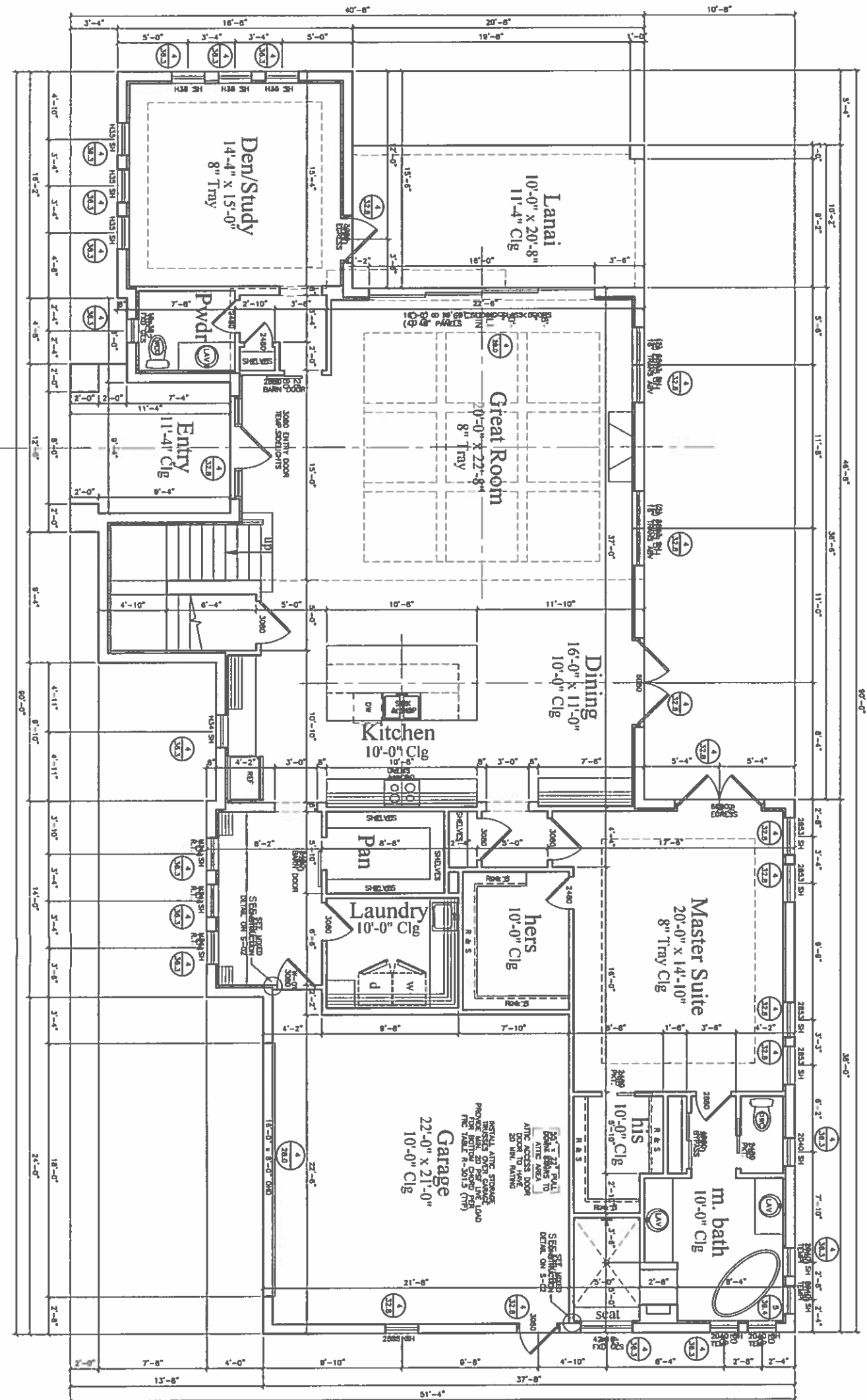
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**Caithness
Construction**
P.O. Box 578
Osprey, Florida
34229
(941)-918-2417

112 Park
Residence

Location
112 Park Blvd South Venice, FL 34285

Page Description		First Level Plan	
Drawn By		SHEET	
WEB		A3	
DATE	11/8/2018		
SCALE			
		OF 11 SHEETS	



First Level Floor Plan

Scale 1/4" = 1'-0"

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Osprey, Florida
34229
(941)-918-2417

[illegible]112 Park
Residence

Location
112 Park Blvd South
Venice, FL 34285

Job Number

Page Description
Second Level Plan

WEB
DATE 11/8/2018
A4

SCALE	1	2	3	4	5
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REVIEWED FOR "STRUCTURAL" ONLY

CONSTRUCTION NOTES:

- [illegible]

BEAMING MOJES:

- 11) W-02 (TYP WOOD BEAM) U.N.O.

FRATERNITY NOTES:

- - REPRESENTS SIMPSON HDG, HTI-3 OR
- (2) 516224 WHEN WALL SITS OVER A BEAM
- REPRESENTS FRAME SHEAR WALL SECTIONS
- NAIL PLYWOOD AT 3" O.C. FOR ENTIRE SECTION

MSTC40

MSTC40

INTERIOR ARCHITECTURE

- COL-1 = 3 1/2" x 3 1/2" PSL COLUMN
COL-2 = 3 1/2" x 5 1/4" PSL COLUMN
COL-3 = 5 1/4" x 5 1/4" PSL COLUMN
COL-4 = 4" x 4" x 1/4" T.S. COLUMN
REFER TO SHEET A3 FOR BASE
CONNECTIONS AND B ON S3 FOR
CAP CONNECTIONS

PRESSURE FOR CLOSURE/ WAND OPENINGS



Second Level Floor Plan

Scale 1/4" = 1'-0"

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Osprey, Florida
34229
(941)-918-2417

Revisions

No.	Description	Date

Project Name

112 Park
Residence

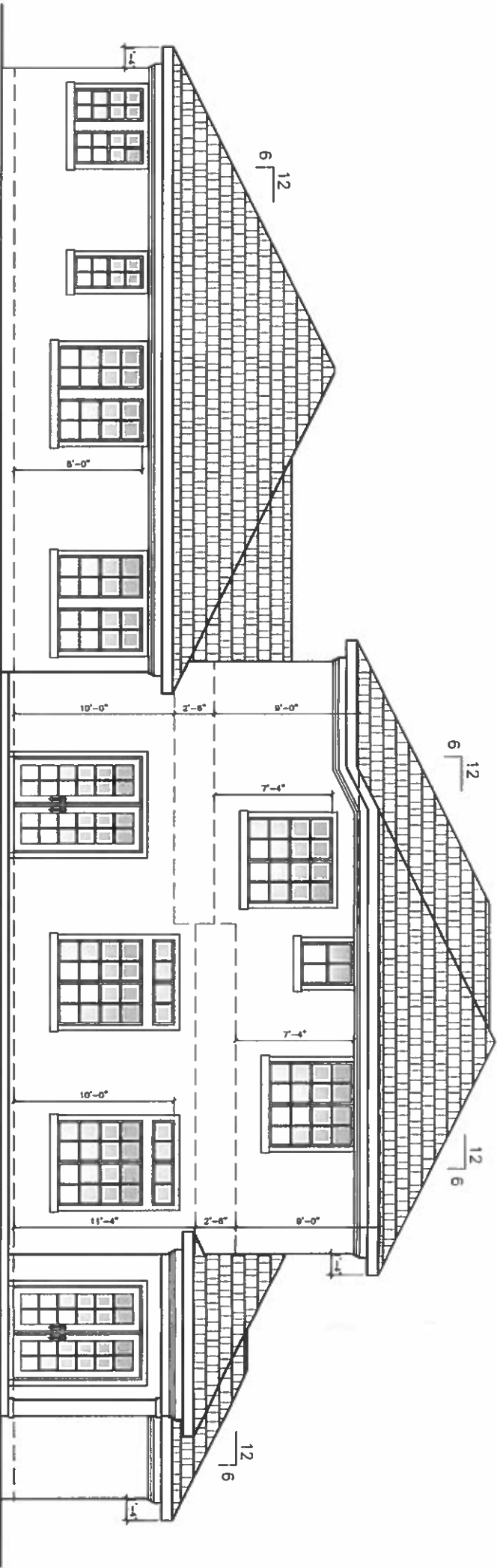
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112 Park Blvd South
Venice, FL 34285

Job Number

Page Description

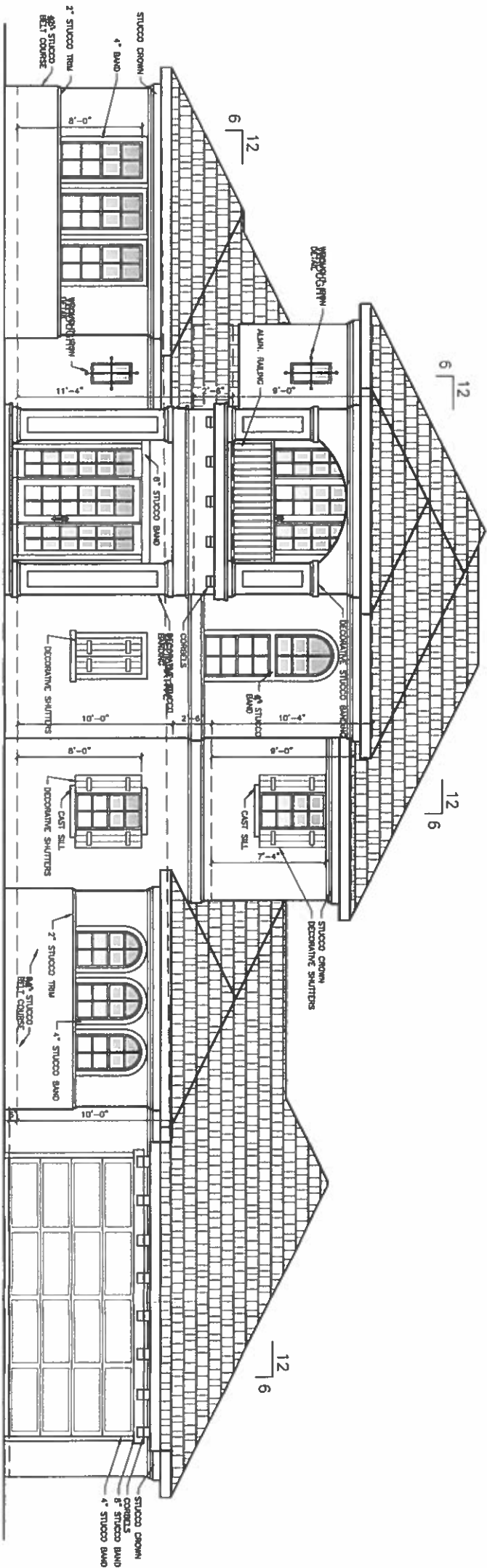
Elevations

Sheet	
DATE	11/8/2018
SCALE	A5



Rear Elevation

Scale 1/4" = 1'-0"



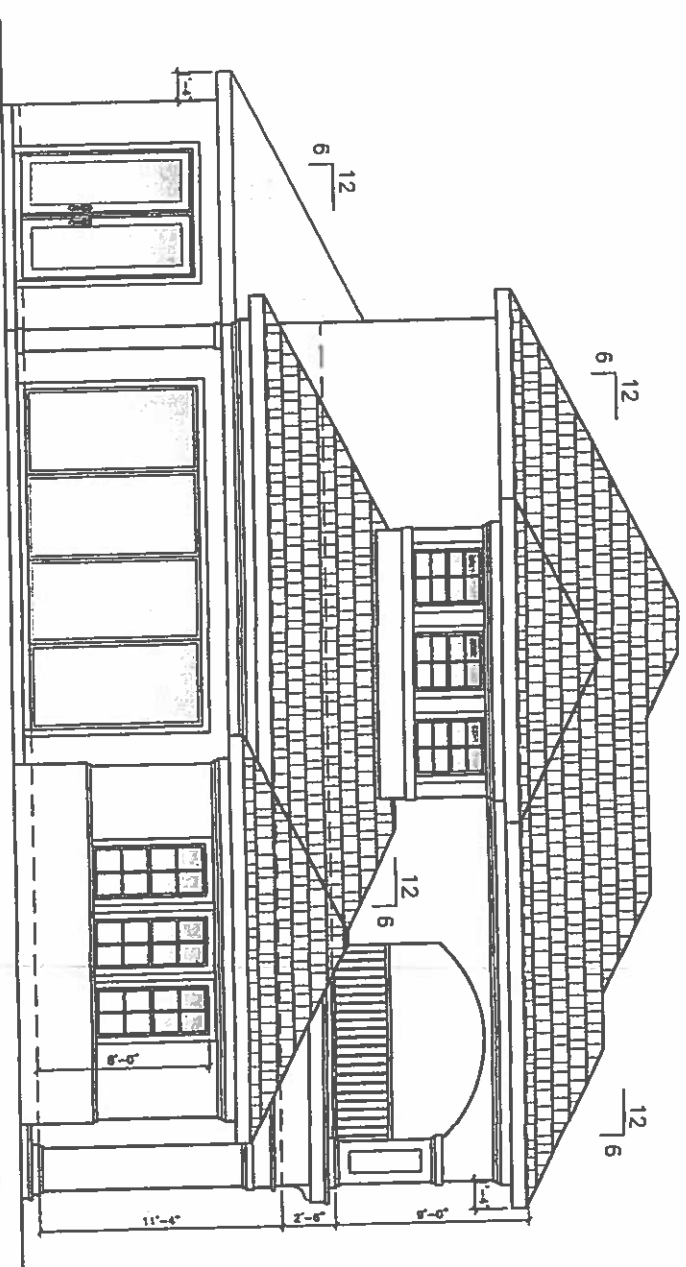
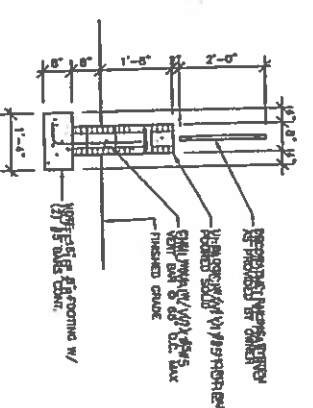
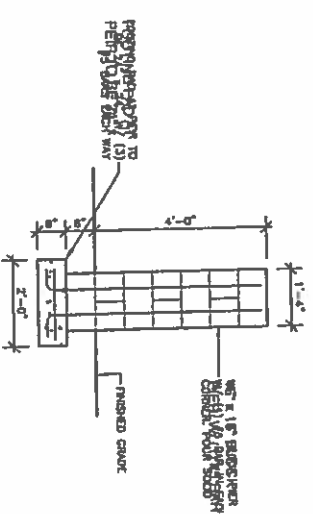
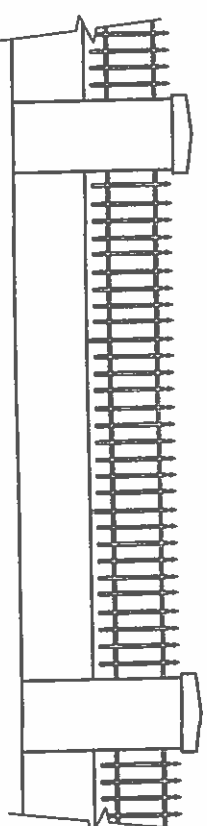
Front Elevation

Scale 1/4" = 1'-0"

Scale 1/4" = 1'-0"



Scale 1/2" = 1'-0"

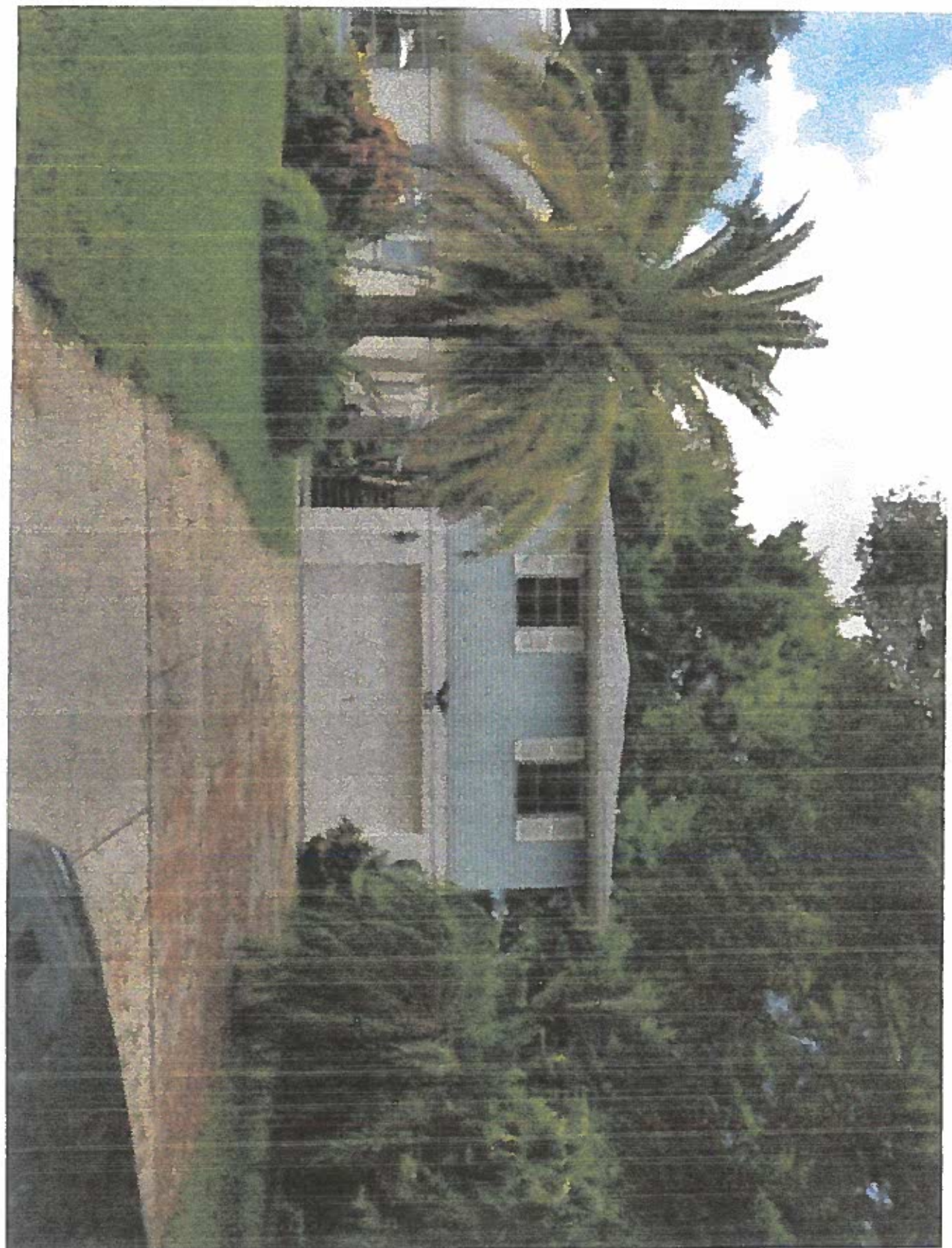


Left Elevation

Scale 1/4" = 1'-0"

Melavea







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112 South Park
Venice, FL

Exterior Paint Selections

Body Color: Sherwin Williams

SW 7547 Sandbar
Interior/Exterior
Locator Number 284-C2



Trim Color: Sherwin Williams

SW 7567 Natural Tan
Interior/Exterior
Locator Number 284-C1



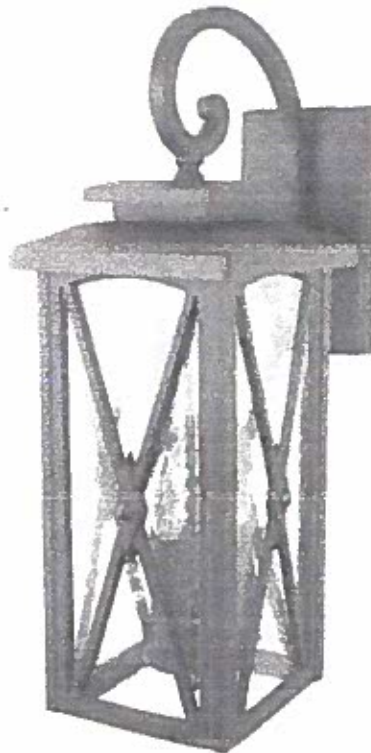


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112 South Park
Venice, FL

EXTERIOR LIGHT FIXTURE

CLEAR SEEDED GLASS
COLOR - BRONZE
WIDTH 8.00"
HEIGHT 23.00"



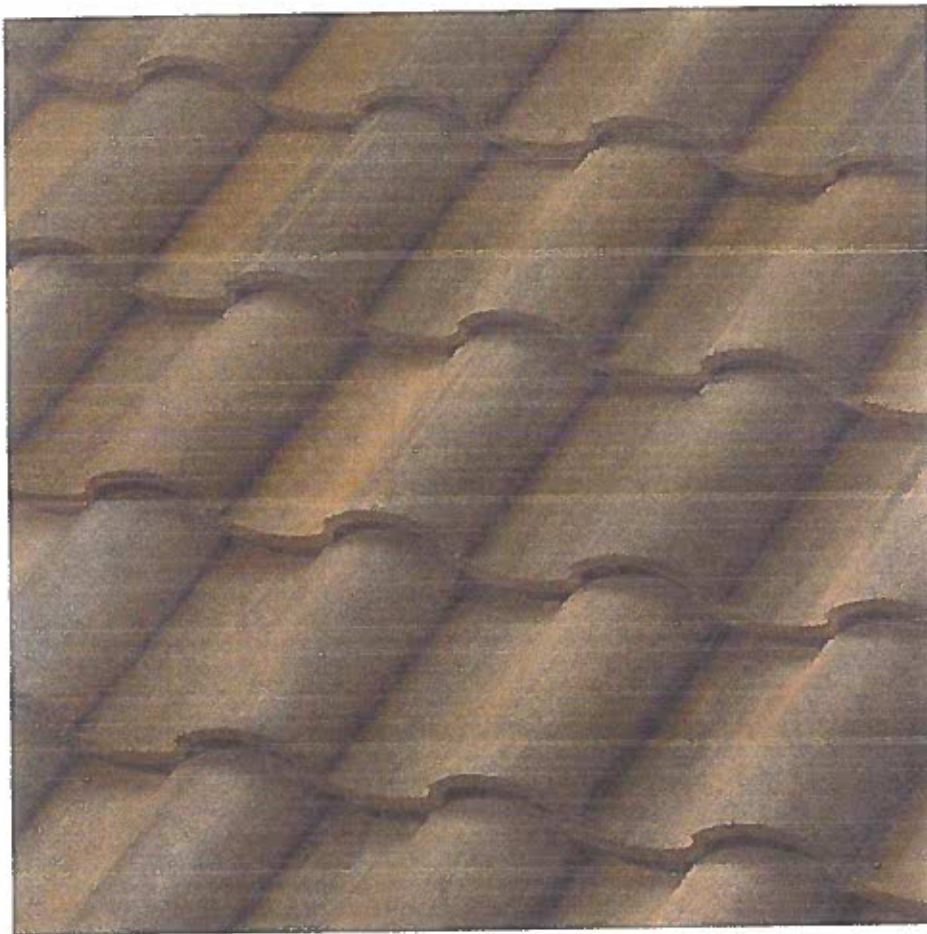


Custom Home Builder

112 South Park
Venice, FL

EXTERIOR - ROOF TO TILE
Boral Tile Barcelona 900 - Chestnut Burnt

Rustic Spanish tile features a distinct shadow line through the concrete tile that accurately replicates the look and dimension of a two-piece clay product





112 South Park

Other Exterior Selections

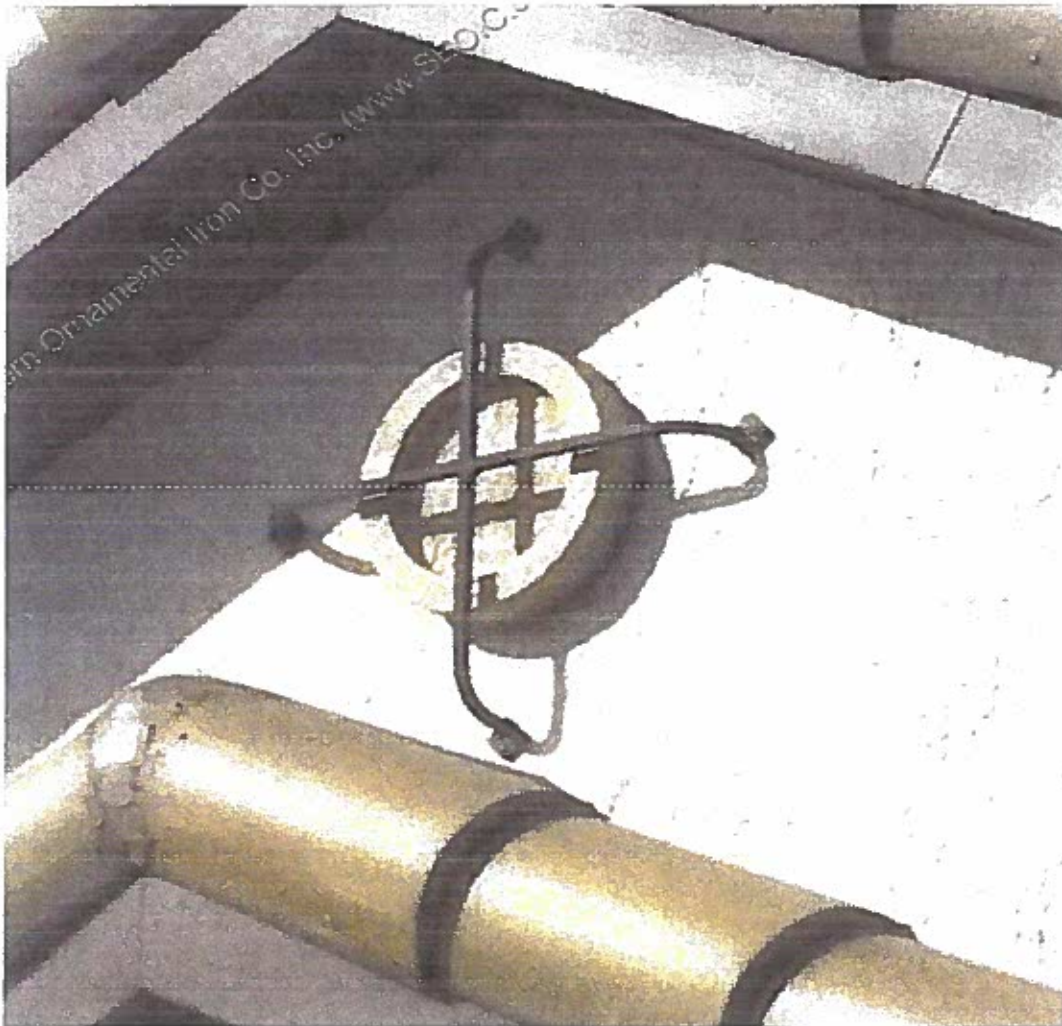
- ❖ Windows – Bronze Frame, Vinyl Impact with Grids
- ❖ Facia & Soffit – Bronze



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Custom Home Builders

**112 South Park
Venice, FL**

**Cross Bars on Windows
Wrought Iron**







RESERVE® COLLECTION

LIMITED EDITION®

112 S. Park

series

WOOD

Color Dark Walnut

DOOR DESIGNS

All doors shown with tongue-and-groove 5-layer material.



Design 1



Design 2



Design 3



Design 4



Design 5



Design 6



Design 7



Design 8

WINDOW/TOP SECTIONS



TOP11



TOP12



TOP13



TOP14



ARCH1



REC13



REC14



SQ23



SQ24



ARCH3



ARCH4



ARCH13



ARCH14



ARCH3 (Double Door)

To view additional designs, windows and top sections available, please visit www.clopay.com.

WARRANTIES

All Reserve® Collection Limited Edition Series and Custom Doors including their hardware are warranted for five full years.

CONSTRUCTION
LIMITED
5YR
WARRANTY
LIMITED EDITION
& CUSTOM

STAIN
LIMITED
2YR
WARRANTY

PAINT
LIMITED
1YR
WARRANTY



Custom Home Builder

*Pergola
112 South Park
Venice*

STAINED IN DARK WALNUT





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Brick Paver Option for Pool Deck





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Railing Detail for Privacy Wall

