

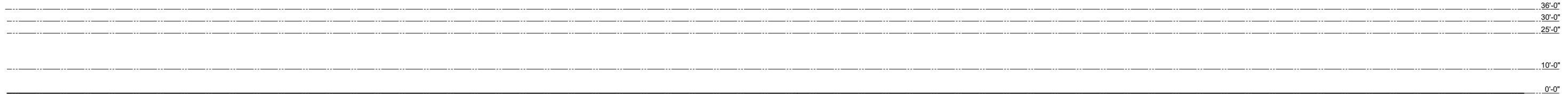


522 E VENICE BLVD VENICE, CA 90291

05/08/2023

BREAKFORM DESIGN

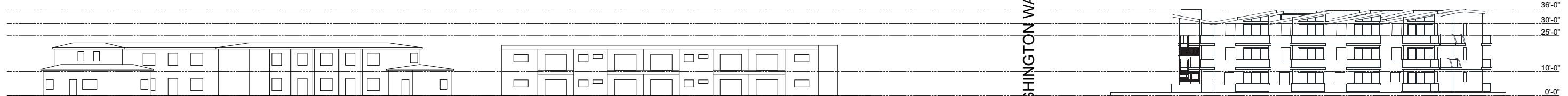
CONTEXT STUDY - VENICE BLVD
1" = 40'-0"



ABBOTT KINNEY LIBRARY PARKING

VENICE OF AMERICA CENTENNIAL PARK

VENICE BLVD - NORTH ELEVATION



WASHINGTON WAY

542-556 E VENICE BLVD

2 STORY (14 UNITS)
11,806 SF
F/Y: 12 FT
Y/B: 1949
***HISTORIC BLDG
SURVEY LA**

534 & 540 E VENICE BLVD

2 STORY (12 UNITS)
8,145 SF
F/Y: 12 FT
Y/B: 1962

522 E VENICE BLVD

PROPOSED

VENICE BLVD - SOUTH ELEVATION

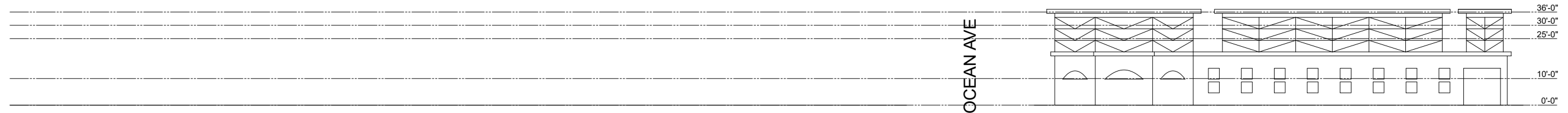
522 E VENICE BLVD VENICE, CA 90291

05/08/2023

BREAKFORM DESIGN

CONTEXT STUDY - VENICE BLVD

1" = 40'-0"

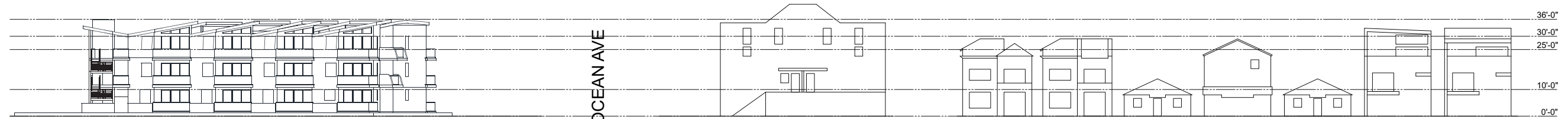


OCEAN AVE

501 S VENICE BLVD
(ABBOTT KINNEY MEMORIAL BRANCH LIBRARY)

1 STORY
10,500 SF
F/Y: N/A
Y/B: 1995

VENICE BLVD - NORTH ELEVATION



OCEAN AVE

522 E VENICE BLVD
PROPOSED

502 & 504 E VENICE BLVD
2201 S OCEAN AVE

4 STORY
14,025 SF (10 UNITS)
F/Y: 30 FT
Y/B: 1975
*ROOF ACCESS

478 VENICE
2 STORY
2,428 SF
F/Y: 30 FT
Y/B: 1999
*ROOF ACCESS

474 VENICE
2 STORY
2,428 SF
F/Y: 30 FT
Y/B: 1999
*ROOF ACCESS

470 VENICE
1 STORY
792 SF
F/Y: 10 FT
Y/B: 1952

466 VENICE
BLDG 1
1 STORY
498 SF
F/Y: 15 FT
Y/B: 1926

462 VENICE
1 STORY
792 SF
F/Y: 15 FT
Y/B: 1952

458 VENICE
2 STORY
4,104 SF
F/Y: 15 FT
Y/B: 2018

454 & 456
2 STORY
4,104 SF
F/Y: 15 FT
Y/B: 2018

BLDG 2
2 STORY
1,676 SF
F/Y: N/A
Y/B: 1980

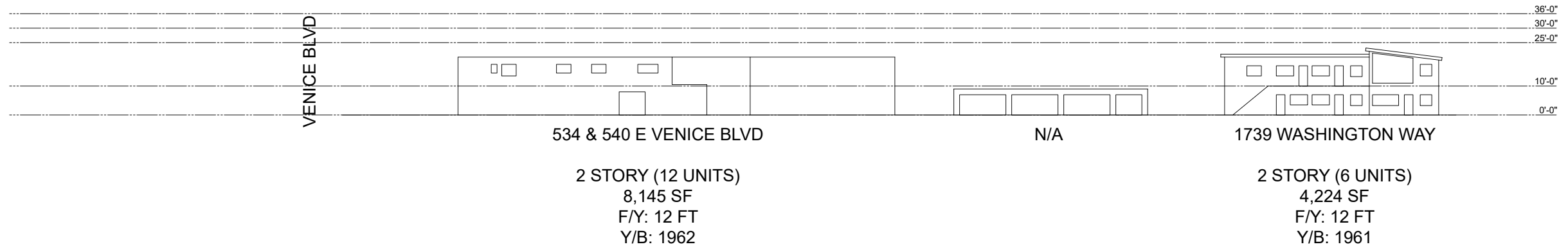
VENICE BLVD - SOUTH ELEVATION

522 E VENICE BLVD VENICE, CA 90291

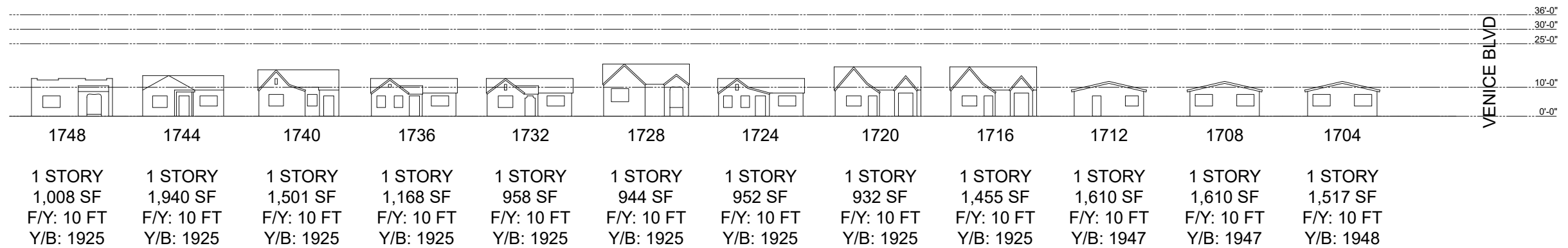
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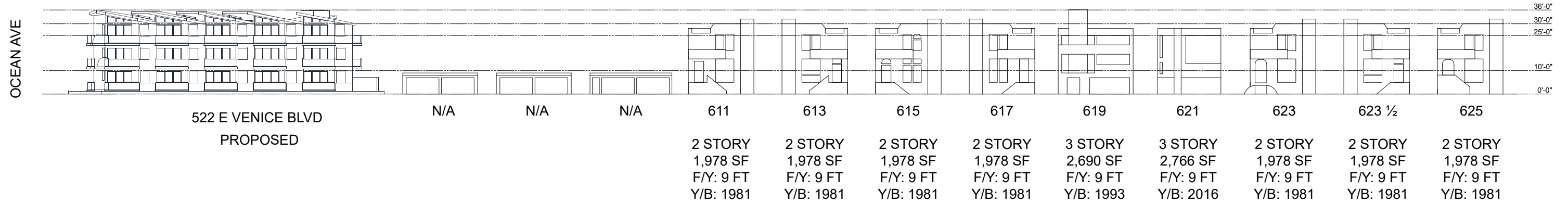
CONTEXT STUDY - VENICE BLVD
1" = 40'-0"



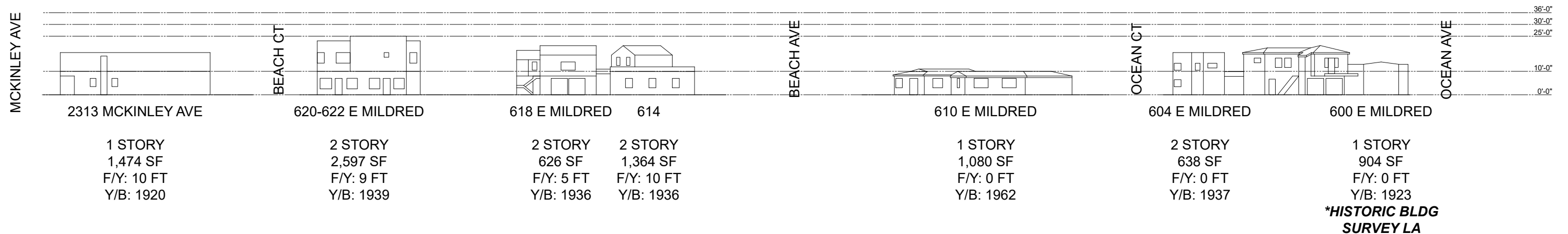
WASHINGTON WAY - NORTH ELEVATION



WASHINGTON WAY - SOUTH ELEVATION



MILDRED AVENUE - NORTH ELEVATION



MILDRED AVENUE - SOUTH ELEVATION

522 E VENICE BLVD VENICE, CA 90291

05/08/2023

BREAKFORM DESIGN

CONTEXT STUDY - VENICE BLVD

1" = 40'-0"