

---

# Venice Beach One Door and Window Design Plan 2020

---



**NOVEMBER 16**

---

**SANDCASTLE PROPERTY GROUP**

**Authored by: Lauren Kessler**

## Door Design Options:

The doors selected for Venice Beach are manufactured by Jeld- Wen. This manufacturer was selected to give a reasonable price point to residents for replacement and offering a variety of selections to accommodate individual resident's needs. There are 5 style options to choose from for the front door of each unit and 2 options for the back door of each unit. All options that include glass must be clear glass, free of design and divided lights. Below are specific manufactured elements of the Jeld- Wen door.

### FRAME OPTIONS



#### AuraLast Wood Frames

AuraLast The Worry-Free Wood® Exterior Door Frame is the industry's only all-pine, worry-free frame. It can be tooled and machined like standard wood frames, but delivers the durability of a more expensive, less versatile - and less attractive - composite frame. Each AuraLast wood door frame provides superior, environmentally friendly protection against wood decay, water saturation and termites, and this protection will not be compromised when the surface is broken during installation (unlike traditional dip-treated wood). AuraLast The Worry-Free Wood frame is available in finger-joint pine, primed for painting and clear pine for staining. The frame also stains evenly and consistently.



#### Smooth-Pro Construction

Smooth-Pro doors are constructed with composite capped stiles and rails to prevent water and insect damage. The square edge design of all Smooth-Pro Doors creates the look of traditional wood doors. Each door is lightly brushed-stroked allowing for better paint adherence. All Smooth-Pro Doors are built with BASF's innovative Neopor® Core. \* Smooth fiberglass facing \* Square edge design \* Composite capped LVL stiles and rails \* Composite top and bottom rails \* Innovative BASF Neopor® core \* 12" lock block \* 20-minute fire rating construction available



#### Fire Rated

Have security and peace of mind that your home and family are protected without compromising your design. Now you can enjoy the crisp details of select JELD-WEN Steel Entry Door Systems in a fire rated door. JELD-WEN Fire Door Systems are engineered to conform to 20-minute fire codes.



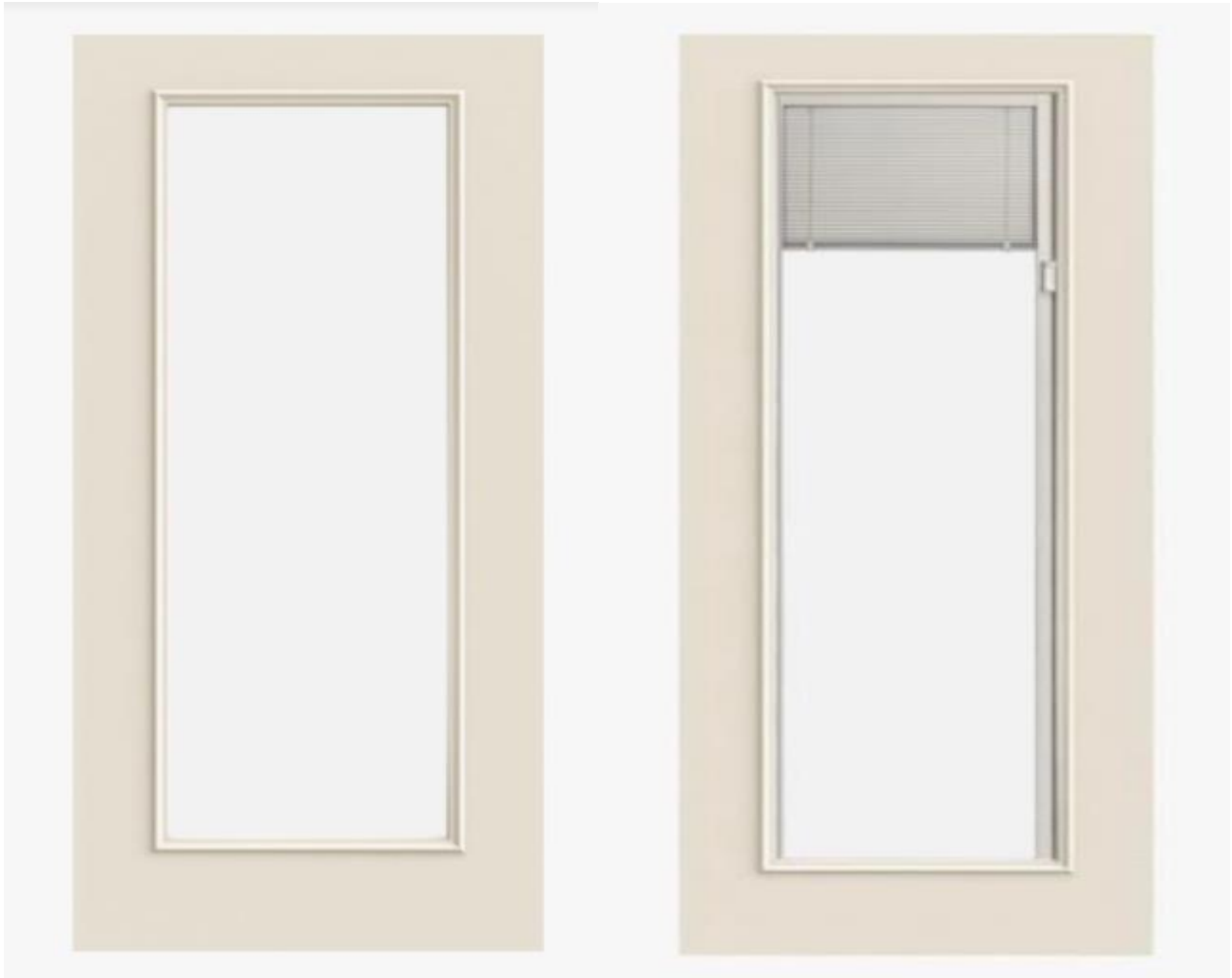
## **Option 1**

### **Front Door:**

### **Smooth- Pro™ Fiberglass 2-Panel Euro**

Give your entry a distinguished look with this 2-panel exterior fiberglass door, featuring a vertical rectangular panel over a smaller horizontal rectangular panel. Smooth surfaces and high definition panels add to the style. Available painted or primed and ready to paint.

**Option 2 Front Door:**



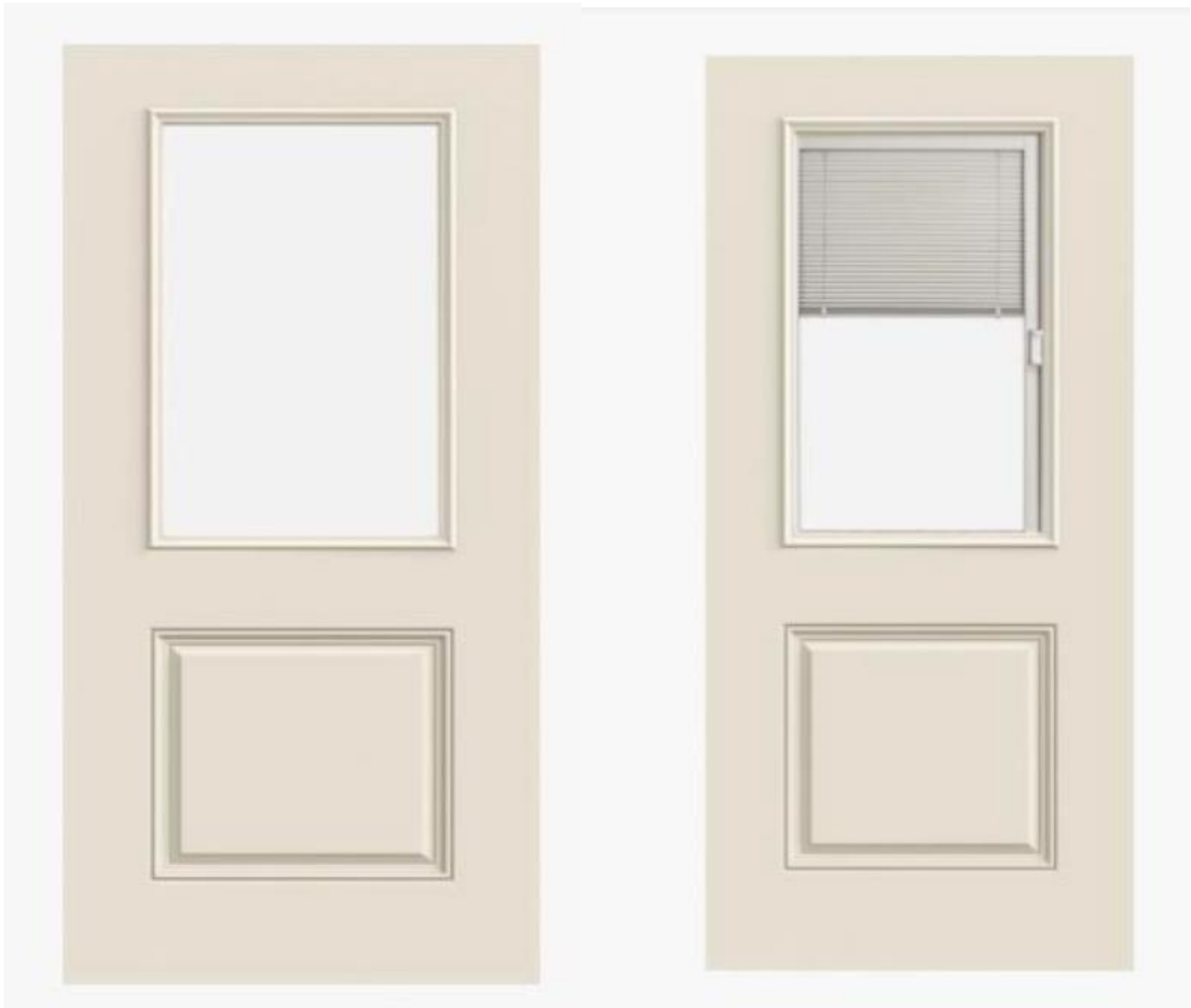
Smooth-Pro™ Fiberglass  
Full View

Smooth-Pro™ Fiberglass  
Full View Blinds

**Create a stunning entrance with plenty of natural light with this full view fiberglass entry door. Available painted or primed and ready to paint.**

**Create a stunning entrance with plenty of natural light with this full view fiberglass entry door. This option offers blinds for ample privacy. Available painted or primed and ready to paint.**

**Option 3 Front Door:**



Steel  
1/2 View 1-Panel

Steel  
1/2 View Blinds 1-Panel

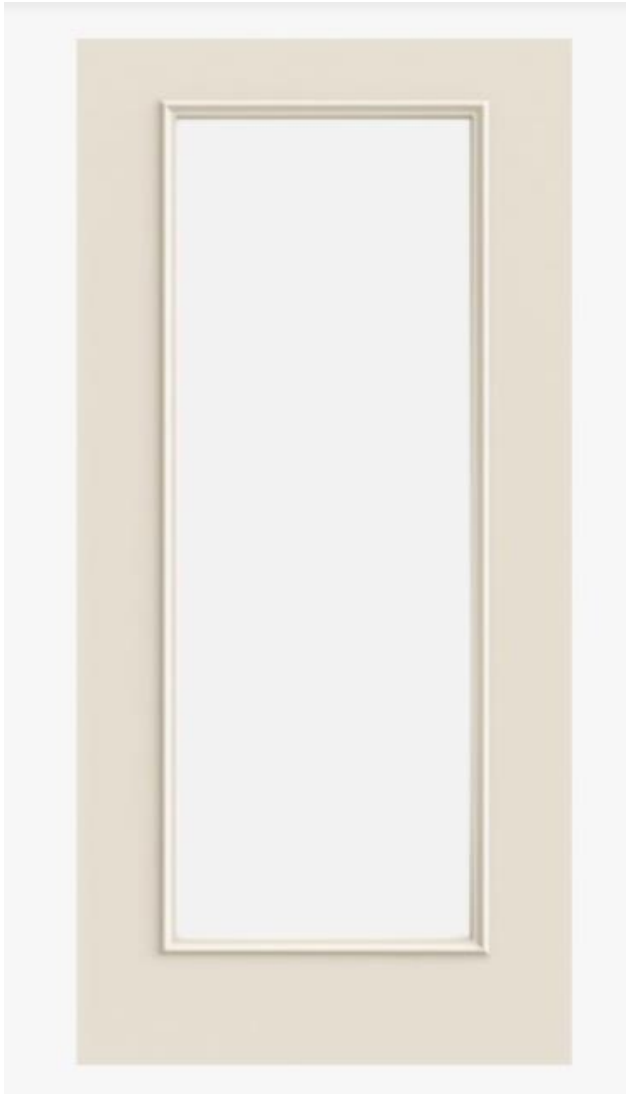
**Create a stunning entrance with plenty of natural light and privacy with this ½ view fiberglass entry door. Available painted or primed and ready to paint.**

**Create a stunning entrance with plenty of natural light and privacy with this ½ view fiberglass entry door. This option is available with blinds for additional privacy. Available painted or primed and ready to paint.**

---

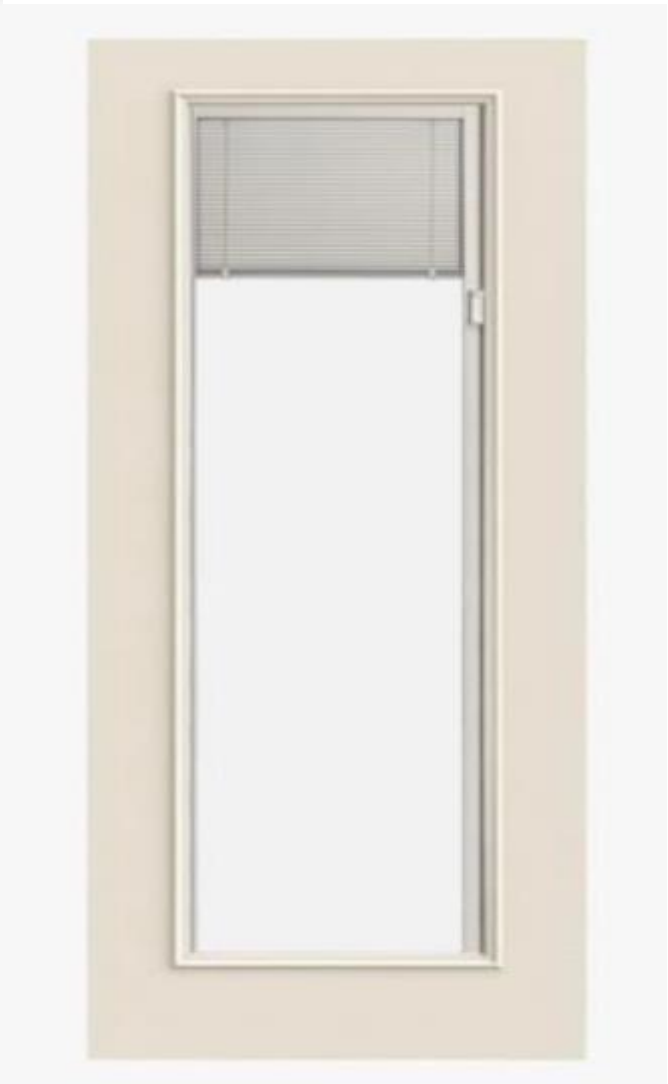
## Back Door Design Options:

Due to the design of the property where all rear doors are adjacent to one another, it is important we create a cohesive astatic look for the alleyway of your community. For the rear entry door a full length window design has been chosen. The goal of the door design is to allow for optimal lighting so that homeowners have an option for their front door while still allowing for ample lighting in each unit. With this option standard glass is available as well as glass with a blind insert for privacy.



Smooth-Pro™ Fiberglass  
Full View

**Create a stunning entrance with plenty of natural light with this full view fiberglass entry door. Available painted or primed and ready to paint.**



Smooth-Pro™ Fiberglass  
Full View Blinds

**Create a stunning entrance with plenty of natural light with this full view fiberglass entry door. This option offers blinds for ample privacy. Available painted or primed and ready to paint.**

# Where Can I find the doors?

JELD-WEN Elite Dealer


## KITCHEN AND WINDOW DESIGN CENTER, INC.

1885 PORTER LAKE DR UNIT B

SARASOTA, FL 34240-7893

941-371-2933

Showroom: Yes

 15.44 miles

[GET DIRECTIONS](#)

## GULFEAGLE-KIMAL -WINDOW & DOOR LMC #317400

11172 HUGHEY-KIMAL DR

VENICE, FL 34292-1838

941-483-5300

Showroom: Yes

+ 1 more locations

 5.01 miles

[GET DIRECTIONS](#)

## THE HOME DEPOT #0273

2450 JACARANDA BLVD

VENICE, FL 34293-5287

941-408-9400

+ 3 more locations

 3.73 miles

[GET DIRECTIONS](#)

## Absolute Window & Door

[Website](#)

[Directions](#)

[Save](#)



4.9 ★★★★★ 153 Google reviews

Window installation service in Venice, Florida

**Address:** 400 Seaboard Ave, Venice, FL 34285

**Hours:** **Closed** · Opens 9AM Tue ▾

**Phone:** (941) 485-7774





## NewSouth Window Solutions

[Website](#)   [Directions](#)   [Save](#)

4.1 ★★★★★ 145 Google reviews

Window installation service in Manatee County, Florida

**Address:** 3125 Lakewood Ranch Blvd #112, Bradenton, FL 34211

**Hours:** **Closed** · Opens 9AM Tue ▾

**Phone:** (941) 925-4000

### Windows:

The windows that are recommended for Venice Beach 1 are a single or double hung Vinyl window. The company that is recommended is PGT window which is a window company local to Venice. All main living room and bedroom windows need to be clear glass. Frosted glass would be acceptable in the bathroom windows of units. For consistency throughout the complex, windows without lights or grids are being recommended.

PGT WinGuard® Collection

## PGT WINGUARD® VINYL SINGLE HUNG SH500

☆☆☆☆☆ 0.0/5 rating (0 votes)



Hurricane protection is just the beginning. With over three million units installed and no reported impact failures, WinGuard® Impact-Resistant Windows from PGT meet the most stringent code requirements for hurricane-force winds and flying debris. But WinGuard® does so much more for your home, your family and your belongings. These custom windows help provide year-round security against thieves and intruders, dramatically reduce outdoor noise and filter out 99% of the UV light that enters your home and causes fading. When combined with our insulating glass you have energy efficient windows that can significantly reduce cooling and heating costs. More homeowners have chosen WinGuard® to protect their homes than any other brand. It's continuous, 24/7 protection - without having to think twice.

PGT WinGuard® Collection

## PGT WINGUARD® VINYL DOUBLE HUNG DH560

☆☆☆☆☆ 0.0/5 rating (0 votes)



Hurricane protection is just the beginning. With over three million units installed and no reported impact failures, WinGuard® Impact-Resistant Windows from PGT meet the most stringent code requirements for hurricane-force winds and flying debris. But WinGuard® does so much more for your home, your family and your belongings. These custom windows help provide year-round security against thieves and intruders, dramatically reduce outdoor noise and filter out 99% of the UV light that enters your home and causes fading. When combined with our insulating glass you have energy efficient windows that can significantly reduce cooling and heating costs. More homeowners have chosen WinGuard® to protect their homes than any other brand. It's continuous, 24/7 protection - without having to think twice.

---

Sliding Door Option for units with existing sliding doors (PGT Windows)



CLASSICVUE MAX™  
ALUMINUM

**Premium Sliding Glass Door**

SGD680

---

**Offering expansions of up to 40 feet, this premium door provides uninterrupted views along with a dual-locking system for extra security, and easy opening and closing.**



WINGUARD® ALUMINUM  
**Premium Sliding Glass Door**  
SGD780

Let it maximize natural light and your view while providing an extra layer of security.

# Where Can I find the windows?



JANSEN SHUTTERS & SPECIALTIES

Distance: 6.54 miles

341 SAND PINE BLVD

VENICE, FL 34292

941-484-4700

[DIRECTIONS](#)

ENGLEWOOD GLASS & MIRROR & AUTO

Distance: 9.42 miles

515 Paul Morris Drive

Englewood, Florida 34223

941-214-4579

[DIRECTIONS](#)

[GET QUOTE](#)



LEMON BAY GLASS & MIRROR

Distance: 13.73 miles

2840 Avenue of the Americas

Englewood, Florida 34224

941-475-1281

[DIRECTIONS](#)

[GET QUOTE](#)



ABSOLUTE WINDOW & DOOR

400 Seaboard Avenue

Venice, Florida 34285

941-485-7774

[DIRECTIONS](#)

[GET QUOTE](#)



---

***“Thank you for giving us the opportunity to help make improvements to your community.”***