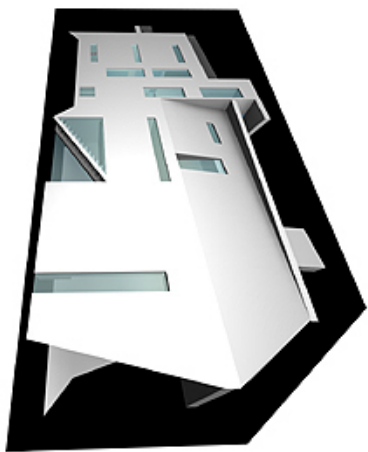
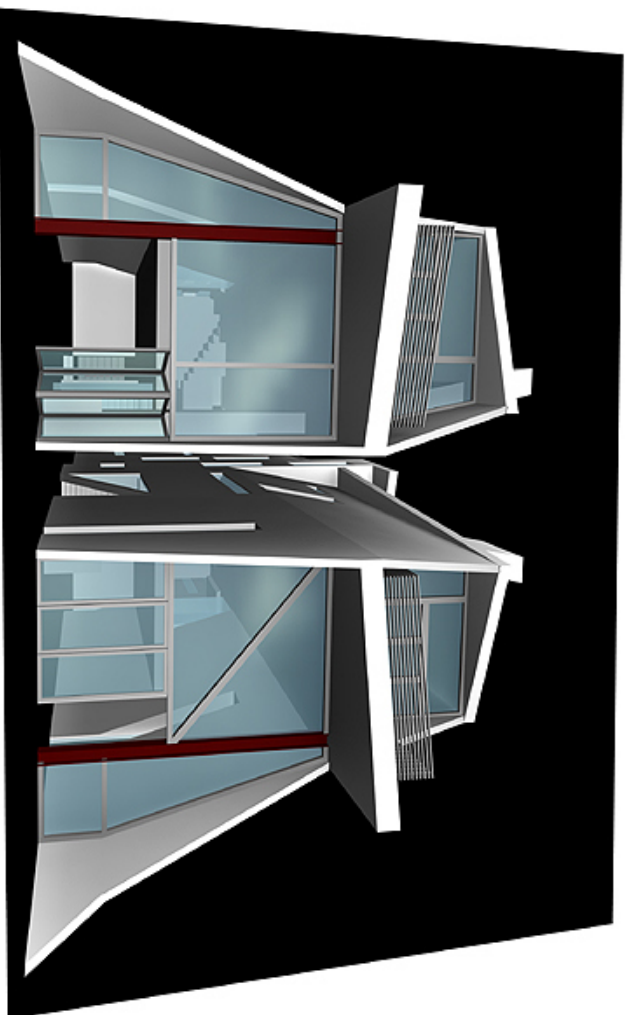
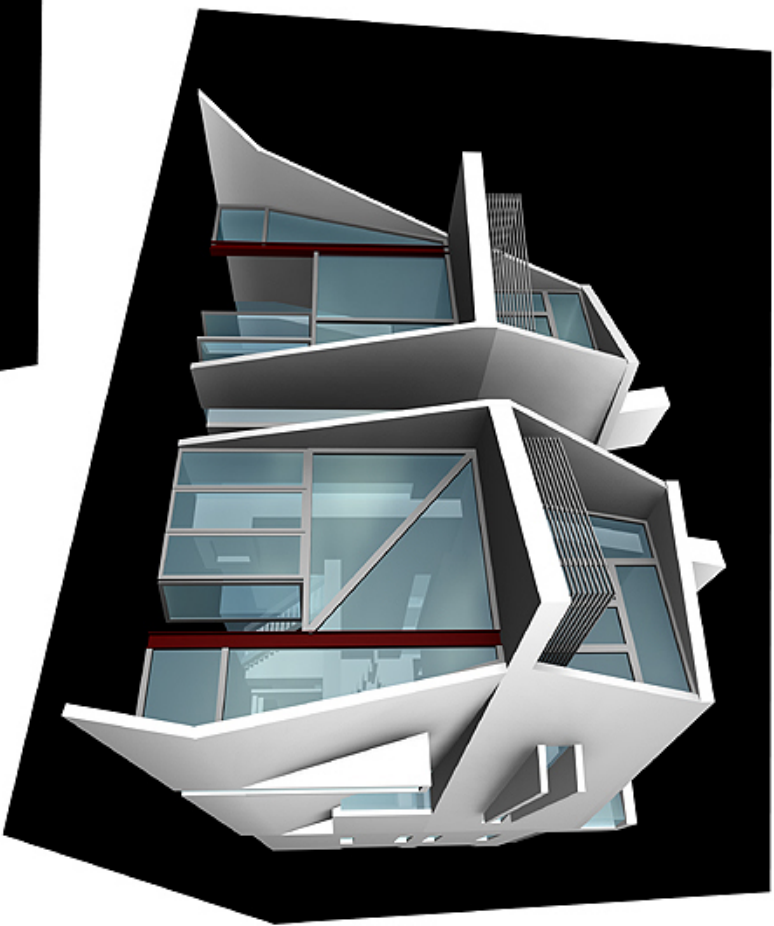
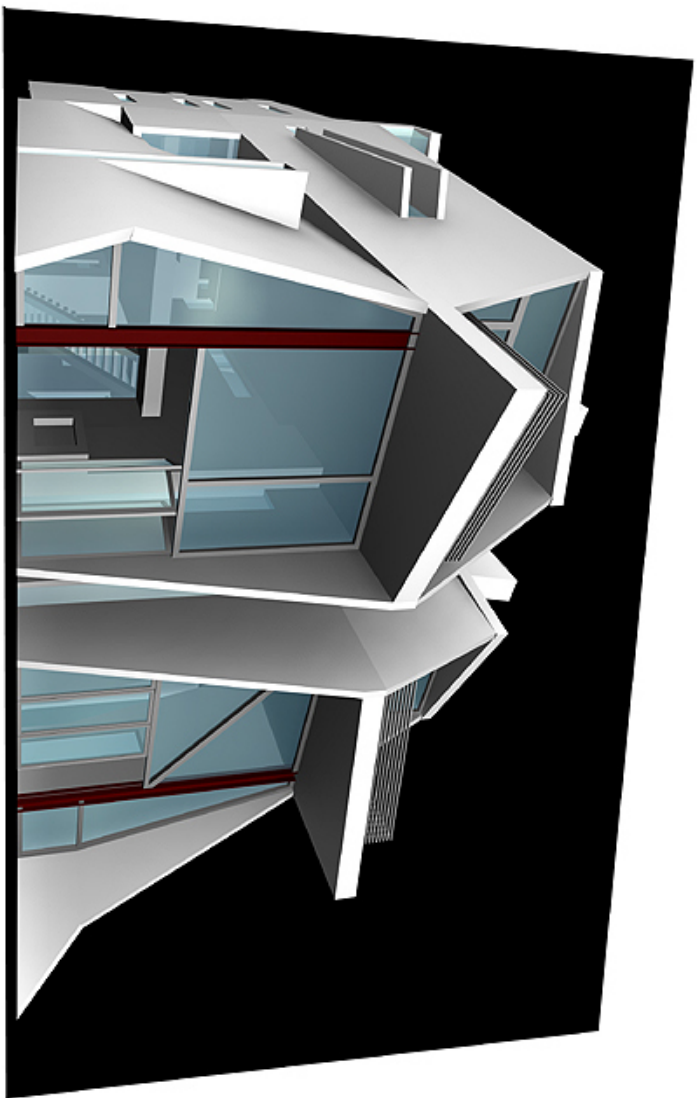


313 & 315 Venice Way, Venice CA

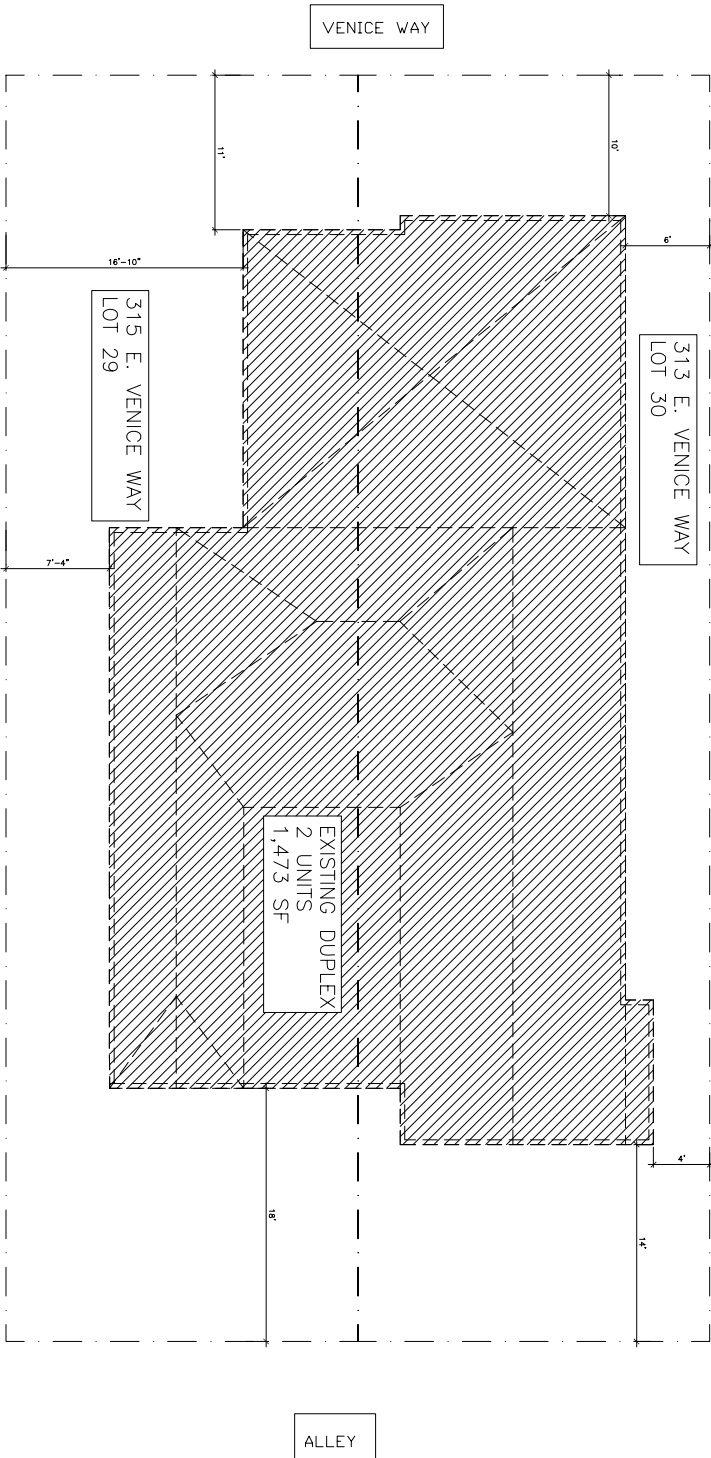


SITE DESCRIPTION:  
 EXISTING DWELLING UNITS: 2  
 EXISTING PARKING: 2

313 E. VENICE WAY  
 TR 9358  
 BLOCK BLK 2  
 LOT 30  
 APN# 4238021018  
 PIN# 106-5A145 40

315 E. VENICE WAY  
 TR 9358  
 BLOCK BLK 2  
 LOT 29  
 APN# 4238021018  
 PIN# 106-5A145 40

DEMO NOTES  
 DEMO EXISTING DUPLEX  
 (UNDER SEPARATE  
 PERMIT)  
 DEMO ALL EXISTING  
 FENCES





# 313 E. VENICE WAY VENICE, CA 90291

## DESIGNER

Juan Garcia Maruf / netarq design  
3140 S. Bernardino Ave # 4 F  
LOS ANGELES, CALIFORNIA 90006  
tel--(310) 866-6464  
fax--(310) 734-1724  
juang@netarq.com

## OWNER

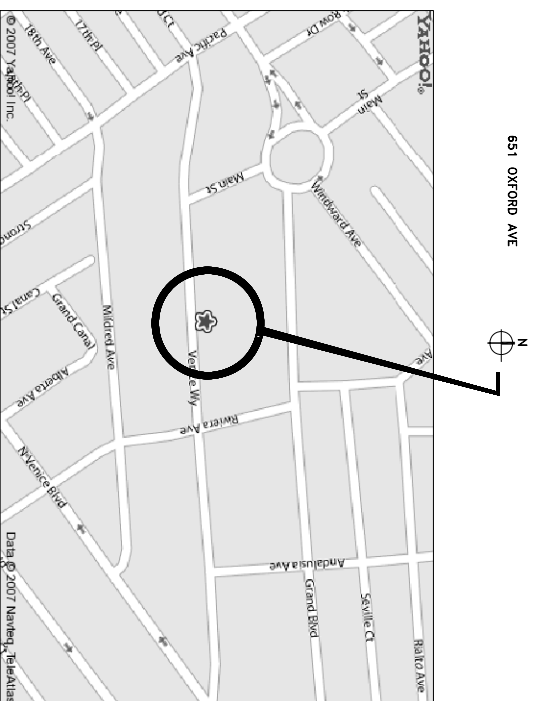
NESTOR SAPPORI  
11124 WASHINGTON BLVD  
CULVER CITY CA 90232

## NEW SINGLE FAMILY DWELLING

313 E. VENICE WAY  
R# 9338  
BLDNG BLK 2  
LOT 50  
APN# 4238021018  
PIN# 106-5A145 40

VICINITY MAP

651 OXFORD AVE

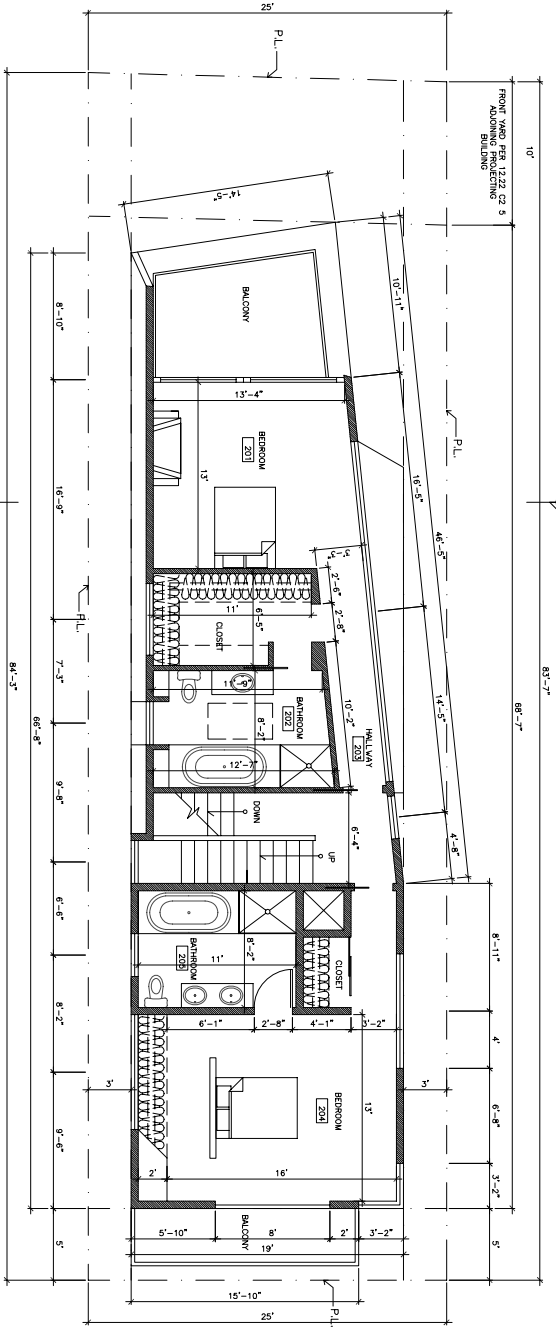


design  
**netarq**

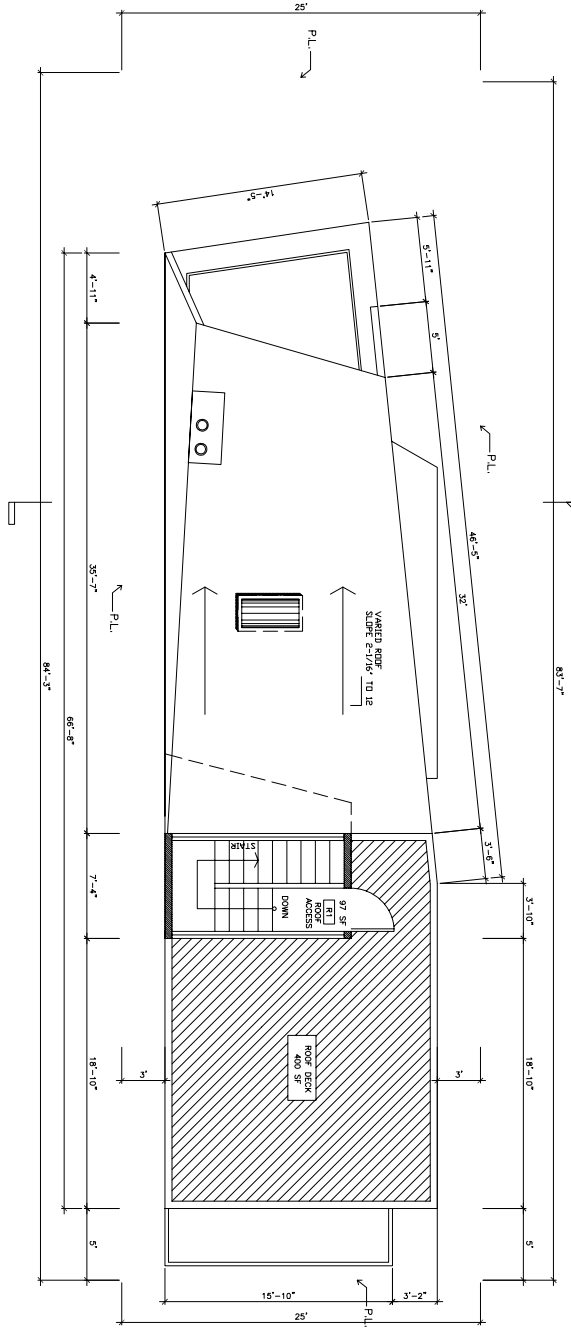
vox 310.866.6464  
juang@netarq.com

**313 E. VENICE WAY  
VENICE CA 90291**

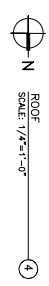




AREA = 1100 SF



AREA = 100 SF



FRONT VIEW PER 1.2.20 22 3  
ADJACENT BUILDING

TOP OF ROOF ACCESS: +29'-6"

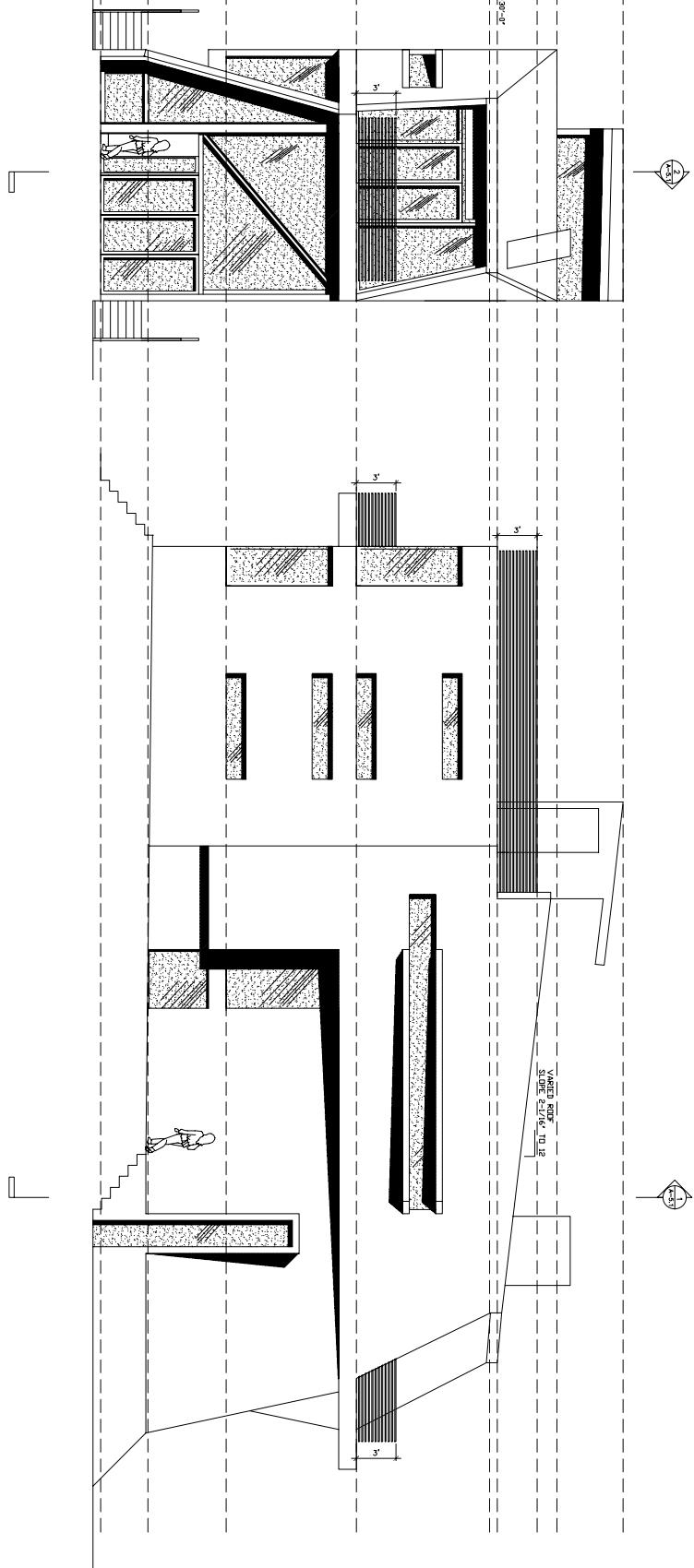
TOP OF VARIOUS ROOF PER VENICE PLAN: +29'-0"  
BALCONY: +29'-0"

FLAT ROOF MAX HEIGHT PER VENICE SPECIFIC PLAN: +29'-0"  
ROOF DECK: +29'-0"

SECOND FLOOR: +19'-4"

FIRST FLOOR: +9'-6"

BASEMENT (3) / CENTER OF THE ROAD 9940



EAST  
SCALE 1/4"=1'-0"  
①

NORTH  
SCALE 1/4"=1'-0"  
②

TOP OF ROOF ACCESS +29'-6"

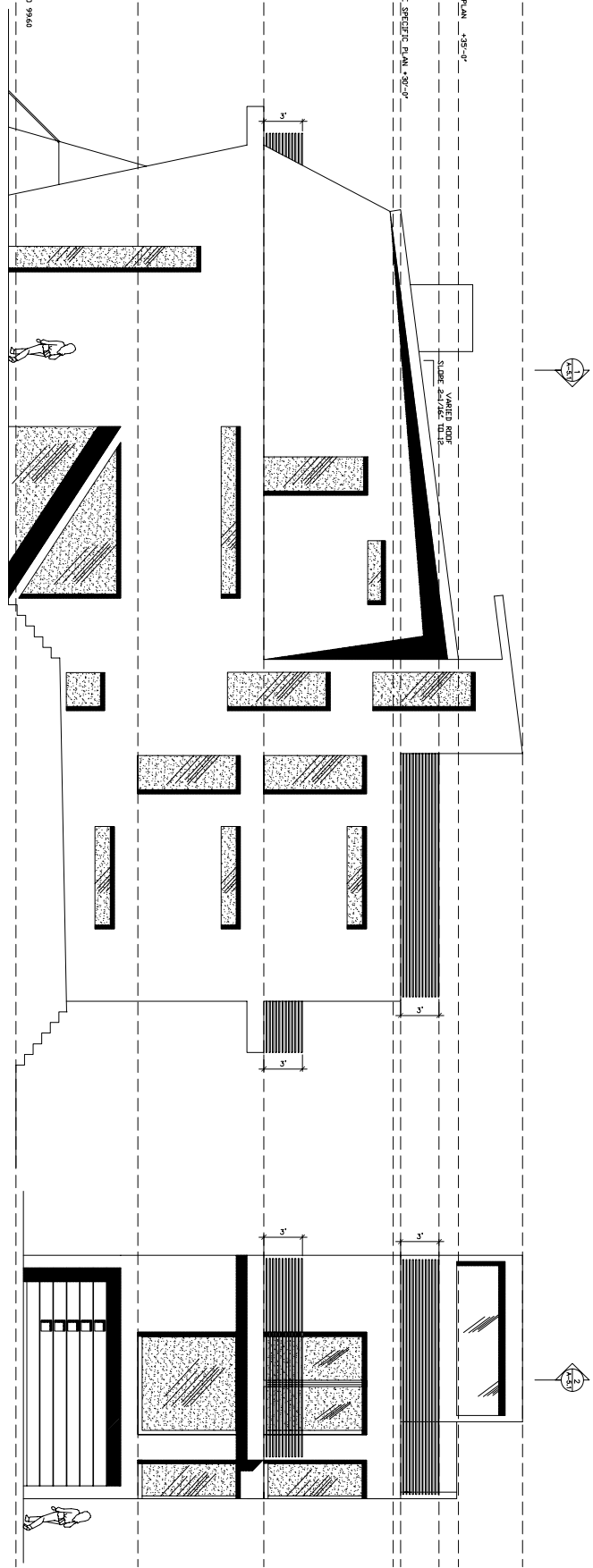
TOP OF VARIOUS ROOF PER VARIOUS PLAN +25'-0"  
BUILDING +23'-0"

FLAT ROOF MAX HEIGHT PER VARIOUS SPECIFIC PLAN +26'-0"  
ROOF DECK +29'-6"

SECOND FLOOR +19'-4"

FIRST FLOOR +9'-0"

BASEMENT GD / CENTER OF THE ROAD 9960



SOUTH  
SCALE 1/4"=1'-0" (3)

WEST  
SCALE 1/4"=1'-0" (4)

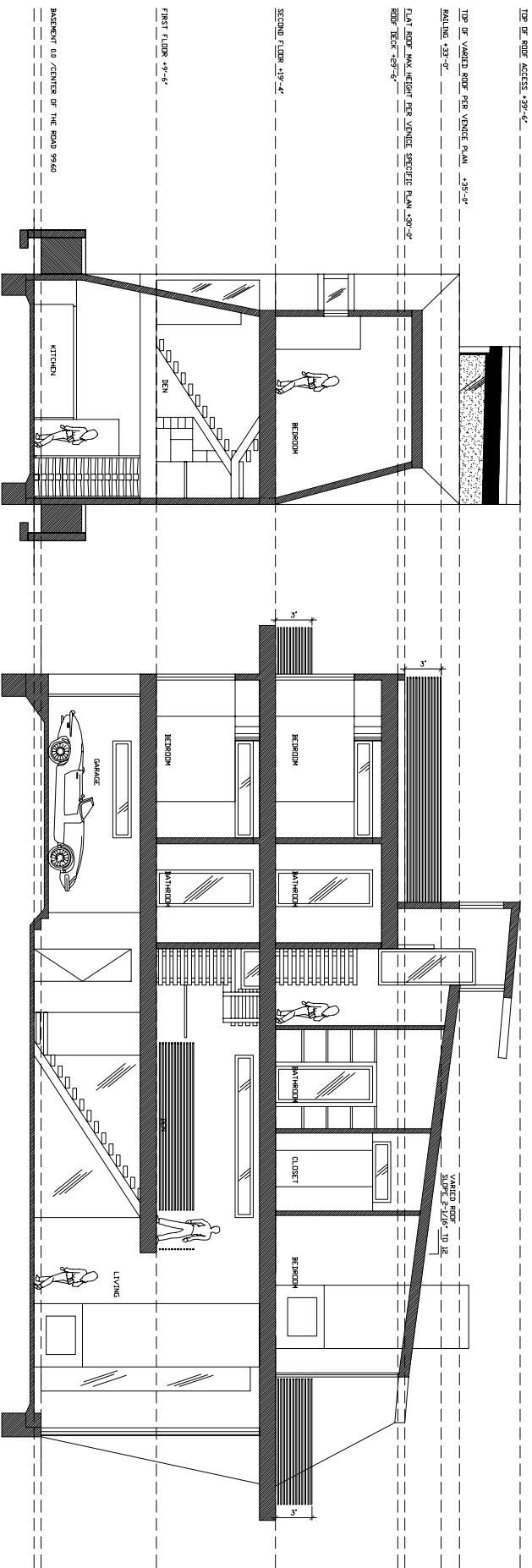
design **netarq**

VOX 310.886.6464  
JUANG@NETARQ.COM

**313 Venice Way**  
**Venice Ca 90291**

**A-4.2**





# 315 E. VENICE WAY VENICE, CA 90291

## DESIGNER

Juan Garcia Maruf / netarq design  
3140 S. Normandie Ave # 1 F  
LOS ANGELES, CALIFORNIA 90006  
tel--(310) 866-6464  
fax--(310) 734-1724  
juang@netarq.com

## OWNER

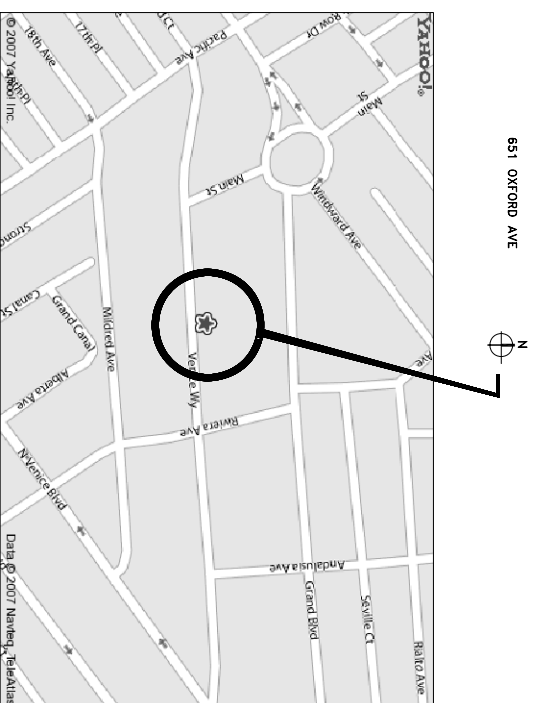
NESTOR SAPPORI  
11124 WASHINGTON BLVD  
CULVER CITY CA 90232

## NEW SINGLE FAMILY DWELLING

315 E. VENICE WAY  
TR 9358  
BLCK 2  
LDC# 222802018  
PIN# 106-5A145 40

VICINITY MAP

651 OXFORD AVE



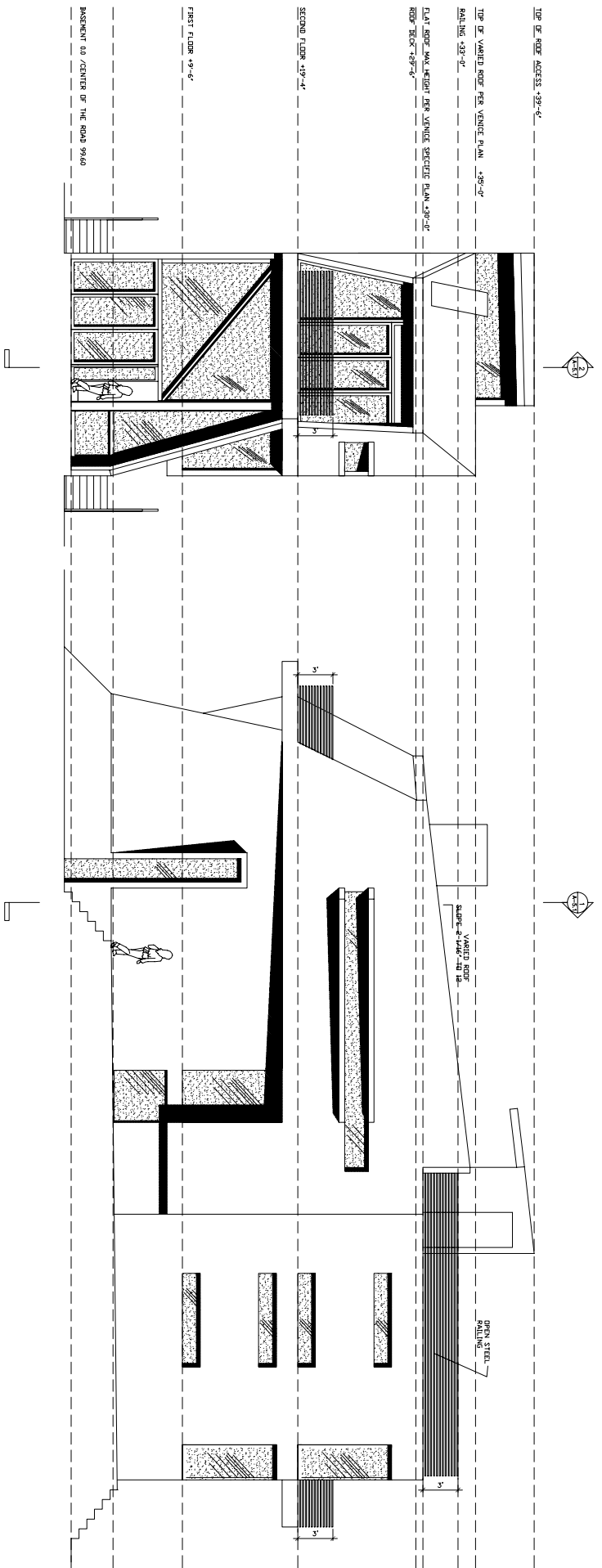
design  
**netarq**

vox 310.866.6464  
juang@netarq.com

**315 E. VENICE WAY  
VENICE CA 90291**



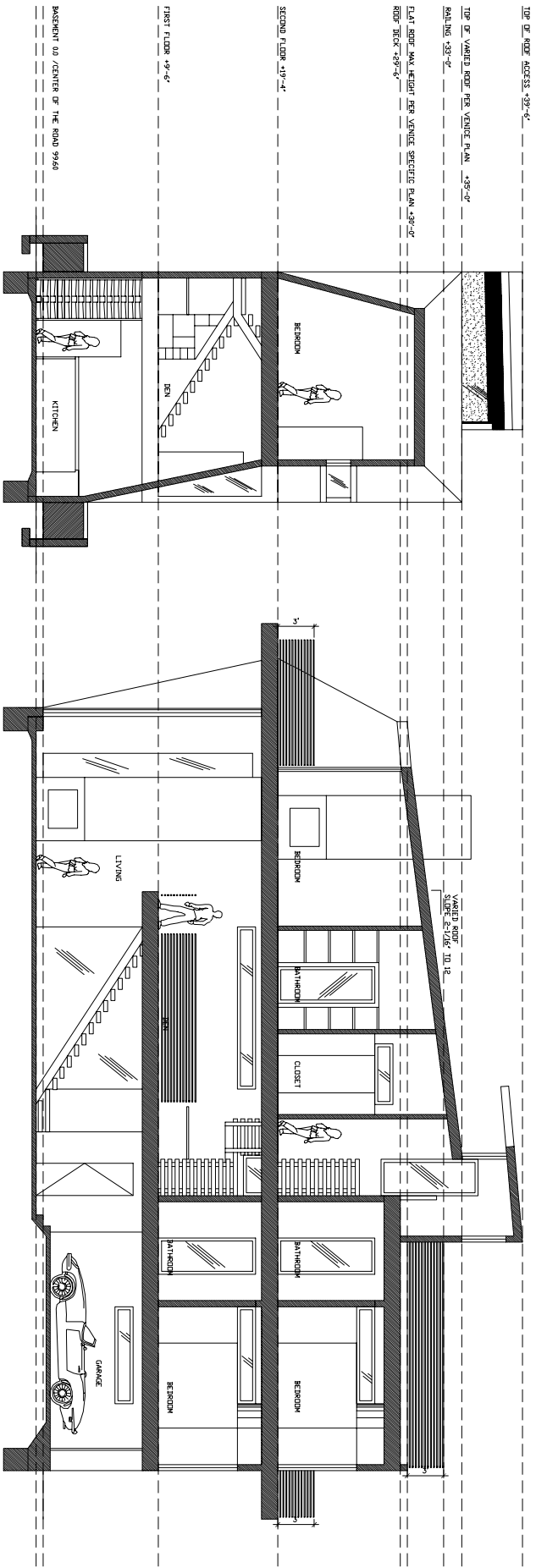




EAST  
SCALE: 1/4"=1'-0"  
①

NORTH  
SCALE: 1/4"=1'-0"  
②





SECTION 1  
SCALE: 1/4"=1'-0" ①

SECTION 2  
SCALE: 1/4"=1'-0" ①