

Venice Design Group, LLC

738 East Venice Ave., Suite D

Venice, Florida 34285

(941) 786-1157

Date: 8-1-2019
Job: New Home Construction
520 Armada Road South
Venice, Florida 34285
Re: Project Narrative

City of Venice Building Dept.

This letter is for the project narrative for the construction of a new one story home and pool at the above location. The following items were requested by the ARB board as additional information or plan revisions required to conform with the ARB guidelines of the City.

- 1) Pull front entry forward to make this the front feature on the front façade. See sheets A3 & A4
- 2) Separate the windows in the Study in-lieu of them being paired. See sheets A3 & A4
- 3) Re-Design the pool equipment wall and pool privacy wall to be a 36" high CMU wall and 36" high open railing above. See sheets A4 & A5.
- 4) Add mullions to doors in pool Courtyard/Lanai area. See sheets A4 & A5.
- 5) Install exterior light fixtures on either side of the garage door and a hanging light fixture in the entry. See sheets A4, A5, & E1. Please refer too attached cut sheet of light fixtures.

Sincerely,

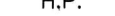


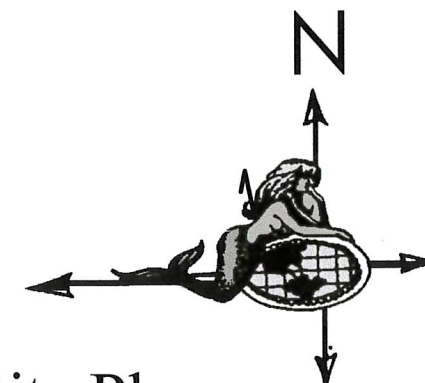
Michael Coviello, Partner
Venice Design Group, LLC

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| S1 | Structural Notes |
| S2 | Structural Details |
| E1 | Electrical Plan |

LEGEND

- | | |
|---|------------------------|
|  | = PROPOSED ELEVATION |
|  | = EXISTING ELEVATION |
| PL | = PROPERTY LINE |
| H.P. | = HIGH POINT |
|  | = FLOW |
|  | = EASEMENT |
|  | = CENTER LINE OF SWALE |
|  | = PROPERTY LINE |
|  | = SET BACK LINE |



Site Plan

$$1/16'' = 1'-0''$$
ZONING RMF-3
BUILDING DATA

Lot Size	8,125 ± sqft
House Size	2,843 sqft
Lot Coverage	35.0 %



VENICE DESIGN
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Venice, FL 34285
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FX (941) 486-4107

Seal

Jeff Matthews
A.R. 93020
Date: 8/26/2019



333 S. Tamiami Trail
Suite #205
Venice, FL 34285
Lic. #CGC061063
PH (941) 441-1441

Revisions

[illegible]

Project Name	
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Spec. Home
Armada Rd

Location
Lot #6,
520 Armada Rd. South
Venice, FL 34285

Job Number

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Site Plan

Dwn By WEB	Chkd By DN
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DATE
8/26/2019

SCALE

OF 11 SHEETS

A1



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Seal


MPS
Development and
Construction, LLC
333 S. Tamiami Trail
Suite #205
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Lic. #CGC061063
PH (941) 441-1441

Project Name	
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Spec. Home
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Location
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Floor Plan

Dwn By WEB	Chkd By DN	SHEET A3
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SCALE		



- CONCRETE BEAM NOTES:

-
- Diagram showing a section view of a masonry opening. The opening is 8" wide. The masonry thickness is 8". The reinforcement details include:
- SEE BEAM SCHEDULE
 - CONT. FROM BOND BEAM
 - (1) #5 BAR
 - SEE BEAM SCHEDULE, HOOK ENDS

BEAM SCHEDULE ON S2

VERTICAL STEEL NOTES:

- VERTICAL STEEL @ 64" O.C. MAX. SPACING
PRESSURE FOR DOOR/WINDOW OPENING

VERTICAL STEEL @ 64" O.C. MAX. SPACING
PRESSURE FOR DOOR/WINDOW OPENING

Building Data	
Living Area	2,071 sqft
Lanai	228 sqft
Garage	503 sqft
Entry	41 sqft
Total	2,843 sqft

Floor Plan

Scale 1/8" = 1'-0"



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Spec. Home
Armada Rd

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Elevations		
Down By WEB	Chkd By DN	SHEET A4
DATE 8/26/2019		OF 11 SHEETS
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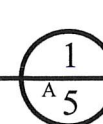
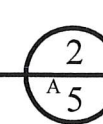
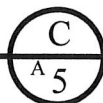
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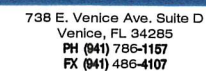
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Armada Rd

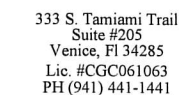
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SCALE			



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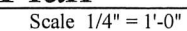


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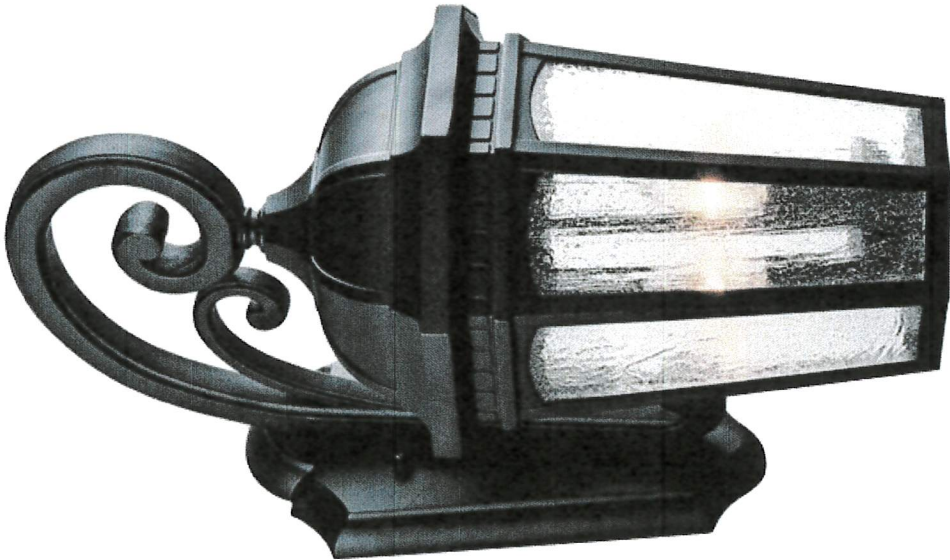
Spec. Home
Armada Rd

OF 11 SHEETS



COURTYARD COLLECTION

Courtyard 3 Light Wall Light Textured Black
9034BKT (Textured Black)



Project Name:

Location:

Type:

Qty:

Comments:

Certifications/Qualifications

Location Rating	Wet
	www.kichler.com/warranty

Dimensions

Base Backplate	7.25 X 13.75
Extension	13.50"
Weight	9.70 LBS
Height from center of Wall opening (Spec Sheet)	9.00"
Height	22.25"
Width	10.25"

Mounting/Installation

Interior / Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	9.70 LBS

Primary Lamping

Bulb Product ID	4064CLR
Lamp Included	Not Included
Lamp Type	B
Light Source	Incandescent
Max or Nominal Watt	60W
# of Bulbs/LED Modules	3
Socket Type	CAND
Socket Wire	150

Product/Ordering Information

SKU	9034BKT
Finish	Black
Style	Traditional
UPC	783927395953

Specifications

Diffuser Description	Clear Seeded
Material	ALUMINUM

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com



Notes:

- 1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
- 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

COURTYARD COLLECTION

Courtyard 3 Light Pendant Textured Black

9539BKT (Textured Black)

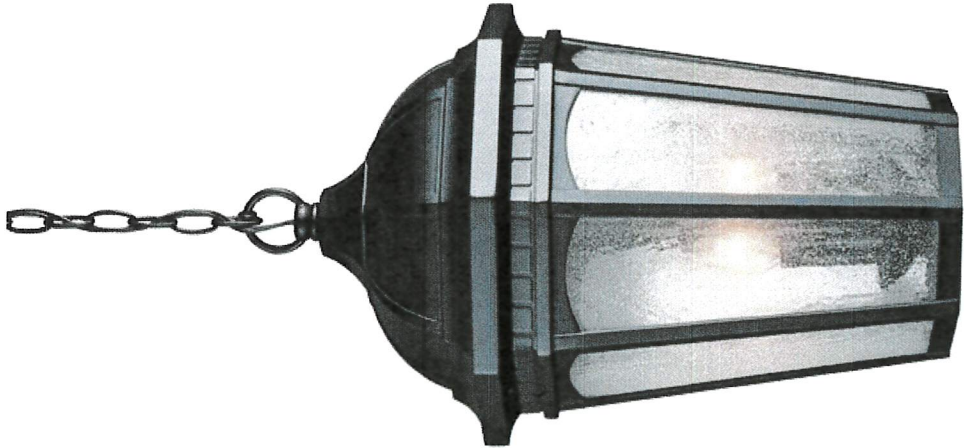
Project Name:

Location:

Type:

Qty:

Comments:



Certifications/Qualifications

Location Rating	CSA UL Listed Damp
	www.kichler.com/warranty

Dimensions

Base Backplate	7.50 X 7.50
Chain/Stem Length	72"
Weight	9.55 LBS
Height	21.50"
Overall Height	96.00"
Width	12.25"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Chain Hung
Mounting Weight	9.55 LBS

Primary Lamping

Bulb Product ID	4064CLR
Lamp Included	Not Included
Lamp Type	B
Light Source	Incandescent
Max or Nominal Watt	60W
# of Bulbs/LED Modules	3
Socket Type	CAND
Socket Wire	105

Product/Ordering Information

SKU	9539BKT
Finish	Black
Style	Traditional
UPC	783927395984

Specifications

Diffuser Description	Clear Seeded
Material	ALUMINUM

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7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
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