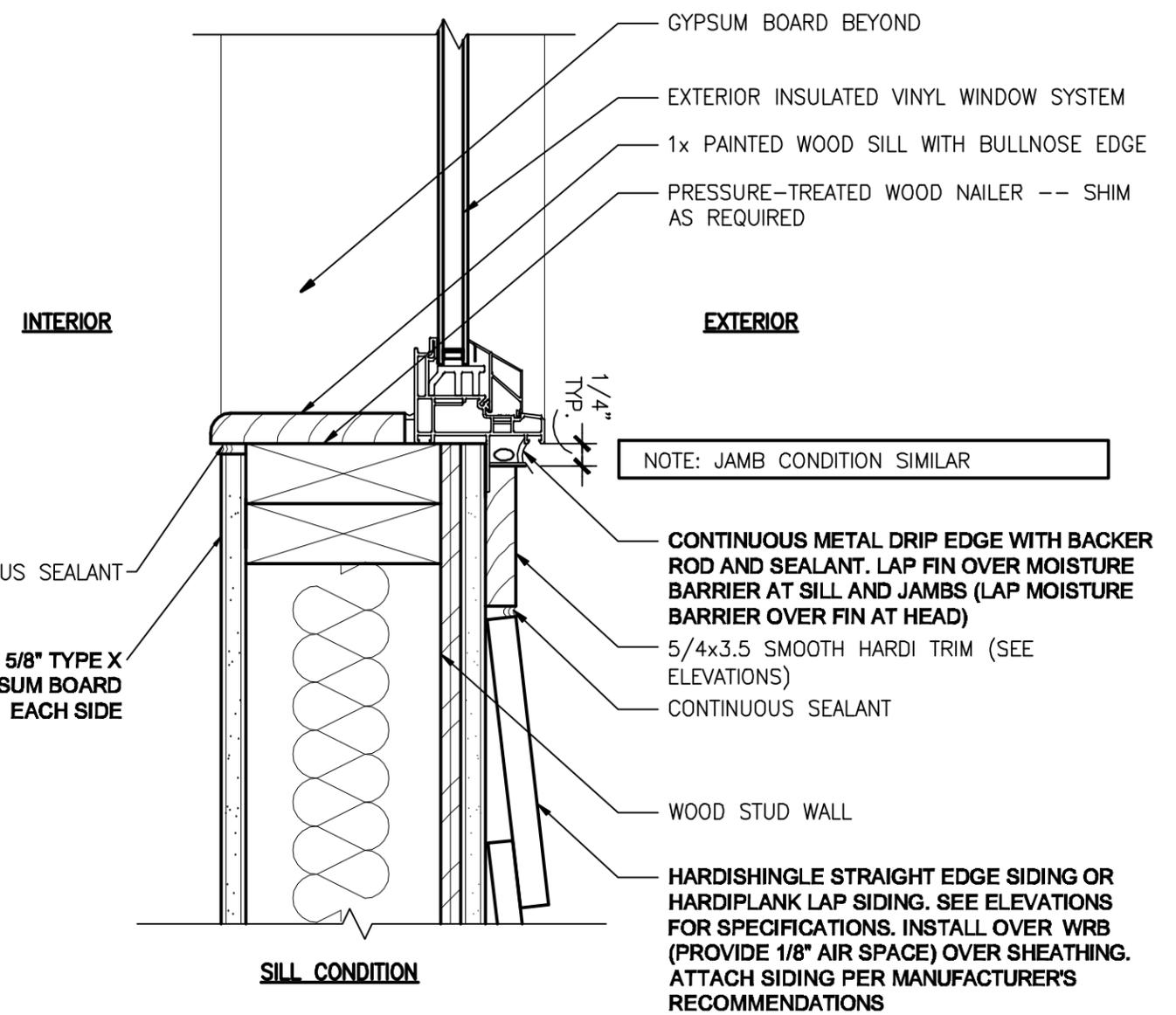
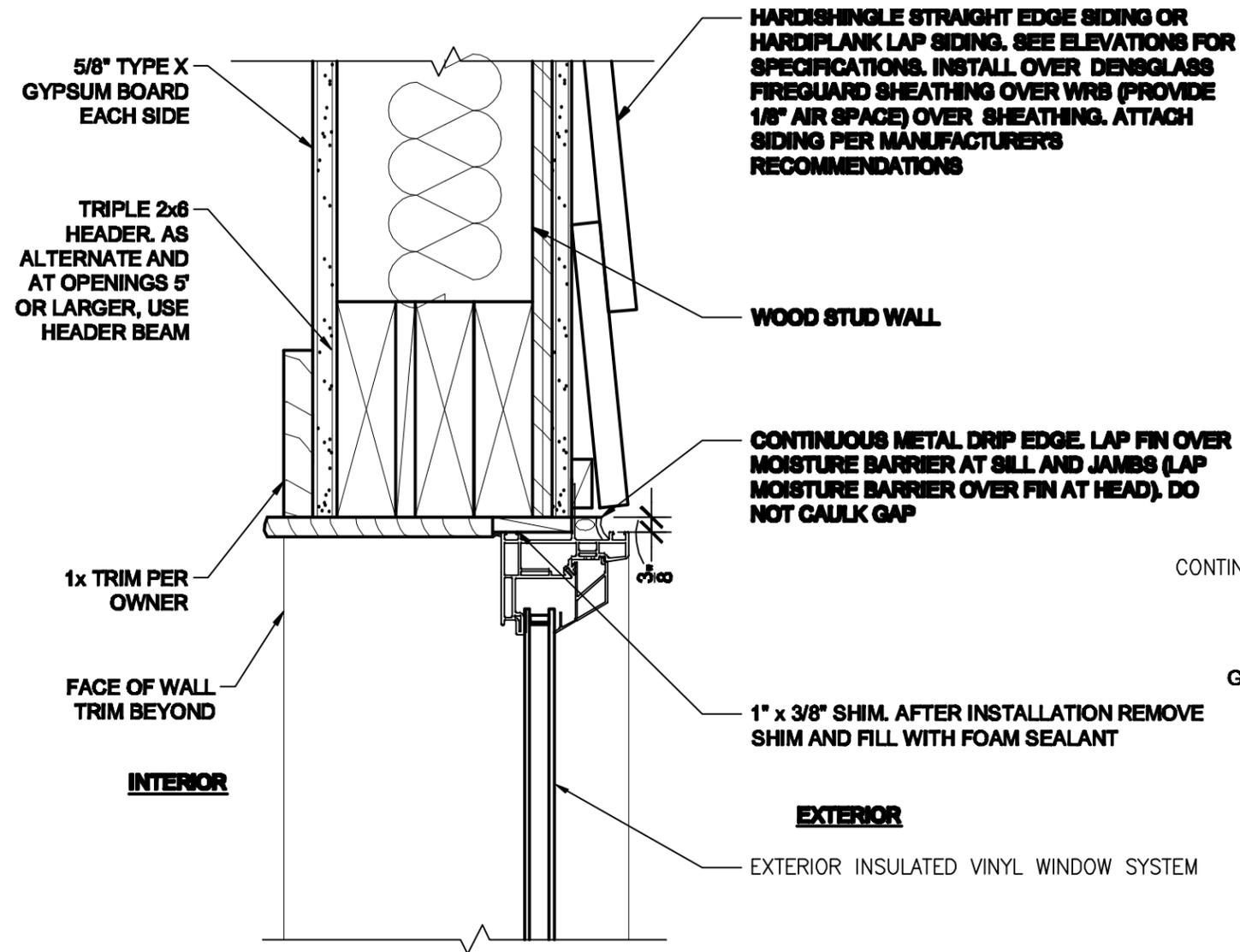


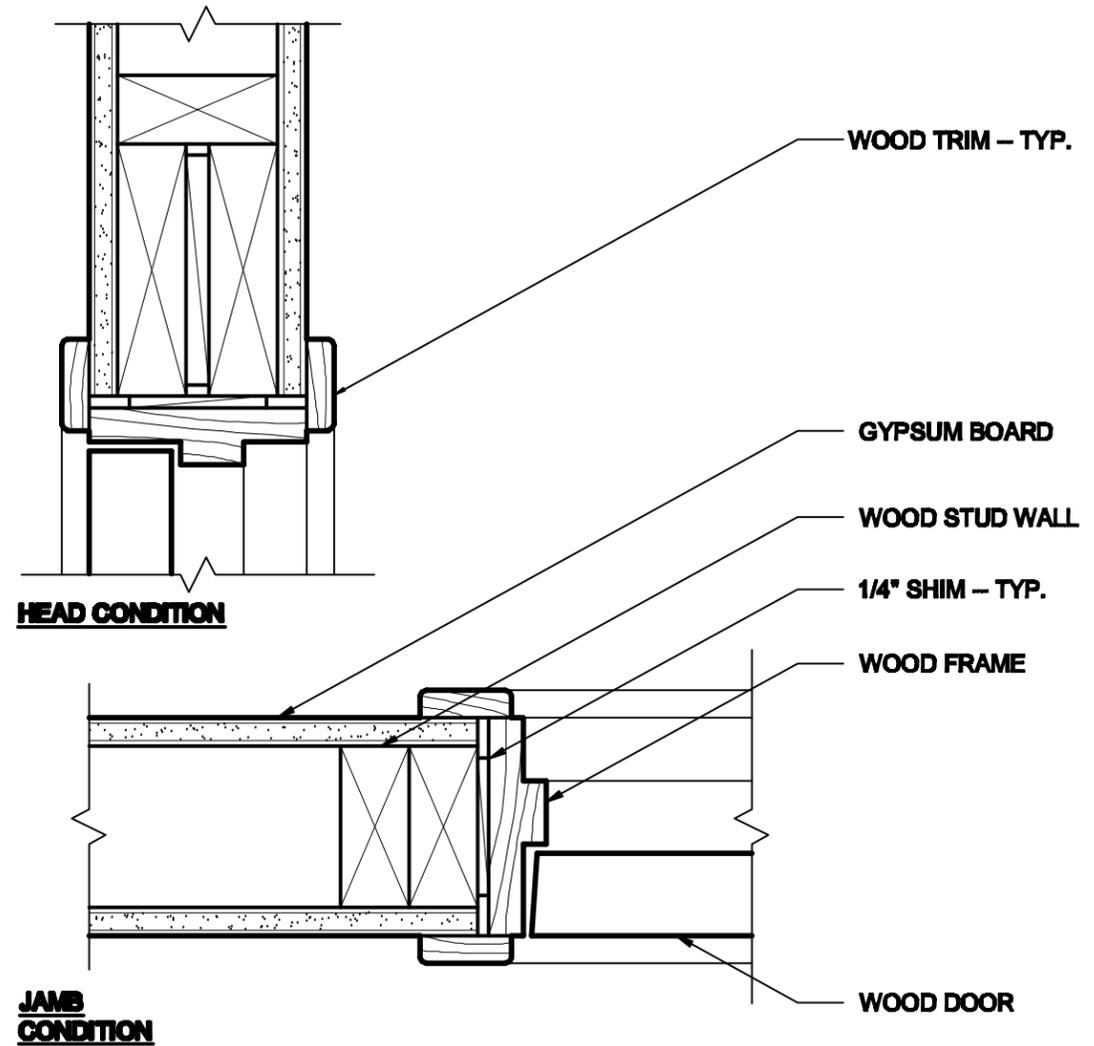
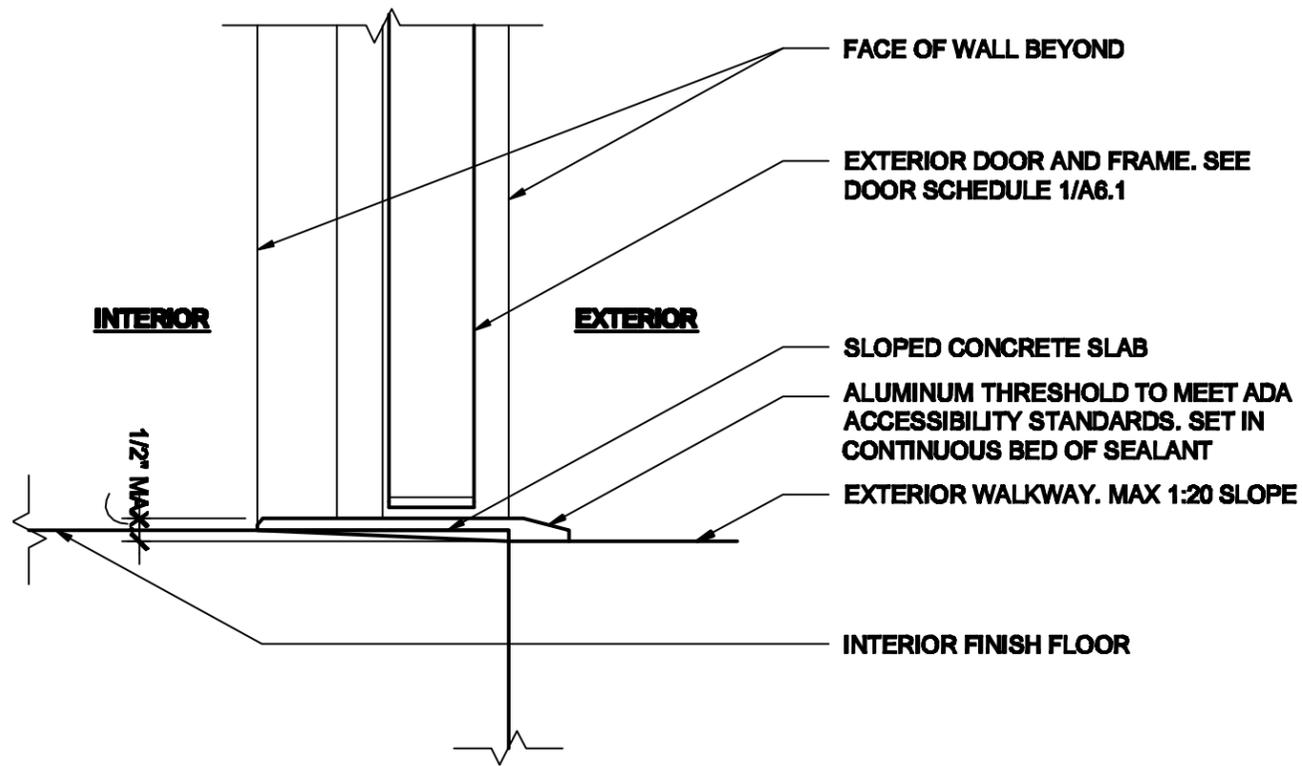
1 STOREFRONT DOOR JAMB AND HEAD
 A4.1 SCALE: 3" = 1'-0"

2 STOREFRONT DOOR AT THRESHOLD
 A4.1 SCALE: 3" = 1'-0"



3 EXTERIOR WINDOW HEAD DETAIL @ HARDI SIDING
A4.1 SCALE: 3" = 1'-0"

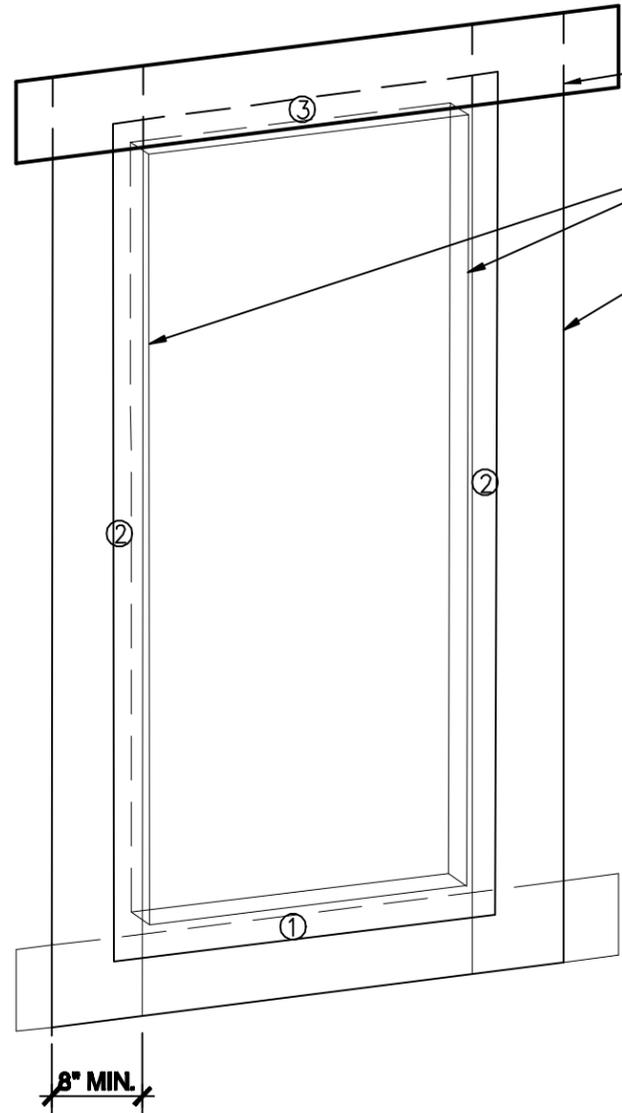
4 EXTERIOR WINDOW SILL DETAIL @ HARDI SIDING
A4.1 SCALE: 3" = 1'-0"



5 **EXTERIOR FLUSH DOOR AT THRESHOLD**
A4.1 SCALE: 3" = 1'-0"

6 **TYPICAL INTERIOR DOOR DETAIL**
A4.1 SCALE: 3" = 1'-0"

• **INSTALL IN ACCORDANCE WITH AAMA 2400-02**



SELF-ADHESIVE WINDOW FLASHING WRAP

PROVIDE FULL LAP AT CORNERS OF HEAD OF WINDOW

INSTALLED WINDOW FRAME

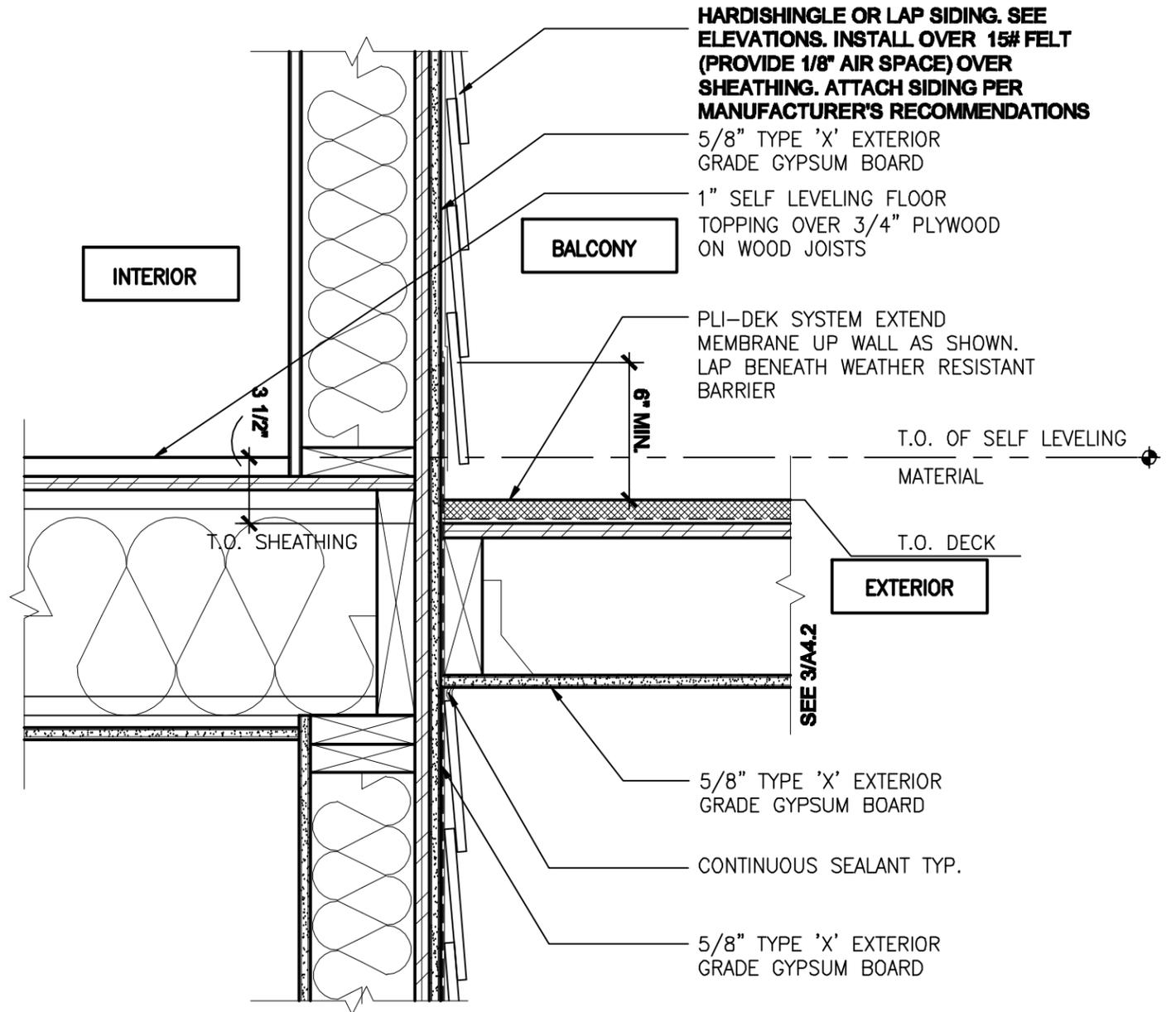
PROVIDE MIN. 8" FLASHING AROUND WINDOWS (TYPICAL)

INSTALL SELF ADHESIVE FLASHING OVER THE FLASHING AND OVER THE WINDOW FRAME. (NOTE: AIR INFILTRATION BARRIER IS NOT SHOWN FOR CLARITY)

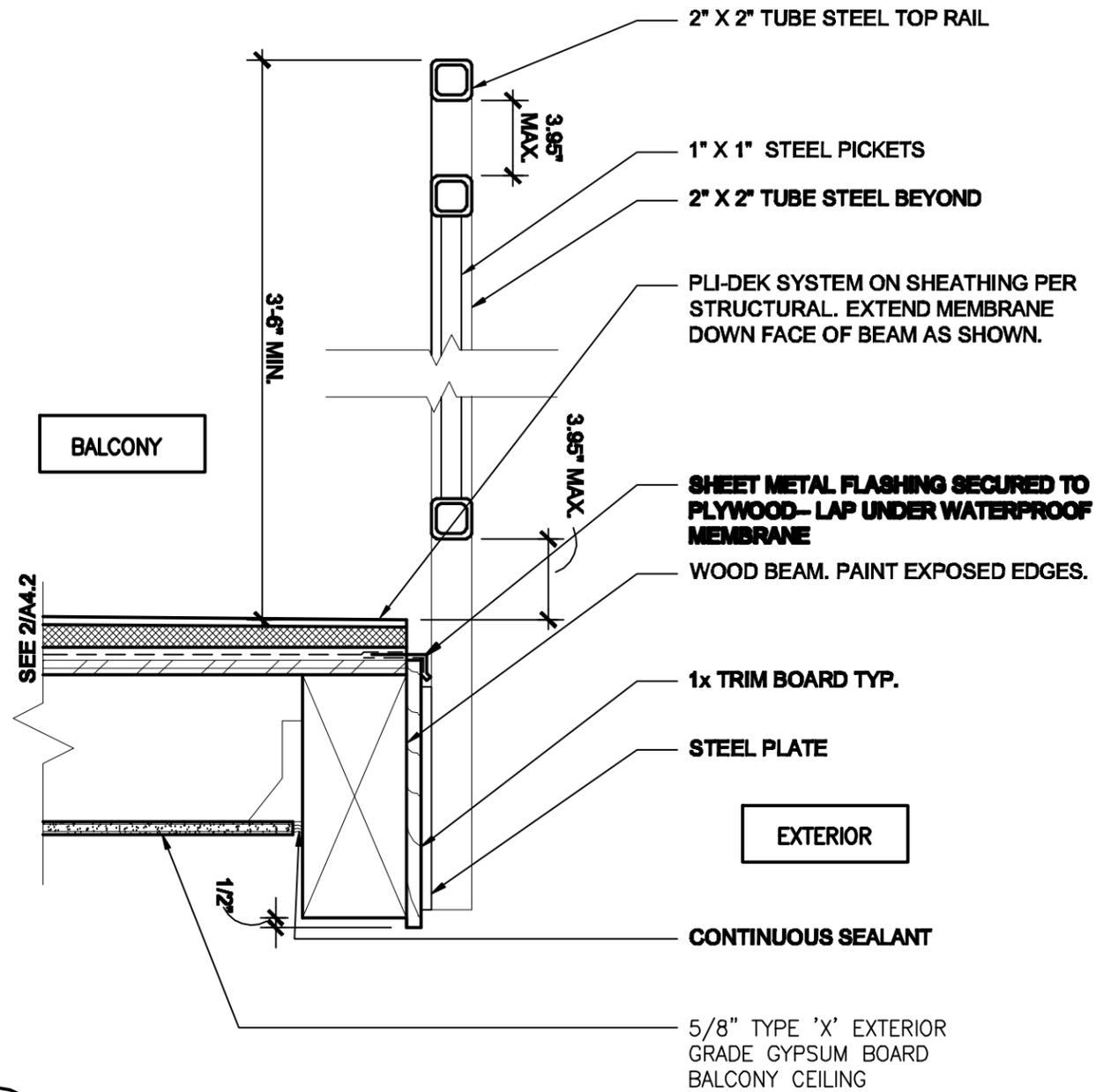
SEQUENCE OF SELF ADHESIVE FLASHING INSTALLATION

- 1. INSTALL BEHIND WINDOW INSTALLATION FIN. (SILL FLASHING)**
- 2. INSTALL BEHIND WINDOW INSTALLATION FIN. (JAMB FLASHING)**
- 3. INSTALL BEHIND WINDOW INSTALLATION FIN. (HEAD FLASHING)**
- 4. INSTALL OVER WINDOW INSTALLATION FIN. (HEAD AND JAMB, NOT SILL)**
- 5. INSTALL SEALANT BETWEEN FIN AND FLASHING AT HEAD AND JAMB ONLY.**

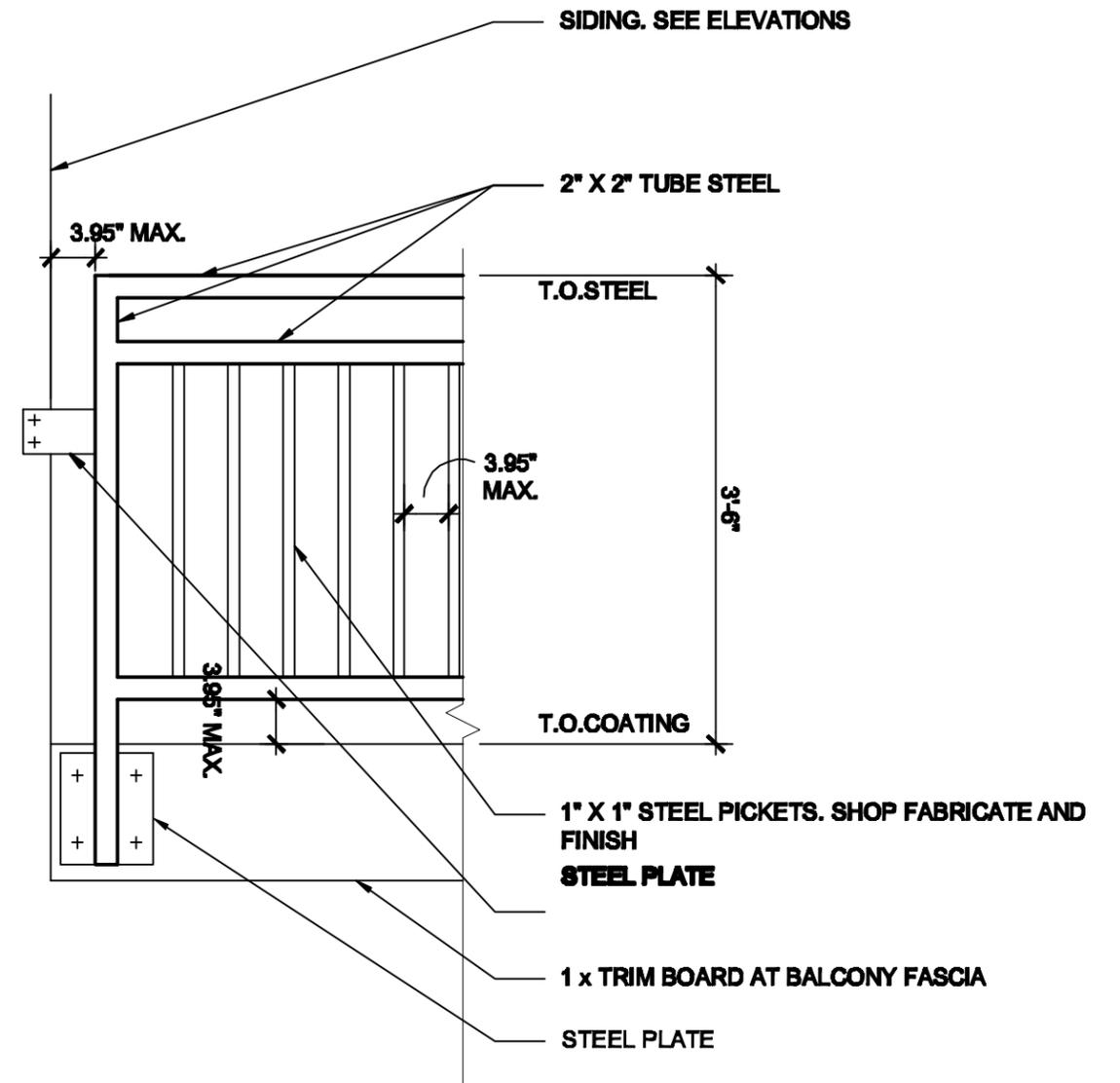
1 TYPICAL WINDOW FLASHING
A4.2 NOT TO SCALE



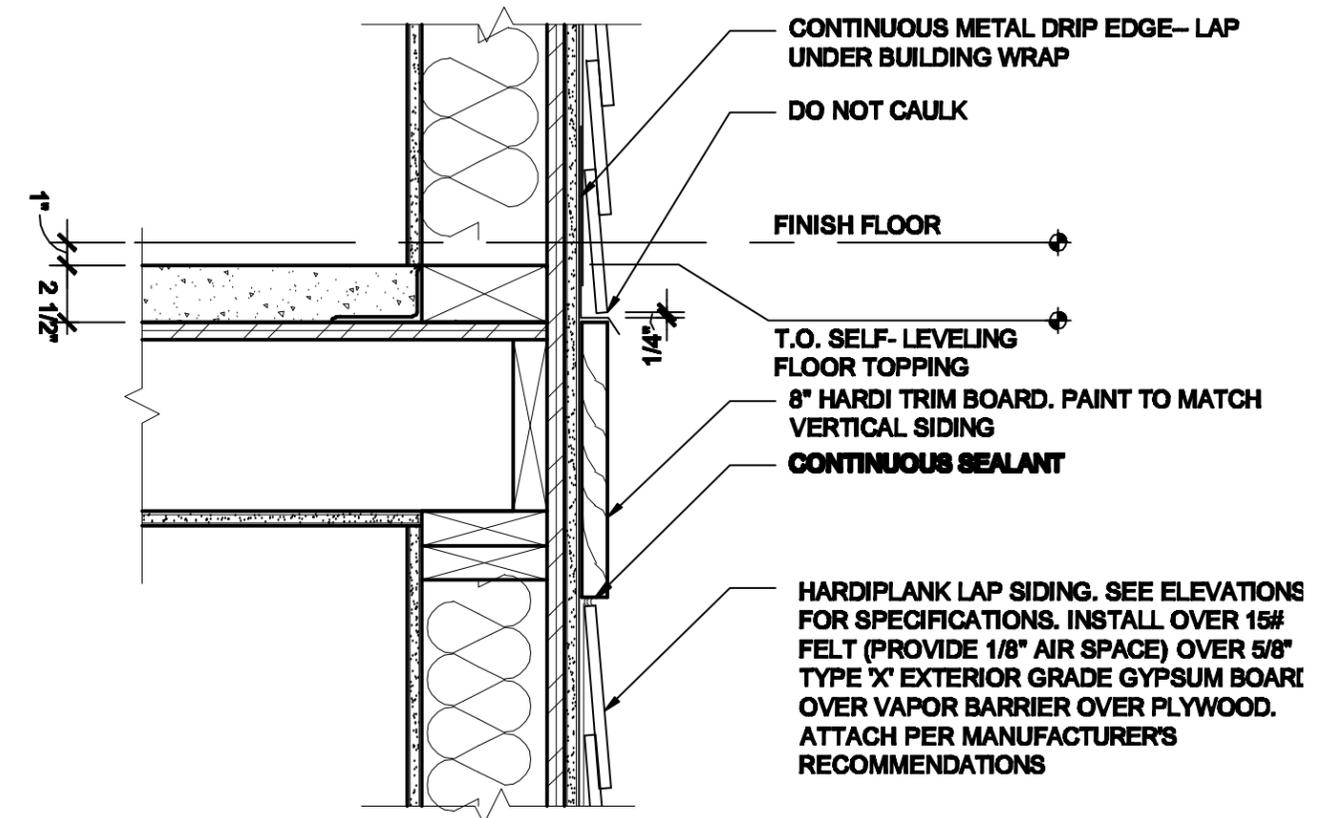
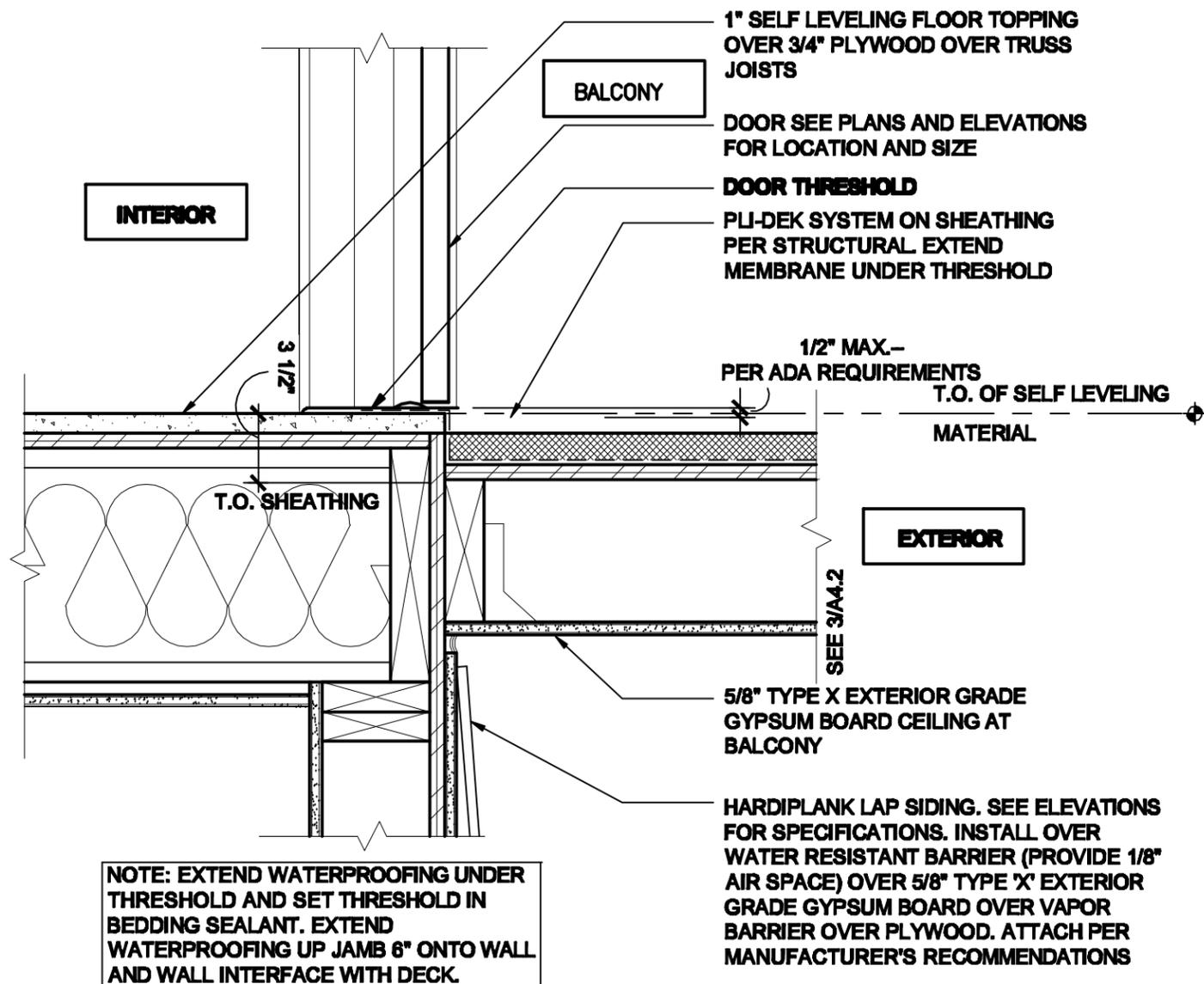
2 EXTERIOR DECK AT STUD WALL DETAIL
A4.2 1 1/2" = 1'-0"



3 BALCONY RAILING
 A4.2 1 1/2" = 1'-0"

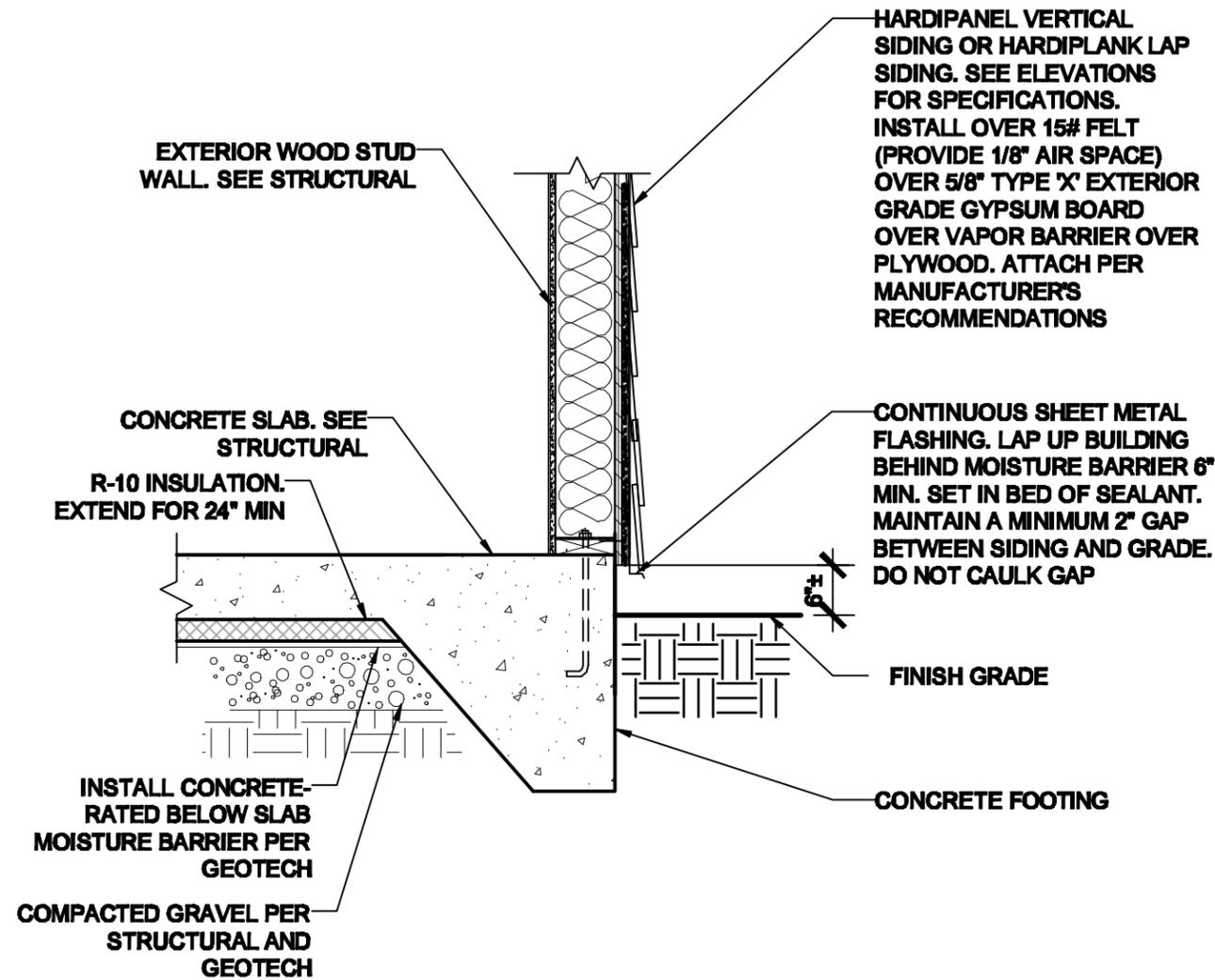


4 GUARDRAIL ELEVATION
 A4.2 3/4" = 1'-0"

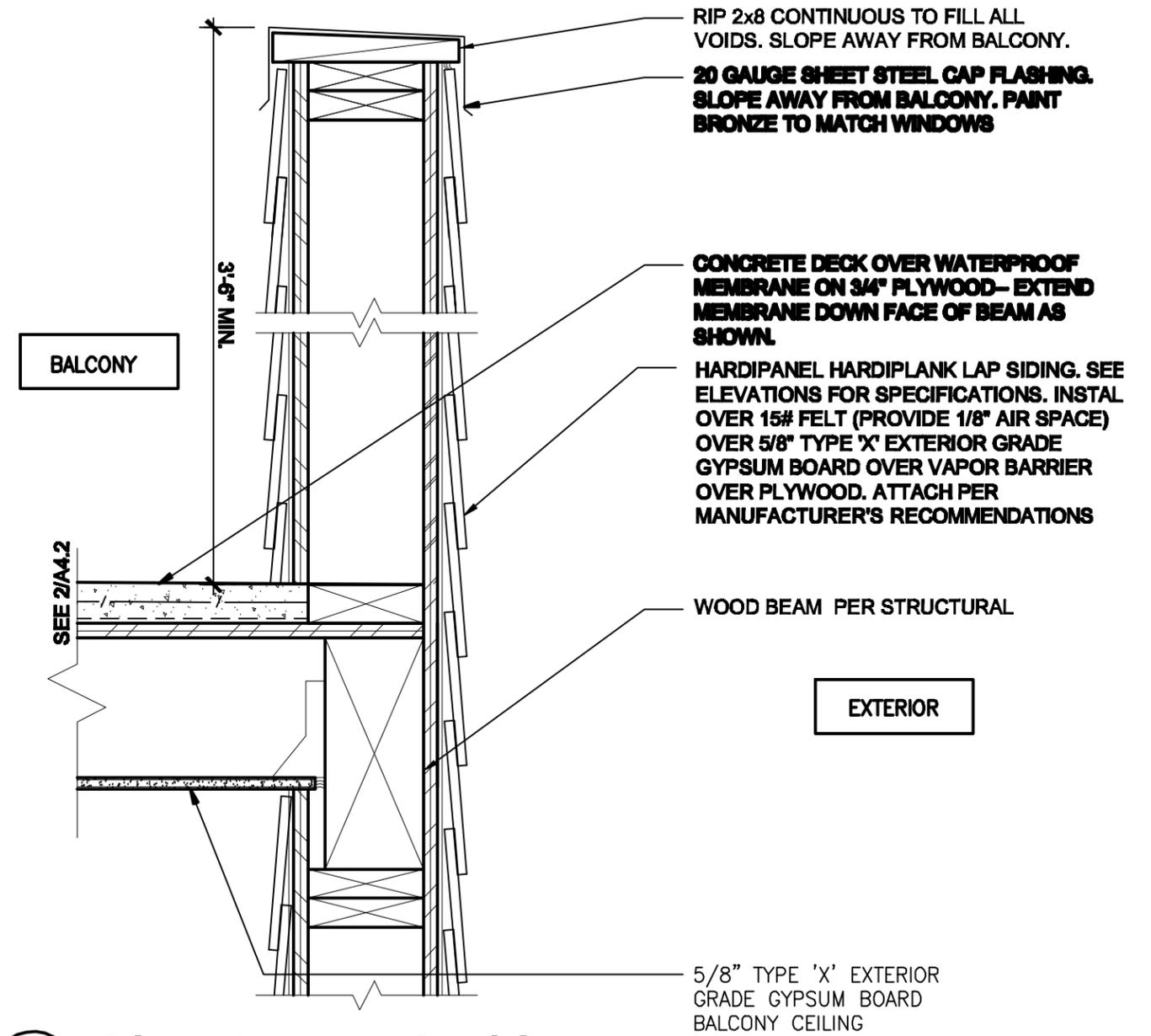


5 **EXTERIOR DECK AT DOOR THRESHOLD DETAIL**
A4.2 1 1/2" = 1'-0"

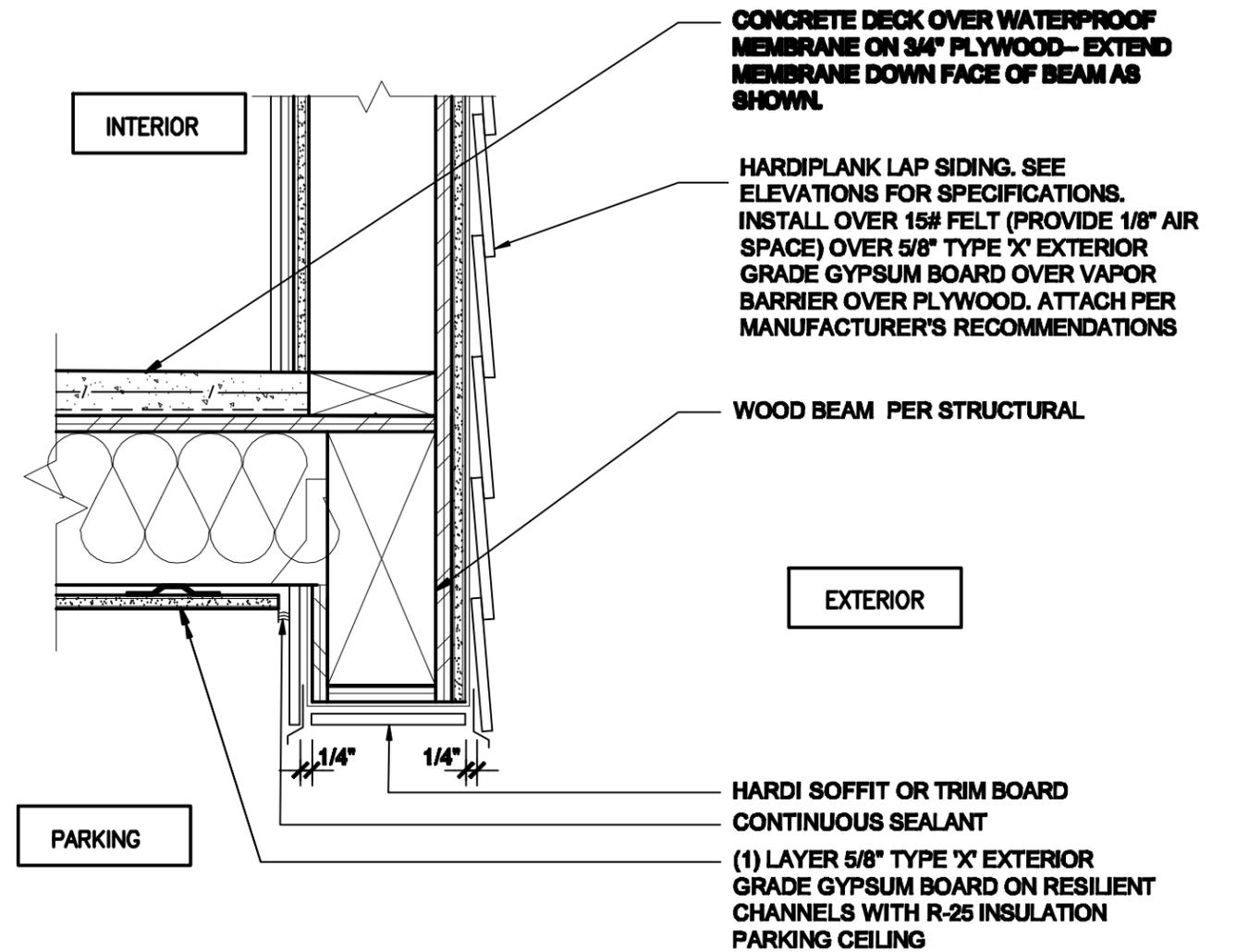
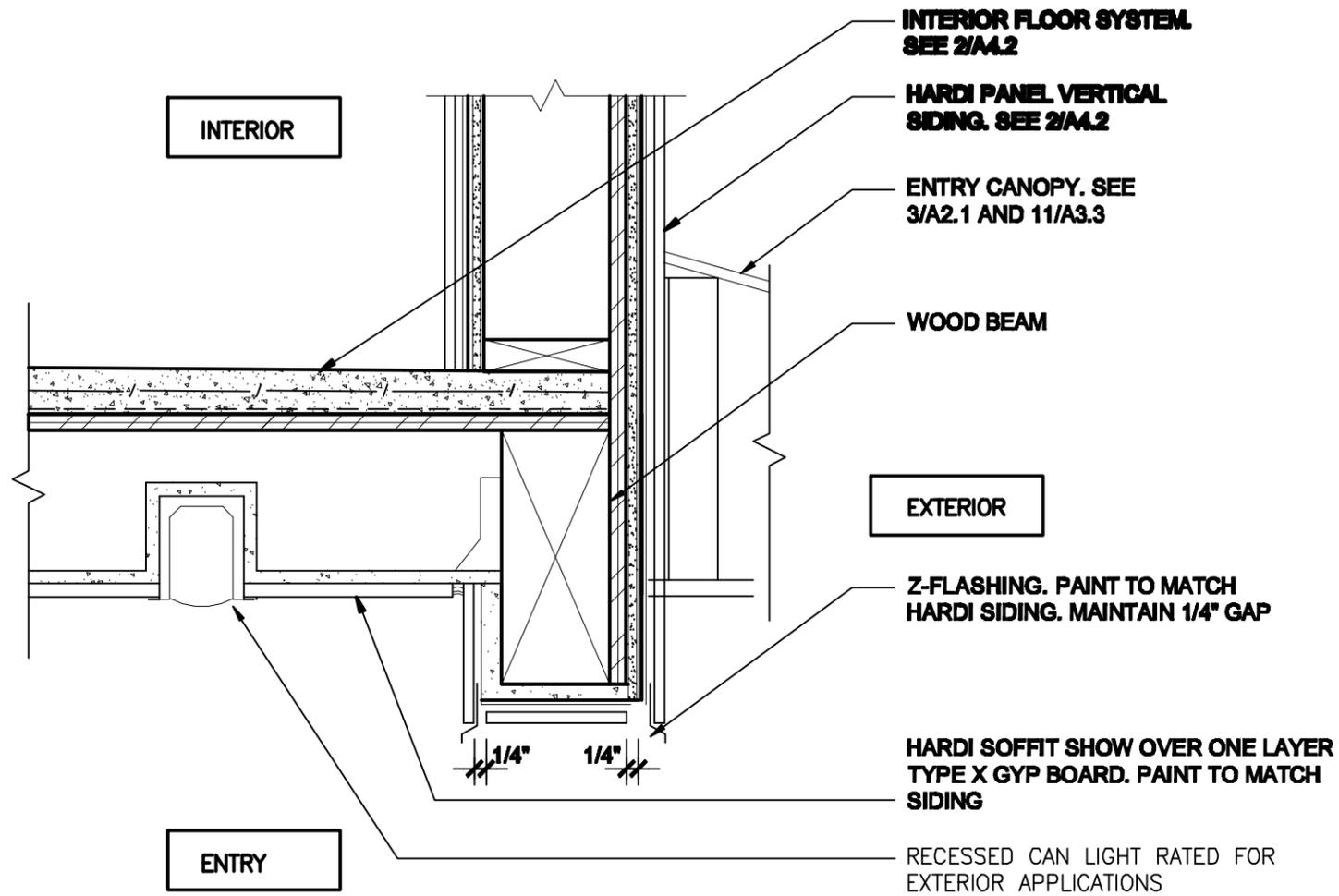
6 **WOOD TRIM AT SIDING INTERSECTION**
A4.2 1 1/2" = 1'-0"



7 **EXTERIOR SIDING AT EXTERIOR WALL BASE**
A4.2 3/4" = 1'-0"

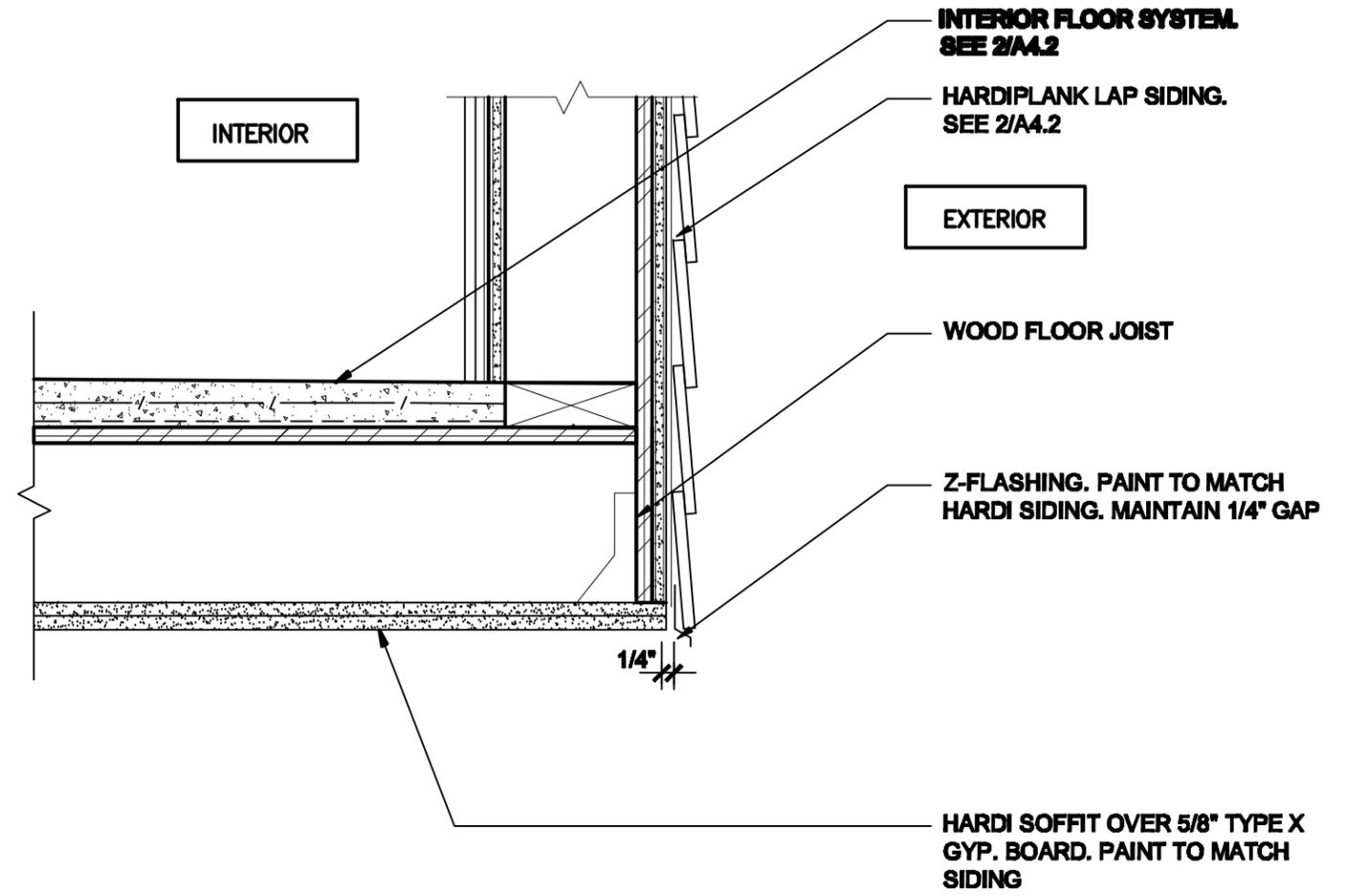
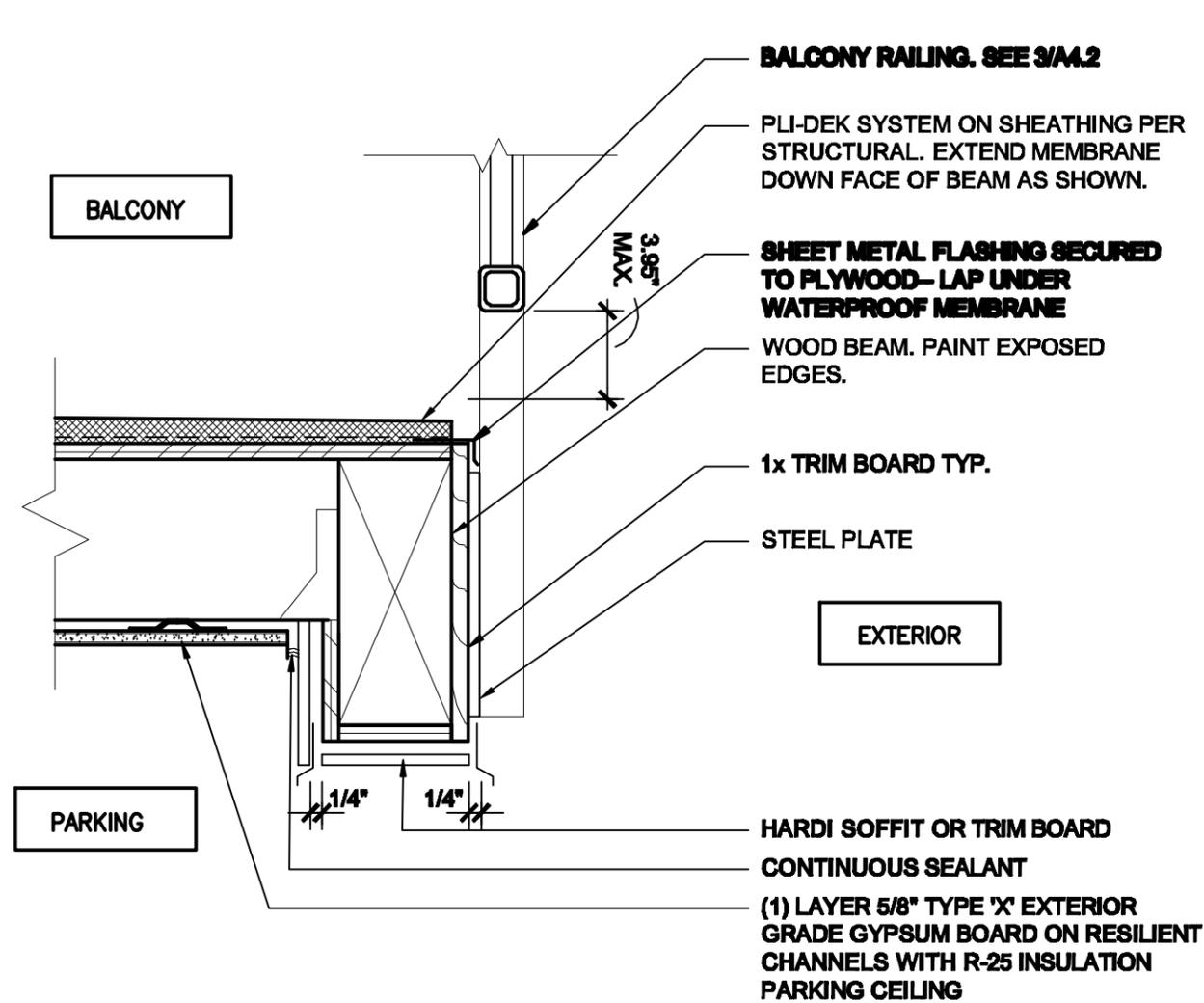


8 **PONY WALL AT BALCONY**
A4.2 1 1/2" = 1'-0"



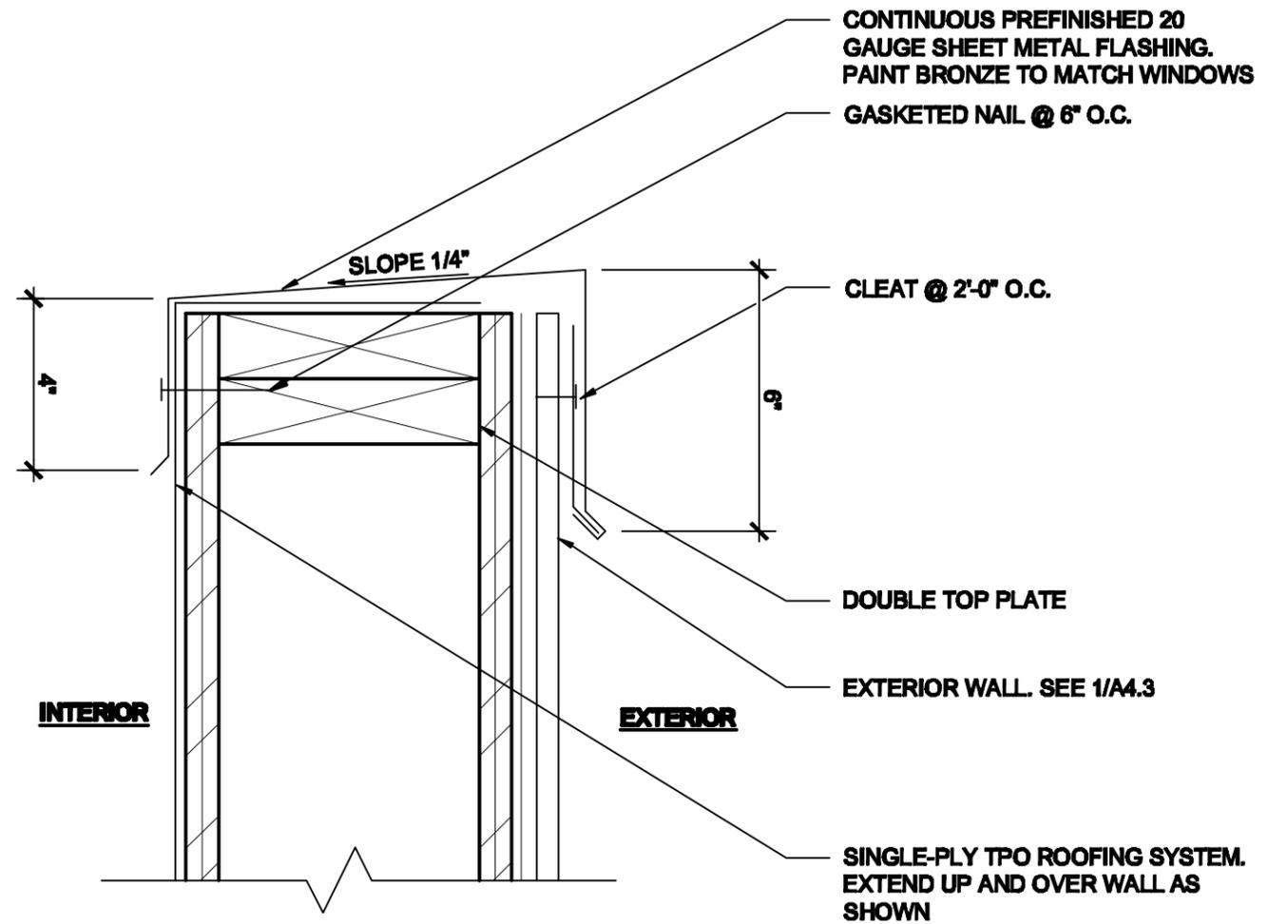
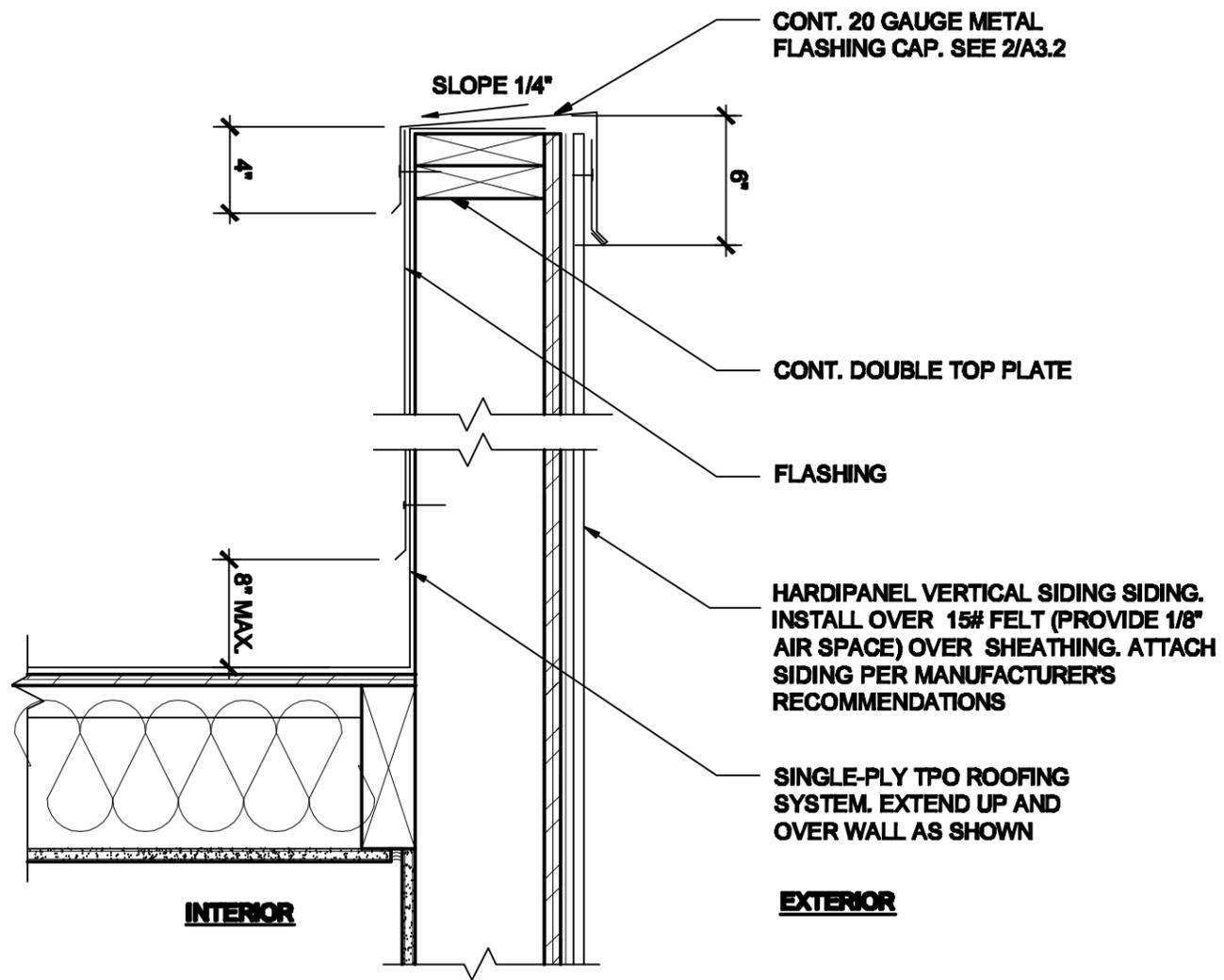
9 **CEILING AT ENTRY**
A4.2 1 1/2" = 1'-0"

10 **CEILING AT PARKING**
A4.2 1 1/2" = 1'-0"



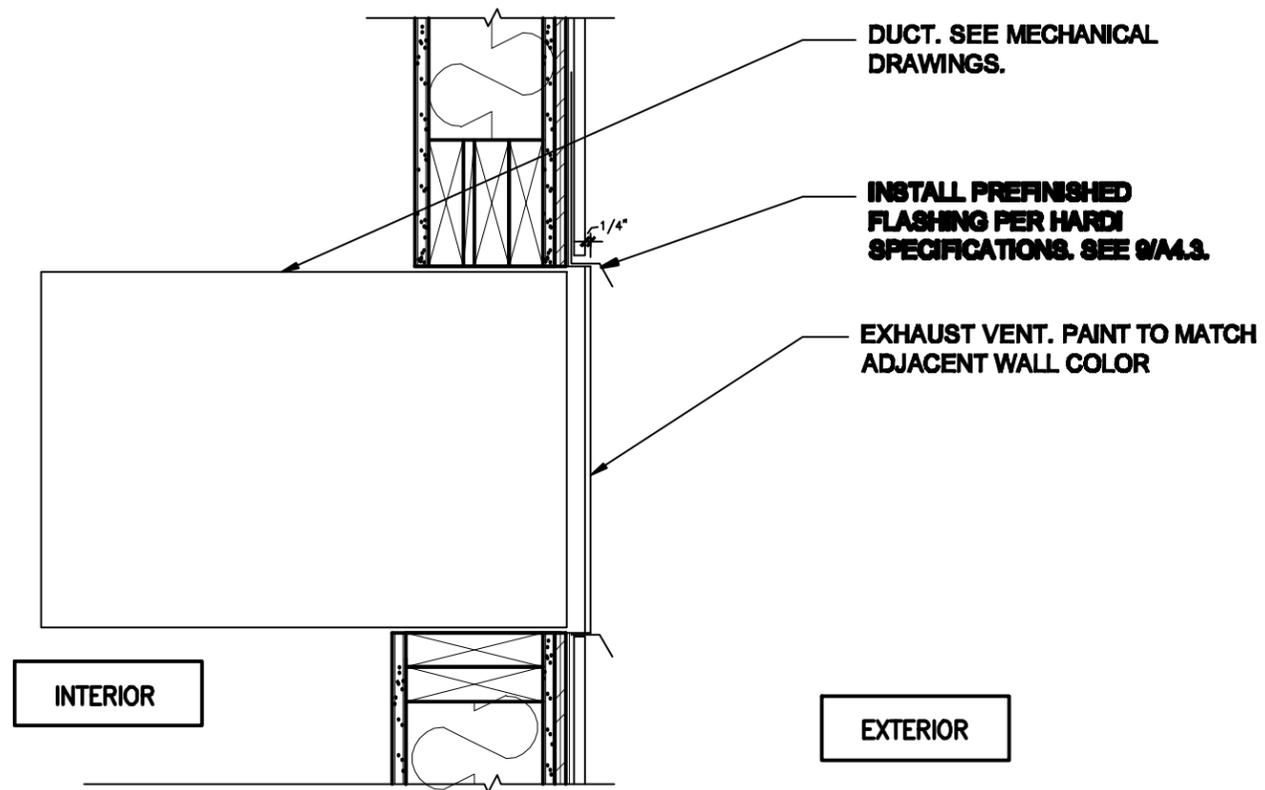
11 CEILING AT PARKING
A4.2 1 1/2" = 1'-0"

12 DETAIL AT PROJECTING BAY WINDOWS
A4.2 1 1/2" = 1'-0"

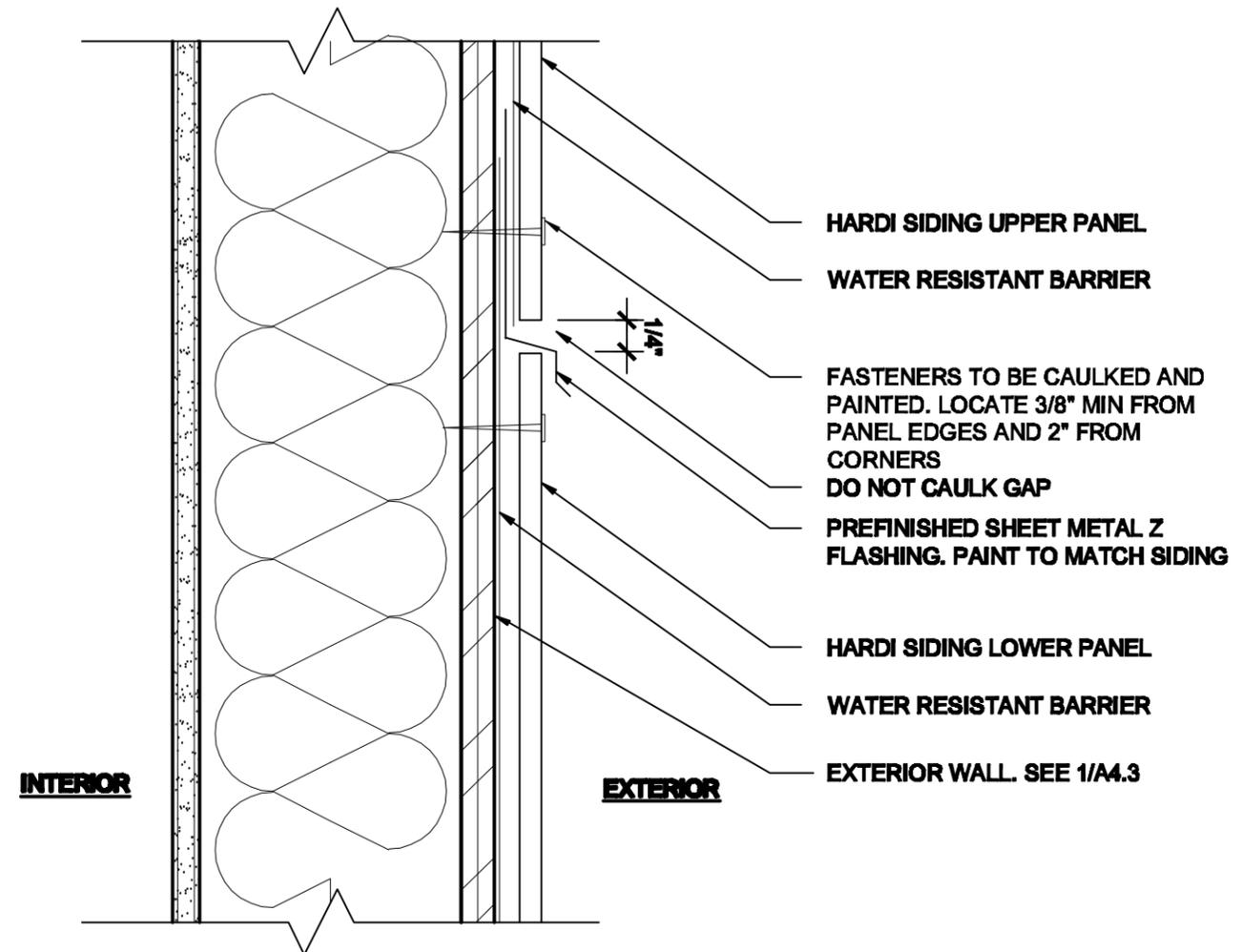


1 PARAPET FLASHING AT EXTERIOR WALL
A4.3 1 1/2" = 1'-0"

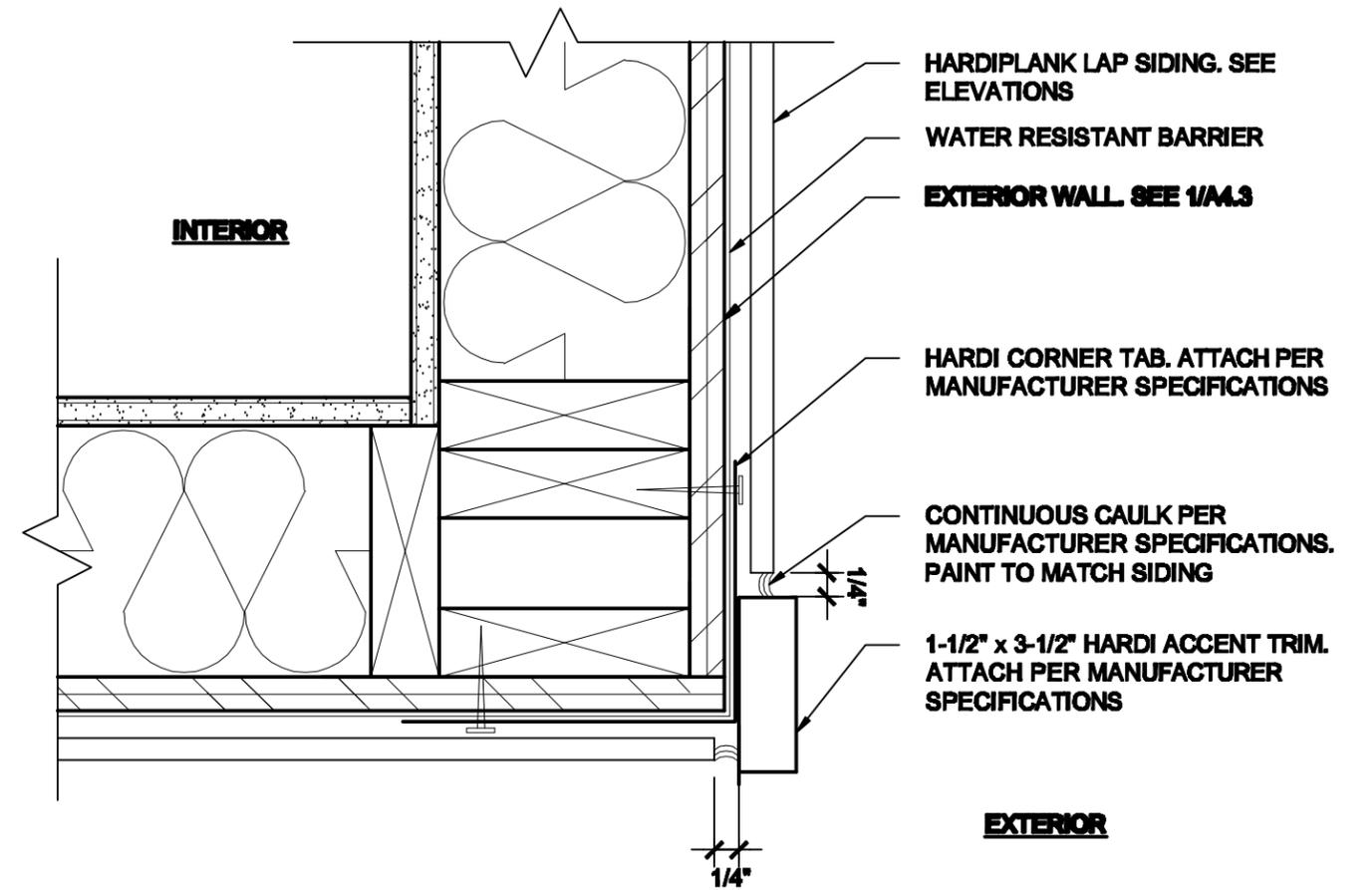
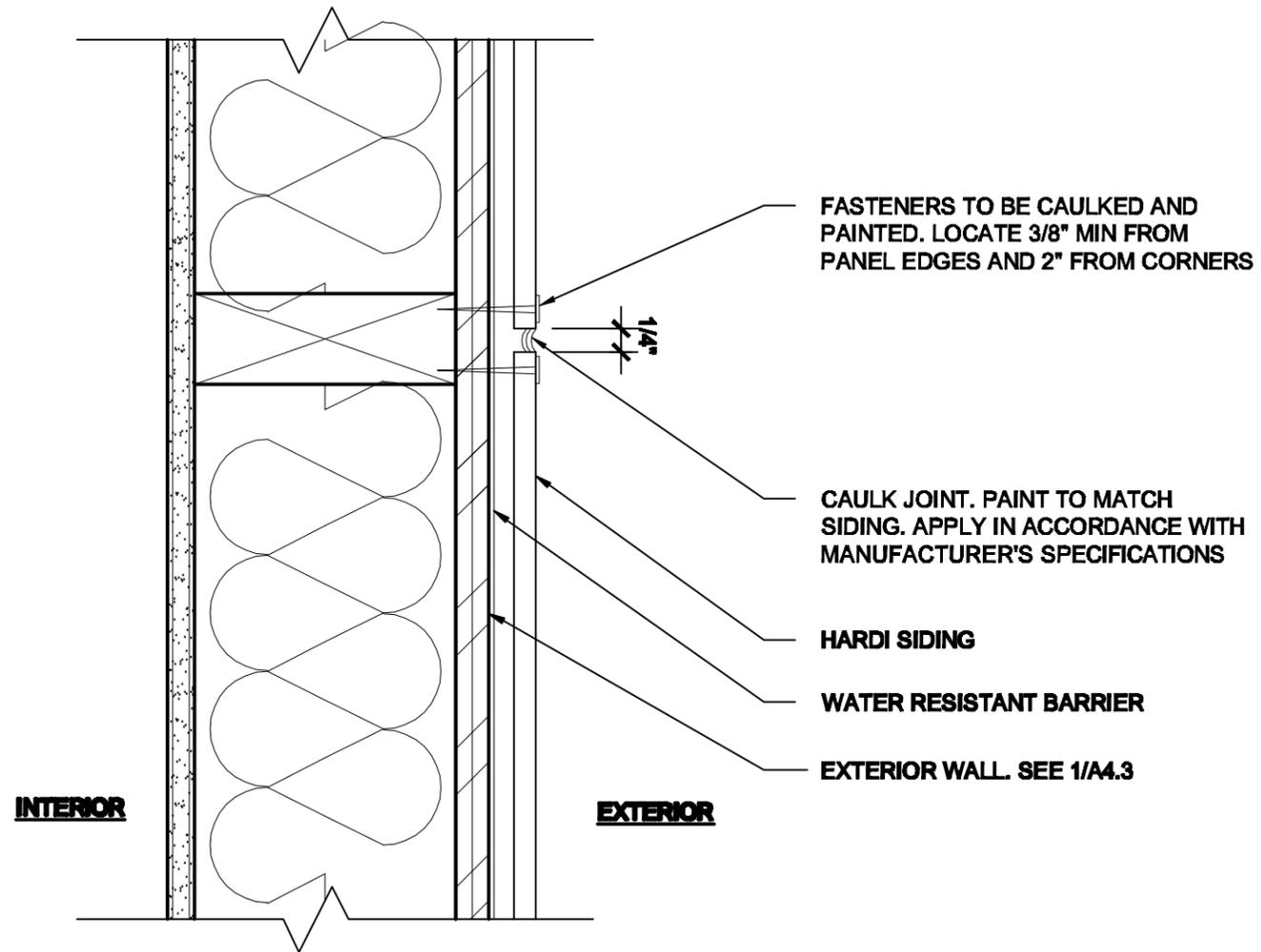
2 CAP FLASHING
A4.3 3" = 1'-0"



3 EXHAUST VENT AT EXTERIOR WALL
A4.3 1 1/2" = 1'-0"



4 CEMENT PANEL HORIZONTAL JOINT DETAIL
A4.3 3" = 1'-0"



5 CEMENT PANEL VERTICAL JOINT DETAIL
A4.3 3" = 1'-0"

6 CEMENT SIDING OUTER CORNER DETAIL
A4.3 3" = 1'-0"

EXTERIOR

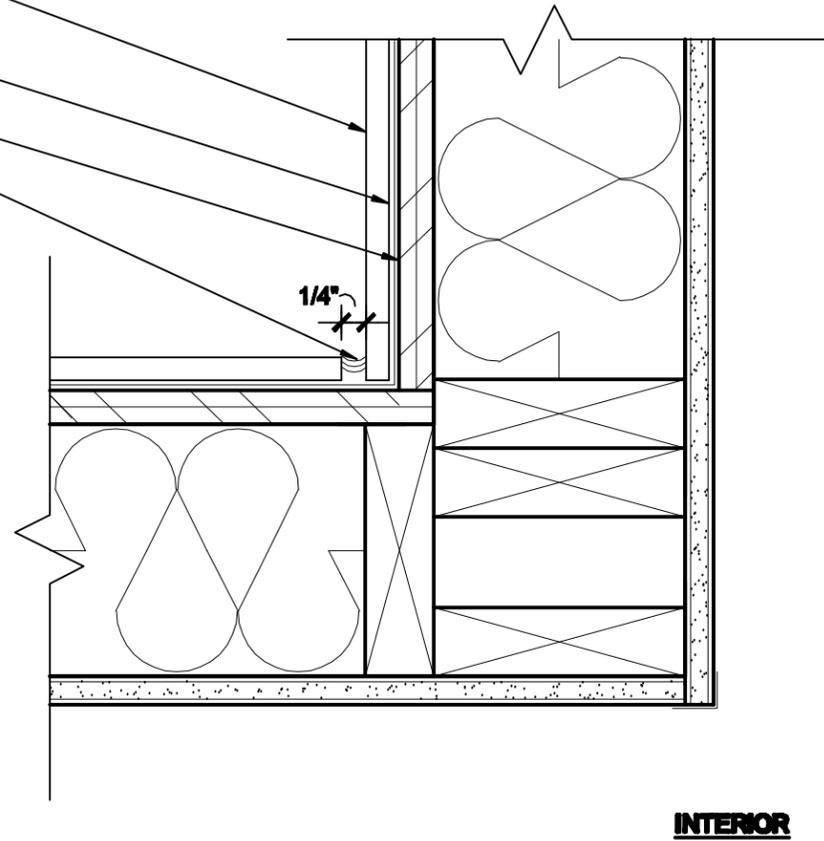
HARDIPLANK LAP SIDING. SEE ELEVATIONS

WATER RESISTANT BARRIER

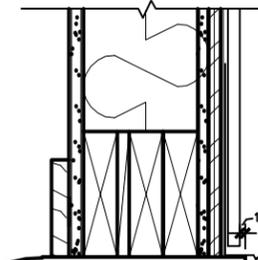
EXTERIOR WALL. SEE 1/A4.3

CONTINUOUS CAULK PER MANUFACTURER SPECIFICATIONS. PAINT TO MATCH SIDING

NOTE: DO NOT INSTALL TRIM AT INNER CORNERS



7 CEMENT SIDING INNER CORNER DETAIL
A4.3 3" = 1'-0"



INSTALL PREFINISHED FLASHING PER HARDI SPECIFICATIONS. SEE 9/A4.3.

PTAC UNIT. PAINT TO MATCH ADJACENT WALL COLOR

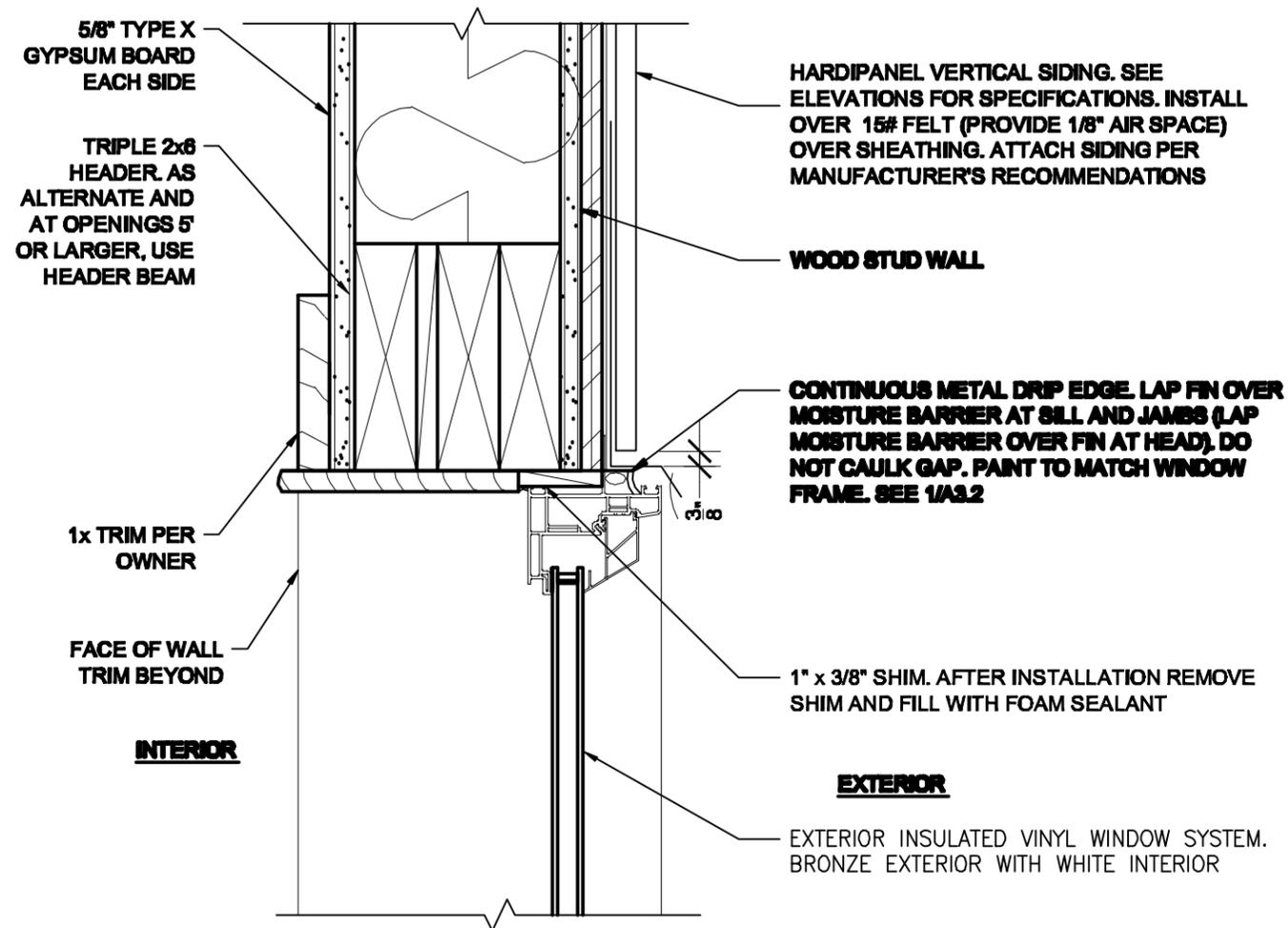
FLOOR SYSTEM SEE 5/A3.2

INTERIOR

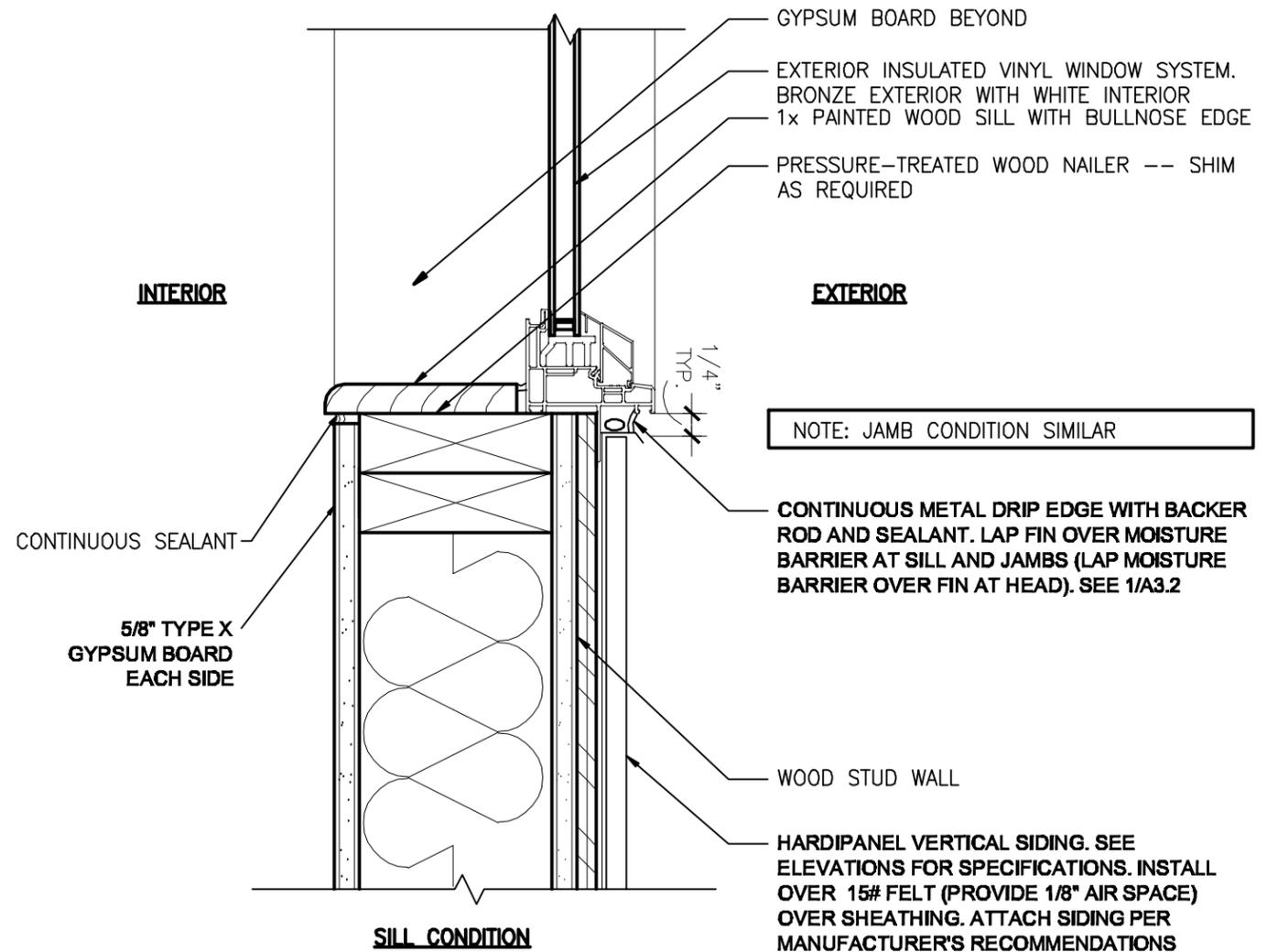
EXTERIOR

HARDIPANEL LAP SIDING

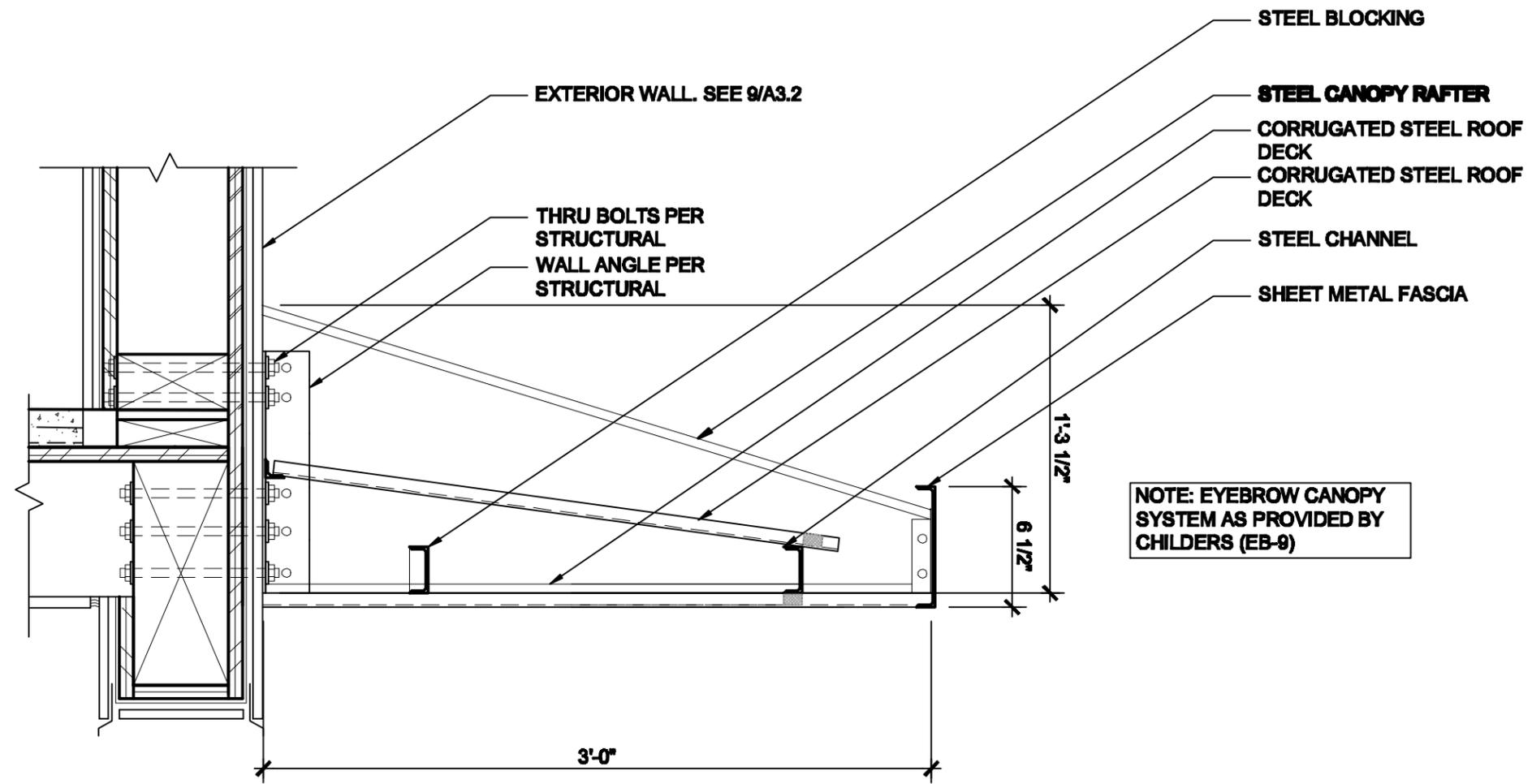
8 PTAC UNIT AT EXTERIOR WALL
A4.3 1 1/2" = 1'-0"



9 EXTERIOR WINDOW HEAD DETAIL @ HARDI PANEL
A4.3 3" = 1'-0"



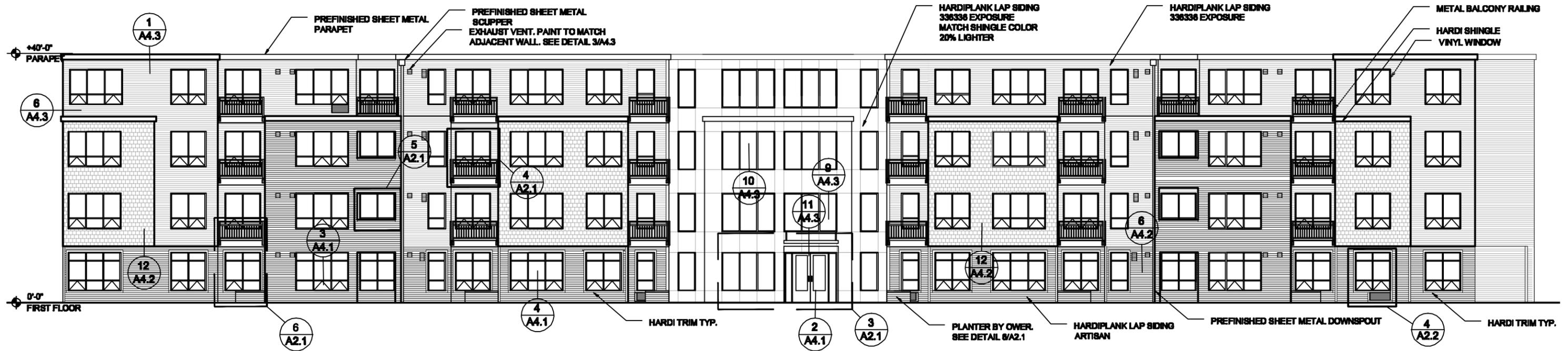
10 EXTERIOR WINDOW SILL DETAIL @ HARDI PANEL
A4.3 3" = 1'-0"



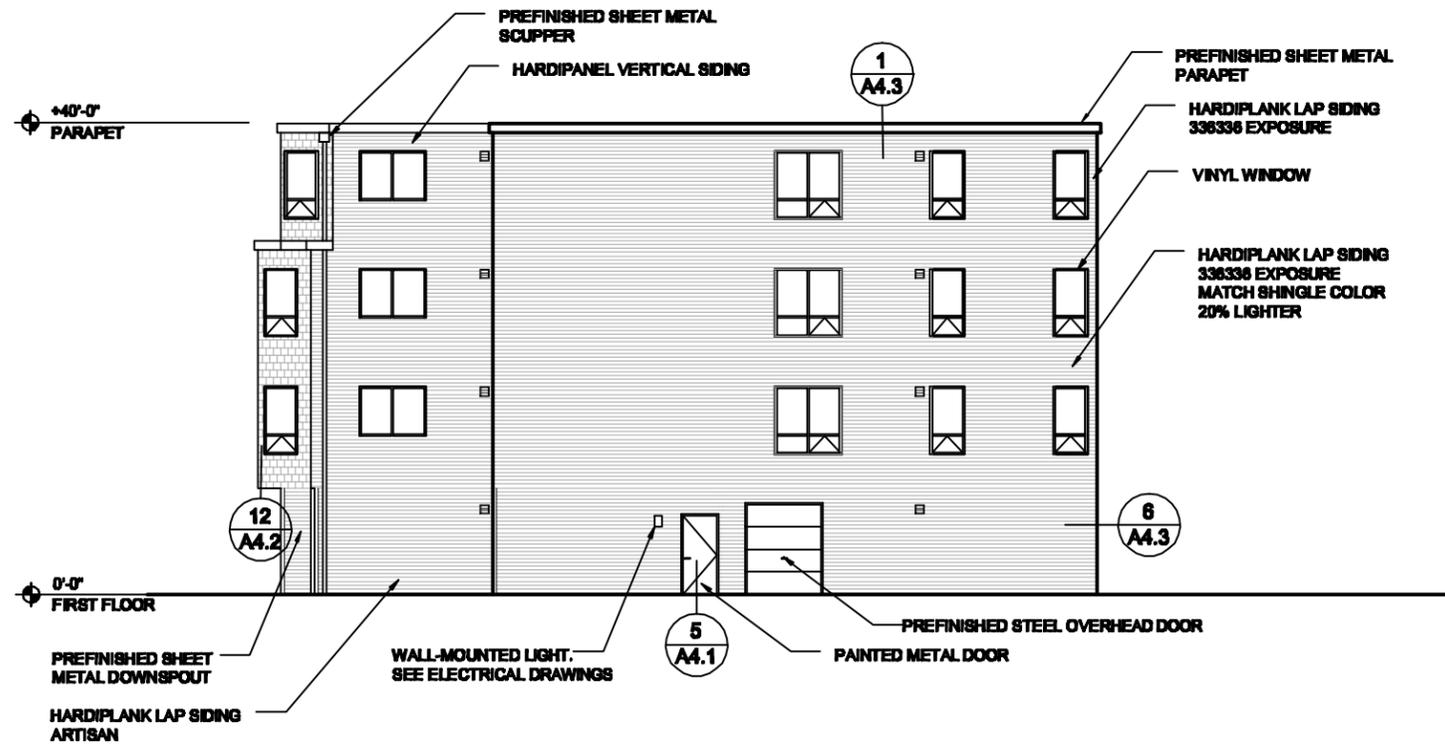
11 **DETAIL SECTION AT ENTRY CANOPY**
A4.3 1 1/2" = 1'-0"



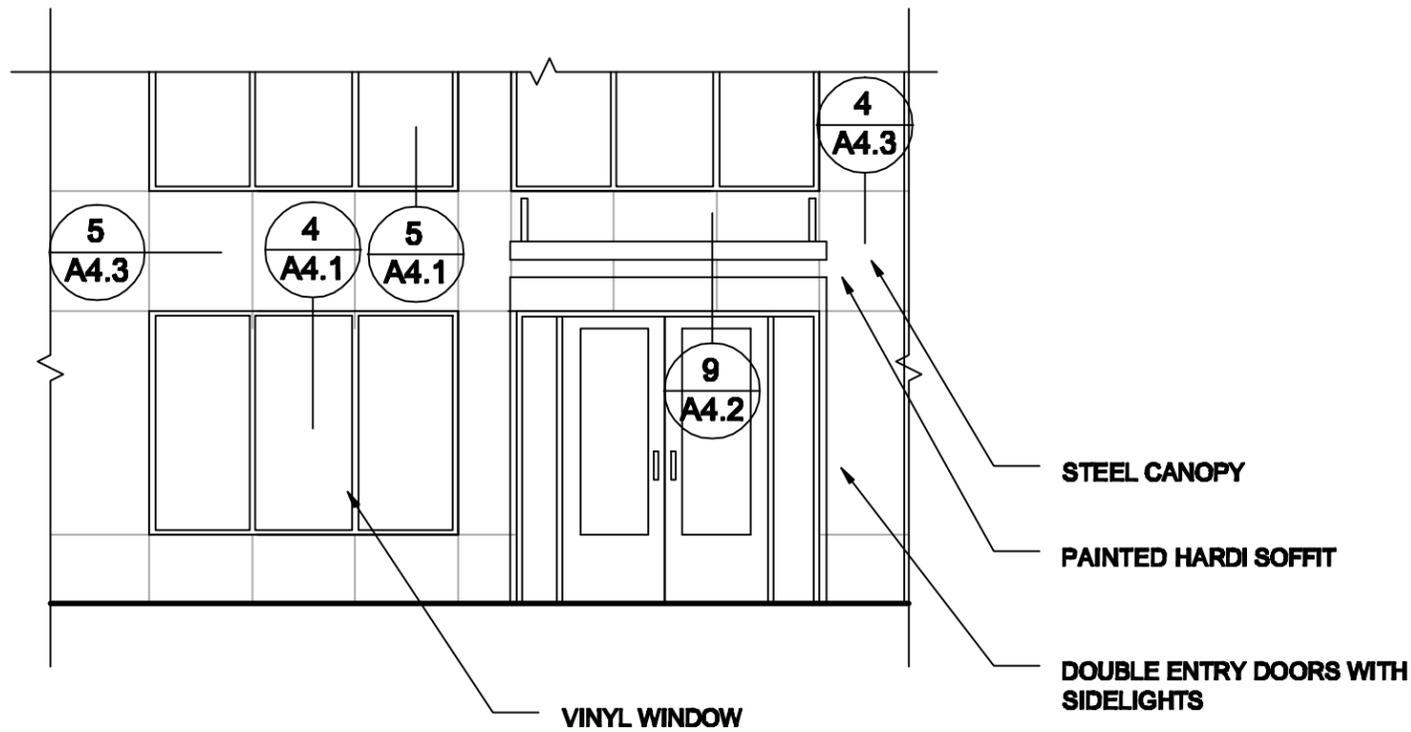
1 WEST (23RD AVENUE) ELEVATION COLOR MASSING
A2.1 SCALE: 1/16" = 1'-0"



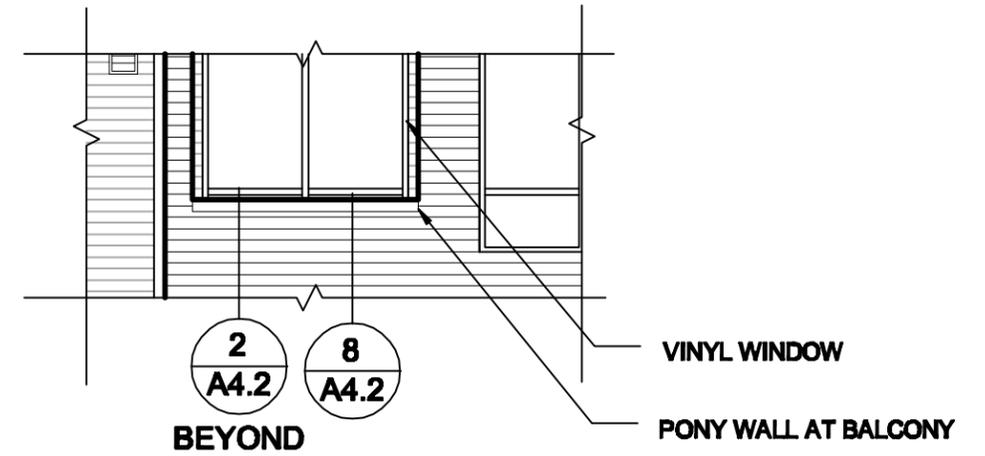
1 WEST (23RD AVENUE) ELEVATION
 A2.1 SCALE: 1/16" = 1'-0"



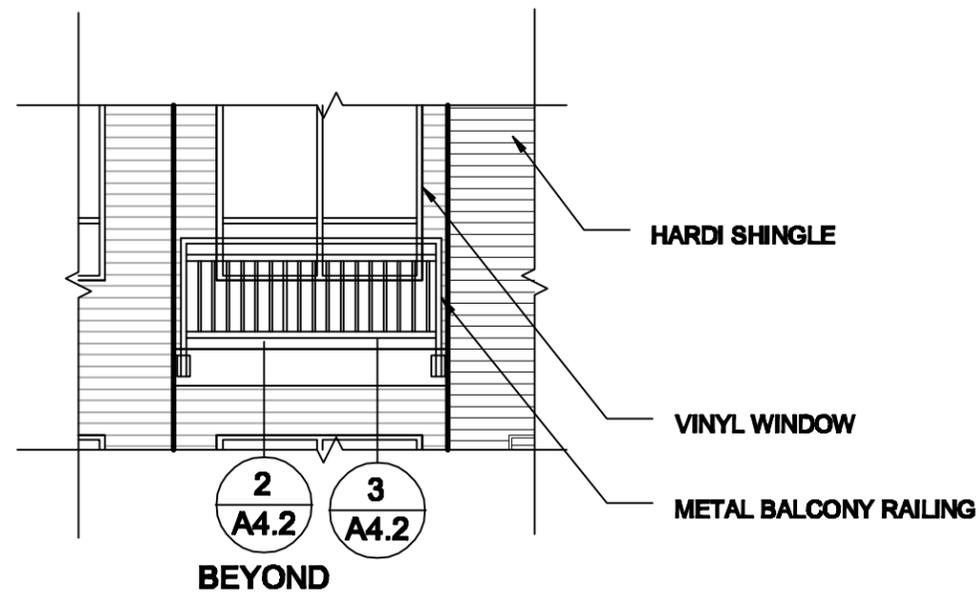
2 SOUTH ELEVATION
 A2.1 SCALE: 1/16" = 1'-0"



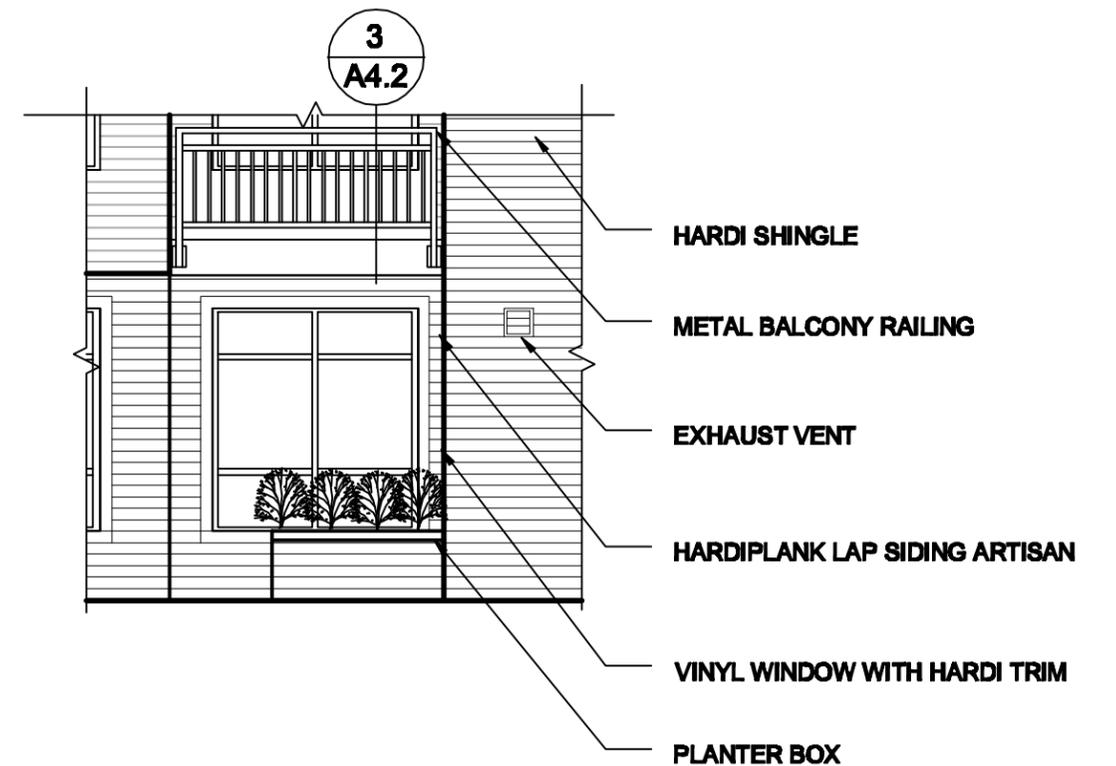
3 ENLARGED ENTRY ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



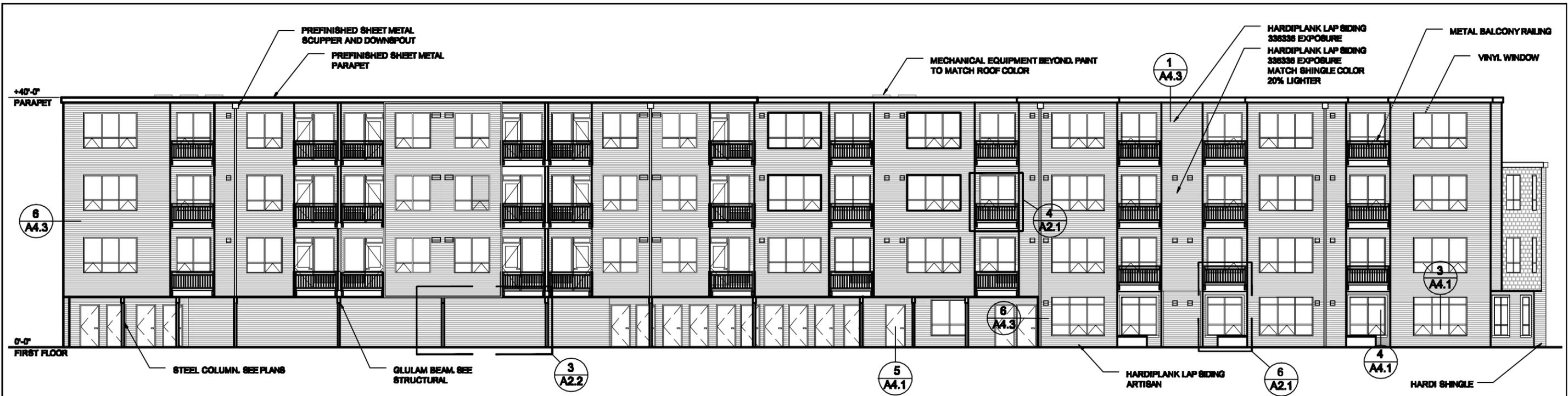
5 ENLARGED PONY WALL AT BALCONY ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



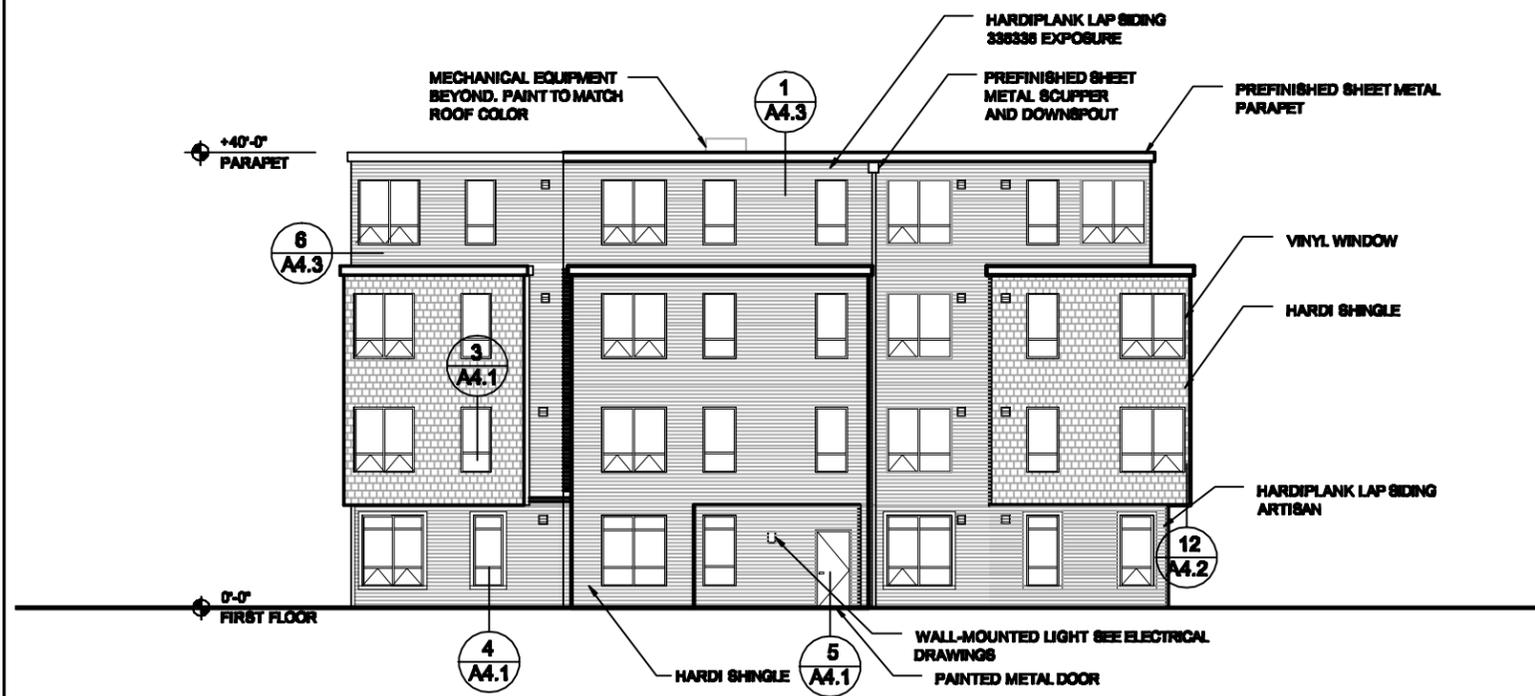
4 ENLARGED BALCONY ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



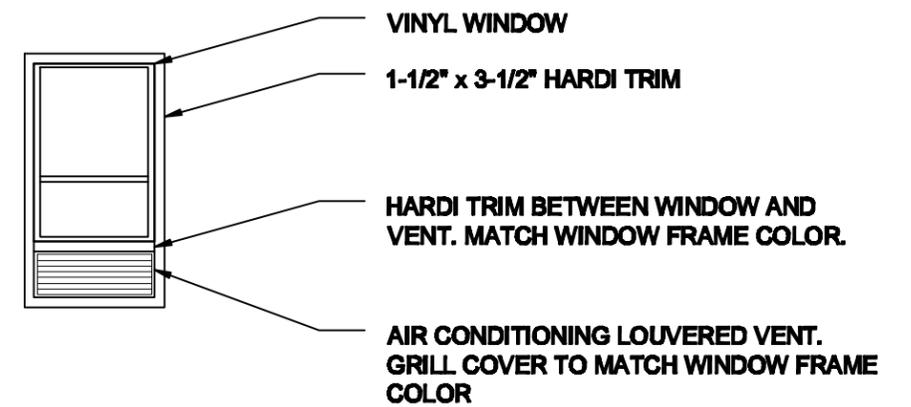
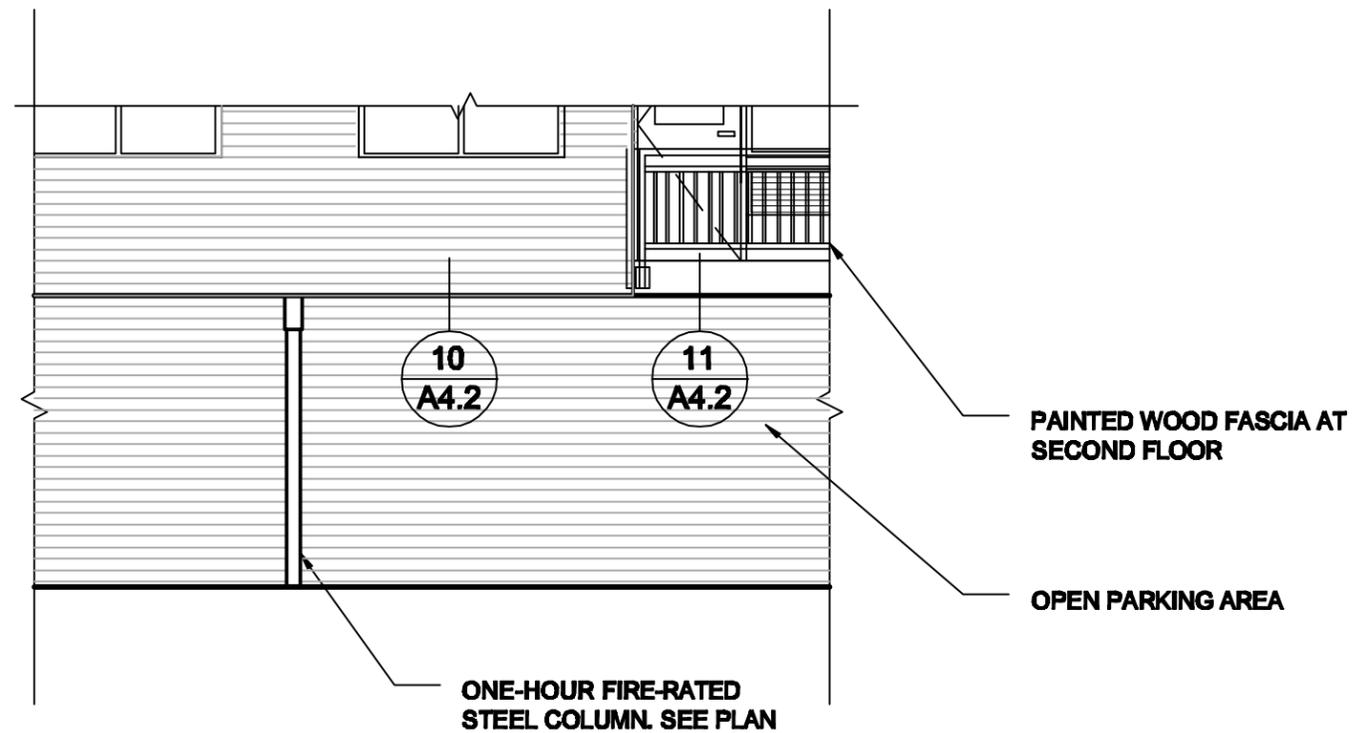
6 ENLARGED GROUND LEVEL UNIT ENTRY ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



1 EAST (SIDE) ELEVATION
A2.2 SCALE: 1/16" = 1'-0"

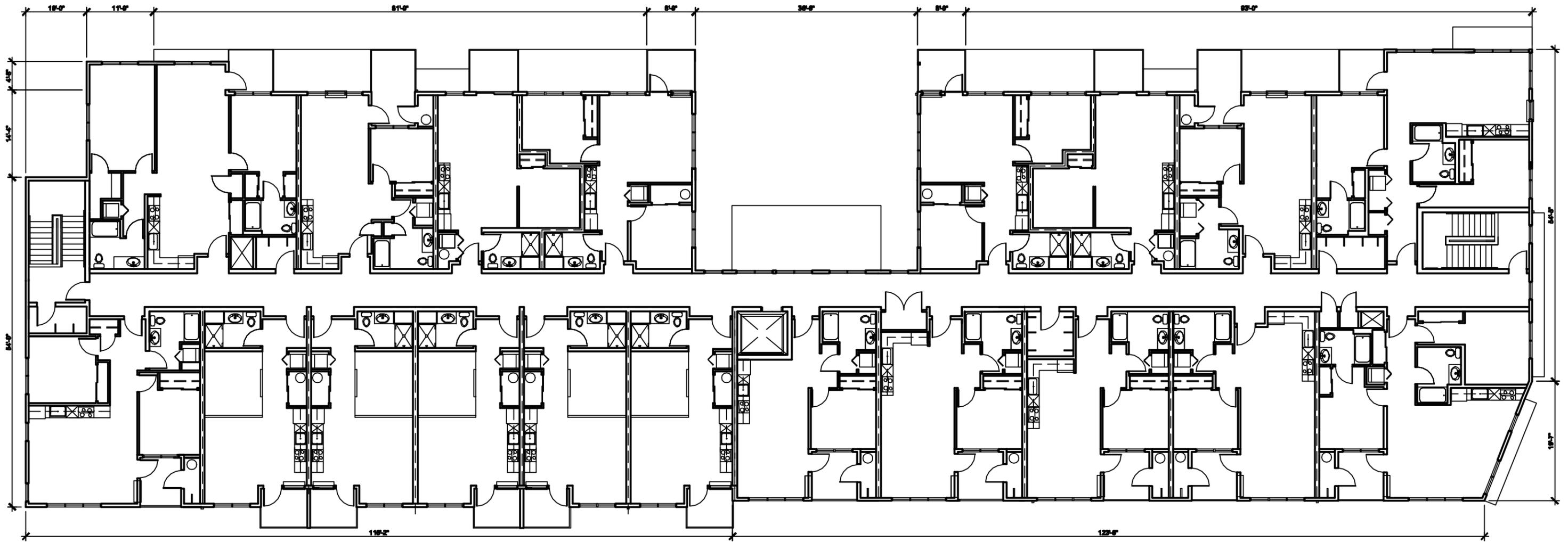


2 NORTH (FRONT) ELEVATION
A2.2 SCALE: 1/16" = 1'-0"



3
A2.2 **ENLARGED ELEVATION AT BELOW BUILDING PARKING**
SCALE: 3/32" = 1'-0"

4
A2.2 **ENLARGED WINDOW/PTAC UNIT**
SCALE: 3/32" = 1'-0"

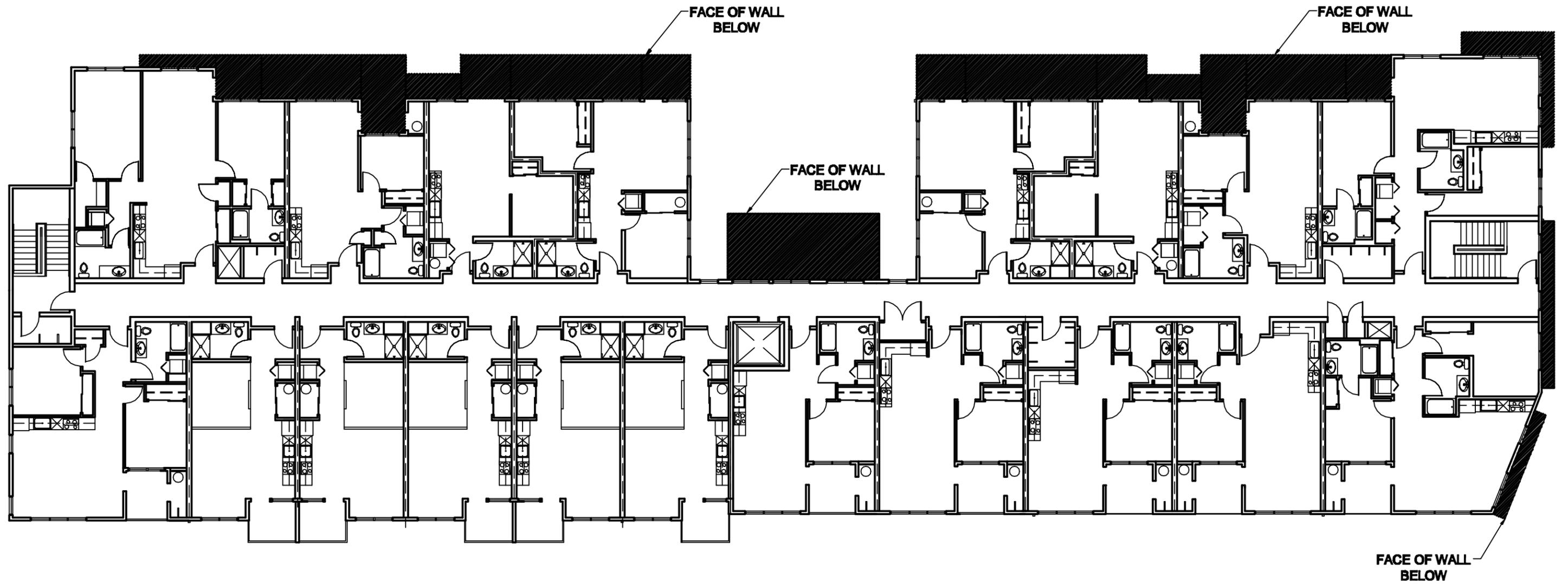


NORTH



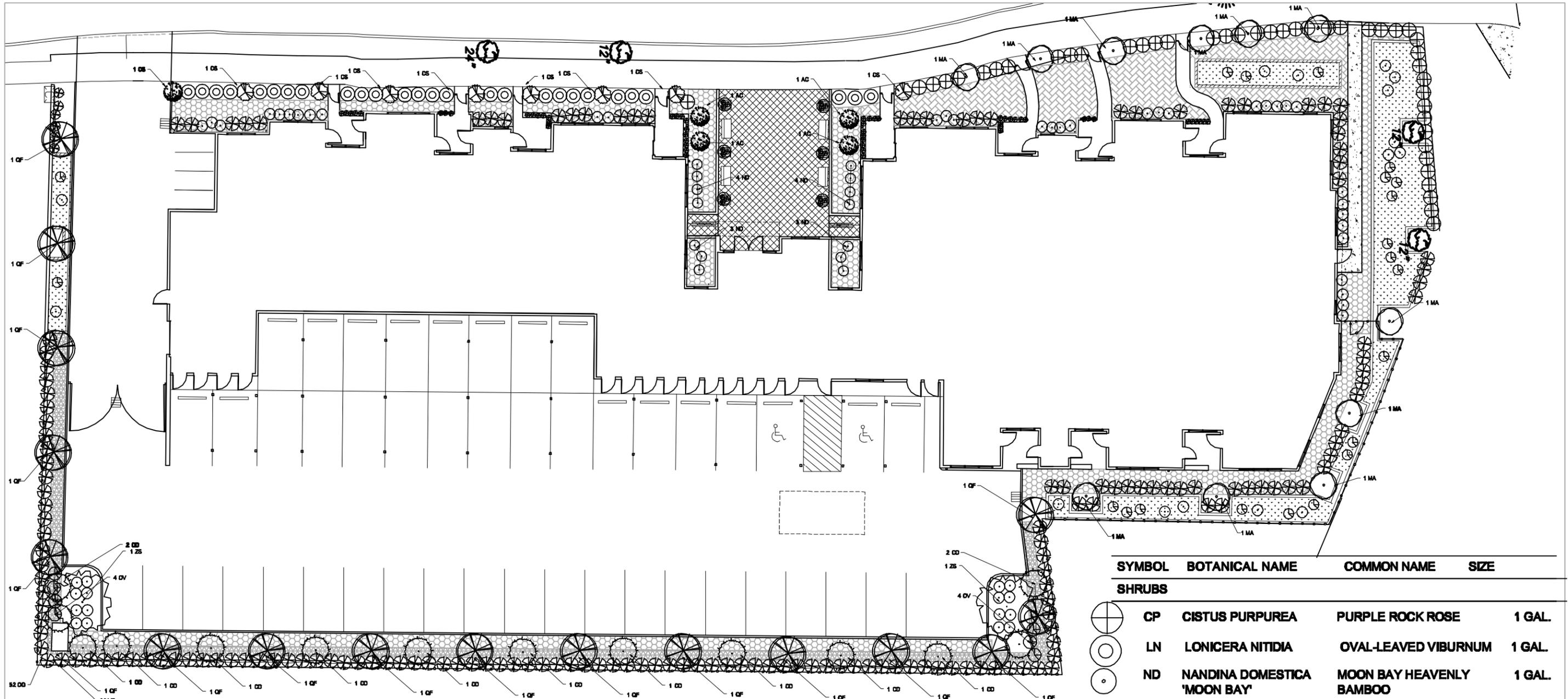
FOURTH FLOOR MASTER PLAN

SCALE: 1/16" = 1'-0"



FOURTH FLOOR SETBACKS

SCALE: 1/16" = 1'-0"



1 LANDSCAPE/TREE PLAN
 L1.1 SCALE: 1" = 20'

PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
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TREES			
	CD	CALOCEDRUS DESCURRENS	INCENSE CEDAR 5-6 FT B&B
	MA	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE 2" CAL.B&B
	CS	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS 5-6 FT B&B

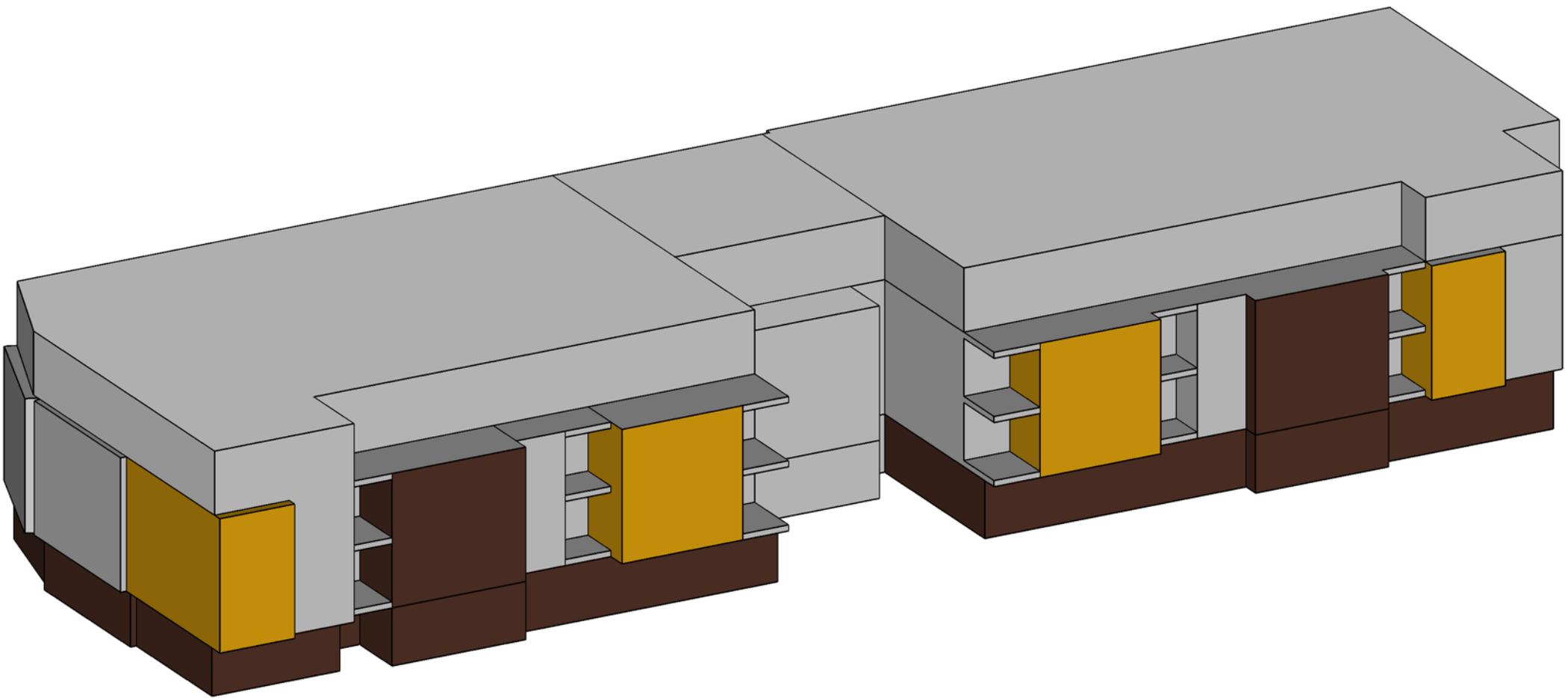
	QF	QUERCUS FRAINETTO	FOREST GREEN OAK 2" CAL.
	AC	ACER CIRCINATUM	VINE MAPLE 2" CAL.
	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE KELKOVA 2" CAL.
	24"	EXISTING TREE TO REMAIN. NUMBER INDICATES CALIPER IN INCHES	

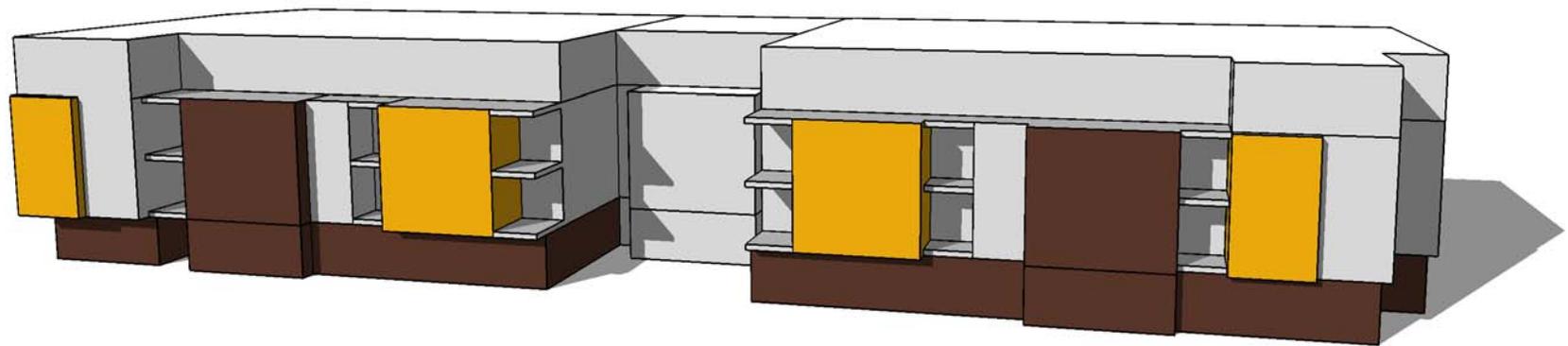
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
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SHRUBS			
	CP	CISTUS PURPUREA	PURPLE ROCK ROSE 1 GAL.
	LN	LONICERA NITIDA	OVAL-LEAVED VIBURNUM 1 GAL.
	ND	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO 1 GAL.
	OV	VIBURNUM ELLIPTICUM	OVAL-LEAVED VIBURNUM 1 GAL.
	OG	VIBURNUM TINUS	LAURUSTINUS 1 GAL. 3' O.C.

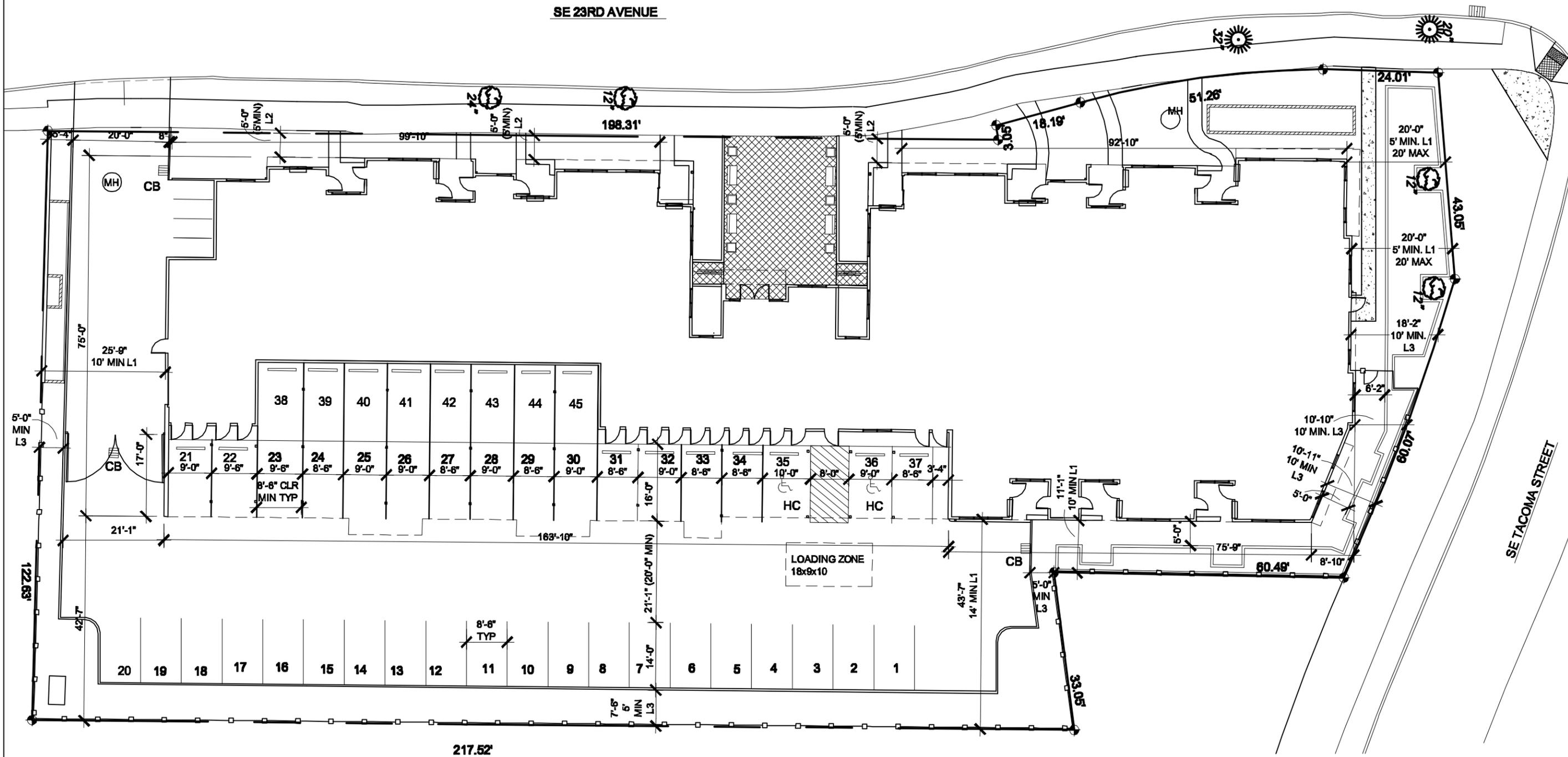
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
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GROUND COVER				
	FRAGARIA CHILOENSIS	SAND STRAWBERRY	18" OC.	4 IN
	MAHONIA REPENS	CREeping OREON GRAPE	24" O.C.	1 GAL.
	PT 303	SUN MIX (LAWN)	7 LBS PER 1000 SF	





SE 23RD AVENUE



TRUE NORTH



SITE PLAN

SCALE: 1" = 20'