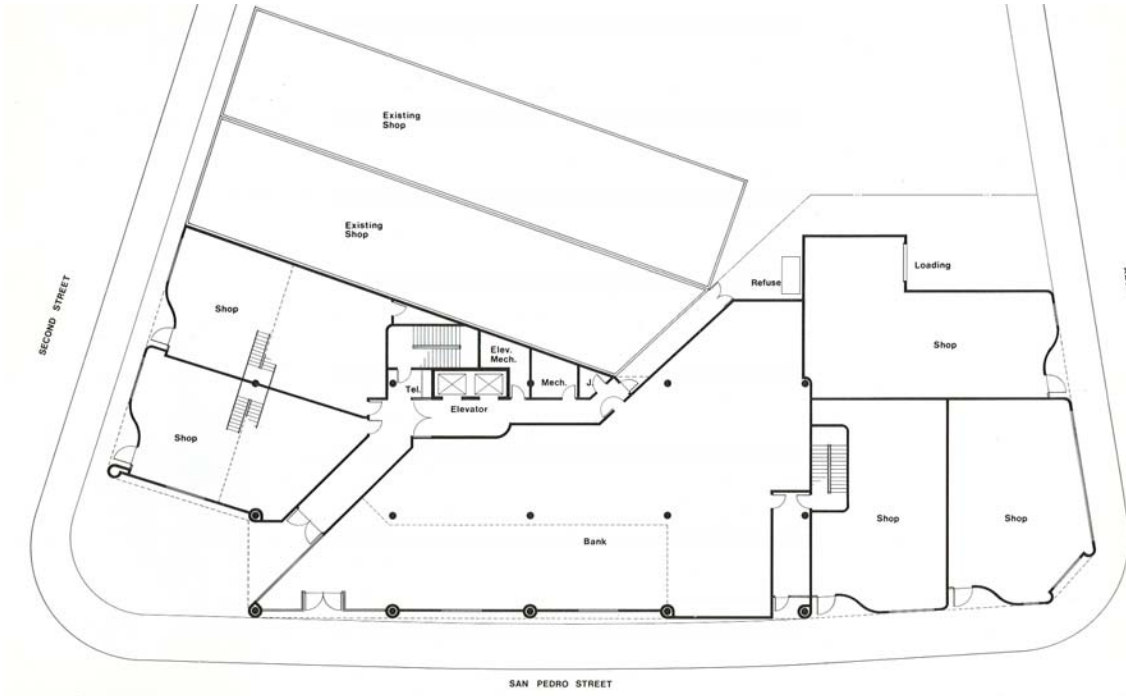


MITSUI MANUFACTURES BANK BUILDING

This five-story office and banking facility is located in the Little Tokyo District of Los Angeles. The exterior design of the building expresses its cultural ties with the neighborhood while reflecting a contemporary spirit. Historic Japanese architectural motifs are utilized with circular and horizontal window patterns. Windows of the office floors are long and narrow, reducing the amount of glass required to

let in ample light while keeping out solar heat. Windowsills are three feet from the floor and window head heights of six feet provide a continuous panoramic vision band, which allows direct visual access to the exterior when sitting or standing. Small “clearstory” windows periodically give tenants sky views, relieving the low window head height and creating an interesting pattern.

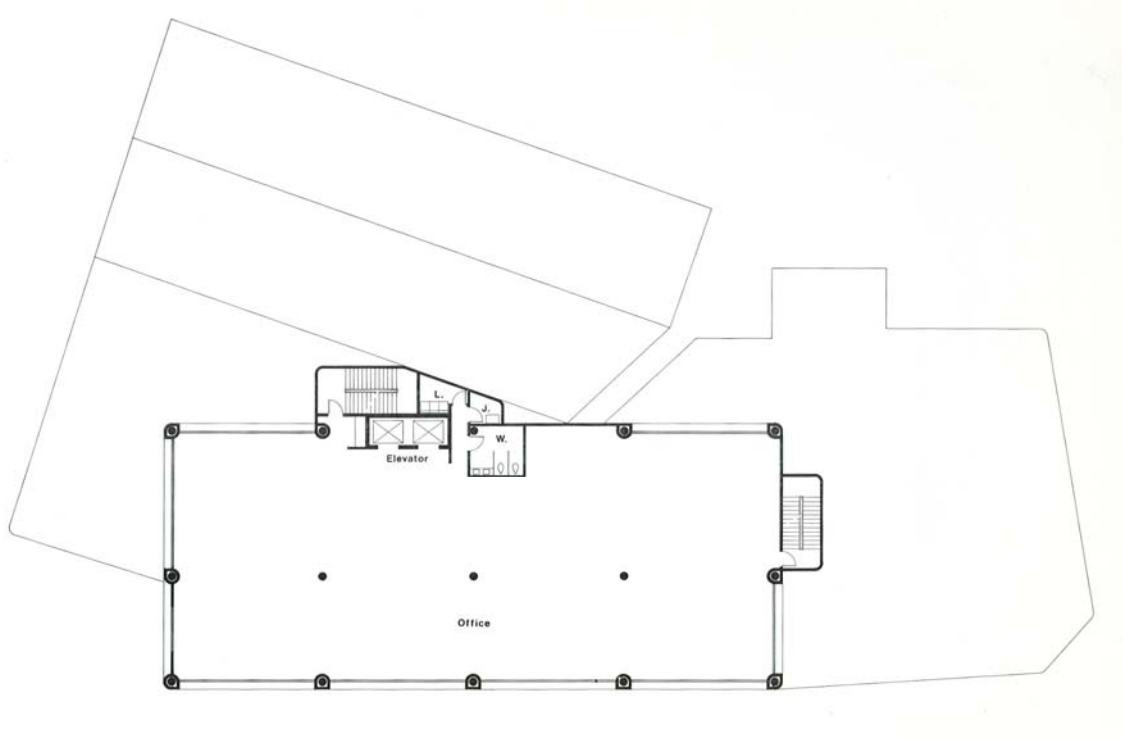




FIRST FLOOR PLAN



C O M B S + M I G U E L



TYPICAL UPPER FLOOR PLAN





This building's design recognized the importance of the triangular corner site as a point of visual relief, and utilized it as a point of reference by creating an entrance plaza for the building. A mixed-use building, retail spaces and the bank are found readily accessible to the street and interior passageway. The upper floors are spacious, open offices. The office structure is pushed in from the perimeter of the site to allow visual relief to the occupants of the surrounding buildings, including a three story building on the east side.

