

117129

709 5TH AVENUE

DIRECTORY

OWNER:
 MARK BEZ
 709 5TH AVENUE
 VENICE, CALIFORNIA 90201
 310.452.2897
 310.452.0465

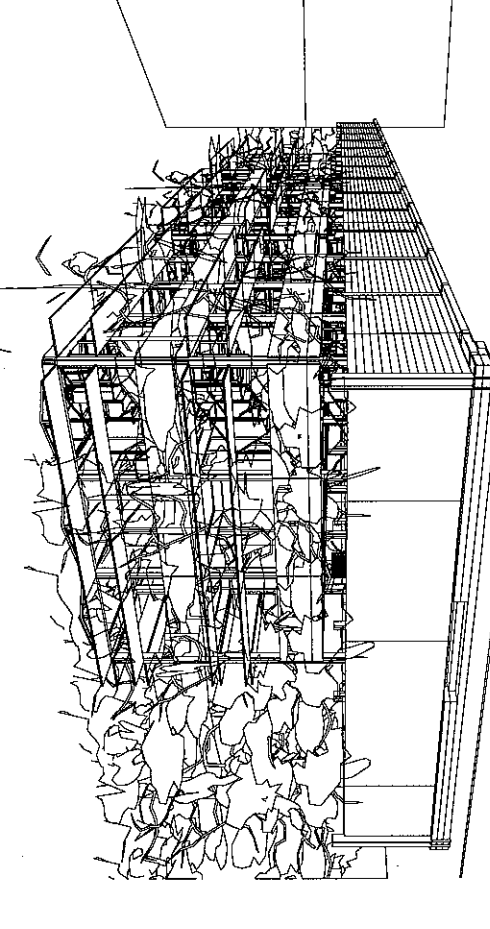
PROJECT DESIGNER:
 M. P.O. BOX 1813
 SANTA MONICA CA 90406
 310.316.8330
 310.316.8340

CIVIL ENGINEER:
 Kevin Alexander CHD Engineering and Surveying
 555 Century Drive
 Costa Mesa, CA 92626
 866.281.5263

STRUCTURAL ENGINEER:
 JOSEPH HOFFMAYER
 3917 CALVIN AVENUE
 SANTA MONICA, CA 90405
 BRN-94-320

MECHANICAL ENGINEER/TITLE 24:
 SALARY
 2200 VENTURA BL. STE. 207
 SANTA MONICA, CA 90404
 310.316.7528

LANDSCAPE ARCHITECT:
 BRET CAMBER
 3150 W. ANNETT COURT DR.
 COSTA MESA, CA 92626
 714.441.1100

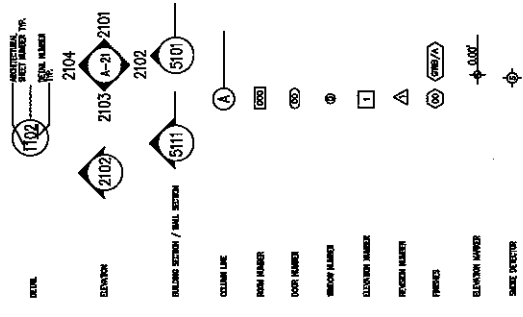


TRIPLEX

709 5TH AVENUE
 VENICE, CALIFORNIA

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SYMBOL KEY

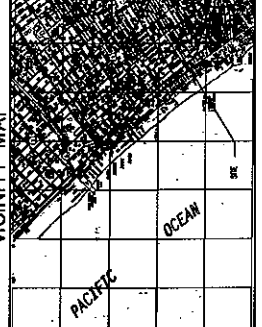


FURNISHED ITEMS

ITEM NO.	ITEM DESCRIPTION	PROVIDED BY	DATE OF CONTRACTOR	INSTALLATION	COMPLETED
1	STEEL AND WELDING	CONTRACTOR	FRAME, FOUNDATION	FRAME, FOUNDATION	REF. ARCH.
2	STEEL APPROXIMATES	STEEL APPROXIMATES	FRAME, FRC PIPE	FRAME, FRC PIPE	REF. ARCH., TUBAL, STEEL
3	GLASS SHELVING	GLASS SHELVING	ALL FIXTURES & HARDWARE	ALL FIXTURES & HARDWARE	REF. ARCH.
4	WETROOM CABINETS	WETROOM CABINETS	INSTALLATION & FINAL COAT.	INSTALLATION & FINAL COAT.	REF. ARCH., PLUMB, DIEC.
5	METALLIC COUNTERTOPS	METALLIC COUNTERTOPS	FRAME	INSTALLATION & FINAL COAT.	REF. DIEC.
6	MIRrors	MIRrors	MIRrors	MIRrors	REF. ARCH.
7	EXTERIOR BALCONIES	CONTRACTOR	CONTRACTOR	EXTERIOR BALCONIES	REF. ARCH.
8	ARCHITECTURAL LIGHTS	CONTRACTOR	CONTRACTOR	EXTERIOR LIGHTS	REF. DIEC.
9	LAUNDRY FIXTURES	LAUNDRY FIXTURES	INSTALLATION & FINAL COAT.	INSTALLATION & FINAL COAT.	REF. DIEC.
10	DISINFECTANT SYSTEM	MIRrors	MIRrors	MIRrors	MIRrors
11	ESCORTER SYSTEM	MIRrors	MIRrors	MIRrors	MIRrors
12	FIRE EXTINGUISHERS	MIRrors	MIRrors	MIRrors	MIRrors
13	FRIDGE HARDWARE	LOCKERS	LOCKERS	LOCKERS	REF. ARCH./PLUMB, STEEL
14	WASH ACCESSORIES	WASH ACCESSORIES	WASH ACCESSORIES	WASH ACCESSORIES	REF. ARCH./PLUMB, STEEL
15	WASH ACCESSORIES	WASH ACCESSORIES	WASH ACCESSORIES	WASH ACCESSORIES	REF. ARCH./PLUMB, STEEL
16	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
17	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
18	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
19	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
20	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
21	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
22	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
23	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
24	WET USED	MIRrors	MIRrors	MIRrors	MIRrors
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26	WET USED	MIRrors	MIRrors	MIRrors	MIRrors

CODE DATA

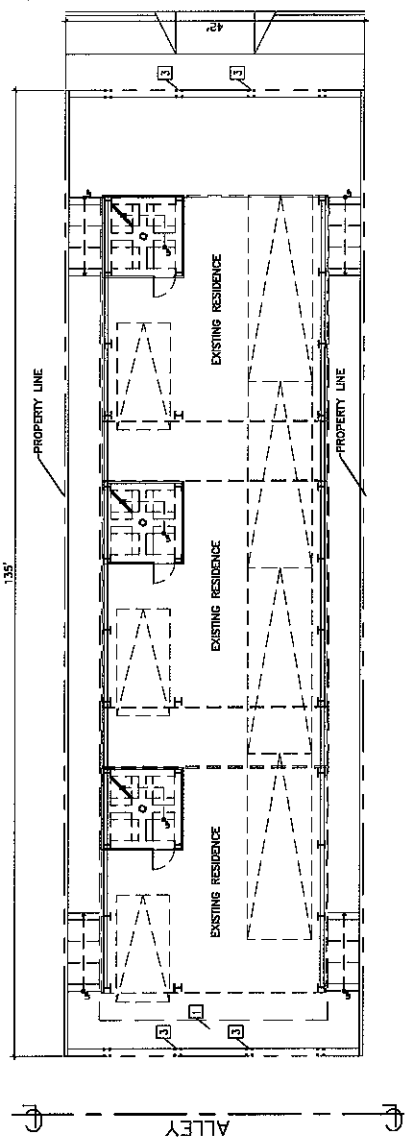
- 1999 LOS ANGELES BUILDING CODE
- BASE PERMITS (SECTION 09)
- TYPE OF CONSTRUCTION (CHAPTER 10)
- ALLOWED HEIGHT (SEE APPROVED VLLC FIRE SUPPRESSION SYSTEM)
- SEISMIC DESIGN CATEGORY (SECTION 1606)
- ACTUAL BUILDING AREA (SECTION 1606.2) 5,800 S.F.
- ACTUAL BUILDING AREA SECOND FLOOR (PLAN 2) 200 S.F.
- ACTUAL BUILDING AREA THIRD FLOOR (PLAN 3) 200 S.F.
- ACTUAL BUILDING AREA FOURTH FLOOR (PLAN 4) 200 S.F.
- ACTUAL BUILDING AREA FIFTH FLOOR (PLAN 5) 200 S.F.
- ACTUAL BUILDING AREA SIXTH FLOOR (PLAN 6) 200 S.F.
- OCCUPANT LOAD (TABLE 10-1A)
- SEA WALLS (SECTION 1609)
- EXCESS WEIGHTS (SECTION 1609.2)
- EXCESS WEIGHTS (SECTION 1609.2) 2'-0" MAX.
- NUMBER OF STORIES (SECTION 1609.3) 2
- WIND (SECTION 1609.5)
- PROVIDE LOW CONSTRUCTION WINDS CLASSIFIED AS WIND SPEED 30 MPH
- WIND TO BE USED AS-30 MPH AS-30 FPM PLANE EXPOSURE
- PROVIDE TO BE USED AS-30 MPH AS-30 FPM PLANE EXPOSURE



LIST OF DRAWINGS

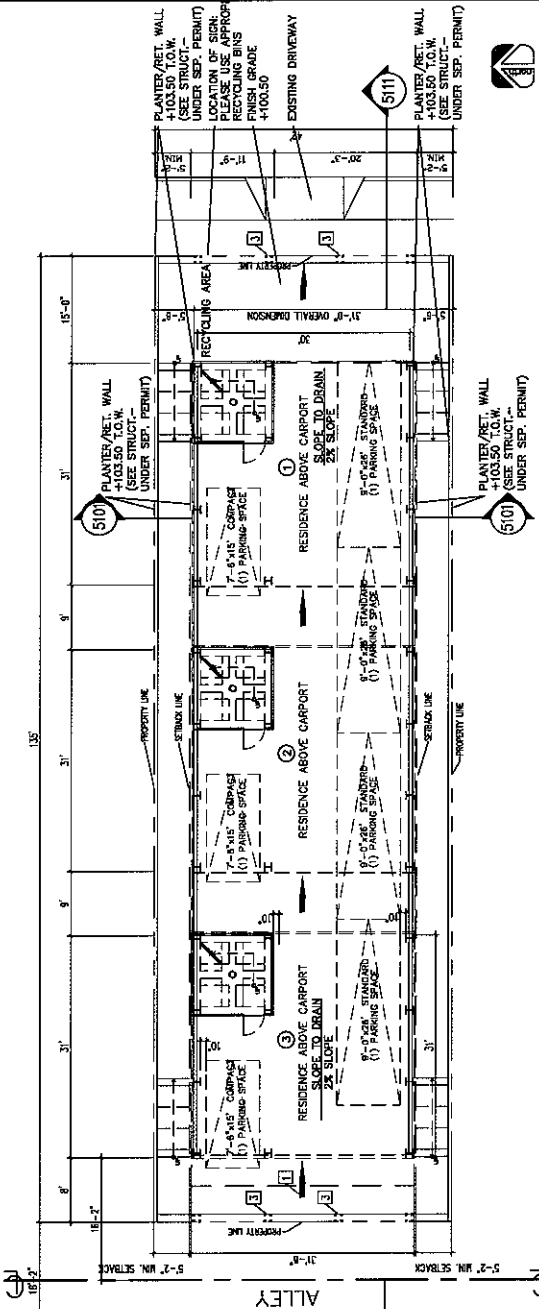
NO.	DESCRIPTION	DATE
1	ARCHITECTURAL	
1-1	COVER SHEET	
1-2	GENERAL NOTES	
1-3	FLOOR PLAN	
1-4	SECTIONAL DETAILS	
1-5	ELEVATIONS	
1-6	MECHANICAL	
1-7	ELECTRICAL	
1-8	STRUCTURAL	
1-9	LANDSCAPE ARCHITECTURE	
1-10	MECHANICAL	
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1-93	LANDSCAPE ARCHITECTURE	
1-94	MECHANICAL	
1-95	ELECTRICAL	
1-96	STRUCTURAL	
1-97	LANDSCAPE ARCHITECTURE	
1-98	MECHANICAL	
1-99	ELECTRICAL	
1-100	STRUCTURAL	

M PROTOTYPE CHANGE MEMORANDUMS INCLUDED:
2000-00



EXISTING SITE PLAN (UNDER CURRENT PERMIT)

SCALE: 1/8"=1'-0" 1211



SITE PLAN

INFORMATION FOR THIS DRAWING WAS OBTAINED IN PART FROM:
REGISTRAR/COUNTY CLERK REAL ESTATE RECORDS ON 07 OCTOBER 1999

SCALE: 1/8"=1'-0" 1201

GENERAL NOTES

TOTAL SITE AREA = 5,670 SQ. FT.
SITE AREA = 5,670 SQ. FT.
BUILDING AREA = 3,441 SQ. FT. (60%)
NET SITE AREA = 2,229 SQ. FT.
FRONT YARDS: 15' MIN.
SIDE YARDS: 5' MIN. (OR 10% LOT WIDTH)
REAR YARDS: 5' MIN.
DRIVE AISLE WIDTH: 9' MIN.
PARKING STALL SIZE:
STANDARD = 9' x 18'
COMPACT = 7' 6" x 15' (ALL BUT ONE ALLOWED)
TANDUM = 9' x 25'

LEGAL DESCRIPTION

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
ROOF 16' 0" WIDE, 10' 0" DEEP TRACT IN THE CITY OF LOS ANGELES, IN THE OFFICE COUNTY RECORDER OF SAID COUNTY.

PARKING CALCULATIONS

PARKING REQUIRED:
RD-1.5-1
3 - UNITS = 7
TOTAL REQUIRED = 7 SPACES
PARKING PROVIDED:
STANDARD (9' x 25') 4 SPACES
H.C. (9' x 20') NONE
COMPACT (7.5' x 15') 3 SPACES
TOTAL PROVIDED = 7 SPACES

SITE LEGEND

- 1 PROVIDE PAINTED ARROWS ON PAVEMENT.
- 2 DRIVEWAY TO BE ONE WAY IN/DIE WAY OUT.
- 3 PROVIDE DIRECTIONAL SIGNAGE @ ENTRANCE.
- 4 15' x 15' COMPACT PARKING SPACE (SEE WRONG WAY).
- 5 7'-6" x 15'-0" COMPACT PARKING SPACE.
- 6 TYPICAL 5" DIA. DOWNSPROUT DRAIN.
- 7 CONNECT TO 4" PVC TO STREET (THRU CURB) OR ALLEY.
- 8 3'-6" x 4'-0" ALUM. GRATE GATE MASTER KEY COMMON TO RESIDENCE.
- 9 SEE ASS. SPEC. LINE CONNECT TO EXISTING MATERIAL. REPT. FRAC. LOCATION.
- 10 PROMISE 20' RESSEOR SPACE (MEASURED FROM BACK OF SIDEWALK TO SECURITY GATE). IF SECURITY GATE IS TO BE PROVIDED ON 5TH AVENUE.
- 11 4" CONCRETE W/W/M. MESH ON SAND.
- 12 STEEL RODS W/ LT. BRONZ FINISH.
- 13 CONCRETE W/W/M. MESH ON SAND STEEL.
- 14 100% CONC. / 100% W/W/M. MESH ON SAND.
- 15 PLANTING AREA - UNDEGRADED AND IRRIGATED.
- 16 CONCRETE PAPER.

709 5TH AVENUE
VENICE
CALIFORNIA
90291
310-452-3894
310-452-0968

TRIPLE X
709 5TH AVENUE
VENICE, CALIFORNIA

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No.	Revisions	Date
01	11-18-01	03-03-2002
02	11-18-01	03-03-2002
03	07-14-02	03-03-2002
04	08-07-03	08-07-2003
05	08-07-03	08-07-2003
06	04-27-06	04-27-2006
07	09-20-08	09-20-2008

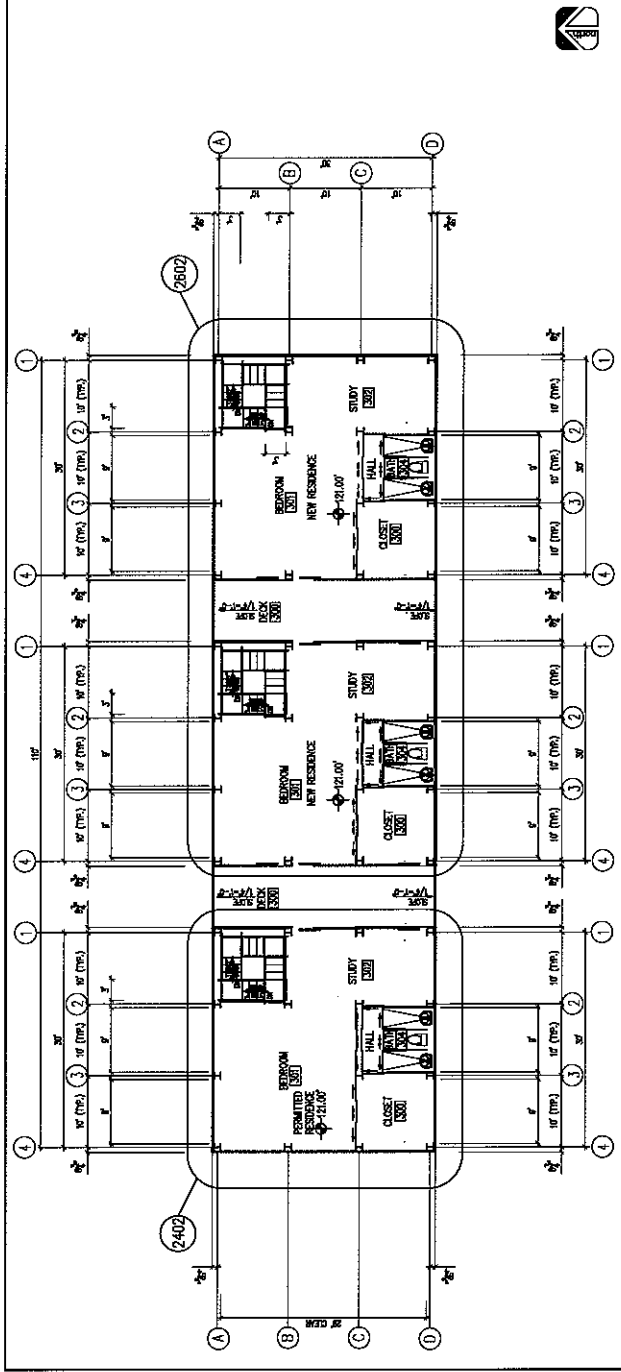
Drawn For	Date	No.	Revisions
TRIPLE X	11-18-01	01	11-18-01
TRIPLE X	11-18-01	02	11-18-01
TRIPLE X	07-14-02	03	07-14-02
TRIPLE X	08-07-03	04	08-07-03
TRIPLE X	08-07-03	05	08-07-03
TRIPLE X	04-27-06	06	04-27-06
TRIPLE X	09-20-08	07	09-20-08

Project No.	Date
09-20-08	09-20-2008

Author: JTB
Date: 09-20-2008
Scale: 1/8"=1'-0"

Site Plan
A-12

M PROTOTYPE CHANGE MEMORANDUMS INCLUDED:
 2000-00



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0" PARTITION TYPES: [2112] [2111]

- PARTITION TYPES:**
 (REF. SEE 3104 FOR DETAILS & SPECS-06/10)
- A 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - B 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - C 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - D 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - E 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - F 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - G 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - H 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - I 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - J 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - K 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - L 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - M 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - N 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - O 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - P 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - Q 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - R 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - S 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - T 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - U 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - V 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - W 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - X 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - Y 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR
 - Z 3'-0" x 7'-11" x 1 9/16" "MURAL" PANELS WITH "MURAL" FINISHING DOOR

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 CALIFORNIA
 90231
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TRIPLEX
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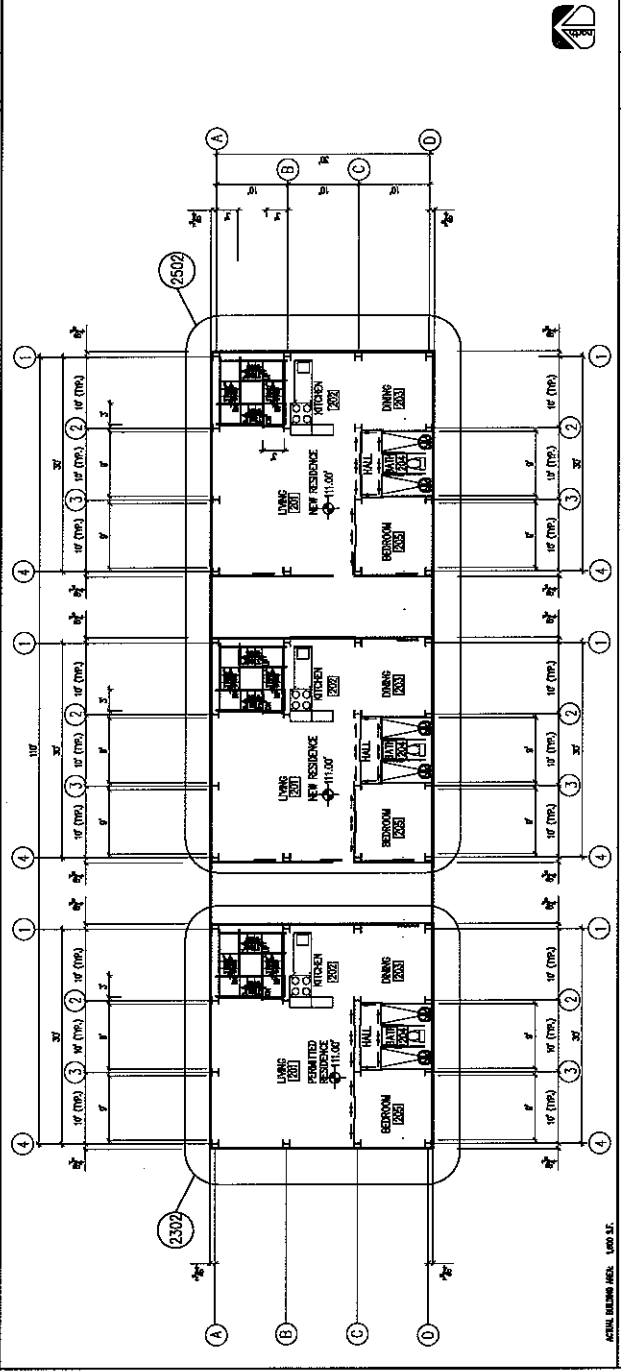
CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL NOTIFY THE PROJECT DESIGNER IMMEDIATELY OF ANY DISCREPANCIES. CONTRACTOR SHALL PROTECT CONCRETE FLOORS FROM STAINS AND THE BLANK CONCRETE THROUGHOUT THE CONSTRUCTION SEQUENCE. THE CONCRETE IS A FINISH SURFACE. CONTRACTOR SHALL FIELD TEST EACH PARTITION TYPE WITH SUPERVISION OF PARTITION MANUFACTURER'S REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION OF TOTAL PARTITION AMOUNT. SHOULD ANY DISCREPANCY ARISE THE PROJECT DESIGNER IS TO BE NOTIFIED PRIOR TO PURCHASE AND INSTALLATION OF TOTAL PARTITION AMOUNT. AN APPROVED SEISMIC GAS SHUT VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND RIGIDLY CONNECTED TO THE BUILDING OR STRUCTURE. THE FUEL GAS SYSTEM SHALL BE PROVIDED WITH A CONCEALED FLOOR-TO-CEILING ASSEMBLY (FORD) OF COMBUSTIBLE CONSTRUCTION.

Issued For	No.	Revisions	Date
PLAN CHECK	11-16-01		03-03-2002
PLAN CHECK	08-07-03		08-07-2003
PLAN CHECK	04-27-08		04-27-2008
PLAN CHECK	09-20-08		09-20-2008

Scale	Date
1/8" = 1'-0"	08-07-2003
1/8" = 1'-0"	04-27-2008
1/8" = 1'-0"	09-20-2008

Scale	Date
1/8" = 1'-0"	08-07-2003
1/8" = 1'-0"	04-27-2008
1/8" = 1'-0"	09-20-2008

FLOOR PLAN
 A-21



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" PARTITION TYPES: [2102] [2101]

- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL NOTIFY THE PROJECT DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL PROTECT CONCRETE FLOORS FROM STAINS AND THE BLANK CONCRETE THROUGHOUT THE CONSTRUCTION SEQUENCE. THE CONCRETE IS A FINISH SURFACE.
 - CONTRACTOR SHALL FIELD TEST EACH PARTITION TYPE WITH SUPERVISION OF PARTITION MANUFACTURER'S REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION OF TOTAL PARTITION AMOUNT.
 - SHOULD ANY DISCREPANCY ARISE THE PROJECT DESIGNER IS TO BE NOTIFIED PRIOR TO PURCHASE AND INSTALLATION OF TOTAL PARTITION AMOUNT.
 - AN APPROVED SEISMIC GAS SHUT VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND RIGIDLY CONNECTED TO THE BUILDING OR STRUCTURE. THE FUEL GAS SYSTEM SHALL BE PROVIDED WITH A CONCEALED FLOOR-TO-CEILING ASSEMBLY (FORD) OF COMBUSTIBLE CONSTRUCTION.

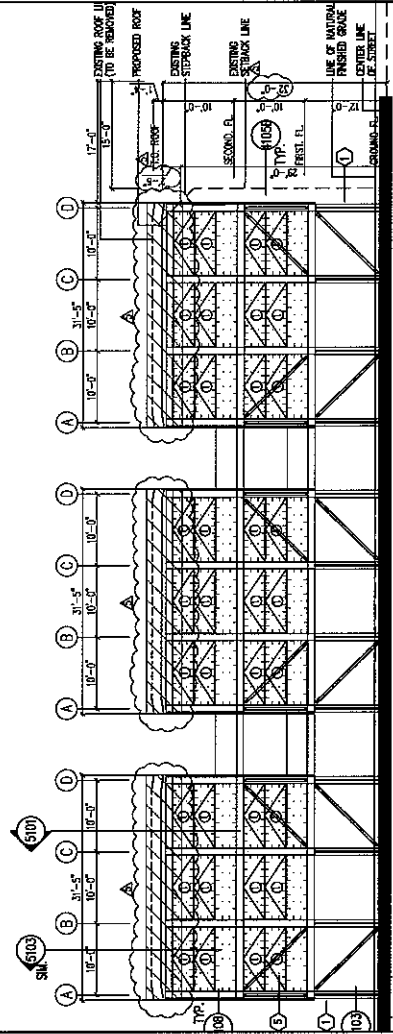
ACTUAL BUILDING AREA: 1,000 SQ. FT.

SCALE: 1/8" = 1'-0" PARTITION TYPES: [2102] [2101]

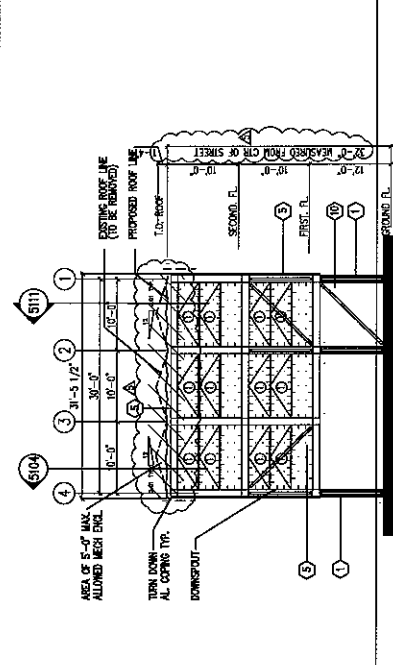
- ① GALVANIZED STEEL - (SEE STRUCTURAL DRAWINGS)
- ② CONCRETE - SMOOTH FINISH (CLEAR COAT WATER PROOF SEAL FINISH)
- ③ ALUMINUM CORING (MILL FINISH)
- ④ ALUMINUM GUTTER AND DOWNSPOUT FINISH TO MATCH ③
- ⑤ PREFABRICATED TRANSLUCENT FIBERGLASS PANELS (CLEAR ANODIZED MILL FINISH - REF DIMS. ASI, ARI AND STRUCTURAL DIMS.)
- ⑥ PLASTER - UNDER SEPARATE PERMIT (100 CI. 105. TOTAL FILL)
- ⑦ STEEL CARBONAL (MILL FINISH) W/ WOOD HANGAR (PER SPEC)
- ⑧ ALUMINUM GLASS WINDOWS METAL DOORS AND WINDOWS ALUMINUM FRAME (MILL FINISH-PET SCHED)
- ⑨ ALUMINUM OPENABLE GRATING (MILL FINISH-PET SCHED)
- ⑩ GALV. STL. STAR (STEEL-PER SPEC. - SEE ARI AND STRUCTURAL DIMS.)

NOTES

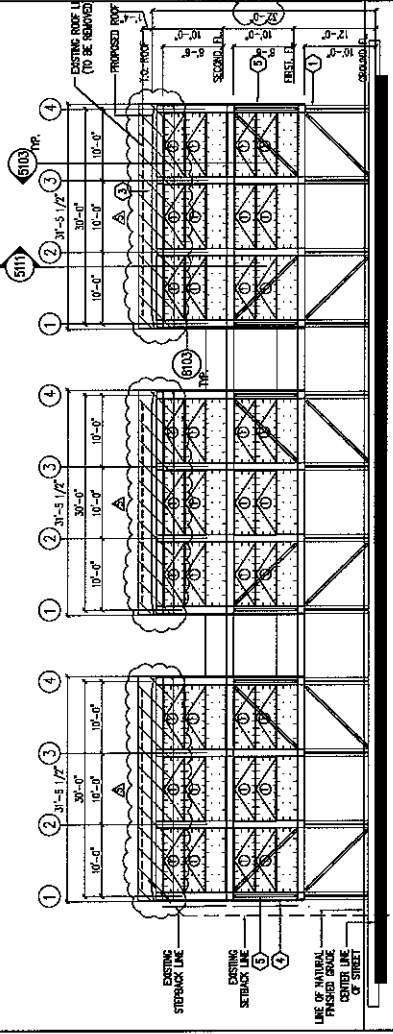
SCALE: 3/8"=1'-0" 4123 JOINT DETAIL 4121



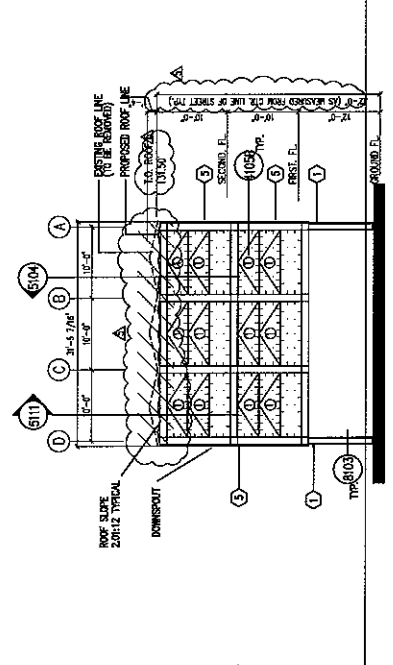
SOUTH ELEVATION 4113



EAST ELEVATION 4111

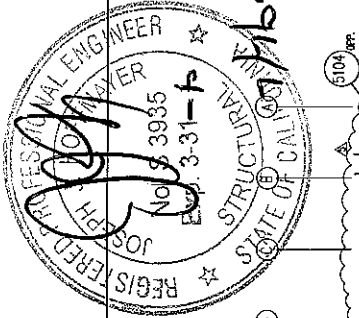


NORTH ELEVATION 4103



WEST ELEVATION 4101

M PROTOTYPE CHANGE MEMORANDUMS INCLUDED: 2000-00



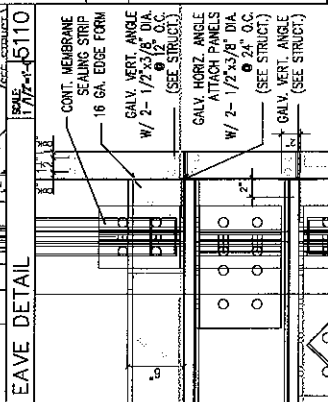
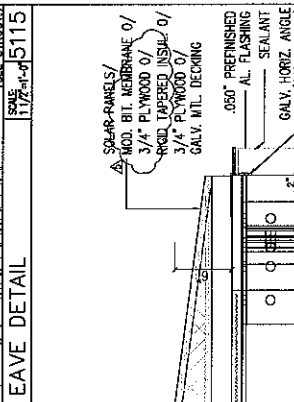
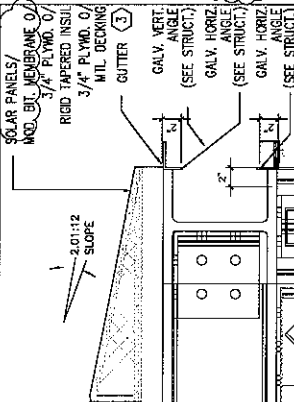
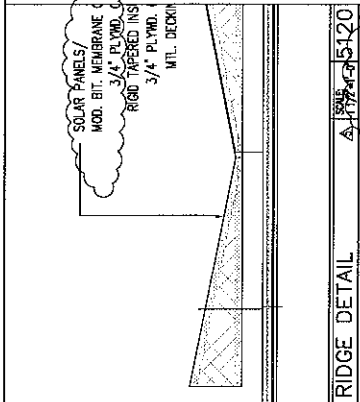
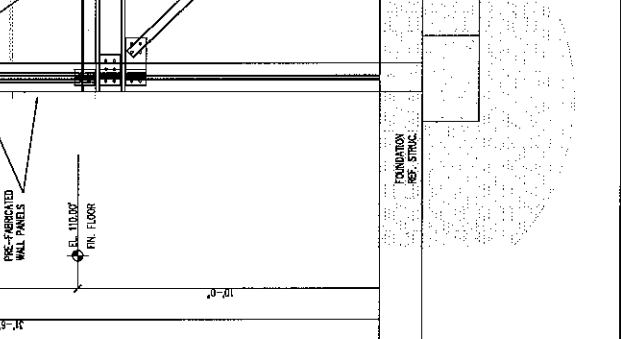
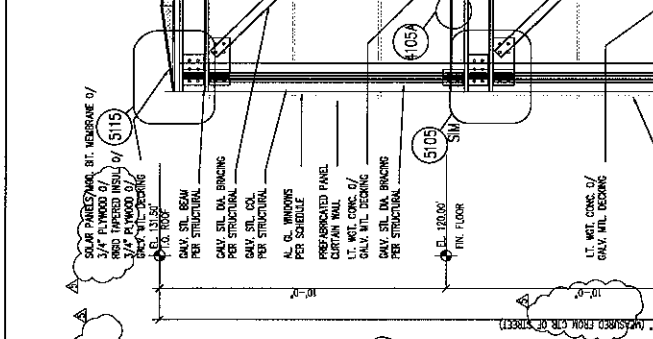
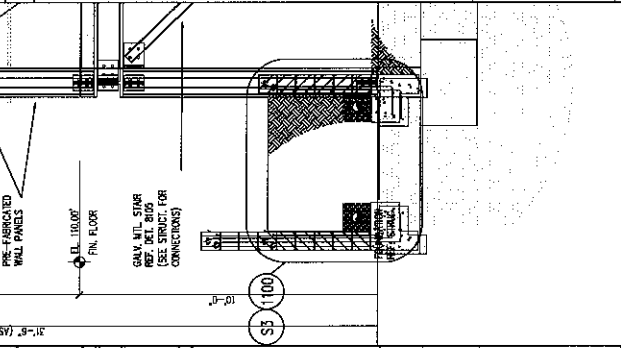
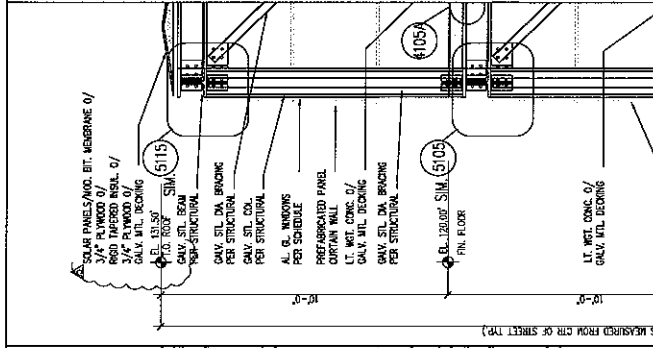
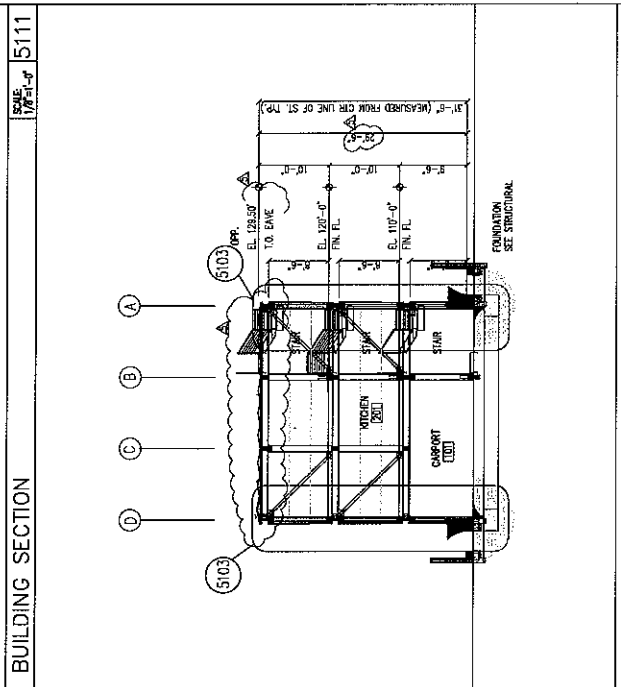
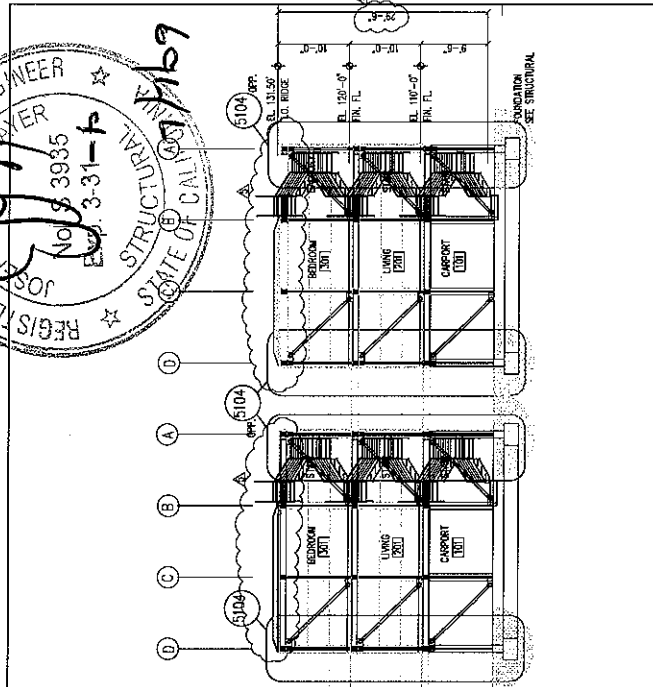
TRIPLEX
709 5TH AVENUE
VENICE, CALIFORNIA
310-487-3814
310-487-0282

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Issued For	Date	No.	Revisions	Date
PLAN CHECK	11-16-01	03	03-03-2002	
PLAN CHECK	03-14-02	02	03-14-2002	
PLAN CHECK	08-07-03	01	08-07-2003	
PLAN CHECK	04-27-06	04	04-27-2006	
PLAN CHECK	09-20-08	08	09-20-2008	

Scale	Section	Scale	Section
1/8"=1'-0"	5111	1/8"=1'-0"	5103
1/8"=1'-0"	5104	1/8"=1'-0"	5105

WALL SECTIONS
DETAILS
A-51



Scale	Section	Scale	Section
1/8"=1'-0"	5111	1/8"=1'-0"	5103
1/8"=1'-0"	5104	1/8"=1'-0"	5104
1/8"=1'-0"	5105	1/8"=1'-0"	5105