

LANDSCAPE KEY FOR BUILDING DETAIL

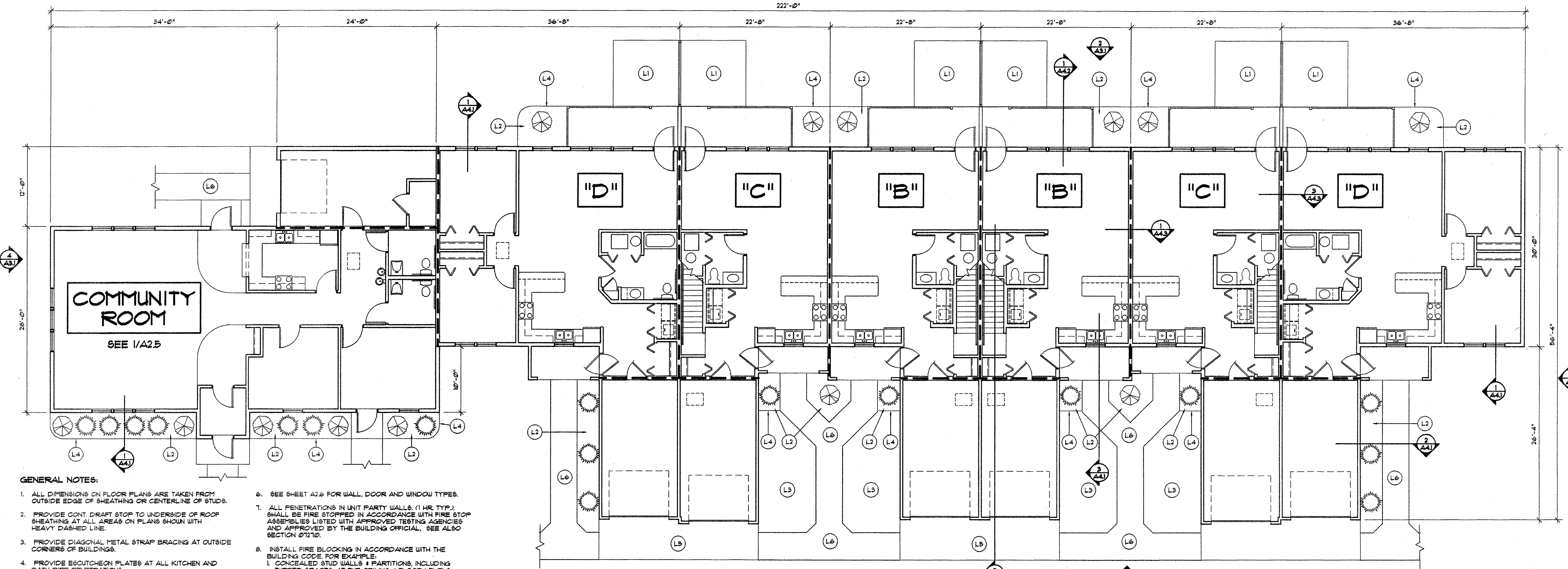
SYMBOL	NAME	SIZE	QNTY.
	SPIREA, GOLD FLAME	2 GAL.	41
	SFUERGE, GLOBE BLUE	18" HIGH	31

CONSTRUCTION NOTES FOR LANDSCAPE DETAILS:

- L1 CONCRETE PATIO SLAB
- L2 WOOD MULCH OVER BELTON GROUND COVER FABRIC
- L3 SODDED GRASS
- L4 LANDSCAPE EDGING - SEE DETAIL 8/A5.1
- L5 CONCRETE APRON
- L6 CONCRETE SIDEWALK

SECOND FLOOR PLAN - BUILDING #1

SCALE: 1/8" = 1'-0" A2.1



FIRST FLOOR PLAN - BUILDING #1

SCALE: 1/8" = 1'-0" A2.1

GENERAL NOTES:

1. ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STUDS.
2. PROVIDE CONT. DRAFT STOP TO UNDERSIDE OF ROOF SHEATHING AT ALL AREAS ON PLANS SHOWN WITH HEAVY DASHED LINE.
3. PROVIDE DIAGONAL METAL STRAP BRACING AT OUTSIDE CORNERS OF BUILDINGS.
4. PROVIDE ESCUTCHEON PLATES AT ALL KITCHEN AND BATH PIPE PENETRATIONS.
5. PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, DRAPERY RODS, HANDRAILS, TOWEL BARS, GRAB BARS, CLOSET SHELVING, ETC.
6. SEE SHEET A2.6 FOR WALL, DOOR AND WINDOW TYPES.
7. ALL PENETRATIONS IN UNIT PARTY WALLS, (1 HR. TYP.), SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL, SEE ALSO SECTION 071210.
8. INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE, FOR EXAMPLE:
 1. CONCEALED STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS AND AT 40 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, (BOFFITS, DROPPED CEILINGS, COVE CEILINGS, ETC.)
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

Professional seal and registration information for the architect.

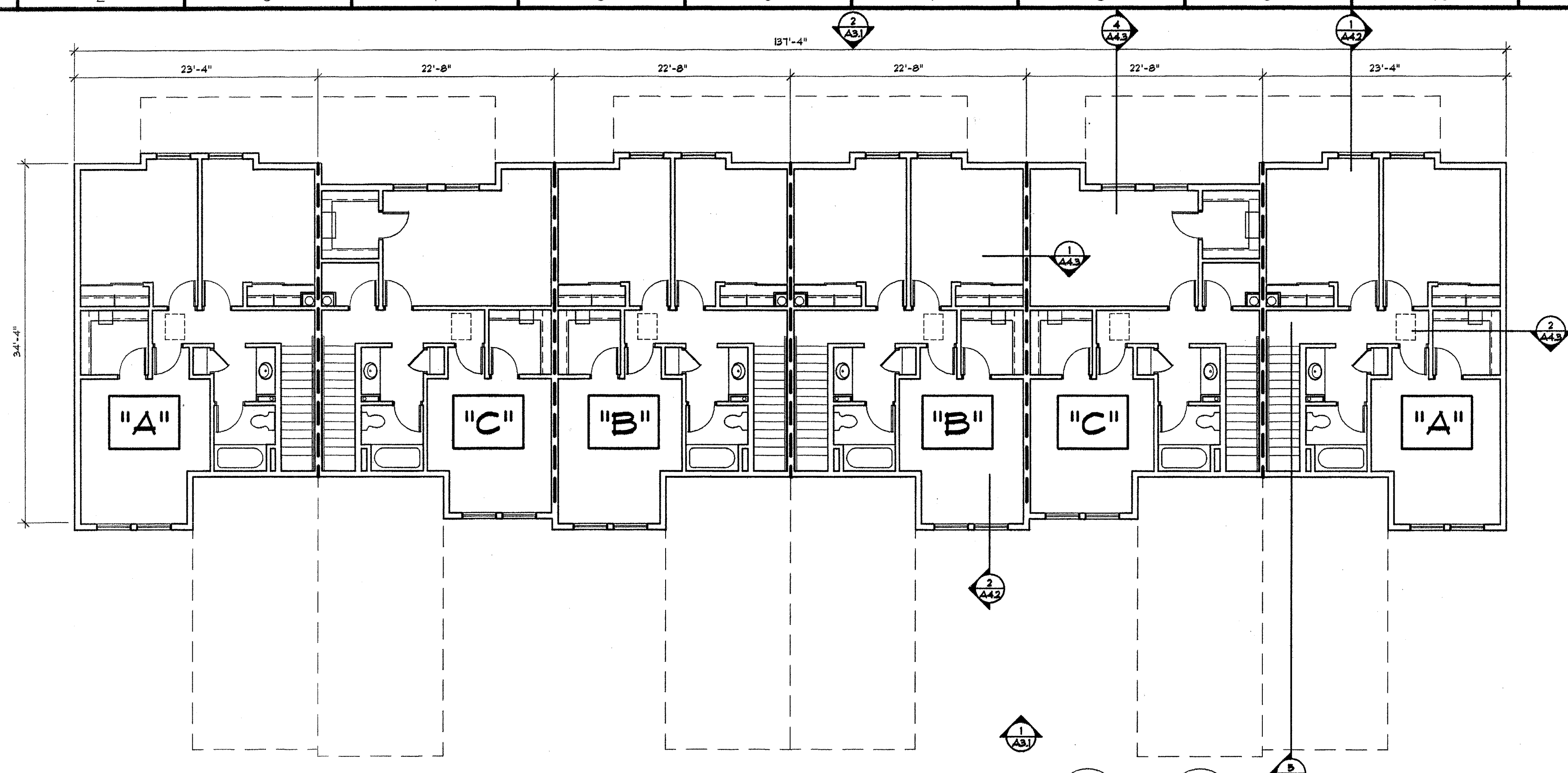
PROJECT NUMBER: 9755
 DRAWN BY: AG, CH
 CHECKED BY: MAM
 DATE: 23, MARCH 1999
 REVISIONS:

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NEW TOWNHOME DEVELOPMENT
THE CREEKS
 ST. CLOUD, MN

Hagemaster and Mack Architects, Inc.
 200 St. Cloud St.
 St. Cloud, Minnesota 56301
 320-257-0155
 Fax: 320-251-4919

A2.1



SECOND FLOOR PLAN - BUILDINGS #2, 3 & 4

1
A22

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

A22

• BUILDING #3 • BUILDING #4

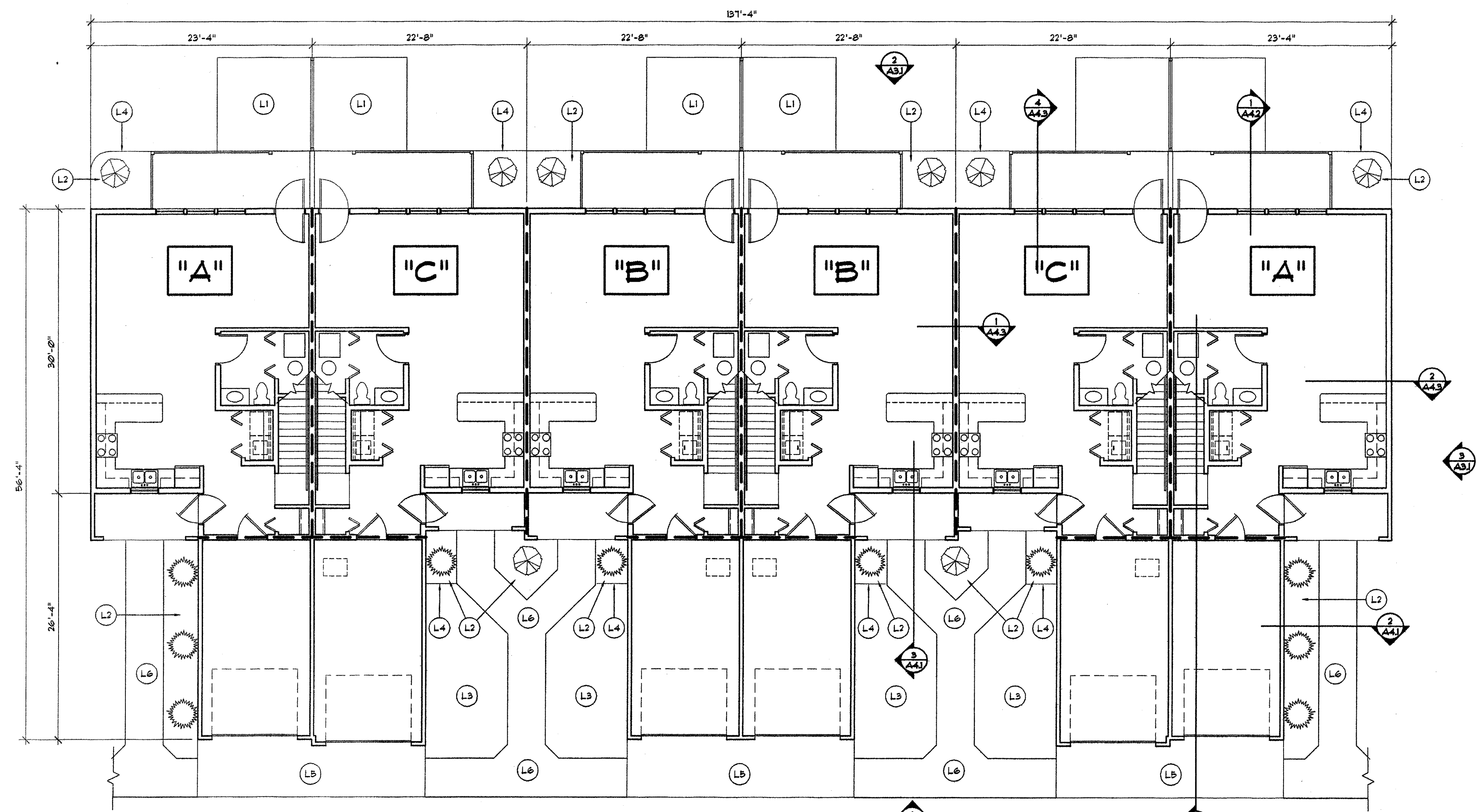
GENERAL NOTES:

1. ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STUDS.
2. PROVIDE CONT. DRAFT STOP TO UNDERSIDE OF ROOF SHEATHING AT ALL AREAS ON PLANS SHOWN WITH HEAVY DASHED LINE.
3. PROVIDE DIAGONAL METAL STRAP BRACING AT OUTSIDE CORNERS OF BUILDINGS.
4. PROVIDE ESCUTCHEON PLATES AT ALL KITCHEN AND BATH PIPE PENETRATIONS.
5. PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, DRAPEY RODS, HANDRAILS, TOILET BARS, GRAB BARS, CLOSET SHELVING, ETC.
6. SEE SHEET A26 FOR WALL, DOOR AND WINDOW TYPES.
7. ALL PENETRATIONS IN UNIT PARTY WALLS (1 HR. TYP.) SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL. SEE ALSO SECTION 07170.
8. INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE. FOR EXAMPLE:
 1. CONCEALED STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, (SOFFITS, DROPPED CEILINGS, COVE CEILINGS, ETC.)
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

CONSTRUCTION NOTES FOR LANDSCAPE DETAILS:

- L1 CONCRETE PATIO SLAB
- L2 WOOD MULCH OVER BELTON GROUND COVER FABRIC
- L3 SODDED GRASS
- L4 LANDSCAPE EDGING - SEE DETAIL 8/ABJ
- L5 CONCRETE APRON
- L6 CONCRETE SIDEWALK

LANDSCAPE KEY FOR BUILDING DETAIL			
SYMBOL	NAME	SIZE	QNTY.
	SPIREA, GOLD FLAME	2 GAL.	47
	SPURCE, GLOBE BLUE	18" HIGH	37



FIRST FLOOR PLAN - BUILDINGS #2, 3 & 4

2
A22

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

A22

• BUILDING #3 • BUILDING #4

DATE: 03/27/98
 PROJECT NUMBER: 9755
 DRAWN BY: AG, CH
 CHECKED BY: MAM
 DATE: 23, MARCH 1999
 REVISIONS:

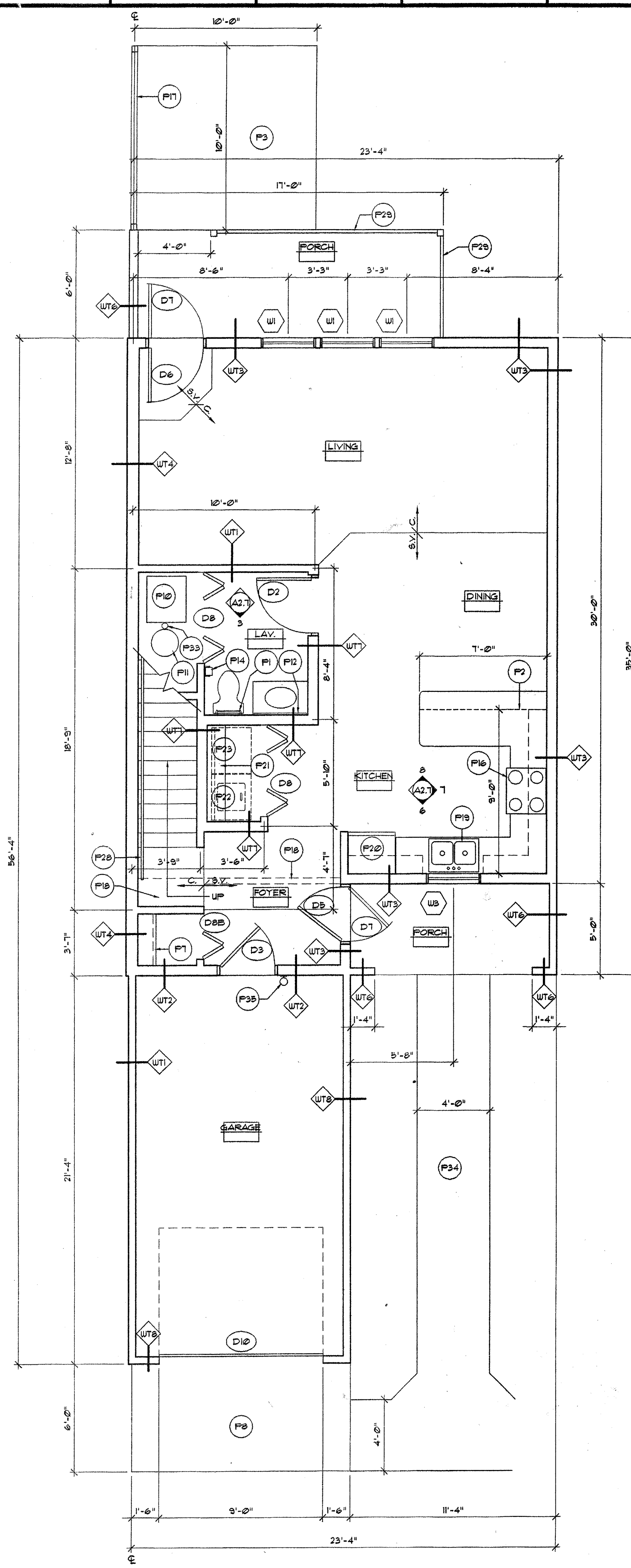
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NEW TOWNHOME DEVELOPMENT
THE CREEKS
 ST. CLOUD, MN

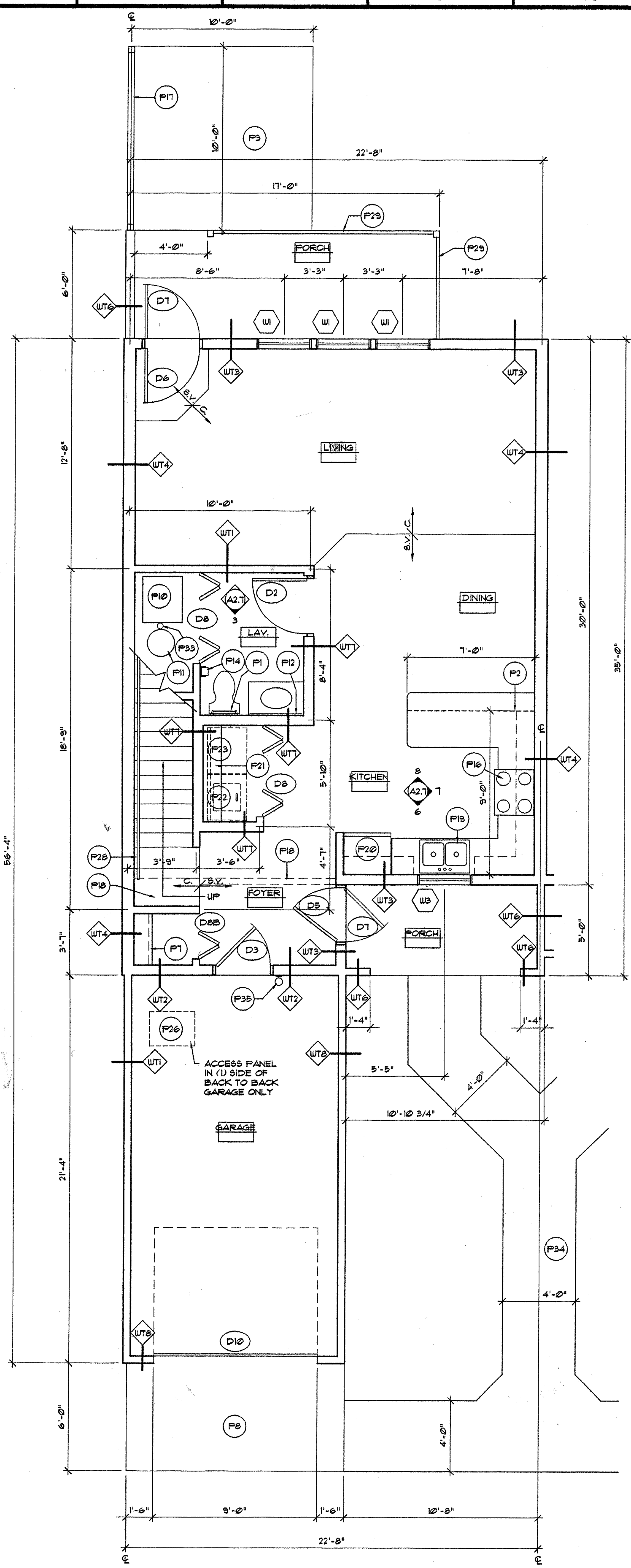
Hagemester and Mack Architects, Inc.
 Site: 200
 St. Cloud, MN 56301
 320-257-4444
 Fax: 320-257-4418

A2.2



FIRST FLOOR UNIT "A" 116 SQ. FT.

SCALE: 1/4" = 1'-0" X-A



FIRST FLOOR UNIT "B" 116 SQ. FT.

SCALE: 1/4" = 1'-0" X-B

GENERAL NOTES:

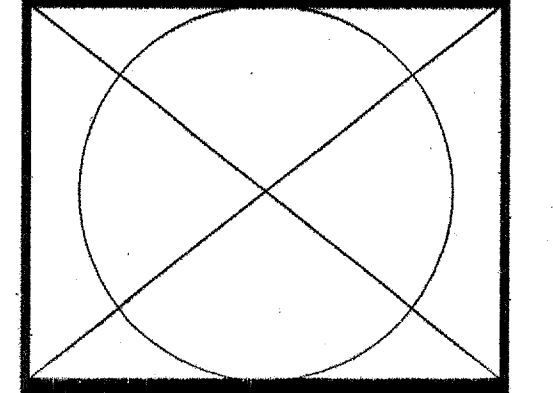
- ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STUDS.
- PROVIDE CONT. DRAFT STOP TO UNDERSIDE OF ROOF SHEATHING AT ALL AREAS ON PLANS SHOWN WITH HEAVY DASHED LINE.
- PROVIDE DIAGONAL METAL STRAP BRACING AT OUTSIDE CORNERS OF BUILDINGS.
- PROVIDE ESCUTCHEON PLATES AT ALL KITCHEN AND BATH PIPE PENETRATIONS.
- PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, DRAPERY RODS, HANDRAILS, TOILET BARS, GRAB BARS, CLOSET SHELVING, ETC.
- SEE SHEET A2.1 FOR WALL, DOOR AND WINDOW TYPES.
- ALL PENETRATIONS IN UNIT PARTY WALLS (1 HR. TYP.) SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL. SEE ALSO SECTION 07120.
- INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE. FOR EXAMPLE:
 - CONCEALED STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING & FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. (SCOFFS, DROPPED CEILINGS, COVE CEILINGS, ETC.)
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

CONSTRUCTION NOTES FOR PLANS:

- 18" TOILET BAR
- 24" CABINET BELOW
- CONCRETE PATIO
- ACCESS PANEL - SEE DETAIL 6/A5.1
- TUB/SHOWER WITH ROD & CURTAIN
- ACCESSIBLE GRAB BARS SEE 1/A2.1
- SINGLE ROD & 2 SHELVES - 12" DEEP WIRE SHELVING SYSTEM
- CONCRETE APRON
- DOUBLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
- FURNACE - VERIFY LOCATION W/ M & E DRAWINGS
- WATER HEATER - VERIFY LOCATION W/ M & E DRAWINGS
- MIRROR
- 24" TOILET BAR
- TOILET PAPER HOLDER
- (4) WIRE SHELVING
- RANGE
- 6" HIGH CEDAR FENCE SEE DETAIL 14/A5.1
- GYP. BD. SCOFF @ 1'-9" AFF.
- SINK W/ SPRAYER
- REFRIGERATOR
- SHELF 12" DEEP WIRE SHELVING SYSTEM
- WASHER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
- DRYER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
- RECESSED THRESHOLD
- RECESS FLOOR SLAB FOR ACCESSIBLE SHOWER
- 22"x30" ATTIC ACCESS - SEE DETAIL 5/A5.1
- FLUE LOCATION
- 1-1/2" DIA. OAK HANDRAIL - SEE DETAIL 3/A5.1
- CEDAR RAILINGS & PICKETS
- SINGLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
- ACCESSIBLE DRINKING FOUNTAIN
- (4) 16" DEEP WIRE LINEN SHELVING
- FLOOR DRAIN - SLOPE FLOOR FOR PROPER DRAINAGE
- CONCRETE SIDEWALK - TYP. AS SHOWN
- WALL HUNG MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER
- NOT USED
- 30"x60" ACCESSIBLE SHOWER W/ ROD & CURTAIN

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE		WALL		CEILING		REMARKS
		FIN.	MAT'L HGT.	FIN.	FIN.	FIN.	HGT.	
GARAGE		CONC.H.	C.B.	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"	
FOYER		SHT. VN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
LAVATORY		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
KITCHEN		SHT. VN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
DINING		SHT. VN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
LIVING		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
STAIRS		CPT.	UD.	VARIABLE	GYP. BD./PT.	GYP. BD./SPY. TXT.	VAR.	
BEDROOM (1ST FLR.)		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	CLOSETS SAME
BATH (1ST FLR.)		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	1/4" VINYL RECEPTIVE UNDERLAY
BEDROOM (2ND FLR.)		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	CLOSETS SAME
BATH (2ND FLR.)		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	1/4" VINYL RECEPTIVE UNDERLAY
MECHANICAL (1ST FLOOR)		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	VARIABLE	
STORAGE (2ND FLOOR)		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
VESTIBULE		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
OFFICE		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
MECH. (COMM. ROOM)		CONC.	-	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"	
WOMEN		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
MEN		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
COMMUNITY ROOM		CPT./SHT. VN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
KITCHEN		SHT. VN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
STORAGE		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	



PERIODICALLY CHECK THIS PLAN FOR ANY REVISIONS. REVISIONS WILL BE MADE BY THE ARCHITECT. DATE: 03/23/99
 REGISTERED ARCHITECT: 18896
 9755

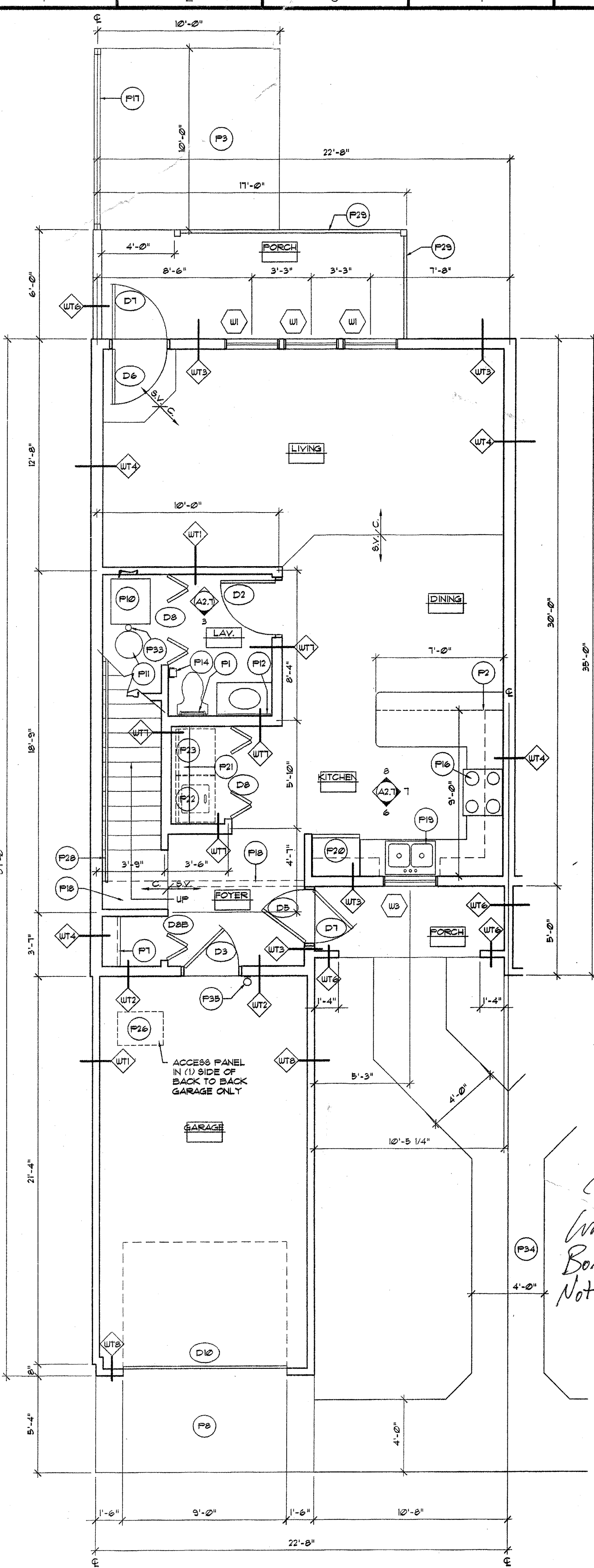
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 DRAWN BY: AG, CH
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 REVISIONS:

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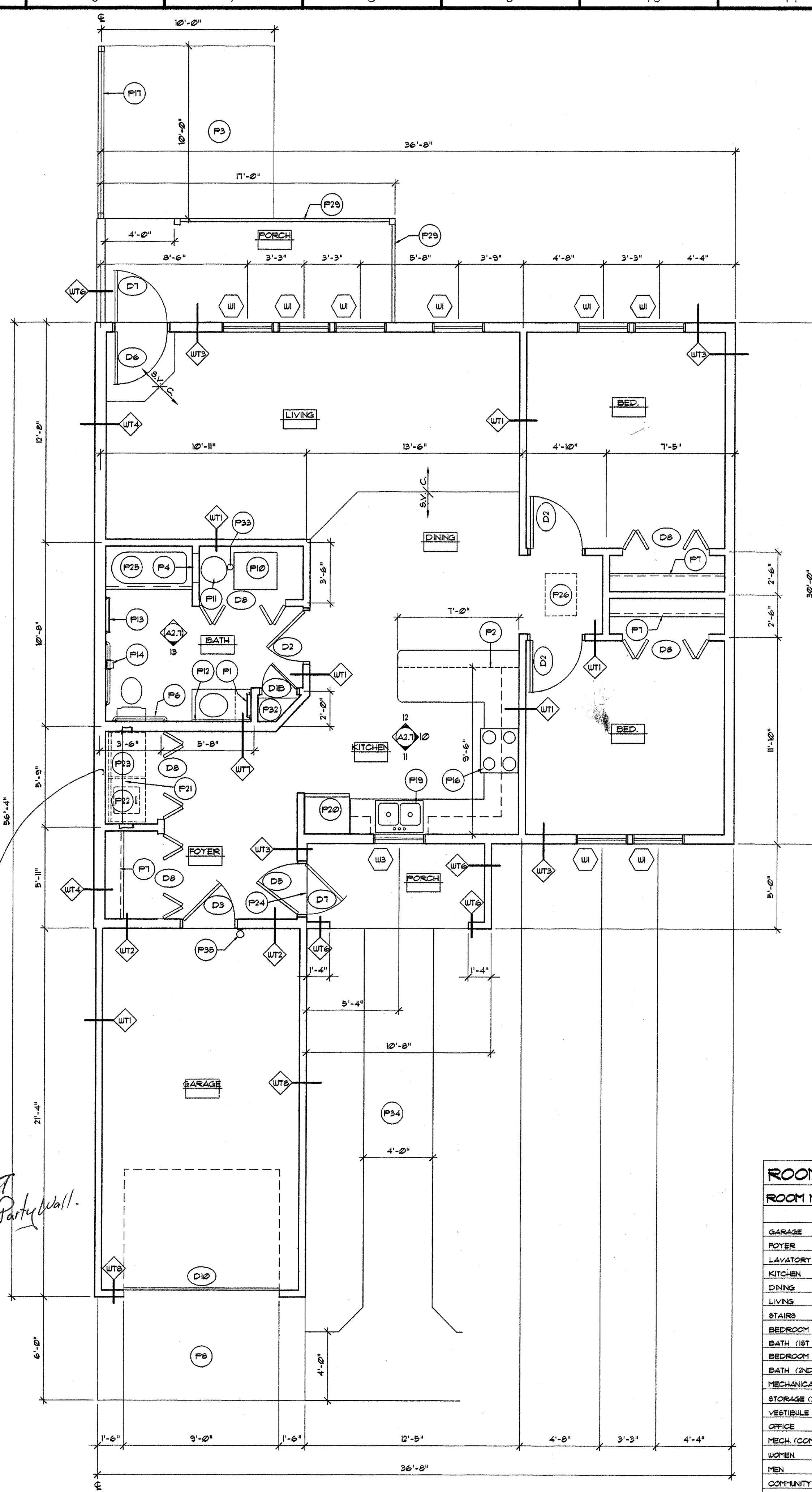
NEW TOWNHOME DEVELOPMENT
THE CREEKS
 ST. CLOUD, MN

Hagemaster and Mack Architects, Inc.
 Suite 200
 5th Street, St. Cloud, Minnesota 56301
 Phone: 820-251-1919
 Fax: 820-251-1919

A2.3



FIRST FLOOR UNIT "C" 1168 SQ. FT.



FIRST FLOOR UNIT "D" 1168 SQ. FT.

- GENERAL NOTES:**
- ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STUDS.
 - PROVIDE CONT. DRAFT STOP TO UNDERSIDE OF ROOF SHEATHING AT ALL AREAS ON PLANS SHOWN WITH HEAVY DASHED LINE.
 - PROVIDE DIAGONAL METAL STRAP BRACING AT OUTSIDE CORNERS OF BUILDINGS.
 - PROVIDE E80CUTCHEN PLATES AT ALL KITCHEN AND BATH PIPE PENETRATIONS.
 - PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, DRAPERY RODS, HANDRAILS, TOWEL BARS, GRAB BARS, CLOSET SHELVING, ETC.
 - SEE SHEET A2.1 FOR WALL, DOOR AND WINDOW TYPES.
 - ALL PENETRATIONS IN UNIT PARTY WALLS, (1 HR. TYP.), SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL. SEE ALSO SECTION 07210.
 - INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE, FOR EXAMPLE:
 - CONCEALED STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, (SOFFITS, DROPPED CEILINGS, COVE CEILINGS, ETC.)
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

- CONSTRUCTION NOTES FOR PLANS:**
- P1 18" TOWEL BAR
 - P2 24" CABINET BELOW
 - P3 CONCRETE PATIO
 - P4 ACCESS PANEL - SEE DETAIL 6/A/8.1
 - P5 TUB/SHOWER WITH ROD & CURTAIN
 - P6 ACCESSIBLE GRAB BARS SEE 1/A2.1
 - P7 SINGLE ROD & 2 SHELVES - 12" DEEP WIRE SHELVING SYSTEM
 - P8 CONCRETE APRON
 - P9 DOUBLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
 - P10 FURNACE - VERIFY LOCATION W/ M & E DRAWINGS
 - P11 WATER HEATER - VERIFY LOCATION W/ M & E DRAWINGS
 - P12 MIRROR
 - P13 24" TOWEL BAR
 - P14 TOILET PAPER HOLDER
 - P15 (4) WIRE SHELVING
 - P16 RANGE
 - P17 6" HIGH CEDAR FENCE SEE DETAIL 14/A/8.1
 - P18 GYP. BD. SOFFIT @ 1'-9" AFF.
 - P19 SINK W/ SPRAYER
 - P20 REFRIGERATOR
 - P21 SHELF 12" DEEP WIRE SHELVING SYSTEM
 - P22 WASHER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
 - P23 DRYER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
 - P24 RECESSED THRESHOLD
 - P25 RECESS FLOOR SLAB FOR ACCESSIBLE SHOWER
 - P26 22"x30" ATTIC ACCESS - SEE DETAIL 9/A/8.1
 - P27 FLUE LOCATION
 - P28 1-1/2" DIA. OAK HANDRAIL - SEE DETAIL 3/A/8.1
 - P29 CEDAR RAILINGS & PICKETS
 - P30 SINGLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
 - P31 ACCESSIBLE DRINKING FOUNTAIN
 - P32 (4) 16" DEEP WIRE LINEN SHELVING
 - P33 FLOOR DRAIN - SLOPE FLOOR FOR PROPER DRAINAGE
 - P34 CONCRETE SIDEWALK - TYP. AS SHOWN
 - P35 WALL HUNG MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER
 - P36 NOT USED
 - P37 30"x60" ACCESSIBLE SHOWER W/ ROD & CURTAIN

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR FIN.	BASE MAT'L	WALL HGT.	CEILING		REMARKS
				FIN.	HGT.	
GARAGE	CONC./H.	CB.	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"
FOYER	SHT. VIN.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
LAVATORY	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
KITCHEN	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
DINING	SHT. VIN.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
LIVING	CPT.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
STAIRS	CPT.	VD.	VARIABLE	GYP. BD./PT.	GYP. BD./PT.	VAR.
BEDROOM (1ST FLR.)	CPT.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
BATH (1ST FLR.)	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
BEDROOM (2ND FLR.)	CPT.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
BATH (2ND FLR.)	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
MECHANICAL (1ST FLOOR)	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
STORAGE (2ND FLOOR)	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
VESTIBULE	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
OFFICE	CPT.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
MECH. (COMM. ROOM)	CONC.	-	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"
WOMEN	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
MEN	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
COMMUNITY ROOM	CPT./SHT. VIN.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
KITCHEN	SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"
STORAGE	CPT.	VD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"

Washer Boxes Must Not be in Partywall.

1. MEMBER CERTIFY THAT THIS PLAN, SPECIFICATION OR DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REGISTRATION: 18885 DATE: 03/23/99

9755

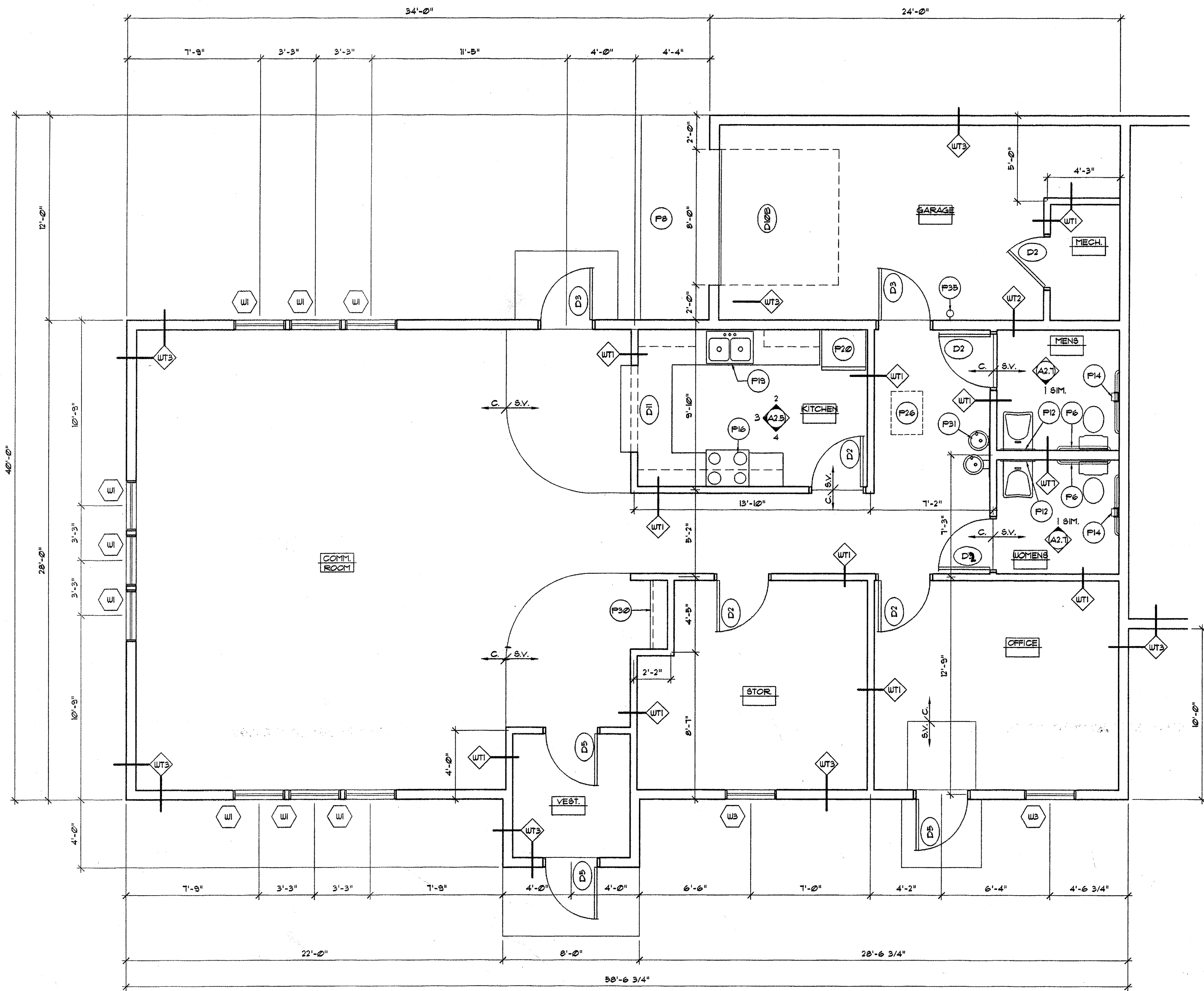
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 ST. CLOUD, MN

Hagemeister and Mack Architects, Inc.
 2500 West St. Cloud, Minnesota 56301
 218-251-9155
 Fax 218-251-1919

A2.4

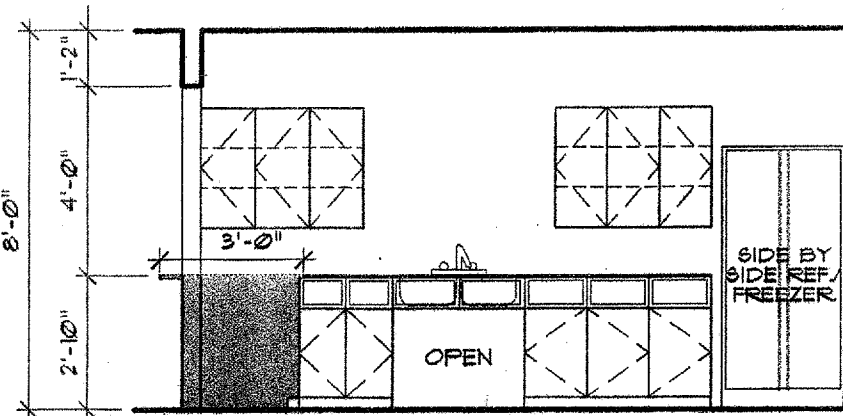


OFFICE & COMMUNITY ROOM

1864 SQ. FT.

SCALE: 1/4" = 1'-0"

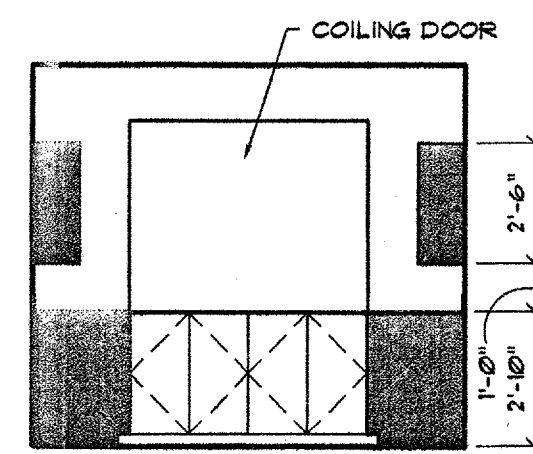
X-OFF



KITCHEN ELEVATION

SCALE: 1/4" = 1'-0"

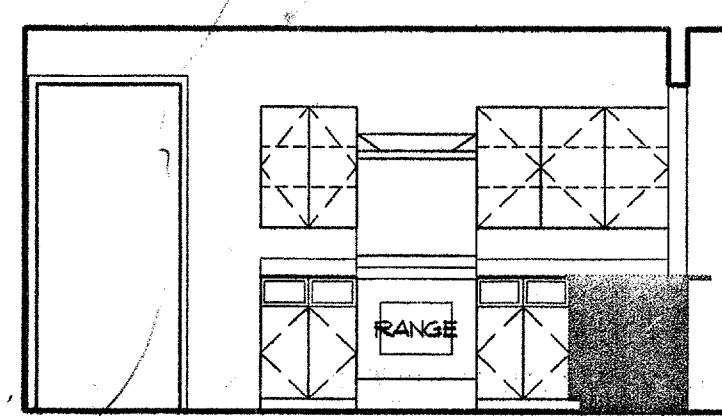
ACCESSIBLE COMMUNITY ROOM



KITCHEN ELEVATION

SCALE: 1/4" = 1'-0"

ACCESSIBLE COMMUNITY ROOM



KITCHEN ELEVATION

SCALE: 1/4" = 1'-0"

ACCESSIBLE COMMUNITY ROOM

GENERAL NOTES:

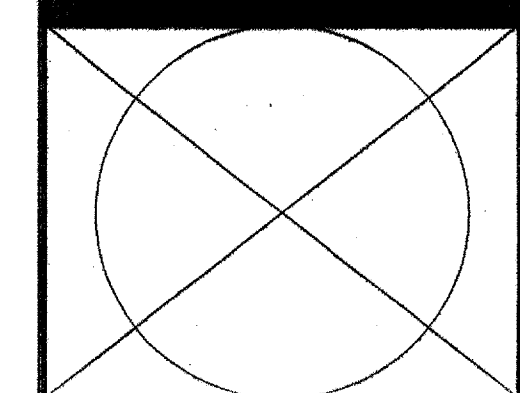
- ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STUDS.
- PROVIDE CONT. DRAFT STOP TO UNDERSIDE OF ROOF SHEATHING AT ALL AREAS ON PLANS SHOWN WITH HEAVY DASHED LINE.
- PROVIDE DIAGONAL METAL STRAP BRACING AT OUTSIDE CORNERS OF BUILDINGS.
- PROVIDE ESCUTCHEON PLATES AT ALL KITCHEN AND BATH PIPE PENETRATIONS.
- PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, DRAPERY RODS, HANDRAILS, TOILET BARS, GRAB BARS, CLOSET SHELVING, ETC.
- SEE SHEET A2.1 FOR WALL, DOOR AND WINDOW TYPES.
- ALL PENETRATIONS IN UNIT PARTY WALLS, (1 HR. TYP.), SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL. SEE ALSO SECTION 07110.
- INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE, FOR EXAMPLE:
 - CONCEALED STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, (BOFFITS, DROPPED CEILINGS, COVE CEILINGS, ETC.)
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

CONSTRUCTION NOTES FOR PLANS:

- P1. 18" TOILET BAR
- P2. 24" CABINET BELOW
- P3. CONCRETE PATIO
- P4. ACCESS PANEL - SEE DETAIL 6/A51
- P5. TUB/SHOWER WITH ROD & CURTAIN
- P6. ACCESSIBLE GRAB BARS SEE 1/A2.1
- P7. SINGLE ROD & 2 SHELVES - 12" DEEP WIRE SHELVING SYSTEM
- P8. CONCRETE APRON
- P9. DOUBLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
- P10. FURNACE - VERIFY LOCATION W/ M & E DRAWINGS
- P11. WATER HEATER - VERIFY LOCATION W/ M & E DRAWINGS
- P12. MIRROR
- P13. 24" TOILET BAR
- P14. TOILET PAPER HOLDER
- P15. (4) WIRE SHELVING
- P16. RANGE
- P17. 6" HIGH CEDAR FENCE SEE DETAIL 1/A51
- P18. GYP. BD. SOFFIT @ 1'-0" AFF.
- P19. SINK W/ SPRAYER
- P20. REFRIGERATOR
- P21. SHELF 12" DEEP WIRE SHELVING SYSTEM
- P22. WASHER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
- P23. DRYER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
- P24. RECEDED THRESHOLD
- P25. RECEDED FLOOR SLAB FOR ACCESSIBLE SHOWER
- P26. 22"x32" ATTIC ACCESS - SEE DETAIL 8/A51
- P27. FLUE LOCATION
- P28. 1-1/2" DIA. OAK HANDRAIL - SEE DETAIL 3/A51
- P29. CEDAR RAILINGS & PICKETS
- P30. SINGLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
- P31. ACCESSIBLE DRINKING FOUNTAIN
- P32. (4) 16" DEEP WIRE LINEN SHELVING
- P33. FLOOR DRAIN - SLOPE FLOOR FOR PROPER DRAINAGE
- P34. CONCRETE SIDEWALK - TYP. AS SHOWN
- P35. WALL HUNG MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER
- P36. NOT USED
- P37. 30"x60" ACCESSIBLE SHOWER W/ ROD & CURTAIN

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR			WALL		CEILING		REMARKS
	FIN.	MATL.	HGT.	FIN.	FIN.	HGT.		
GARAGE	CONC.H.	C.B.	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"		
FOYER	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
LAVATORY	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
KITCHEN	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
DINING	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
LIVING	CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
STAIRS	CPT.	UD.	VARIES	GYP. BD./PT.	GYP. BD./PT.	VAR.		
BEDROOM (1ST FLR)	CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	CLOSETS SAME	
BATH (1ST FLR)	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	1/4" VINYL RECEPTIVE UNDERLAY	
BEDROOM (2ND FLR)	CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	CLOSETS SAME	
BATH (2ND FLR)	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	1/4" VINYL RECEPTIVE UNDERLAY	
MECHANICAL (1ST FLOOR)	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	VARIES		
STORAGE (2ND FLOOR)	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
VESTIBULE	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
OFFICE	CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
MECH. (COMM. ROOM)	CONC.	-	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"		
WOMEN	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
MEN	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
COMMUNITY ROOM	CPT./SHT. V.N.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
KITCHEN	SHT. V.N.	V.N.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		
STORAGE	CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"		



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 REGISTERED ARCHITECT
 REGISTRATION NO. 188865
 DATE: 03/23/98
 9755

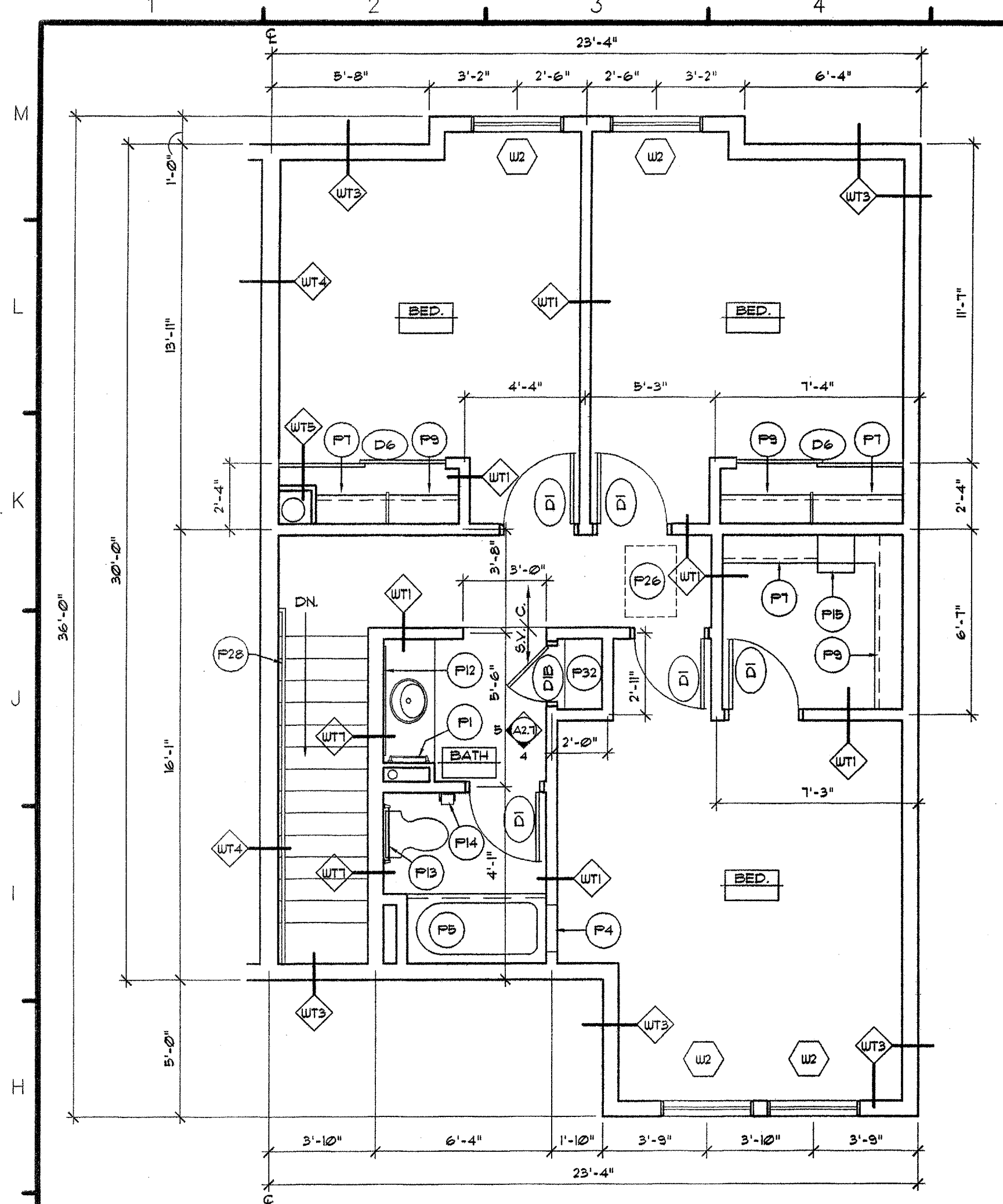
PROJECT NUMBER: 9755
 DRAWN BY: AG, CH
 CHECKED BY: MAM
 DATE: 23, MARCH 1999
 REVISIONS:

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NEW TOWNHOME DEVELOPMENT
THE CREEKS
 ST. CLOUD, MN

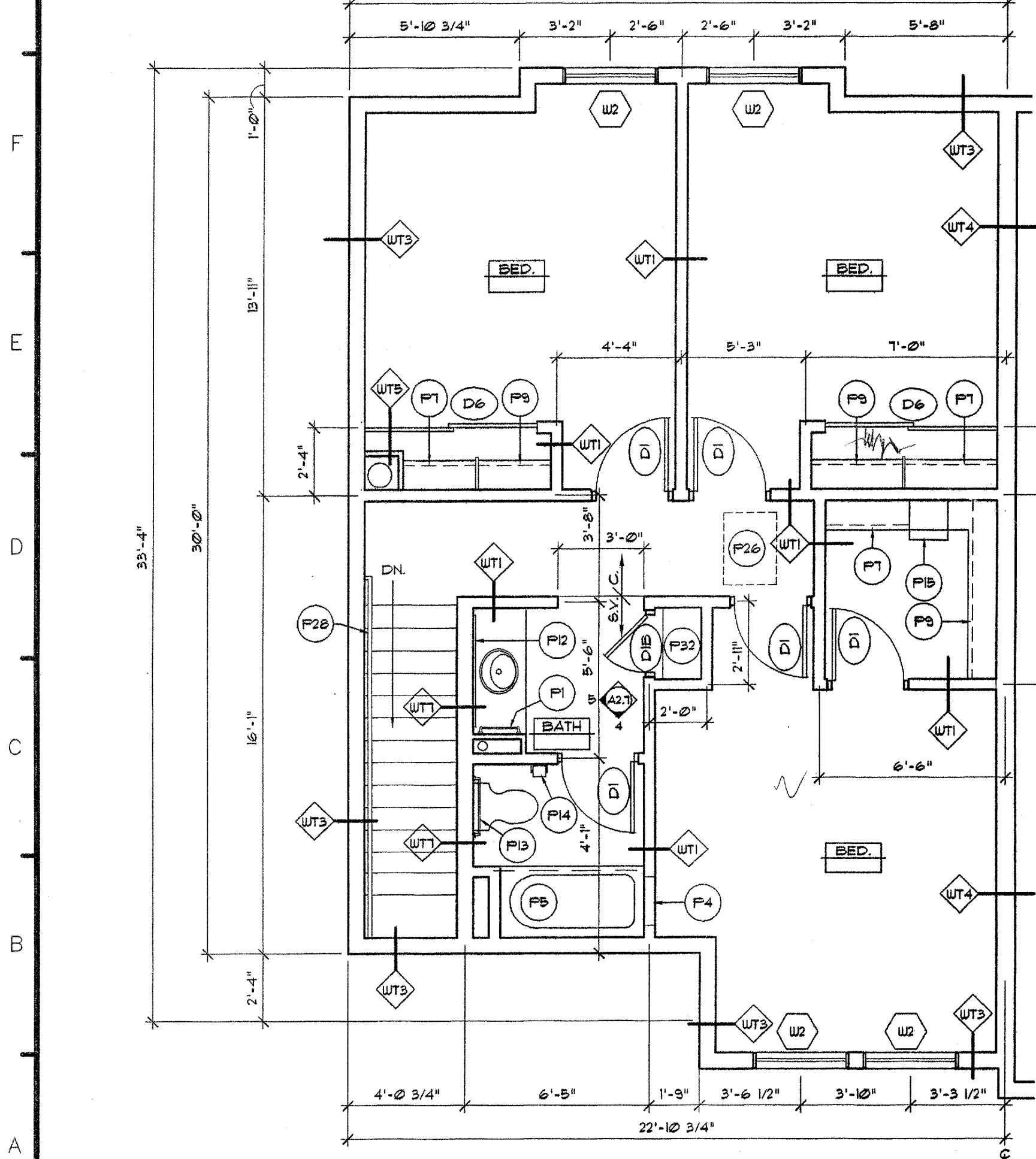
Hagemaster and Mack Architects, Inc.
 SCALE: 1/4" = 1'-0"
 2000
 511 West St. Germain Street
 St. Cloud, Minnesota 56301
 763-251-9155
 Fax: 763-251-1919

A2.5



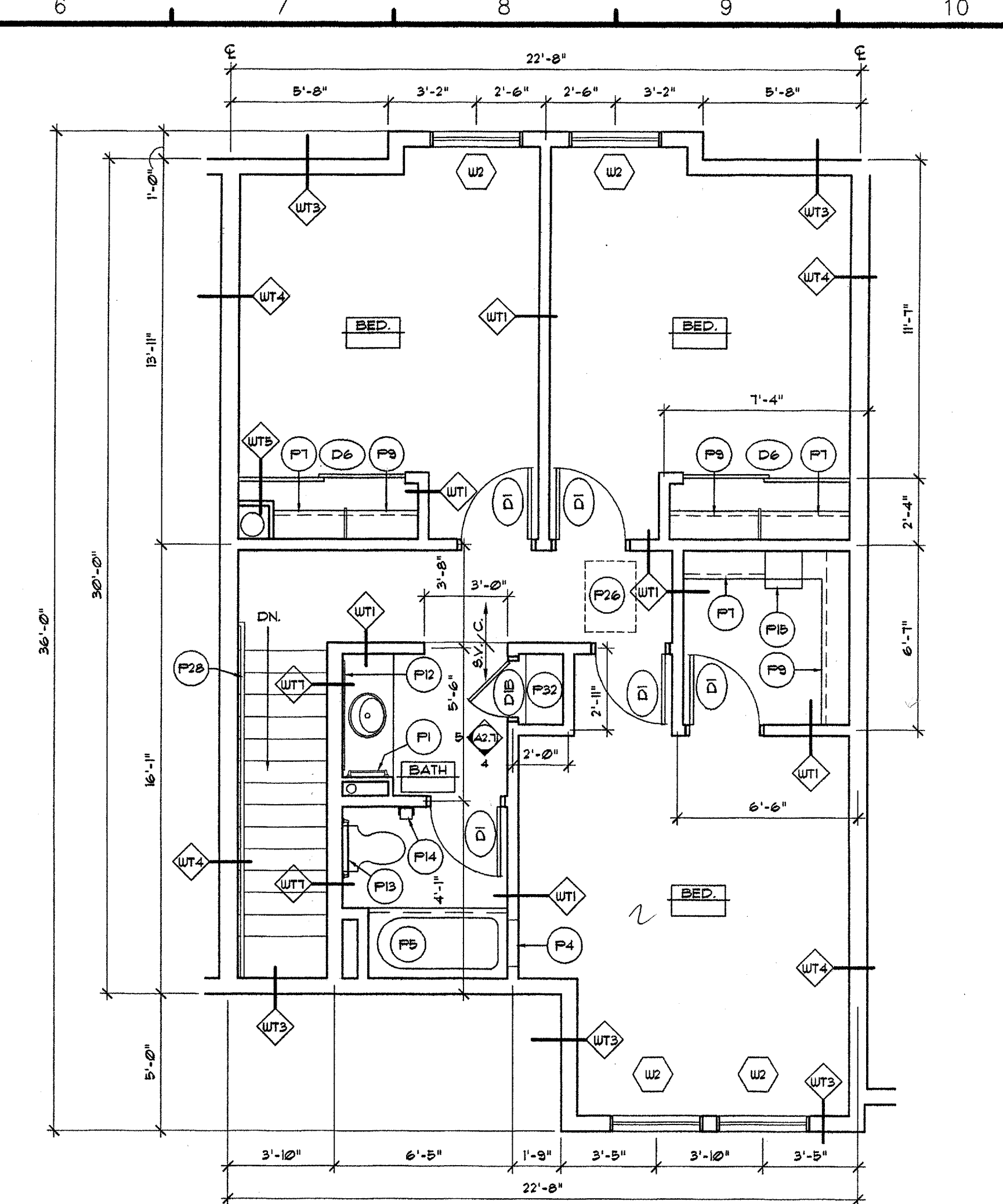
SECOND FLOOR UNIT "A"
116 SQ. FT.

SCALE: 1/4" = 1'-0" XREF-A



SECOND FLOOR UNIT "C2"
116 SQ. FT.

SCALE: 1/4" = 1'-0" X-C2

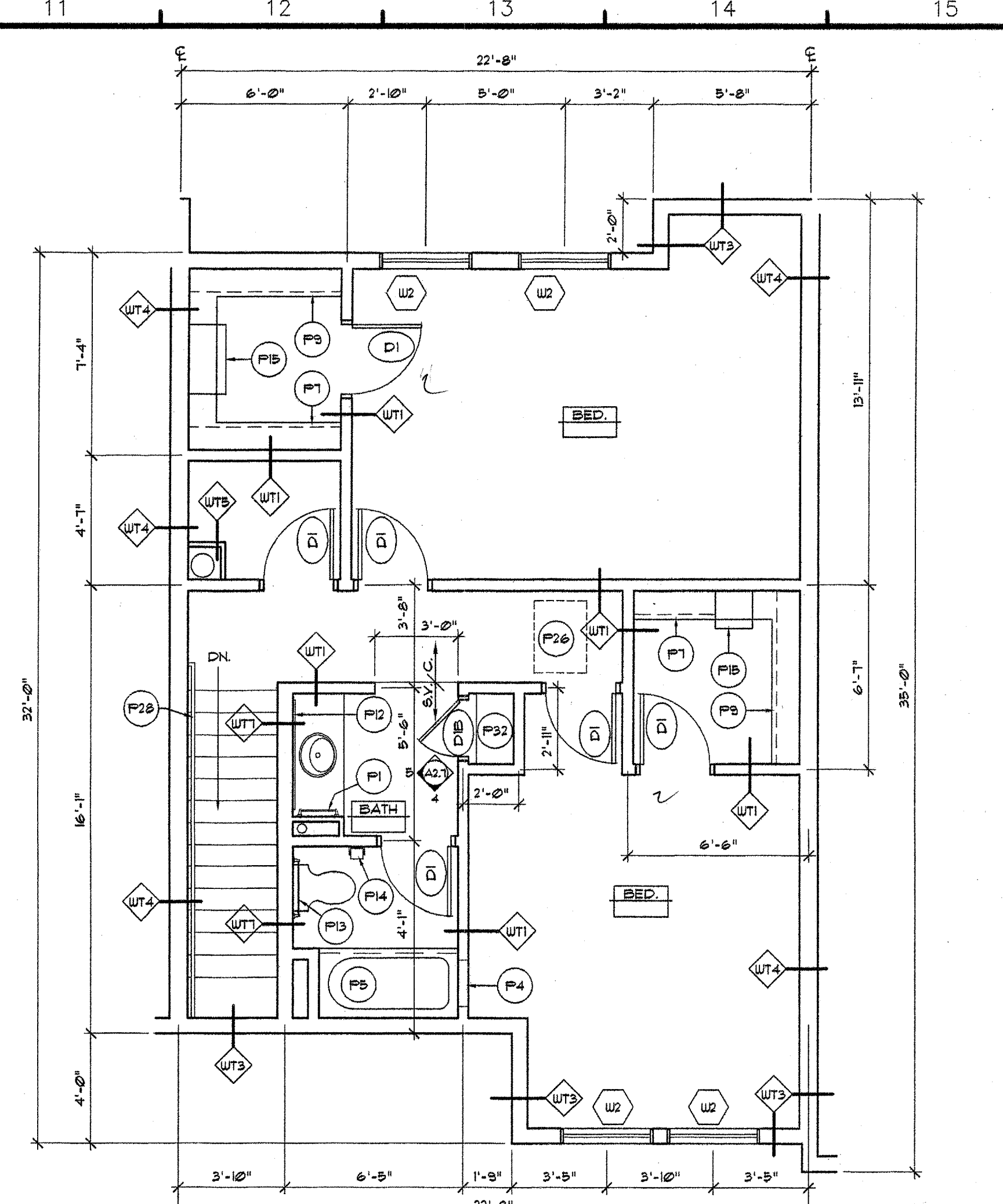


SECOND FLOOR UNIT "B"
116 SQ. FT.

SCALE: 1/4" = 1'-0" XREF-B

- GENERAL NOTES:**
- ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STUDS.
 - PROVIDE CONT. DRAFT STOP TO UNDERSIDE OF ROOF SHEATHING AT ALL AREAS ON PLANS SHOWN WITH HEAVY DASHED LINE.
 - PROVIDE DIAGONAL METAL STRAP BRACING AT OUTSIDE CORNERS OF BUILDINGS.
 - PROVIDE ESCUTCHEON PLATES AT ALL KITCHEN AND BATH PIPE PENETRATIONS.
 - PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, DRAPERY RODS, HANDRAILS, TOWEL BARS, GRAB BARS, CLOSET SHELVING, ETC.
 - SEE SHEET A2.7 FOR WALL, DOOR AND WINDOW TYPES.
 - ALL PENETRATIONS IN UNIT PARTY WALLS, (1 HR. TYP.), SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL. SEE ALSO SECTION 07210.
 - INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE, FOR EXAMPLE:
 - CONCEALED STUD WALLS & PARTITIONS, INCLUDING PURSED SPACES AT THE CEILING & FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SCOFFS, DROPPED CEILINGS, COVE CEILINGS, ETC.)
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

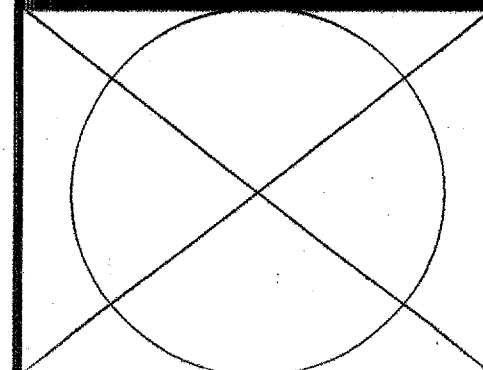
ROOM NAME	FLOOR	BASE		WALL		CEILING		REMARKS
		FIN.	MATL.	HGT.	FIN.	HGT.	FIN.	
GARAGE		CONC.	C.B.	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"	
FOYER		SHT. VIN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
LAVATORY		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
KITCHEN		SHT. VIN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
DINING		SHT. VIN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
LIVING		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
STAIRS		CPT.	UD.	VARIABLES	GYP. BD./PT.	GYP. BD./SPY. TXT.	VAR.	
BEDROOM (1ST FLR.)		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	CLOSETS SAME
BATH (1ST FLR.)		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	1/4" VINYL RECEPTIVE UNDERLAY
BEDROOM (2ND FLR.)		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	CLOSETS SAME
BATH (2ND FLR.)		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	1/4" VINYL RECEPTIVE UNDERLAY
MECHANICAL (1ST FLOOR)		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	VARIABLES	
STORAGE (2ND FLOOR)		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./SPY. TXT.	8'-0"	
VESTIBULE		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
OFFICE		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
MECH. (COMM. ROOM)		CONC.	-	-	GYP. BD./FIRETAPE	GYP. BD./FIRETAPE	8'-0"	
WOMEN		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
MEN		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
COMMUNITY ROOM		CPT./SHT. VIN.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
KITCHEN		SHT. VIN.	VN.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	
STORAGE		CPT.	UD.	2 1/2"	GYP. BD./PT.	GYP. BD./PT.	8'-0"	



SECOND FLOOR UNIT "C"
650 SQ. FT.

SCALE: 1/4" = 1'-0" XREF-C

- CONSTRUCTION NOTES FOR PLANS:**
- P1 18" TOWEL BAR
 - P2 24" CABINET BELOW
 - P3 CONCRETE PATIO
 - P4 ACCESS PANEL - SEE DETAIL 6/A5.1
 - P5 TUB/SHOWER WITH ROD & CURTAIN
 - P6 ACCESSIBLE GRAB BARS SEE 1/A2.1
 - P7 SINGLE ROD & 2 SHELVES - 12" DEEP WIRE SHELVING SYSTEM
 - P8 CONCRETE APRON
 - P9 DOUBLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
 - P10 FURNACE - VERIFY LOCATION W/ M & E DRAWINGS
 - P11 WATER HEATER - VERIFY LOCATION W/ M & E DRAWINGS
 - P12 MIRROR
 - P13 24" TOWEL BAR
 - P14 TOILET PAPER HOLDER
 - P15 (4) WIRE SHELVING
 - P16 RANGE
 - P17 6" HIGH CEDAR FENCE (SEE DETAIL 14/A5.1)
 - P18 GYP. BD. SCOFFIT 2'-10" AFF.
 - P19 SINK W/ SPRAYER
 - P20 REFRIGERATOR
 - P21 SHELF 12" DEEP WIRE SHELVING SYSTEM
 - P22 WASHER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
 - P23 DRYER - (ALTERNATE IN UNITS, BASE BID IN COMMUNITY ROOM)
 - P24 RECESSED THRESHOLD
 - P25 RECESS FLOOR SLAB FOR ACCESSIBLE SHOWER
 - P26 22"x30" ATTIC ACCESS - SEE DETAIL 5/A5.1
 - P27 FLUE LOCATION
 - P28 1-1/2" DIA. OAK HANDRAIL - SEE DETAIL 3/A5.1
 - P29 CEDAR RAILINGS & PICKETS
 - P30 SINGLE ROD & SHELF - 12" DEEP WIRE SHELVING SYSTEM
 - P31 ACCESSIBLE DRINKING FOUNTAIN
 - P32 (4) 16" DEEP WIRE LINEN SHELVING
 - P33 FLOOR DRAIN - SLOPE FLOOR FOR PROPER DRAINAGE
 - P34 CONCRETE SIDEWALK - TYP. AS SHOWN
 - P35 WALL HUNG MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER
 - P36 NOT USED
 - P37 30"x60" ACCESSIBLE SHOWER W/ ROD & CURTAIN



DATE: 03/23/99
 9755
 0755

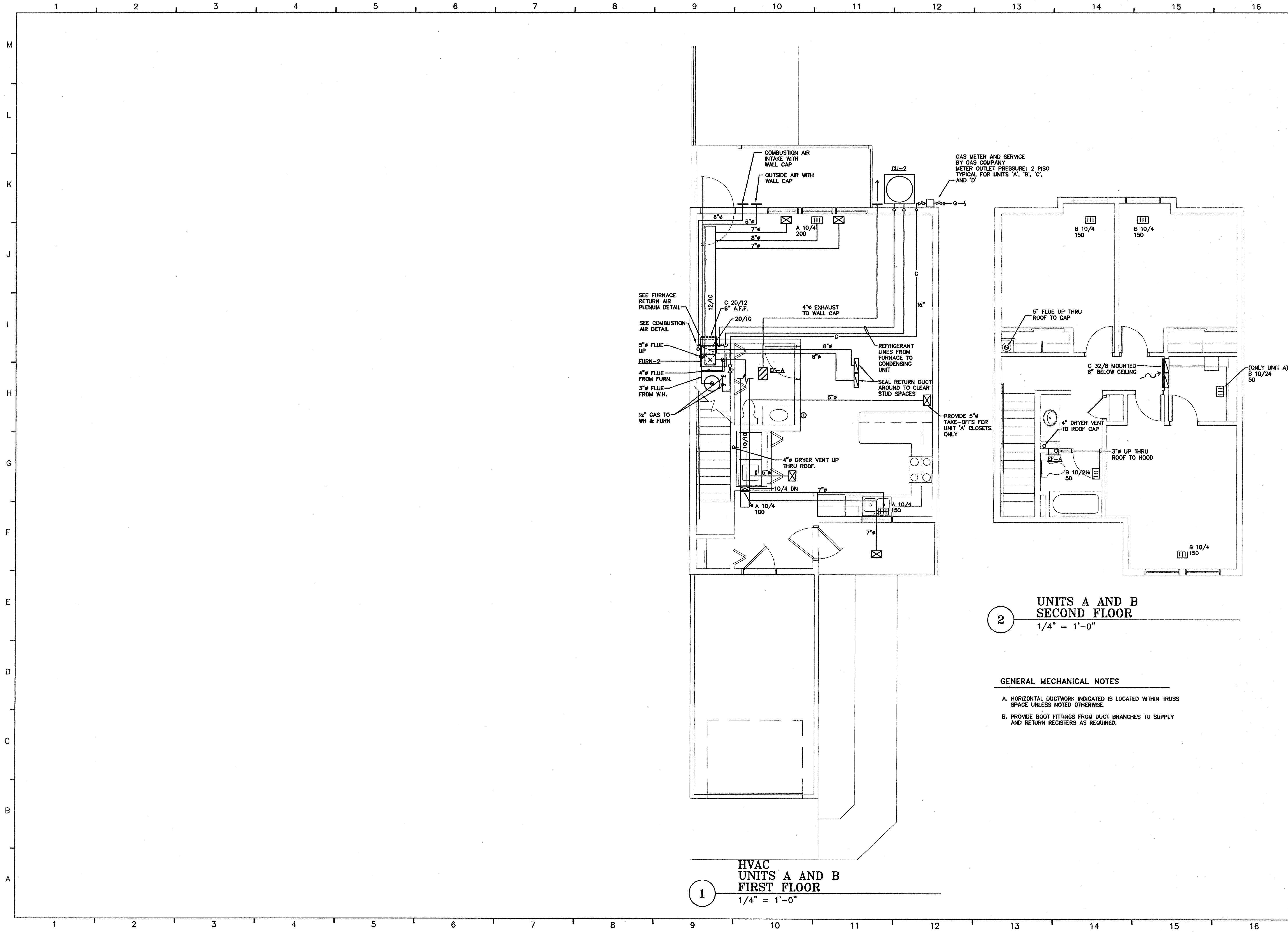
PROJECT NUMBER: 9755
 DRAWN BY: AG, CH
 CHECKED BY: MAM
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NEW TOWNHOME DEVELOPMENT
THE CREEKS
 ST. CLOUD, MN

Hagemaster and Mack Architects, Inc.
 2100 St. Germain Street
 St. Cloud, MN 56301
 218-239-8155
 Fax: 218-239-1818

A2.6



1 HVAC UNITS A AND B FIRST FLOOR
 1/4" = 1'-0"

2 UNITS A AND B SECOND FLOOR
 1/4" = 1'-0"

GENERAL MECHANICAL NOTES

- A. HORIZONTAL DUCTWORK INDICATED IS LOCATED WITHIN TRUSS SPACE UNLESS NOTED OTHERWISE.
- B. PROVIDE BOOT FITTINGS FROM DUCT BRANCHES TO SUPPLY AND RETURN REGISTERS AS REQUIRED.

PROJECT NUMBER: HMA901
 DRAWN BY: SAD
 CHECKED BY: MRB
 DATE: 23, MARCH 1999
 REVISIONS:

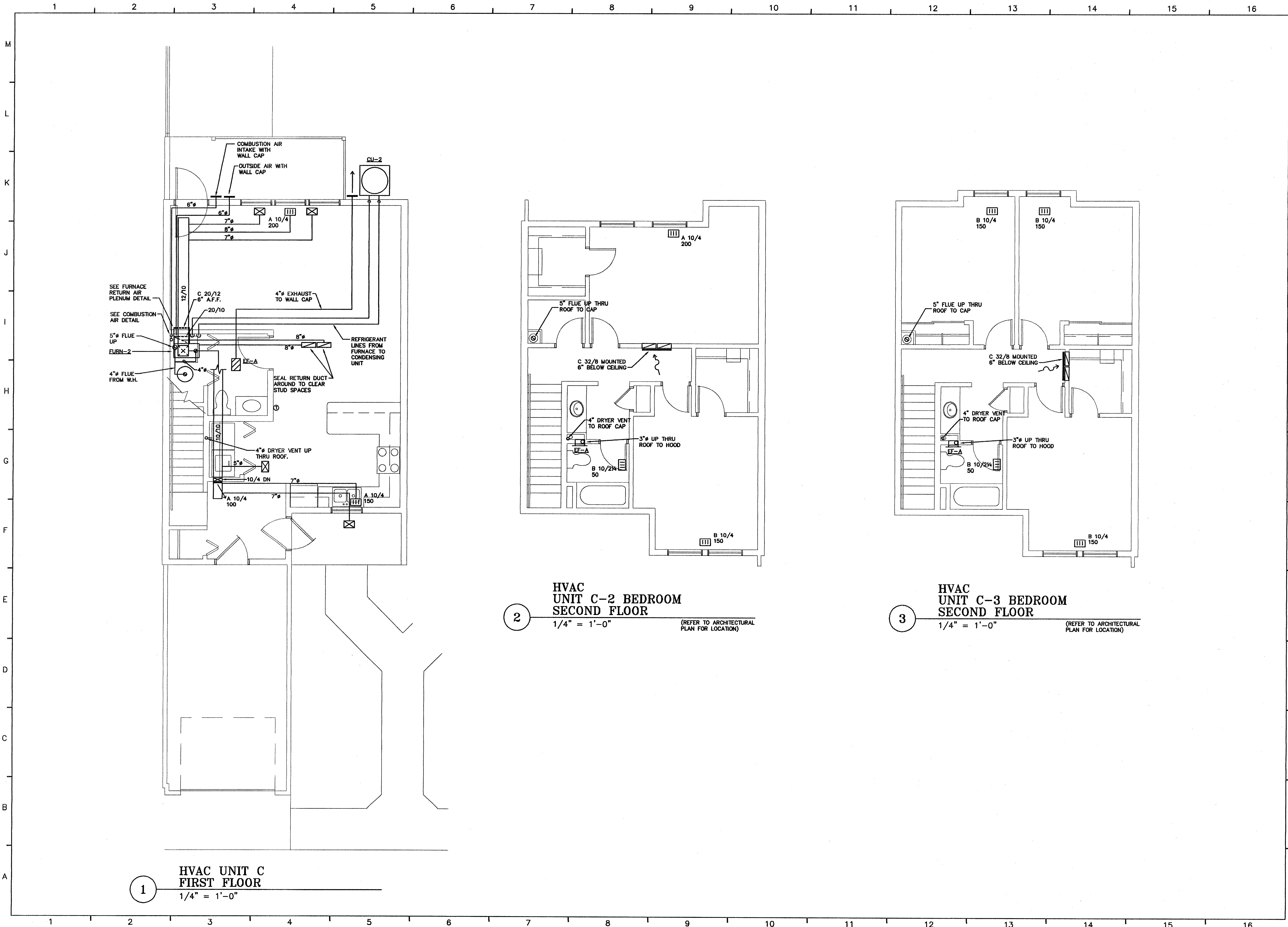
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 3805 France Ave. N.
 Robbinsdale, MN 55422
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 612-529-9661 Fax

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 ST. CLOUD, MN

Hagemaster and Mack Architects, Inc.
 2100 Alameda Avenue
 St. Cloud, Minnesota 56301
 218-225-2525
 Fax: 218-225-4813

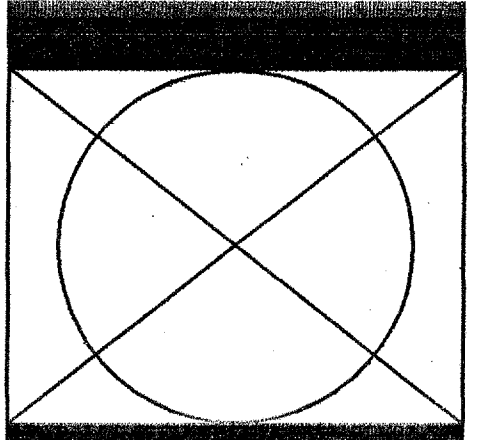
M4



1 HVAC UNIT C
FIRST FLOOR
1/4" = 1'-0"

2 HVAC
UNIT C-2 BEDROOM
SECOND FLOOR
1/4" = 1'-0" (REFER TO ARCHITECTURAL
PLAN FOR LOCATION)

3 HVAC
UNIT C-3 BEDROOM
SECOND FLOOR
1/4" = 1'-0" (REFER TO ARCHITECTURAL
PLAN FOR LOCATION)



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____
REGISTERED PROFESSIONAL ENGINEER

PROJECT NUMBER: HMA901
DRAWN BY: SAD
CHECKED BY: MRB
DATE: 23, MARCH 1999
REVISIONS:

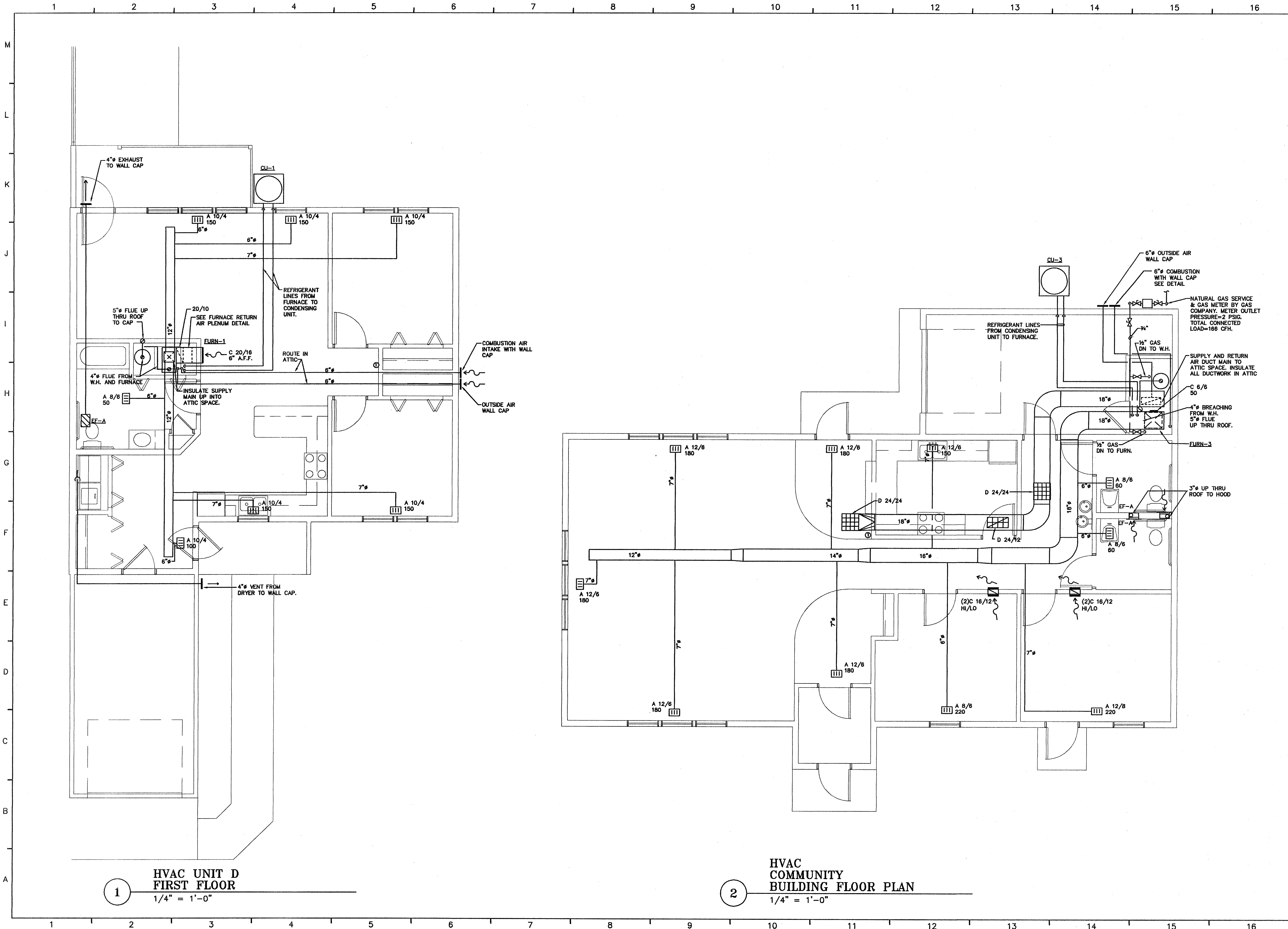
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Robbinsdale, MN 55422
812-559-9864
612-559-9881 Fax

NEW TOWNHOME
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THE CREEKS
ST. CLOUD, MN

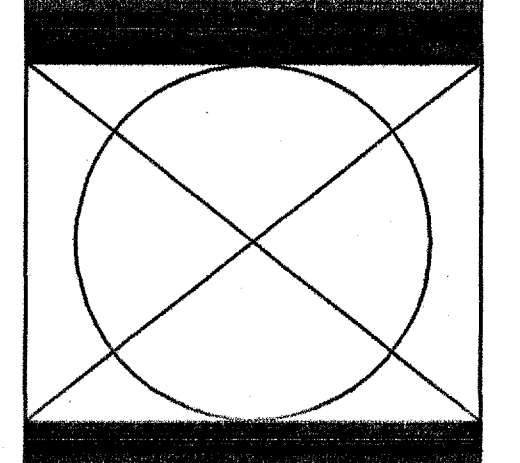
Hagemester and Mack Architects, Inc.
5014 220
St. Cloud, MN 56301
St. Cloud, Minnesota 56301
Fax: 320-251-4818

M5



1 HVAC UNIT D
FIRST FLOOR
1/4" = 1'-0"

2 HVAC
COMMUNITY
BUILDING FLOOR PLAN
1/4" = 1'-0"



PROJECT NUMBER: HMA901
DRAWN BY: SAD
CHECKED BY: MRB
DATE: 23, MARCH 1999
REVISIONS:

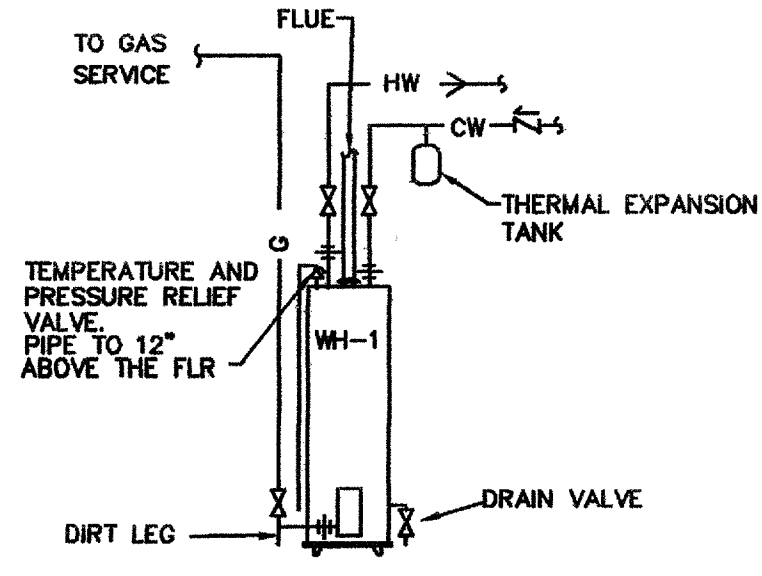
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STEEN Engineering, Inc.
 3005 Franco Ave., N.
 Robbinsville, N.C. 27042
 812-559-0868
 812-559-0881 Fax

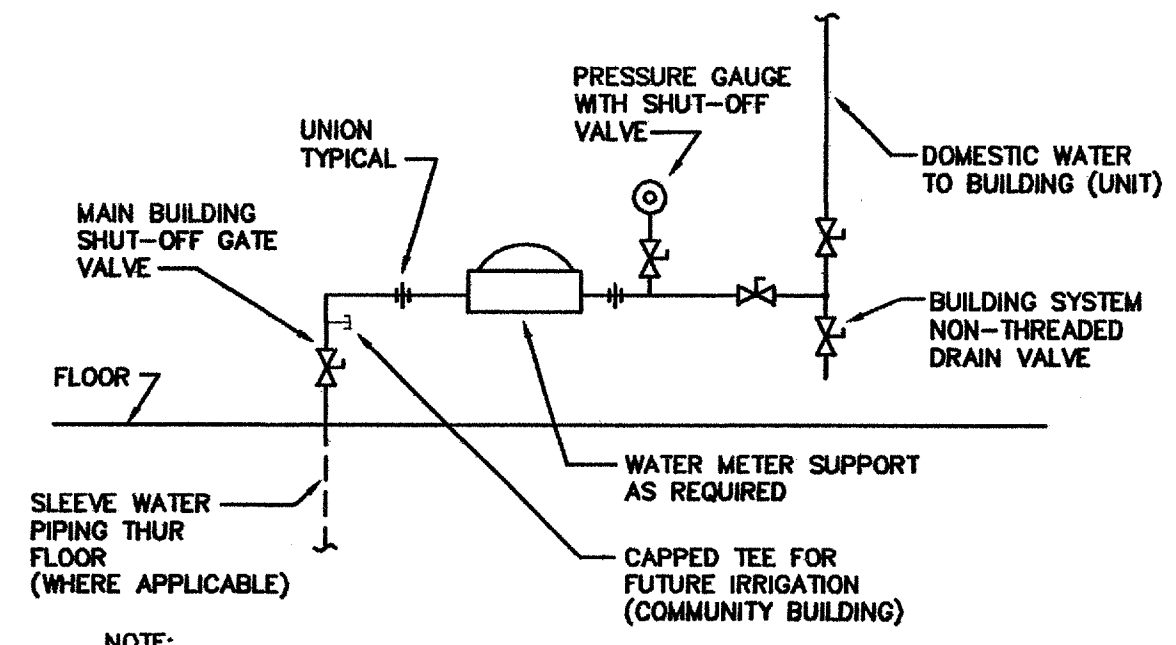
NEW TOWNHOME DEVELOPMENT
THE CREEKS
 ST. CLOUD, MN

Hagemaster and Mack Architects, Inc.
 500 1/2 W. Grand Street
 St. Cloud, Minnesota 56301
 812-559-0868
 Fax: 812-559-0881

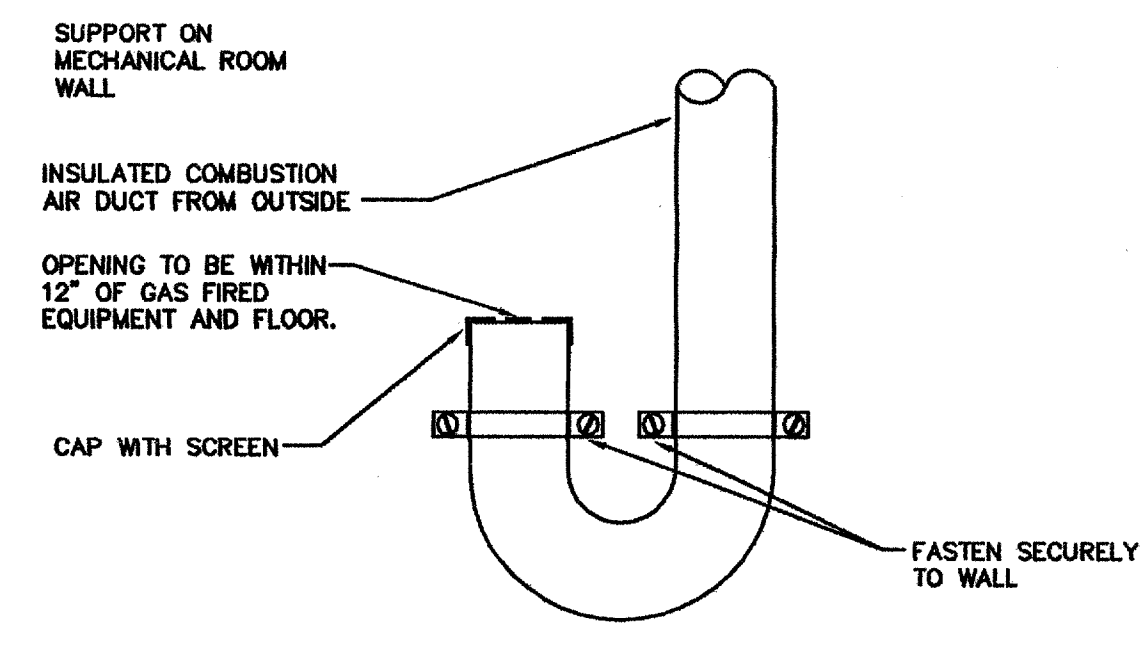
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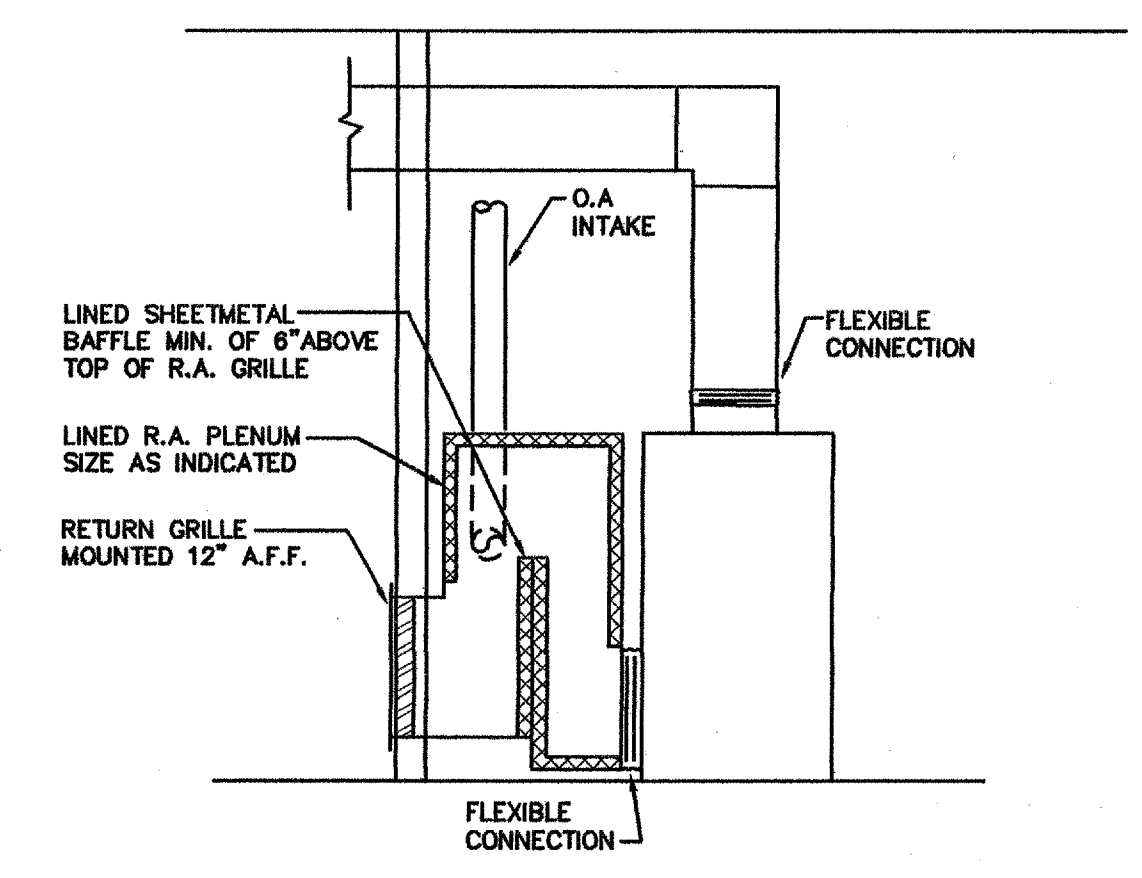
1 WATER HEATER (GAS)
991 NO SCALE P40039.DWG



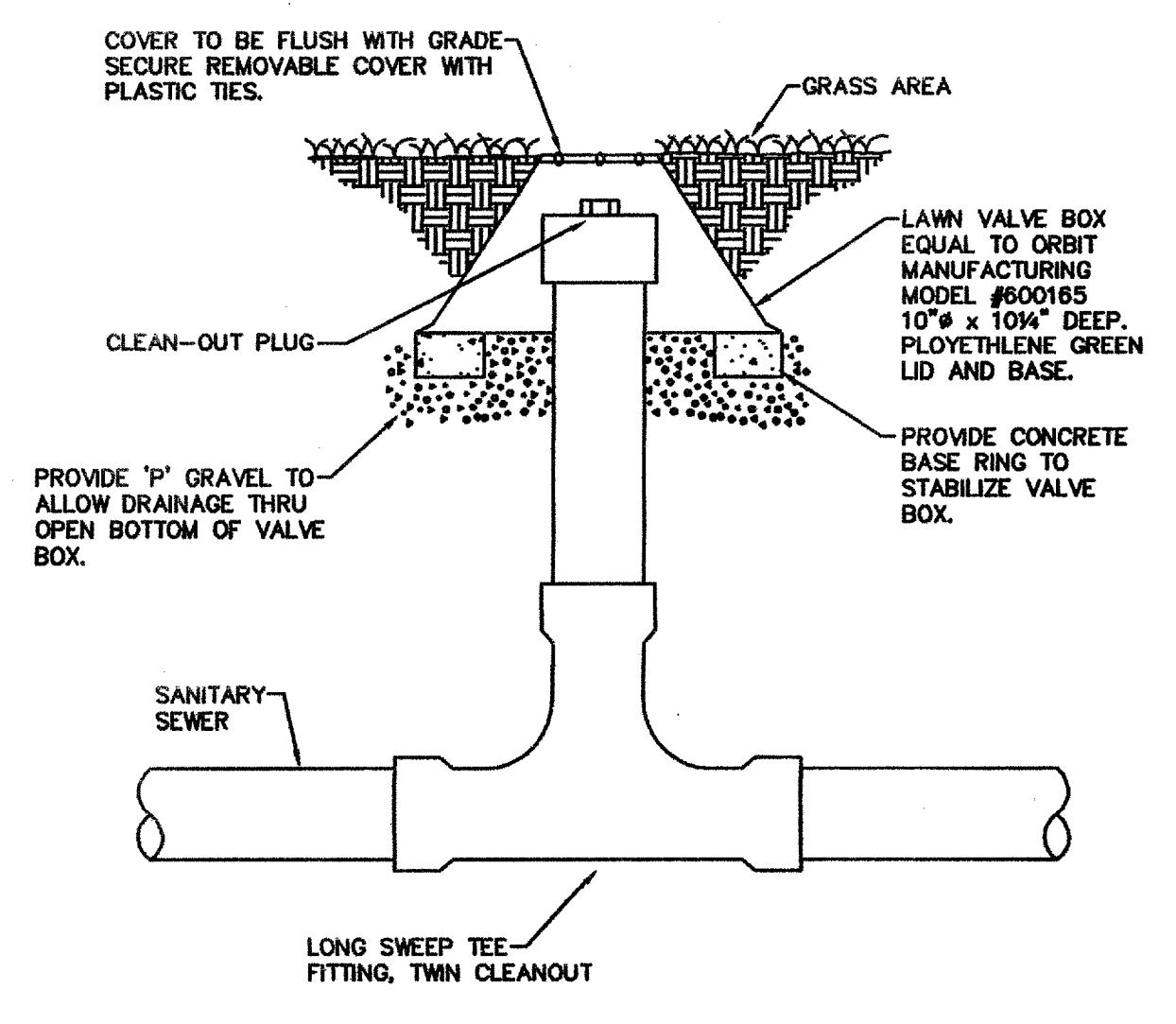
2 DOMESTIC WATER SERVICE
991 NO SCALE P40038.DWG



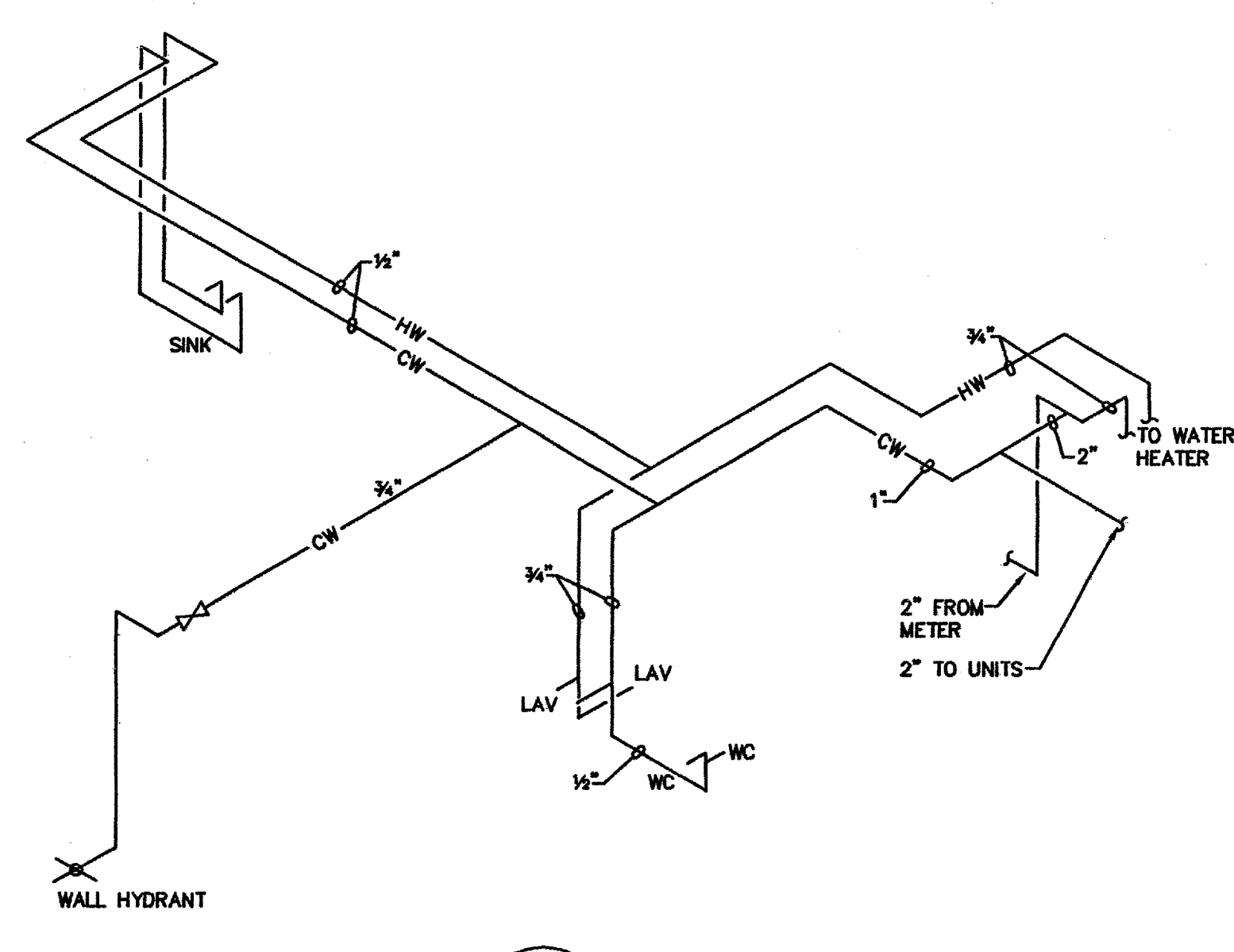
3 COMBUSTION AIR
DETAIL AT FURNACES
992 NO SCALE M70026.DWG



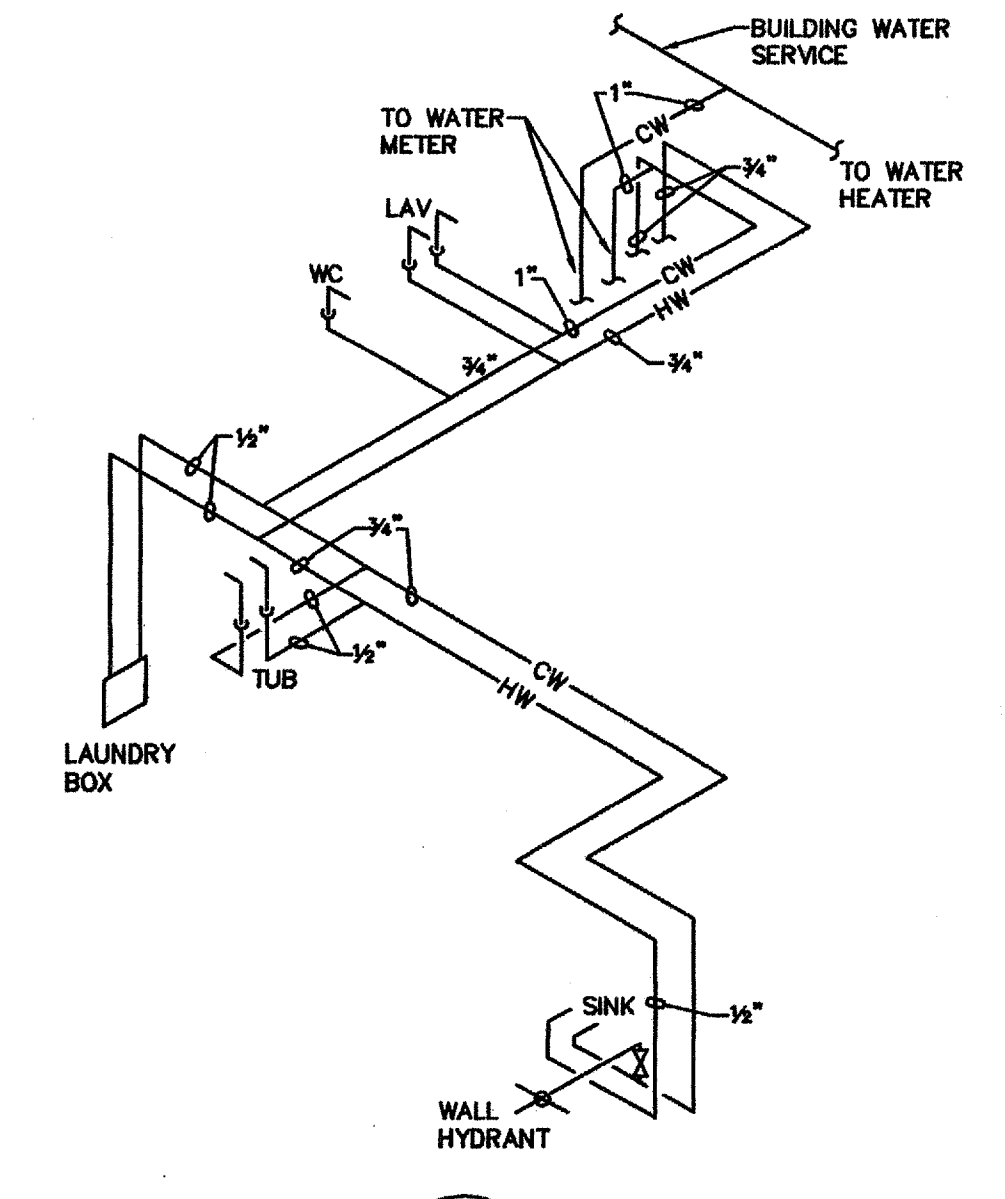
4 FURNACE DETAIL (LIVING UNITS)
991 NO SCALE M7006.DWG



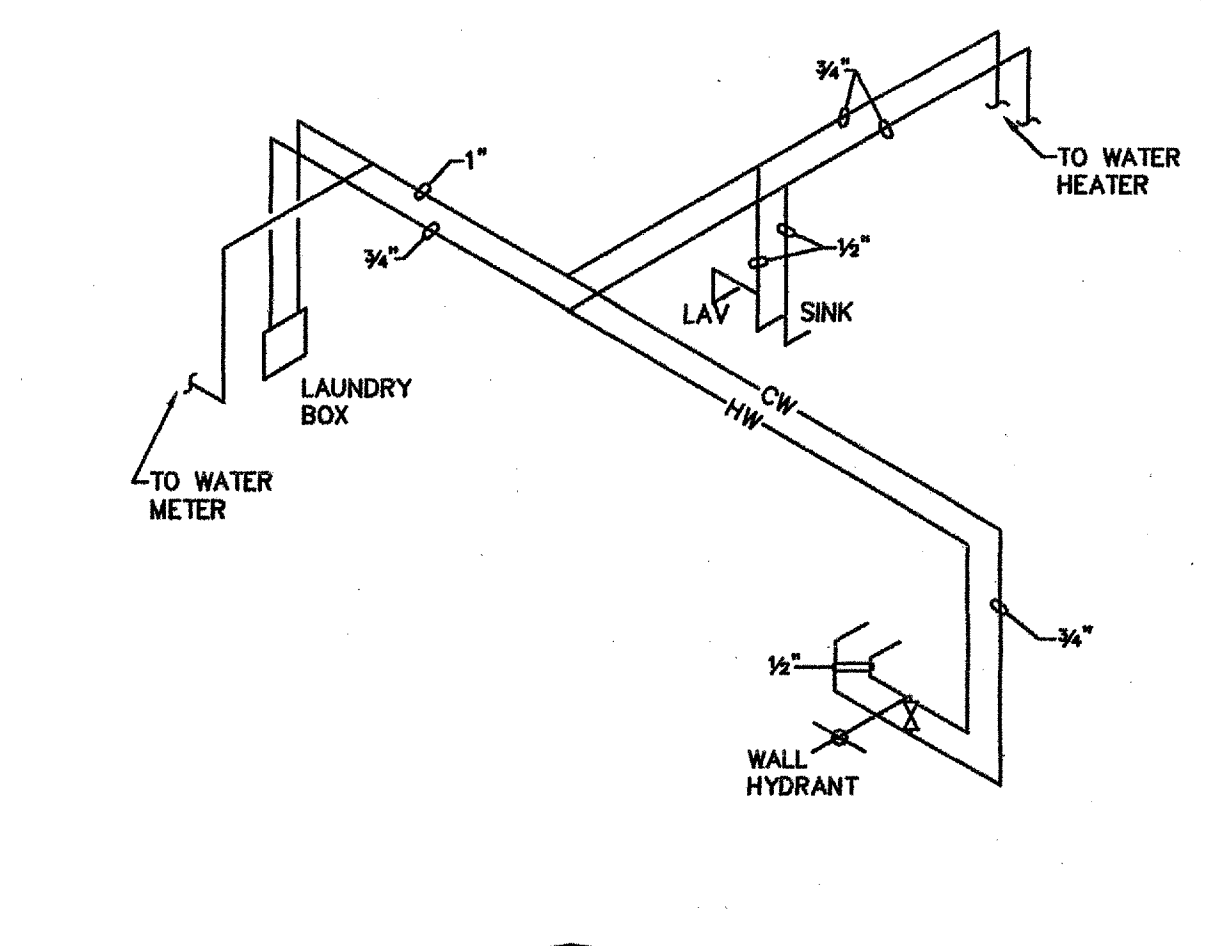
5 EXTERIOR CLEAN-OUT DETAIL
NO SCALE P40039.DWG



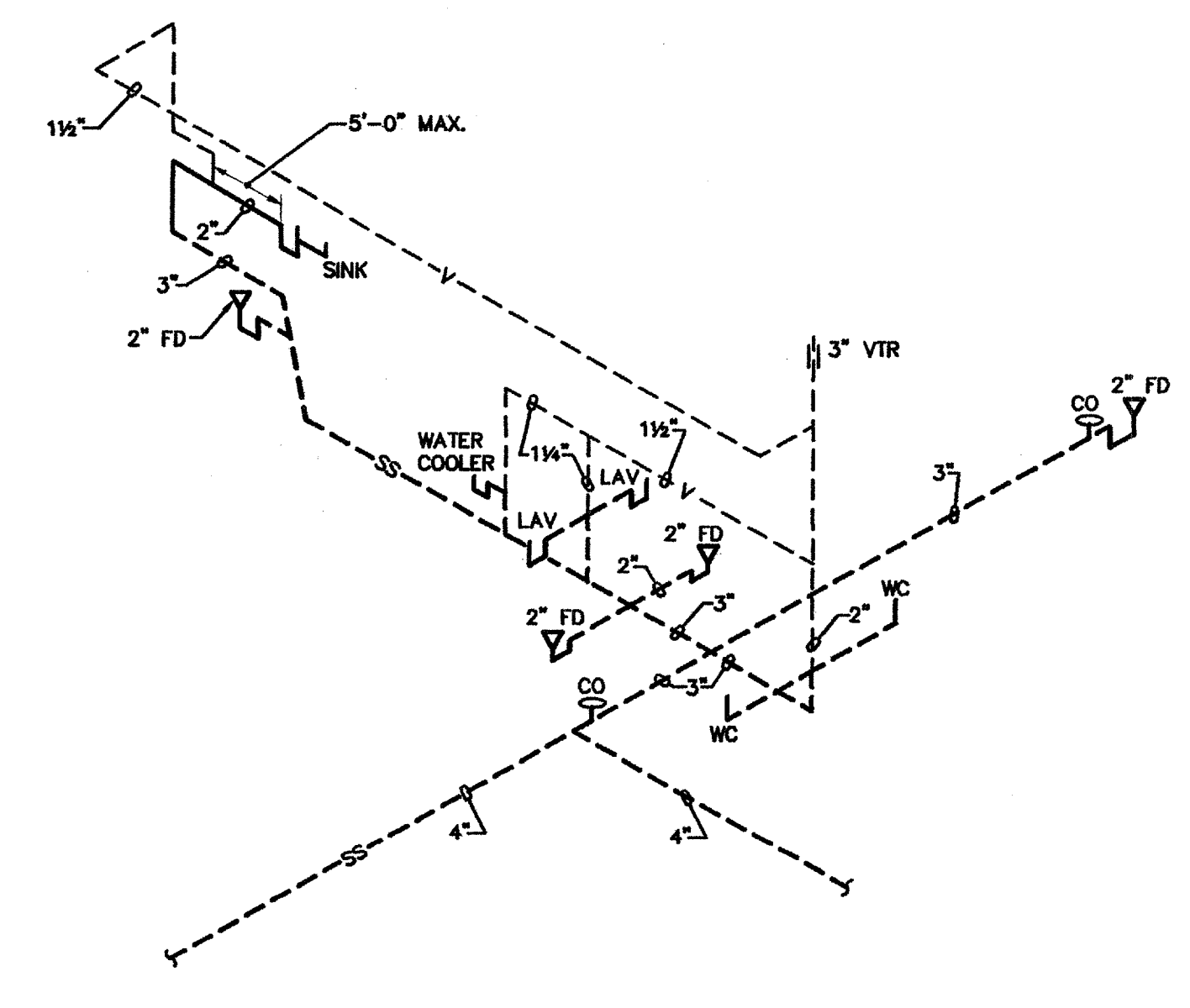
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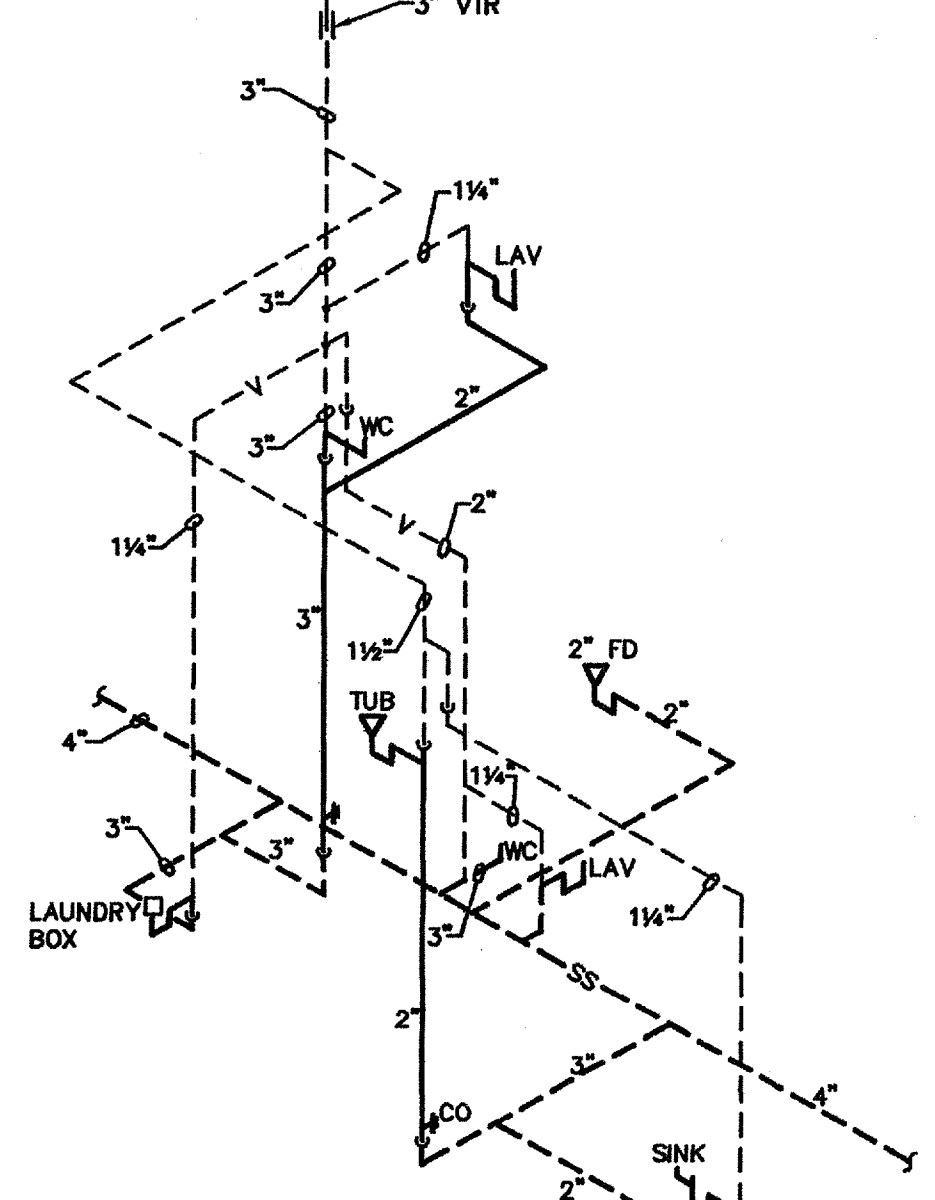
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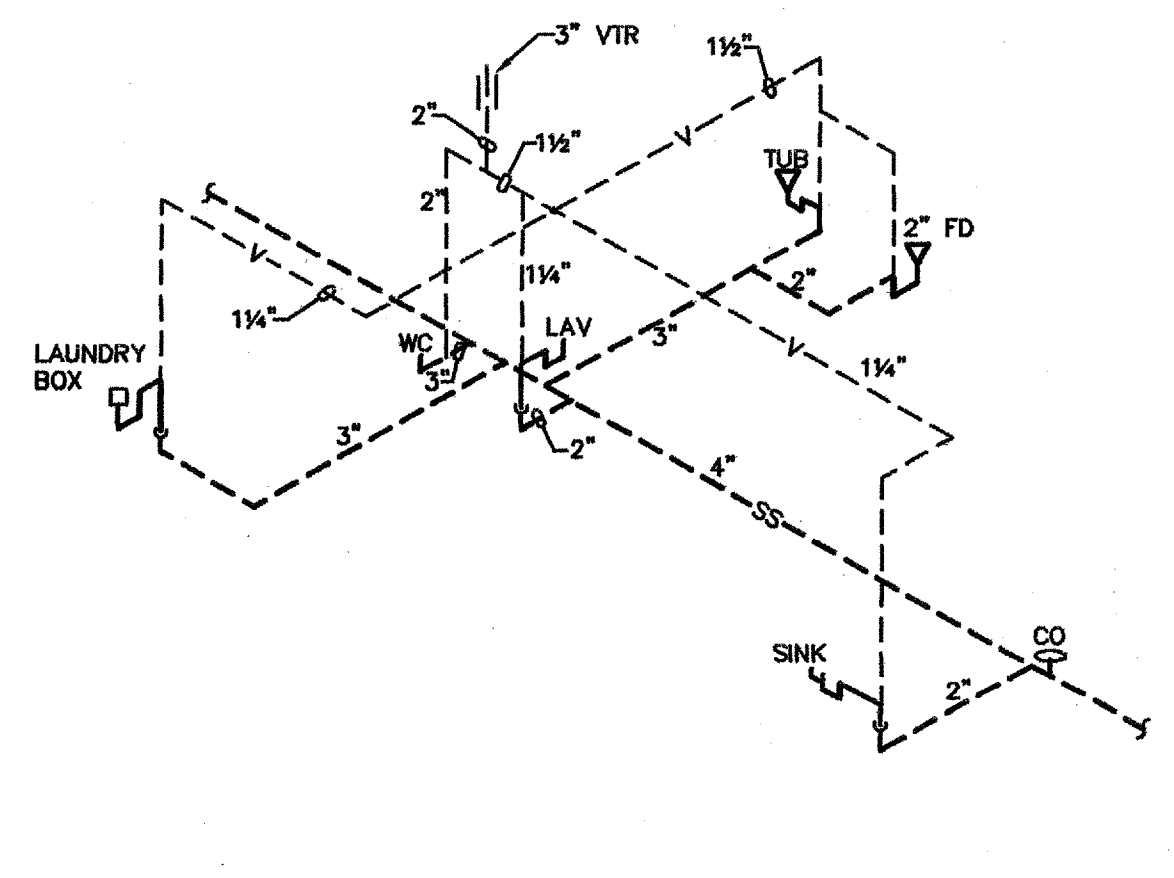
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W-1



W-2



W-3

<p>PROJECT NUMBER: HMA901 DRAWN BY: SAD CHECKED BY: MRB DATE: 23, MARCH 1999 REVISIONS:</p>	
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<p>STEEN Engineering, Inc. 3005 France Ave. N. Robbinston, MN 56452 812-529-0864 812-529-0881 Fax</p>	
<p>NEW TOWNHOME DEVELOPMENT THE CREEKS ST. CLOUD, MN</p>	
<p>Hagemester and Mack Architects, Inc. 511 209th Avenue, Southeast St. Cloud, Minnesota 56301 318-1011 Fax: 320-251-4915</p>	