

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday April 9, 2026
DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve Agenda

Approve Minutes

 March 12 , 2025

Citizen Business

Board Liaison Report

Permit Requests

 Smisek

 Boyum

Zoning and Other Land Use Requests

 None

Old Business

New Business

 May Meeting Date

Adjourn

EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township

Permit # _____

31800 Guam Ave
Northfield MN 55057

Application Fee: _____

Payments to Greenvale Township must be received before any permits are issued

Project Address	Street	City	State/Zip	Property Identification #
29410	FORAGE AVE	NORTHFIELD	MN 55057	16-01100-27-012
Applicant Name		Street Address	Applicant Telephone Number	
BEN BOYUM		20885 GOODWINE WAY	612-685-3456	
City	State	Zip	Applicant Email	
LAKEVILLE	MN	55044	BOYUMFARMS@OUTLOOK.COM	
Owner Name		Street	City	State/Zip
MIRIAM ANN BOYUM TRUST		29410 FORAGE AVE	NORTHFIELD	MN 55057
Telephone		Brief Project Description/intended use		
507-645-3185		POLE BARN TO STORE EQUIPMENT 60'x80'		

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
<input checked="" type="checkbox"/> Agricultural Building	<input checked="" type="checkbox"/> Agricultural	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Relocation <input type="checkbox"/> Foundation Only	<input checked="" type="checkbox"/> Agricultural

Notice: UNDER THE MINNESOTA STATE BUILDING CODE §16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY §103F.141 (FLOOD PLAIN MANAGEMENT) AND §326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.

1. Per MN §273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land? YES NO

2. Per MN State Building Code §16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)

- Farm Implements
- Livestock (excluding horses and the commercial boarding of animals where permitted)
- Agricultural produce/products (see MN §273.13, Subd. 23(e)(3) for a list of qualifying produce/products)
- None of the above

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. On-site Building Inspector reserves the right to review requirement for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoke if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor) _____

Date 4/7/26

Property Card	Parcel ID Number	16-01100-27-012
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	MARY ANN TSTE BOYUM
Mailing Address	29410 FOLIAGE AVE NORTHFIELD MN 55057
Property Address	
Address	29410 FOLIAGE AVE
Municipality	GREENVALE TWP



Parcel Information					
Sale Date		Total Acres	11.02	Plat	SECTION 11 TWN 112 RANGE 20
Sale Value	\$0.00	R/W Acres	0.75	Lot and Block	11 112 20
Uses	AG-GREEN ACRES	Water Acres	0	Tax Description	S 600 FT OF W 800 FT OF SW ¼ OF NW ¼ SUBJ TO PAR 38 DAKOTA CO R/W MAP NO 474

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	2014	Bedrooms	4
Building Style	ONE STORY	Foundation Sq Ft	1,824	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	1,824	Garage Sq Ft	1,322
Multiple Buildings		Finished Sq Ft	3,444	Other Garage	

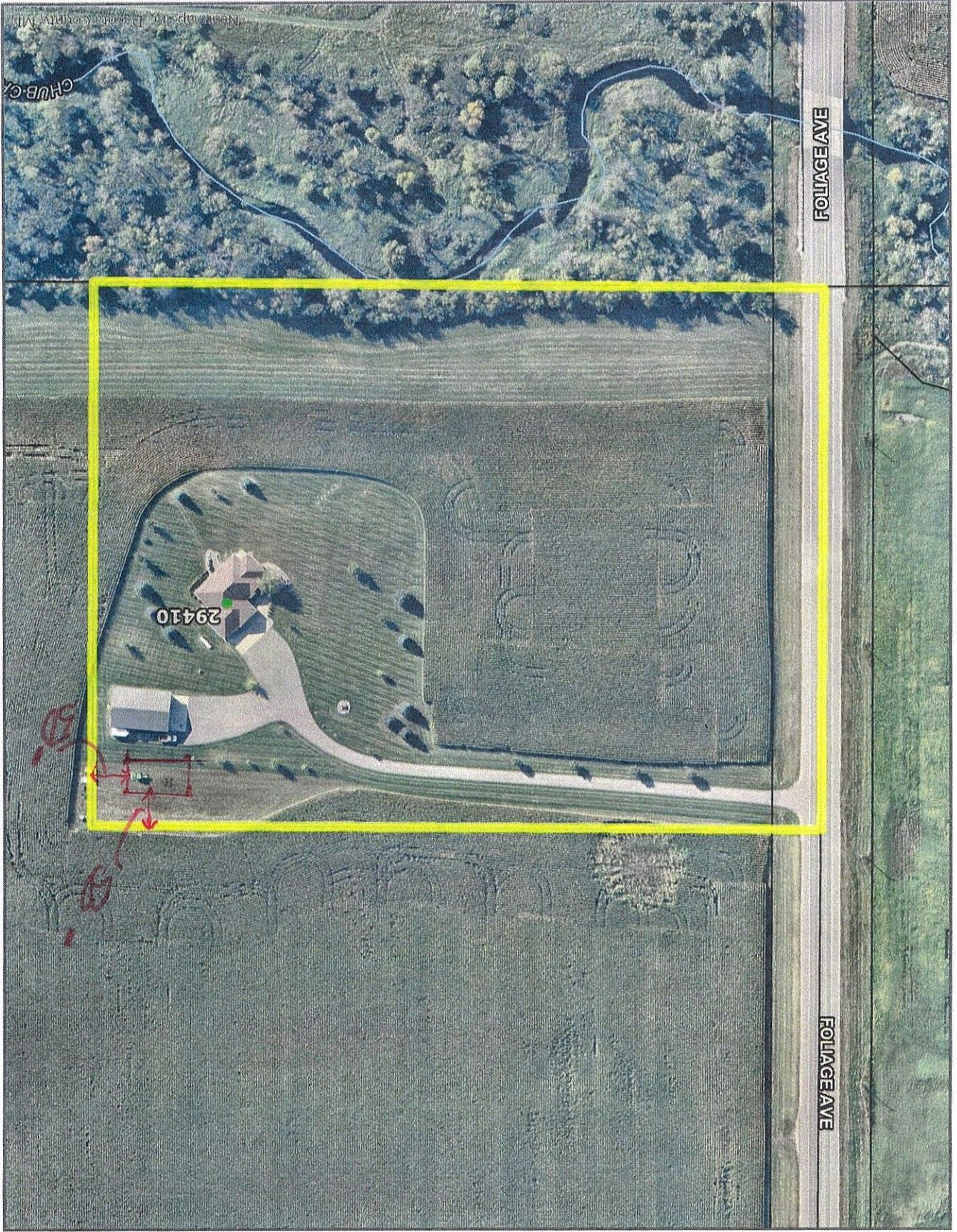
Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON	Homestead	FULL HOMESTEAD
Green Acres	Y	Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$196,200.00	\$208,400.00
2026 Building Values (payable 2027)*	\$675,800.00	\$675,800.00
2026 Total Values (payable 2027)*	\$872,000.00	\$884,200.00
2025 Total Values (payable 2026)*	\$831,600.00	\$838,900.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$7,420.00	\$0.00	\$7,420.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



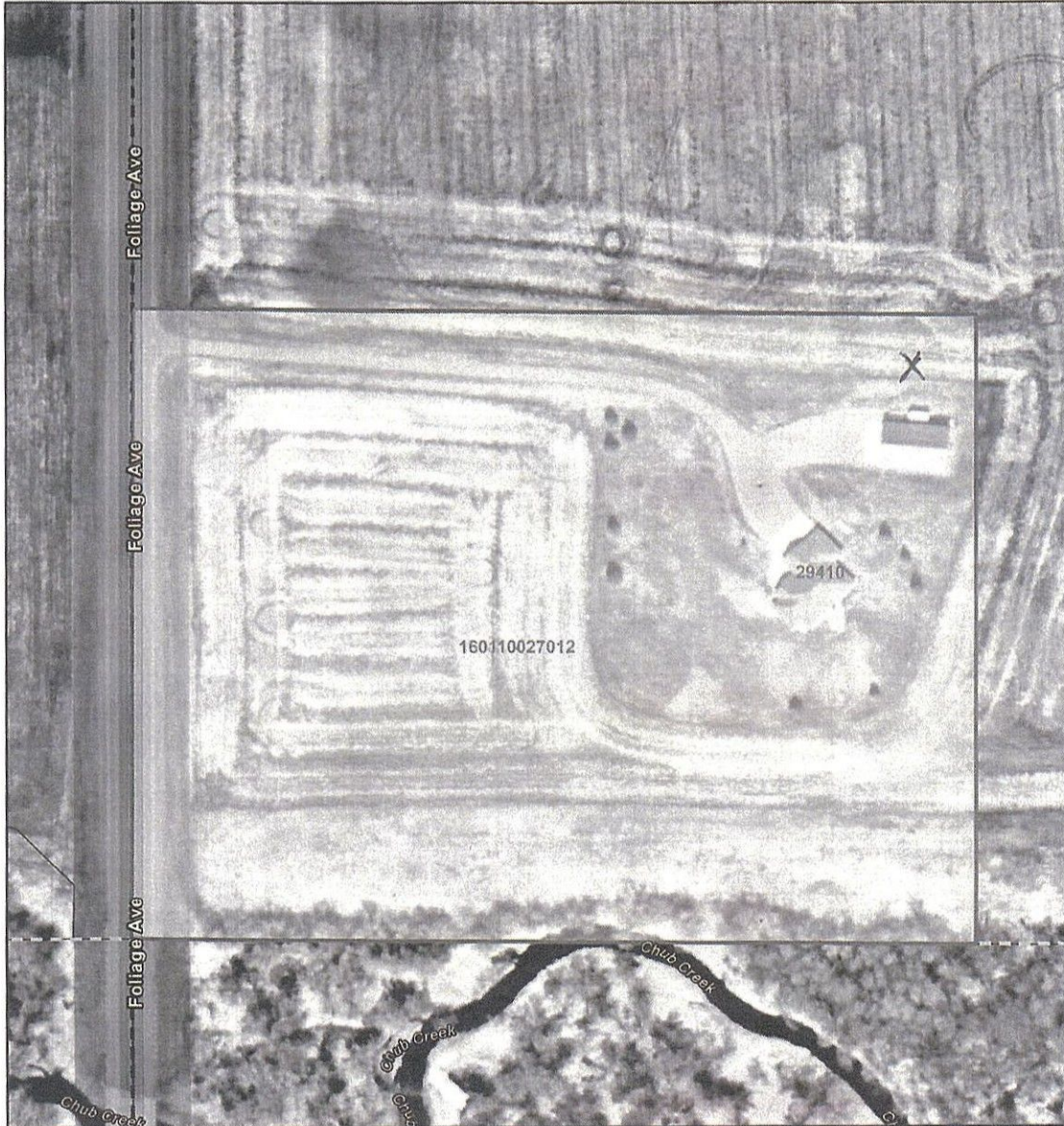
Dakota

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 150 feet
4/9/2026

Boyum

Property Map



4/7/2026, 4:27:28 PM

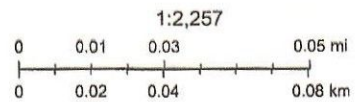
PLS Lines

--- Section Line

--- Quarter Line

Parcels

Right of Way Easement



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Dakota County, Microsoft, Vantor

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This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.

Boyum

Property Map



4/7/2026, 4:27:28 PM

PLS Lines

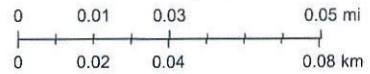
--- Section Line

--- Quarter Line

Parcels

 Right of Way Easement

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Dakota County, Microsoft, Vantor

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Greenvale Township

Permit Instructions and New Construction Checklist

(This form must be included when applying for building permit)

Address: 31766 Jamaica Ave. Northfield, MN 55057 PID# 16-01900-77-021

SUBMISSION CHECKLIST

- Completed and Signed Building Permit Application (Include all Contractor License numbers and contact information).
- 3 sets of Structural Building Plans (floor plans and elevations, along with construction details).
- 3 sets of Site Plans, illustrating building dimensions, lot line, setbacks, septic system and well.
- New Construction Energy Code Compliance Certificate.
- New Construction, Residential Combustible Air Calculation Method.
- New Construction, Energy Code Lighting Schedule (can be deferred submittal).

Check all items below that will be included in the construction of the project, if items are not included in original permit application, but are added to plan after permit has been issued, an additional permit will be required.

- Finish Basement
- Deck
- Gas Fireplace: Quantity
- Masonry/Wood Fireplace: Quantity
- In-Floor Heat - Hydronic
- Geothermal System
- Solar System
- Other
- Complete Septic System Design, including soils.

Note: All materials and the installation of all materials must comply with the Minnesota State Building Code and the Manufacturers installation specifications for each product.

Applicant is responsible for calling Building Official for inspections.

Applicant's Printed Name: _____

Applicant's Signature: Chris Smisek Date: 4-7-26

**Greenvale Township
NEW BUILDING PERMIT APPLICATION**

Payments to Greenvale Township must be received before any permits are issued

Project Address 31766 Jamaica Ave.	Street	City Northfield	State/Zip MN 55020	Property Identification # 16-0190-77-021
Applicant Name Chris Smisek	Street Address 1610 Riverview Lane	Applicant Telephone Number 612-328-0577		
City Northfield	State MN	Zip 55057	Applicant/Contractor Email smisek@nccbuilders.com	
Owner Name Daniel & Rongrong Johnson	Street 10425 Windrose Curve	City Elko	State/Zip MN 55020	
Telephone				
Contractor's Name NCC Builders	Street 1610 Riverview Lane	City Northfield	State MN	Zip 55057
667670	Expiration Date		507-645-8975	
Contractor's State License Number (required)		Telephone Number		
New Home Brief Project Description			800,000.00 Completed Value (includes labor and materials)	

PROJECT INFORMATION (Circle all that apply)				
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION		ZONING DISTRICT
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Accessory Building <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Solar Energy	<input type="checkbox"/> Accessory Building <input type="checkbox"/> Addition <input type="checkbox"/> Interior Remodel <input type="checkbox"/> Deck/Porch <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Foundation Only	<input type="checkbox"/> Relocation <input type="checkbox"/> Fireplace <input type="checkbox"/> Fence/Wall <input type="checkbox"/> In Ground Pool <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Above Ground Pool	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Shoreland Overlay <input type="checkbox"/> Flood Plain Overlay

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I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on-site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor).

Chris Smisek

Date 4-7-26

Completed application and permit checklist must

Permit # _____

be sent directly to the Building Official at:

Building Official - Mark Ceminsky

Beaver Creek Companies, Inc.

7226 235th St W

Farmington, MN 55024

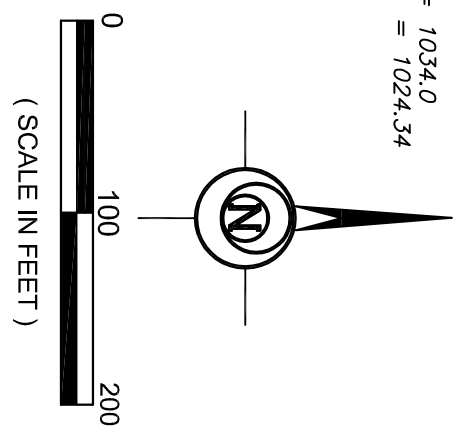
Main Office: 612-819-1334

Email: markceminsky@beavercreekco.com

CERTIFICATE OF SURVEY

FOR
NORTHFIELD CONSTRUCTION COMPANY

PROPOSED GARAGE FLOOR ELEV. = 1034.0
PROPOSED BASEMENT FLOOR ELEV. = 1024.34



PROPERTY DESCRIPTION

The W1/2 of the SE1/4 of Section 19, Township 112, Range 20, Dakota County, Minnesota. EXCEPT that part of the SE1/4 described as follows: Commencing at the southwest corner of said SE1/4; thence S 89°36'50" E, assumed bearing, along the south line of said SE1/4 a distance of 334.32 feet to the beginning of the parcel to be described; thence S 89°36'50" E, assumed bearing, along the south line of said SE1/4 a distance of 334.32 feet to the beginning of the parcel to be described; thence N 00°05'49" E, a distance of 1177.05 feet; thence N 00°05'49" E, a distance of 844.51 feet; thence S 89°36'50" E, a distance of 516.01 feet; thence S 00°05'49" W, a distance of 844.51 feet to the south line of said SE1/4; thence N 89°36'50" W, along said south line, a distance of 516.01 feet to the point of beginning.

And EXCEPT,

That part of said SE1/4, described as follows: Commencing at the southwest corner of said SE1/4; thence S 89°36'50" E, assumed bearing, along the south line of said SE1/4 a distance of 334.32 feet; thence N 00°05'49" E, a distance of 844.51 feet to the beginning of the parcel to be described; thence S 89°36'50" E, assumed bearing, along the south line of said SE1/4 a distance of 334.32 feet to the beginning of the parcel to be described; thence N 00°05'49" E, a distance of 1177.05 feet; thence N 00°05'49" E, a distance of 844.51 feet; thence S 89°36'50" E, a distance of 516.01 feet; thence S 00°05'49" W, a distance of 844.51 feet to the south line of said SE1/4; thence N 89°36'50" W, along said south line, a distance of 516.01 feet to the point of beginning.

And EXCEPT,

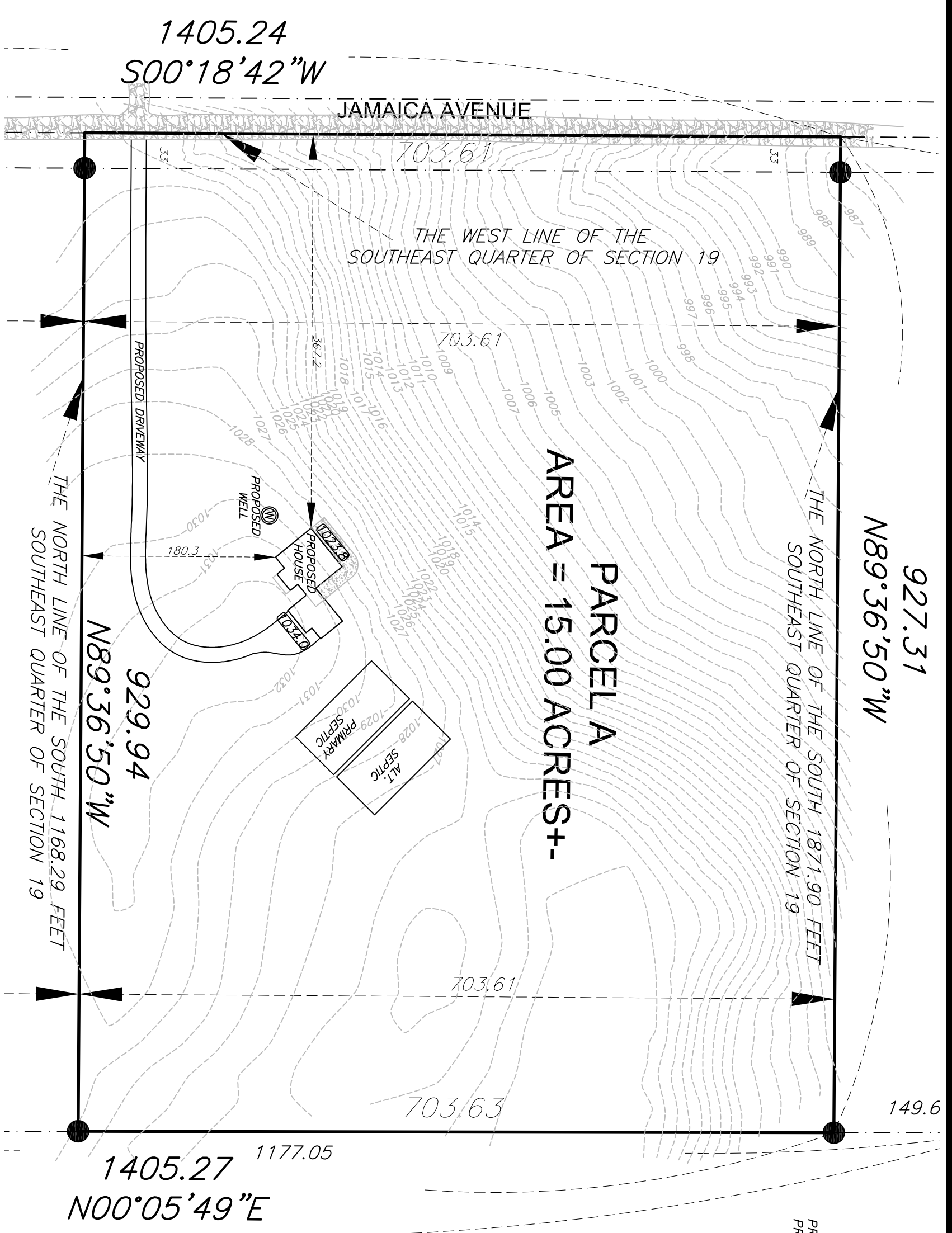
The SW1/4 of the NE1/4 of Section 19, Township 112, Range 20, Dakota County, Minnesota and that part of the W1/2 of the SE1/4 of said Section 19, that lies northerly and westerly of the following described lines:
Commencing at the southwest corner of said SE1/4; thence S 89°36'50" E, assumed bearing, along the south line of said SE1/4, a distance of 934.32 feet; thence N 00°05'49" E, a distance of 2021.56 feet; thence S 89°36'50" E, a distance of 387.92 feet to the west line of the east 1/2 of the SE1/4 of said Section 19 and the point of beginning of the lines to be described; thence N 89°36'50" W, a distance of 387.92 feet; thence S 00°05'49" W, a distance of 149.63 feet; thence N 89°36'50" W, a distance of 927.31 feet to the west line of said SE1/4 and there terminating.

And EXCEPT,

The South 1168.29 feet of the West Half of the Southeast Quarter of Section 19, Township 112, Range 20, Dakota County, Minnesota.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 1-20-26 Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167



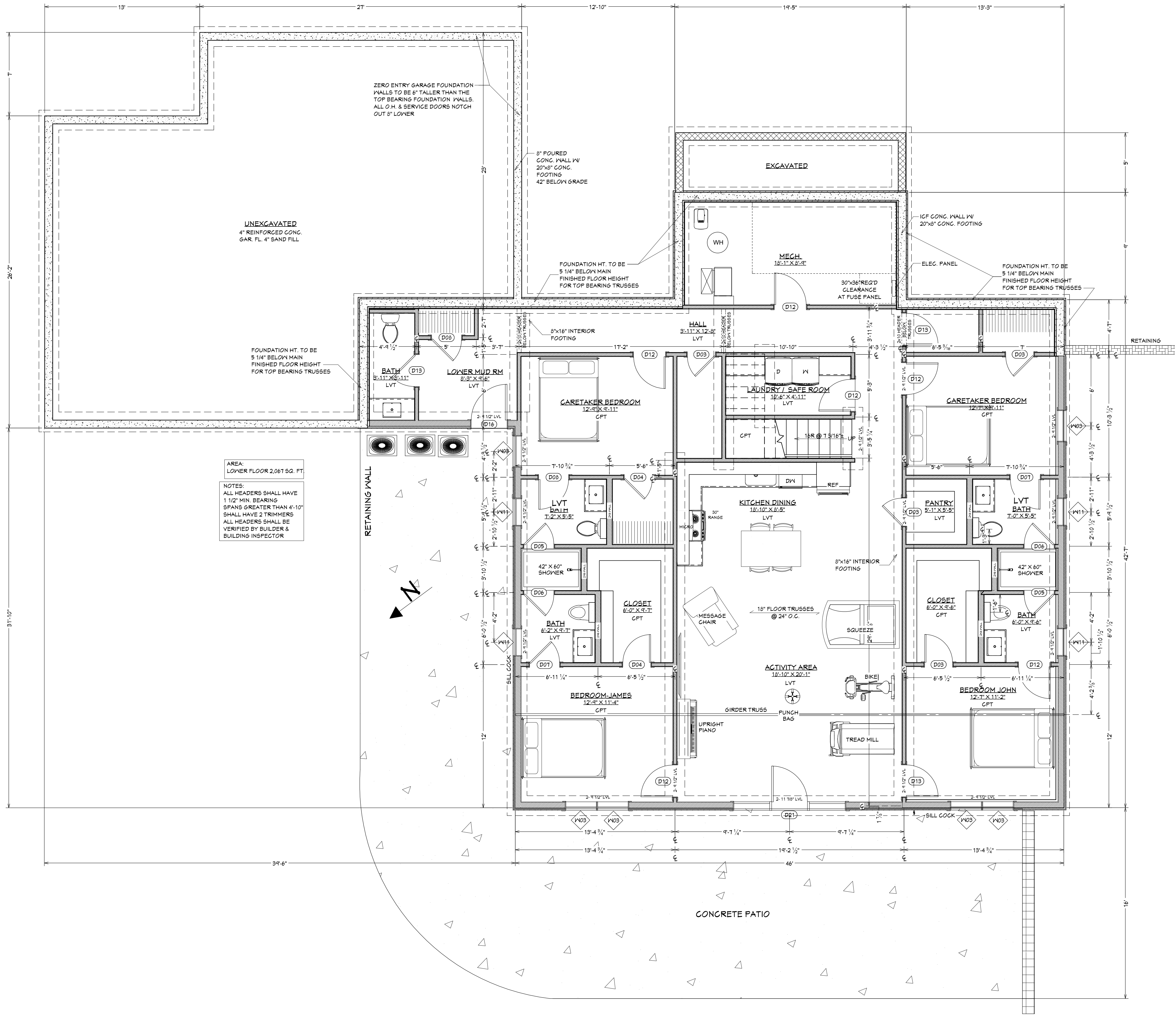
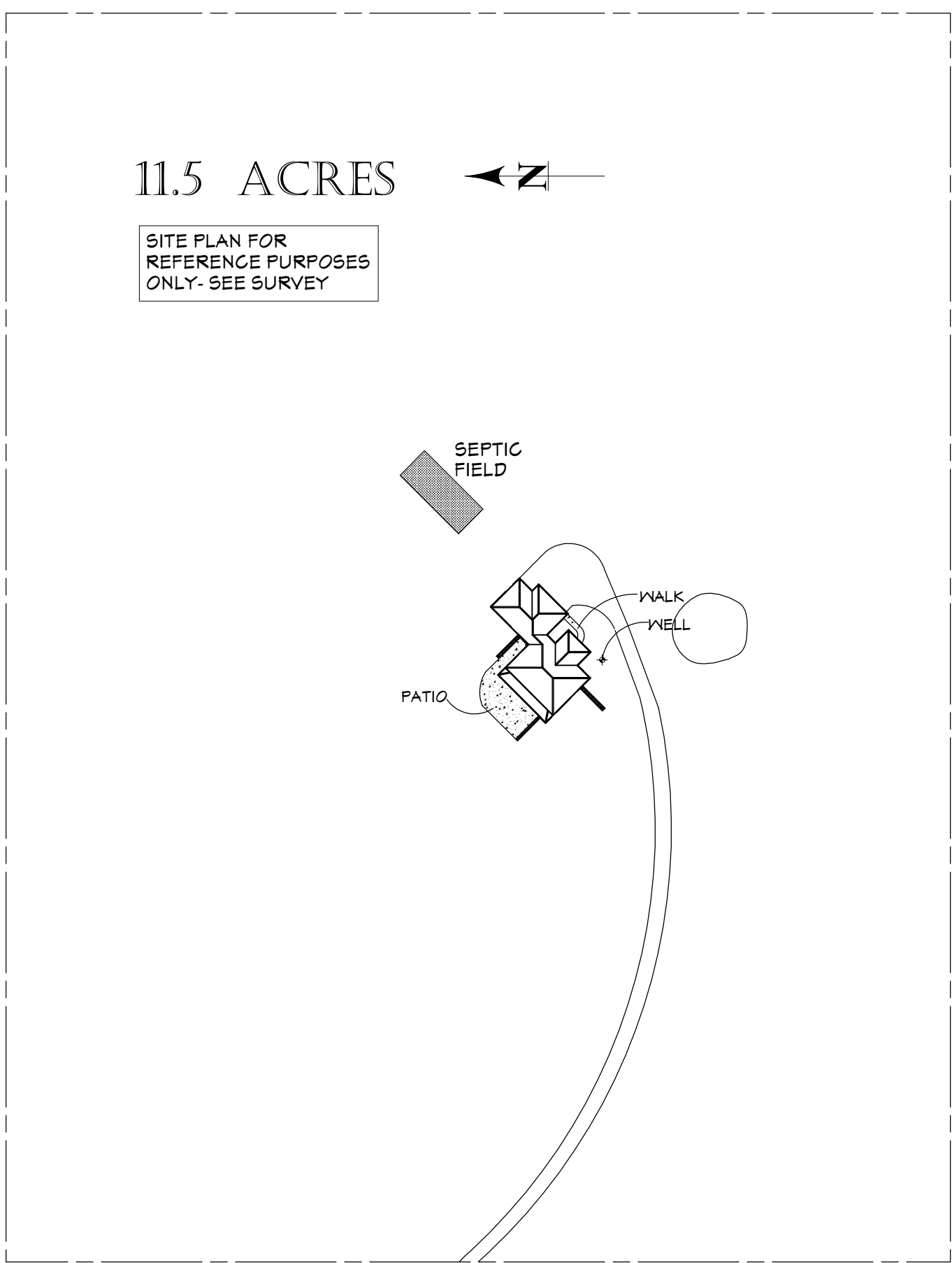
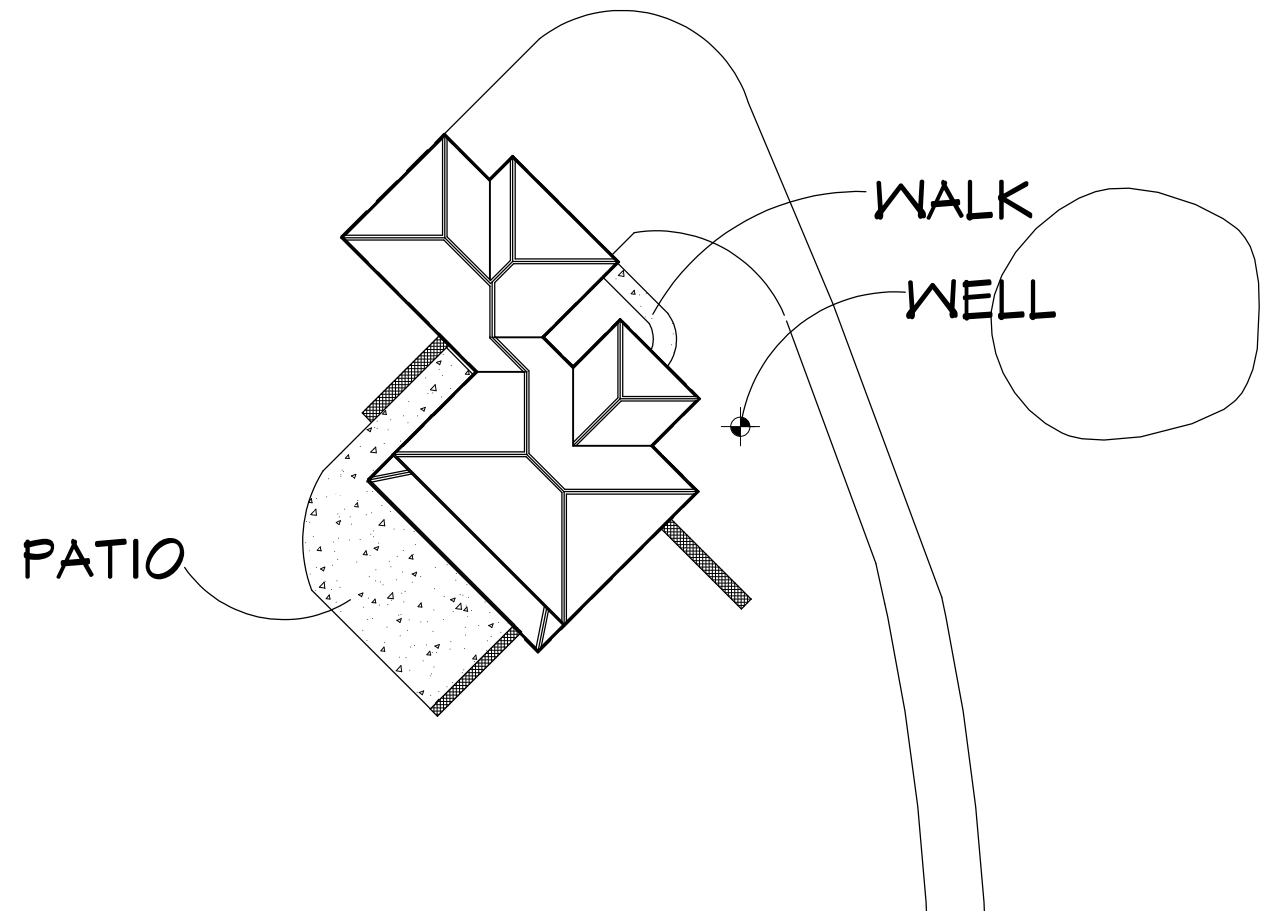
Bohlen

Surveying & Associates

8901 Canby Court
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohlenurveying.com

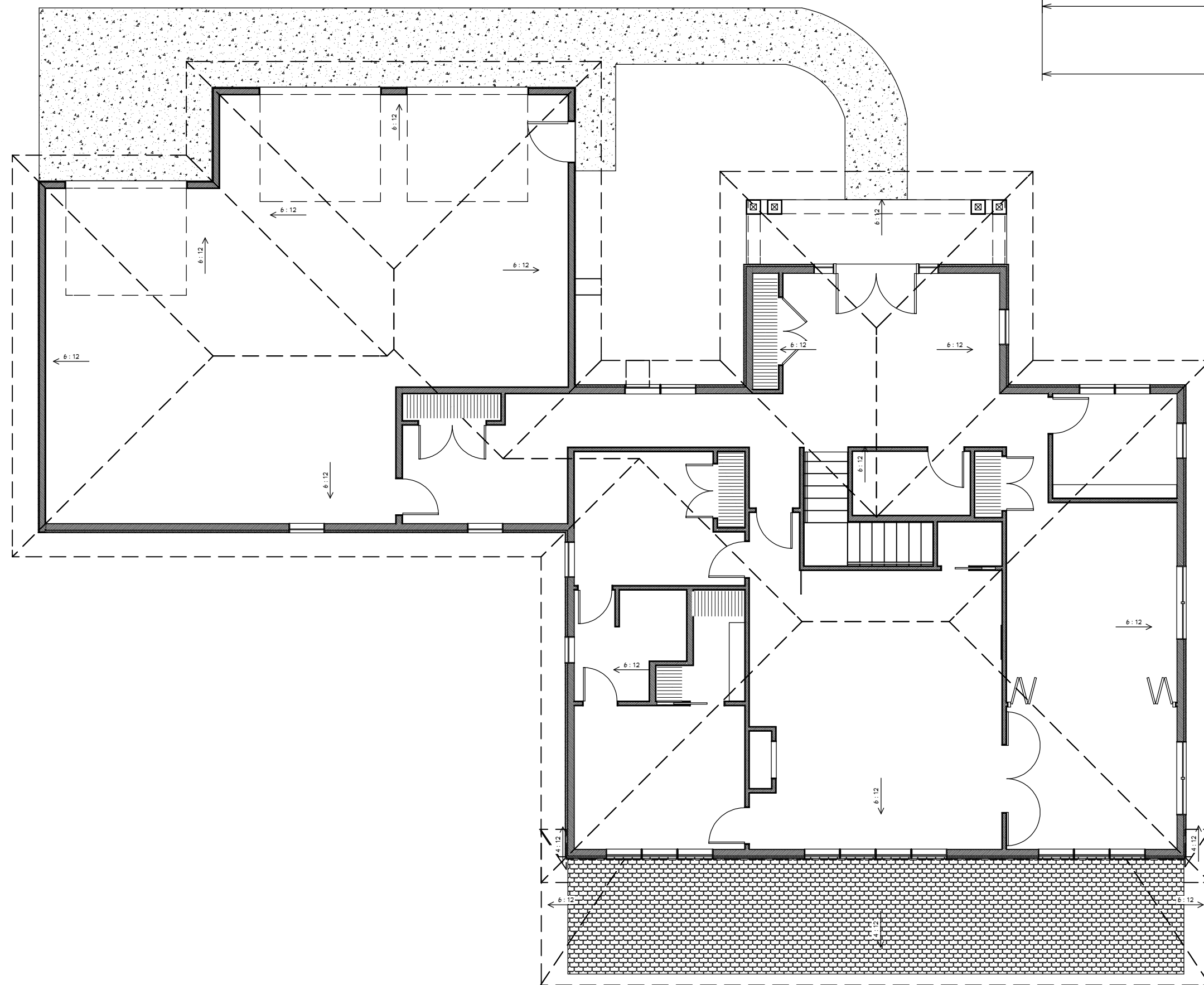
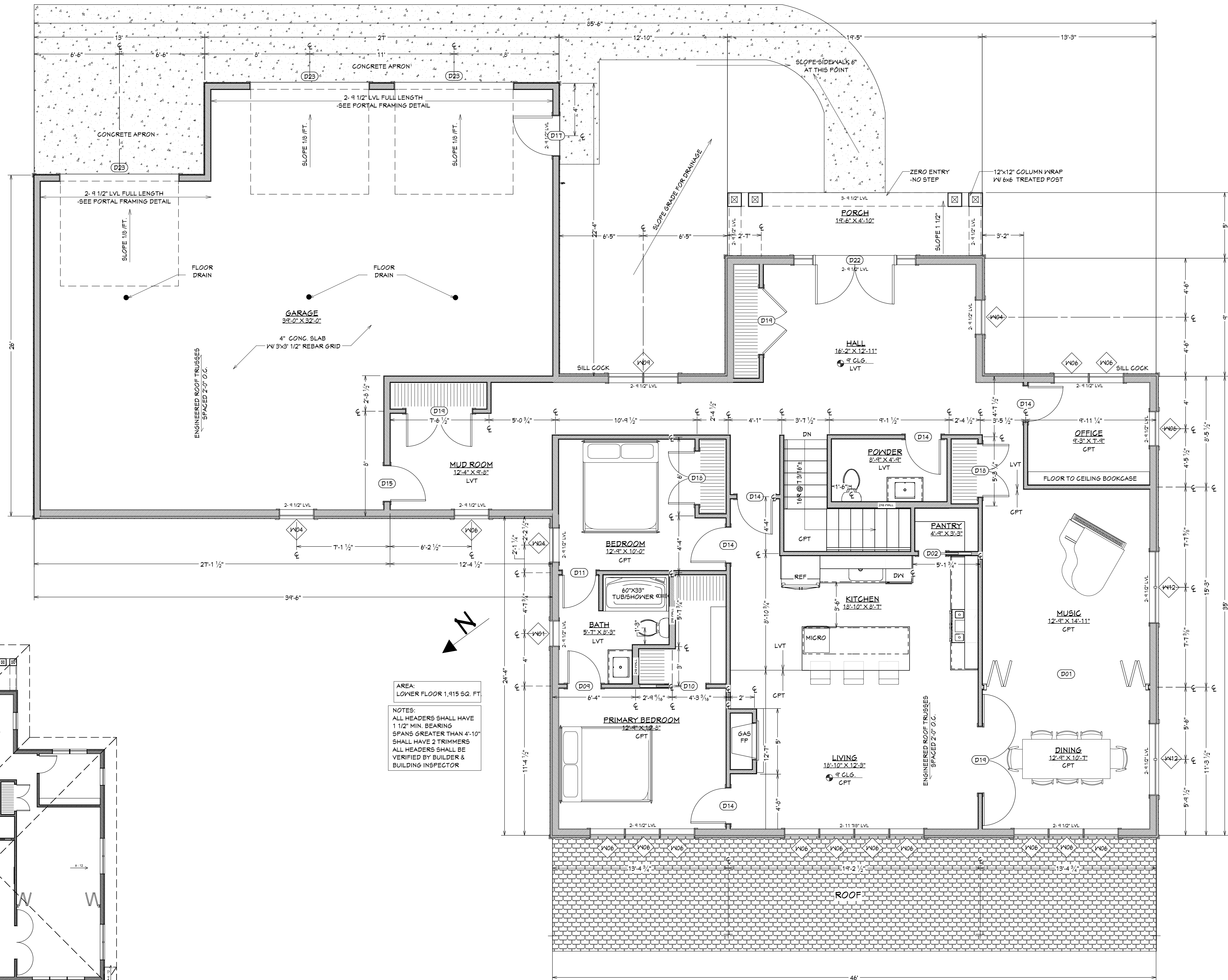
1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

- SETBACKS:**
FRONT = 110' FROM ROAD CENTERLINE
SIDE = 50'
REAR = 50'
- DENOTES SET IRON PIPE MONUMENT
 - DENOTES FOUND IRON PIPE MONUMENT
 - DENOTES PROPOSED DRAINAGE DIRECTION
 - DENOTES EXISTING CONTOUR



DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	COMMENTS
D01	12780	1	1	12780 L/R EX	152 1/2"X98 1/2"	
D02	2068	1	1	2068 L	49 1/4"X82 1/2"	POCKET DOOR
D03	2468	4	0	2468 L IN	30"X82 1/2"	
D04	2468	2	0	2468 R IN	30"X82 1/2"	
D05	2660	2	0	2660 L IN	32"X74 1/2"	SHOWER DOOR
D06	2660	2	0	2660 R IN	32"X74 1/2"	SHOWER DOOR
D07	2668	2	0	2668 L IN	32"X82 1/2"	
D08	2668	2	0	2668 R IN	32"X82 1/2"	
D09	2668	1	1	2668 L IN	32"X82 1/2"	
D10	2668	1	1	2668 R	61 1/4"X82 1/2"	POCKET DOOR
D11	2668	1	1	2668 R IN	32"X82 1/2"	
D12	2868	6	0	2868 L IN	34"X82 1/2"	
D13	2868	3	0	2868 R IN	34"X82 1/2"	
D14	2868	5	1	2868 L IN	34"X82 1/2"	
D15	2868	1	1	2868 R IN	34"X82 1/2"	
D16	3068	1	0	3068 R EX	38"X83"	
D17	3068	1	1	3068 R EX	38"X83"	
D18	4068	2	1	4068 L/R IN	50"X82 1/2"	
D19	5068	3	1	5068 L/R IN	62"X82 1/2"	
D21	9468MU	1	0	9468	113"X82 1/2"	SEE SPEC
D22	9468MU	1	1	9468	113"X82 1/2"	SEE SPEC
D23	9080	3	1	9080	110"X97"	SEE SPEC

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	COMMENTS
W01	2040SC	1	1	2040SC	25"X49"		TEMPERED
W03	2840SC	6	0	2840SC	33"X49"		EGRESS
W04	2840SC	3	1	2840SC	33"X49"		EGRESS
W06	2846SC	14	1	2846SC	33"X55"		EGRESS
W09	5446MU	1	1	5446	65"X55"		
W11	2430SC	4	0	2430SC	29"X37"		TEMPERED
W12	5646DC	2	1	5646DC	67"X55"		



ROOF PLAN SCALE = 3/16" = 1'-0"

PROPOSED MAIN LEVEL PLAN SCALE = 1/4" = 1'-0"

FIRST FLOOR PLAN & ROOF PLAN & SCHEDULES

House for James & John
Jamaica Avenue
Northfield MN.

PRINTED:
1/14/2026

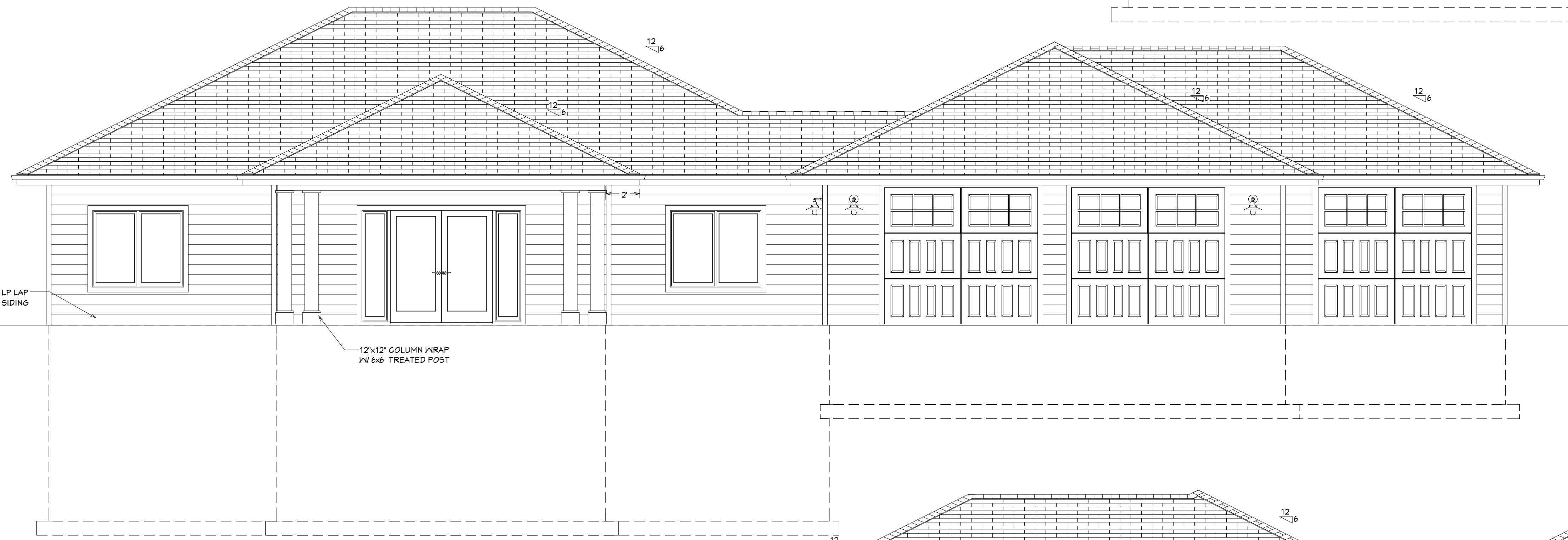
SHEET:
A2



FRONT PERSPECTIVE VIEW



SOUTH EAST ELEVATION SCALE = 1/4" = 1'-0"



NORTH EAST ELEVATION SCALE = 1/4" = 1'-0"



SOUTH WEST ELEVATION SCALE = 1/4" = 1'-0"

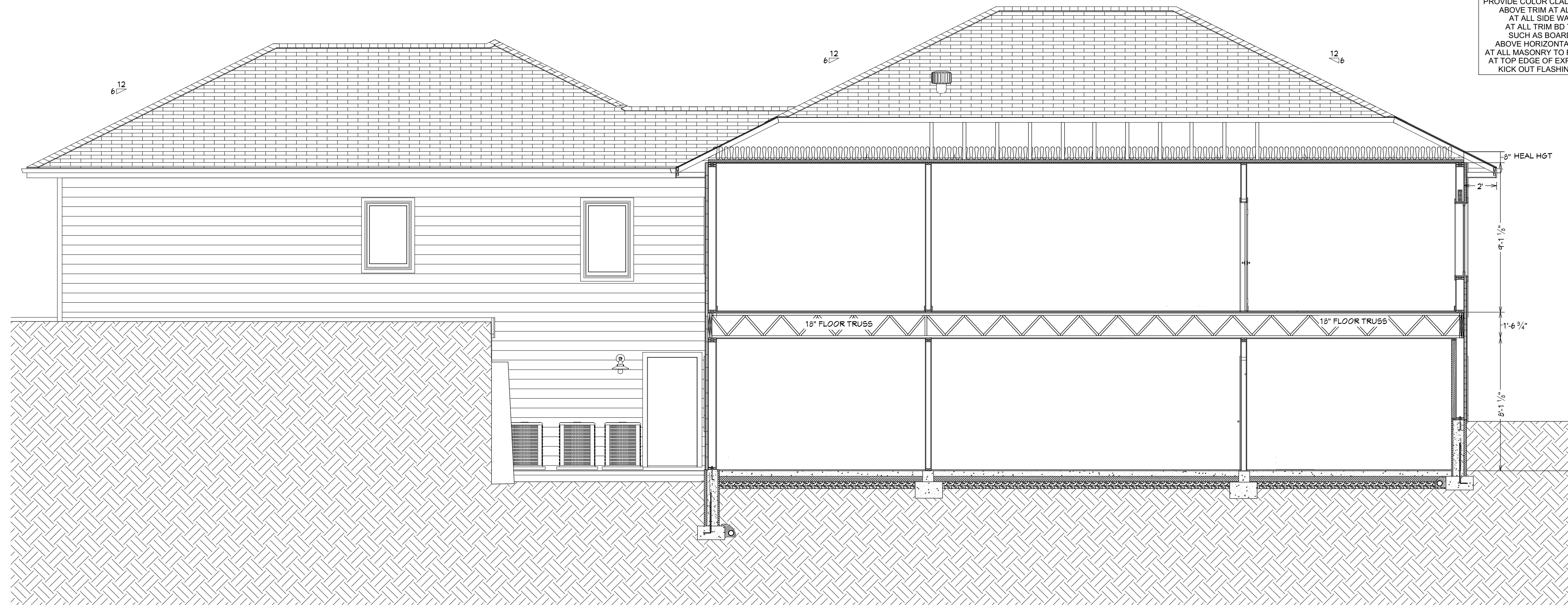
ELEVATIONS

House for James & John
 Jamaica Avenue
 Northfield MN.

PRINTED:
 1/14/2026

SHEET:

A3



GENERAL FLASHING NOTE:
 PROVIDE COLOR CLAD METAL FLASHING:
 ABOVE TRIM AT ALL WDW HEADS
 AT ALL SIDE WALL TO ROOF
 AT ALL TRIM BD TRANSITIONS
 SUCH AS BOARD ON BOARD
 ABOVE HORIZONTAL TRIM BOARDS
 AT ALL MASONRY TO ROOF CONDITIONS
 AT TOP EDGE OF EXPOSED BRACKETS
 KICK OUT FLASHINGS AT GABLES

NOTE ALL DIMENSIONS ARE TO FACE OF FOUNDATION, OR FRAMING & CENTER LINE OF BEAMS
 *SHEATHING IS HUBER R-9
 2" TOTAL THICKNESS
 HEAL HEIGHTS ARE TO FACE OF FRAMING BELOW OVERHANGS MEASURED TO SHEATHING ADD 2" FOR FRAMING

ROOF CONSTRUCTION
 LANDMARK 30 YEAR ARCH. SHINGLES
 COLOR CLAD ROOF METALS AND FLASHINGS

ICE & WATERSHIELD 2 FT UP FROM WALL EDGE, ALL VALLEYS, AND 8" UP SIDEWALLS
 FLASHINGS TO CODE & AS CALLED OUT ON PLAN
 1/2" PLY WOOD ROOF SHEATHING WITH 1" CLIP SPACERS
 ENGINEERED ROOF TRUSSES
 2" CLOSED CELL INSUL. W/ BLOWN FIBERGLASS INSUL TO R52
 FOAM & SEAL ALL PLUMBING, MECH ELEC BYPASSES & PENETRATIONS
 5/8" GYP BOARD @ CLG
 PROVIDE AIRCHUTES & WINDWASH AT ALL ROOF FRAMING

FASCIA-SOFFIT CONSTRUCTION
 SUB FASCIA- 2X6
 FASCIA-ROLEX ALUM
 SOFFIT-ROLEX STEALTH SOFFIT
 SLAB ON GRADE FLOOR CONSTRUCTION
 4" CONC SLAB W/
 REINFORCING PER STRUCTURAL
 6 MILL POLY VAPOR BARRIER
 4" XPS FOAM CONT.
 6" MIN-3/4" DIA WASHED ROCK
 SOIL COMPACTION PER STRUCTURAL
 PROVIDE FOR RADON VENTING

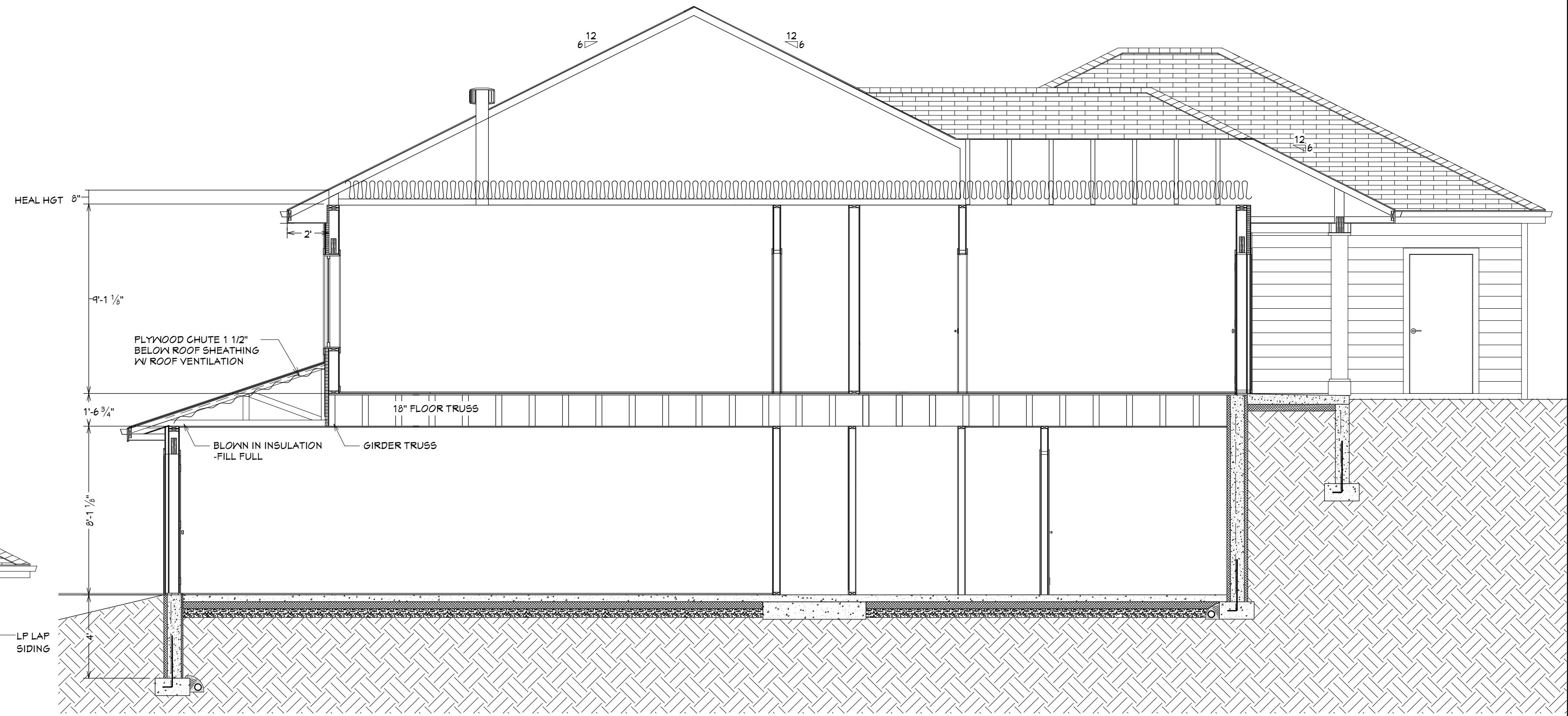
FRAMED FLOOR CONSTRUCTION
 3/4" ADVANTEK OR LP EQUAL SUB FLOOR
 FLOOR TRUSSES PER PLAN
 CONC SLABS AS SHOWN ON STRUCTURAL

WALL CONSTRUCTION ABOVE GRADE:
 ADVANCED FRAMING
 SEE WALL TYPES
 ACOUSTICAL CAULK ALL PLATES
 5/8" DRYWALL @ EXTERIOR WALLS

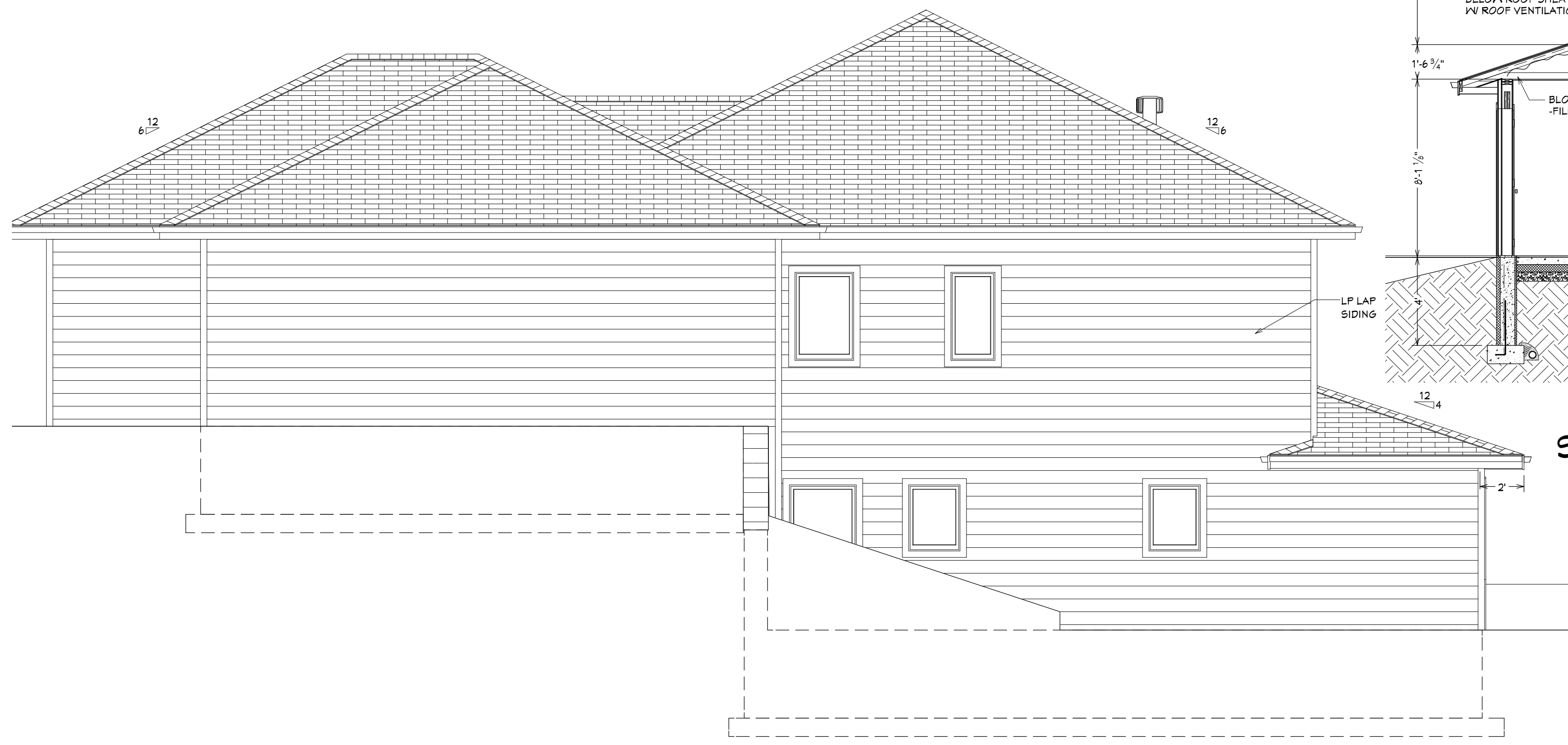
FOUNDATION CONSTRUCTION 8", 12" REINFORCED ICF FORMS
 CONC WALLS -REINFORCING PER STRUCTURAL
 20#6 CONCRETE FOOTING
 3 MILL SLIP SHEET GROUND BREAKER FRP SHEET
 ALL GRADE MIN 6" BELOW NON TREATED WALLS
 SLOPE GRADE MIN 2% AWAY FROM HOUSE

8" POURED CONCRETE WALLS WITH 20#6 CONCRETE FOOTING 42" BELOW GRADE AT GARAGE

SECTION A SCALE = 1/4" = 1'-0"



SECTION B SCALE = 1/4" = 1'-0"



NORTHWEST ELEVATION SCALE = 1/4" = 1'-0"



REAR PERSPECTIVE VIEW

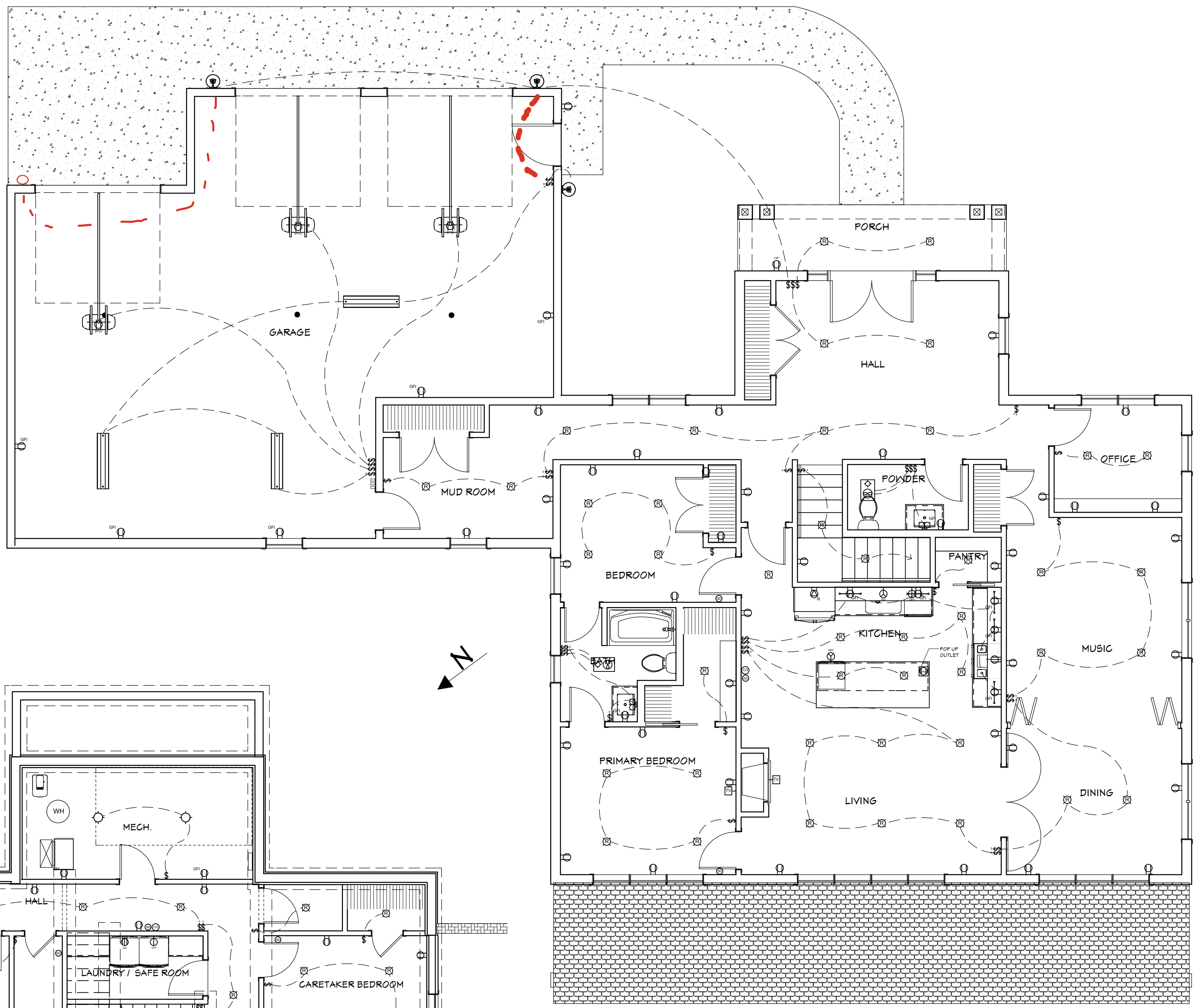
ELEVATION & SECTIONS

House for James & John
 Jamaica Avenue
 Northfield MN.

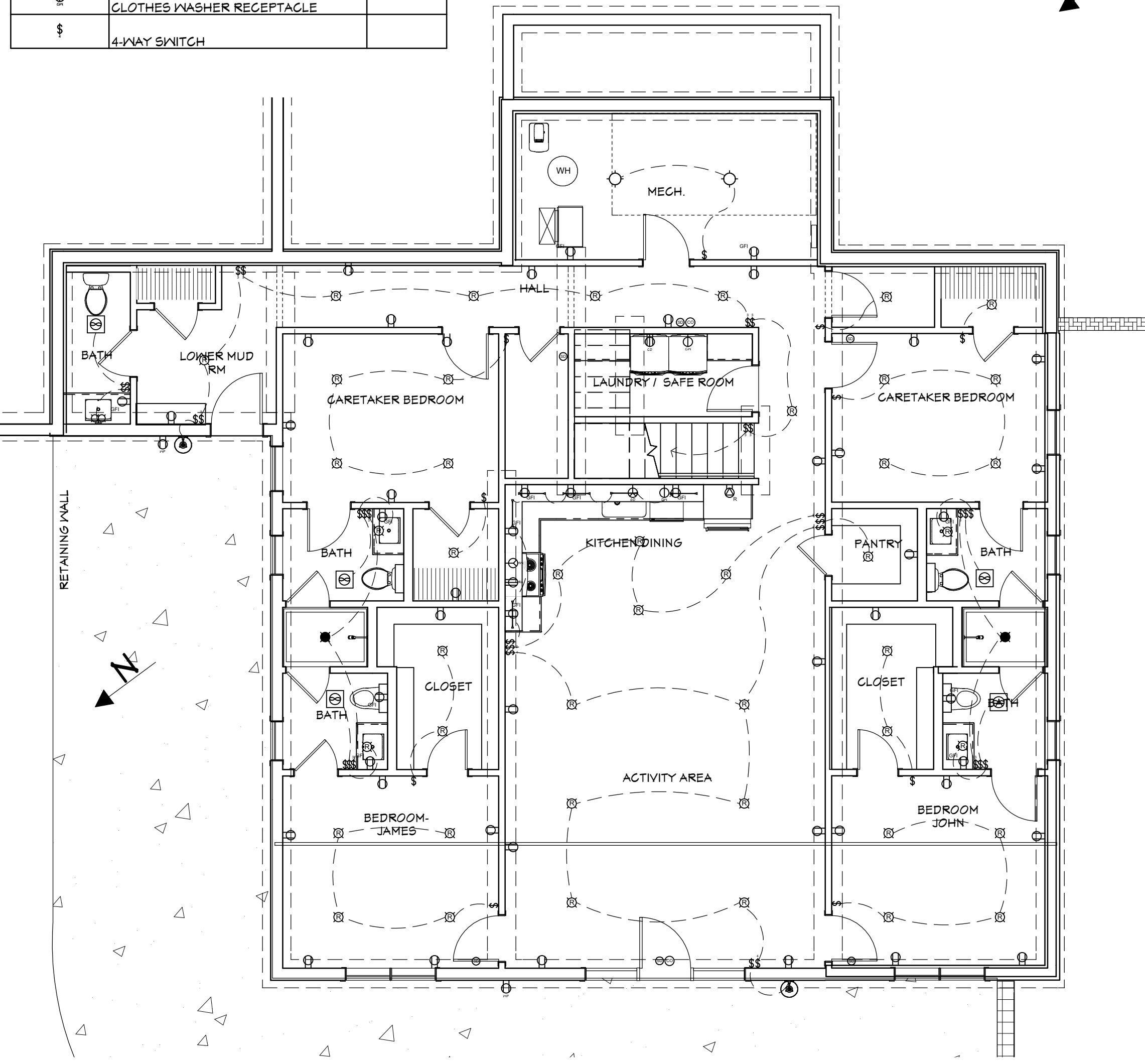
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 1/14/2026

SHEET:
A4

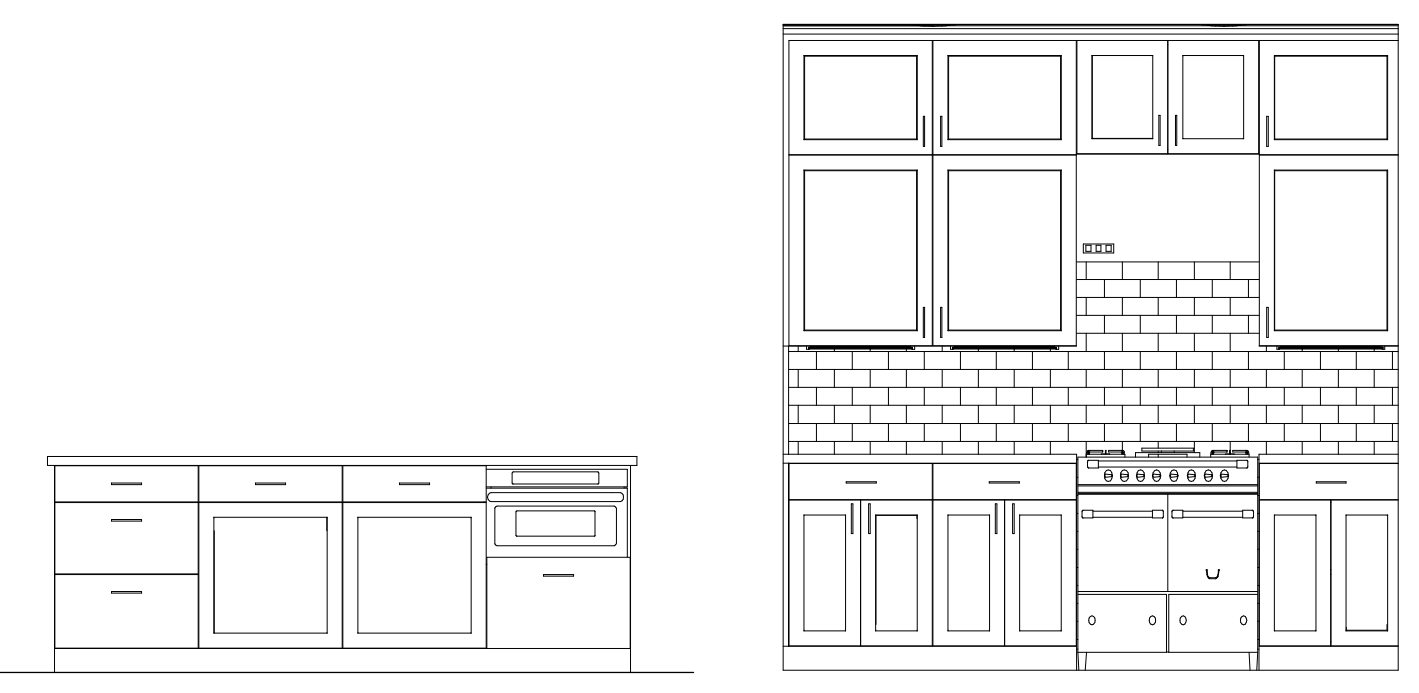
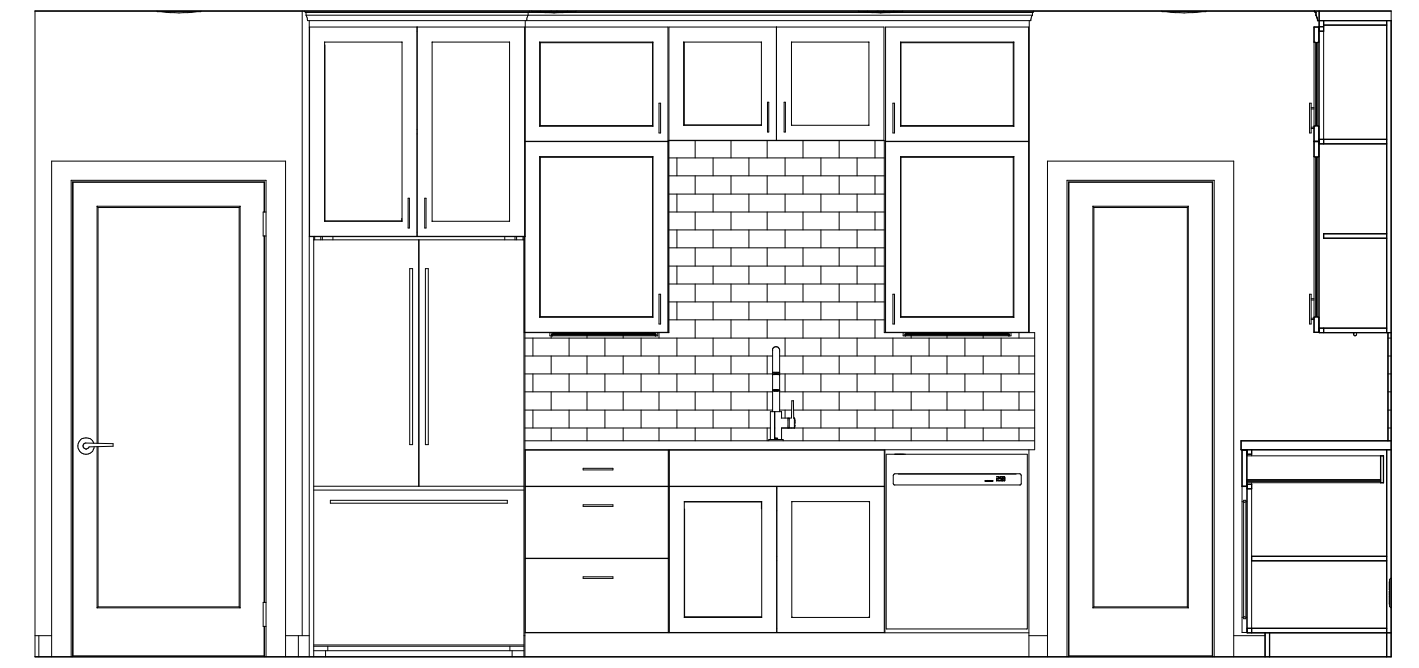
ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	COMMENTS
○	TRADITIONAL PENDANT	
⊙	CO DETECTOR	
⊕	DISHWASHER RECEPTACLE	
⊖	DUAL CYLINDER SCONCE	
⊗	DUPLEX	
⊘	ELECTRIC RANGE RECEPTACLE	
⊙	EXHAUST FAN + LIGHT	
■	RECESSED VAPOR LIGHT	
⊕	GFI DUPLEX FLOOR RECEPTACLE	
⊖	GFI	
⊕	GARBAGE DISPOSAL RECEPTACLE	
⊖	MICROWAVE RECEPTACLE, HM	
⊕	RECESSED DOWN LIGHT 6	
⊕	SHOP LIGHT (SHORT) [48" 1/4"]	
⊙	SMOKE DETECTOR 1	
⊕	SWITCH (DECORATOR)	
—	TUBE	
⊕	EXHAUST	
⊕	3-WAY SWITCH	
⊕	GFI DUPLEX CEILING RECEPTACLE	
⊕	REFRIGERATOR, HM	
⊕	DUPLEX WEATHERPROOF RECEPTACLE	
⊕	TELEVISION JACK	
⊕	INDUSTRIAL WALL SCONCE	
⊕	CLOTHES DRYER RECEPTACLE	
⊕	CLOTHES WASHER RECEPTACLE	
⊕	4-WAY SWITCH	



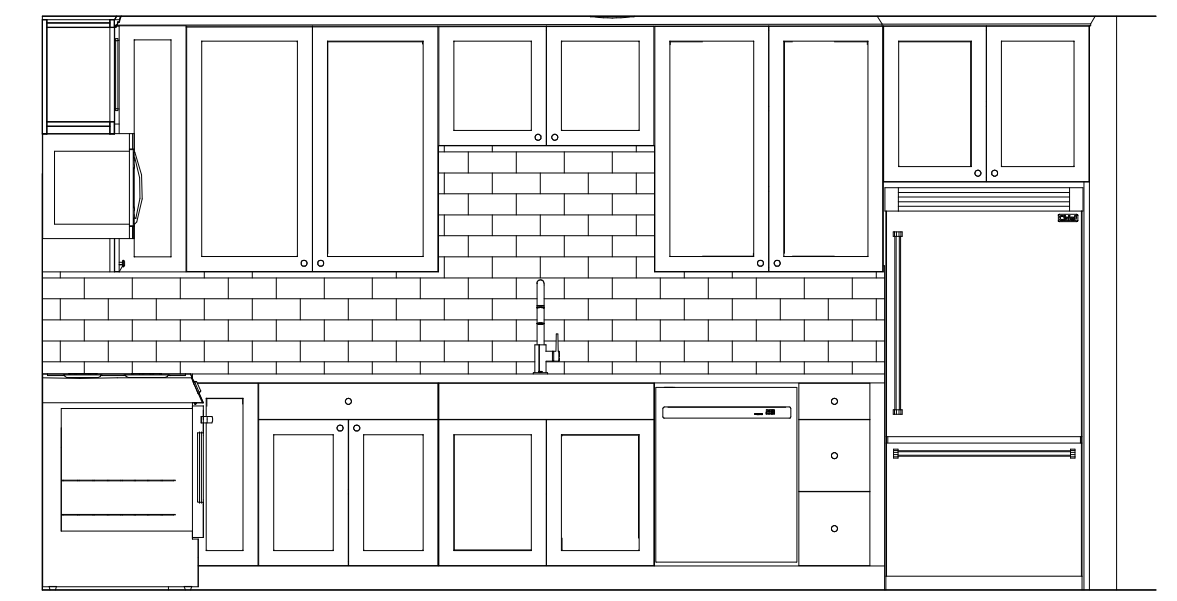
MAIN LEVEL ELECTRICAL PLAN SCALE = 3/16" = 1'-0"



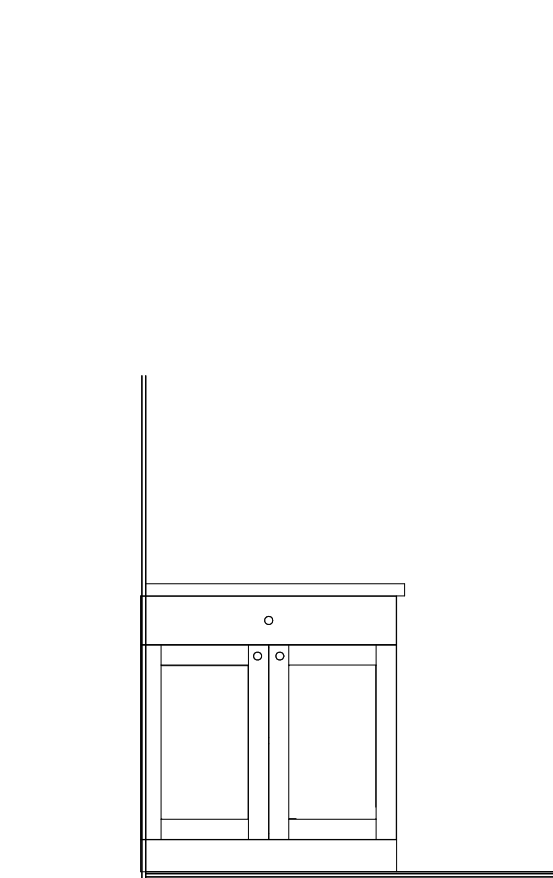
LOWER LEVEL ELECTRICAL PLAN SCALE = 3/16" = 1'-0"



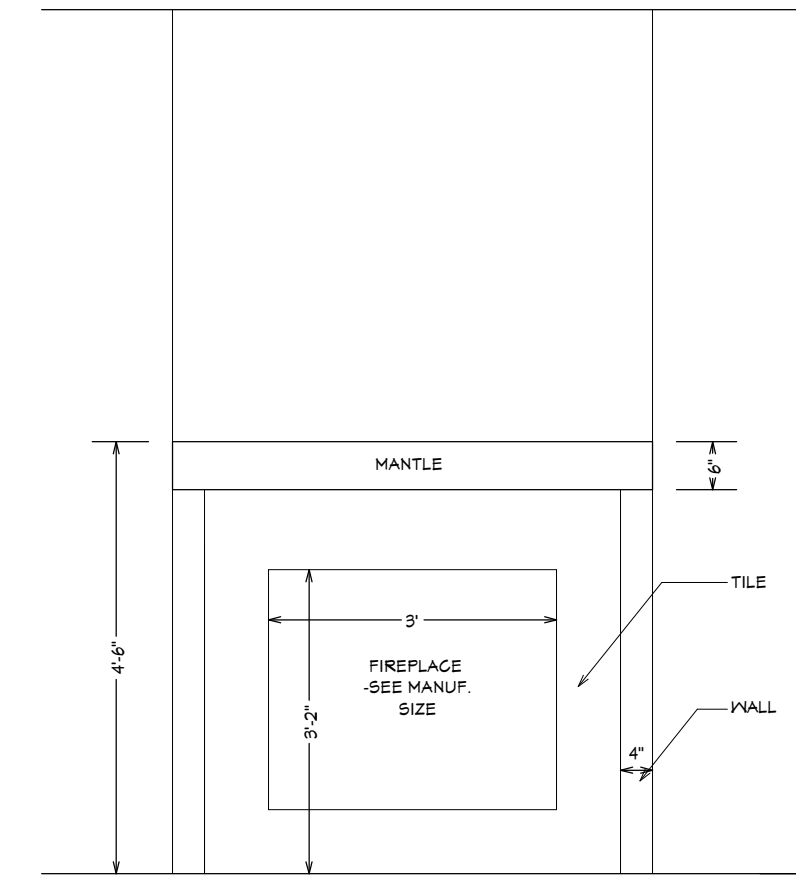
MAIN LEVEL KITCHEN SCALE = 3/8" = 1'-0"



LOWER LEVEL KITCHEN SCALE = 3/8" = 1'-0"



TYP. BATHROOM CAB. ELEVATION 1/2" = 1'-0"



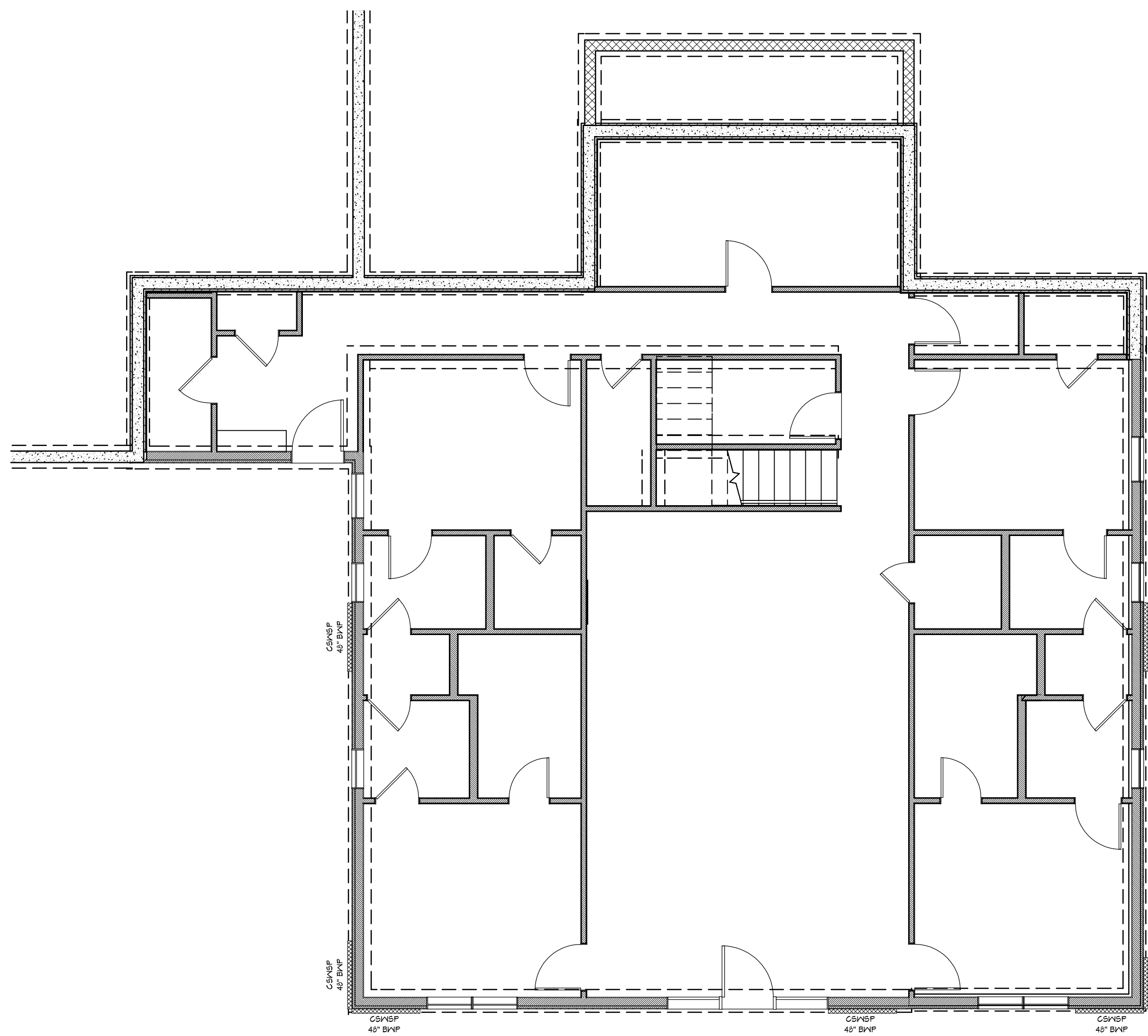
FIREPLACE ELEVATION 1/2" = 1'-0"

ELECTRICAL PLANS
& INTERIOR ELEVATIONS

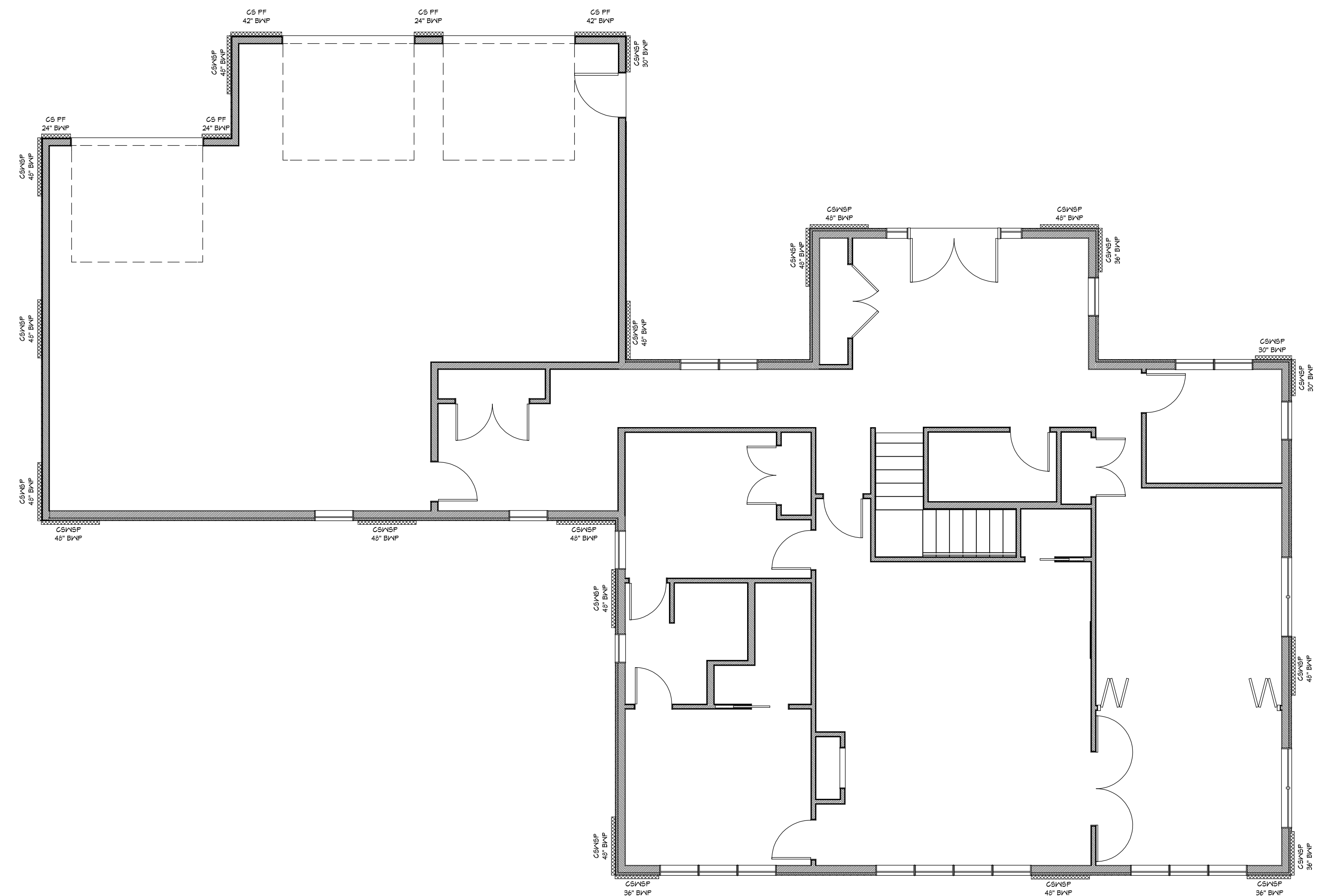
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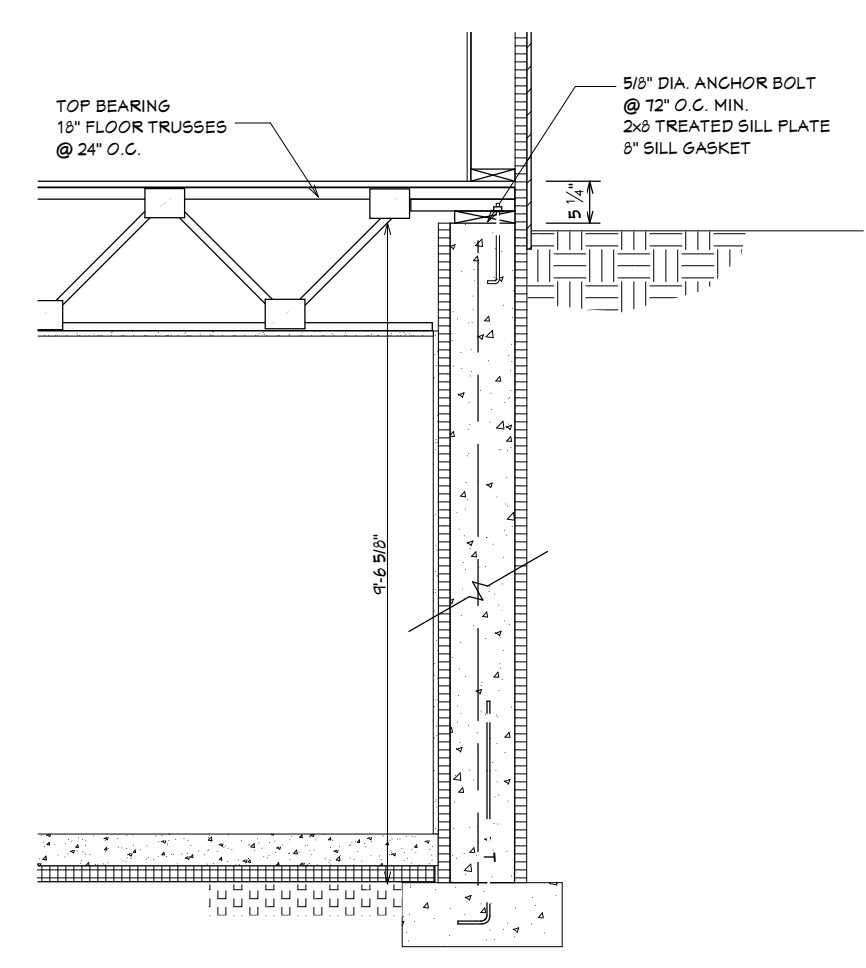
SHEET:
A5



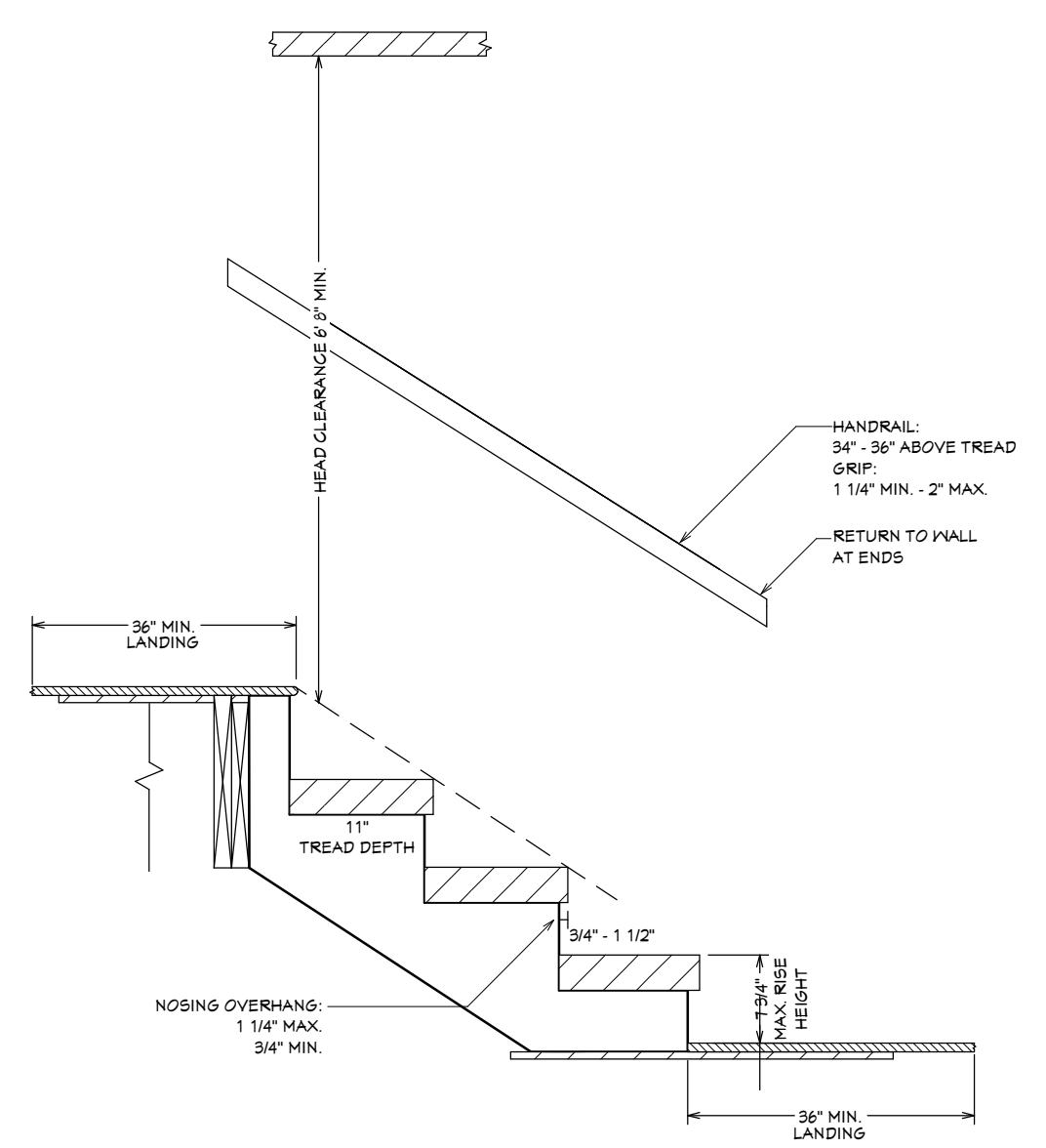
LOWER LEVEL BRACED WALL PLAN SCALE = 3/16" = 1'-0"



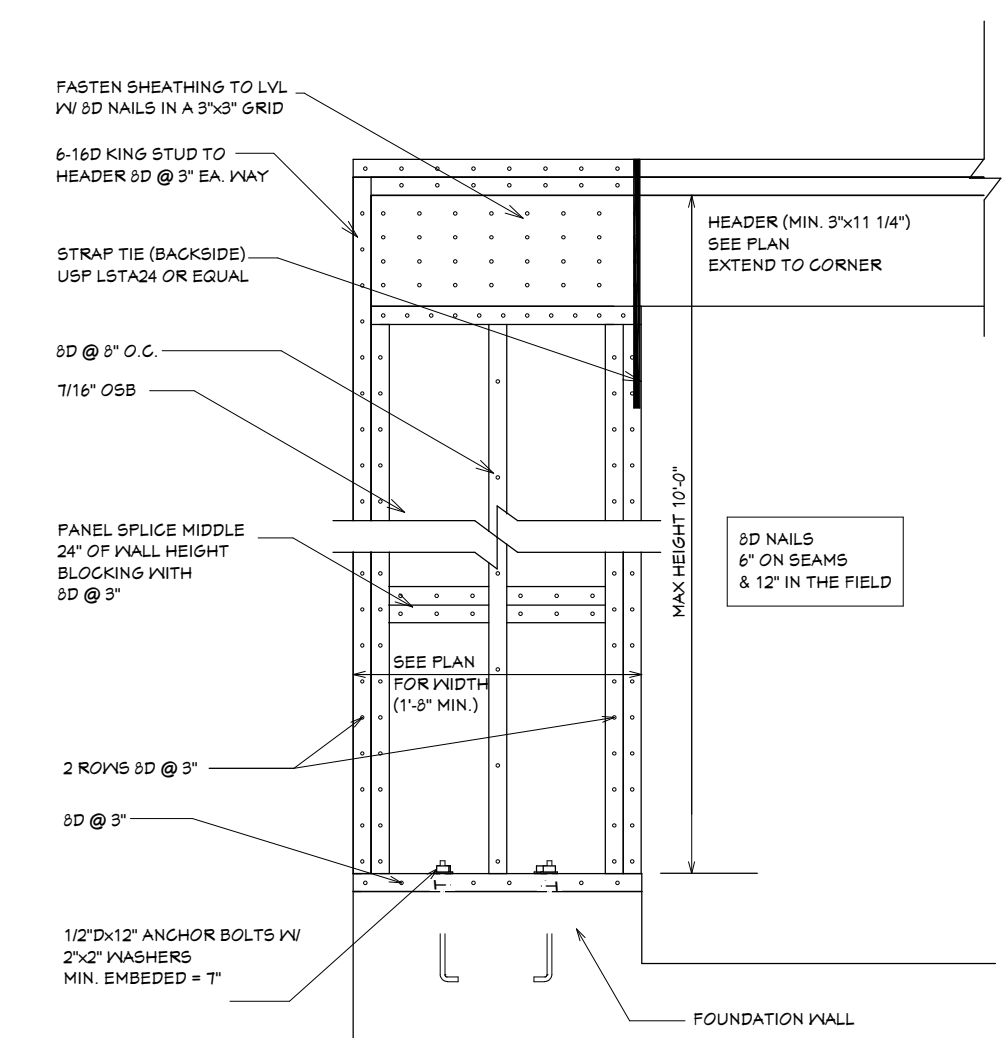
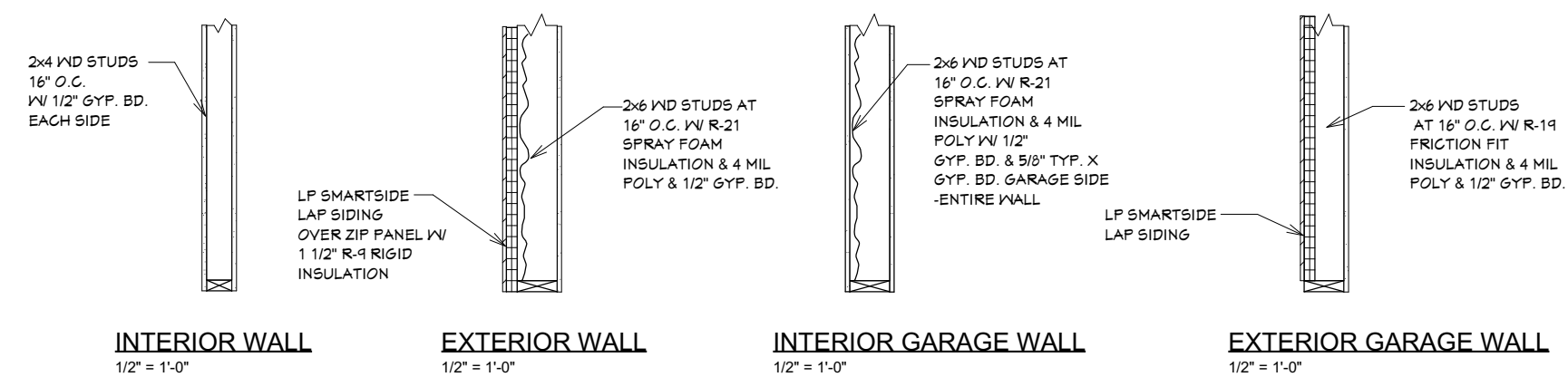
MAIN LEVEL BRACED WALL PLAN SCALE = 3/16" = 1'-0"



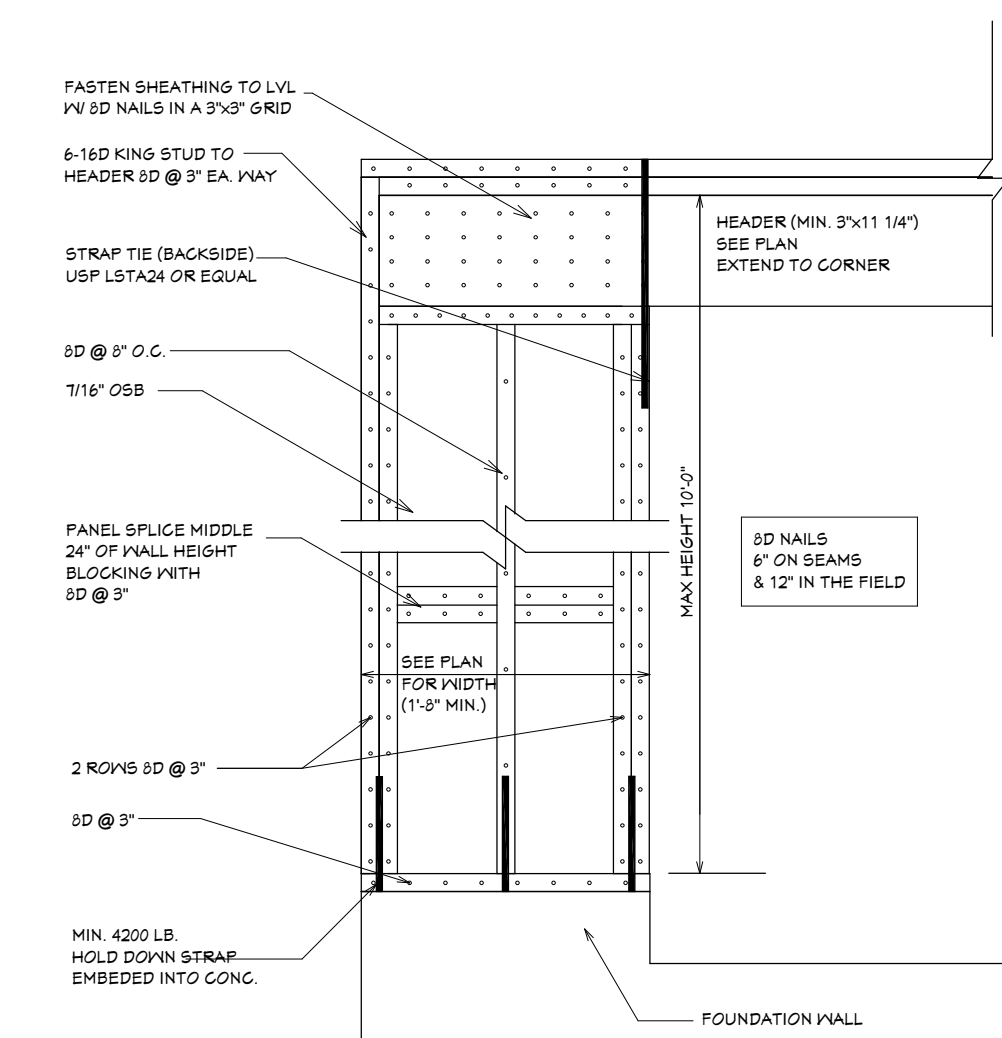
ZERO DEPTH ENTRY DETAIL
1/2" = 1'-0"



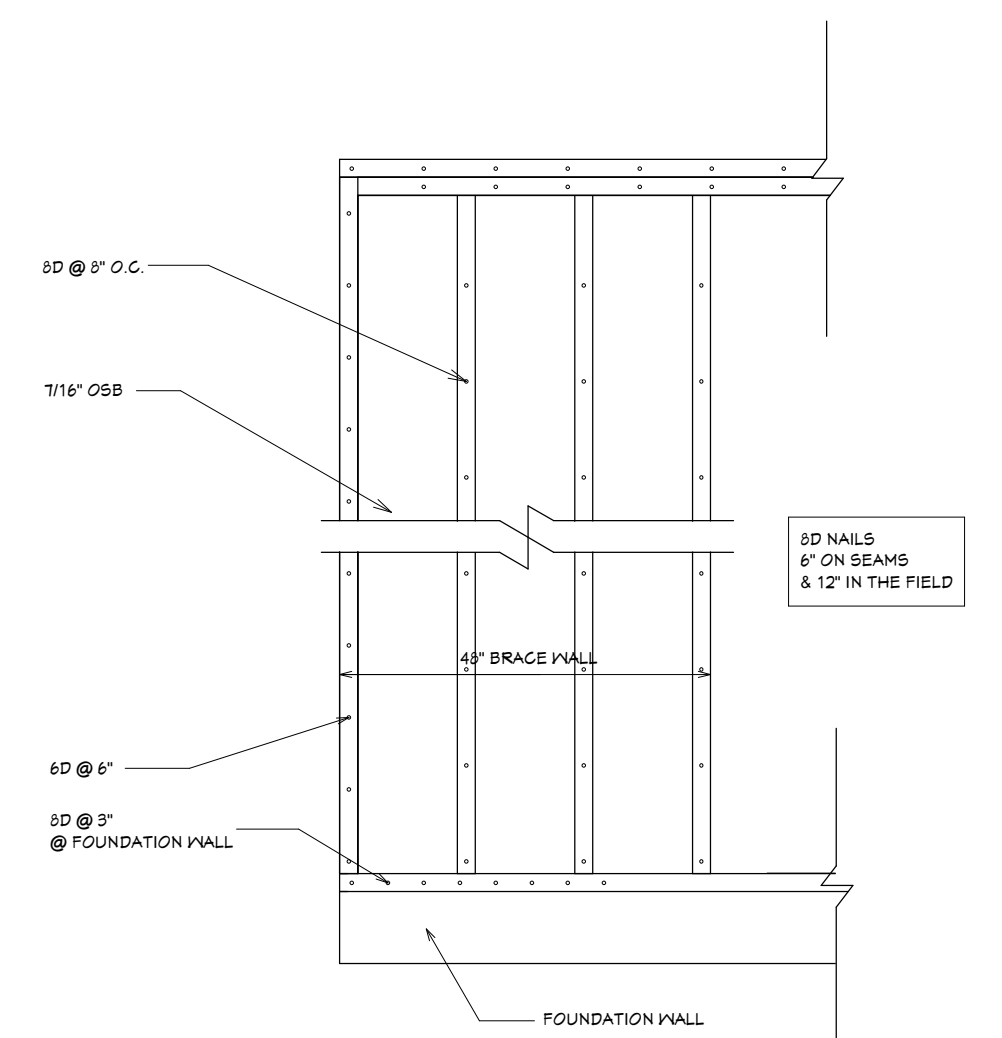
STAIR DETAIL
3/4" = 1'-0"



BRACE WALL
CS-PF
3/4" = 1'-0"



BRACE WALL
CS-PF
3/4" = 1'-0"



BRACE WALL
CS-WSP
3/4" = 1'-0"

BRACED WALL FRAMING PLAN
& DETAILS

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