

PUBLIC MEETING AGENDA
MUNICIPALITY OF WOODSTOCK, VERMONT
WOODSTOCK CONSERVATION COMMISSION
31 The Green
Woodstock, VT 05091

The Conservation Commission will meet at **6:30 PM** on **Wednesday, April 16, 2025.**

The Meeting will be held via Zoom [CLICK HERE TO JOIN](#).
The login information is at the bottom of this agenda.

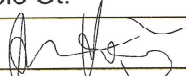
1. Call to Order: 6:30 PM
2. Public Hearing:
 - A. **V-0023-25 – Andrew and Christine Heining**
Location: 27 Maple Street
Parcel ID: 24.52.21
Proposed Development: To request an after-the-fact fence permit.
 - B. **V-0026-25 – Zilian LLC**
Location: 26 Central Street
Parcel ID: 20.52.28
Proposed Development: To amend V-0006-25 to expand deck an additional 200 sq ft, add three windows, add guardrail, and remove balcony from design.
3. Other Business:
4. Adjournment

To join the Conservation Commission Meeting via Zoom, [CLICK HERE](#) then enter the following:

Meeting ID: 886 4885 1165
Passcode: 345452

Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Andrew Heining Phone: 7742831116 Email: andrewjh@gmail.com
Address: 27 Maple St. City/Town: Woodstock State: VT Zip Code: 05091
Co-Applicant: Christine Heining Phone: _____ Email: _____
Address: 27 Maple St. City/Town: Woodstock State: VT Zip Code: 05091
Signature(s): 

*What is the best way to contact you? Phone or Email email
*What address would you like your Notice of Hearing/Permit mailed to? 27 Maple St., Woodstock, VT 05091

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, _____ owner of property located at _____ Woodstock, Vermont, hereby designate as my agent.

Name of Agent: _____ Phone: _____ Email: _____

Address: _____ City/Town: _____ State: _____ Zip Code: _____

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: _____

Parcel ID Number(s): 24.52.21. Address: 27 Maple St. Woodstock VT 05091 Zoning District: RMD Overlay District: DR

Proposal of project: _____
6-foot cedar privacy fence separating property from 33 Maple St., installed Fall, 2024

----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: / Village Development Review Hearing Date: 3/26/25

Town Development Review Hearing Date: / South Woodstock Review Hearing Date: /

Planning Commission Hearing Date: / Conservation Commission Hearing Date: / Administrative: /

Date Recvd: 2/28/25 Date Complete: 3/5/25 By: el Application #: V-0023-25

Review Fee: _____ Itemized Fee: _____ Recording Fee: _____ Total Fee: _____

Paid: cash / check / MuniPay: _____ Payment Date: _____

CONDITIONAL USE
SUPPORT STATEMENT

If your answers require additional space,
you may respond on separate sheet(s), following this format.

(not commercial)

1. Applicant Andrew Heining Owner (if different) _____
2. Date 3/5/2025 Parcel ID Map _____ Block _____ Lot _____
3. Nature of your request:
Approval for cedar panel fence separating 27 and 33 Maple St., Woodstock, VT

4. Zoning District Residential Med Density
Minimum Setbacks: Front: _____ Side _____ Rear _____ Min. Lot Size _____ Min. Frontage _____

Do your plans conform to these requirements? NA If not, please explain:

5. Describe the location and the proposed project, including type & extent of development and any other description/explanation.
A cedar privacy fence was installed along the property line separating 27 and 33 Maple Street in Fall, 2024.
Construction consisted of the following: 10-foot steel posts were driven 4 feet underground, and the 6-foot-tall by 8-foot-wide prefabricated cedar fence panels were affixed. "Lifetime" Steel posts were chosen for their strength and resistance to rot, and made possible the omission of digging and pouring concrete footings, minimizing environmental impact. Care was taken to elevate panels 1-2 inches off the ground to mitigate rot.
Additional pickets are to be added to the 33 Maple Street side of the fence, covering each steel post (pictured). This work was halted when neighbors lodged complaint with Planning & Zoning, alleging fence did not meet regulations, but will be completed when snow melts.




Woodstock, Vermont

The Shire Town of Windsor County

TOWN - VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

TO: Andrew and Christine S. Heining, 27 Maple Street

FROM: Michael Tuller, AICP, Director of Planning & Zoning 

CC: Stephanie Appelfeller, Chief of Staff
Kathy Avellino, Zoning Code Compliance

DATE: February 18, 2025

RE: **Pending Notice of Violation – Village Zoning Code Section 513 – Fences
Certified Mail # 9598 0710 5270 0658 5609 60**

I spoke with Stephanie Appelfeller last week regarding her recent communication to you related to your fence construction project, which has unfortunately compelled me to take an enforcement position to seek resolution regarding this complaint issued by your neighbor. When I met you (Mr. Heining) out at your property last year regarding the panel fence constructed that separates your parcel at 27 Maple Street with your neighbors at 33 Maple Street, you voiced a position that your project was compliant with Village zoning code.

Since I met with you, there has been an on-going disagreement about whether the fence was compliant based on the written version of the Village zoning code specific to fences, or whether aspects of the completed project needed to be a permitted activity and/or necessitate VDRB review.

Your neighbor, David Steele asked staff last fall whether the wooden panel fence was compliant with Village zoning, when issues related to the height of the fence being no greater than 6' tall and the "good side" of the fence facing the neighbor's side of the parcel could be debated. Though a reasonable person may say the issues raised could be construed as trivial, in my role as the Village Administrative Officer, I must interpret the code literally. If I cannot render a decision based on the ordinance language, I am required to allow the Village Development Review Board (VDRB) to review the issue in a public meeting.

If you are willing to submit a completed Planning & Zoning Application to our Office by Friday, February 28, 2025, we will waive all necessary fees needed in bringing your VDRB application before the Board in a scheduled Hearing, Wednesday, March 26, 2025.

If you choose to ignore this opportunity to resolve this on-going complaint, it would be my recommendation to issue a fine in the amount of \$100 per day for the first 7 days, \$200 per day 8-14, up to \$500 per day on the fifth week until the issue is resolved.

If there is any additional information you need regarding this pending Notice of Violation you are welcome to reach out to Stephanie Appelfeller or Kathy Avellino at Town Hall.

Fence at 27 Maple St, Woodstock

From Brayton, Asa <Asa.Brayton@vermont.gov>

Date Wed 4/16/2025 2:27 PM

To Planning Department <pz@townofwoodstock.org>

Cc Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>; Stephanie Appelfeller <sappelfeller@townofwoodstock.org>; Emily Collins <ECollins@townofwoodstock.org>

Hello all,

Thank you for meeting with me on Monday! I looked into my past emails a bit about the fence at 27 Maple St. The Flood Hazard Area regulations for the Village of Woodstock allow for above grade development in the Floodway, but requires a hydrologic and hydraulic analysis to certify that it will: “Not result in any increase in flood levels (0.00 feet) during the occurrence of the base flood; ii. Not increase any risk to surrounding properties, facilities, or structures from erosion or flooding.” (Section 404 (D)(1) (a)). This varies from the Town of Woodstock’s regulations that do not allow **any** development in the Floodway.

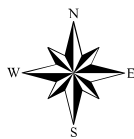
With this phrasing, a split rail fence is likely allowable in the floodway. But the chicken wire is questionable. The fence placed in the flood fringe, and outside of the Floodway, is allowable and does not have to be removed. The Floodway looks to begin about 35’ from the existing shed near the property line, but would need to be measured out in person to say for certain.



Rebecca – Do we have documentation on types of fencing used in the floodplain in the past?

Thanks!

Asa Brayton, CFM | Regional Floodplain Manager
Vermont Department of Conservation
Watershed Management, River Corridor & Floodplain Protection
C 802.522.4999 | Asa.Brayton@vermont.gov



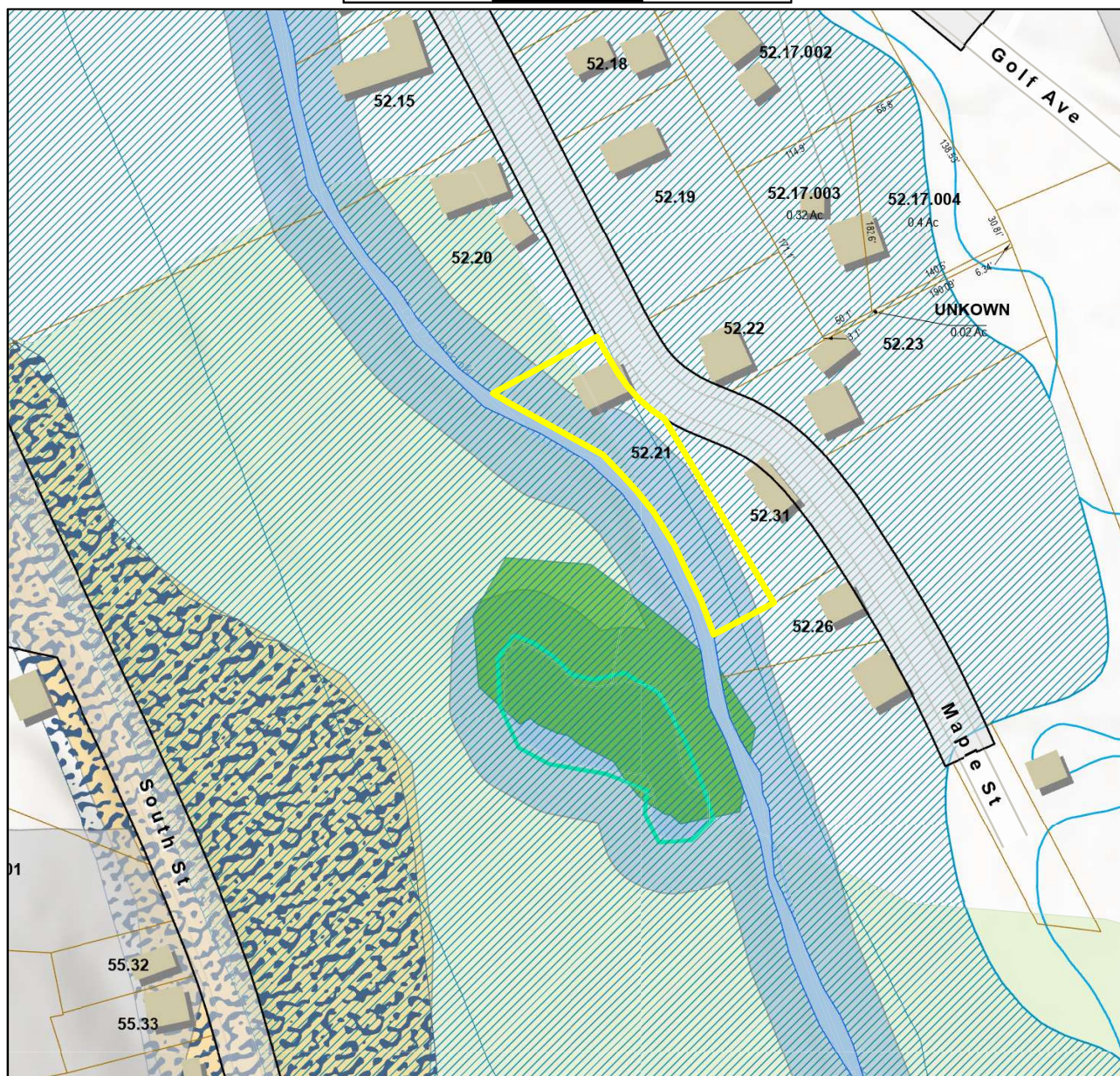
Village of Woodstock, VT















1 inch = 137 Feet



www.cai-tech.com

March 7, 2025



- | | | | |
|---|---------------|---|---|
|  | PWater |  | Hydic Soils |
|  | Property Line |  | 100 Year Floodplain |
|  | Public Road |  | 500 Year Floodplain |
|  | Buildings |  | Wetlands (2004 Arrowood Environmental Report) |
|  | Right of Ways |  | VT Significant Wetlands Inventory |
|  | Water-poly |  | 50 Foot Surface Water Buffer |
|  | Slope > 25% |  | Swamps Floodplain Forests Fens S2 |

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



LEGEND

- LOMRs
- Political Jurisdictions
- Profile Baselines
- Cross-Sections
- Base Flood Elevations
- Levees
- Coastal Transects
- Transect Baselines
- General Structures
 - Flood Structure
 - Bridge
 - Dam, Weir, Jetty
 - Other Structures
- River Mile Markers
- Limit of Moderate Wave Action
- Flood Hazard Boundaries
 - Limit Lines
 - SFHA / Flood Zone Boundary
 - Flowage Easement Boundary
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chan
 - Area with Reduced Risk Due to Lev
 - Area with Risk Due to Levee

1: 855
March 26, 2025

43.0 0 22.00 43.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 71 Ft. 1cm = 9 Meters
© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

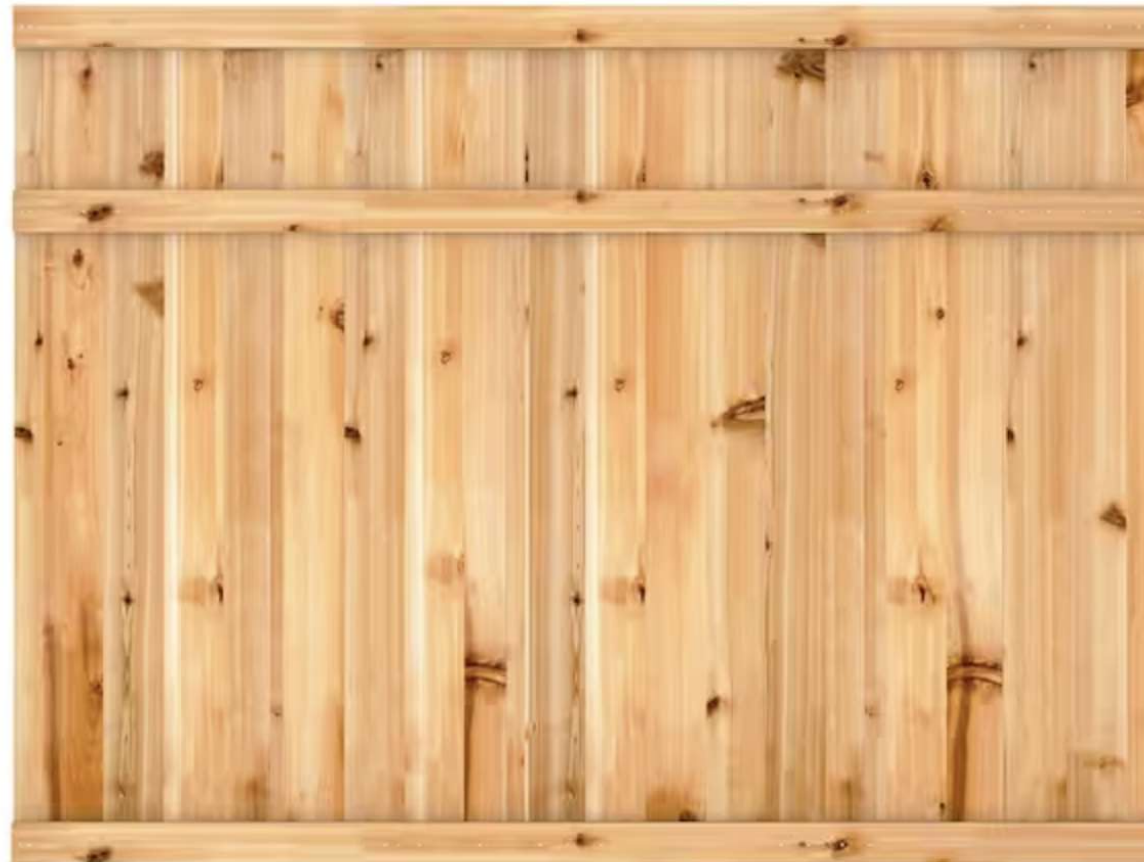
Map created using ANR's Natural Resources Atlas



Outdoor Essentials

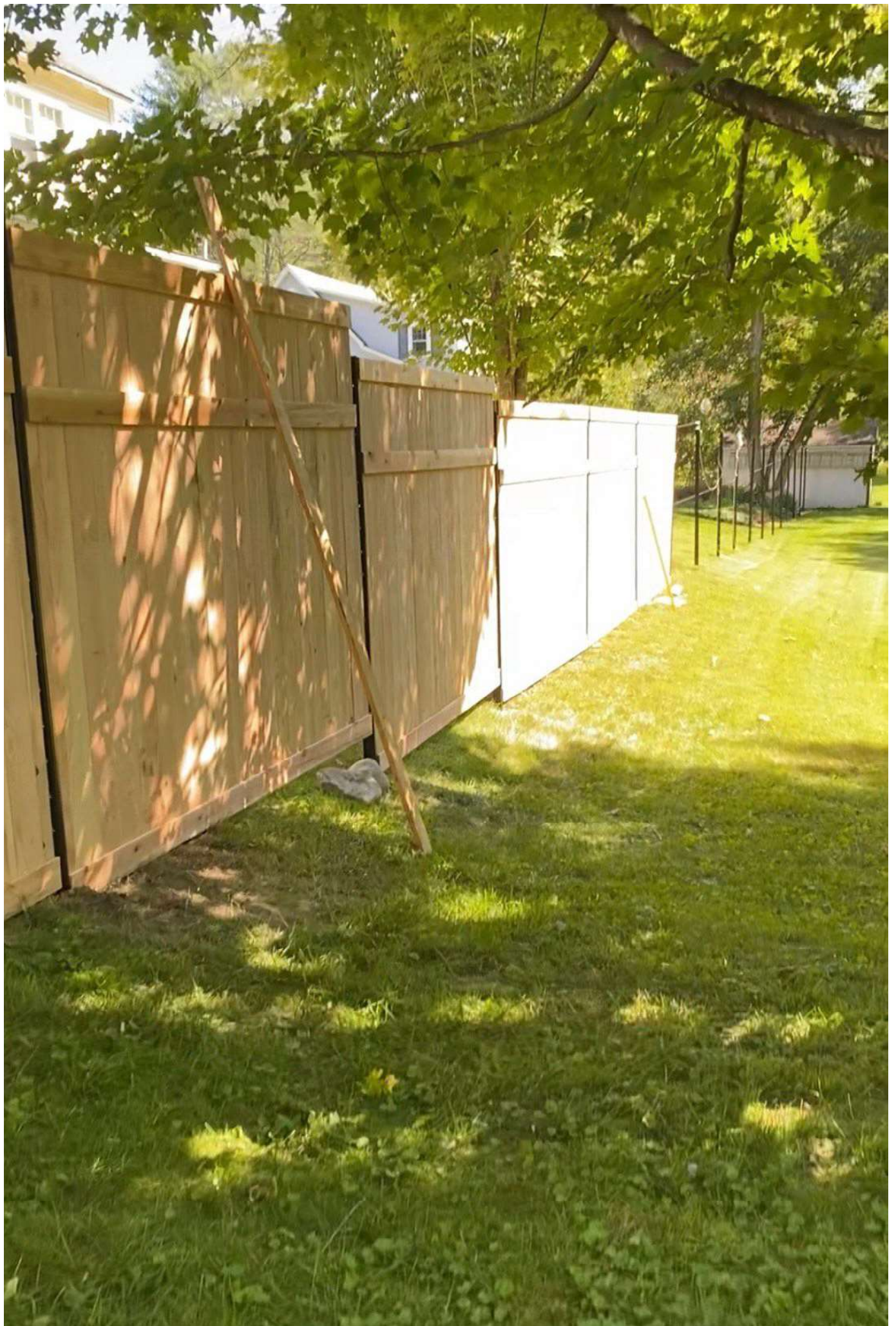
6 ft. x 8 ft. Cedar Tongue-and-Groove Solid Top Fence Panel

★★★★☆ (50)  Questions & Answers (22)















Fence changes

27 Maple Street













The Good side?



WHY LIFETIME STEEL POST®?



Designed by Professionals



Dig Less. Install Faster.



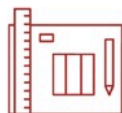
No rotten posts



LTP™ Posts can be hidden or stay visible



Weather, Rot & Deformation Resistant



Maximum Fence Design Flexibility



Engineered Durability



Adjust-A-Gate® Compatible





LIFETIME
STEEL POST® FEATURES

You can customize your fence
COVER YOUR POSTS



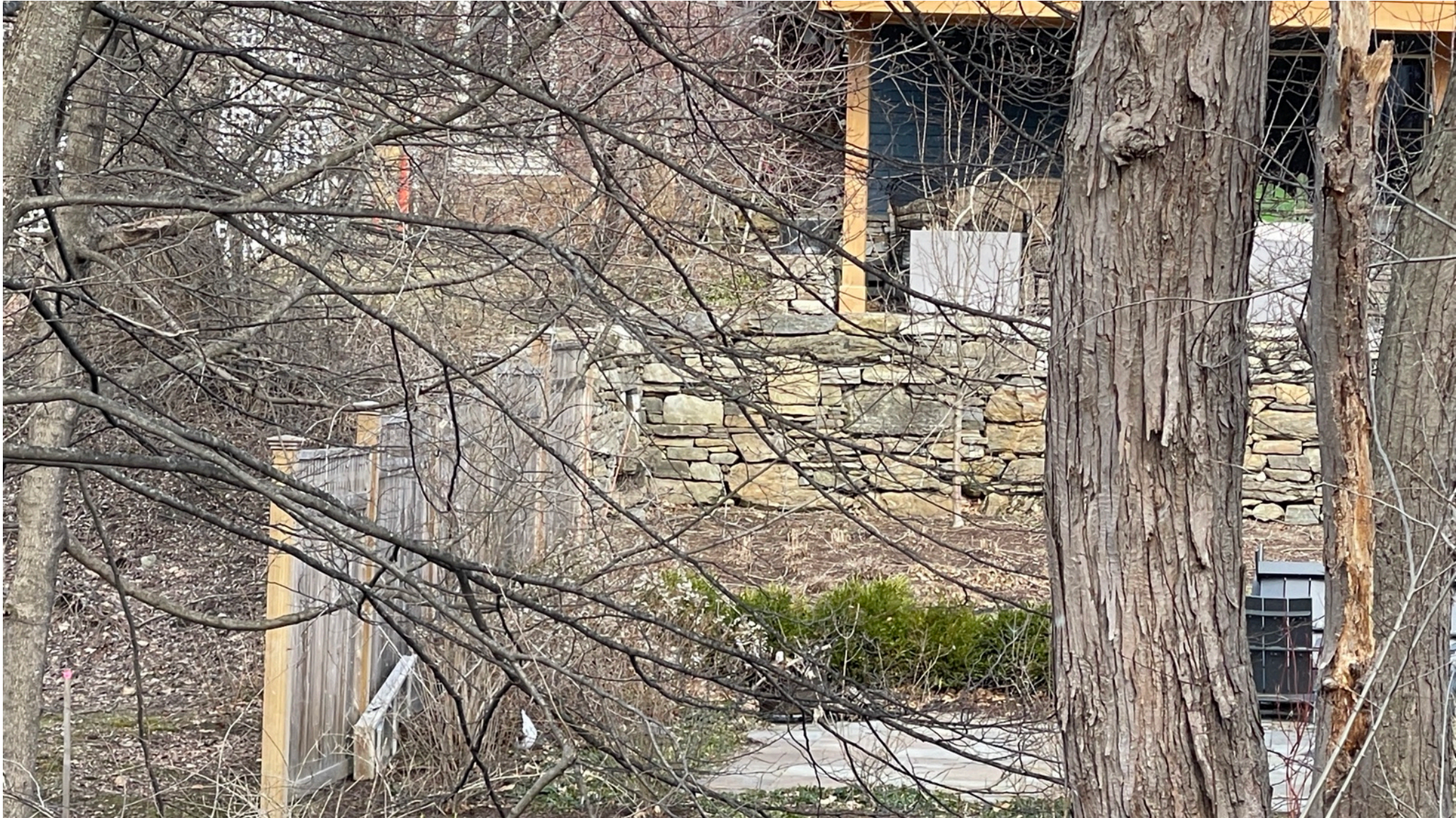


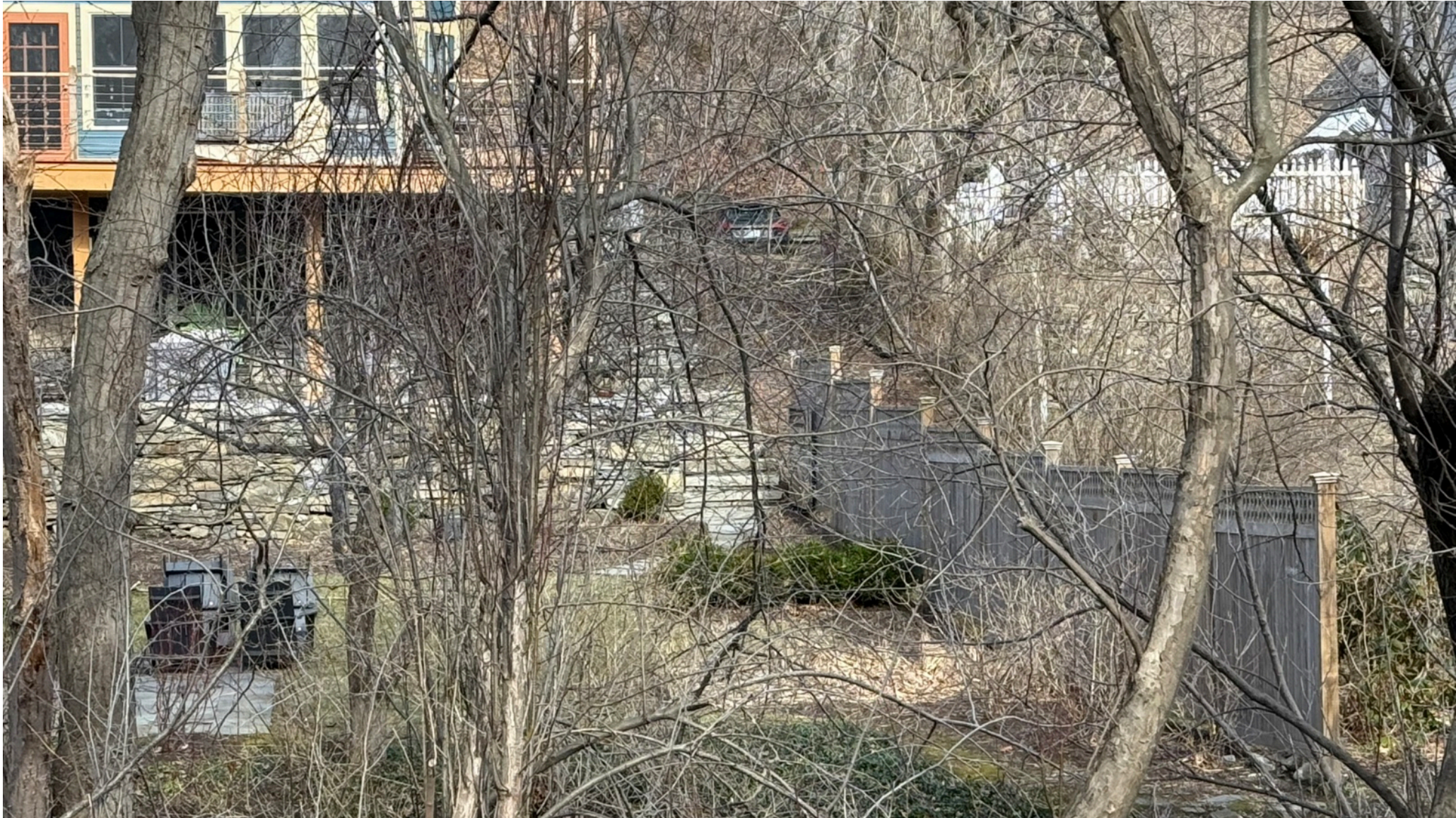


Precedent

Examples around Woodstock Village





















Panel Fence Heights & Facing Direction

Panel Height issues:

Total of 25 panels along our shared property line, plus 1 side panel (South end) totaling (208 ft long). Panels are 6 ft (72 inches tall). 16 of the 25 panels exceed the zoning law Max height of 72”.

- 9 Panels rest on the ground and meet the 6ft (72”) requirement.
 - The claim that panels are raised 2” to avoid rot is a false statement. Based on the above... 9 panels not raised to avoid rot.

Direction of Fence Issues:

Fence was designed so the owner could construct most, if not all the fence on their side of the property. It was also designed to minimize the need for access to the neighbors' property to do maintenance.

- Board placed over the post will require maintenance
- Structural boards and nails designed to meet the common “Good Side” of the fence zoning laws. (facing the neighbor vs owner).

The brochure pictures provided were not for the fence installed. The manufacture showed this option to improve the owners' side NOT make the “Bad” side now the “Good” side.

Pictures Start on the South side and work North.

- *Did not include the height & Picture for the side panel (Corner of south side of fence)*



Panel 1 = 72in
Bottom resting on
The ground



Panel 2 = 72in
Bottom resting on
The ground



Panel 3 = 73.5in
Bottom resting on
The ground



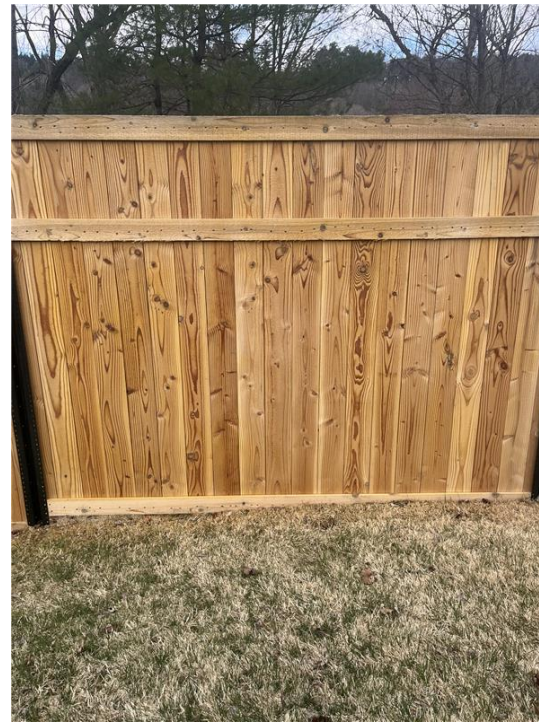
Panel 4 = 72in
Bottom resting on
The ground



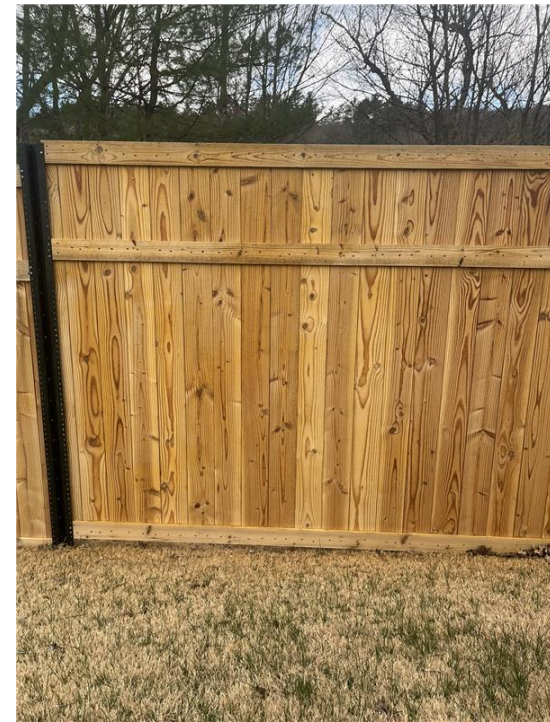
Panel 5 = 75in
Bottom resting on
The ground



Panel 6 = 74.5in
Bottom resting on
The ground



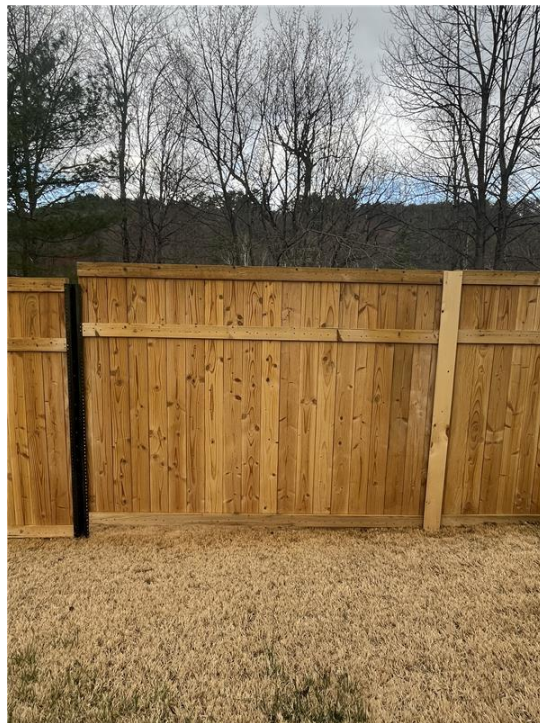
Panel 7 = 75in
Bottom resting on
The ground



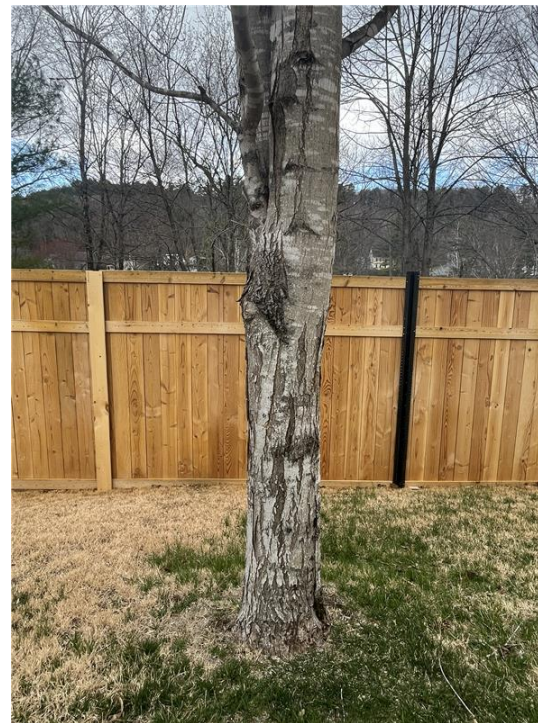
Panel 8 = 75in
Bottom resting on
The ground



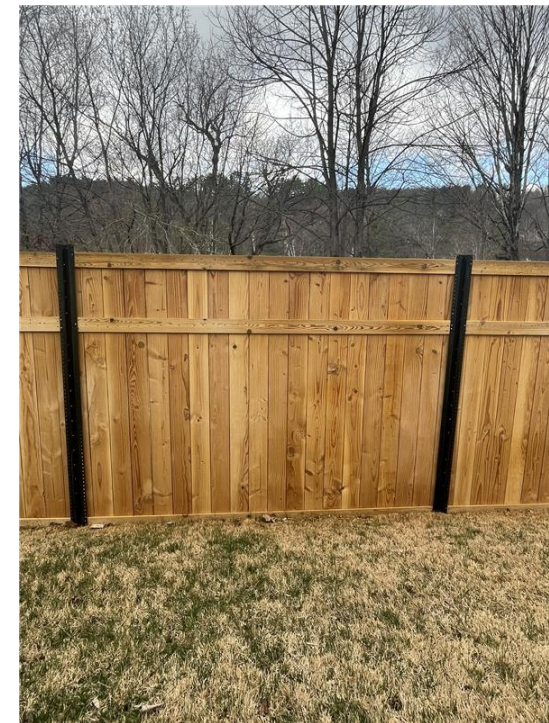
Panel 9 = 77in
Bottom resting on
The ground



Panel 10 = 78in
Bottom resting on
The ground



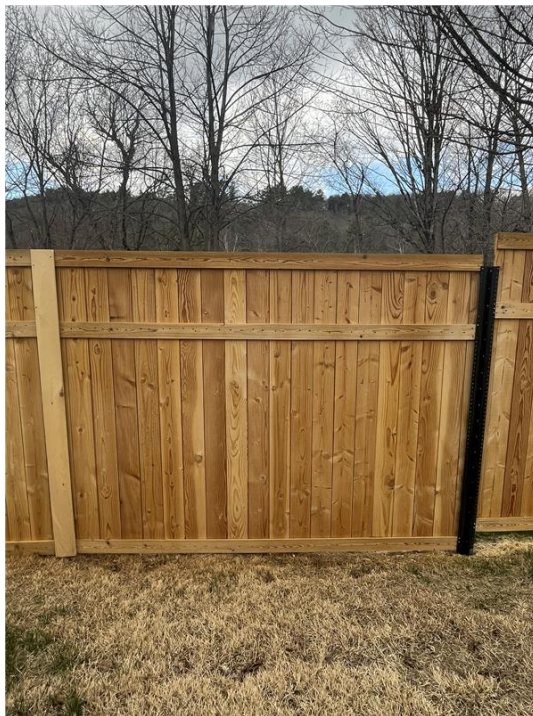
Panel 11 = 72in
Bottom resting on
The ground



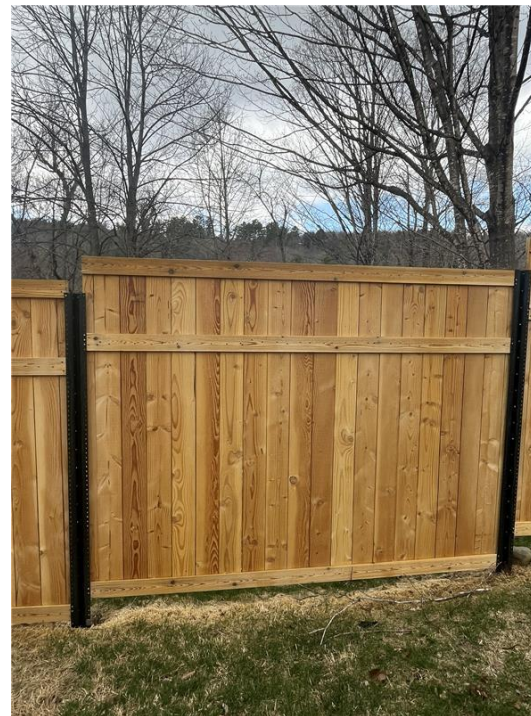
Panel 12 = 72in
Bottom resting on
The ground



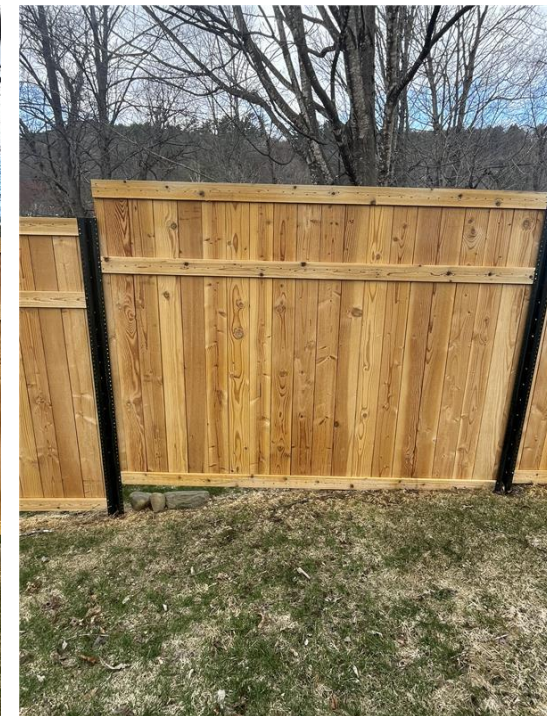
Panel 13 = 72in
Bottom resting on
The ground



Panel 14 = 74in
Bottom resting on
The ground



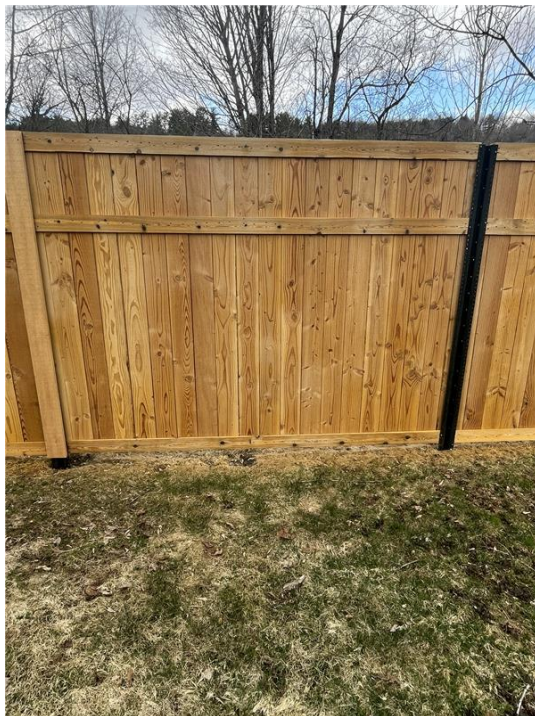
Panel 15 = 79in
Bottom resting on
The ground



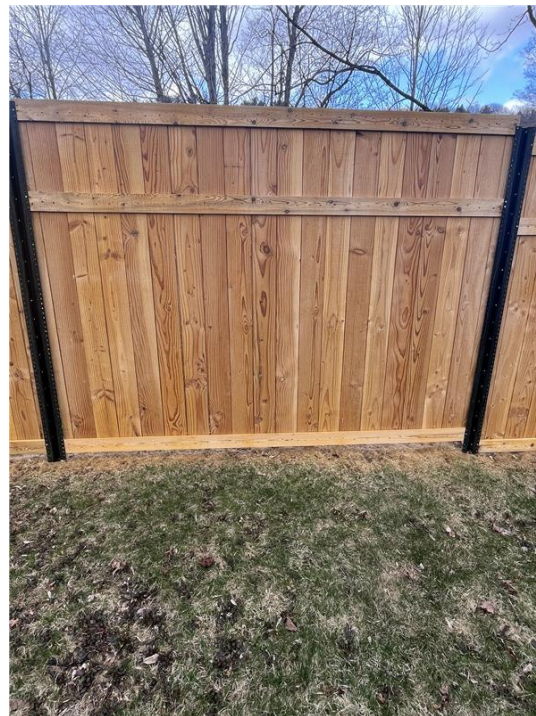
Panel 16 = 81.3in
Bottom resting on
The ground



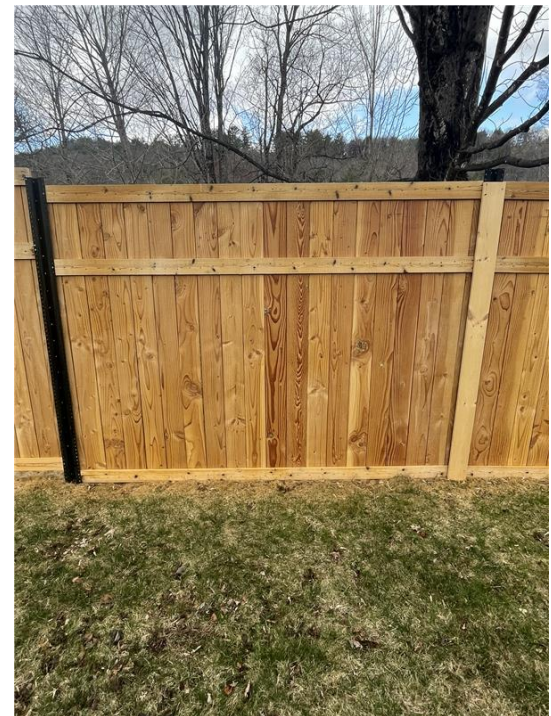
Panel 17 = 72in
Bottom resting on
The ground



Panel 18 = 75in
Bottom resting on
The ground



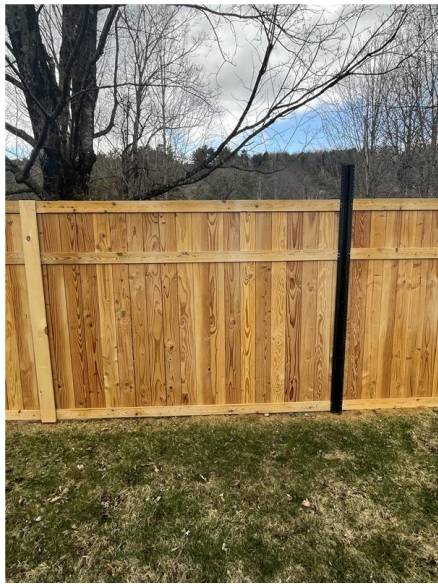
Panel 19 = 75.5in
Bottom resting on
The ground



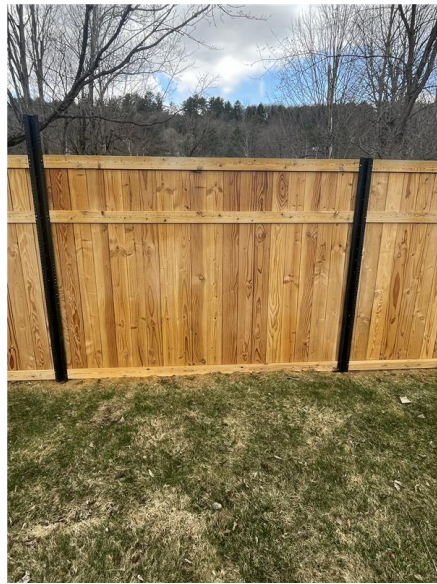
Panel 20 = 73.5in
Bottom resting on
The ground



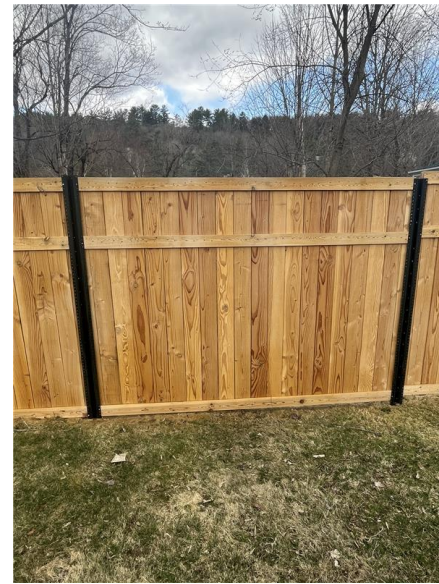
Panel 21 = 73.5in
Bottom resting on
The ground



Panel 22 = 72in
Bottom resting on
The ground



Panel 23 = 72in
Bottom resting on
The ground



Panel 24 = 74.5in
Bottom resting on
The ground



Panel 25 = 75in
Bottom resting on
The ground

Good Side vs Bad (Neighbor / Owner)

1. Brochure pictures shown did not represent the Panel fence that was built. The pictures showing a board covering the post does not make that now the Good / Neighbor side of the fence. The board is to improve the Bad / Owner's side of the fence.
 - a. These boards are already splintering and will quickly degrade causing unsightly look on the bad side (Should face the owner's property so they can maintain vs the neighbor).
2. In addition to the above. The horizontal structural boards have nails across both boards vs the Neighbor side has no visible nails.
3. Good side / Neighbor side is designed so the construction can be done on the owner's side of the property vs accessing neighbors' property.

“Good side”



“Good side”



Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Zilian, LLC Phone: 802-7748373 Email: Kim Gaines <kim@farmhousepottery.com>
Address: 1837 W Woodstock Road City/Town: Woodstock State: VT Zip Code: 05091
Co-Applicant: _____ Phone: _____ Email: _____
Address: _____ City/Town: _____ State: _____ Zip Code: _____
Signature(s): _____
*What is the best way to contact you? Phone or Email Email
*What address would you like your Notice of Hearing/Permit mailed to? Applicant

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, Zilian, LLC owner of property located at 26 Central Street Woodstock, Vermont, hereby designate as my agent.
Name of Agent: James Pulver Bread Loaf Corporation Phone: 802-388-9871 Email: jpulver@breadloaf.com
Address: 1293 Rt. 7 South City/Town: Middlebury State: VT Zip Code: 05753
Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation
Signature: _____

Parcel ID Number(s): 20 52.28 Address: 26 Central Street Zoning District: CC Overlay District: Des Rev, Cons. & Flood Haz
Proposal of project: Proposal to revise Project previously permitted by the Village of Woodstock, Vermont in accordance with the Notice of Decision for Application VC-0006-25.
Project to address Life Safety and Accessibility code requirements for Retail spaces (2) located on street floor level and an apartment (1) located on upper floor levels.

----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: 4/16/25 Village Development Review Hearing Date: 4/23/25
Town Development Review Hearing Date: ✓ South Woodstock Review Hearing Date: ✓
Planning Commission Hearing Date: ✓ Conservation Commission Hearing Date: 4/16/25 Administrative: ✓

Date Recvd: 3/20/25 Date Complete: 3/26/25 By: EL Application #: V-0026-25
Review Fee: \$375 Itemized Fee: \$398 Recording Fee: \$15 Total Fee: \$788
Paid: cash _____ check ✓ MuniPay: _____ Payment Date: 3/26/25

1. Zoning District is CC - Central Commercial.
2. Minimum Lot Area is 5,445 SQ FT; Actual Lot Area is +/- 2,012 SQ FT (area of land only) plus easement area over the river of +/-517 SQ FT for a total area of +/- 2,529 SQ FT (including area of easement over the river and land area).
3. Minimum Lot Frontage is 50 FT (for residential)/ 20 FT (for other uses); Actual Lot Frontage is 56 FT.
4. Minimum Side Yard Setback required is "none".
5. Minimum Rear Yard Setback required is "none".
6. Maximum Building Height is 35 FT; Actual Building Height (existing height measured from sidewalk) is 44 FT 10 IN. to highest roof ridge line.
7. Scope and Purpose of the Project
 - a. The scope and purpose of this project is to revise work previously permitted by the Village of Woodstock, Vermont in accordance with the Notice of Decision for Application V-0006-25.
 - b. Associated work occurs on the exterior of the building. A detailed description of the work is indicated in Section 8 below.
 - c. The attached letter from F. Gordon Tuthill to Robert Horne, Town & Village Manager, dated January 23, 1976, indicates the western Firehouse property boundary is located on the western side of Kendron Brook. The extent of proposed additional deck to the northwest is the area above the existing steel beams (which support the existing building) and does not extend beyond the existing building support structure to the west.
 - d. Enclosed Elevation Certificate dated 11/08/2024, indicates the Base Flood Elevation is 695.10 which is 2.5 ft below the 697.6 deck elevation (deck elevation is at same elevation as existing building Ground Floor elevation).
8. Exterior Work on Ground Floor
 - a. As previously approved, the existing deck and stair at the Ground floor level located on the rear of the building was permitted to be removed and replaced with a new deck, stair and railing system. The existing steel super-structure supporting the existing deck was permitted to be reused and the dimensions of the new deck were permitted to match the existing deck.
 - b. This application proposes to increase previously permitted Ground Floor deck by a total area of 200 sq. ft. A breakdown of the area additions and deletions are shown below and on the enclosed drawings:
 - i. Add 50 sq. ft. of deck by increasing the width of existing deck at north face of building by 2' - 6" (change deck width from 5" - 0" to 8" - 0").
 - ii. Add 150 sq. ft. of deck by installing new deck above existing steel beams at northwestern corner of building.
 - iii. Add 45 sq. ft of deck by installing new deck above existing steel beam at northeastern corner of building.
 - iv. Delete 45 sq. ft. of existing stair and stair landing.

- v. The location and extent of the previously permitted railing system shall be adjusted to accommodate the added deck areas.
- c. The existing bay window located in the West Elevation of Retail No. 1 shall be replaced with a window of similar size and configuration.
- d. Two existing windows previously permitted to be removed and removed/replaced from the Apartment on the south elevation shall be salvaged and relocated to the East Elevation of Retail No. 2.
- e. A new 42 in. high guardrail shall be added at the top of the existing stone wall located below existing deck.
- f. New door and balcony previously permitted to be located on the North Elevation of the former loft level of the Apartment shall be deleted.

9 Timeline for execution of Project

- a. Construction is anticipated to begin after local permits are approved.
- b. Construction shall be substantially complete Seven (7) weeks after construction starts.

10. Supporting Drawings and Documents

- a. Letter from F. Gordon Tuthill to Robert Horne, Town and Village Manager, January 23, 1976.
- b. Elevation Certificate including FIRM, FEMA Map and Land Survey, 11-08-2024.
- c. Existing Conditions Plan (Survey) - Marked up 03-18-2025 to Indicate added deck areas and previously permitted sitework.
- d. Existing Conditions Photos 09-12-2024, Revised 03-18-2025 - Marked up to indicate added deck areas, previously permitted work and revisions to previously permitted work.
- e. A-2.2 Ground Level Floor Plan – Marked up 03-18-2025 to indicate added deck areas and associated railings; removed stair; new guardrail; relocated and replaced windows.
- f. A-4.1 Exterior Elevation – Marked up 03-18-2025 to indicate added deck area and associated railings; removed stair; new guardrail and replaced windows.
- g. A-4.2 Exterior Elevations – Marked up 03-18-2025 to indicate added deck areas and associated railings; removed stair; new guardrail; replacement window; deleted door and balcony.
- h. A-4.3 Exterior Elevations – Marked up 03-18-2025 to indicate added deck areas and associated railings; removed stair and replaced window.

January 23, 1976

Mr. Robert Horne
Town & Village Manager
Town Hall
Woodstock, Vermont 05091

Dear Bob:

Enclosed please find the information I have been able to gather relative to my search of the public records of the Town of Woodstock on the "Woodstock Fire House" property, together with my statement for services.

It is my understanding that Ralph Terino has agreed to review this information in order to render a legal opinion on title, at the Trustees' request.

If I can be of further service in this regard, please do not hesitate to let me know.

Sincerely,



F. Gordon Tuthill

Enclosures

At the request of Marilyn Spaulding, Chairman of the Woodstock Village Trustees, and with approval of the Trustees, I have searched the public records of the Town of Woodstock for title to and location of the land on which the "Woodstock Fire House" is now standing.

There is no survey description of this land. Property lines are dependent on the adjoiningers.

I was unable to locate any agreement relative to the pier supporting the "I" beam which in turn supports the Northwest corner of the firehouse. This pier appears to be in the property line of the Post Office property.

The mortgage referred to in the conveyance from O. P. Chandler to the Village of Woodstock appears to have been discharged. The mortgage was recorded in Book 12 at page 485 of the Woodstock Land Records.

As it appears that the East line of the Firehouse land depends on the location of the West end of the wooden house now owned by F. A. Mooney, it would seem to me that a survey of the land ought to be made and recorded.

I feel that the four certified copies of deeds and the sketch should enable the lawyer to certify as to quality of title and should be sufficient for the surveyor to survey the property.

1975	LIMITED TITLE ABSTRACT
	VILLAGE OF WOODSTOCK
	FIREHOUSE LOT

VILLAGE OF WOODSTOCK	
1843	BOOK 13 P. 340

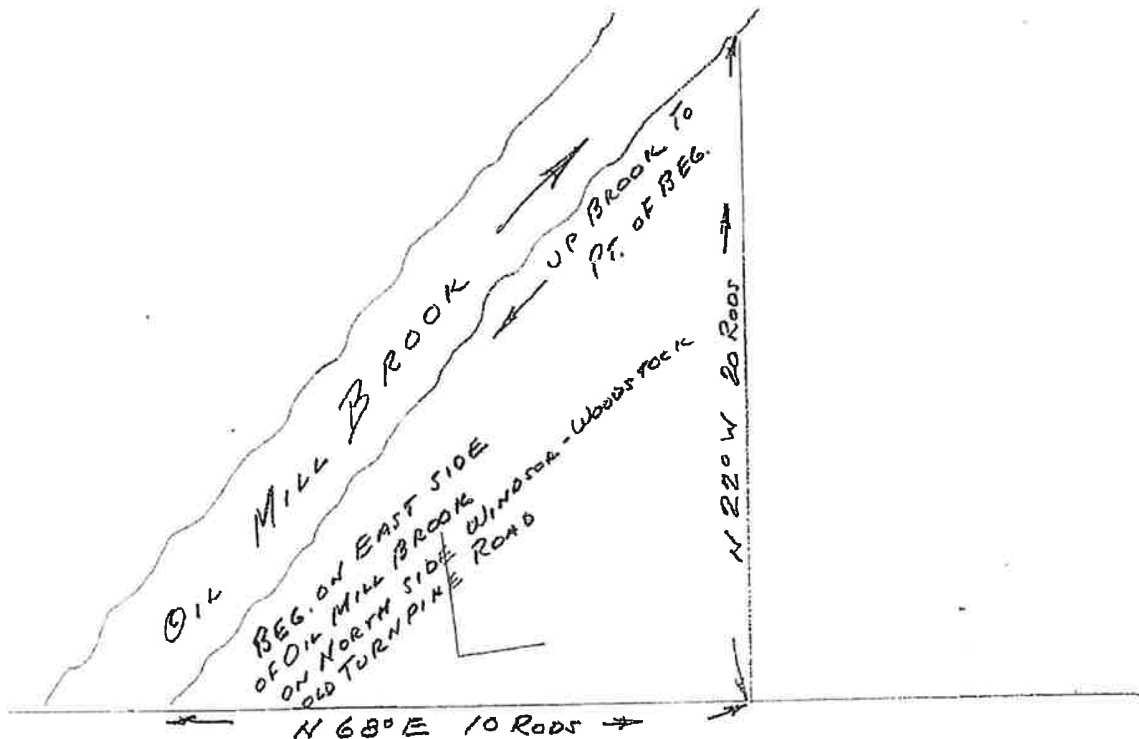
OLIVER P. CHANDLER	
1842	BOOK 13 P. 265

WM C. ADAMS	
1841	BOOK 12 P. 437

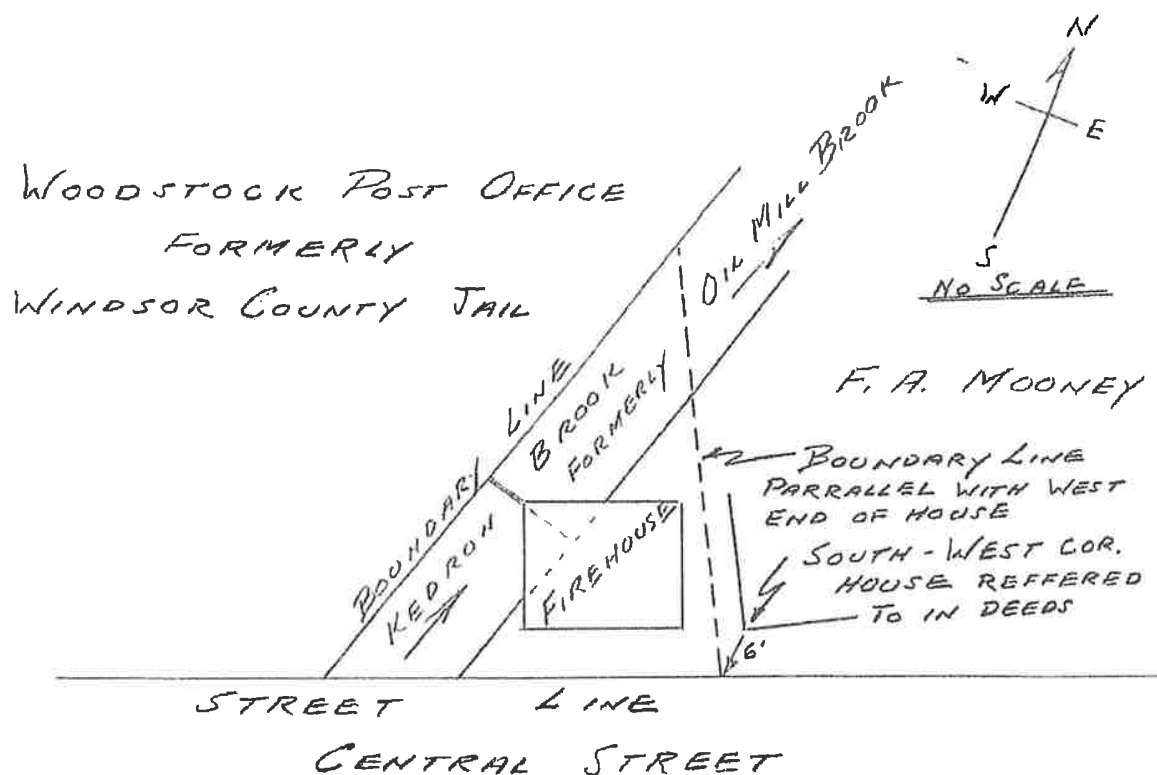
WM DODGE	
1840	BOOK 12 P. 348

GROVER DODGE	
1833	BOOK 10 P. 267

SYLVESTER EDSON	
1825	BOOK 8 P. 491



WINDSOR - WOODSTOCK OLD TURNPIKE ROAD



NOTE:

The above sketch is a composite of information and is intended only to show relative location of physical features referred to in deeds.

Firehouse rebuilt 1883 - Dana History of Woodstock, Page 162.

F. A. Mooney house believed to be Plastered House referred to in old deeds.

Evidence of street lines and property lines of Woodstock Post Office can be found on a Topographical Survey of Post Office Site at Woodstock, Vermont as surveyed by Albert W. Longaker, Construction Engineer, U. S. Treasury April 8, 1936. Survey map can be found in Map pocket of Book 45, Woodstock Land Records.

January 23, 1976

Account of: Village of Woodstock
Town Hall
Woodstock, Vermont 05091

Services in connection with Abstract of Title
in connection with the Woodstock Fire House. \$275.00


F. Gordon Tuthill

**FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM**

O.M.B. No. 3067-0077
Expires July 31, 2002

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME ZILIAN, LLC		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 26 CENTRAL STREET		Company NAIC Number
CITY WOODSTOCK	STATE VERMONT	ZIP CODE 05091
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PARCEL 20.52.28		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) MIXED USE - COMMERCIAL ON GROUND FLOOR LEVEL, RESIDENTIAL ON UPPER FLOOR LEVELS		
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###.###" or ###.####")	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input checked="" type="checkbox"/> Other: <u>SURVEY</u>

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER VILLAGE OF WOODSTOCK 500161		B2. COUNTY NAME WINDSOR		B3. STATE VT	
B4. MAP AND PANEL NUMBER 50027CO 334	B5. SUFFIX E	B6. FIRM INDEX DATE 09/28/2007	B7. FIRM PANEL EFFECTIVE/REVISED DATE N/A	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 695.10

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
 Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 2 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete Items C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum NAVD88 Conversion/Comments N/A

Elevation reference mark used TBM A Does the elevation reference mark used appear on the FIRM? ☐ Yes ☒ No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>689.60</u> ft.(m)
<input type="checkbox"/> b) Top of next higher floor	<u>697.60</u> ft.(m)
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	<u>N/A</u> ft.(m)
<input type="checkbox"/> d) Attached garage (top of slab)	<u>N/A</u> ft.(m)
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.)	<u>689.60</u> ft.(m)
<input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)	<u>686.00</u> ft.(m)
<input type="checkbox"/> g) Highest adjacent (finished) grade (HAG)	<u>697.60</u> ft.(m)
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade <u>N/A</u>	
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h <u>N/A</u> sq. in. (sq. cm)	

License Number, Embossed Seal, Signature, and Date



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME JAMES PULVER	LICENSE NUMBER 1366
TITLE ARCHITECT	COMPANY NAME BREADLOAF CORPORATION
ADDRESS 1293 ROUTE 7 SOUTH	CITY MIDDLEBURY
SIGNATURE 	STATE VT
	ZIP CODE 05753
	DATE 11/08/2024
	TELEPHONE 802-388-9871

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 26 CENTRAL STREET			Policy Number
CITY WOODSTOCK	STATE VT	ZIP CODE 05091	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS
REFER TO ATTACHED FIRM, FEMA MAP OF 26 CENTRAL STREET PREPARED BY BREADLOAF CORPORATION DATED 09-03-2024 AND SURVEY PREPARED BY PROMISED LAND SURVEY LLC, DATED JANUARY 25, 2024 FOR SUPPORTING INFORMATION.

☒ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1. through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is _____ ft.(m) _____ in.(cm) _____ above or _____ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is _____ ft.(m) _____ in.(cm) above the highest adjacent grade. Complete Items C3.h and C3.i on front of form.
- E4. For Zone AO only. If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME
ZILIAN LLC

ADDRESS
1837 W. WOODSTOCK ROAD

CITY
WOODSTOCK

STATE
VT

ZIP CODE
05091

SIGNATURE

DATE
11/08/2024

TELEPHONE
516-782-8552

COMMENTS

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

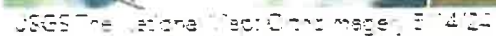
LOCAL OFFICIAL'S NAME _____ TITLE _____

COMMUNITY NAME _____ TELEPHONE _____

SIGNATURE _____ DATE _____

COMMENTS

☐ Check here if attachments



<p>FIG. 1</p> <p>Approximate location based on user input and does not represent an authoritative property location</p> <p>SPECIAL FLOOD HAZARD AREAS</p> <p>Selected FloodMap Boundary</p> <p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p> <p>MAP PANELS</p> <p>NO FLOOD</p> <p>EFFECTIVE DMPs</p> <p>Area of Undetermined Flood Hazard</p> <p>OTHER FLOOD PROTECTED AREA</p>	<p>Without Base Flood Elevation (BFE) Zone A, X, Y, or With BFE or Depth</p> <p>Regulatory Floodway Zone AE, AO, AH, VE, AR</p> <p>1% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</p> <p>Future Conditions 1% Annual Chance Flood Hazard Zone X</p> <p>Area with Reduced Flood Risk due to Levees, See Notes, Zone I</p> <p>Area with Flood Risk due to Levees Zone O</p> <p>OTHER AREAS OF FLOOD HAZARD</p>	<p>OTHER FEATURES</p> <p>GENERAL STRUCTURES</p> <p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>Coastal Tract</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Tract Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p> <p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p>
--	--	---

NOTES

- [illegible]

FEMA

THIS PARCEL OF LAND STAPLED, SITUATED LIES WITHIN THE UTILITY PLANNED HAZARDOUS AREA DESIGNATED AS "ZONE A" AS RECORDED FROM THE PLANNED HAZARDOUS WASTE MAP (THM) FOR MORGAN COUNTY, NEW HAMPSHIRE (ALL APPLICABLE) & SUPERSEDED, DATED AN EFFECTIVE DATE OF SEPTEMBER 25, 2007.

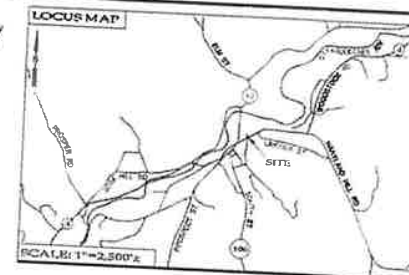
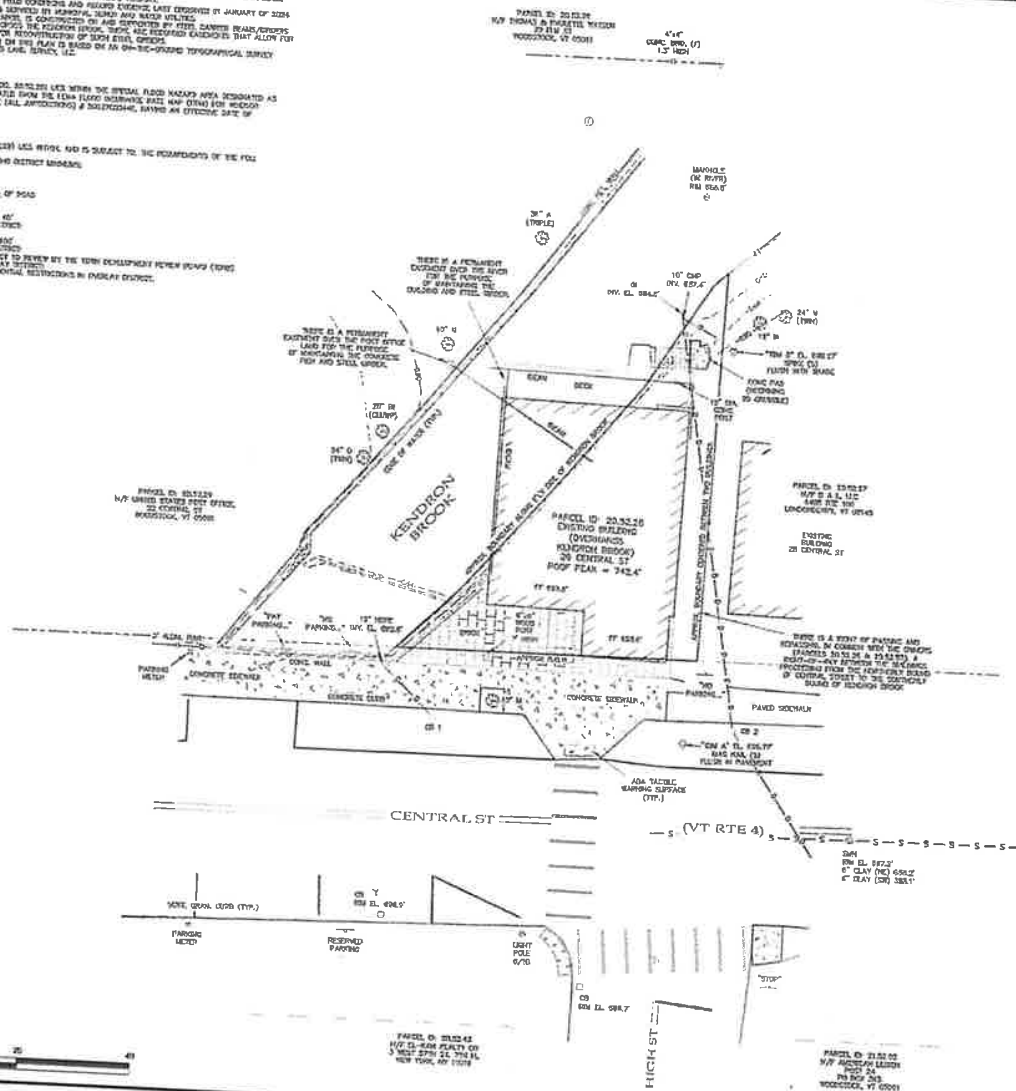
ZONING

THIS PAGE OF INFO (202022) WAS RECD AND IS SUBJECT TO THE REQUIREMENTS OF THE FOIA
2004 EDITION
- OFFICIAL CONFIDENTIAL 2004 EDITION 2004

- PROVIDING THE
DETAILS
FRONT, 30 FEET E OF ROAD
500' ROAD
FEAR HOME
BILLY'S NIGHT BARBARA 40'
CONTEMPORARY COUNTRY INTERIOR
APPLICABLE DETAILS
REVISIONS ARE IN
DESIGN REVIEW COUNTRY INTERIOR
ALL DEVELOPMENT IS SUBJECT TO REVIEW BY THE TOWN ENGINEERING DEPARTMENT (TOD)
DESIGN REVIEW COUNTRY INTERIOR
SUBJECT TO ALL PER-RESIDENTIAL, REGULATIONS IN COUNTRY DISTRICT.

DATUM

OPTIONAL: 15 HOURS - \$200.00
OPTIONAL: 15 HOURS - \$200.00



LAND OWNER OF RECORD
ZILIAN, LLC
1837 W WOODSTOCK RD
WOODSTOCK, VT 05091

EXISTING CONDITIONS PLAN
PARCEL 20.52.28
ZILIAN, LLC
26 CENTRAL STREET
WOODSTOCK, VERMONT
JANUARY 25, 2024

LAND OWNER OF RECORD:
ZILLIAN,
1837 W WOOD
SCALE: 1"=10'
WOODSTOCK,

SHEET 1 OF 1

PREPARED BY:



Promised Land Survey, LLC

NO Box 407

Dort, New Hampshire 03838
724-468-1101, ext. 202

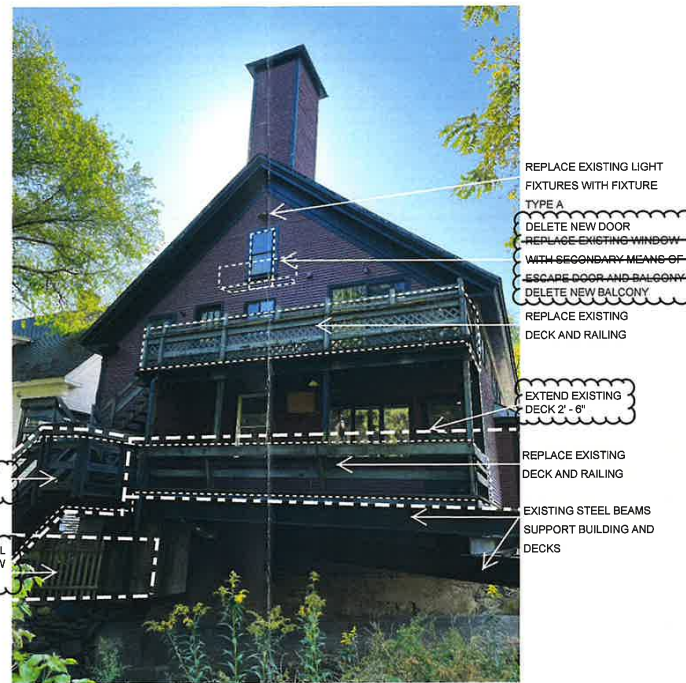
www.PromisedLandSupply.com

Land Surveying • Mapping • Planning • Permitting • Layout

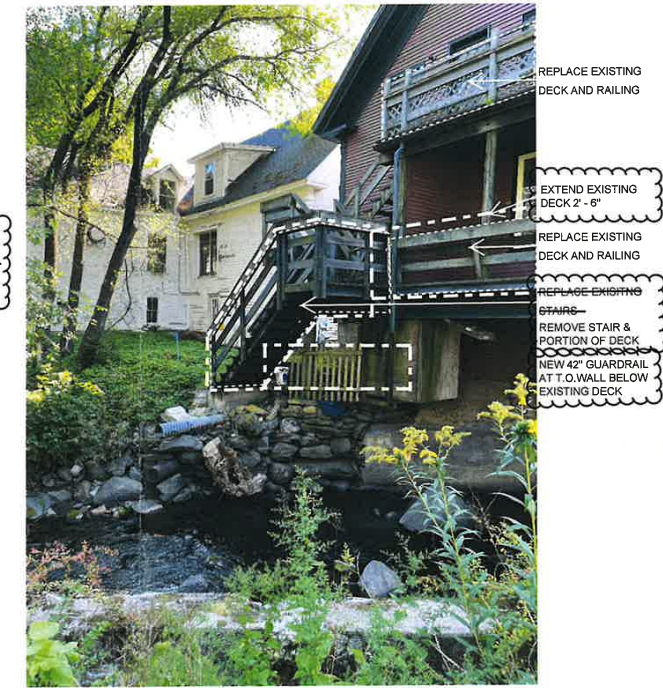
[illegible]



Northwestern Corner



Northern Façade



Northeastern Corner

Existing Steel Beam Building and Deck Supports, Existing Northern (Back) Façade and Existing Decks

MARK UP BY J. PULVER, BREAD LOAF CORPORATION 03-18-2025

BreadLoaf

Architects
Planners
Builders

1293 Route 7 South
Middlebury, VT 05753
P (802) 388 9871
F (802) 388 3815
www.breadloaf.com

Civil Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Structural Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Mechanical Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Electrical Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Fire Protection Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

© 2023, Bread Loaf Corporation
Seal:

ISSUED FOR CONSTRUCTION

01-23-2025

Issue / Revision History

No.	Date	Description
0	01-23-25	BULLETIN 1 - IFC
1	03-06-25	BULLETIN 2

INDV/CS JP

26 CENTRAL

EXTERIOR ELEVATIONS

26 CENTRAL STREET,
WOODSTOCK, VT 05091

PROJECT NO.: 23413

A4.2

BUILDING ELEVATION GENERAL NOTES

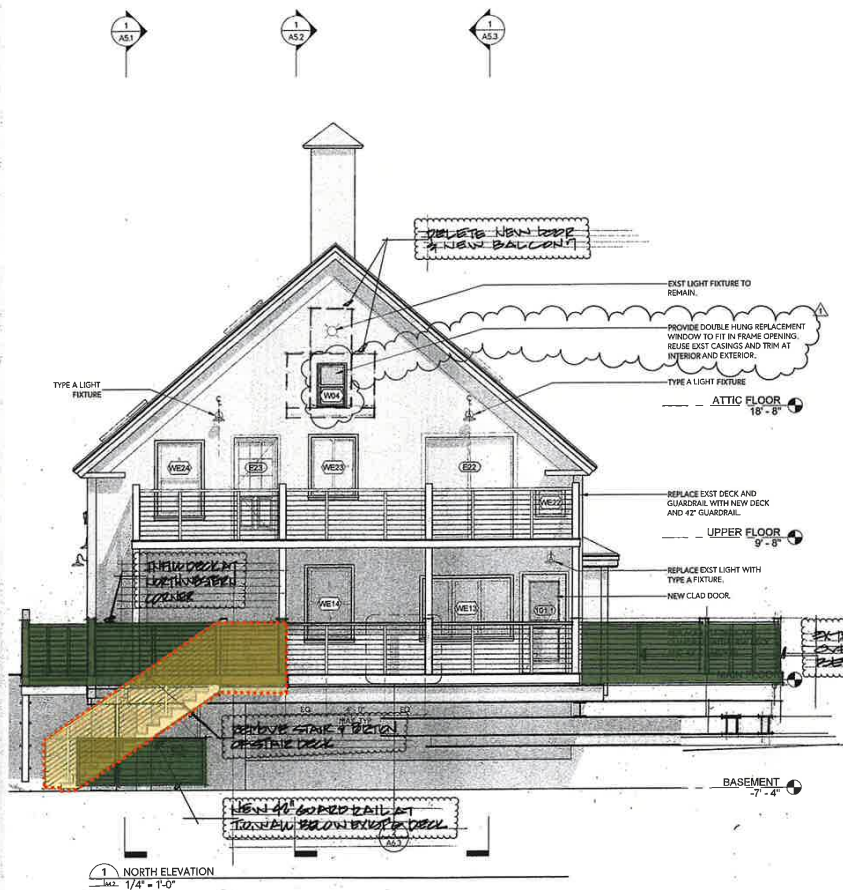
- REFER TO SHEET A1.2 FOR MATERIALS GRAPHIC LEGEND AND ARCHITECTURAL ABBREVIATIONS.
- EXISTING FLOOR LEVELS SET AT TOP OF EXISTING FINISH FLOOR.

TAG LEGEND

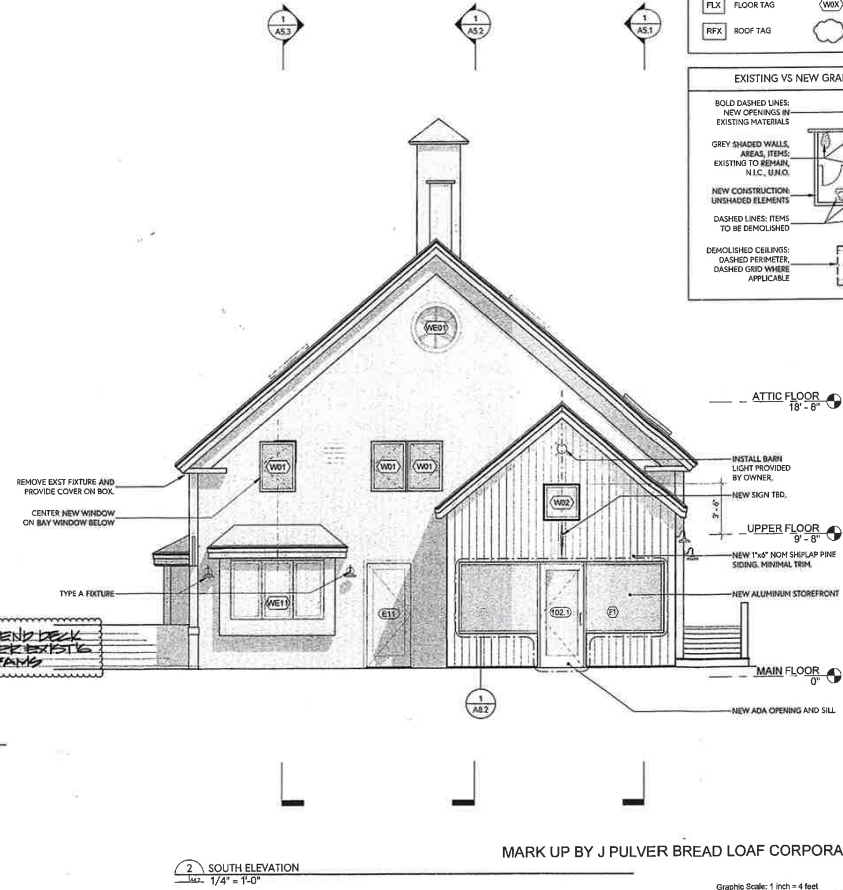
DT	DOOR TAG	W	WALL TAG
FLX	FLOOR TAG	WV	WINDOW TAG
RFX	ROOF TAG		REVISION CLOUD

EXISTING VS NEW GRAPHIC LEGEND

SOLID DASHED LINES: NEW OPENINGS IN EXISTING MATERIALS	
GREY SHADED WALLS, AREAS, ITEMS, EXISTING TO REMAIN, N.I.C., U.M.O.	
NEW CONSTRUCTION, UNSHADED ELEMENTS	
DASHED LINES, ITEMS, TO BE DEMOLISHED	
DEMOLISHED CEILING: DASHED PERIMETER, DASHED GRID WHERE APPLICABLE	

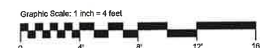


1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

MARK UP BY J PULVER BREAD LOAF CORPORATION 03-18-2025



BreadLoaf

Architects
Planners
Builders

1293 Route 7 South
Middlebury, VT 05753
P (802) 388 9871
F (802) 388 3815
www.breadloaf.com

Civil Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Structural Engineer
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ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Mechanical Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Electrical Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

Fire Protection Engineer
ENTER COMPANY NAME
ENTER STREET NAME
ENTER PHONE NUMBER
ENTER FAX NUMBER

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Seal:

ISSUED FOR CONSTRUCTION

01-23-2025

Issue / Revision History

No.	Date	Description
0	01-23-25	BULLETIN 1 - IFC
1	03-06-25	BULLETIN 2

INDV/CS JP

26 CENTRAL

EXTERIOR ELEVATIONS

26 CENTRAL STREET,
WOODSTOCK, VT 05091

PROJECT NO.: 23413

A4.3

BUILDING ELEVATION GENERAL NOTES

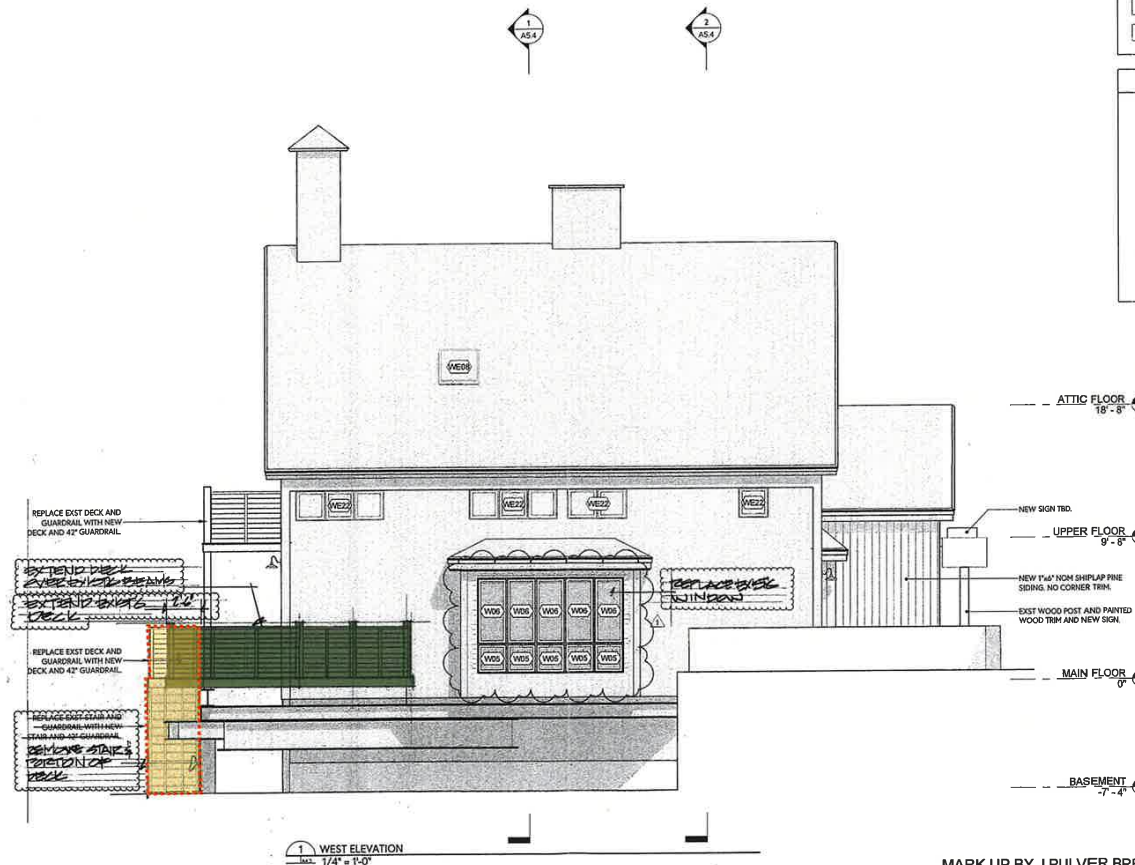
- REFER TO SHEET A1.2 FOR MATERIALS GRAPHIC LEGEND AND ARCHITECTURAL ABBREVIATIONS.
- EXISTING FLOOR LEVELS SET AT TOP OF EXISTING FINISH FLOOR.

TAG LEGEND

DOOR TAG	WALL TAG
FLOOR TAG	WINDOW TAG
ROOF TAG	REVISION CLOUD

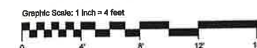
EXISTING VS NEW GRAPHIC LEGEND

BOLD DASHED LINES: NEW OPENINGS IN EXISTING MATERIALS	
GREY SHADED WALLS, AREAS, ITEMS: EXISTING TO REMAIN, N.L.C., U.N.O.	
NEW CONSTRUCTION: UNSHADED ELEMENTS	
DASHED LINES, ITEMS TO BE DEMOLISHED	
DEMOLISHED CEILING: DASHED PERIMETER, DASHED GRID WHERE APPLICABLE	



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

MARK UP BY J PULVER BREAD LOAF CORPORATION 03-18-2025



- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLAT CONDITIONS OF PARCEL 20.52.28, LOCATED AT 26 EIGHTH STREET, RITE 4 IN WOODSTOCK, VERMONT.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN JANUARY OF 2004.
- 3) THIS PARCEL OF LAND IS SERVICED BY MUNICIPAL SEWER AND WATER UTILITIES.
- 4) THE BUILDING ON THIS PARCEL IS CONSTRUCTED ON AND SUPPORTED BY STEEL CARRIER BEAMS/GIRDERS EXTENDING OVER AND ACROSS THE KENDRON BROOK. THERE ARE RECORDED EASEMENTS THAT ALLOW FOR THE MAINTENANCE AND/OR CONSTRUCTION OF SUCH STEEL CARRIER BEAMS/GIRDERS.
- 5) THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON AN ON-THE-GROUND TOPOGRAPHICAL SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC.

THIS PARCEL OF LAND (PARCEL 20.52.28) LIES WITHIN THE SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE AE" AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR WINDSOR COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) # 50027C0344E, HAVING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

THIS PARCEL OF LAND (20.52.28) LIES WITHIN, AND IS SUBJECT TO, THE REQUIREMENTS OF THE FOLL

- ZONING DISTRICTS:
- CENTRAL COMMERCIAL ZONING DISTRICT MINIMUMS:
AREA: NONE
FRONTAGE: 20'
SETBACKS:
FRONT: 30' FROM E. OF ROAD
SIDE: NONE
REAR: NONE
- BUILDING HEIGHT MAXIMUM: 40'
- CONSERVATION OVERLAY DISTRICT:
APPLICABLE SETBACKS:
KENDRON BROOK - 100'
- DESIGN REVIEW OVERLAY DISTRICT:
ALL DEVELOPMENT IS SUBJECT TO REVIEW BY THE TOWN DEVELOPMENT REVIEW BOARD (TDRB).
- FLOOD HAZARD AREA OVERLAY DISTRICT:
SUBJECT TO ALL NON-RESIDENTIAL RESTRICTIONS IN OVERLAY DISTRICT.

DATUM
HORIZONTAL: VT NAD83-2011
VERTICAL: NAVD88 - GEOID18



Map of the study area showing the location of the Lincoln St site. The map includes roads such as Prospect St, Lincoln St, and various numbered routes (1, 10, 106). A scale bar indicates 1 inch equals 2,500 feet.

MARKUP BY J. PULVER, BREADLOAF CORPORATION 03-18-2025

MARKUP BY J. PULVER, BREADLOAF CORPORATION 10-01-2024

MARKUP BY J. PULVER, BREADLOAF CORPORATION 09-12-2024

ZILLIAN, LLC
1837 W WOODSTOCK RD
WOODSTOCK, VT 05091

PARCEL 20.52.28
ZILIAN, LLC
26 CENTRAL STREET
WOODSTOCK, VERMONT
JANUARY 25, 2024

ZILLIAN, LLC
1837 W WOODSTOCK RD
WOODSTOCK, VT 05091

SCALE: 1"=10'

SHEET 1 OF 1

PREPARED BY:



Promised Land Survey, LLC

PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
• Planning • Permitting • Layout

REVISIONS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

ISSUED FOR CONSTRUCTION

01-23-2025

Issue / Revision History

No.	Date	Description
0	01-23-25	BULLETIN 1 - IFC
1	03-06-25	BULLETIN 2

INDV/CS JP

26 CENTRAL

GROUND LEVEL
FLOOR PLAN

26 CENTRAL STREET,
WOODSTOCK, VT 05091

PROJECT NO.: 23413

A2.2

FLOOR PLAN GENERAL NOTES

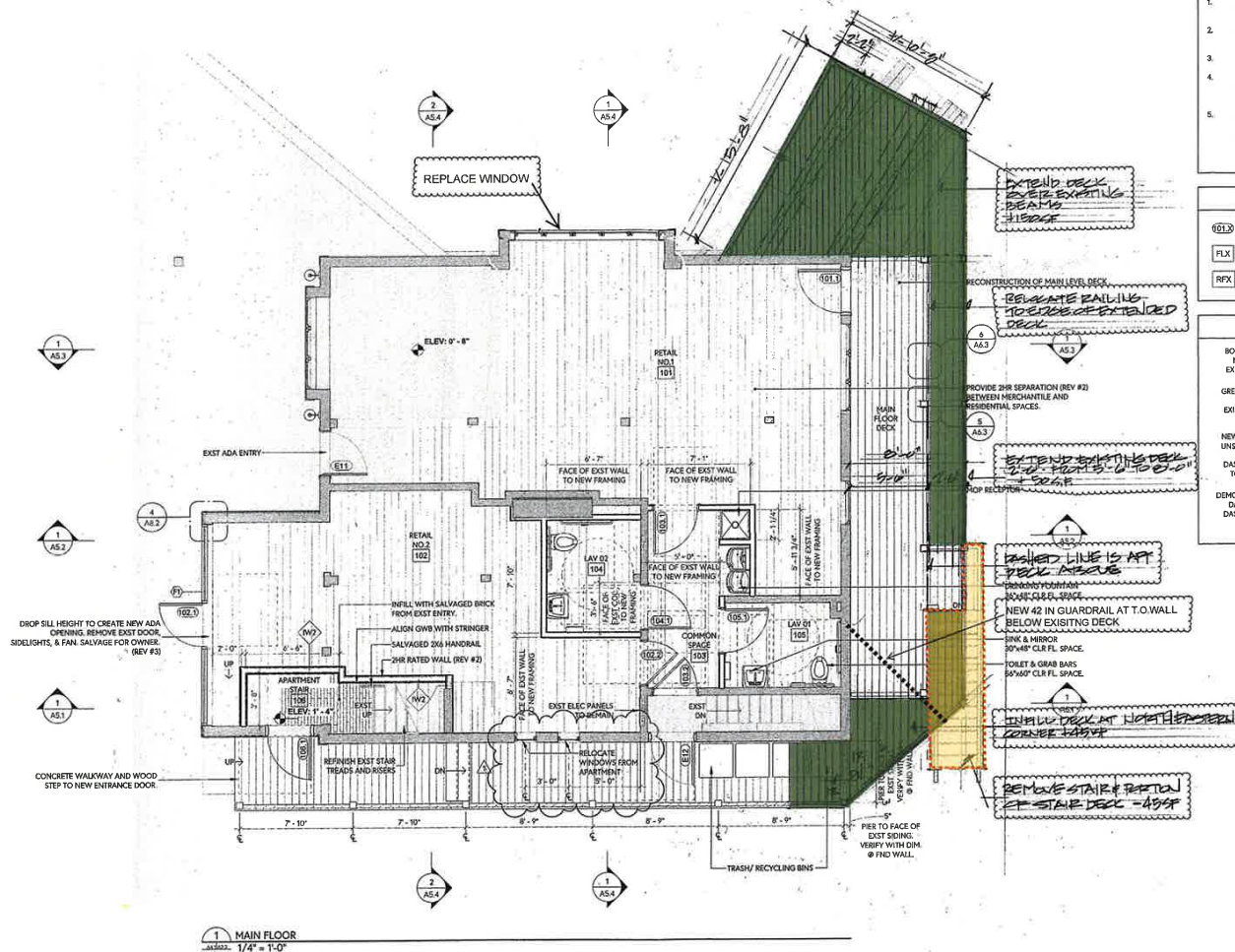
1. FINISH FLOOR ELEVATION 0'-0" ± XXXXXFT MSL PER CIVIL DRAWINGS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O. SEE WALL TYPES ON A1.4 FOR WALL THICKNESS.
3. NEW INTERIOR WALLS ARE TYPE FW1 U.N.O. SEE SHEET A1.4.
4. LOCATE DOORS AS SHOWN (F FROM ADJACENT WALL, CENTERED ON WALL, OR AS NOTED). SEE DOOR SCHEDULE ON A8.1 FOR FRAME OPENING SIZE.
5. SEAL AROUND ALL INTERIOR JOINTS AT DOORS, WINDOWS, CABINETS, AND COUNTERTOPS. SEAL ALL OPENINGS IN ACOUSTIC PARTITIONS WITH ACOUSTIC SEALANT.

TAG LEGEND

DOOR TAG	WALL TAG
FLOOR TAG	WINDOW TAG
ROOF TAG	REVISION CLOUD

EXISTING VS NEW GRAPHIC LEGEND

BOLD DASHED LINES: NEW OPENINGS IN EXISTING MATERIALS	GREY SHADED WALLS, AREAS, ITEMS: EXISTING TO REMAIN, N.I.C., U.N.O.
NEW CONSTRUCTION: UNSHADED ELEMENTS	DASHED LINES: ITEMS TO BE DEMOLISHED
DEMOLISHED CEILING: DASHED PERIMETER, DASHED GRID WHERE APPLICABLE	



BUILDING ELEVATION GENERAL NOTES

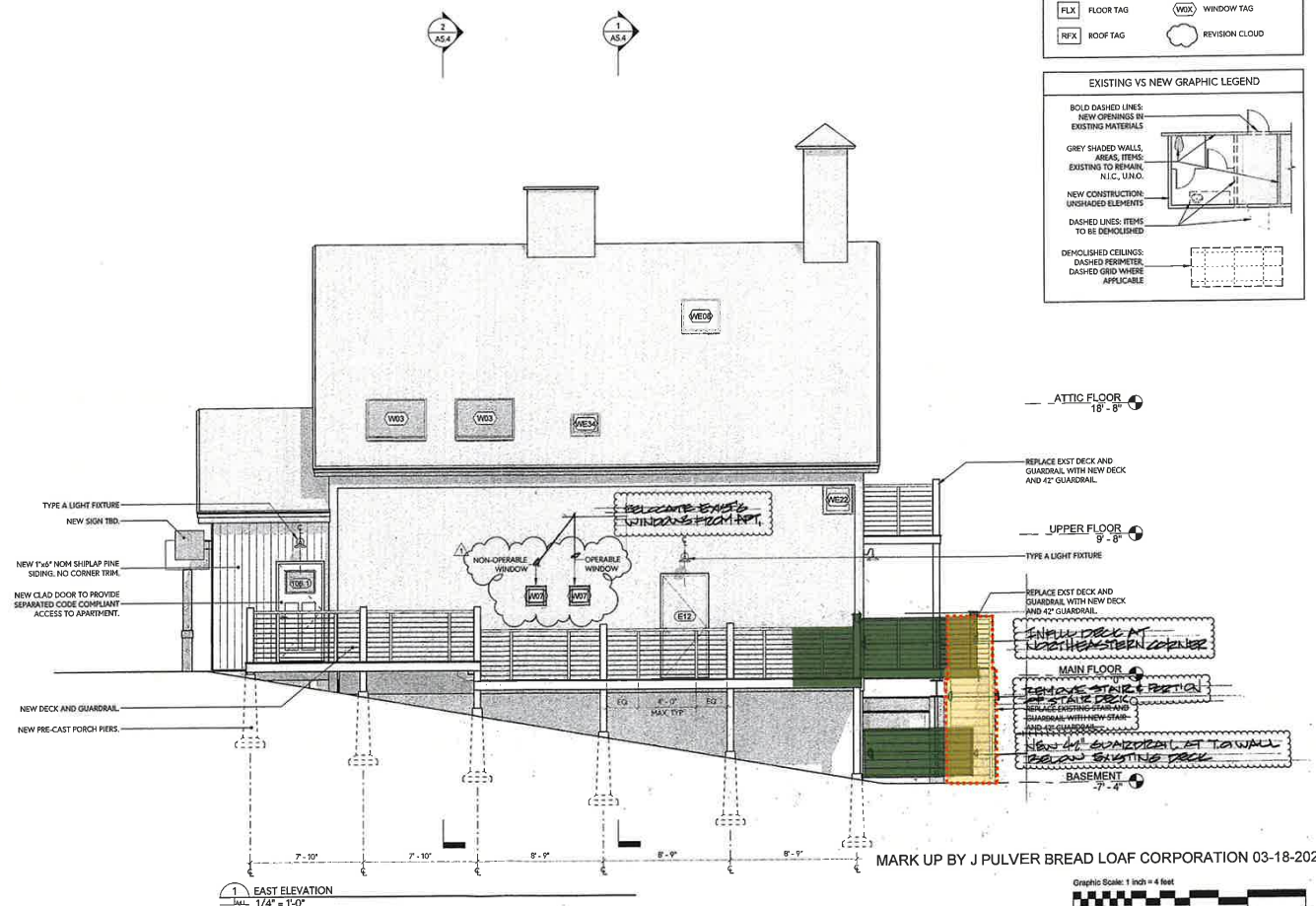
- REFER TO SHEET A1.2 FOR MATERIALS GRAPHIC LEGEND AND ARCHITECTURAL ABBREVIATIONS.
- EXISTING FLOOR LEVELS SET AT TOP OF EXISTING FINISH FLOOR.

TAG LEGEND

DOOR TAG	WALL TAG
FLOOR TAG	WINDOW TAG
ROOF TAG	REVISION CLOUD

EXISTING VS NEW GRAPHIC LEGEND

BOLD DASHED LINES: NEW OPENINGS IN EXISTING MATERIALS	
GREY SHADED WALLS, AREAS, TRIM; EXISTING TO REMAIN, N.I.C., U.N.O.	
NEW CONSTRUCTION: UNSHADED ELEMENTS	
DASHED LINES: ITEMS TO BE DEMOLISHED	
DEMOLISHED CEILING; DASHED PERIMETER, DASHED GRID WHERE APPLICABLE	



MARK UP BY J PULVER BREAD LOAF CORPORATION 03-18-2025

