



MSJ GENERAL CORPORATION
 P.O. BOX 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-3661
 FAX: 262-367-7390

WWW.MSJGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

REVISIONS:

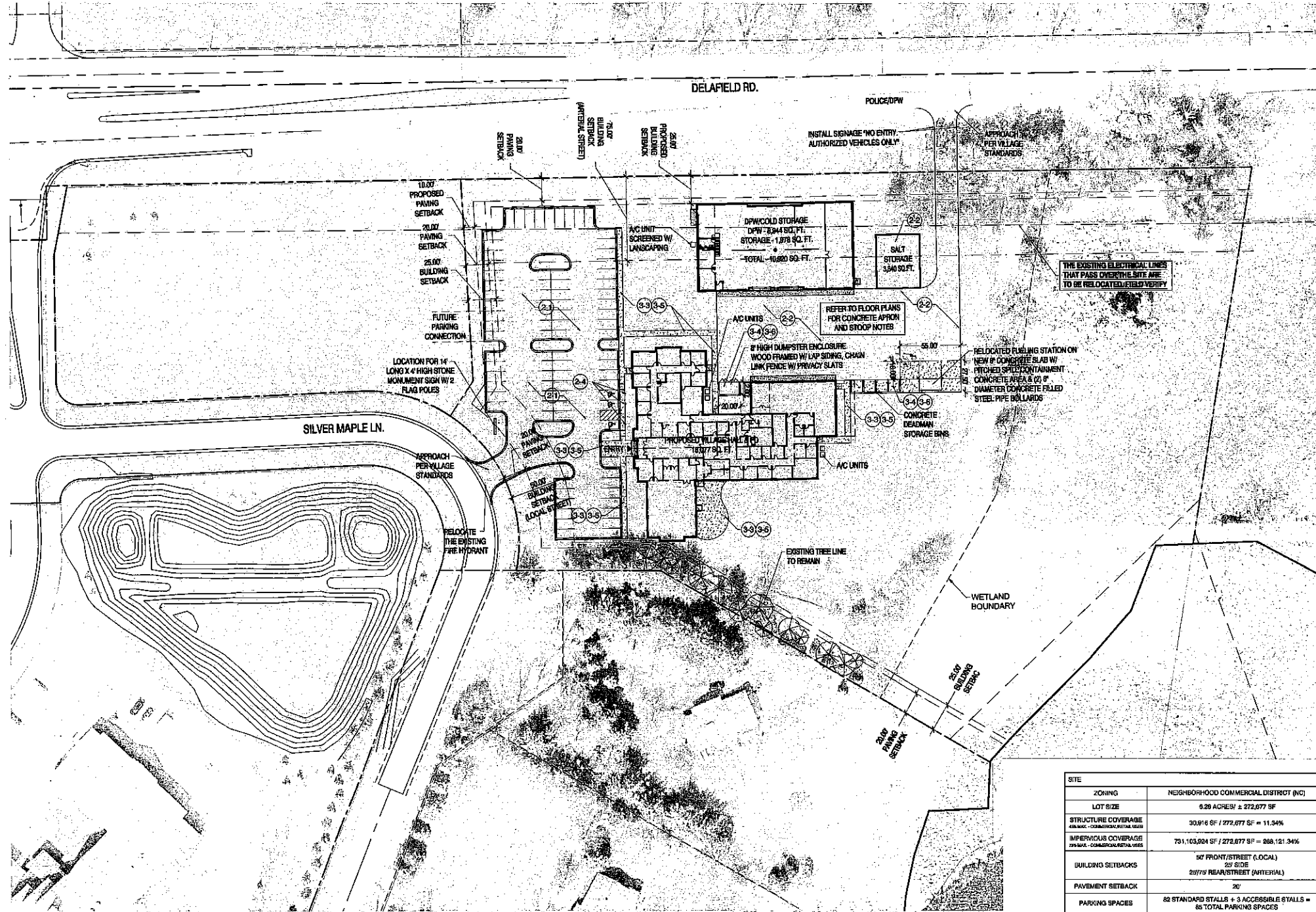
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09.30.16 BID SET

PROJECT ADDRESS:

PROJECT NAME
 Summit Village Hall & DPW
 STREET ADDRESS
 2911 N. Dousman Road
 CITY/STATE/ZIP
 Oconomowoc, WI 53066

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSJ GENERAL MASTER SPECIFICATION



SITE	
ZONING	NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
LOT SIZE	0.26 ACRES/ ± 272,677 SF
STRUCTURE COVERAGE	30,816 SF / 272,677 SF = 11.34%
IMPERVIOUS COVERAGE	731,103,924 SF / 272,677 SF = 268,121.34%
BUILDING SETBACKS	50' FRONT/STREET (LOCAL) 20' SIDE 25/15' REAR/STREET (ARTERIAL)
PAVEMENT SETBACK	20'
PARKING SPACES	82 STANDARD STALLS + 3 ACCESSIBLE STALLS = 85 TOTAL PARKING SPACES
BUILDING	
SF	18,076 SF VILLAGE HALL/POLICE DEPARTMENT 10,826 SF DPW 1,826 SF SALT STORAGE

REFERENCE KEYNOTES	Division 03- Concrete	Division 04- Masonry	Division 05- Metals	Division 07- Thermal and Moisture Protection	Division 08- Doors and Windows	Division 09- Finishes
Division 01- General 01.01.0000 GENERAL NOTES 01.02.0000 CONCRETE 01.03.0000 MASONRY 01.04.0000 METALS 01.05.0000 THERMAL AND MOISTURE PROTECTION 01.06.0000 DOORS AND WINDOWS 01.07.0000 FINISHES 01.08.0000 SITE	03.01.0000 CONCRETE 03.02.0000 FORMWORK 03.03.0000 REINFORCEMENT 03.04.0000 CURING 03.05.0000 FINISHES 03.06.0000 JOINTS 03.07.0000 PROTECTIVE COATINGS 03.08.0000 CLEANING	04.01.0000 MASONRY 04.02.0000 BLOCKS 04.03.0000 UNITS 04.04.0000 POINTING 04.05.0000 TROWELING 04.06.0000 REPAIRS 04.07.0000 PROTECTIVE COATINGS 04.08.0000 CLEANING	05.01.0000 METALS 05.02.0000 FABRICATION 05.03.0000 INSTALLATION 05.04.0000 PAINTING 05.05.0000 FINISHES 05.06.0000 PROTECTIVE COATINGS 05.07.0000 CLEANING	07.01.0000 THERMAL AND MOISTURE PROTECTION 07.02.0000 INSULATION 07.03.0000 VAPOR BARRIERS 07.04.0000 MEMBRANES 07.05.0000 FLASHINGS 07.06.0000 PROTECTIVE COATINGS 07.07.0000 CLEANING	08.01.0000 DOORS AND WINDOWS 08.02.0000 DOORS 08.03.0000 WINDOWS 08.04.0000 GLASS 08.05.0000 HARDWARE 08.06.0000 FINISHES 08.07.0000 PROTECTIVE COATINGS 08.08.0000 CLEANING	09.01.0000 FINISHES 09.02.0000 PAINTS 09.03.0000 WALLS 09.04.0000 CEILING 09.05.0000 FLOORS 09.06.0000 PROTECTIVE COATINGS 09.07.0000 CLEANING

SITE PLAN 1" = 40'-0"

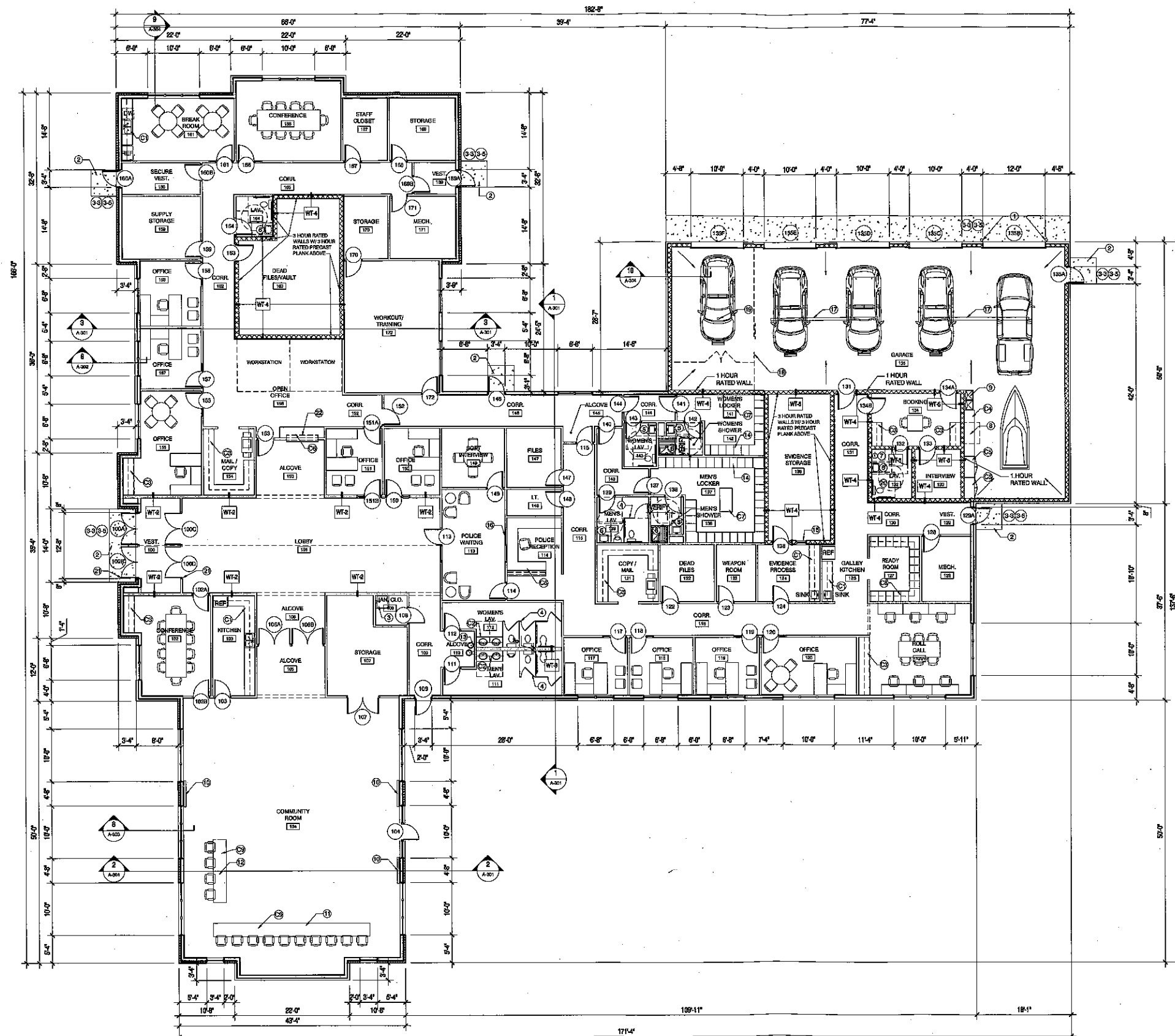
Date: 08.30.16 Drawn By: PAA
 Sheet Title: SITE PLAN
 Sheet Number: C-101
 Project Number: 4399-VH

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

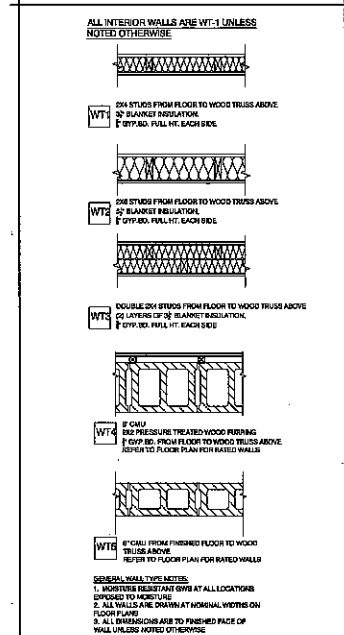


CONSTRUCTION NOTES

- GENERAL NOTES**
- 1 PLASTIC LAMINATE WINDOW SILL IN ALL OFFICE AREAS
 - 2 4" THICK CONCRETE FLOOR IN THE OFFICE AREAS
 - 3 4" THICK CONCRETE FLOOR IN THE GARAGE
 - 4 FROM THE POLICE GARAGE FLOORS TO THE TRENCH GRABS
 - 5 RETURN STONE TO THE FACE OF SHEATHING AT ALL WINDOW AND DOOR OPENINGS
 - 6 INSTALL COMPOSITE TRIM BOARDS AT OVERHEAD DOOR JAMBS TO COVER GULL
- KEYED NOTES**
- 1 4" 6X4" HIGH CONCRETE FILLED STEEL PIPE BOLLARD (PAINTED TO MATCH THE BUILDING)
 - 2 REINFORCED CONCRETE STOOP WITH FOOTINGS AND FOUNDATIONS
 - 3 FLOOR MOUNTED JANITORS SINK
 - 4 BAVED ENAMEL TOILET PARTITIONS
 - 5 ADA COMPLIANT WALL MOUNTED SINK
 - 6 ADA COMPLIANT FIBERGLASS SHOWER INSERT
 - 7 BRESHWASH STATION
 - 8 EXHAUST HOOD ABOVE THE COUNTER IN THE POLICE GARAGE
 - 9 DOUBLE BOWL LAUNDRY TUB
 - 10 WALL MOUNTED TV INTERCONNECTED TO PRESENTATION TABLE AND BOARD TABLE
 - 11 BOARD TABLE WITH INTEGRATED VIDEO SCREENS INTERCONNECTED TO PRESENTATION TABLE AND WALL MOUNTED TV'S
 - 12 PRESENTATION TABLE WITH INTEGRATED VIDEO SCREENS INTERCONNECTED TO BOARD TABLE AND WALL MOUNTED TV'S
 - 13 ADA COMPLIANT DRINKING FOUNTAIN
 - 14 FULL HEIGHT METAL LOCKERS W/ SLOPED TOP AND INTEGRATED BASE
 - 15 PASS THROUGH CABINET BETWEEN EVIDENCE PROCESSING AND EVIDENCE STORAGE
 - 16 8" WIDE X 2" HIGH LOCKABLE PASS THROUGH WINDOW AT THE POLICE RECEPTION DESK
 - 17 20' LONG CAST IN PLACE TRENCH DRAIN W/ METAL GRATE (SEE PLAN)
 - 18 11" HIGH SECURITY FENCE W/ LOCKABLE SLIDING GATE AND PAIR OF LOCKABLE SWING GATES
 - 19 FLOOR DRAIN
 - 20 STAINLESS STEEL TOILET IN THE BOOKING AREA LAY.
 - 21 PUSH BUTTON AUTOMATIC OPERATOR AT THE MAIN ENTRY DOORS
 - 22 MANUAL ROLL DOWN SLUTTER W/ LOCK

- CABINETRY NOTES**
- 1 PLASTIC LAMINATE BASE AND UPPER CABINETS WITH SOLID SURFACE TOP & BACK FLASH
 - 2 SOLID SURFACE VANTY TOP & BACK FLASH W/ PLASTIC LAMINATE APPLION AND SUPPORT BRACKET
 - 3 PLASTIC LAMINATE BASE AND UPPER CABINETS W/ PLASTIC LAMINATE TOP
 - 4 PLASTIC LAMINATE BASE CABINETS WITH PLASTIC LAMINATE TOP
 - 5 FULL HEIGHT PLASTIC LAMINATE STORAGE CABINET WITH ADJUSTABLE SHELVES
 - 6 PLASTIC LAMINATE RECEPTION DESK W/ SOLID SURFACE TOP
 - 7 PLASTIC LAMINATE CHANGING BENCH IN LOCKER ROOMS
 - 8 PLASTIC LAMINATE CUBBIES, UPPER CABINETS AND PLASTIC LAMINATE TOP AT POLICE RECEPTION DESK
 - 9 WALLWORK BOARDROOM TABLE & PRESENTATION TABLE IN THE COMMUNITY ROOM

WALL TYPES



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REFERENCE KEYNOTES

Division 01 - General	Division 02 - Site	Division 03 - Concrete	Division 04 - Masonry	Division 05 - Metals	Division 06 - Woods and Plastics	Division 07 - Thermal and Moisture Protection	Division 08 - Doors and Windows	Division 09 - Finishes	Division 10 - Misc
1. 1/2" GYPSUM BOARD ON STUDS	1. 1/2" GYPSUM BOARD ON STUDS	1. 4" THICK CONCRETE FLOOR	1. 8" CMU	1. 1/2" GYPSUM BOARD ON STUDS	1. 1/2" GYPSUM BOARD ON STUDS	1. 1/2" GYPSUM BOARD ON STUDS	1. 1/2" GYPSUM BOARD ON STUDS	1. 1/2" GYPSUM BOARD ON STUDS	1. 1/2" GYPSUM BOARD ON STUDS

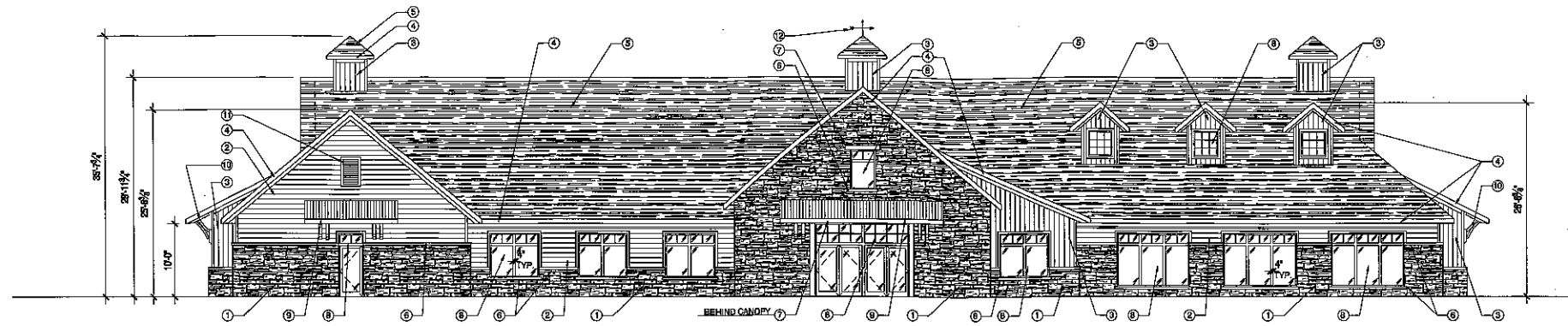
Date: 08.30.16 Drawn By: PAA
Sheet Title: FLOOR PLAN
Sheet Number: A-101
Project Number: 4399-VH

MANAGERS

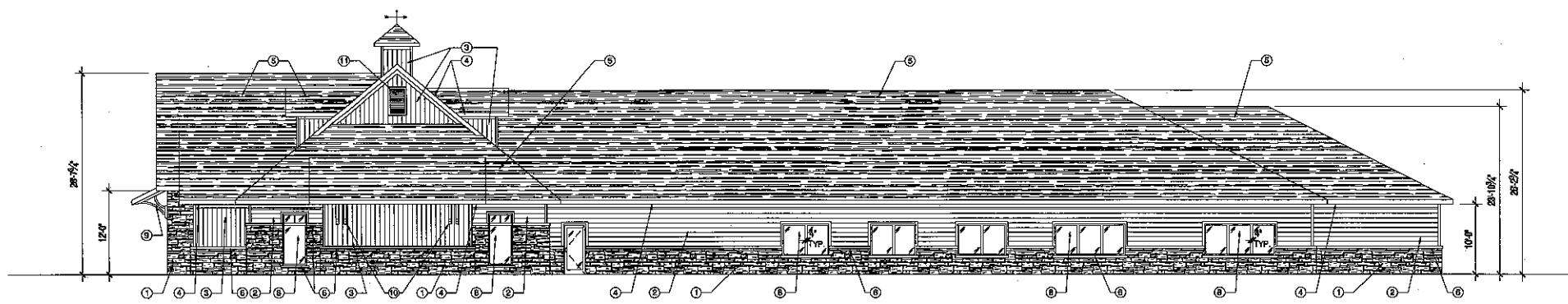
ENGINEERS

CONTRACTORS

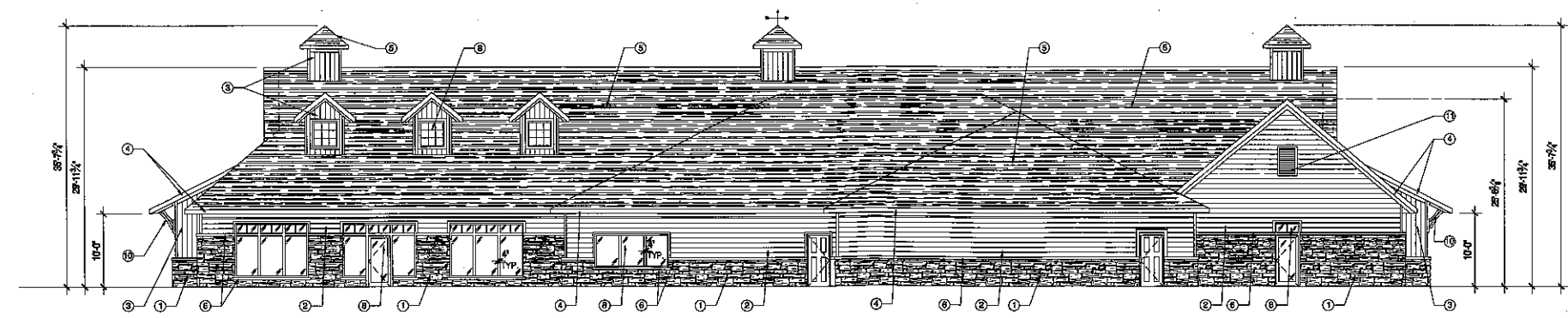
ARCHITECTS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATION NOTES

TRIM NOTES (ALL TRIM TO BE PRE-FINISHED COMPOSITE TRIM)
 -1X4 TRIM BOARDS AT ALL OUTSIDE CORNERS
 -1X1 TRIM BOARDS AT ALL INSIDE CORNERS
 -1X8 FRIEZE BOARDS AT ALL GABLE ENDS AND SOFFITS
 -1X4 FRIEZE BOARDS AT GABLE ENDS AND SOFFITS AT DORMERS
 -1X4 TRIM BOARDS AT ALL WINDOWS, DOORS, OVERHEAD DOORS & FALSE VENTS
 -1X8 TRIM BOARD AT BASE OF WALL WHERE SIDING EXTENDS TO FINISHED FLOOR

KEYED MATERIAL NOTES
 ① 4" THICK STONE VENEER
 ② PRE-FINISHED COMPOSITE LAP SIDING W/ 8" EXPOSURE
 ③ HIGH-QUALITY VINTAGE WOOD "SARR" PANELS INSTALLED VERTICALLY WITH CLIP SYSTEM
 ④ FASCIA BOARD WRAPPED WITH BREAK METAL "WHITE" W/ GUTTERS & DOWNSPOUTS AS INDICATED ON THE ROOF PLAN
 ⑤ 35 YEAR ARCHITECTURAL ASPHALT SHINGLES
 ⑥ PRECAST CONCRETE SILL / BAND. SILL TO EXTEND 4" PAST THE JAMBS AT WINDOWS TYP.

⑦ PRECAST CONCRETE HEAD. HEAD TO EXTEND 8" PAST THE JAMBS AT WINDOWS AND DOORS TYP.
 ⑧ THERMALLY BROKEN PAINTED ALUMINUM WINDOW FRAMES W/ 1" GREY TINTED LOW-E INSULATED GLASS. ALL ALUMINUM WINDOWS AND DOORS ARE TO HAVE A 4" MULLION AT 7'-0" A.F.F. WINDOW TRANSOM PATTERNS ARE TO BE CREATED WITH 1" WIDE ALUMINUM STRIPS APPLIED TO EACH SIDE OF THE GLASS.
 ⑨ WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOF & DECORATIVE WOOD BRACKETS

⑩ DECORATIVE WOOD BRACKETS AT SHED ROOF
 ⑪ PRE-FINISHED COMPOSITE DECORATIVE FALSE LOUVERED VENT
 ⑫ DECORATIVE WEATHERWANE

ELEVATIONS 1/8" = 1'-0"



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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 08.30.16 Drawn By: PAA
 Sheet Title: EXTERIOR ELEVATIONS
 Sheet Number: A-201
 Project Number: 4399-VH

MANAGERS
 ENGINEERS
 CONTRACTORS
 ARCHITECTS

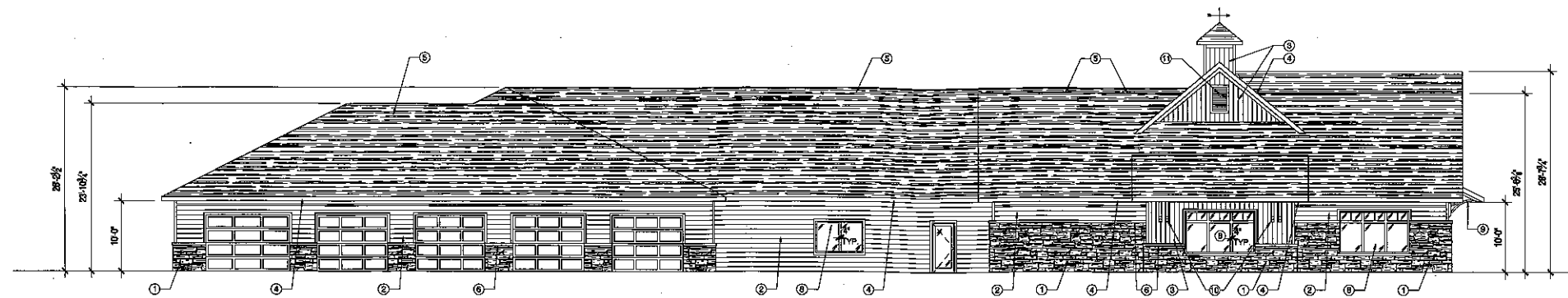


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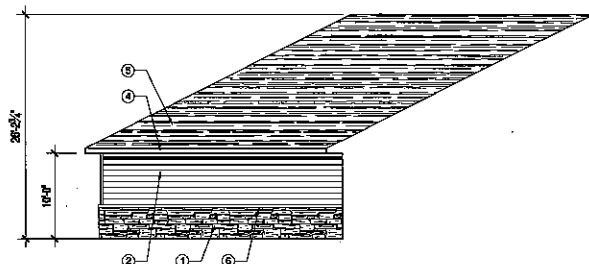
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REVISIONS:

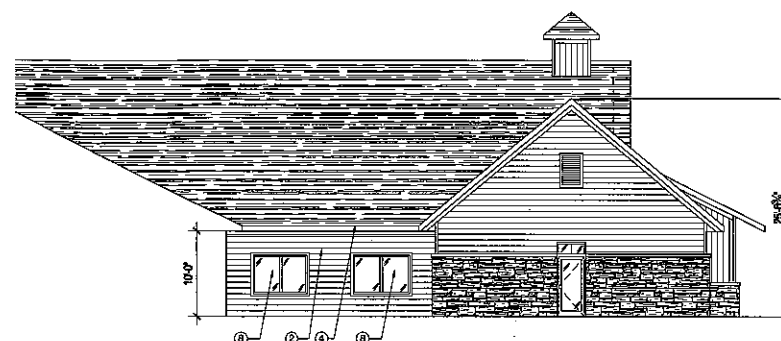
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08.30.16 BID SET	



NORTH ELEVATION



PARTIAL WEST ELEVATION 1



PARTIAL EAST ELEVATION 2

ELEVATION NOTES

TRIM NOTES (ALL TRIM TO BE PRE-FINISHED COMPOSITE TRIM)
 -1X4 TRIM BOARDS AT ALL OUTSIDE CORNERS
 -1X1 TRIM BOARDS AT ALL INSIDE CORNERS
 -1X6 FRIEZE BOARDS AT ALL GABLE ENDS AND SOFFITS
 -1X4 FRIEZE BOARDS AT GABLE ENDS AND SOFFITS AT DORMERS
 -1X4 TRIM BOARDS AT ALL WINDOWS, DOORS, OVERHEAD DOORS & FALSE VENTS
 -1X2 TRIM BOARD AT BASE OF WALL WHERE SIDING EXTENDS TO FINISHED FLOOR

KEYED MATERIAL NOTES
 ① 4" THICK STONE VENER
 ② PRE-FINISHED COMPOSITE LAP SIDING W/ 8" EXPOSURE
 ③ 1/2" CHINA VINTAGE WOOD "BARK" PANELS INSTALLED VERTICALLY WITH CLIP SYSTEM
 ④ FARGA BOARD WRAPPED WITH BREAK METAL "WHITE" W/ GUTTERS & DOWNSPOUTS AS INDICATED ON THE ROOF PLAN
 ⑤ 35 YEAR ARCHITECTURAL ASPHALT SHINGLES
 ⑥ PRECAST CONCRETE SILL / BAND. SILL TO EXTEND 4" PAST THE JAMBS AT WINDOWS TYP.

⑦ PRECAST CONCRETE HEAD. HEAD TO EXTEND 8" PAST THE JAMBS AT WINDOWS AND DOORS TYP.
 ⑧ THERMALLY BROKEN PAINTED ALUMINUM WINDOW FRAMES W/ 1" GREY TINTED LOW E" INSULATED GLASS. ALL ALUMINUM WINDOWS AND DOORS ARE TO HAVE A 4" MULLION AT 7'-0" A.F.F. WINDOW TRANSOM PATTERNS ARE TO BE CREATED WITH 1" WIDE ALUMINUM STRIPS APPLIED TO EACH SIDE OF THE GLASS.
 ⑨ WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOF & DECORATIVE WOOD BRACKETS

⑩ DECORATIVE WOOD BRACKETS AT SHED ROOF
 ⑪ PRE-FINISHED COMPOSITE DECORATIVE FALSE LOUVERED VENT
 ⑫ DECORATIVE WEATHERVANE

ELEVATIONS 1/8" = 1'-0"

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Date: 08.30.16
 Drawn By: PAA

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-202
 Project Number:
4399-VH

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MANAGERS

MSI GENERAL CORPORATION
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OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7930

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Date: 08.30.16 Drawn By: PAA
Sheet Title:
FLOOR PLAN
Sheet Number:
A-101
Project Number:
4399-DPW

CONSTRUCTION NOTES

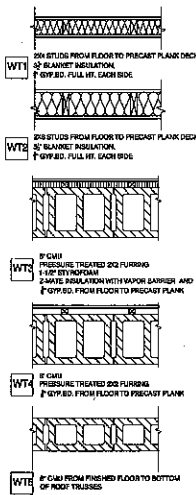
GENERAL NOTES
PLASTIC LAMINATE WINDOW SILL IN ALL OFFICE AREAS
BREAK METAL SILL CLOSURE AT SHOP WINDOWS
4" THICK CONCRETE FLOOR IN THE OFFICE AREAS
4" THICK CONCRETE FLOOR IN THE SHOP AND COLD STORAGE AREAS
MATCH ALL SHOP FLOOR TO THE FLOOR DOING
INSTALL COMPOSITE TRIM AT OVERHEAD DOOR JAMBS TO COVER CMJ

- KEYED NOTES
- ① 6" X 48" HIGH CONCRETE FILLED STEEL PIPE BOLLARD (PAINTED)
 - ② 30# REINFORCED CONCRETE EPOOF WITH FOOTINGS AND FOUNDATIONS
 - ③ 30' LONG CAST IN PLACE TRENCH DRAIN W/ STEEL GRATE (NEBMA)
 - ④ CATCH BASIN
 - ⑤ FULL HEIGHT SLIDING CURTAIN TO SECTION OFF THE WASH BAY FASTENED TO THE WOOD STRUCTURE JOIST
 - ⑥ STEEL COLUMN W/ STEEL BEAM LINE ABOVE TO SUPPORT THE WOOD TRUSSES
 - ⑦ 2-4" X 4" HOLLOW METAL FRAMED WINDOW. ALIGN WINDOW HEAD WITH DOOR HEAD
 - ⑧ 4-2" X 4" HOLLOW METAL FRAMED WINDOW. ALIGN WINDOW HEAD WITH DOOR HEAD
 - ⑨ STEEL STUD FRAMED DUST CAP ABOVE THE VESTIBULE W/ PLYWOOD GAP
 - ⑩ FLOOR MOUNTED JANITORS SINK

CABINETS NOTES
⑪ PLASTIC LAMINATE BASE AND UPPER CABINETS WITH GOLD SURFACE TOP & BACK SPLASH
⑫ SOLID SURFACE VANITY TOP W/ PLASTIC LAMINATE APRON AND SUPPORT BRACKET

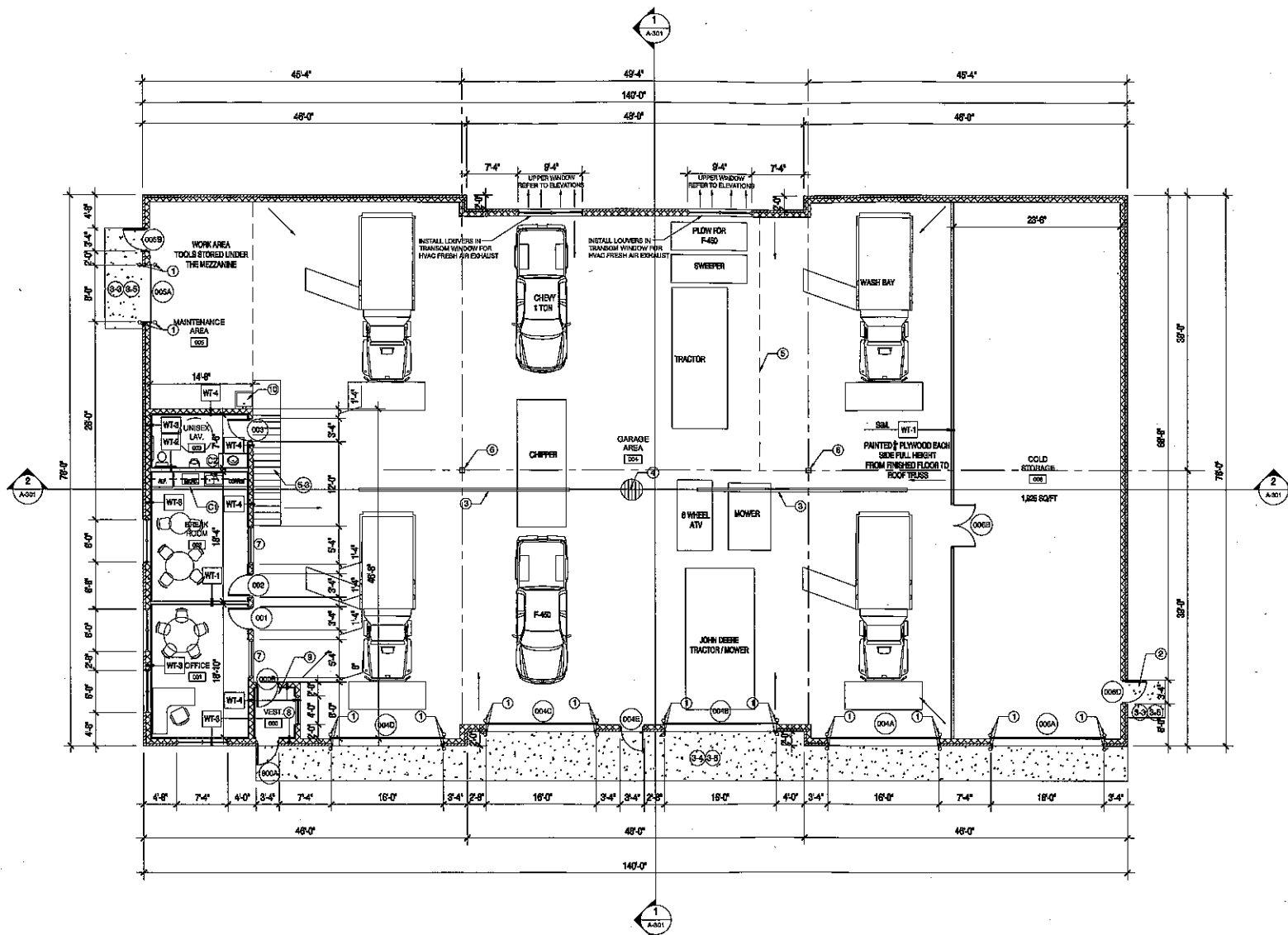
ROOM FINISHES
OFFICE & BREAK ROOM
FLOOR: LVT
BASE: VNTL
WALLS: PAINTED GYP. (ONE ACCENT WALL PER ROOM)
CEILING: 202 ACOUSTICAL
LAV. & VESTIBULE
FLOOR: TILE
BASE: 4" TILE
WALLS: PAINTED GYP.
CEILING: 202 ACOUSTICAL
GARAGE, COLD STORAGE & MEZZANINE
FLOOR: CONCRETE W/ HARDENER DENSIFIER
BASE: 200 W/ BEVEL TOP AT CHASING WALL BETWEEN GARAGE AND COLD STORAGE
WALLS: PAINTED CMJ & PAINTED PLYWOOD
CEILING: 20 GA. PREPUNCHED 2" DEEP MAX REF METAL CEILING PANELS. 50% OPEN BALANCED PARTNER.

WALL TYPES



GENERAL WALL TYPE NOTES
1. UNLESS NOTED OTHERWISE AT ALL LOCATIONS REFER TO SPECIFICATION
2. ALL WALLS ARE SHOWN AT NORMAL FINISHES ON FLOOR PLANS
3. ALL ENDWORKS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE

DPW BUILDING
10,730 SQ/FT



REFERENCE KEYNOTES

Division 01- General	Division 03- Concrete	Division 04- Masonry	Division 05- Metals	Division 07- Thermal and Moisture Protection	Division 08- Doors and Windows	Division 09- Finishes
<ul style="list-style-type: none"> ① 4" THICK CONCRETE FLOOR ② 4" THICK CONCRETE FLOOR WITH REINFORCING ③ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS ④ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑤ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑥ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑦ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑧ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑨ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑩ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑪ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑫ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑬ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑭ 4" THICK CONCRETE FLOOR WITH REINFORCING AND FOOTINGS AND FOUNDATIONS ⑮ 4" THICK CONCRETE FLOOR WITH REINFORCING AND 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FLOOR PLAN 1/8" = 1'-0"



MSI GENERAL CORPORATION
 P.O. BOX 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-5661
 FAX: 262-367-7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

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PROJECT ADDRESS:
 PROJECT NAME
 Summit Village Hall & DPW
 STREET ADDRESS
 2611 N. Douglas Road
 CITY/ STATE / ZIP
 Oconomowoc, WI 53066

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

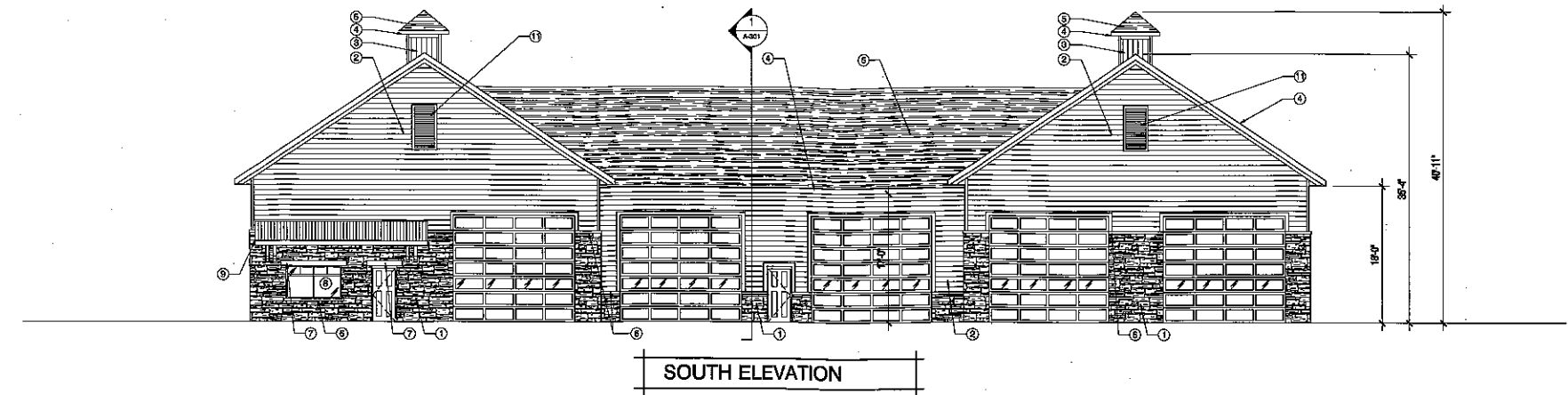
Date: 08.30.16 Drawn By: PAA
 Sheet Title: EXTERIOR ELEVATIONS
 Sheet Number: A-201
 Project Number: 4399-DPW

MANAGERS

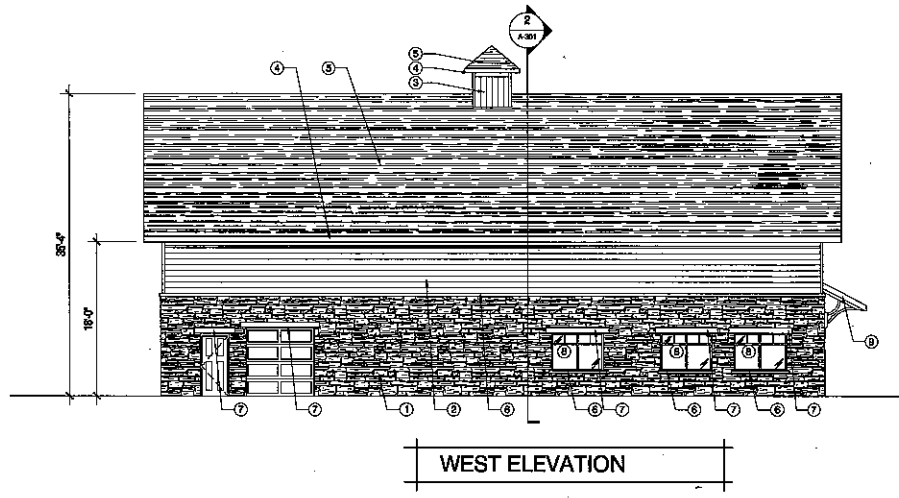
ENGINEERS

CONTRACTORS

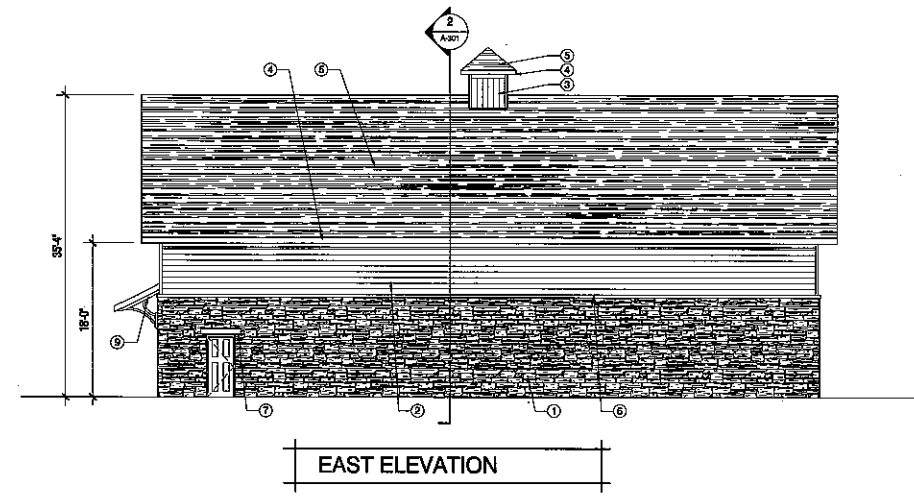
ARCHITECTS



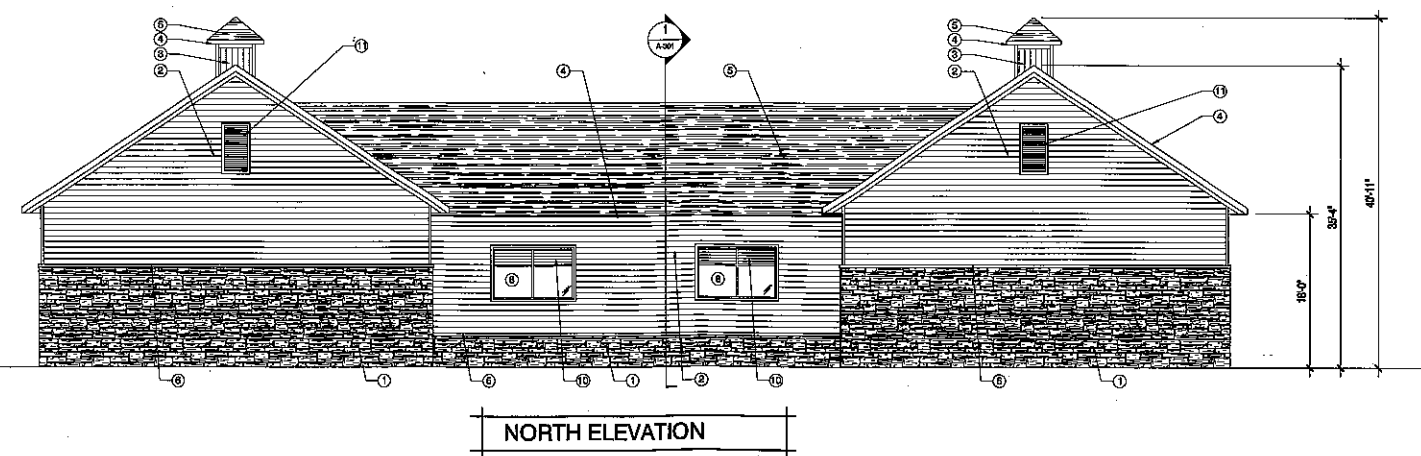
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATION NOTES

TRIM NOTES (ALL TRIM TO BE PRE-FINISHED COMPOSITE TRIM)
 -1/4" TRIM BOARDS AT ALL OUTSIDE CORNERS
 -1/2" TRIM BOARDS AT ALL INSIDE CORNERS
 -1/2" FRIEZE BOARDS AT ALL GABLE ENDS AND SOFFITS
 -1/4" TRIM BOARDS AT ALL WINDOWS, DOORS, OVERHEAD DOORS & FALSE VENTS

KEYED MATERIAL NOTES
 ① 4" THICK STONE VENEER
 ② PRE-FINISHED COMPOSITE LAP SIDING W/ 6" EXPOSURE
 ③ NICHIRU VINTAGE WOOD "DARK" PANELS INSTALLED VERTICALLY WITH CLIP SYSTEM
 ④ FASCIA BOARD WRAPPED WITH BREAK METAL "WHITE" W/ GUTTERS & DOWNSPOUTS AS INDICATED ON THE ROOF PLAN
 ⑤ ARCHITECTURAL ASPHALT SHINGLES
 ⑥ PRECAST CONCRETE SILL / BAND. SILL TO EXTEND 4" PAST THE JAMBS AT WINDOWS TYP.

⑦ PRECAST CONCRETE HEAD, HEAD TO EXTEND 6" PAST THE JAMBS AT WINDOWS AND DOORS TYP.
 ⑧ THERMALLY BROKEN PAINTED ALUMINUM WINDOW FRAMES W/ 1" GREY TINTED LOW "E" INSULATED GLASS. WINDOW TRANSOM PATTERNS ARE TO BE CREATED WITH 1" WIDE ALUMINUM STRIPS APPLIED TO EACH SIDE OF THE GLASS.
 ⑨ WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOF & DECORATIVE WOOD BRACKETS

⑩ INSTALL HVAC L/DUVERS IN THE TRANSOM PORTION OF THE WINDOWS ON THE NORTH ELEVATION
 ⑪ PRE-FINISHED COMPOSITE DECORATIVE FALSE L/DUVERED VENT

ELEVATIONS 1/8" = 1'-0"