OWNER / OCCUPANT

Flynn Avenue, LLC/City Market, Onion River Co-op
82 S. Winooski Ave
Burlington, Vermont 05401
(802) 861-9700

ARCHITECT

Freeman French Freeman, Inc.
81 Maple Street
Burlington, VT 05401
(802) 864-6844

LANDSCAPE ARCHITECT

SE Group
131 Church St., 3rd floor
Burlington, VT. 05401
(802) 862-0098

CIVIL ENGINEER

CEA
10 Mansfield View Lane
South Burlington, VT 05404
(802) 864-2323

STORMWATER ENGINEER

VHB
40 IDX Drive, Bldg 100, Suite 200
South Burlington, VT 05403
(802) 497-6130

ENVIRONMENTAL ENGINEER

Stone Environmental, Inc.
535 Stone Cutters Way
Montpelier, VT 05602
(802) 229-4541

STRUCTURAL ENGINEER

Engineering Ventures
208 Flynn Avenue, Suite 2A
Burlington, VT 05401
(802) 863-6225

MEP ENGINEER

LN Consulting
69 Union St.
Winooski, VT 05404
Tel: (802) 655-1753

FIXTURES & EQUIPMENT

National Co+op Grocers
14 S. Linn Street
Iowa City, Iowa 52240
(866) 709-COOP

CITY MARKET
SOUTH END

PERMIT PLANS
APRIL 22, 2016

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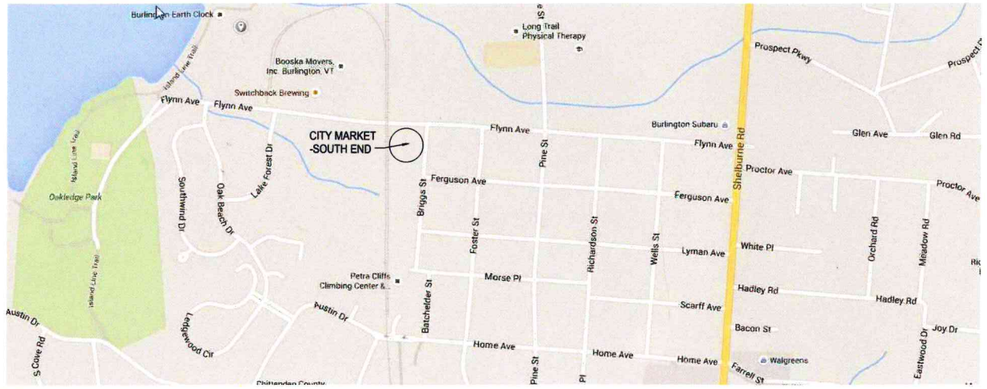
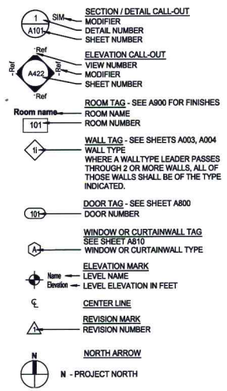
LOCATION MAP



PERSPECTIVE

SYMBOLS LEGEND



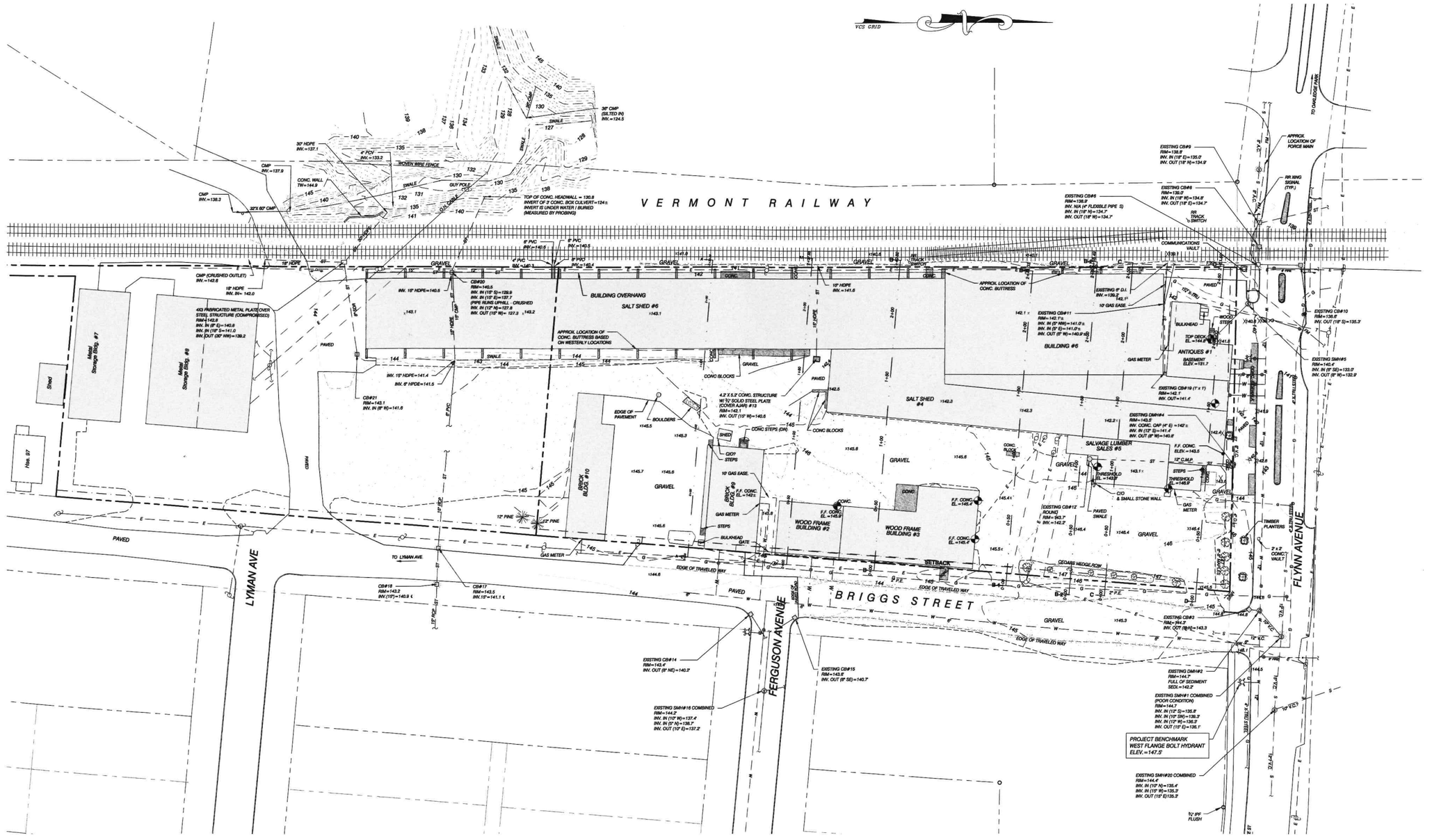
ABBREVIATIONS

ACM	ALUMINUM COMPOSITE PANEL	MATL	MATERIAL
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MECH	MECHANICAL
		MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	MO	MASONRY OPENING
		MTD	MOUNTED
BD	BOARD	MTL	METAL
BLDG	BUILDING		
		NIC	NOT IN CONTRACT
CG	CORNER GUARD	NTS	NOT TO SCALE
CJ	CONTROL JOINT		
CL	CENTER LINE	OC	ON CENTER
CLG	CEILING	OD	OVERFLOW ROOF DRAIN
CLR	CLEAR	OFF	OFFICE
CMP	COMPOSITE METAL PANEL	OH	OPPOSITE HAND OR OVERHEAD
CMU	CONCRETE MASONRY UNIT		
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OFOI	OWNER FURNISHED OWNER INSTALLED
CONT	CONTINUOUS		
CORR	CORRIDOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CPT	CARPET		
CT	CERAMIC TILE		
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PJ	PANEL JOINT
		PL	PLATE
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	PLAM/P-LAM	PLASTIC LAMINATE
		PLT	PLATFORM
		PLYWD	PLYWOOD
DF	DRINKING FOUNTAIN	PREFAB	PREFABRICATED
DIA	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	PTD	PAINTED
DN	DOWN		
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING		
		RCP	REFLECTED CEILING PLAN
EJ	EXPANSION JOINT	RD	ROOF DRAIN
EL/ELEV	ELEVATION	REF	REFERENCE/REFRIGERATOR
ELEC	ELECTRIC	REQD	REQUIRED
EMER	EMERGENCY	RESIL	RESILIENT
ENGR	ENGINEER	REV	REVISION
EQ	EQUAL	RM	ROOM
EQUIP	EQUIPMENT	RO	ROUGH OPENING
EWC	ELECTRIC WATER COOLER		
EX/EXIST	EXISTING	SCHED	SCHEDULE
EXT	EXTERIOR	SECT	SECTION
ETR	EXISTING TO REMAIN	SHT	SHEET
		SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FIN FLR	FINISH FLOOR	STL	STEEL
FIN	FINISH	SS, ST. STL.	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
FRM	FIRE RESISTIVE MATERIAL	STRUCT	STRUCTURAL
FT	FOOT OR FEET		
		TEL	TELEPHONE
GALV	GALVANIZED	TOC	TOP OF CONCRETE
GWB	GYPSUM WALL BOARD	TOS	TOP OF STEEL
GYP	GYPSUM	TOW	TOP OF WALL
		TYP	TYPICAL
HC	HANDICAP	UNO	UNLESS NOTED OTHERWISE
HDW	HARDWARE	UC	UNDER CONTROL
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	VB	VINYL BASE
HR	HANDRAIL	VCT	VINYL COMPOSITION TILE
HT	HEIGHT	VERT	VERTICAL
		VEST	VESTIBULE
INSUL	INSULATION		
INT	INTERIOR	W/	WITH
IN	INCHES	WC	WATER CLOSET
		WD	WOOD
JAN	JANITOR	W/O	WITHOUT
JC	JANITOR CLOSET		
LAV	LAVATORY		

SCHEDULE OF DRAWINGS

C1.0	EXISTING CONDITIONS SITE PLAN
C2.0	PROPOSED OVERALL SITE PLAN
C2.1	PROPOSED PARTIAL SITE PLAN
LA-001	EXISTING CONDITIONS SITE PHOTOS
LA-100	LAYOUT PLAN
LA-101	LAYOUT PLAN
LA-102	LAYOUT PLAN
LA-200	PLANTING PLAN
LA-201	PLANTING PLAN
LA-202	PLANTING PLAN
LA-203	PLANTING PLAN
LA-204	PLANTING PLAN
LA-205	PLANTING DETAILS
LA-300	LANDSCAPE DETAILS
LA-301	LANDSCAPE DETAILS
LA-302	LANDSCAPE DETAILS
LA-400	LIGHTING PLAN
LA-401	LIGHTING DETAILS
LA-402	LIGHTING DETAILS
A101	1st FLOOR PLAN
A102	MEZZANINE FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A310	WALL SECTIONS
G401	PERSPECTIVE VIEWS
G402	PERSPECTIVE VIEWS
G500	COLOR PERSPECTIVE
G501	COLOR ELEVATIONS

APRIL 22, 2016
PERMIT PLANS
NOT FOR CONSTRUCTION
NOT FOR BUILDING PERMIT



LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- 100 EXISTING CONTOUR
- EXISTING CURB
- EXISTING FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- OE EXISTING OVERHEAD ELECTRIC
- FM EXISTING FORCEMAIN
- G EXISTING GAS
- ST EXISTING STORM
- S EXISTING GRAVITY SEWER
- T EXISTING TELEPHONE
- W EXISTING WATER
- EXISTING SWALE
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE/POLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROJECT BENCHMARK
- 1223.5 EXISTING SPOT GRADE

NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY BASED ON SURFACE INDICATIONS AND OTHER SOURCES. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. PROPERTY LINE INFORMATION IS BASED ON 2015 SURVEY BY CEA. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. PROPOSED BOUNDARY MONUMENTATION TO BE PRESERVED/PROTECTED BY CONTRACTORS.
3. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC DECEMBER 2015. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON OR NEAR SITE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

PROGRESS SET
-
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SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
72 MANSFIELD AVE, UNIT
SOUTH BURLINGTON, VT 05403
802-864-3202 FAX: 802-864-2271
web: www.cea-vt.com

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DEPARTMENT OF PLANNING & ZONING

CITY MARKET SOUTH END

Burlington, Vermont

CEA PROJECT NO: 15253

ORIGINATION DATE: 04/06/16 | SCALE: 1" = 30'

DRAWN BY: GAC | CHECKED BY: SAV

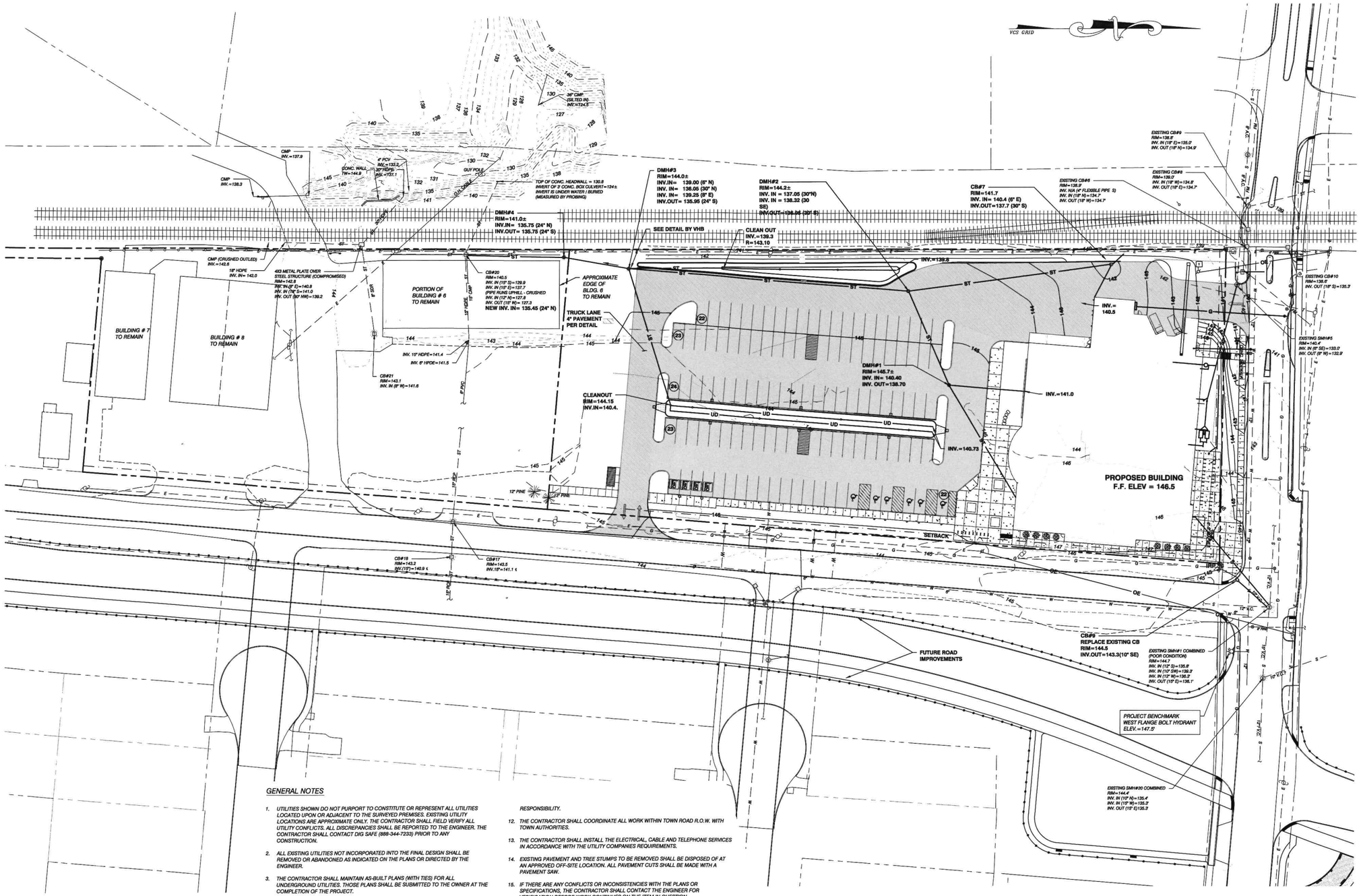
ISSUE LOG:

Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016

SHEET CONTENTS: *EXISTING CONDITIONS SITE PLAN*

SHEET NO: C1.0

P:\AutoCADD Projects\2015\152531-CADD Files-15253\Dwg\15253 Existing Site Plan.dwg, 4/19/2016 10:08:56 AM, pmead



LEGEND

- PROPOSED CONTOUR
- PROPOSED PAVEMENT
- OE — PROPOSED OVERHEAD ELECTRIC
- UE — PROPOSED UNDERGROUND ELECTRIC
- G — PROPOSED GAS
- ST — PROPOSED STORM
- S — PROPOSED GRAVITY SEWER
- W — PROPOSED WATER
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED SHUT OFF
- PROPOSED UTILITY POLE
- PROPOSED STORM MANHOLE

GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
9. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
10. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET.
11. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTORS RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
13. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
14. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
15. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
16. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
17. IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SOUTH BURLINGTON, VT 05403
802-864-3302 FAX: 802-864-3371
email: www.cea-vt.com

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CITY MARKET SOUTH END

Burlington, Vermont

CEA PROJECT NO: 15253

ORIGINATION DATE: 04/06/16 SCALE: 1" = 30'

DRAWN BY: MAB CHECKED BY: SAV

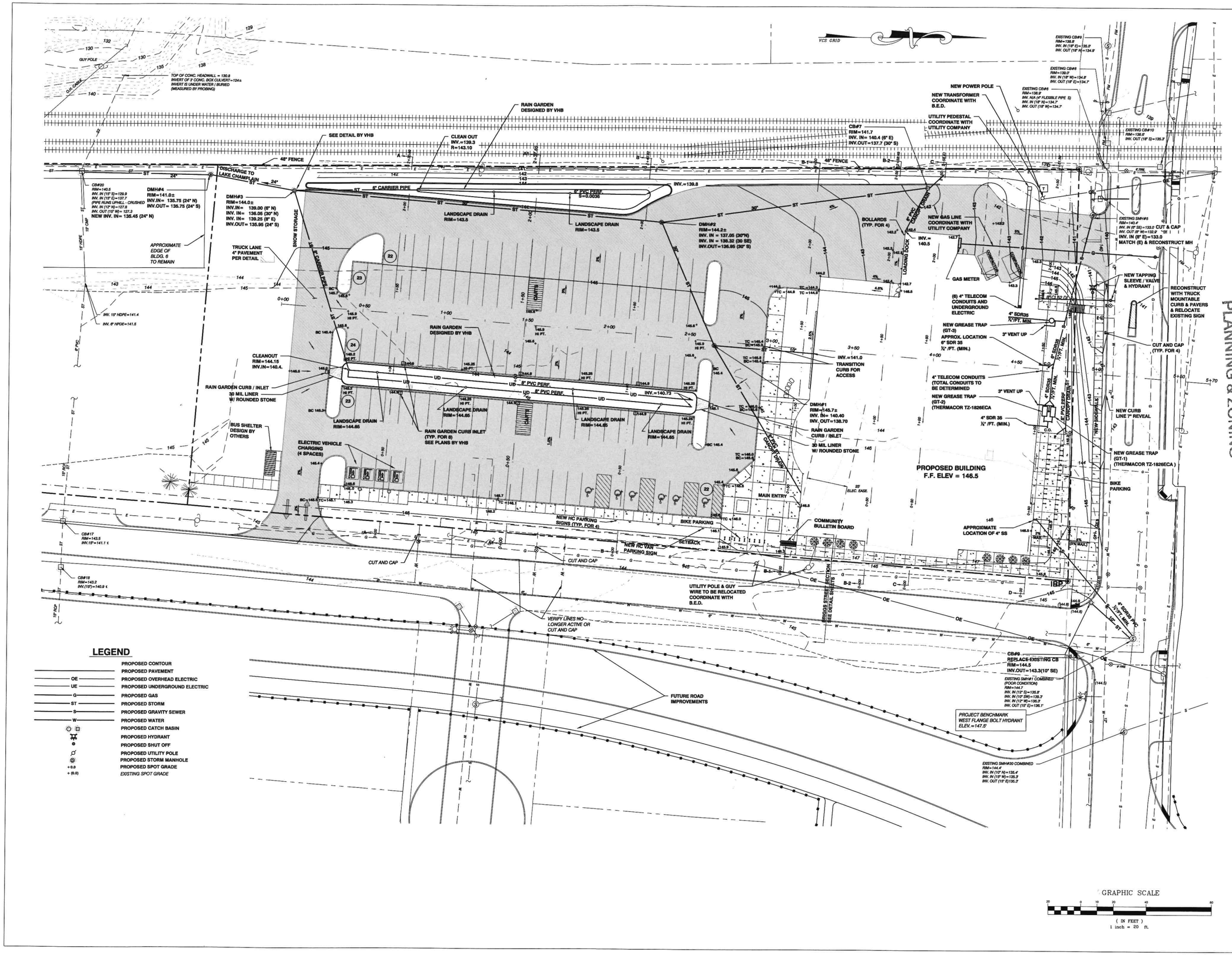
ISSUE LOG:

Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016

SHEET CONTENTS: PROPOSED OVERALL SITE PLAN

SHEET NO: C2.0

P:\AutoCADD Projects\2015\15253\1- CADD Files-15253\Dwg\15253 Proposed Site Plan.dwg, 4/19/2016 10:15:08 AM, pmead



LEGEND

	PROPOSED CONTOUR
	PROPOSED PAVEMENT
OE	PROPOSED OVERHEAD ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
G	PROPOSED GAS
ST	PROPOSED STORM
S	PROPOSED GRAVITY SEWER
W	PROPOSED WATER
	PROPOSED CATCH BASIN
	PROPOSED HYDRANT
	PROPOSED SHUT OFF
	PROPOSED UTILITY POLE
	PROPOSED STORM MANHOLE
+ 0.0	PROPOSED SPOT GRADE
+ (0.0)	EXISTING SPOT GRADE

PROGRESS SET
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SITE ENGINEER:
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CITY MARKET SOUTH END

Burlington, Vermont

CEA PROJECT NO: 15253	
ORIGINATION DATE: 04/06/16	SCALE: 1" = 20'
DRAWN BY: MAB	CHECKED BY: SAV
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016

SHEET CONTENTS:
PROPOSED PARTIAL SITE PLAN

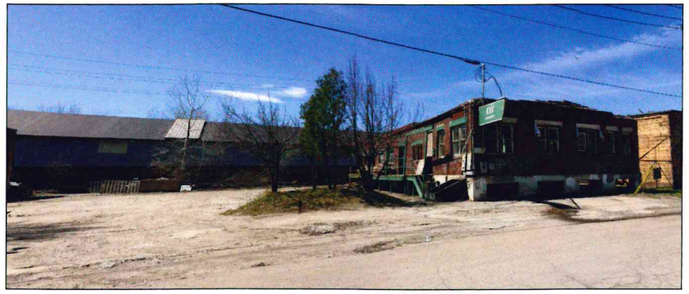
SHEET NO:
C2.1

P:\AutoCADD Projects\2015\15253\1-CADD Files-15253\Dwg\15253 Proposed Site Plan.dwg, 4/19/2016 10:17:16 AM, pmead

VIEW: EAST FACADE FROM BRIGGS STREET (Buildings 7&8)

VIEW: EAST ELEVATION FROM BRIGGS STREET (Building 7)

VIEW: LOOKING SOUTH FROM FLYNN AVE (Buildings 3,4&5)



VIEW: EAST ELEVATION FROM BRIGGS STREET (Buildings 6&9)

VIEW: EAST ELEVATION FROM BRIGGS STREET (Building 10)

VIEW: NORTH ELEVATION FROM FLYNN AVE (Buildings 1&6)

VIEW: EAST ELEVATION FROM BRIGGS STREET (Buildings 2&3)

VIEW: WEST ELEVATION FROM FLYNN AVE (Buildings 1&6)

VIEW: EAST ELEVATION FROM BRIGGS STREET (Buildings 4&5)

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CITY MARKET
SOUTH END

Burlington,
Vermont

FFF PROJECT NO: A1536.00	
ORIGINATION DATE: 04/22/16	SCALE: N/A
DRAWN BY: TH	CHECKED BY: MW
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016

SHEET CONTENTS:
EXISTING
CONDITIONS
SITE PHOTOS

SHEET NO:
LA-001