

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart, Chair
Brad Rabinowitz
Israel Smith
A.J. LaRosa
Alexandra Zipparo
Geoff Hand
Wayne Senville
Jim Drummond (Alt)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday September 20, 2016 PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday September 20, 2016 at 5:00 p.m. in Contois Auditorium, City Hall.**

- 1. 16-1145CA/MA ; 207 Flynn Street (ELM, Ward 5S) City Market/Onion River Coop**
Reopened review of the construction of a new retail grocery building and related uses and site improvements and subdivide lot.
(Project Manager, Scott Gustin)

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 20, 2016, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

AGENDA

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Public Hearing**
 - 1. 16-1145CA/MA; 207 Flynn Street (ELM, Ward 5S) City Market/Onion River Coop**
Reopened review of the construction of a new retail grocery building and related uses and site improvements and subdivide lot.
(Project Manager, Scott Gustin)
- V. Other Business**
DRB Training Workshop
- VI. Adjournment**

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: September 20, 2016
RE: 16-1145CA/MA; 207 Flynn Avenue

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: ELM Ward: 5S

Owner/Applicant: Vermont Railway, Inc. / City Market

Request: Construct new building for retail grocery and associated uses. Also construct site improvements and subdivide lot.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 10 (Subdivision)

Background Information:

The applicant is seeking approval to construct a new mixed use building – primarily for retail grocery but also containing a café and community space. In addition, a parking lot, stormwater infrastructure, and related site improvements will be constructed. The single parcel will also be subdivided into two lots. Nearly all of the development will take place on lot 1. Lot 2 will remain as-is. Demolition of existing buildings onsite has been approved under separate zoning permits.

No sketch plan was submitted. While recommended, it is not required. The required NPA meeting took place February 18, 2016. This project was reviewed by the Technical Review Committee on April 14, 2016.

The Conservation Board reviewed it May 2, 2016 and unanimously recommended approval, subject to final review and approval of the stormwater management plan and erosion prevention and sediment control plan by the city's stormwater program staff.

The Design Advisory Board reviewed this application May 10, 2016 and unanimously recommended approval subject to the following conditions:

1. Provide a safe, well-defined pedestrian route through the parking lot, such as by adding an east/west walkway within the parking lot to connect to the Briggs Street walkway.
2. Provide a parking lot shading analysis demonstrating at least 30% parking lot shading. Also provide anticipated mature tree canopy dimensions.

3. Provide screening for all rooftop mechanicals visible from Flynn Avenue or Briggs Street.

Revised project plans were submitted to address these conditions.

This project was originally scheduled for the Development Review Board on July 5, 2016. The applicants requested deferral in order to better address traffic and other outstanding items. The public hearing was deferred by the DRB. A public hearing was held August 17, 2016. The public hearing was closed that same day, and the DRB deliberated August 22, 2016. At its deliberative meeting, the DRB acted to re-open the public hearing to address the following items:

- Describe how an eastbound right turn lane at Champlain Parkway and Flynn Avenue can be provided (with revisions to the site plan and subdivision plat as necessary) without loss of amenities at the Flynn Avenue entrance and along the Flynn Avenue frontage;
- Would a crosswalk across Flynn Avenue for pedestrian access to the site (subject to Dept. of Public Works review and approval) improve pedestrian circulation and safety; and
- Describe the delineation of the separate uses within the proposed building and how the project complies with the 30,000 sf limit for grocery stores in this portion of the ELM zone.

Additional information has been provided to address these three items and is noted in new underlined text in the findings below.

Previous zoning actions for this property are noted below.

4/21/16, Approval to demolish buildings 1, 9, and 10 on the property

9/13/02, Approval for freestanding sign

9/24/98, Approval for 3 parallel signs

7/23/98, Approval to change use in existing commercial space from office to retail

6/11/98, Approval to amend site plan approval related to approved salt shed

12/11/97, Approval for revised landscaping plan related to approved salt shed

6/5/97, Approval to change use from upholstery/canvas to retail

5/13/97, Approval for freestanding sign

1/27/97, Approval to replace outdoor site lighting

7/27/95, Approval to change roofing and façade materials

3/28/95, Approval to install fire separation and vents

9/8/94, Approval to construct 26,000 sf salt storage shed

5/17/94, Approval to install freestanding sign

10/28/93, Approval of amendment to prior roadway connection to adjacent truck terminal

9/23/93, Approval to demolish portion of existing building and related site work

8/11/93, Approval for freestanding sign

8/11/93, Approval to change use from vacant industrial to taxi operation

6/17/93, Approval to change use from vacant office space to upholstery shop

4/19/90, Approval to establish cardboard recycling center

4/17/89, Approval to allow truck terminal and related construction

12/1/88, Approval for construction of stairwell and for installation of replacement siding

3/13/80, Approval of 2-lot subdivision

7/3/75, Approval to erect a 20' X 24' industrial building

12/13/73, Approval to install an 8,500 underground gasoline storage tank

Recommendation: Major Impact & Certificate of Appropriateness approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The proposed development will be served by municipal utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit will be required. A capacity letter issued by the Dept. of Public Works will be required prior to issuance. **(Affirmative finding as conditioned)**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The subject property is located within the Enterprise – Light Manufacturing zone. This zone is intended primarily for manufacturing, distribution, processing and the like; however, other commercial uses are allowed. The proposed grocery store is one of those allowed uses. It is situated in a location with ready access from other nearby commercial uses and a large residential neighborhood. **(Affirmative finding)**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The proposed grocery store is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. The proposed construction is set relatively far from homes in the adjacent neighborhood. **(Affirmative finding)**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

A traffic analysis as revised to address initial comment from the Dept. of Public Works and neighborhood input has been provided. The analysis centers on anticipated peak trip generation for the grocery store – weekday PM peak hour. It does not address anticipated total daily trip generation or weekend peak hours. Intersection analyses are also included in the study – Pine Street/Flynn Avenue, Briggs Street/Flynn Avenue, Flynn Avenue/Champlain Parkway, and the driveway intersection with Flynn Avenue. Build and no-build scenarios are addressed in 2017 and 2022 with and without the Champlain Parkway.

Anticipated weekday PM peak hour trip generation is significant at 320 trips (165 entering and 155 exiting). This total includes 60 non-vehicular trips (i.e. walk, bike, transit). Of the 260 vehicular trips, 130 are expected to be newly generated destination type trips (i.e. newly generated specifically to go to-from the supermarket). The analysis also states this total figure incorporates the 30 anticipated weekly truck trip ends; however, truck trips are mostly between 6:00 AM and 10:00 AM. The PM peak hour trip generation would necessarily exclude most of the truck traffic.

Intersection level of service (LOS) remains good in most scenarios with A's and B's. Southbound movements from 208 Flynn Avenue at the Briggs and Flynn intersection will drop from B to C in 2022 under the "build" scenario. The Flynn and Champlain Parkway intersection will be impacted most significantly with a 37-second increase in delay and a concurrent drop in LOS from E to F in the 2022 "build" scenario. The analysis suggests that this forecast, based on the FSEIS for the Parkway, may be overly conservative as it assumes a 10% increase in all traffic volumes.

Substantial public comment has been received that requests closing off Ferguson, Lyman, and Morse to prevent cut-through traffic associated with the new supermarket. Doing so prior to construction of the parkway is infeasible.

The traffic study includes recommendations for mitigation. The Flynn Avenue driveway should be the primary access point into the site. This recommendation is reflected in the current site plan. A post-construction analysis of traffic flows through Foster, Pine, and Briggs Streets is recommended as a way to evaluate actual traffic impacts through this neighborhood. While the traffic study does not state as much, depending on the outcome of this post construction analysis, appropriate traffic calming measures may be warranted. The traffic study makes further recommendations as to street improvements related to the Champlain Parkway. Pursuit of these recommendations will necessitate a cooperative effort between the Dept. of Public Works and the applicants.

Written comments from the Department of Public Works have been provided based on this latest traffic analysis. This correspondence, dated August 8, 2016 will be incorporated into the record and related project conditions. Comments pertain to the width of the proposed Flynn Avenue driveway, the Parkway and Flynn Avenue intersection, neighborhood traffic calming, and traffic implications relative to building size. They also note the need for a public sidewalk along Briggs Street. See Sec. 6.2.2 (j) for details.

Significant discussion centered on the need to preserve the opportunity for an eastbound right turn lane where Flynn Avenue intersects with the Champlain Parkway. After consultation with the Department of Public Works, the site layout has been revised. The building location has been shifted 3' to the south. Written confirmation from Norman J. Baldwin, Asst. Director of Public Works has been provided asserting that the revised site plan will allow the city the opportunity to develop an eastbound right turn lane if necessary in the future.

This project will generate substantial traffic. Both the traffic study and the Department of Public Works call for mitigation measures. Subject to final review and approval by the Department of Public Works, a post-construction traffic analysis of neighborhood traffic impacts called for in the July 27, 2016 Traffic Impact Study shall be executed at the cost of the applicant. Traffic calming measures warranted as a result of that analysis shall be implemented at the cost of the applicant. Page 2 bullet point items called for in the August 8, 2016 letter from Norman J. Baldwin shall be implemented at the cost of the applicant, except that half the cost of the new public sidewalk along

the parcel's Briggs Street frontage shall be borne by the applicant. **(Affirmative finding as conditioned)**

and,

5. *The utilization of renewable energy resources;*

No renewable energy utilization is included in this proposal. Future incorporation is not precluded by the project design. **(Affirmative finding)**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

Technical Review Committee comments relative to applicable City bylaws have been provided following the April 2016 review.

(b) Major Impact Review Standards

1. *Not result in undue water, air, or noise pollution;*

No significant air or noise pollution is anticipated as a result of this development.

See Sec. 5.5.3 for stormwater management. **(Affirmative finding)**

2. *Have sufficient water available for its needs;*

See Sec. 3.5.6 (a) 1.

3. *Not unreasonably burden the city's present or future water supply or distribution system;*

See Sec. 3.5.6 (a) 1.

4. *Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

See Sec. 5.5.3.

5. *Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;*

See Sec. 3.5.6 (a) 4.

6. *Not cause an unreasonable burden on the city's ability to provide educational services;*

No impacts on the city's educational system are anticipated as a result of this purely commercial development. **(Affirmative finding)**

7. *Not place an unreasonable burden on the city's ability to provide municipal services;*

The proposed development will generate additional impacts on city services; however, those impacts are expected to be relatively modest. Impacts will be mitigated by payment of impact fees. **(Affirmative finding as conditioned)**

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;*

See Article 6 for effects on significant natural areas, historic buildings, and archaeological significance.

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The proposed development is located within the ELM zone – an area of the city specifically zoned for a variety of commercial land uses. The project will not adversely impact the city's present or future growth patterns. The development is of a relatively moderate scale and is not expected to have an undue adverse impact on the city's ability to accommodate growth. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;

Several provisions of the Municipal Development Plan target the Enterprise zones for new commercial investment and development (Land Use Policies, pg. I-2; Growth Areas, pg. I-22 {The Enterprise District}). Further, this project brings about new investment to a site with significant soil contaminants (Land Use Policies, pg. I-23 {Brownfields}). City Market encourages the use of alternative transportation and is working with CCTA to provide bus service to the site (Transportation System Plan, pg. V-12). As required, the new building will comply with present energy efficiency standards of the city and state (Energy Plan, pg. VIII-1). **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed commercial development will have no impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Little impact on the city's park and recreation needs is expected as a result of this development. What impact there is will be mitigated by payment of impact fees. **(Affirmative finding as conditioned)**

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

The proposed development will likely not generate offsite noise or glare substantial enough to require mitigation. Screening of the parking lot along Briggs Street is proposed in an effort to reduce the visual impact associated with this relatively large parking lot. **(Affirmative finding)**

2. Time limits for construction.

No construction timeline or phasing are included in the project plans. The standard 2-year timeframe for zoning permits will apply. **(Affirmative finding)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

The building is to be open for business 7:00 AM – 9:00 PM, seven days per week.

Construction hours are not noted in the application. Typical construction hours within or close to residential areas are Monday – Friday from 7:00 AM – 5:00 PM. Saturday construction may be allowed upon request. No work on Sunday. **(Affirmative finding as conditioned)**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

See the recommended conditions.

Article 4: Maps & Districts

Sec. 4.4.3, Enterprise Districts:

(a) Purpose

(1) Light Manufacturing (E-LM)

The subject property is located in the E-LM zone which is intended as the primary commercial/industrial center of Burlington. The proposed retail grocery store and related café are consistent with the array of commercial uses allowed in this zone. **(Affirmative finding)**

(b) Dimensional Standards & Density

Proposed building area is 38,847 sf. FAR is 0.73 on the resultant (i.e. subdivided) 2.81 acre lot 1. This FAR is well below the 2.0 FAR limit in this zone.

Lot coverage on lot 1 will be 76%. This percentage is under the maximum allowable 80% coverage.

The proposed front yard setback has lengthened to 18' along Flynn Avenue and remains 5' along Briggs Street. The minimum required is 5'. Side yard setbacks are not applicable in the E-LM zone. This corner lot has no rear yard setback.

Maximum building height will be 40' 10" and is under the maximum permissible 45' height.

Note that, while no new development is proposed on lot 2, existing development will affect FAR and lot coverage percentages. That information must be provided. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

The proposed grocery store qualifies as “large” in the use table of the Comprehensive Development Ordinance. Large grocery stores are a conditional use in the E-LM zone so long as they do not exceed 30,000 sf and are located between Flynn and Home Avenues. The proposed building is primarily used for grocery store space but also includes a café, community room, and office space unrelated to the grocery store. Within the overall mix, space used specifically for the retail grocery totals 29,856 sf. The café is also a conditional use. The office space is a permitted use. The community room is uncharacterized in the Use Table. It amounts to an area within the building available to the community as a meeting or gathering space and culinary teaching space.

As the total building area exceeds 30,000 sf, the DRB requested additional information relative to the other uses and how the 30,000 sf grocery store limitation is adhered to. The applicant has provided additional narrative and floor plans explaining the mix of uses. While this project is commonly perceived as exclusively a grocery store, the proposal contains a legitimate mix of uses. The café, while related to the grocery store, is a separate use in *Appendix A – Use Table – All Zoning Districts* and defined in *Article 13, Definitions*. The 999 sf café functions as a small eatery with food preparation and service. Similarly, the proposed 1,588 sf community room serves no grocery function. It will provide space for community meetings and likely culinary classes. The 1,431 separate office space in the mezzanine is unrelated to grocery store function. To be clear, there is office space directly related to the grocery store included in the project plans, but this particular 1,431 sf space called out separately in the floor plans will be leased out to a commercial tenant. It is a separate, permitted use within this mixed use building. (Affirmative finding)

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

An outdoor lighting plan has been provided. Fixture locations are noted within the parking and circulation areas and for the loading bays. Fixture locations for the building's pedestrian entries are also noted. Fixture cutsheets have been provided and depict acceptable cutoff lighting fixtures. The parking lot lights are acceptably mounted at 20'. The photometric plan shows compliant parking and circulation illumination levels. Illumination levels are acceptable as well with averages below 5.0 footcandles. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The proposed stormwater management system contains both structural and nonstructural elements. Two rain gardens are proposed along with an overall reduction in pervious surface. The contaminated soils onsite prevent utilizing infiltration, but the under-drained rain gardens will provide stormwater treatment and attenuation. Structural elements include catch basins and piping

that will connect to the city's combined storm/sanitary sewer. Overall stormwater discharge volumes will decrease for all design storm events. As noted by the Conservation Board, final approval of the proposed stormwater management plan (and erosion control plan) by the city's stormwater program is required. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

(a) Protection of important natural features

The proposed subdivision will have no impact on important natural features. **(Affirmative finding)**

(b) Block size and arrangement

Block size and arrangement will remain unchanged. **(Affirmative finding)**

(c) Arrangement of Lots

Both resultant lots will be regularly shaped, and both will have sufficient frontage on public streets. **(Affirmative finding)**

(d) Connectivity of streets within the city street grid

Not applicable.

(e) Connectivity of sidewalks, trails, and natural systems

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The property does not contain any important natural features as identified in the Open Space Protection Plan or as outlined in Sec. 4.5.4, *Natural Resource Protection Overlay Districts*. In fact, the property is nearly devoid of any green space at all. The proposed construction will have no impact on Burlington's diversity of important natural features. **(Affirmative finding)**

(b) Topographical alterations

The existing property is essentially flat and will remain so. Proposed grading will direct stormwater runoff into receiving stormwater management measures. **(Affirmative finding)**

(c) Protection of important public views

There are no significant public views from or through the subject property. The proposed construction will not adversely impact any identified public view corridor. **(Affirmative finding)**

(d) Protection of important cultural resources

The property has no known archaeological significance. It contains no archaeological site points, nor is it located within an archaeologically sensitive area. **(Affirmative finding)**

(e) Supporting the use of alternative energy

See Sec. 6.3.2 (f).

(f) Brownfield sites

The Vermont DEC Hazardous Site List specifically lists 207 Flynn Avenue as a contaminated site. Its brownfield status is active, and phase I and II assessments have been done. Contaminants include VOC's, metals, and PAH's. With the Conservation Board, the applicants addressed at length the site contamination and corrective actions to take place. Contaminated soils will be capped with proposed construction or clean top soil. A vapor barrier and associated ventilation will be installed with the store's foundation. The applicants continue to work with VT DEC to address onsite contaminants. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management.

There is sufficient room for onsite snow storage. Building entries are sheltered. **(Affirmative finding)**

(h) Building location and orientation

Although the building location has shifted south by 3' it continues to be set near the northeast corner of the site. It will serve as an anchor point at the corner of Briggs Street and Flynn Avenue. Multiple entries will provide access into the building. Entries will face Flynn Avenue, Briggs Street, and the parking lot. The west elevation, facing the railroad tracks, is the back-of-house elevation. **(Affirmative finding)**

(i) Vehicular access

Two access points will serve the property. The driveway from Flynn Avenue will serve as the primary access point. The Briggs Street access will be gated and will be accessible by emergency service vehicles only. Following construction of the Champlain Parkway, this second access point might be opened to general use if acceptable to the Department of Public Works.

As a corner lot, there are two street frontages and no way to put parking fully behind the building. As proposed, the parking will be set to the south of the proposed building. It will be screened by the new building as viewed from Flynn Avenue and set to the side as viewed from Briggs Street.

The Briggs Street driveway is 24' wide. The Flynn Avenue driveway is about the same width but flares widely with a mountable curb for delivery trucks. This configuration is necessary due to the median island in Flynn Avenue. Per Public Work's August 8, 2016 letter noted in Sec. 3.5.6 (a) 4, reduction in width of this flare is recommended if the median island can be modified.

(Affirmative finding as conditioned)

(j) Pedestrian access

Walkways and related hardscaping afford direct pedestrian access into the building from the public sidewalk. As recommended by the Design Advisory Board, project plans have been revised to create a pedestrian crossing midway in the parking lot. This new element provides direct access to the walkway along the eastern edge of the site. This walkway then provides access to the building.

Striping is depicted across the Briggs Street driveway to delineate pedestrian crossing continuous with the proposed walkway along the eastern edge of the property. No such delineation is depicted across the Flynn Avenue driveway. This arrangement may be acceptable because there is no public sidewalk further west along Flynn Avenue. Note that this section of sidewalk along Flynn

Avenue will be constructed as part of this project. Other related hardscape encroachments extend into the public street right-of-way at the Flynn Avenue and Briggs Street intersection. Construction of the sidewalk and encroachments into the public ROW is subject to review and approval by the Department of Public Works and (for encroachments) the City Council.

Public Work's August 8, 2016 letter noted in Sec. 3.5.6 (a) 4 calls for construction of a public sidewalk along Briggs Street following completion of the Champlain Parkway. Specifically, the applicants are requested to pay for half the cost of a public sidewalk along their parcel's street frontage. It is felt that increased activity associated with the new development warrants this public amenity.

At the behest of the Development Review Board, the applicant investigated provision of a north/south crosswalk across Flynn Avenue for pedestrian access to the site. Historically, there had been a crosswalk from 208 Flynn Avenue across the street to 207 Flynn Avenue. It has largely faded away. This crosswalk will be reestablished. The Department of Public Works has reviewed and concurs with this proposal. (Affirmative finding as conditioned)

(k) Accessibility for the handicapped

A group of handicap parking spaces is depicted near the primary building entrance. Entries into the building appear to be at-grade. It is the applicant's responsibility to comply with all applicable ADA requirements. **(Affirmative finding)**

(l) Parking and circulation

As noted above, parking is set to the side or rear of the building as perceived from Briggs Street or Flynn Avenue, respectively. Along Briggs Street, the parking lot will be screened with a line of new landscaping consisting of deciduous trees and shrubs. A single large center island will be provided in the parking lot. The westernmost double-stacked row of parking has no such island. The DAB declined to recommend one.

Parking spaces are slightly short at 9' X 18' (20' depth is the standard). Circulation isles are 24' wide allowing for 10' wide travel lanes and the standard 24' back up length. Some variation from these standards is permissible per Sec. 8.1.11, *Parking Dimensional Requirements*. The 18' deep parking spaces are acceptable.

Curbing is proposed along the eastern and northern ends of the parking area. None is evident along the western or southern ends. Landscaping along the periphery also serves to delineate the boundaries of the parking and circulation areas.

The proposed parking lot will require shade trees. This criterion establishes a target of 30% shading of the parking area with new shade trees. At least 1 shade tree for every 5 parking spaces is required. The new parking lot will contain 106 parking spaces and will require 21 shade trees. As proposed, 32 new shade trees will be planted within or around the parking lot. Minimum caliper size at the time of planting must be 2.5" – 3.5." As proposed, caliper size is compliant. A mature canopy diameter of at least 25' is needed. Canopy information provided denotes compliance. As recommended by the DAB, a parking lot shading analysis has been provided and depicts 32.19% shading at maturity.

Bike parking information has been provided. Bike racks will be provided near the building's Flynn Avenue entrance and by the Briggs Street entry. Enclosed long term bike parking facilities will be provided inside the building along with associated shower and locker facilities.

(Affirmative finding)

(m) Landscaping and fences

A comprehensive landscaping plan has been submitted and encompasses a diversity of plantings. Proposed landscaping will be used to frame the property and to screen parking from the street. It will be used to break up the surface parking lot and to define spaces within the site. Species and planting size information has been provided. There is a significant stretch of landscaping within the Briggs Street right-of-way between the proposed building and the street. This proposed landscaping has been reviewed and approved by the City Arborist. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal. Outdoor café seating is proposed along the building's eastern elevation adjacent to the café space. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No ground-mounted mechanical equipment is apparent in the site plans. Two large compactors will be tucked in along the building's western elevation. They will be screened, in large part, by the building. Any new utility lines must be buried. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed building totals 33,874 sf with a 24,250 sf 1st floor (additional area is related to a proposed stair tower and mezzanine). It reads as a moderately large single story building in character with other nearby commercial structures on Flynn Avenue.

The overall building volume is broken into distinct building sections. Recesses, protrusions, and varying rooflines emphasize perception of distinct building components. Varying materials and fenestration further serve to relieve perceived mass of the proposed building.

Building height varies depending on adjacent grade and roof plane. The highest point is ~ 41' tall. This height is under the maximum permissible 45' in the ELM zone. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed building will include flat roofs on most building segments. Only the café has a shed roof. Such roof forms are common in the neighborhood and acceptable as part of the proposed building design. **(Affirmative finding)**

3. Building Openings

Sheltered entries will face Flynn Avenue and the parking lot. Both are readily identifiable. It appears that the café along Briggs Street will have its own entry with access to the outdoor seating. The fenestration is consistent with the boxy appearance of the building and is placed in consistent rhythm throughout. Storefront glazing along the café provides an open and airy feeling to this prominent feature. **(Affirmative finding)**

(b) Protection of important architectural resources

Demolition of existing structures has been approved under separate permit. Evaluation for historic significance took place via an historic site assessment and review by the VT State Historic Preservation Officer. No buildings either listed on an historic register or eligible for listing will be affected by the new construction. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The north and east building elevations define this structure's street face. Both have well defined entries sheltered underneath a projecting canopy. Ample glazing along the Briggs Street façade provide visual access into the building. The café and related outdoor seating area provide additional activation. The Flynn Avenue façade is less successful as a pedestrian interface. Half of it contains an entry and mural sheltered under a canopy. These elements clearly draw people towards the building entry. The other half, however, is fairly blank. Interior store layout drives the lack of ground-level glazing but additional improvement is encouraged. This building element was discussed at DAB, but no recommendation was made. **(Affirmative finding)**

(e) Quality of materials

The building will be clad largely in metal paneling of varying textures and coloration. Wooden panel accents will be installed near the entries. A membrane roofing system will be installed. All of the windows appear to be fiberglass. The proposed materials are acceptable for new construction. **(Affirmative finding)**

(f) Reduce energy utilization

Few energy details are included in the application plans. The new building must comply with the current energy efficiency requirements of the city and state. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

A parallel "City Market" sign is depicted on the Briggs Street building elevation. It appears to be placed above 14' height. Such placement is acceptable so long as the sign is not internally illuminated. Sign area is ~ 57 sf, under the maximum permissible 200 sf. This sign, and all other exterior signs, are subject to separate zoning permit. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design

Loading bays are screened from the street and are set apart from active pedestrian areas of the site. Abundant rooftop mechanicals are proposed, some of which are quite large. This criterion requires screening such features within the overall roof structure, outer building walls or parapets, or integrated into the overall building design. As recommended by the DAB, plans have been revised to incorporate screening of rooftop mechanicals. Their appearance is much less obvious than previously. Note also that some of the proposed equipment is tall enough to exceed the overall 45'

height limit. The total area of such features cannot exceed 10% of the roof area. While a roof plan has been submitted, there is no tally of area exceeding 45.’ Confirmation is needed as to whether this limitation has been observed. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure

The project underwent technical review on April 14, 2016. The fire marshal provided written comment to the applicants based on that review. Building accessibility by emergency service vehicles appears to be adequate. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The proposed grocery store is located in the Shared Use Parking District; however, as it is a single story structure, standards for the Neighborhood Parking District apply. Grocery stores require a minimum of 3 parking spaces per 1,000 sf. At 29,772 sf, the proposed grocery store requires at least 89. The minimum parking requirement for the café is 1 space per every 4 seats. The café is expected to have 37 seats and, therefore, requires at least 9 parking spaces. The 1,431 sf separate office space requires 3 spaces (2 spaces per 1,000 sf). There is no defined parking requirement for the community space. The 3.3 space per 1,000 sf requirement for community centers may be the best fit. As such, the 1,588 sf community space would require 5 parking spaces. The minimum parking requirement is 106. The proposed site plan includes 106 parking spaces (including 3 EV spaces). **(Affirmative finding)**

Sec. 8.1.9, Maximum Parking Spaces

This section limits surface parking to 125% of the Neighborhood Parking District minimum parking requirement. The 3 EV parking spaces provided are exempt from this provision.

Under this standard, parking for the grocery store cannot exceed 100 spaces. The separate office space cannot exceed 3. The community space cannot exceed 6 spaces. The café cannot exceed 10 spaces. The maximum allowable parking is 119. The 106 provided are below this limit.

(Affirmative finding)

Sec. 8.1.10, Off-Street Loading Requirements

The project plans depict loading docks on the western side of the building. They are screened from the street by the building. Access is via the Flynn Avenue driveway. Conflicts with customer traffic will be minimized by virtue of the early morning delivery schedule for trucks coming to the site. **(Affirmative finding)**

Sec. 8.1.11, Parking Dimensional Requirements

See Sec. 6.2.2 (I).

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

(Not applicable)

(b) Downtown street level setback

(Not applicable)

(c) Front yard parking restricted

(Not applicable)

(d) Shared parking in the Neighborhood Parking Districts

(Not applicable)

(e) Single story structures in Shared Use Districts

See Sec. 8.1.8.

(f) Joint use of facilities

As enabled by this section, parking for all of the uses within the proposed building will be provided in a single parking facility. **(Affirmative finding)**

(g) Availability of facilities

None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for customers only. **(Affirmative finding)**

(h) Compact car parking

Some of the proposed parking spaces may qualify as “compact;” however, the 15% limitation associated with this criterion applies only to structured parking. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

The site plans depict several handicap parking spaces in close proximity to pathways and the building’s main entrance. Associated striping is also shown. ADA compliance is administered via the city’s building permit process. **(Affirmative finding as conditioned)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

(Not applicable)

Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans

(Not applicable)

Sec. 8.2.5, Bicycle Parking Requirements

Bike parking information has been provided. Twenty-eight bike racks will be provided near the building’s Flynn Avenue entrance, and an additional 9 will be provided by the Briggs Street entry. Each rack can hold 2 bikes. The minimum number of short term bike parking spaces required is just 8. Enclosed long term bike parking facilities will be provided inside the building along with associated shower and locker facilities. The minimum number of long term bike parking spaces required is just 2 spaces. The number of interior long term spaces is not evident. Confirmation of at least 2 spaces is needed. **(Affirmative finding as conditioned)**

Article 10: Subdivision

See Articles 3, 4, 5, and 6 of these findings. As a 2-lot subdivision, this application qualifies for combined preliminary and final plat review per Sec. 10.1.7. Note also that there is no minimum lot size in the E-LM zone; however, frontage on a public street is required. Both proposed lots will have frontage on public streets. The paper subdivision plat is sufficient to demonstrate the proposed subdivision and resultant boundaries and lot sizes. The required mylar subdivision plat

must include all signature blocks noted in Sec. 10.1.11, *Recording of Final Plats*. (**Affirmative finding as conditioned**)

II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. FAR and lot coverage information for lot 2;
 - b. A tally of the area of rooftop equipment exceeding the 45' height limit (up to 10% area is allowed); and,
 - c. Confirmation of at least 2 compliant long-term bike parking spaces within the building.
2. **Prior to release of the zoning permit**, the applicant shall receive written verification of adequate wastewater capacity from the Department of Public Works.
3. **Within 180 days of this approval**, a mylar copy of the subdivision plat with all required signature blocks duly signed as required by Sec. 10.1.11 shall be filed in the land records. Failure to do so shall render this subdivision approval null and void.
4. **Subject to final review and approval by the Department of Public Works**, a post-construction traffic analysis of neighborhood traffic impacts called for in the July 27, 2016 Traffic Impact Study shall be executed at the cost of the applicant. Participation in a Traffic Calming Process would be warranted, if predicted cut through traffic volumes associated with this project are exceeded. Traffic calming measures warranted as a result of that analysis shall be implemented at a pro-rated cost sharing between the city and the applicant. The following items called for in the August 8, 2016 letter from Norman J. Baldwin, Asst. Director of Public Works shall implemented at the cost of the applicant, except that half the cost of the new public sidewalk along the parcel's Briggs Street frontage shall be borne by the applicant.
 - **Briggs Streets need for a Public Sidewalk**-Briggs Street as it exists today or within the Champlain Parkway Project does not have a public sidewalk. With the increased activity associated with the City Market project City Staff believes it is appropriate to require City Market to participate in the cost to build a public sidewalk along Briggs Street. More specifically City Staff would ask that City Market contribute half the cost to develop a sidewalk the eastern length of their parcel. Given the timing of the Champlain Parkway and City Market project; the sidewalk shown on their site plan internal to their site would suffice for now, however would ask that City Market contribute by placing funds in an escrow account for this purpose.
 - **City Market Driveway Access Width**-Within the current site plan the Flynn Avenue Driveway apron is very broad and wide to accommodate commercial truck traffic. This broad apron is precipitated by the commercial delivery vehicles and the geometric limitations of the roadway with the existence of a center median for the adjacent rail crossing. We would ask that City Market consult with the City of Burlington/VTRANS Rail/Federal Rail Administration to determine if this center median can be abbreviated or relocated to allow for a less broad driveway apron.
 - **Eastbound Right Turn Lane at Champlain Parkway and Flynn Avenue**-The Traffic Study identified that the project will have an impact on the eastbound approach of Flynn Avenue, and identified several potential alternatives to address this impact. One of these alternatives is to provide a separate eastbound right-turn lane, Because some of the other alternatives depend on future decisions and approvals by other State

and/or Federal agencies this project should not be designed to preclude the possibility of constructing an eastbound right turn lane. Nor should the right turn lane pocket be created at the expense of eliminating parking on the north side of the street. We would suggest the Flynn Avenue frontage of the site be prepared to include provision of an eastbound right turn lane without eliminating parking on the north side of the street.

- **Neighborhood Traffic Calming** – The Traffic Study provides a recommendation for the City Market Team to monitor traffic volumes on the local street system near the project site after the City Market store is open for business. While we agree with this recommendation, we would also recommend that City Market have responsibility for any follow-up activities to develop and implement traffic calming treatments, if necessary.

As sidewalk construction may be several years out, monies sufficient to cover this sidewalk cost shall be set aside in escrow by the applicant **prior to issuance of a certificate of occupancy.**

5. Final approval of the post-construction stormwater management system and the erosion prevention and sediment control plan by the city's stormwater program staff is required.
6. Design of the proposed north/south crosswalk across Flynn Avenue from 208 Flynn Avenue to 207 Flynn Avenue is subject to review and approval by the Department of Public Works prior to construction.
7. The proposed sidewalk construction within the public street right-of-way is subject to review and approval of the Dept. of Public Works. *All other construction within the public street right-of-way is subject to an encumbrance permit issued by the City Council in conjunction with the Dept. of Public Works.*
8. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the gross square footage of the proposed development.
9. Days and hours of business operation are limited to 7:00 AM – 9:00 PM, seven days per week.
10. Days and hours of construction are limited to Monday – Friday 7:00 AM – 5:00 PM. Saturday construction within those hours may be allowed upon request to the DRB. No construction activity on Sunday.
11. A State of Vermont wastewater permit is required.
12. All new utility lines shall be buried.
13. It is the applicant's responsibility to comply with all applicable ADA requirements.
14. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
15. Any outdoor signage will require a separate sign permit.
16. Standard Conditions 1-15.



City of Burlington
Department of Public Works

Office of Planning
645 Pine Street, Suite A
Burlington, VT 05402
802.863.9094 P
802.863.0466 F
802.863.0450 TTY
www.burlingtonvt.GOV

Chapin Spencer
DIRECTOR OF PUBLIC WORKS

Norman J. Baldwin, P.E.
ASSISTANT DIRECTOR OF PUBLIC WORKS

September 14, 2016

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401

Scott,

As a follow up to your email dated 8/24/16 notifying myself of the DRB decision from their August 22, 2016 meeting to reopen the public hearing for City Market's 207 Flynn Avenue proposal for limited consideration of the following items:

1. Describe how an eastbound right turn lane at Champlain Parkway and Flynn Avenue can be provided (with revisions to the site plan and subdivision plat as necessary) without loss of amenities at the Flynn Avenue entrance and along the Flynn Avenue frontage;
2. Would a crosswalk across Flynn Avenue for pedestrian access to the site (subject to Dept. of Public Works review and approval) improve pedestrian circulation and safety; and
3. Describe the delineation of the separate uses within the proposed building and how the project complies with the 30,000 sf limit for grocery stores in this portion of the ELM zone.

Public Works is only in a position to provide a response to the first two items.

1. Eastbound Right Turn Lane-Public Work staff has met with the City Market Development team and are content the project will allow the City the opportunity to develop an eastbound right turn lane near the intersection of Briggs and Flynn Avenue if the City deems it operationally necessary at some point in the future to reduce the level of congestion. It has been explained to Public Works Staff the project has shifted 3 feet south in order to accommodate without impacting the proposed frontage amenities.
2. Public Works staff working with the City Market Development Team sought to address pedestrian crossing concerns and exercised the proper due diligence by:
 - identifying current (Pre-Parkway/Post City Market) walking patterns and
 - identifying existing infrastructure

An Equal Opportunity Employer

This material is available in alternative formats for persons with disabilities. To request an accommodation, please call 802.863.9094 (voice) or 802.863.0450 (TTY).

- Predicting (Post Parkway) walking patterns,
- Examining the various conflict points,
- Applying our Adopted Pedestrian Guidelines of practice

With a specific focus on the task providing proper pedestrian accommodation traffic traveling in a north-south direction to and from the City Market Site to 208 Flynn Avenue and the sidewalk on the north side of Flynn Avenue.

City Market Development team identified an existing ramp on the north side in front of 208 Flynn Avenue and a break in the rail crossing median with remnants of a faded crosswalk. I believe that crosswalk previously served as a crossing point north-south to the former antique shop located at the City Market Site. We believe this crosswalk location should be re-established and serve as the marked uncontrolled mid-block crossing location to safely accommodate the increased pedestrian traffic. Post City Market project the Champlain Parkway will have an opportunity to either incorporate the proposed crossing as an existing condition or some other suitable alternative.

Public Works staff is supportive of City Market's proposal to re-establish this existing crossing location in front of 208 Flynn Avenue.

I will be present at the meeting to answer any questions you may have.

Sincerely,

Norman J. Baldwin, P.E.
City Engineer/Assistant Director of Public Works

c.c Pat Burns, City Market Director of Operations
 John Tashiro, City Market

The primary function and use of space in City Market's South End building is a grocery store. The grocery-specific uses occupy 23,251 square feet of ground floor space and 6,254 of mezzanine space, for a total of 29,505 square feet. With the inclusion of the stair tower, the total square footage of the grocery store is 29,856. Large grocery stores in the E-LM zone are a conditional use, allowed only if they do not exceed 30,000.

The remainder of the building is made up of a ground level 999 square foot café space, 1,588 square feet of community space on the mezzanine level and 1,431 of leased office space on the mezzanine level. This separately leased office space is in close proximity to the mezzanine level breakroom and restrooms and also to the employee-entrance stair tower and nearby freight elevator. City Market envisions working with the lessee to eventually build out this mezzanine space to suit their needs (carpeting, open office space or individual offices, etc), but will not be exploring these options until after the grocery store has opened. Potentially the leased office space could also be used for artists' studios, if this was a compatible fit with the other uses within the building.

NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



freeman | french | freeman
81 Maple Street • Burlington, VT 05401
802-684-4844 • www.frfm.com
Architecture • Planning • Interiors

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO:
A1536.00

ORIGINATION DATE: 07/29/16 SCALE: 1/16" = 1'-0"

DRAWN BY: BDL CHECKED BY: BDL

DATE LOG:
Schematic Design 02/12/2016
Design Development 04/15/2016
Permit Plans 04/22/2016
Permit Plans 06/17/2016
Permit Plans 07/26/2016
Permit Plans 09/14/2016

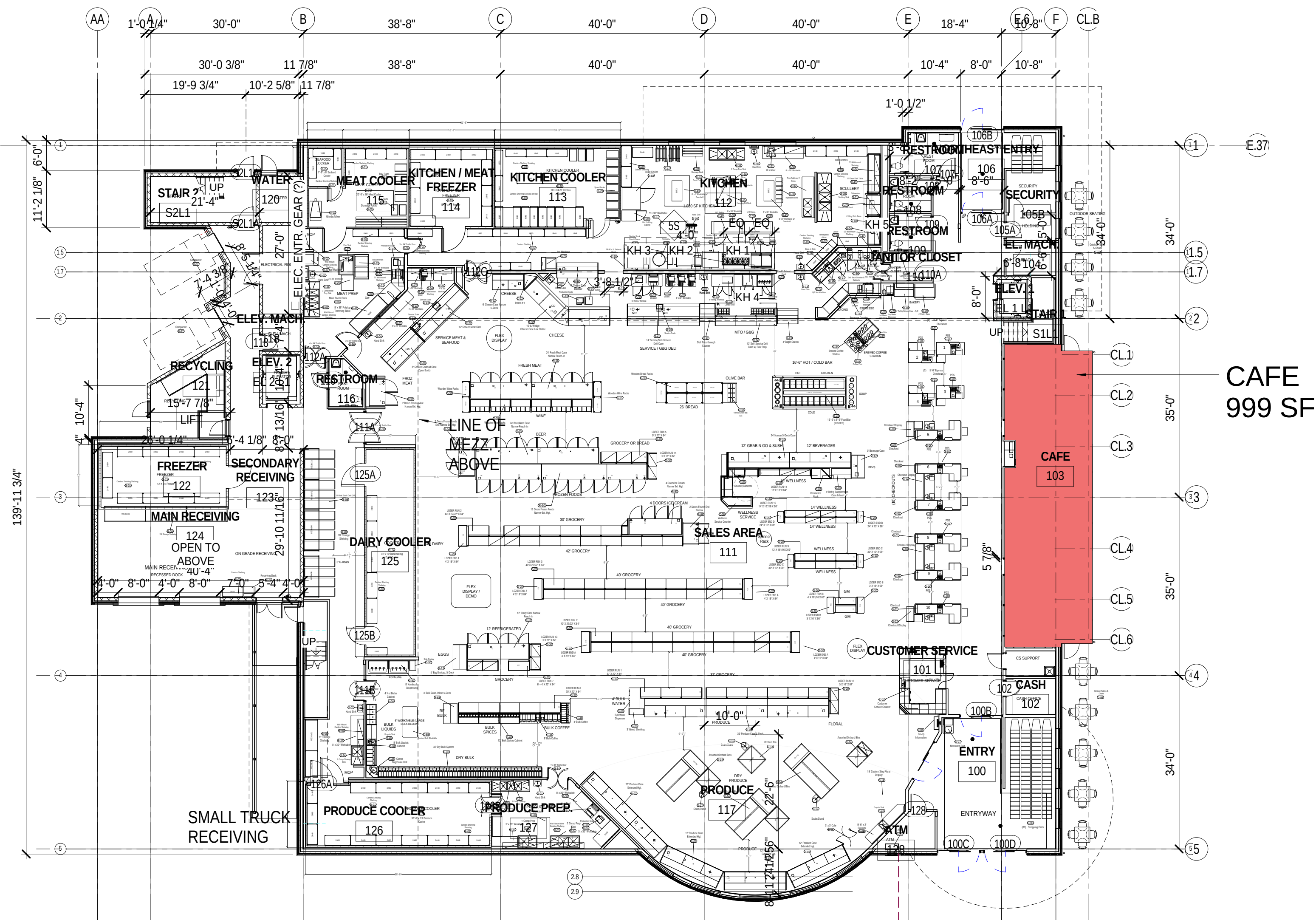
SHEET CONTENTS:

ACCESSORY
AREAS

SHEET NO:

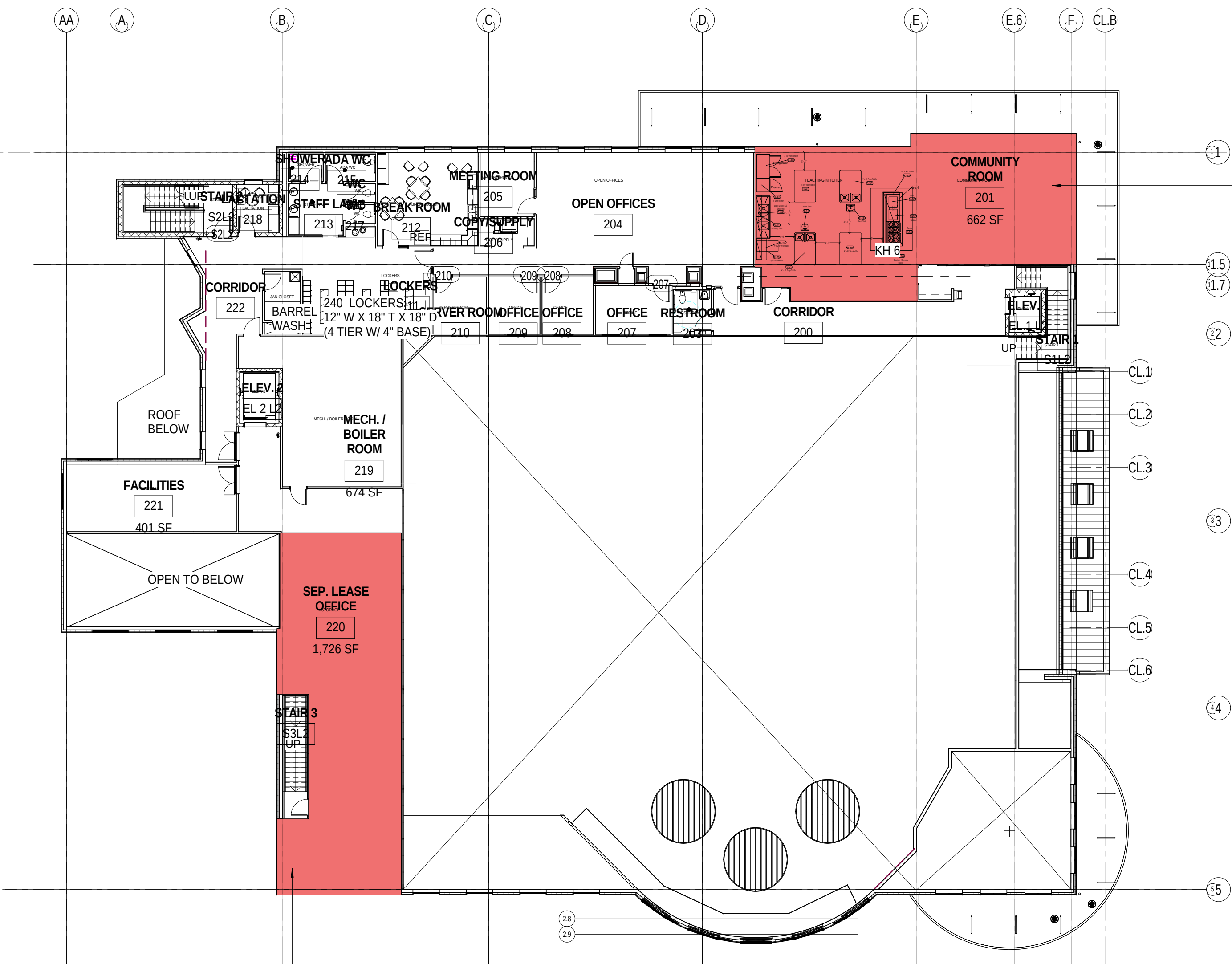
G300

© 2013 Freeman French Freeman Inc.



CAFE
999 SF

SUMMARY:	
CAFE:	999 SF
COMM. ROOM:	1,588 SF
SEP. LEASED	
OFFICE SPACE:	1,431 SF
TOTAL:	4,018 SF



TEACHING KITCHEN
& COMMUNITY ROOM
1,588 SF

SEPARATELY LEASED
OFFICE SPACE
1,431 SF

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

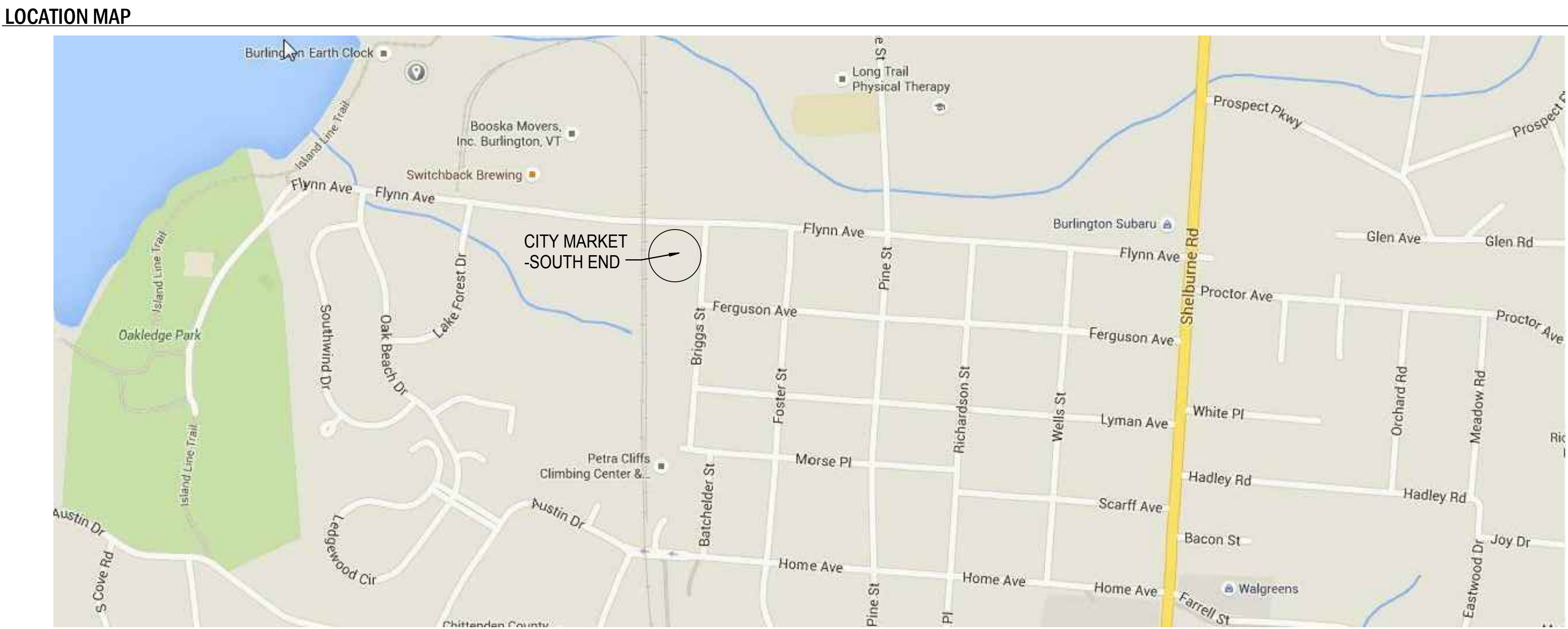
Engineering Ventures
208 Flynn Avenue, Suite 2A
Burlington, VT 05401
(802) 863-6225

MEP ENGINEER

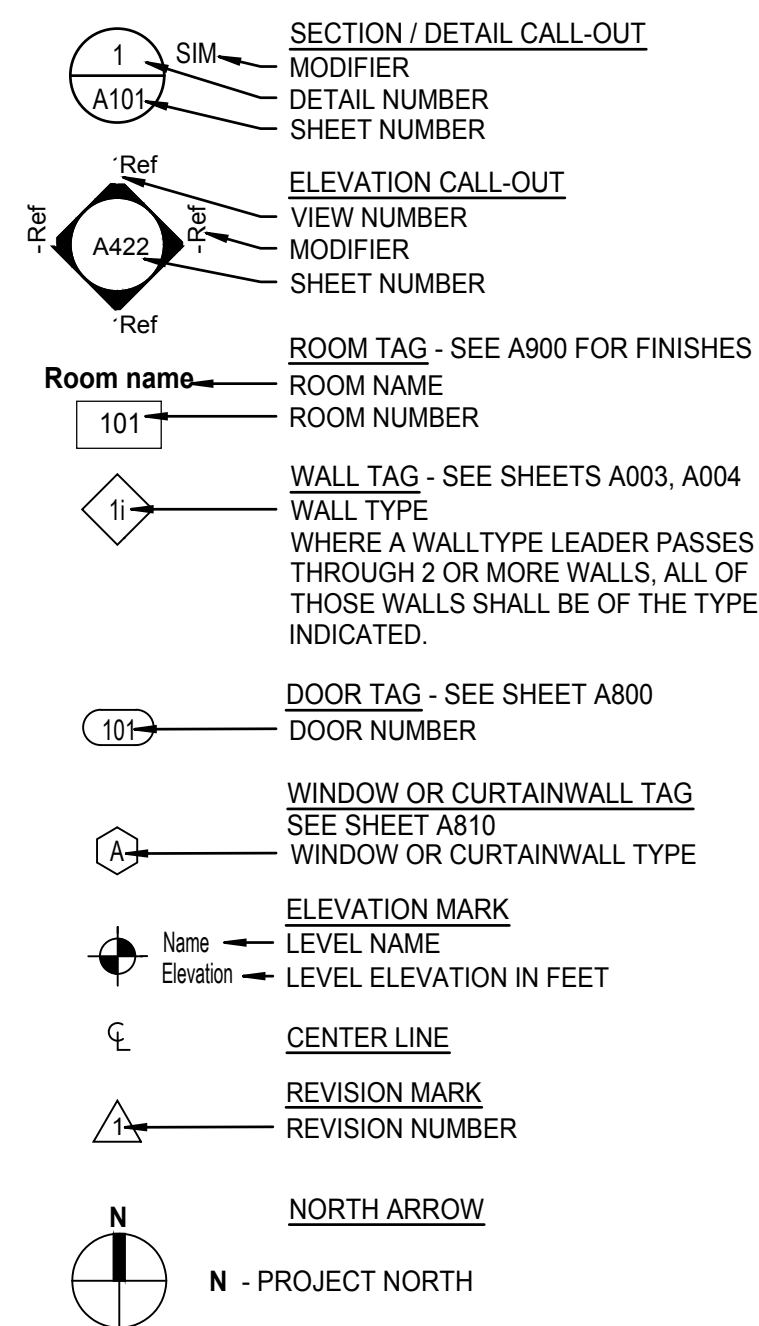
LN Consulting
69 Union St.
Winooski, VT 05404
Tel: (802) 655-1753

FIXTURES & EQUIPMENT

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



SYMBOLS LEGEND



ABBREVIATIONS

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

PERSPECTIVE



SCHEDULE OF DRAWINGS

C1.0	EXISTING CONDITIONS SITE PLAN
C2.0	PROPOSED OVERALL SITE PLAN
C2.1	PROPOSED PARTIAL SITE PLAN
C3.0	PROPOSED EPSC
C3.1	EROSION CONTROL NOTES & DETAILS
C4.0	DETAILS
C4.1	DETAILS
C4.2	DETAILS
C4.3	DRAINAGE DETAILS
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
G300	ACCESSORY AREAS
G401	PERSPECTIVE VIEWS
G402	PERSPECTIVE VIEWS
G500	COLOR PERSPECTIVE
G501	COLOR ELEVATIONS

September 14th, 2016
PERMIT PLANS
NOT FOR CONSTRUCTION
NOT FOR BUILDING PERMIT



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)

PROGRESS SET
NOT FOR
CONSTRUCTION

fff

Freeman | French | Freeman

85 Maple Street • Burlington VT 05401
802-484-8844 • www.fffinc.com
Architecture • Planning • Interiors

SE GROUP

Landscape Architects and Planners
131 Church Street
Burlington, VT 05401
tel: 802.862.0098
fax: 802.865.2440
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

fff PROJECT NO: A1536.00	
ORIGINATOR DATE: 04/22/16	SCALE: N/A
DRAWN BY: TH	CHECKED BY: MW
ISSUE LOG:	
Schematic Design	02/12/2015
Design Development	04/15/2015
Permit Plans	04/22/2015
Permit Plans	06/17/2015
Permit Plans	07/29/2015
Permit Plans	09/14/2015

SHEET CONTENTS:

EXISTING
CONDITIONS
SITE PHOTOS

SHEET NO:

LA-001

CITY OF BURLINGTON ZONING
Zoning District: Enterprise - Light Manufacturing (E-LM)
Parking District: Shared Use (SU)

Use	Min. Parking	Max. Parking
Grocery Store	2 per 1,000 gsf	3.75 per 1,000 gsf

Maximum Parking Requirements (Refer to Table 8.1.8-1)
The total number of parking spaces provided in all parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use.

Lot Coverage: Enterprise - Light Manufacturing				
Lot Coverage	Building Height	Front Setback	Side Setback	Rear Setback
Max. 80%	Max. 45'	Min. 5'	Min. 0'	Min. 10'

	Square Feet	Acres	Percent
Total Site:	122,398 S.F.	2.80 AC	100.0%
Total Impervious Surface:	94,363 S.F.	2.17 AC	77.1%

PARKING RATIOS PER ZONING CODES			
Use	Total GSF	Min. Parking	Max. Allowed Parking
Grocery Store	29,772sf	59 spaces	111 spaces
Accessory Use	4,102sf	8 spaces	10 spaces
		67 spaces	121 spaces

ADA Accessible Spaces:
Between 101-150 total parking spaces the minimum required number of ADA spaces is 5.

PROPOSED PARKING SPACES
Regular Spaces: 99
ADA Spaces: 6
EV Spaces: 3
Total Parking Spaces: 108

Bike Parking 74

IDENT SOLID WASTE DIST.

MATCHLINE: SHEET LA-101, LA-201

MATCHLINE: SHEET LA-102, LA-202

VERMONT RAILWAY, INC.

TOTAL: 195,740 S.F.
(4.48± AC.)

208 Flynn
Farrington Properties,
LLC

FLYNN AVENUE

BRIGGS STREET

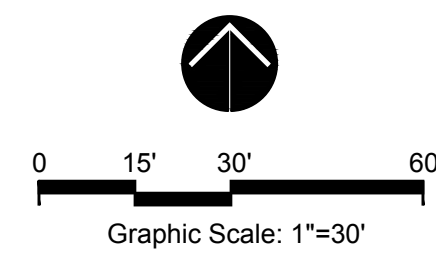
FERGUSON AVENUE

CHAMPLAIN PARKWAY

MULTI-USE PATH

4 Briggs Street
City of Burlington

City of Burlington



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman

81 Maple Street • Burlington VT 05401

802.484.8844 • www.fffinc.com

Architecture • Planning • Interiors



Landscape Architects and Planners

131 Church Street

Burlington, VT 05401

tel: 802.862.0098

fax: 802.865.2440

www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO: A1536.00

ORIGIN/ARCH DATE: 04/22/16 SCALE: 1"=30'

DRAWN BY: TH CHECKED BY: MW

ISSUE LOG:

Schematic Design 02/12/2016

Design Development 04/15/2016

Permit Plans 04/22/2016

Permit Plans 06/17/2016

Permit Plans 07/29/2016

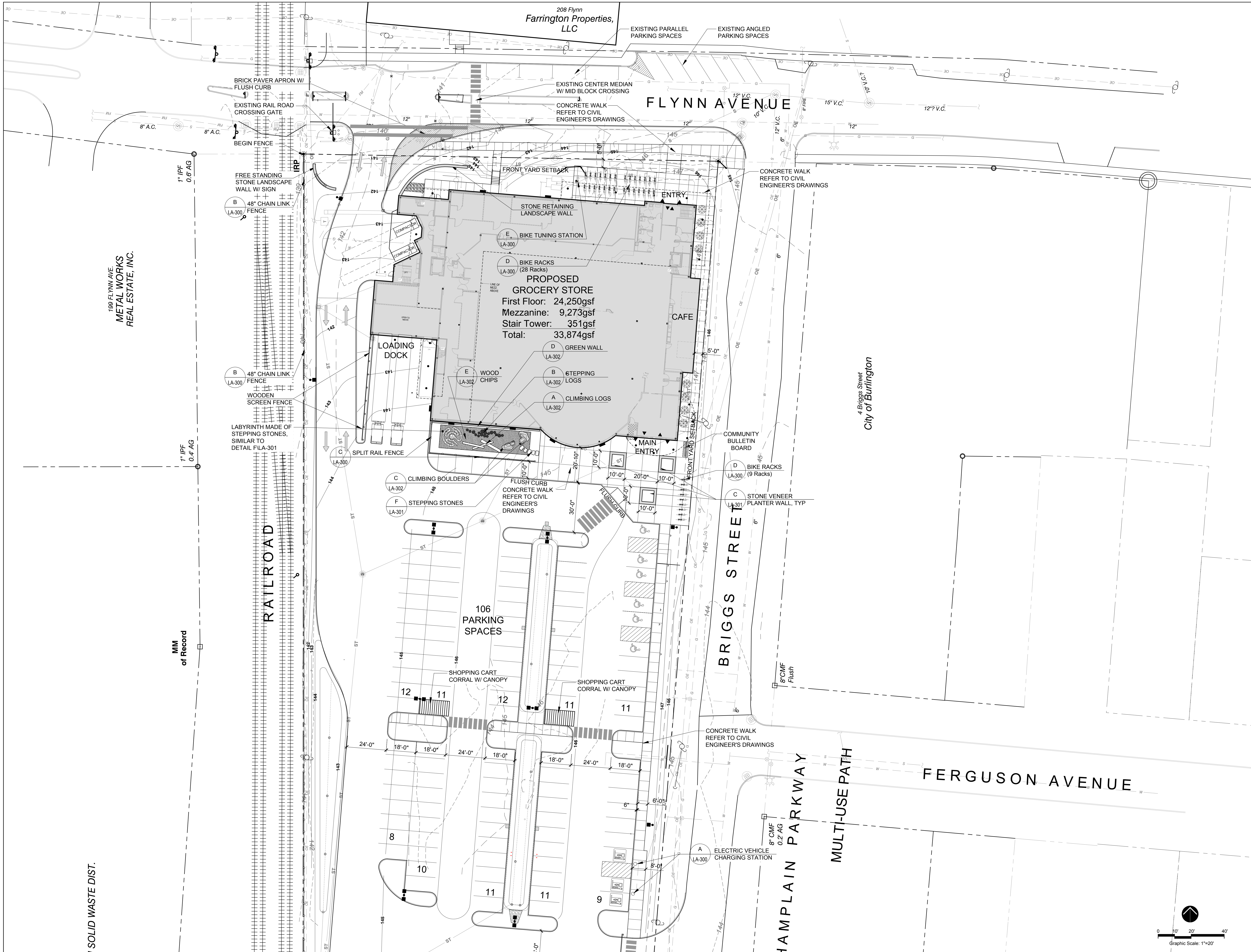
Permit Plans 09/14/2016

SHEET CONTENTS:

LAYOUT PLAN

SHEET NO:

LA-100



PROGRESS SET
NOT FOR
CONSTRUCTION

fff
freeman | french | freeman
85 Maple Street • Burlington VT 05401
802-484-8844 • www.fffinc.com
Architecture • Planning • Interiors

SE GROUP
Landscape Architects and Planners
131 Church Street • Burlington VT 05401
802-862-0098
www.segroup.com

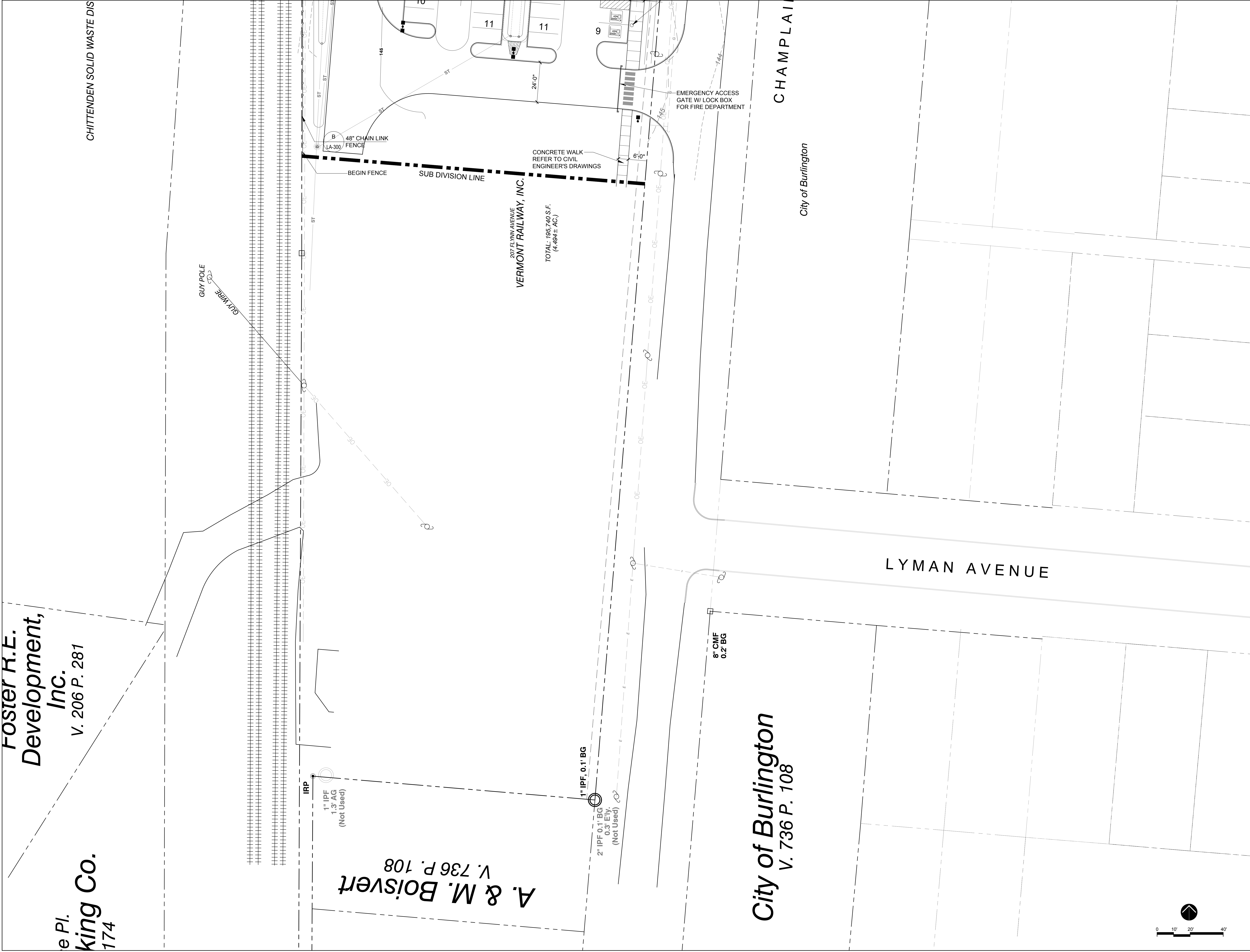
CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.	A1536.00
DATE	04/22/16
SCALE	1"=20'
DRAWN BY	MM
CHECKED BY	MW
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

SHEET CONTENTS:
LAYOUT PLAN

SHEET NO.
LA-101



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman
81 Maple Street • Burlington VT 05401
802-484-4844 • www.frmfr.com
Architecture • Planning • Interiors



SE GROUP
Landscape Architects and Planners
131 Church Street
Burlington, VT 05401
tel: 802.862.0098
fax: 802.865.2440
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO: A1536.00	
ORIGINATOR DATE: 04/22/16	SCALE: AS NOTE
DRAWN BY: --	CHECKED BY: MW
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

SHEET CONTENTS:

LAYOUT PLAN

SHEET NO:

LA-102

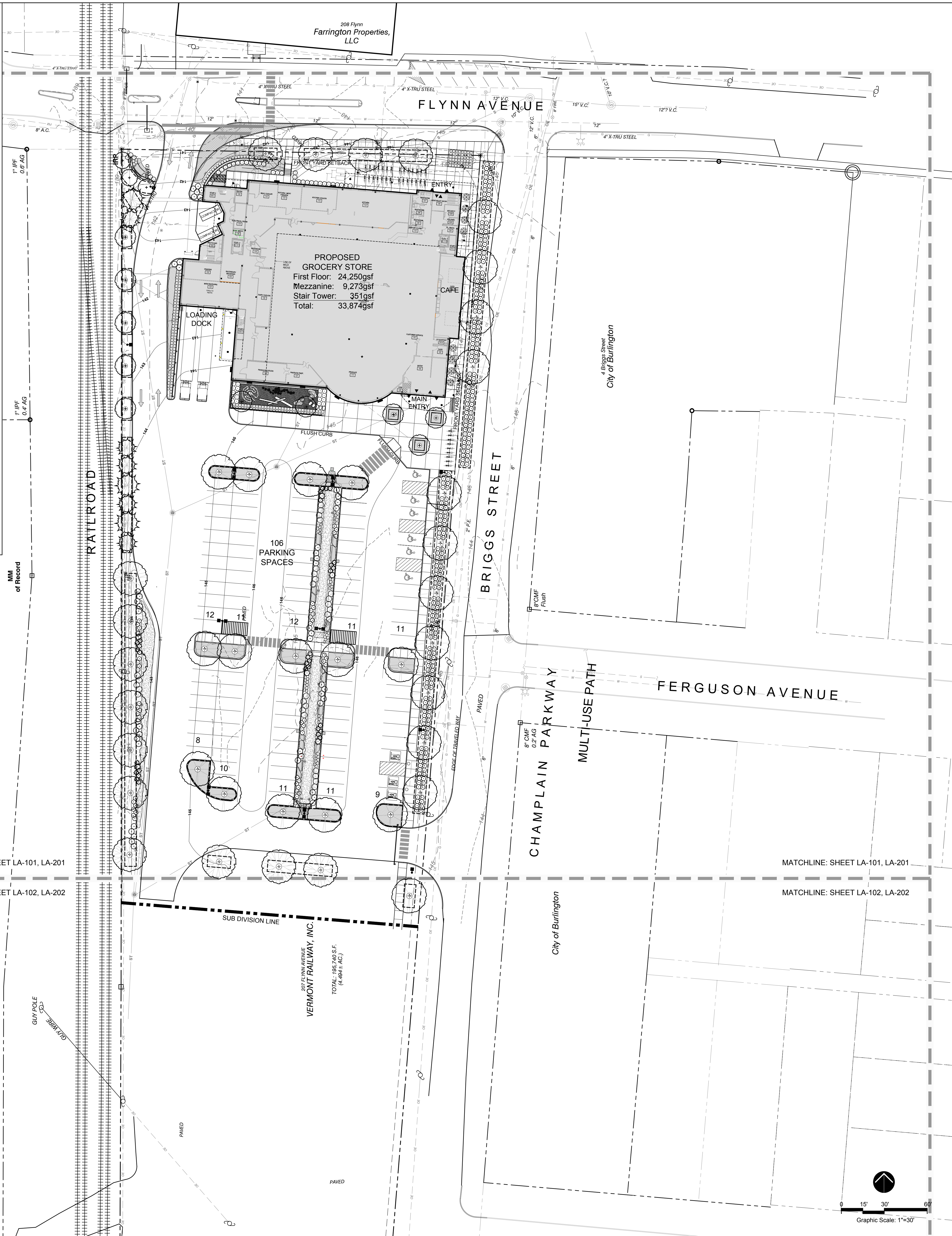
- NOTES:
1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES FOUND IN THE PLANTING PLANS. IF ANY DISCREPANCIES ARE FOUND, LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
 2. FINAL LAYOUT AND PLACEMENT OF ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 3. CONTRACTOR IS RESPONSIBLE TO SEED ALL DISTURBED AREAS ACCORDING TO THE SPECIFICATIONS AND LAWN DETAIL C/LA-205
 4. REFER TO PLANTING DETAILS FOR PROPER PLANT MATERIAL INSTALLATION REQUIREMENTS.
 5. ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL TO DEPTH SPECIFIED IN DETAILS AND SOIL PREPARATION SPECIFICATION.
 6. IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO ORDERING.
 7. FOR SOIL BACKFILL IN THE RAIN GARDEN BASINS, REFER TO CIVIL DRAWINGS, SPECIFICATIONS AND DETAILS.
 8. FOR SOIL BACKFILL ON THE SIDE SLOPES OF THE RAIN GARDEN BASINS, REFER TO SOIL PREPARATION SPECIFICATION FOR LANDSCAPE BACK FILL FOR SHRUB AND PERENNIAL BEDS.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	MATURE CANOPY DIMS.
DECIDUOUS TREES:						
AF	Acer freemanii 'Sienna'	Sienna Glen Red Maple	12	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	50' Tall x 30' Diameter
AR	Acor rubrum 'Scarlet Sentinel'	Red Maple	10	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	45' Tall x 25' Diameter
GT	Gleditsia triacanthos 'Shade Master'	Honeylocust	14	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	45' Tall x 35' Diameter
MA	Malsu sargentii	Sargent Crabapple	3	2-2.5" Cal.	B&B, Full	7' Tall x 15' Diameter
UA	Ulmus americana 'Princeton'	Princeton American Elm	4	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	60' Tall x 40' Diameter
ZS	Zelkova serrata 'Green Vase'	Japanese Zelkova	11	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	65' Tall x 45' Diameter
EVERGREEN TREES:						
PGa	Picea glauca	White Spruce	5	4-6' Tall	B&B, Full	40' Tall x 20' Diameter
PGb	Picea glauca	White Spruce	3	8-10' Tall	B&B, Full	40' Tall x 20' Diameter
SHRUBS:						
CS	Cornus sericea 'Isanti'	Red-osier Dogwood	39	24-30" Wide	C.G., Plant 30" o.c.	
HA	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	136	24-30" Wide	C.G., Plant 30" o.c.	
IJ	Ilex verticillata 'Jim Dandy'	Winterberry Holly	6	24-30" Wide	C.G., Plant 30" o.c.	
IV	Ilex verticillata 'Red Sprite'	Winterberry Holly	32	24-30" Wide	C.G., Plant 30" o.c.	
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	101	24-30" Wide	C.G., Plant 30" o.c.	
SL	Spiraea latifolia	Meadowsweet	46	24-30" Wide	C.G., Plant 30" o.c.	
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea	105	24-30" Wide	C.G., Plant 30" o.c.	
SD	Salix discolor	Pussy Willow	29	24-30" Wide	C.G., Plant 30" o.c.	
PERENNIALS:						
AN	Aster nova-angliae	New England Aster	27	1 Gal.	C.G. Plant 18" o.c.	
CA	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	245	2 Gal.	C.G. Plant 24" o.c.	
CM	Chrysanthemum maximum 'Shasta'	Shasta Daisy	25	1 Gal.	C.G. Plant 18" o.c.	
DC	Deschampsia cespitosa 'Schottland'	Tufted Hair Grass	23	1 Gal.	C.G. Plant 18" o.c.	
EP	Eupatorium purpureum	Joe-Pye Weed	27	1 Gal.	C.G. Plant 18" o.c.	
ES	Hemerocallis 'Stella Doro'	Stella Doro Daylily	1062	1 Gal.	C.G. Plant 18" o.c.	
MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	18	2 Gal.	C.G. Plant 36" o.c.	
SH	Sporobolus heterolepis	Prairie Dropseed	20	2 Gal.	C.G., Plant 24" o.c.	
RF	Rudbeckia fulgida 'Goldstrum'	Blackeyed Susan	19	1 Gal.	C.G. Plant 18" o.c.	
SS	Salvia x superba 'May Night'	May Night Salvia	17	1 Gal.	C.G. Plant 18" o.c.	
ST	Sedum x telephium 'Autumn Joy'	Autumn Joy Sedum	8	1 Gal.	C.G. Plant 18" o.c.	
MX	Mixed Varieties		290	1 Gal.	C.G. Plant 18" o.c.	

RAIN GARDEN PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
PERENNIALS:					
AA	Acorus americanus	Sweetflag	100	1 Gal.	C.G. Plant 18" o.c.
AS	Asclepias incarnata	Swamp Milkweed	110	1 Gal.	C.G. Plant 18" o.c.
CC	Carex comosa	Long-hair Sedge	110	1 Gal.	C.G. Plant 18" o.c.
CG	Chelone glabra	Turtlehead	100	1 Gal.	C.G. Plant 18" o.c.
CV	Carex vulpinoidea	Fox Sedge	115	1 Gal.	C.G. Plant 18" o.c.
EP	Eupatorium purpureum	Joe-Pye Weed	115	1 Gal.	C.G. Plant 18" o.c.
IR	Iris versicolor	Harlequin Blueflag	115	1 Gal.	C.G. Plant 18" o.c.
JE	Juncus effusus	Soft Rush	115	1 Gal.	C.G. Plant 18" o.c.
LS	Lobelia siphilitica	Great Blue Lobelia	105	1 Gal.	C.G. Plant 18" o.c.
VH	Verbena hastata	Blue Vervain	115	1 Gal.	C.G. Plant 18" o.c.



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman
81 Maple Street • Burlington VT 05401
802-484-8844 • www.frfreem.com
Architecture • Planning • Interiors

SE GROUP
Landscape Architects and Planners
131 Church Street
Burlington, VT 05401
Tel: 802.862.0098
Fax: 802.865.2440
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

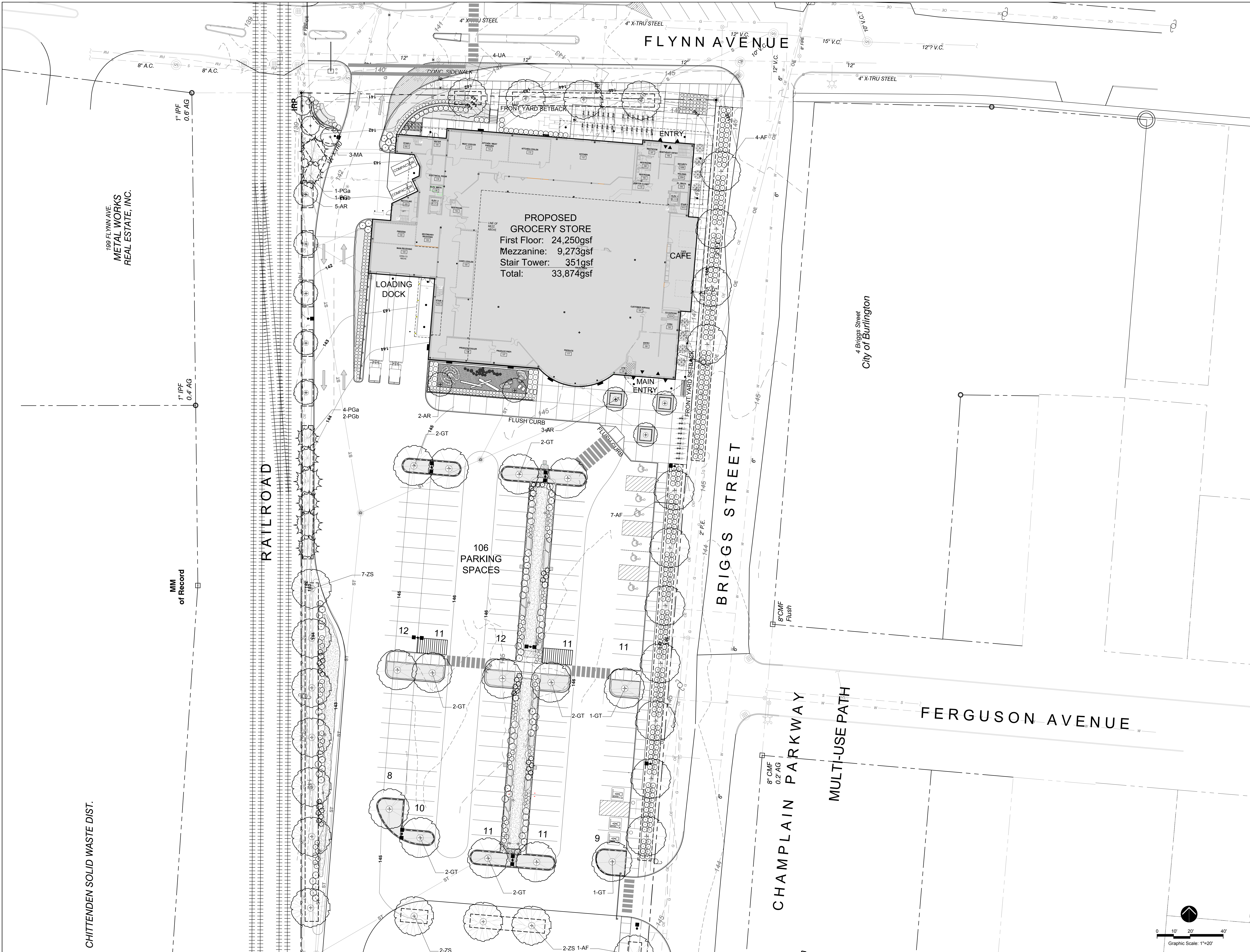
PROJECT NO:	A1536.00
ORIGIN/ARCH DATE:	04/22/16
SCALE:	1"=30'
DRAWN BY:	---
CHECKED BY:	MW
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

SHEET CONTENTS:

PLANTING PLAN

SHEET NO:

LA-200



CHITTENDEN SOLID WASTE DIST.

189 FLYNN AVE.
METAL WORKS
REAL ESTATE, INC.

MM
of Record

PROPOSED
GROCERY STORE
First Floor: 24,250gsf
Mezzanine: 9,273gsf
Stair Tower: 351gsf
Total: 33,874gsf

106
PARKING
SPACES

FLYNN AVENUE

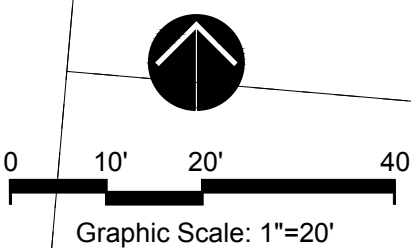
BRIGGS STREET

FERGUSON AVENUE

CHAMPLAIN PARKWAY

MULTI-USE PATH

4 Briggs Street
City of Burlington



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman

85 Maple Street • Burlington VT 05401
802-484-8844 • www.frmfr.com
Architecture • Planning • Interiors

SE GROUP

Landscape Architects and Planners
131 Church Street
Burlington, VT 05401
Tel: 802.862.0098
Fax: 802.865.2440
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO: A1536.00

ORIGIN/ARCH DATE: 04/22/16 SCALE: 1"=20'

DRAWN BY: -- CHECKED BY: MW

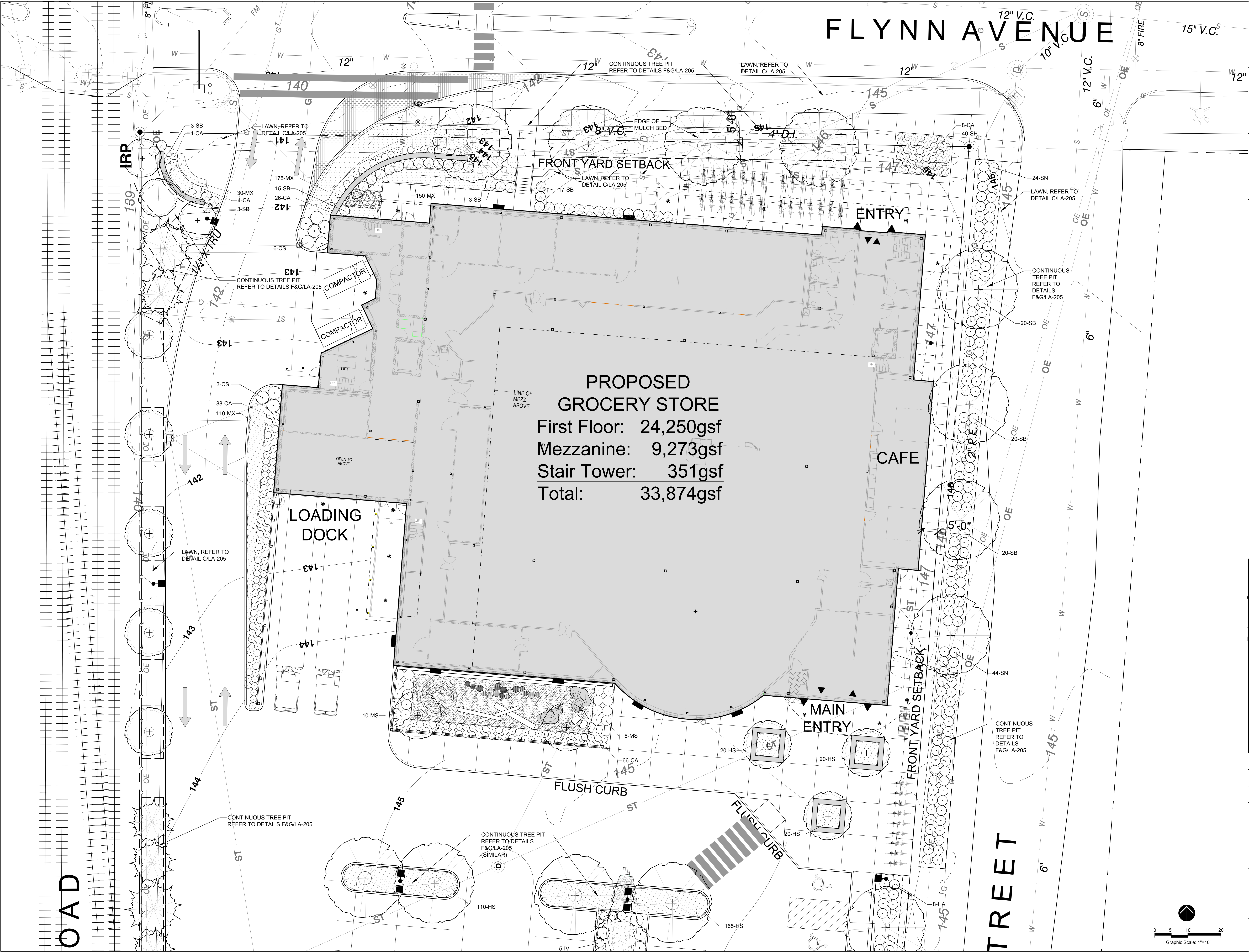
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

SHEET CONTENTS:

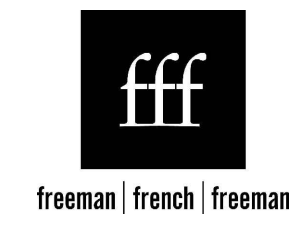
PLANTING PLAN

SHEET NO:

LA-201



PROGRESS SET
NOT FOR
CONSTRUCTION



CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO: A1536.00
ORIGINATOR DATE: 04/22/16
SCALE: 1"=10'
DRAWN BY: --
CHECKED BY: MW

ISSUE LOG:
Schematic Design 02/12/2015
Design Development 04/15/2015
Permit Plans 04/22/2015
Permit Plans 06/17/2015
Permit Plans 07/29/2015
Permit Plans 09/14/2015

SHEET CONTENTS:
PLANTING PLAN

SHEET NO:

LA-203

RAILROAD

106
PARKING
SPACES

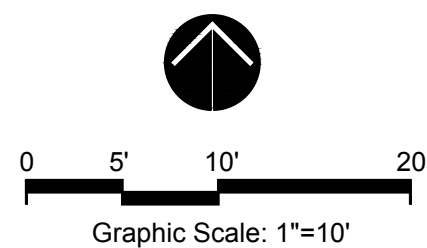
BRIGGS STREET

CHAMPLAIN PARKWAY

MULTI-USE PATH

8" CMF
0.2' AG

8" CMF
Flush



PROGRESS SET
NOT FOR
CONSTRUCTION



CITY MARKET
SOUTH END

Burlington,
Vermont

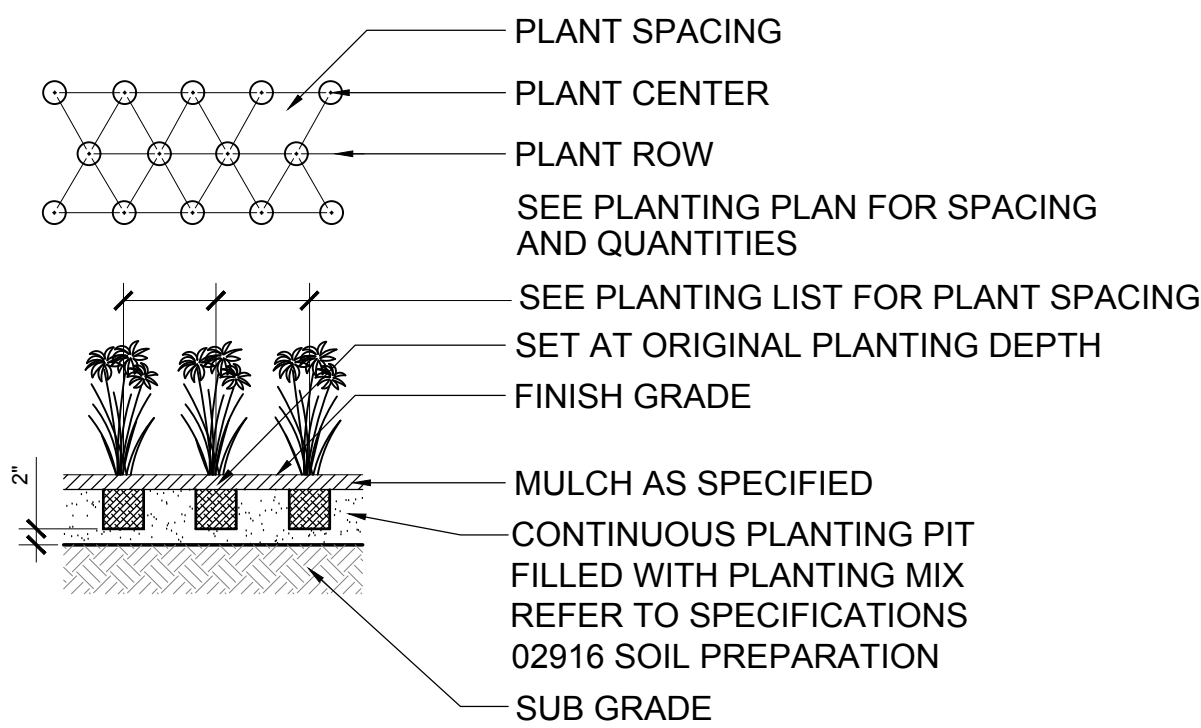
PROJECT NO.	A1536.00
ORIGIN/ARCH DATE:	04/22/16
SCALE:	1"=10'
DRAWN BY:	---
CHECKED BY:	MW
ISSUE LOG:	
Schematic Design	02/12/2015
Design Development	04/15/2015
Permit Plans	04/22/2015
Permit Plans	06/17/2015
Permit Plans	07/29/2015
Permit Plans	09/14/2015

SHEET CONTENTS:

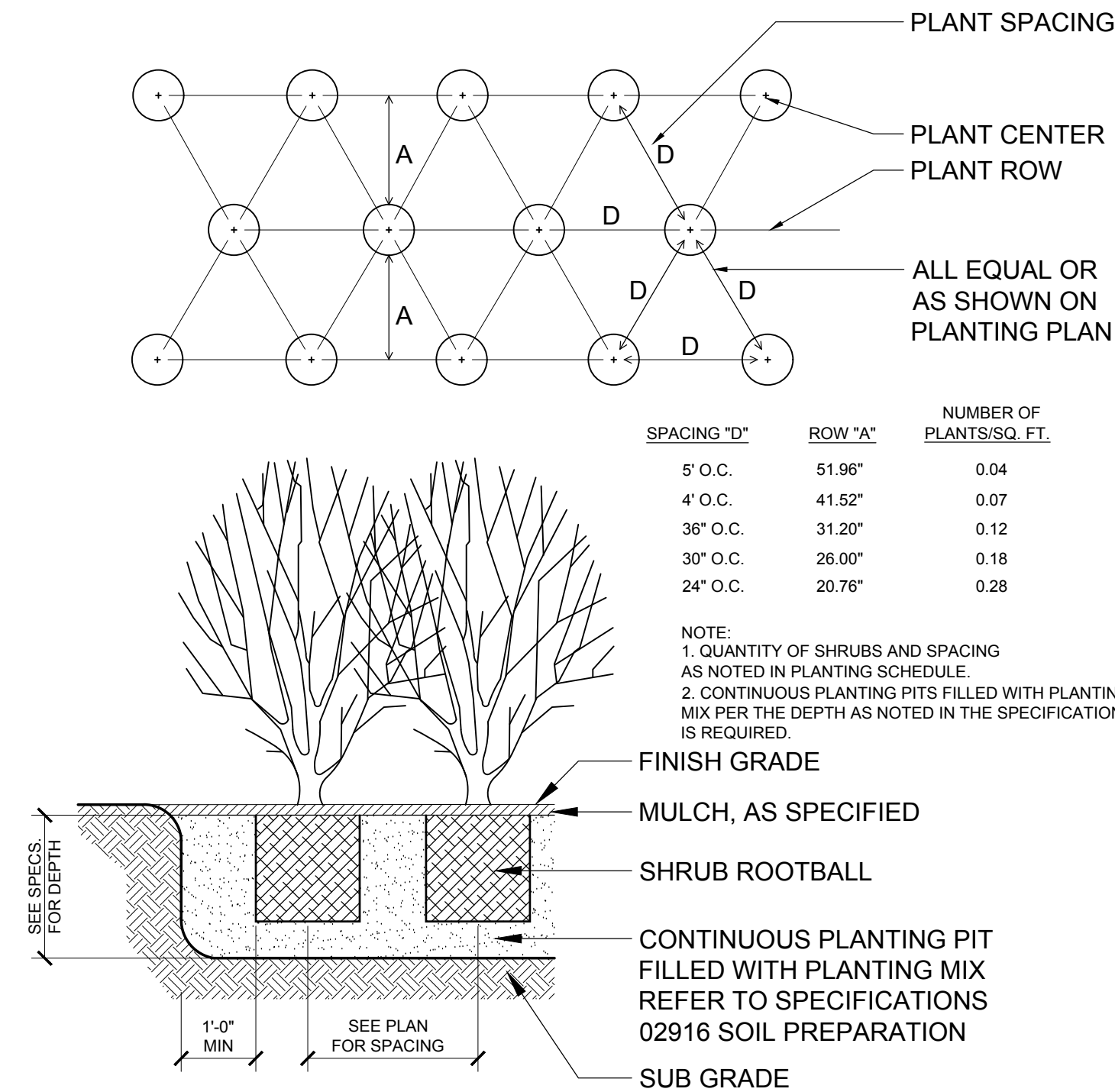
PLANTING PLAN

SHEET NO.

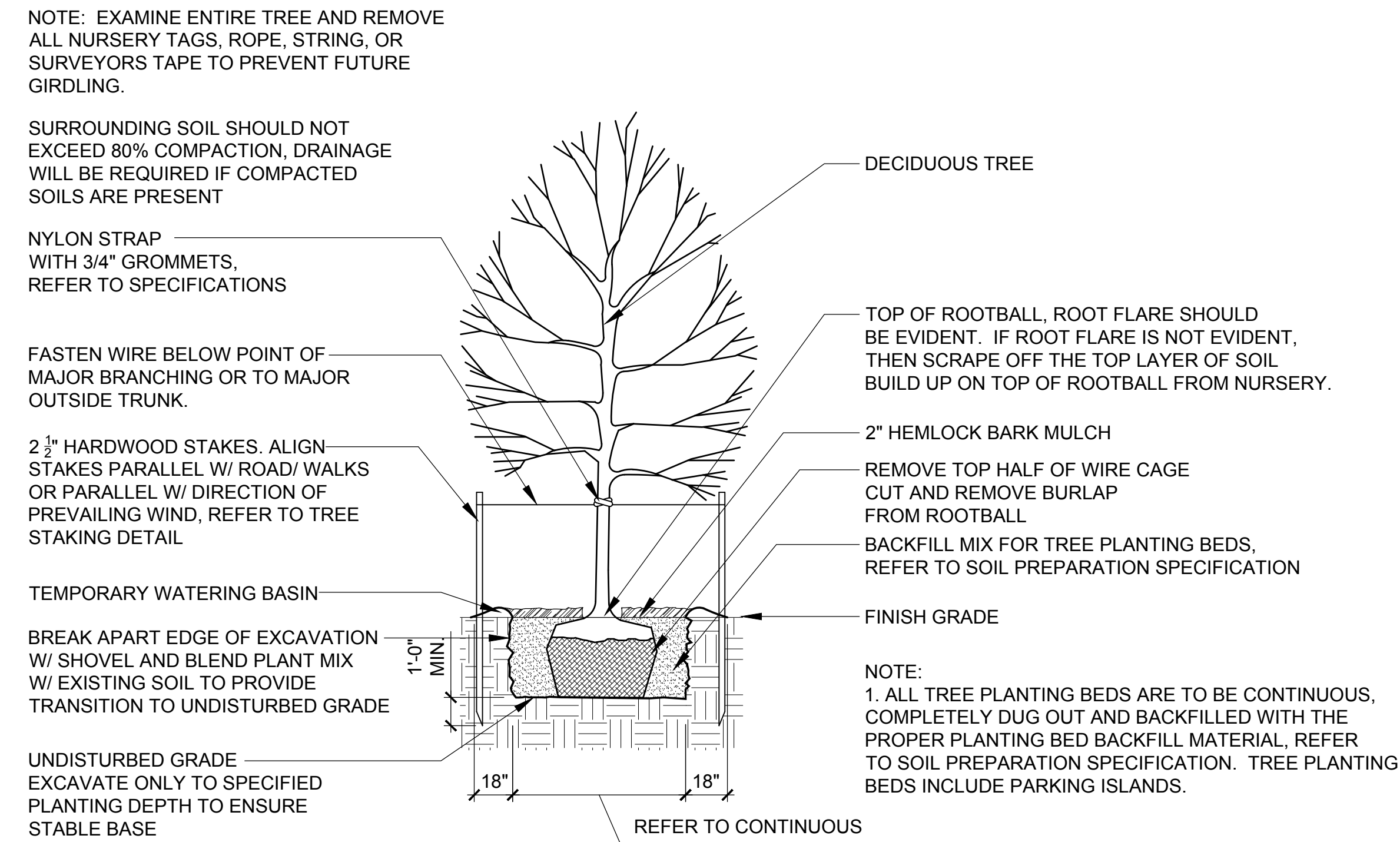
LA-204



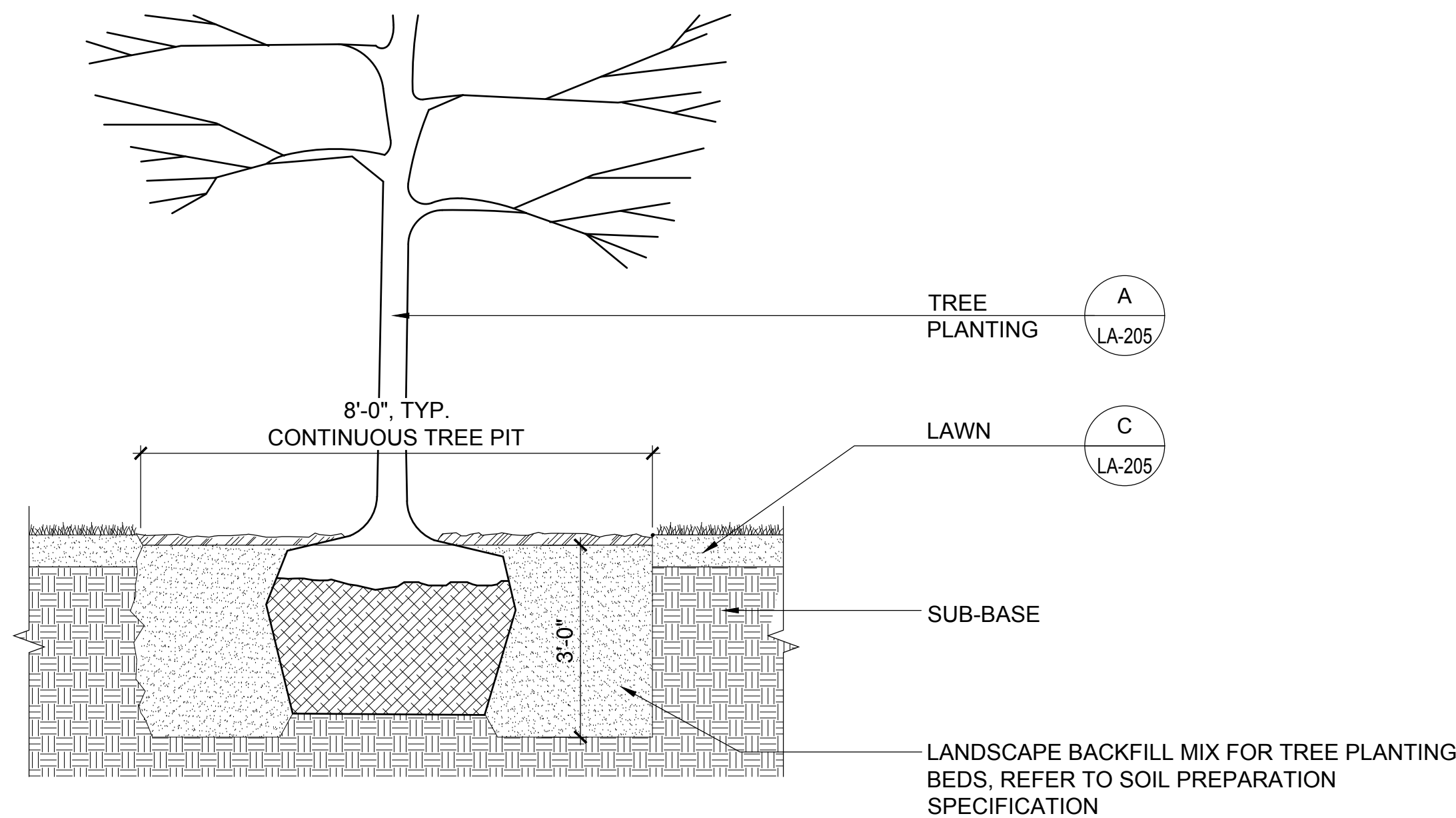
E PERENNIAL PLANTING
SCALE: 1/2" = 1'-0"



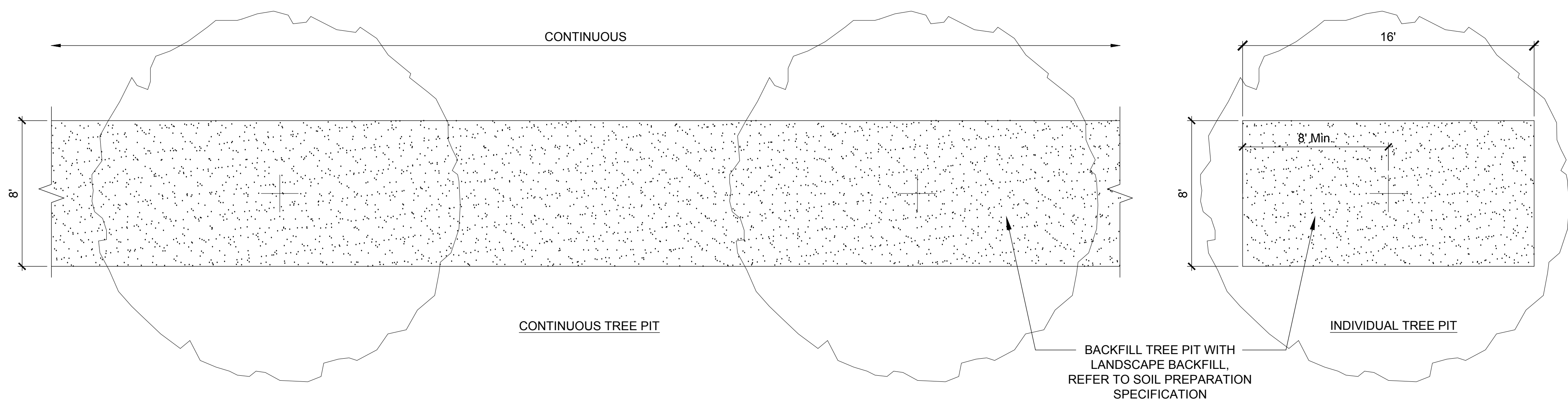
D SHRUB PLANTING
SCALE: 1/2" = 1'-0"



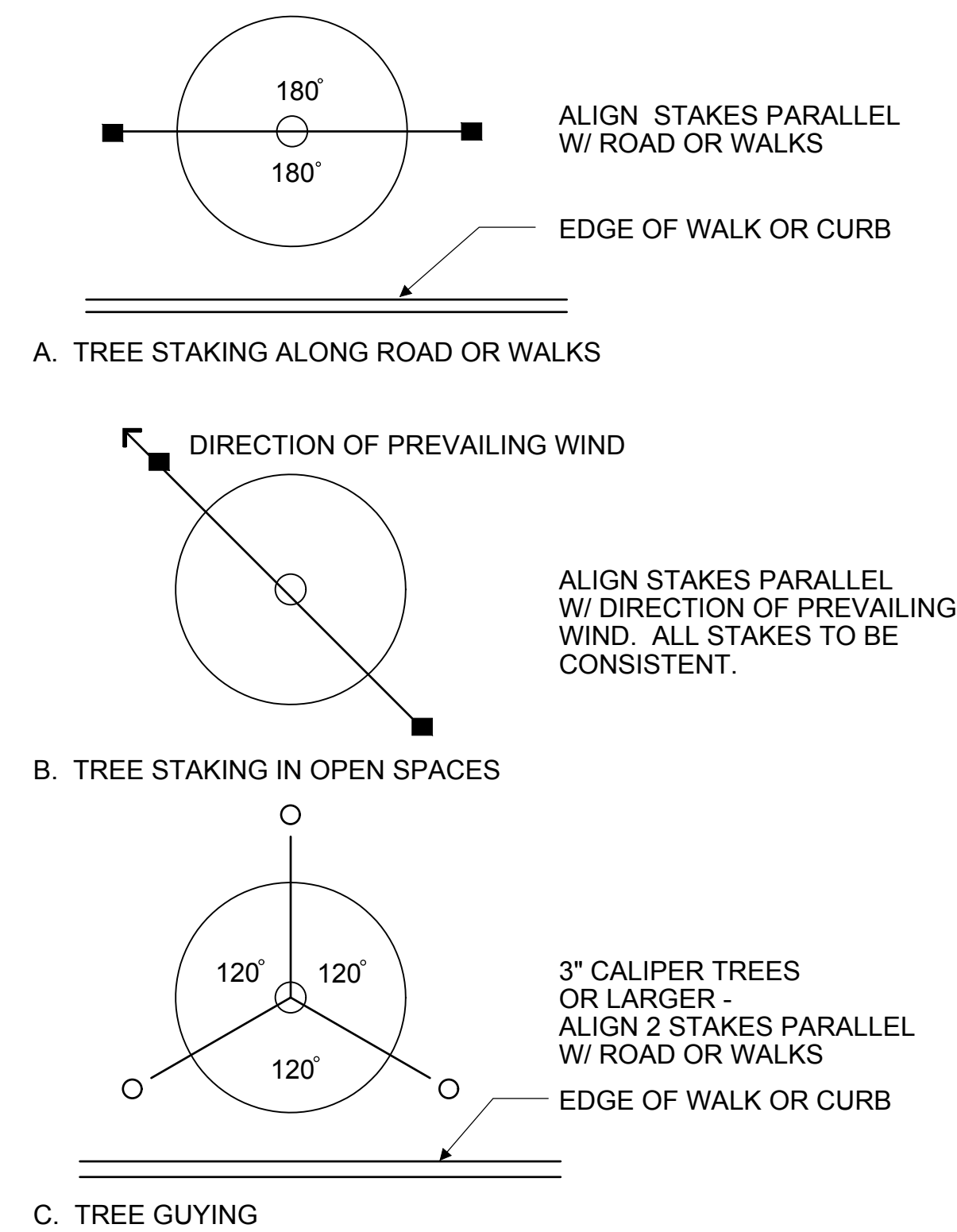
A TREE PLANTING
SCALE 1/4" = 1'-0"
p-decidtree.dwg



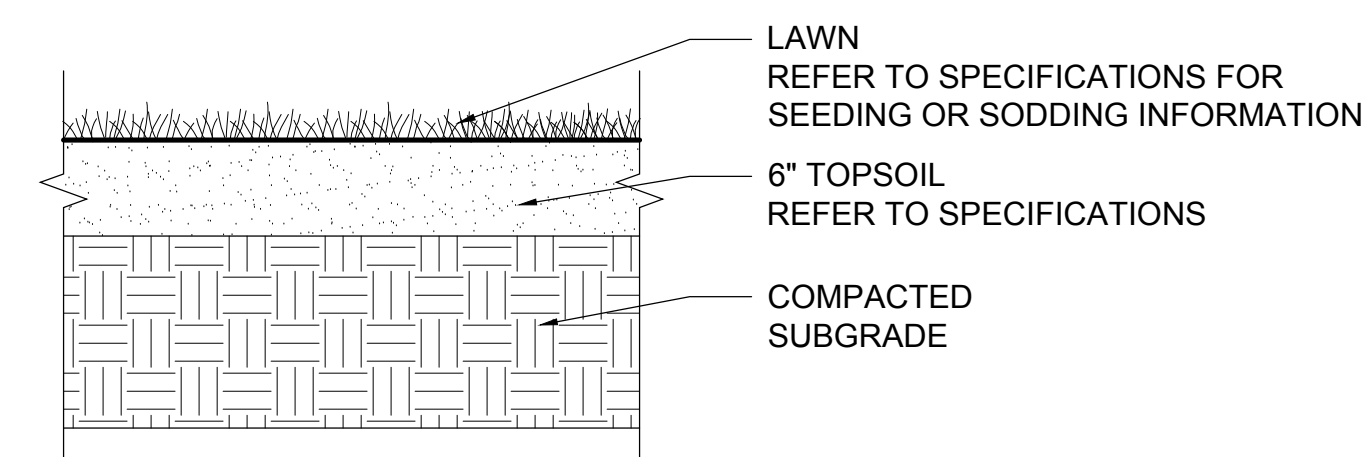
F CONTINUOUS TREE PLANTING PIT
SCALE 1/2" = 1'-0"
s-continuous tree pit.dwg



G TREE PLANTING PIT PLAN
SCALE 1/4" = 1'-0"
p-tree planting pit plan.dwg



B TREE STAKING LAYOUT
NO SCALE
p-stake.dwg



C LAWN
SCALE 1" = 1'-0"
p-lawn.dwg

STATISTICAL AREA SUMMARY

Parking Lot Shadow Study

— — — — — Parking / Maneuvering Areas	59,276sf
— — — — — Shadow Contribution By Trees	19,081sf
Percent Shade Coverage	19,081/59,276 = 32.19%

Assumptions:

1. Modeled on August 15th at 2:00pm for the latitude and longitude for Burlington, VT.
2. Parking lot trees are modeled at mature heights and widths.



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman

85 Maple Street • Burlington VT 05401
802-484-8844 • www.fffinc.com
Architecture • Planning • Interiors

SE GROUP

Landscape Architects and Planners

131 Church Street
Burlington, VT 05401

tel: 802.862.0098
fax: 802.865.2440
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

fff PROJECT NO:

A1536.00

ORIGINATOR DATE: SCALE:

04/22/16 1"=20'

DRAWN BY: CHECKED BY:

-- MW

ISSUE LOG:

Schematic Design 02/12/2016

Design Development 04/15/2016

Permit Plans 04/22/2016

Permit Plans 06/17/2016

Permit Plans 07/29/2016

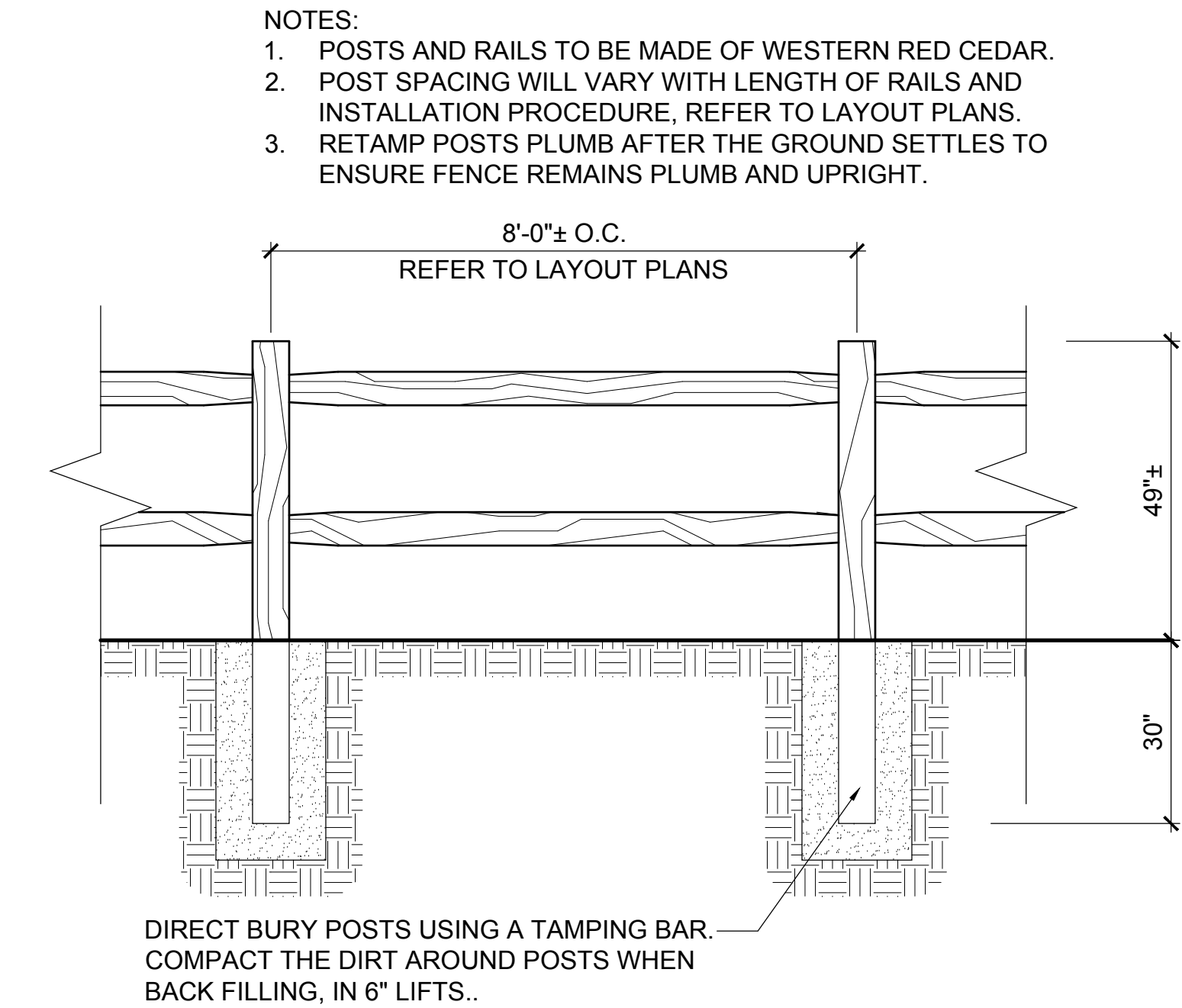
Permit Plans 09/14/2016

SHEET CONTENTS:

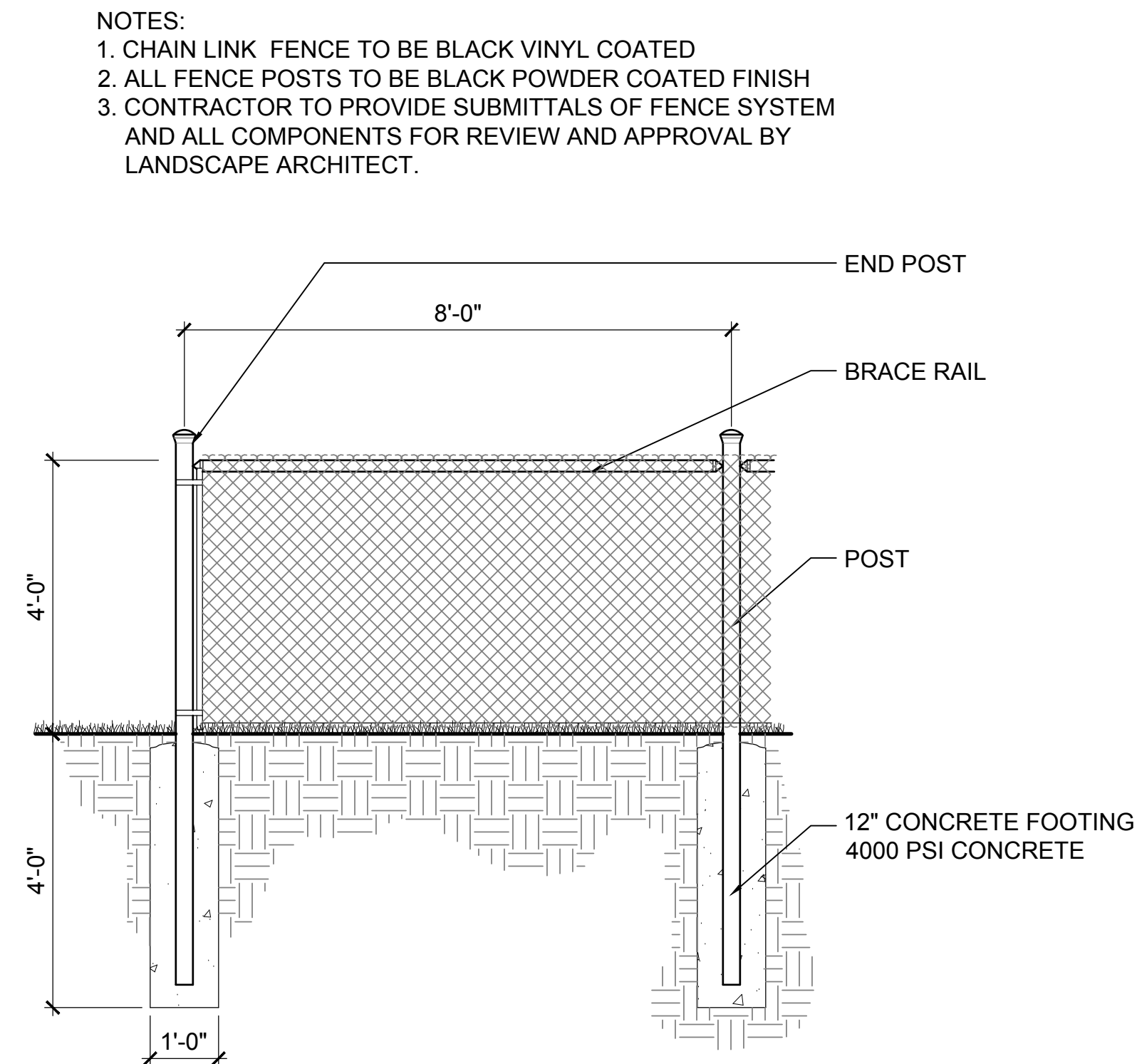
PLANTING PLAN
SHADOW STUDY

SHEET NO:

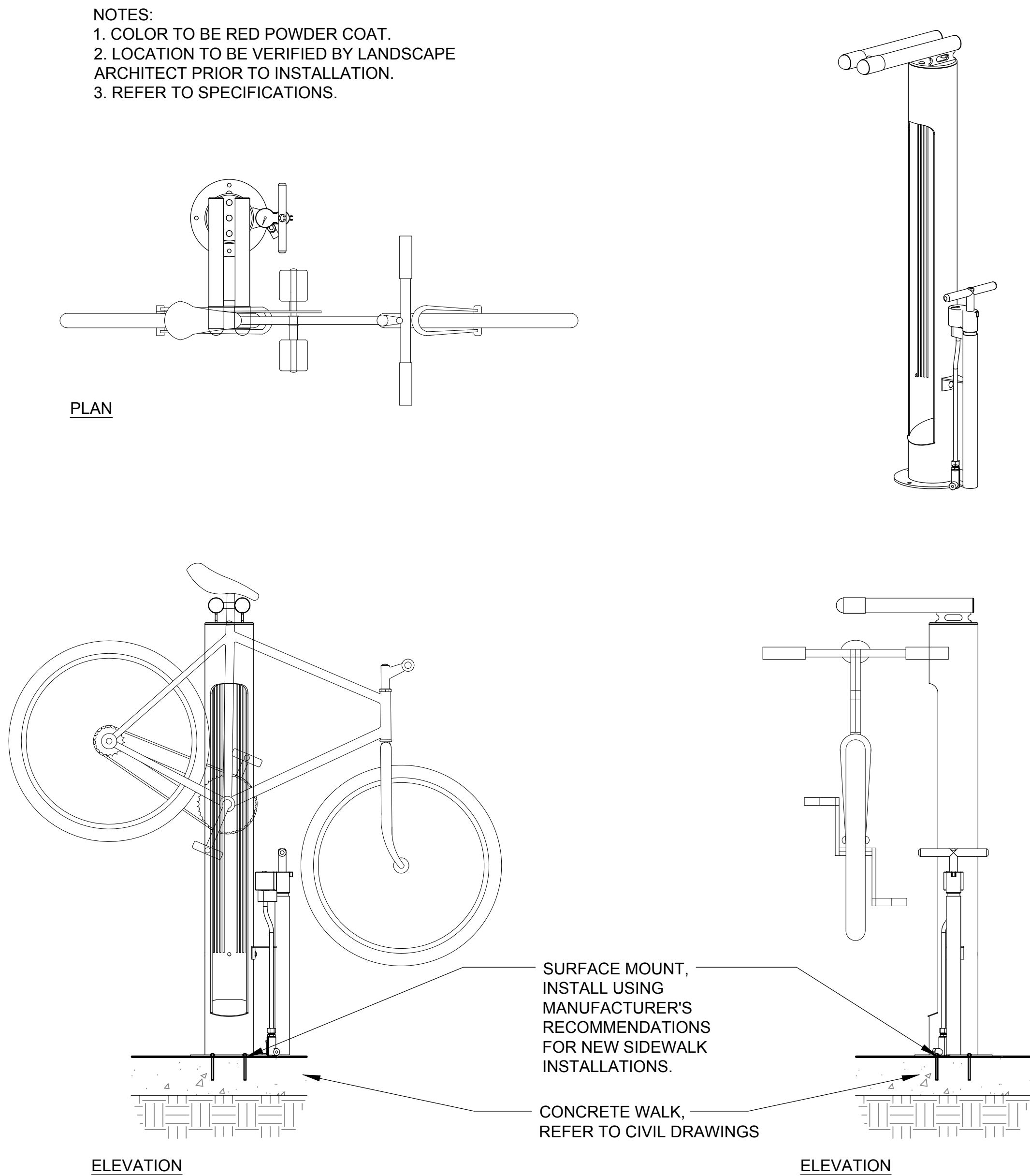
LA-206



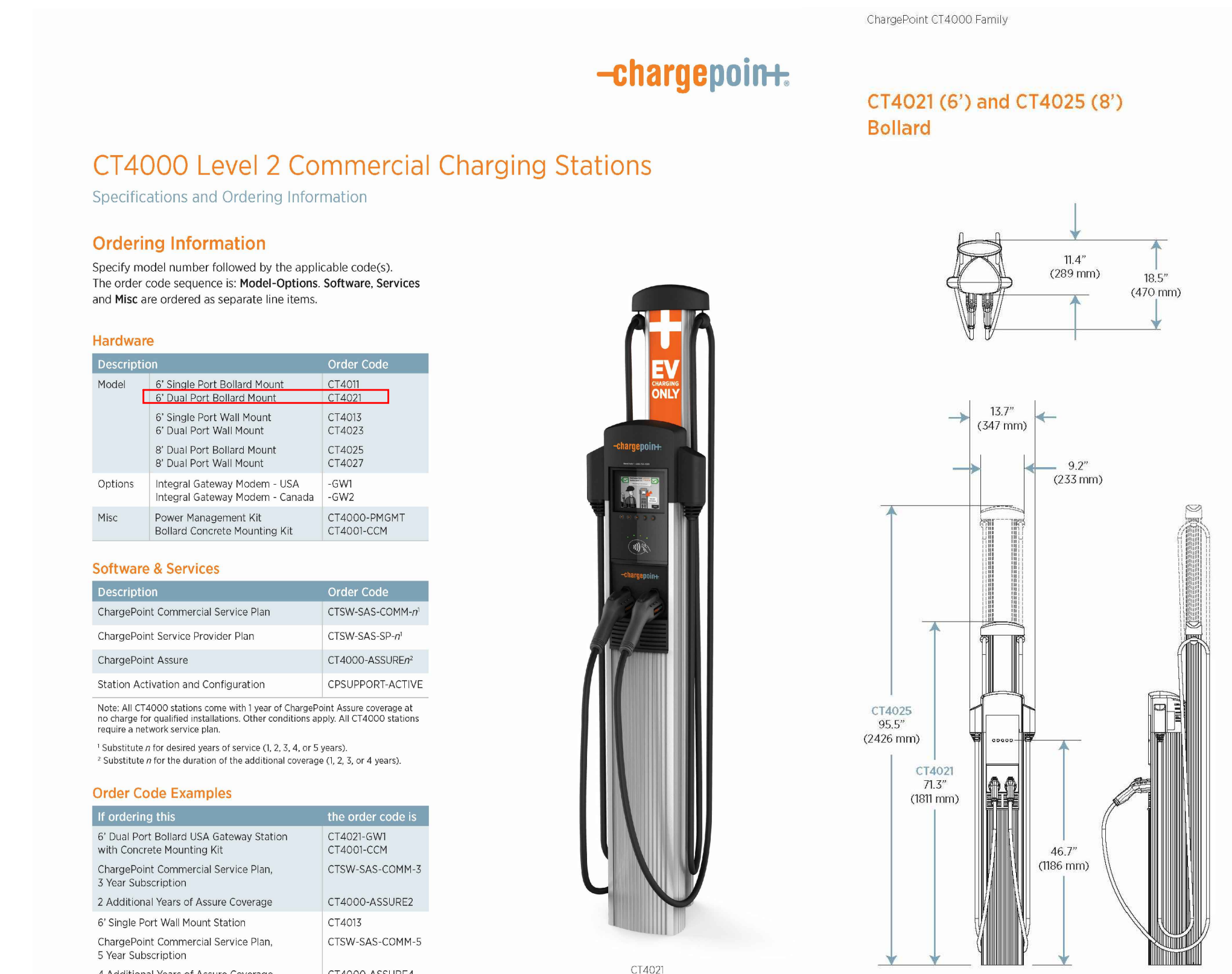
C SPLIT RAIL FENCE
SCALE 1/2" = 1'-0"
d-split rail fence.dwg



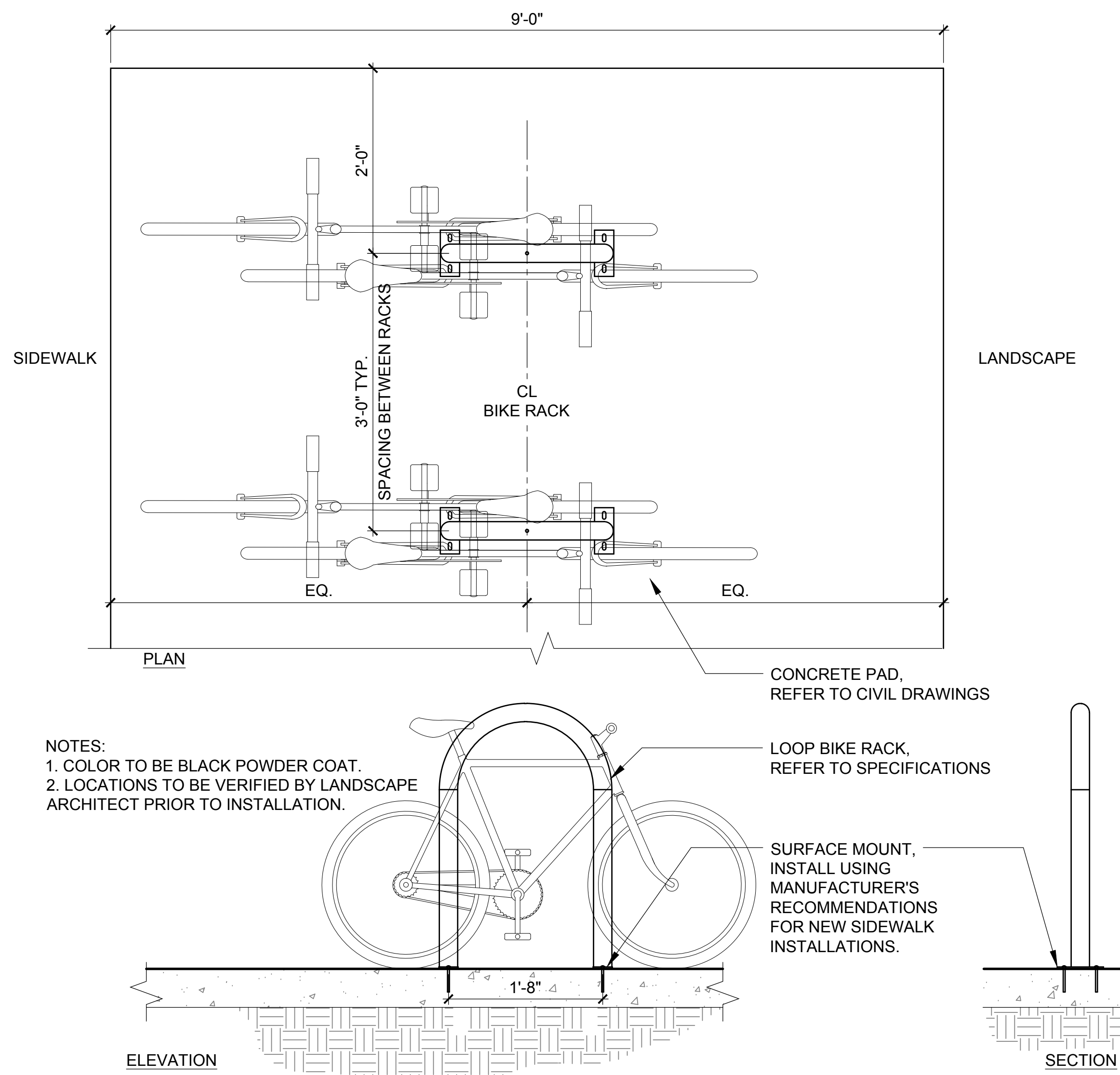
B CHAIN LINK FENCE
SCALE 1/2" = 1'-0"
d-chain link fence.dwg



E BIKE TUNING STATION
SCALE 1" = 1'
d-bike tuning station.dwg

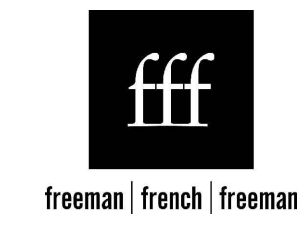


A ELECTRIC VEHICLE CHARGING STATION
SCALE: NTS
d-ev charging station model.dwg



D BIKE RACK
SCALE 1" = 1'
d-bike rack typ.dwg

PROGRESS SET
NOT FOR
CONSTRUCTION



131 Church Street
Burlington, VT 05401
Tel: 802.862.0098
Fax: 802.865.2440
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

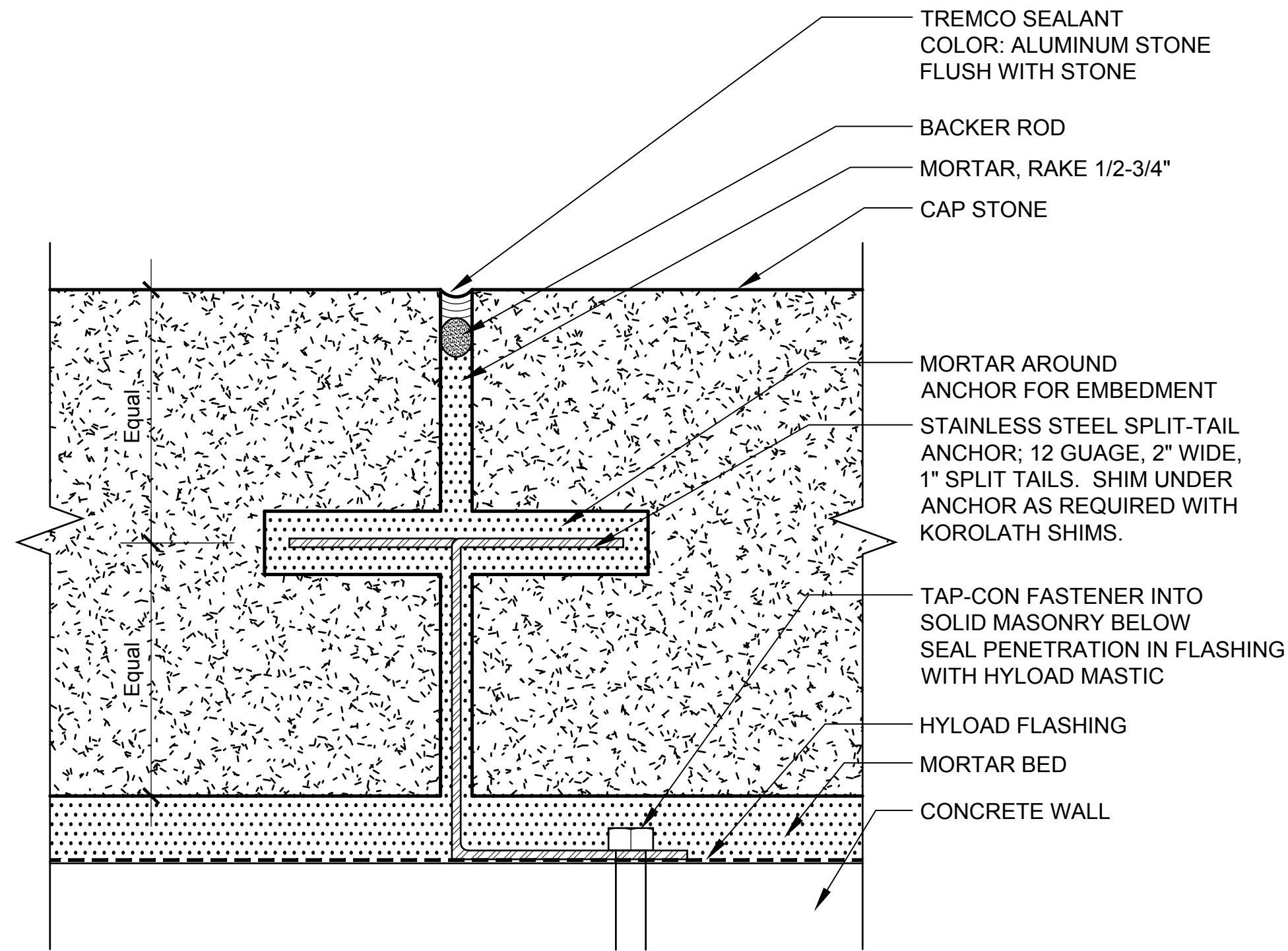
PROJECT NO.	A1536.00
ORIGINATOR DATE:	04/22/16
SCALE:	AS NOTED
DRAWN BY:	--
CHECKED BY:	MW
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

SHEET CONTENTS:

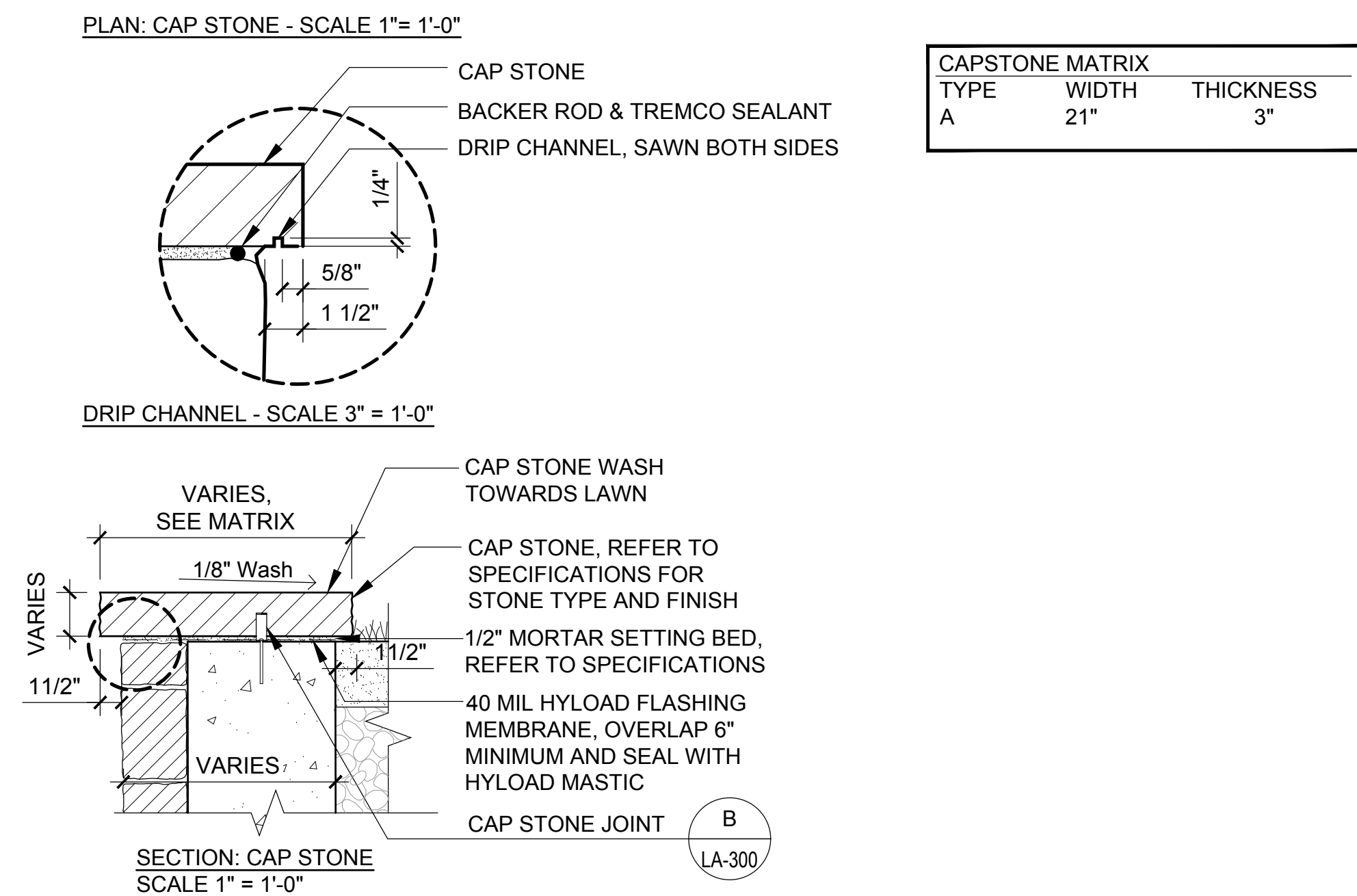
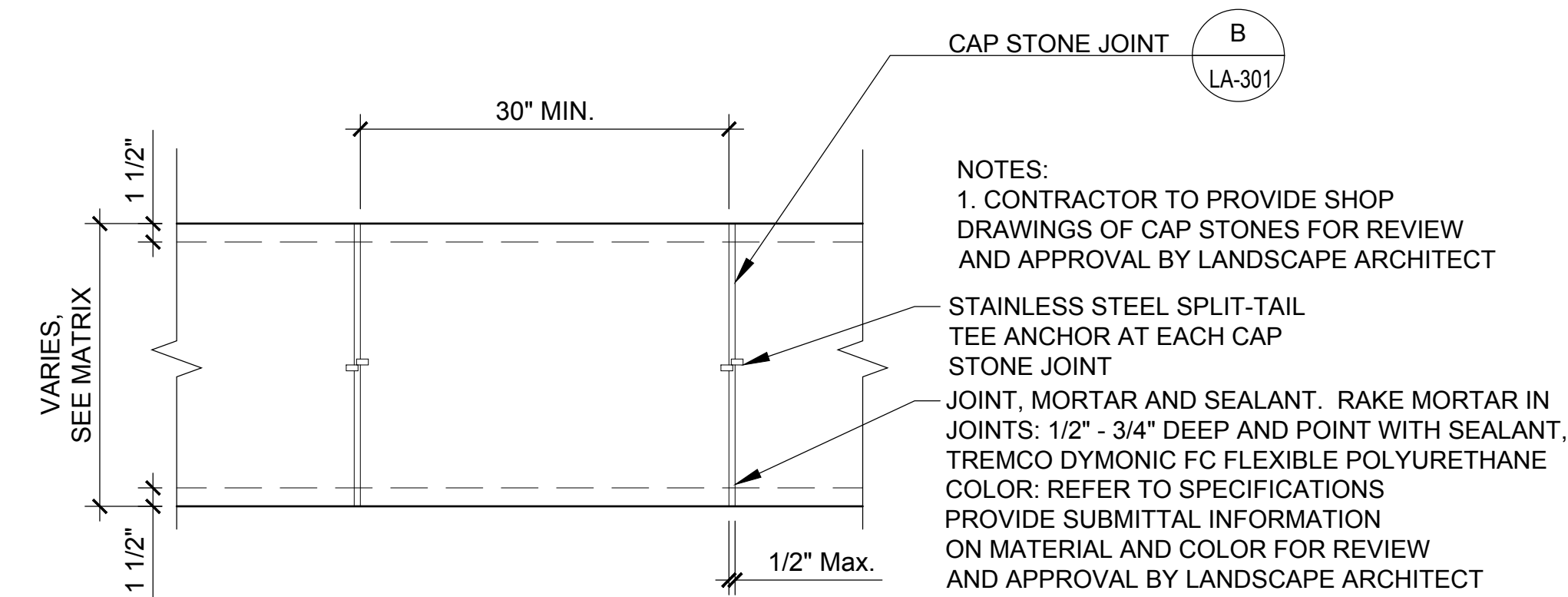
LANDSCAPE DETAIL

SHEET NO.

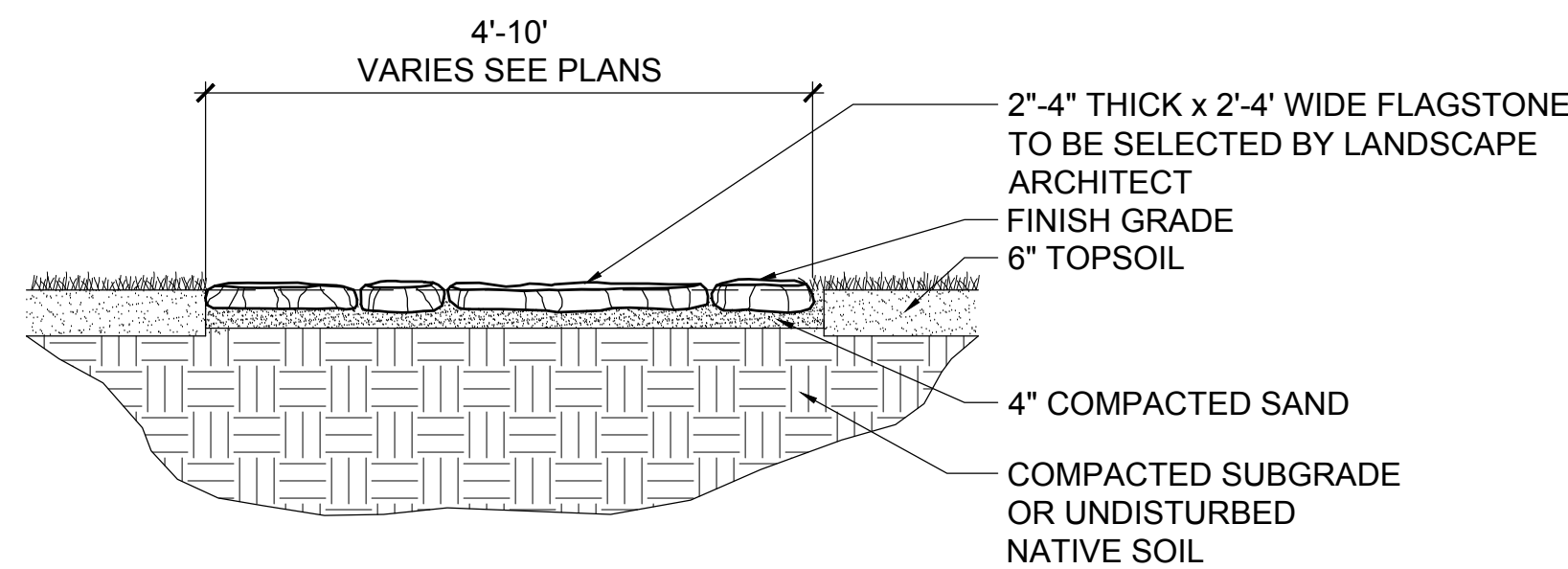
LA-300



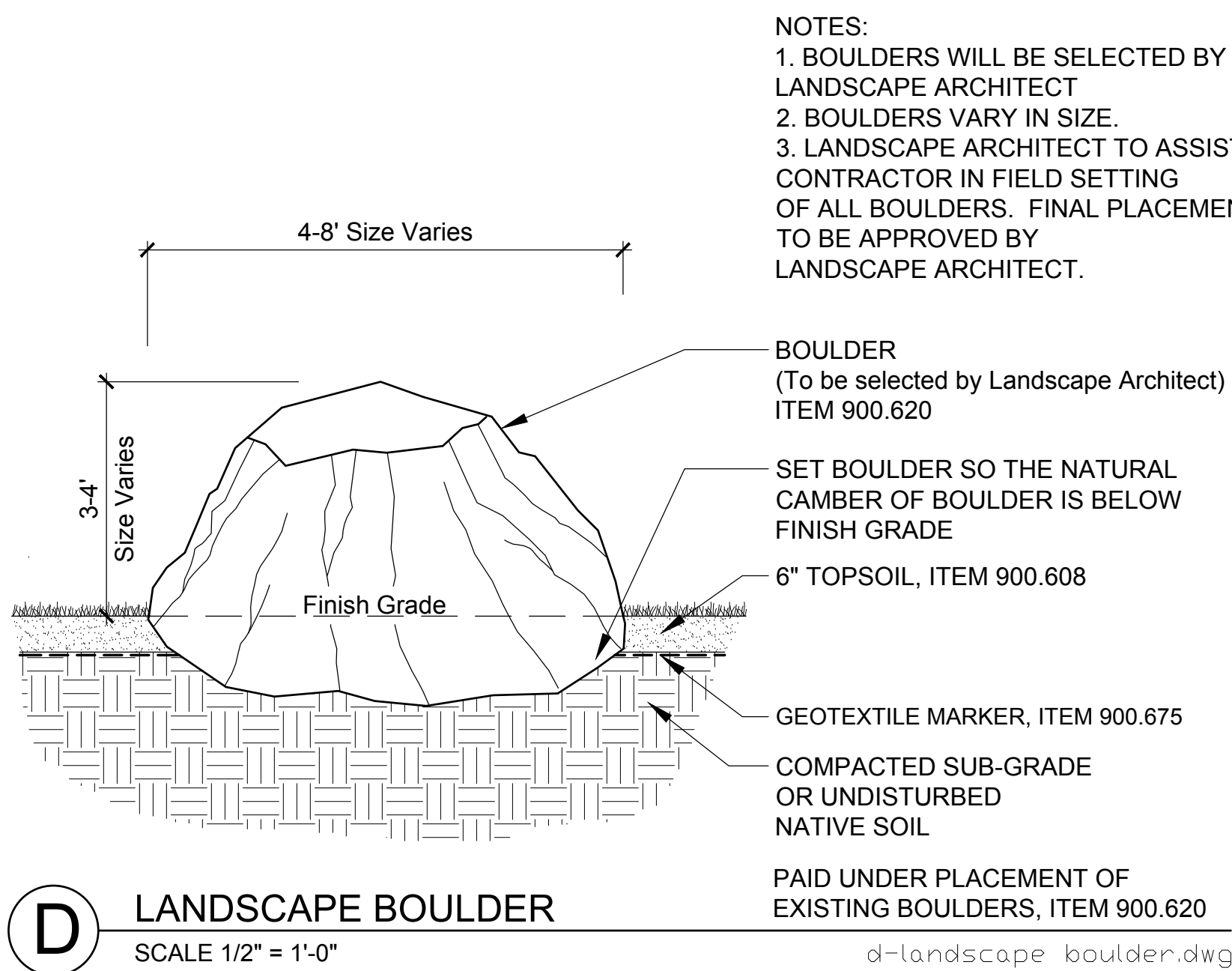
B CAP STONE JOINT
SCALE 1" = 1"
d-cap stone joint.dwg



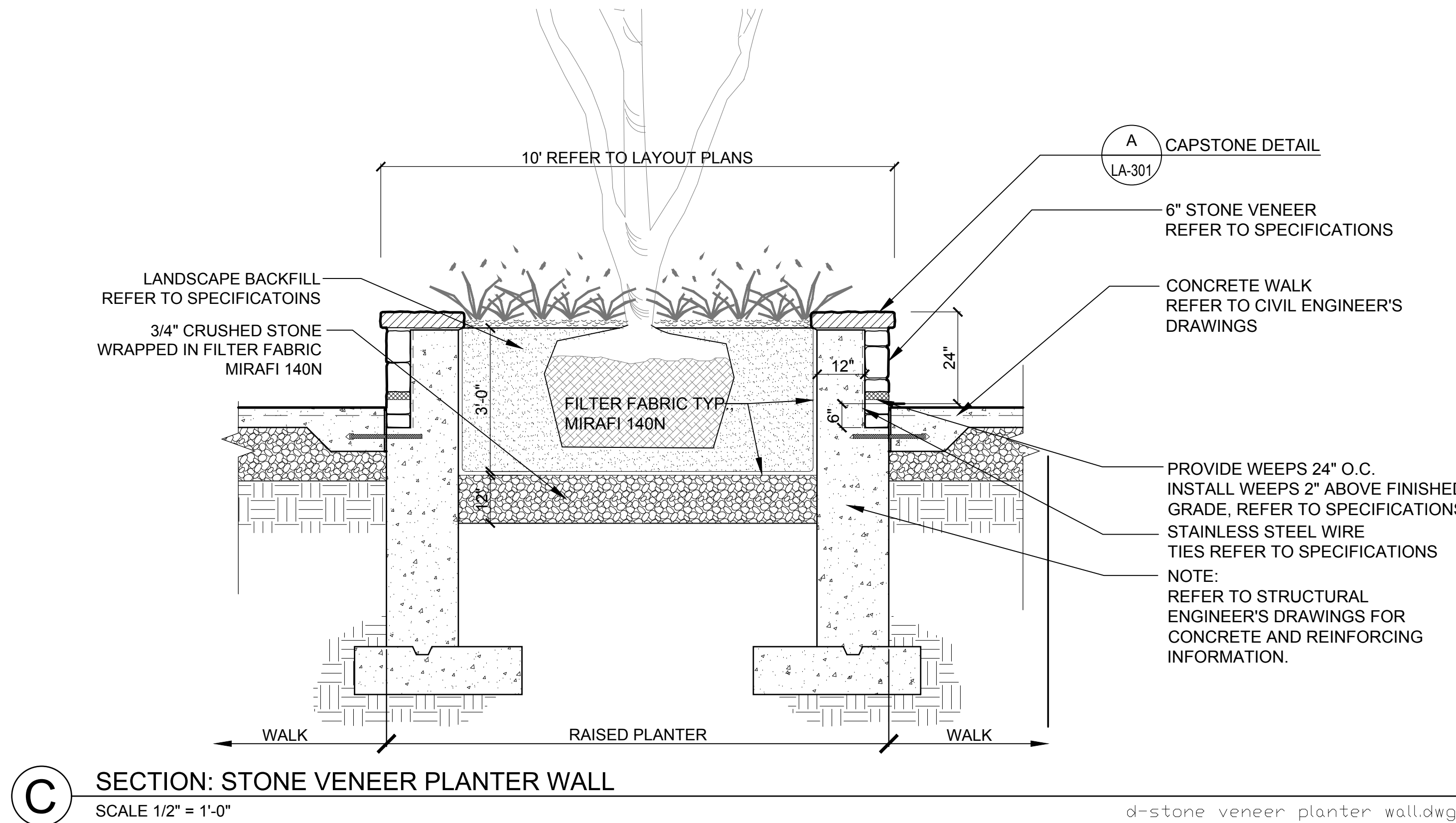
A CAP STONE
SCALE: 1"=1'-0"
d-cap stone.dwg



E STEPPING STONES
SCALE 1/2" = 1'-0"



D LANDSCAPE BOULDER
SCALE 1/2" = 1'-0"
d-landscape boulder.dwg



C SECTION: STONE VENEER PLANTER WALL
SCALE 1/2" = 1'-0"
d-stone veneer planter wall.dwg

PROGRESS SET
NOT FOR
CONSTRUCTION



CITY MARKET
SOUTH END

Burlington,
Vermont

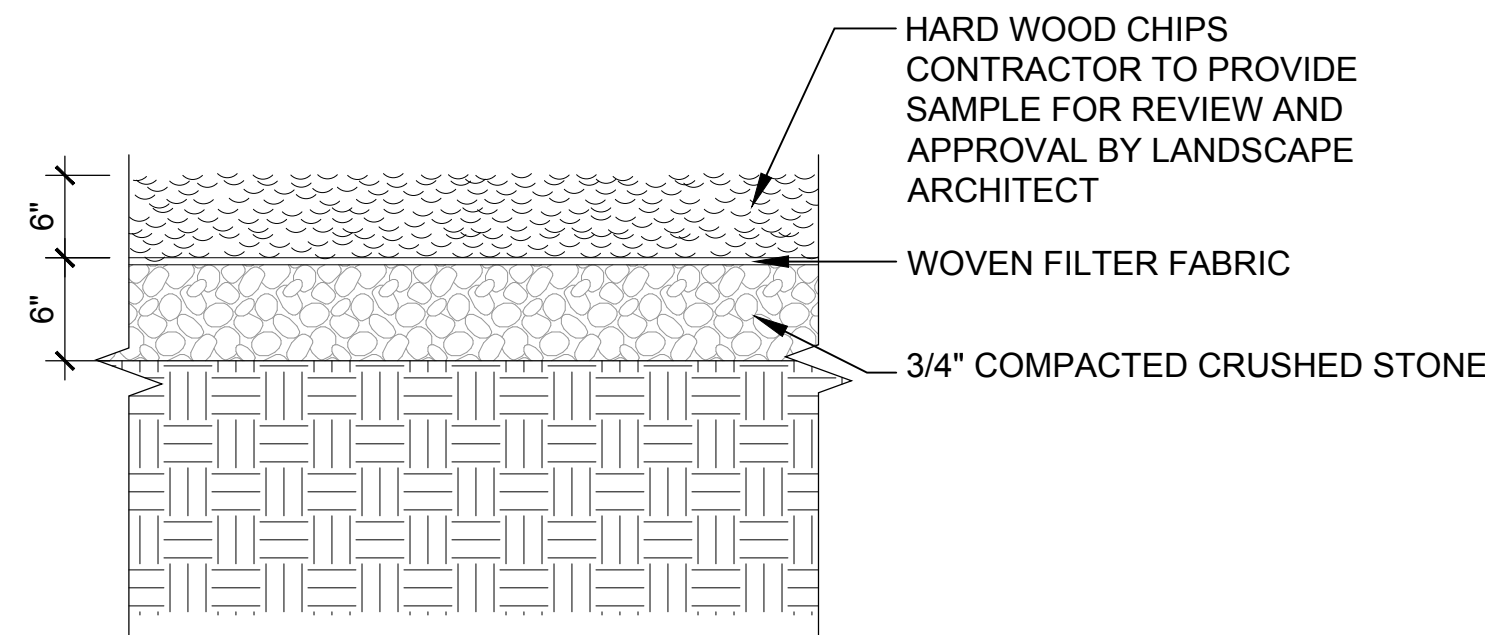
PROJECT NO.	A1536.00
ORIGINATOR/DATE	SCALE
04/22/16	AS NOTED
DRAWN BY	CHECKED BY
--	MW
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

SHEET CONTENTS:

LANDSCAPE DETAIL

SHEET NO.

LA-301



E WOOD CHIPS
SCALE 1" = 1'-0" d-wood chips.dwg

- Notes:
1. DIAMETER OF LOGS WILL VARY (18"-30")
 2. EXPOSED HEIGHT OF LOGS WILL VARY (10-30")
 3. USE HARDWOOD LOGS WITH BARK REMOVED
 4. LOGS WILL BE SET INTO STONE SUB-BASE



B STEPPING LOGS
SCALE: NTS d-step logs.dwg

- Notes:
1. CLIMBING LOGS WILL VARY IN DIAMETER (+/-10"-24")
 2. CLIMBING LOGS WILL VARY IN LENGTH (+/-8'-13')
 2. LOGS ARE EXPECTED TO BE IRREGULAR IN SHAPE, OFFERING VARIETY
 3. ALL LOGS WILL BE SELECTED BY LANDSCAPE ARCHITECT



A CLIMBING LOGS
SCALE: NTS d-climbing logs.dwg

- Notes:
1. HEIGHT IS APPROXIMATELY 10' TALL
 2. VERTICAL AND HORIZONTAL COMPONENTS WILL BE MADE FROM ROUGH CUT CEDAR LOGS
 3. WALL WILL BE FREE STANDING, POSTS WILL BE BURIED IN THE GROUND SURROUNDED BY CONCRETE.
 4. ALL WOOD COMPONENTS WILL BE LEFT NATURAL WOOD, NO FINISH
 5. ALL HARDWARE SHALL BE STAINLESS STEEL



D GREEN WALL
SCALE: NTS d-green wall.dwg

- Notes:
1. BOULDER LENGTHS WILL VARY BETWEEN 5'-7'
 2. BOULDER WIDTHS WILL VARY BETWEEN 4'-6'
 3. EXPOSED HEIGHT OF BOULDERS WILL VARY
 4. BOULDERS WILL BE SET INTO THE STON SUB-BASE
 5. ALL BOULDERS TO BE SELECTED BY LANDSCAPE ARCHITECT



C CLIMBING BOULDERS
SCALE: NTS d-climbing boulders.dwg

PROGRESS SET
NOT FOR
CONSTRUCTION



CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO: A1536.00	
ORIGINATOR DATE: 04/22/16	SCALE: AS NOTE
DRAWN BY: --	CHECKED BY: MW

ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

SHEET CONTENTS:

LANDSCAPE DETAIL

SHEET NO:

LA-302

FIXTURE AND POLE SPECIFICATIONS

Fixture A
 Manufacturer: Kim Lighting
 Fixture: Altitude - ALT96
 Configuration: 1SA
 Optics: Type 3
 Lamp: 96watt LED - 4,000K
 Milliamps: 350ma
 Lens: Flat Lens - FGL
 Color: Black
 Options: ----
 Pole: PRA20-4188

Fixture B
 Manufacturer: Kim Lighting
 Fixture: Altitude - ALT96
 Configuration: 1SA
 Optics: Type 3
 Lamp: 96watt LED - 4,000K
 Milliamps: 350ma
 Lens: Flat Lens - FGL
 Color: Black
 Options: ----
 Pole: PRA17.5-4188* (Modified)

Note: Poles are mounted on 30" raised footings, so final mounting height is 20'.

Fixture C
 Manufacturer: Kim Lighting
 Fixture: Altitude - ALT96
 Configuration: 2SB
 Optics: Type V
 Lamp: 96watt LED - 4,000K
 Milliamps: 350ma
 Lens: Flat Lens - FGL
 Color: Black
 Options: ----
 Pole: PRA17.5-4188* (Modified)

Note: Poles are mounted on 30" raised footings, so final mounting height is 20'.

Fixture D
 Manufacturer: Gardco
 Fixture: 101L Wall Sconce
 Optics: Type IV
 Wattage: 35watt LED - 4,000K
 Color: Black
 Options: Wall Mounted - 14' Mounting Height

Fixture E
 Manufacturer: Prescolite
 Fixture: 8LFLED5G4 - 8" LED Downlight
 Optics: Type V
 Wattage: 1100 Lumen - 4,000K
 Color: Black
 Options: Recessed Canopy Light +/-14' Mounting Height

Fixture F
 Manufacturer: Modern Forms
 Fixture: Urban - WS-W1116
 Optics: Top Lens
 Wattage: 16watt
 Color: Black
 Options: Wall Light +/-8' Mounting Height

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
—	1.00
—	0.50
—	0.25

STATISTICAL AREA SUMMARY

Grid Type: Horizontal Illuminance at finish grade.
Grid Units: Footcandles

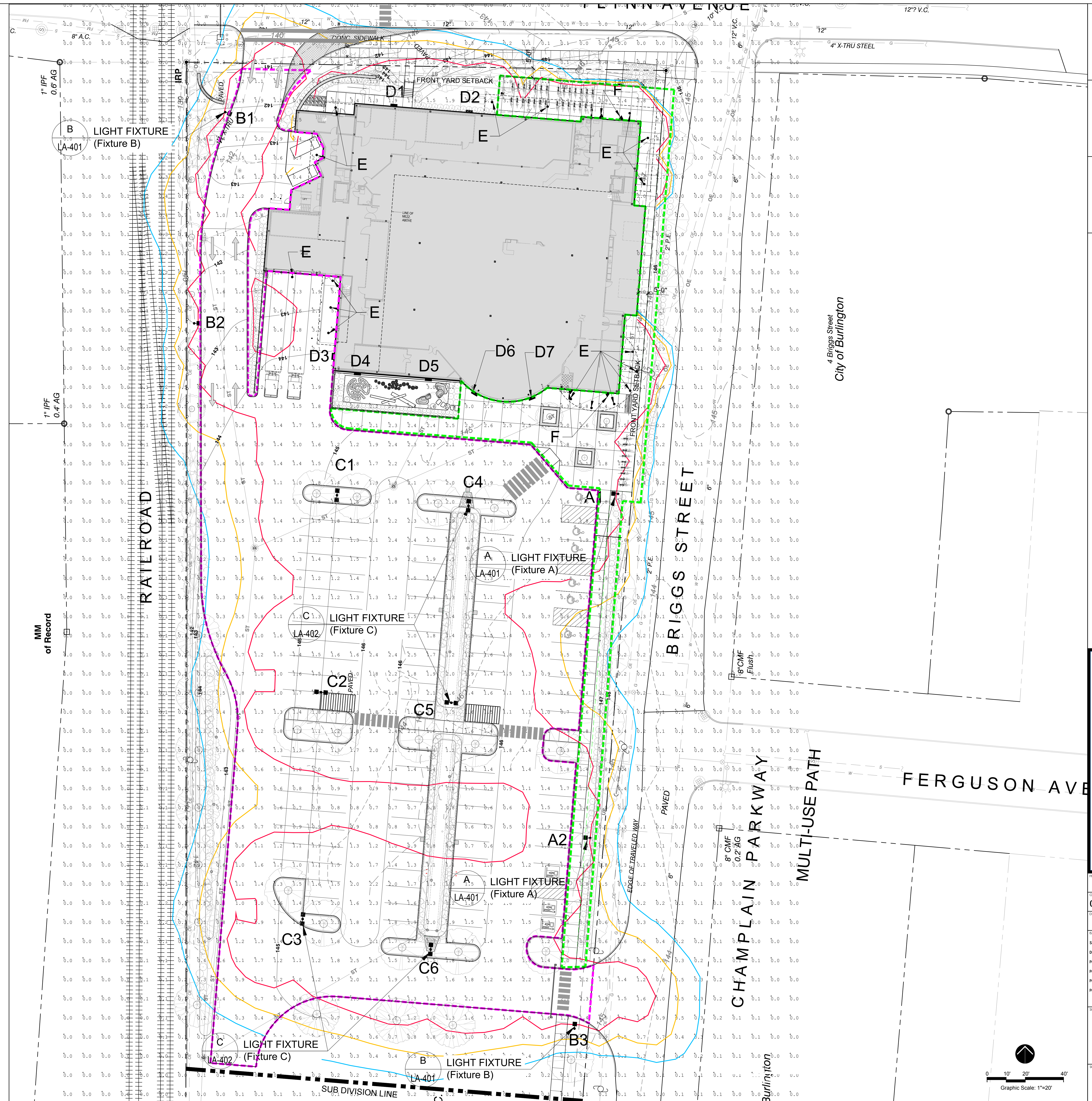
Statistical Area	Avg	Max	Min	Avg/Min	Max/Min
1 Parking Lot and Service Area	1.37	3.60	0.10	13.70	36.00
2 Building Entry / Walks	1.67	6.80	0.00	0.00	0.00

Disclaimer:

This analysis was calculated in accordance with published IES calculation methods and procedures with the data as entered by the user. This analysis is based on tested IES photometric data. Light loss factors as defined in the LLF value. This analysis is a mathematical model of real life situations, and it can be only as accurate as the model itself. Calculated values may vary from actual measurements in certain situations. SE Group is not responsible for light output deviations due to lamp/ballast combinations or other variables.

Statistical Boundary

- Parking Lot and Service Area
- Building Entry / Walks



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman

81 Maple Street • Burlington VT 05401

802-484-8844 • www.frfmc.com

Architecture • Planning • Interiors



SE GROUP

Landscape Architects and Planners

131 Church Street • Burlington VT 05401

802-862-0098 • www.segroup.com

www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO:
A1536.00

DATE: 04/22/16 SCALE: 1"=20'

DRAWN BY: -- CHECKED BY: MW

ISSUE LOG:

Schematic Design 02/12/2015

Design Development 04/15/2015

Permit Plans 04/22/2015

Permit Plans 06/17/2015

Permit Plans 07/29/2015

Permit Plans 09/14/2015

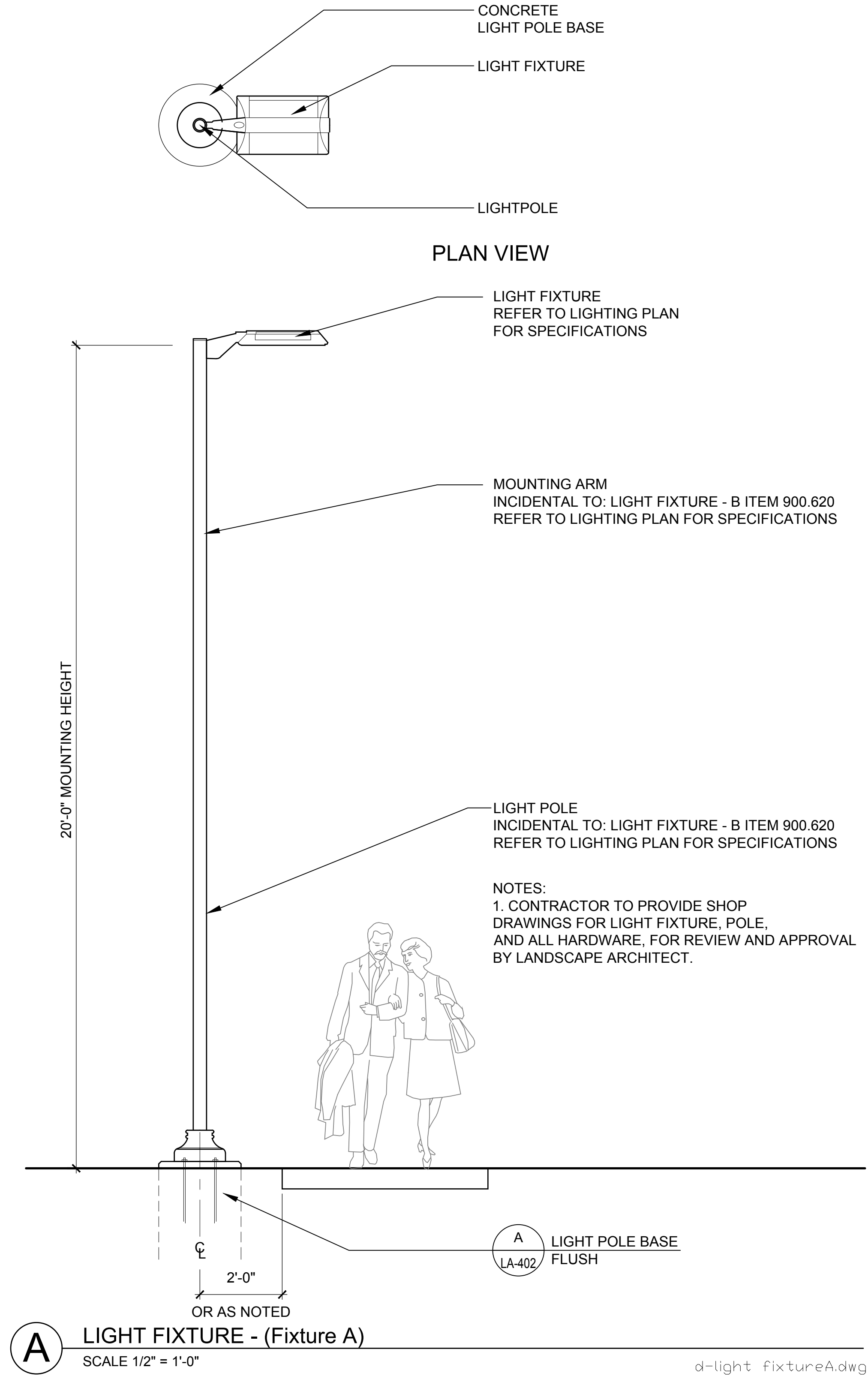
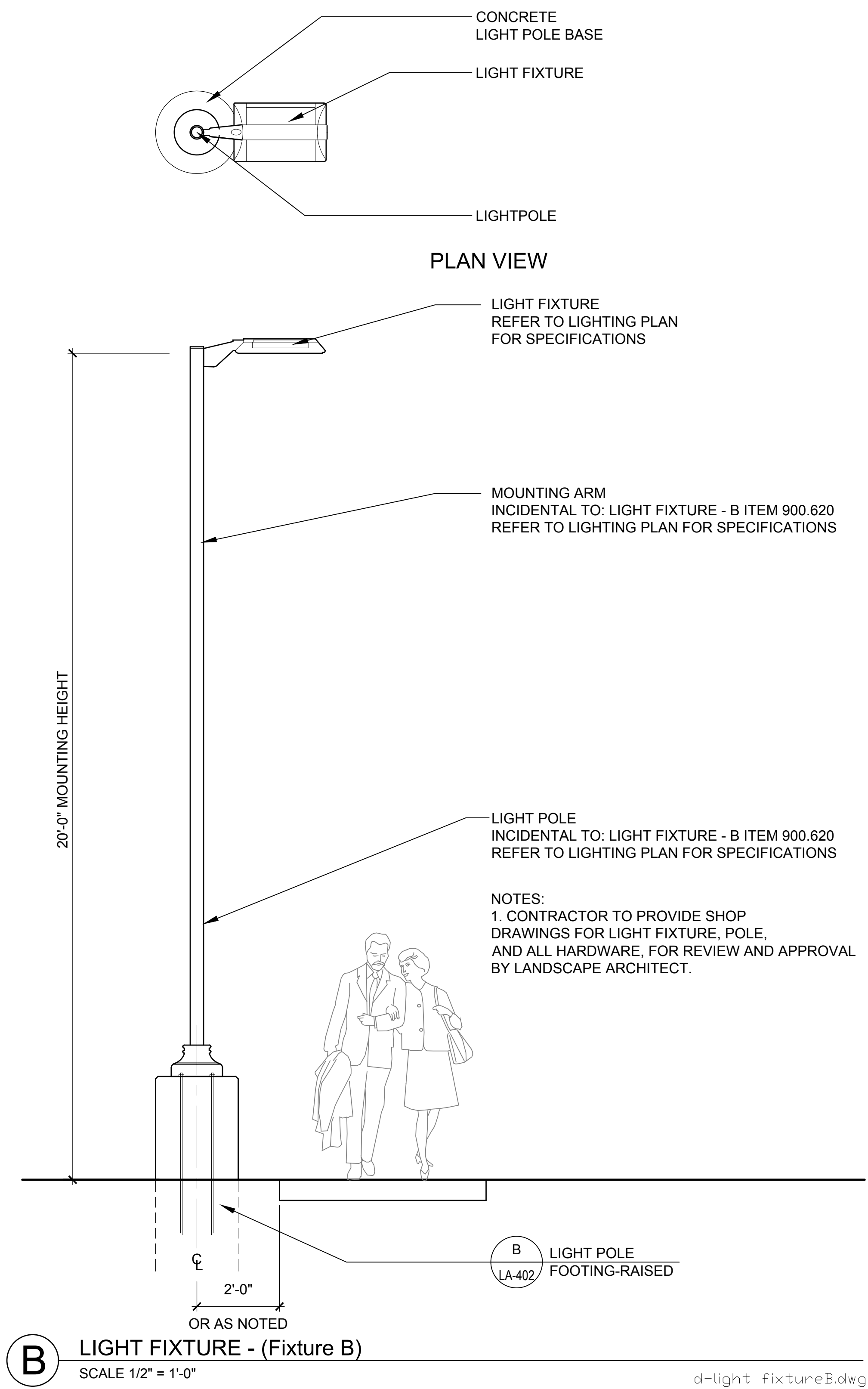
SHEET CONTENTS:

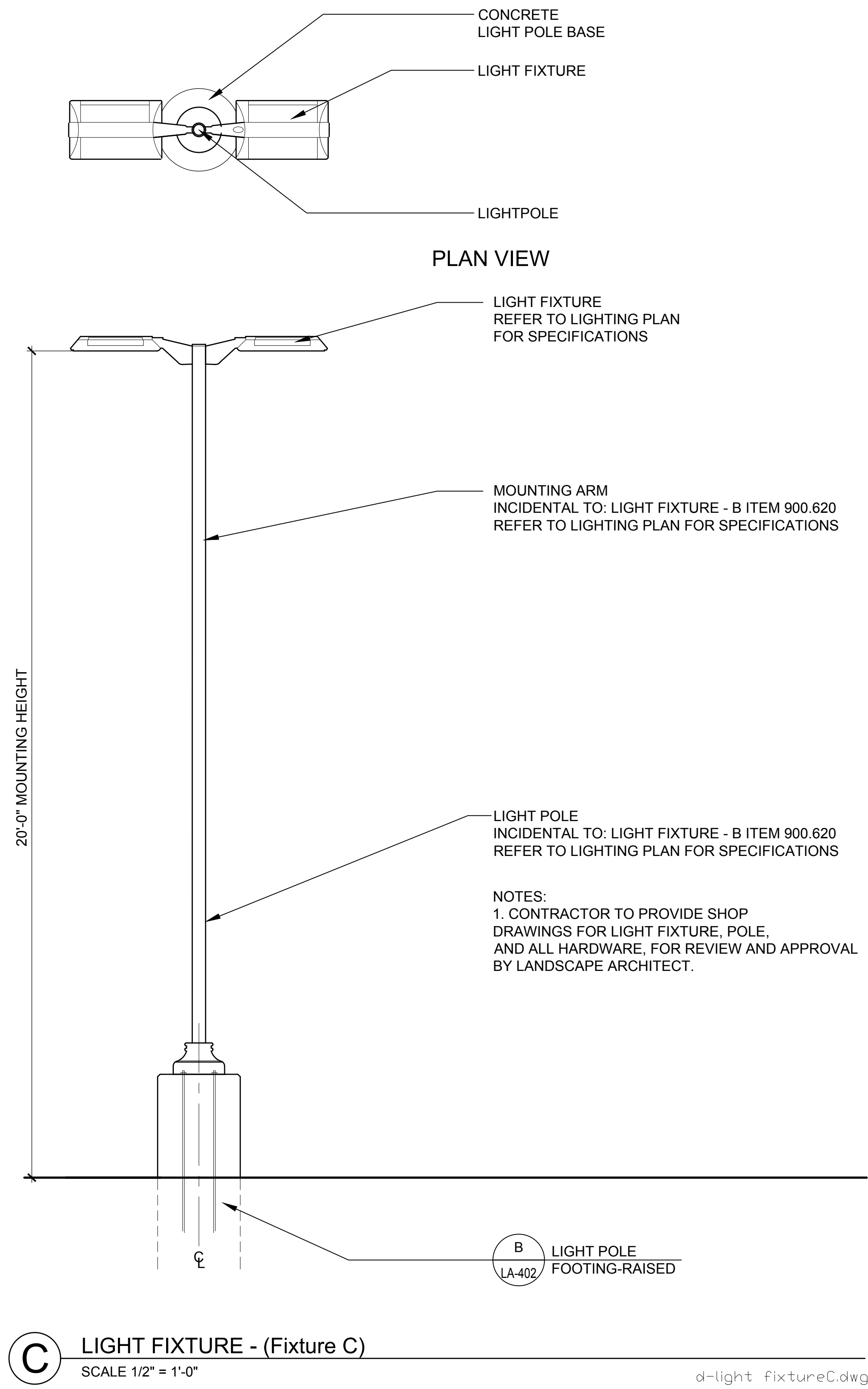
LIGHTING PLAN

SHEET NO:

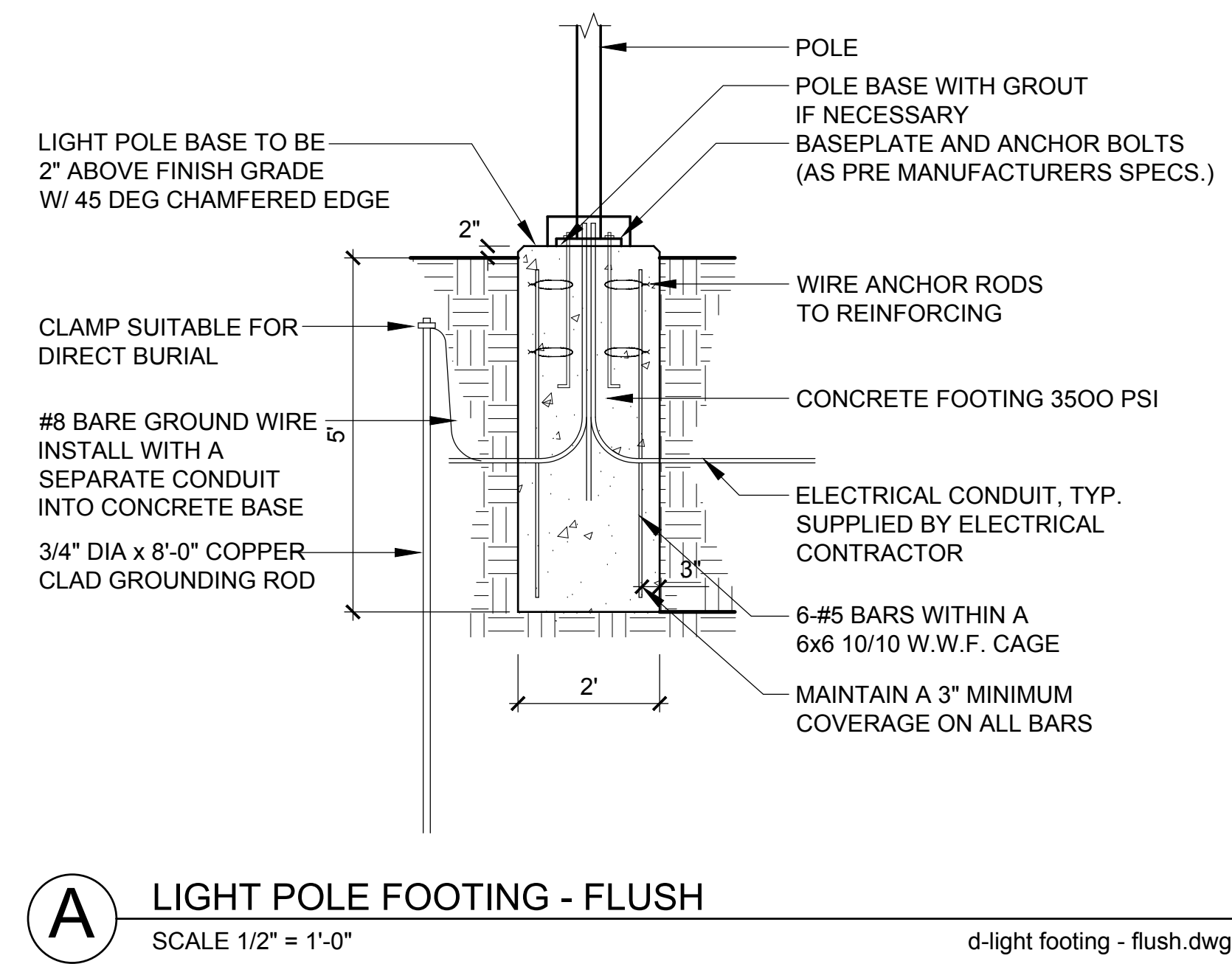
LA-400

fff PROJECT NO:	A1536.00
ORIGIN/ARCH DATE:	04/22/16
SCALE:	AS NOTE
DRAWN BY:	--
CHECKED BY:	MW
ISSUE LOG:	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016
Permit Plans	09/14/2016

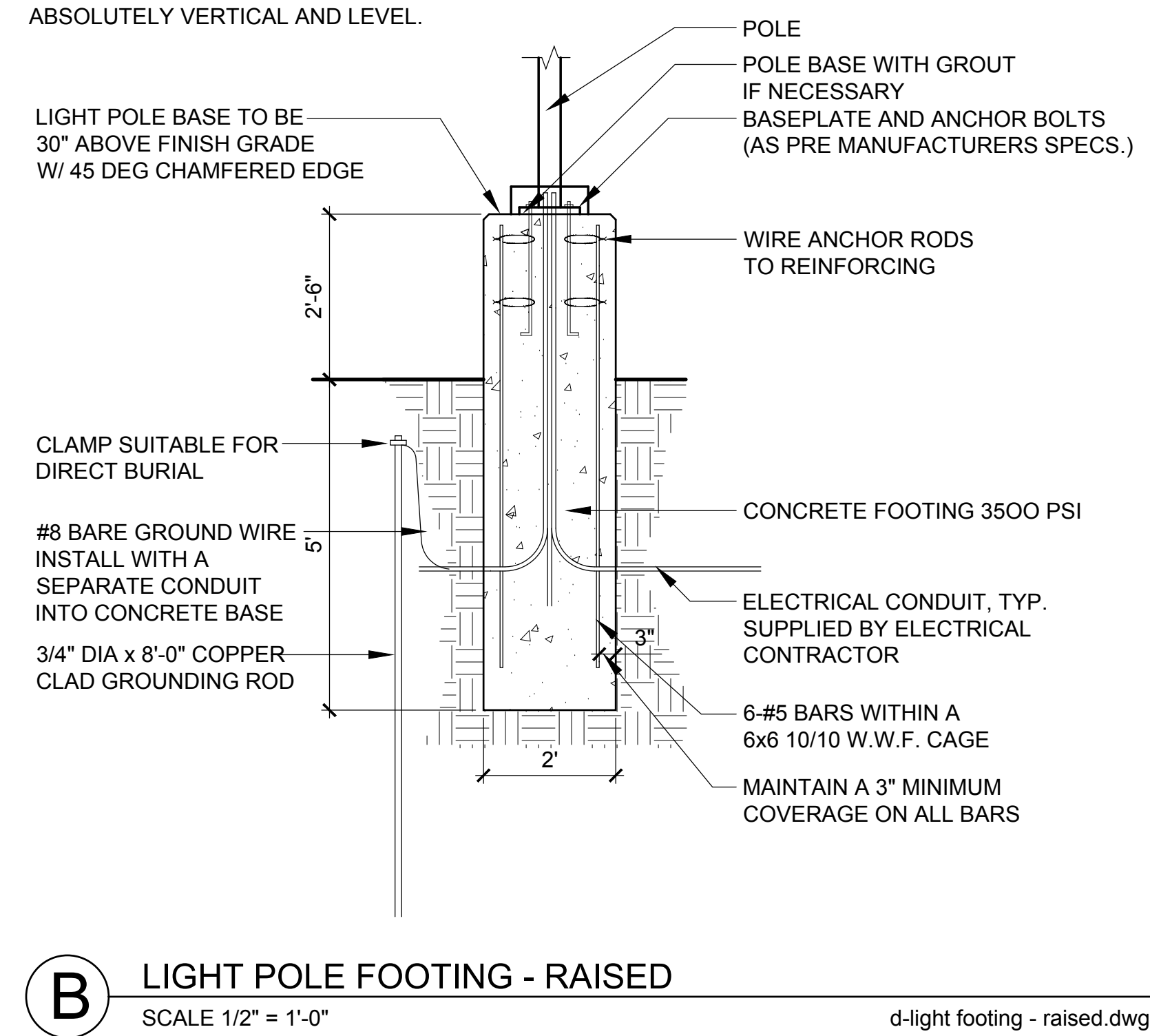




NOTE: POLE BASE IS TO BE ONE CONTINUOUS POUR.
THE CONTRACTOR WILL TAKE SPECIAL CARE TO
ENSURE CONCRETE POLE BASES ARE INSTALLED
ABSOLUTELY VERTICAL AND LEVEL.



NOTE: POLE BASE IS TO BE ONE CONTINUOUS POUR.
THE CONTRACTOR WILL TAKE SPECIAL CARE TO
ENSURE CONCRETE POLE BASES ARE INSTALLED
ABSOLUTELY VERTICAL AND LEVEL.



OWNER / OCCUPANT

Flynn Avenue, LLC/City Market, Union 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

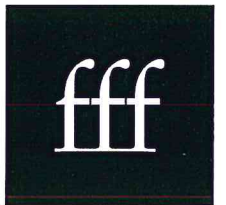
LN Consulting
69 Union St.
Winooski, VT 05404
Tel: (802) 655-1753

FIXTURES & EQUIPMENT

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

**CITY MARKET
SOUTH END**

PERMIT PLANS
JULY 29, 2016



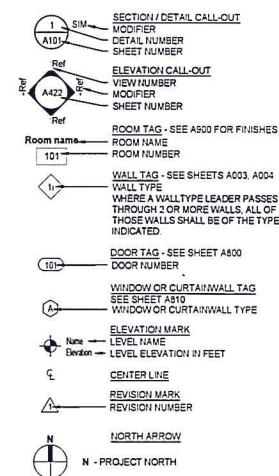
freeman | french | freeman | G

81 Maple Street • Burlington Vermont 05401
802-864-6844 • www.fffinc.com
Architecture • Planning • Interiors

LOCATION MAP



SYMBOLS LEGEND



ABBREVIATIONS

ACM	ALUMINUM COMPOSITE PANEL	MAX	MATERIAL
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MECH	MECHANICAL
		MFR	MANUFACTURER
AFM	ABOVE FINISH FLOOR	MIN	MINIMUM
ALUM	APPROXIMATELY	MSO	MISCELLANEOUS
APPROX		MO	MASONRY OPENING
		MTD	MOUNTED
BD	BOARD	MTL	METAL
BLDG	BUILDING	N/C	NOT IN CONTRACT
		NTS	NOT TO SCALE
CG	CORNER GUARD		
CJ	CONTROL JOINT		
CL	CENTER LINE	OC	ON CENTER
CLG	CEILING		
CLR	CLEAR	OF	OVERFLOW ROOF DRAIN
CMP	COMPOSITE METAL PANEL	OH	OUTSIDE
CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND OR OVERHEAD
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OFCC	OWNER FURNISHED
CONT	CONTINUOUS		OWNER INSTALLED
CORR	CORRIDOR	OFCC	OWNER FURNISHED
CPT	CARPET		CONTRACTOR INSTALLED
CT	CERAMIC TILE		
CFCI	CONTRACTOR FURNISHED	PI	PANEL JOINT
	CONTRACTOR INSTALLED	PL	PLATE
CFOI	CONTRACTOR FURNISHED	PLM/PL-AM	PLASTIC LAMINATE
	OWNER INSTALLED	PLT	PLATFORM
		PLYWD	PLYWOOD
DF	DRINKING FOUNTAIN	PREFBT	PREFABRICATED
DIA	DIAMETER	PT	PRESSURE TREATED
DM	DEPTH	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	REQO	REQUIRED
EMER	EMERGENCY	RESIL	RESILIENT
ENGR	ENGINEER	REV	REVISION
EQ	EQUAL	RM	ROOM
EQUIP	EQUIPMENT	RO	ROUGH OPENING
EW	ELECTRIC WATER COOLER		
EX/EXIST	EXISTING	SCHED	SCHEDULE
EXT	EXTERIOR	SECT	SECTION
ETR	EXISTING TO REMAIN	SHT	SHEET
		SM	SIMILAR
FD	FLOOR DRAIN	SPC	SPECIFICATION
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FIN FLR	FINISH FLOOR	STL	STEEL
FIN	FINISH	SS, ST, STL	STAINLESS STEEL
FLR	FLOOR	STL	STORAGE
FRM	FIRE RESISTIVE MATERIAL	STRUCT	STRUCTURAL
FT	FOOT OR FEET		
		TEL	TELEPHONE
GALV	GALVANIZED	OC	TOP OF CONCRETE
GWB	GYPSPUM WALL BOARD	TOS	TOP OF STEEL
GYP	GYPSPUM	TWP	TOP OF WALL
		TP	TYPICAL
HC	HANDICAP	UNO	UNLESS NOTED OTHERWISE
HOW	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		

PERSPECTIVE



SCHEDULE OF DRAWINGS

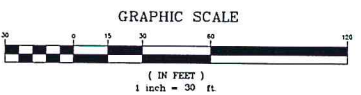
C1.0	EXISTING CONDITIONS SITE PLAN
C2.0	PROPOSED OVERALL SITE PLAN
C2.1	PROPOSED PARTIAL SITE PLAN
C3.0	PROPOSED EPSC
C3.1	EROSION CONTROL NOTES & DETAILS
C4.0	DETAILS
C4.1	DETAILS
C4.2	DETAILS
C4.3	DRAINAGE DETAILS
LA-001	EXISTING CONDITIONS SITE PHOTOS
LA-100	LAYOUT PLAN
LA-101	LAYOUT PLAN
LA-102	LAYOUT 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
G300	ACCESSORY AREAS
G401	PERSPECTIVE VIEWS
G402	PERSPECTIVE VIEWS
G500	COLOR PERSPECTIVE
G501	COLOR ELEVATIONS

July 29th 2016
PERMIT PLANS
NOT FOR CONSTRUCTION
NOT FOR BUILDING PERMIT

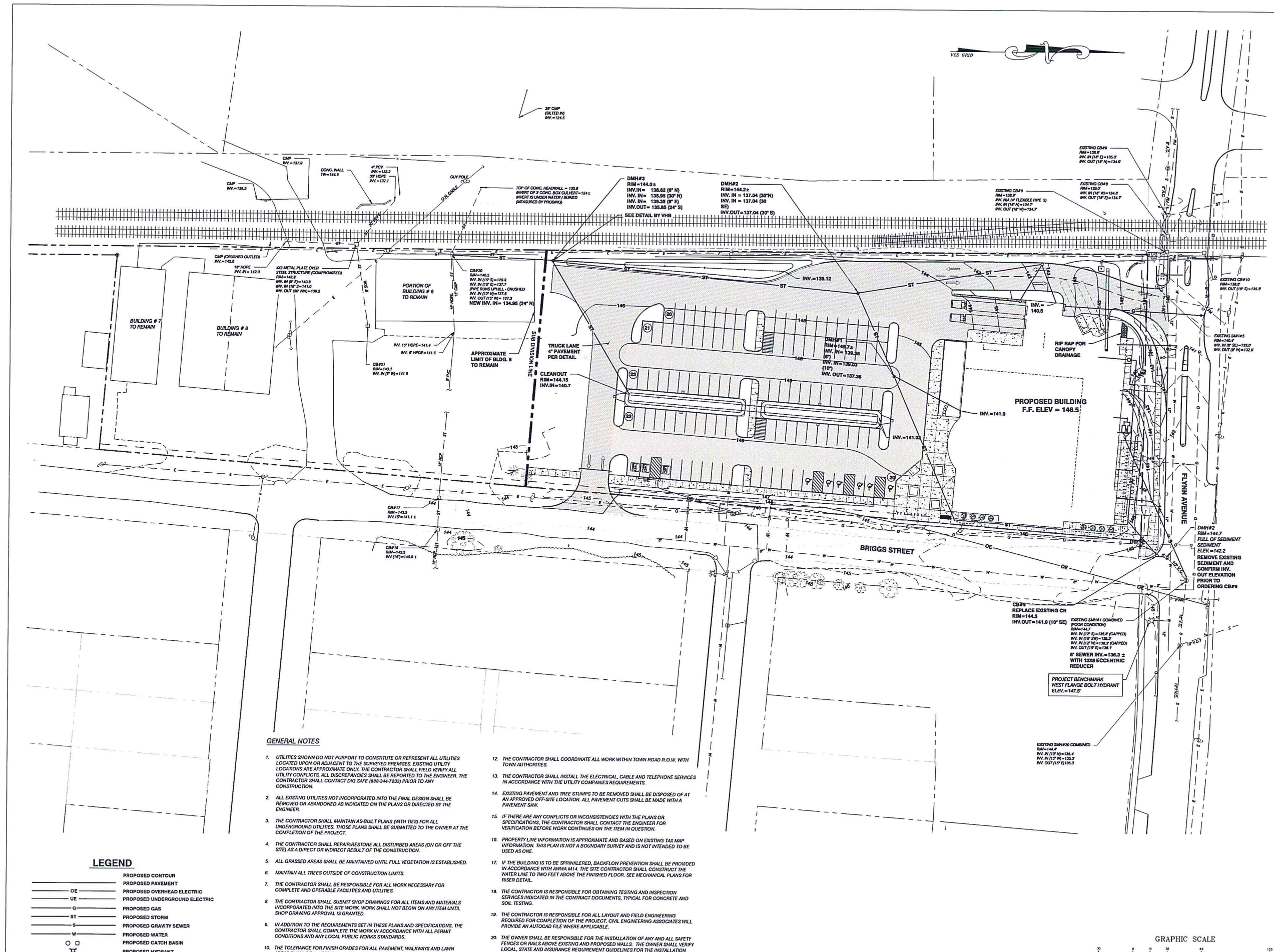
AUG 1 2016

ALL 01 2016

C10



\\ville\CADD\Projects\15253\15253.dwg (15253) Proposed Site Plan.dwg, 7/20/2016 12:10:15 PM, DWG to PDF.pc3

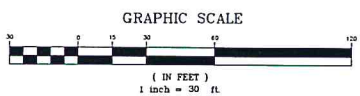


LEGEND

- 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

- 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.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- 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.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 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.
- 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.
- THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET.
- ANY DOWNGRADE NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
- THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
- 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.
- 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.
- ALL INFRASTRUCTURE NOT INCORPORATED INTO FINAL DESIGN SHALL BE ABANDONED.



PROGRESS
SET -
NOT FOR
CONSTRUCTION

fff
freeman | french | freeman
31 Maple Street - Burlington
802.654.6344
Architecture • Planning •
Interior
SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
BURLINGTON, VT
802.654.6344 FAX 802.654.6347
www.civil-engineers.com

DEPARTMENT OF
PLANNING & ZONING

AUG 01 2016

RECEIVED

CITY
MARKET
SOUTH END

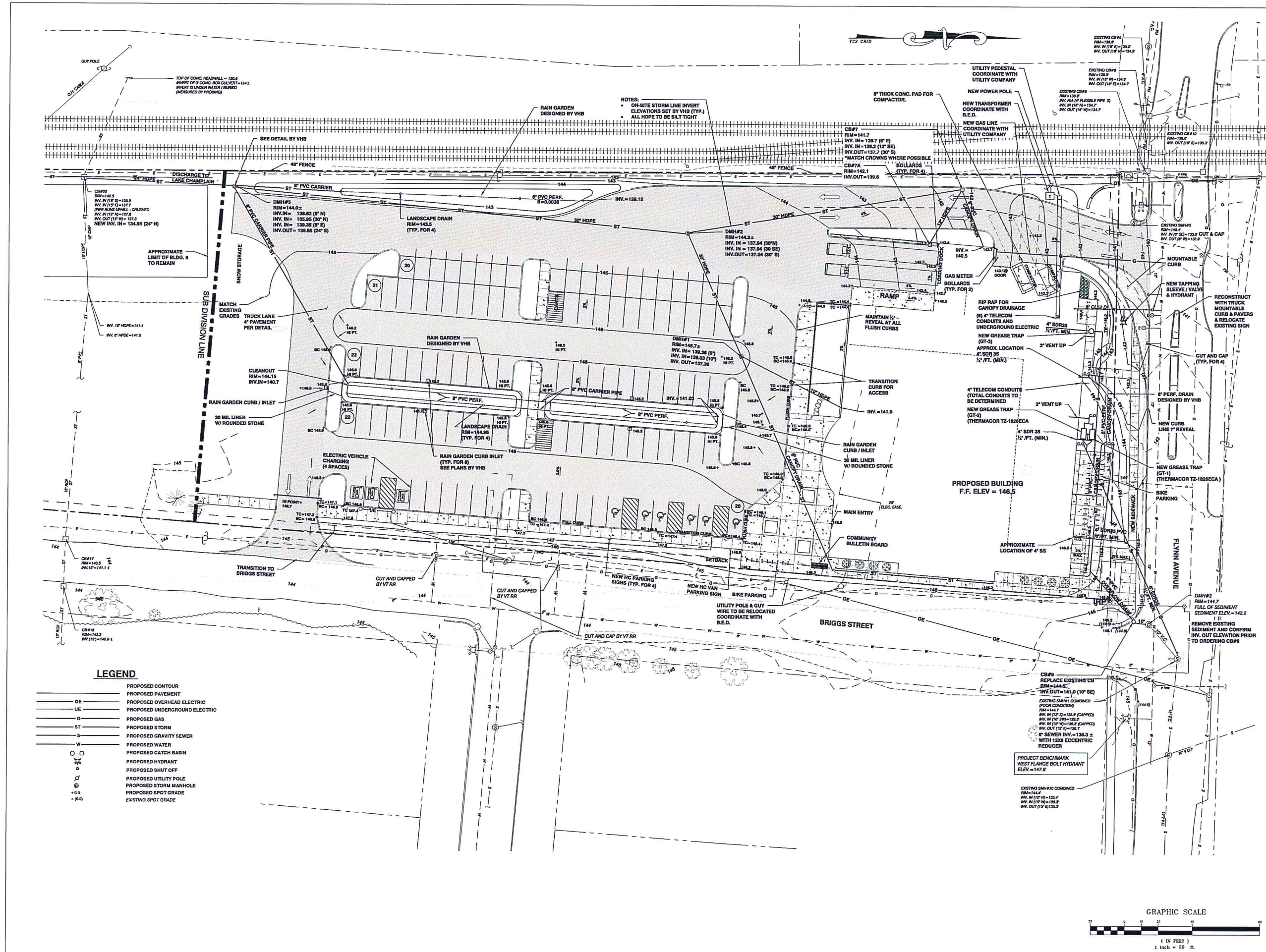
Burlington,
Vermont

DATE: 04/06/16	15253
SCALE: 1" = 30'	
DESIGNED BY: MAB	CHECKED BY: SAV
DATE: 02/12/2016	
DESIGN: 04/15/2016	
DEVELOPMENT: 04/22/2016	
PERMIT PLANS: 06/17/2016	
PERMIT PLANS: 07/25/2016	

PROPOSED
OVERALL
SITE PLAN

C2.0

AutoCAD Project\2015\152531\DWG\152531 Proposed Site Plan.dwg, 7/29/2016 12:10:39 PM, DWG to PDF.pc3



PROGRESS
SET -
NOT FOR
CONSTRUCTION

fff

freeman | french | freeman
81 Maple Street - Burlington
802-654-6444
Architecture - Planning -
Interior

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
100 WOODLAND AVENUE
BURLINGTON, VT 05401
802-654-6444 FAX 802-654-6477
www.civil-engineers.com

DEPARTMENT OF
PLANNING & ZONING

RECEIVED
AUG 01 2016

CITY
MARKET
SOUTH END

Burlington,
Vermont

CEN PROJECT NO:
15253

DATE: 04/06/16 SCALE: 1" = 20'

DRAWN BY: MAB CHECKED BY: SAV

DATE: 02/12/2016
Schematic Design

04/15/2016
Design Development

04/22/2016
Permit Plans

05/17/2016
Permit Plans

07/28/2016
Permit Plans

PROPOSED
PARTIAL
SITE PLAN

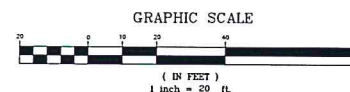
C2.1



- | | |
|----------|-------------------------------|
| _____ | 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 |
| + (S) | PROPOSED SPOT GRADE |
| + (E) | EXISTING SPOT GRADE |

1. SILT FENCE TO BE INSTALLED WHERE SHOWN PRIOR TO SOIL DISTURBANCE IN UPHILL AREAS.
2. EROSION CONTROL MEASURES SHOWN ON PLANS ARE CONCEPTUAL. ADDITIONAL MEASURES MAY BE NECESSARY BASED ON SITE/WEATHER CONDITIONS DURING CONSTRUCTION.
3. PROVIDE EROSION CONTROL MEASURES AT AMMO BREAKDOWN BUILDING AND LOCATIONS CHOSEN FOR STUMP DUMP AND BORROW AREAS.

	SILT FENCE
	EROSION MATTING
	CONSTRUCTION FLAGGING



Introduction

This project is subject to the terms and conditions of the authorization from the State of Vermont to discharge construction related storm water runoff.

Coverage under the State Construction General Permit 3-9020 is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

This project has been deemed to qualify as a Low Risk Site which is subject to the erosion prevention and sediment control (EPSC) standards set for in the State of Vermont's Low Risk Site Handbook for Erosion Prevention and Sediment Control.

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMP's) depicted on the project's EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and risks as it relates to minimizing sediment loss from the site. It is the responsibility of the Contractor to implement the necessary BMP's to comply with the Low Risk Handbook standards outlined on this sheet based on the Interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.

Specific BMP's which are critical to allowing the project to be considered a Low risk site include the items checked below:

- Limit the amount of disturbed earth to two acres or less at any one time.
- There shall be a maximum of 7 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

1. Mark Site Boundaries

Purpose:
Mark the site boundaries to identify the limits of construction. Delineating your site will help to limit the area of disturbance, preserve existing vegetation and limit erosion potential on the site.

How to comply:
Before beginning construction, walk the site boundaries and flag trees, post signs, or install orange safety fence. Fence is required on any boundary within 50 feet of a stream, lake, pond or wetland, unless the area is already developed (existing roads, buildings, etc.)

2. Limit Disturbance Area

Purpose:
Limit the amount of soil exposed at one time to reduce the potential erosion on site.

Requirements:
The permitted disturbance area is specified on the site's written authorization to discharge. Only the acreage listed on the authorization form may be exposed at any given time.

How to comply:
Plan ahead and phase the construction activities to ensure that no more than the permitted acreage is disturbed at one time. Be sure to properly stabilize exposed soil with seed and mulch or erosion control matting before beginning work in a new section of the site.

3. Stabilize Construction Entrance

Purpose:
A stabilized construction entrance helps remove mud from vehicle wheels to prevent backing onto streets.

Requirements:
If there will be any vehicle traffic off of the construction site, you must install a stabilized construction entrance before construction begins.

How to install:
Rock Size: Use a mix of 1 to 4 inch stone
Depth: 8 inches minimum
Width: 12 feet minimum
Length: 40 feet minimum (or length of driveway, if shorter)
Geotextile: Place filter cloth under entire gravel bed

Maintenance:
Redress with clean stone as required to keep sediment from backing onto the street.

4. Install Silt Fence

Purpose:
Silt fences intercept runoff and allow suspended sediment to settle out.

Requirements:
Silt fence must be installed:
• on the downhill side of the construction activities
• between any ditch, swale, storm sewer inlet, or waters of the State and the disturbed soil
• Hay bales must not be used as sediment barriers due to their tendency to degrade and fall apart.

Where to place:
• Place silt fence on the downhill edge of bare soil. At the bottom of slopes, place fence 10 feet downhill from the end of the slope (if space is available).
• Ensure the silt fence catches all runoff from bare soil.
• Maximum drainage area is 1/4 acre for 100 feet of silt fence.
• Install silt fence across the slope (not up and down hills).
• Drive stakes until 18 inches of fabric is in trench.
• Push fabric into trench: spread along bottom.
• Fill trench with soil and pack down.

How to install silt fence:
• Dig a trench 6 inches deep across the slope
• Unroll silt fence along the trench
• Join fencing by rolling the end stakes together
• Drive stakes in against downhill side of trench
• Drive stakes until 18 inches of fabric is in trench
• Push fabric into trench: spread along bottom
• Fill trench with soil and pack down

Maintenance:

- Remove accumulated sediment before it is halfway up the fence.
- Ensure that silt fence is trenched in ground and there are no gaps.

5. Divert Upland Runoff

Purpose:
Diversion berms intercept runoff from above the construction site and direct it around the disturbed area. This prevents clean water from becoming muddied with soil from the construction site.

Requirements:
If storm water runs onto your site from upslope areas and your site meets the following two conditions, you must install a diversion berm before disturbing any soil.
1. You plan to have one or more acres of soil exposed at any one time (excluding roads).
2. Average slope of the disturbed area is 20% or steeper.

How to install:
1. Compact the berm with a shovel or earth-moving equipment.
2. Seed and mulch berm or cover with erosion control matting immediately after installation.
3. Stabilize the flow channel with seed and straw mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
4. Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.
5. The diversion berm shall remain in place until the disturbed areas are completely stabilized.

6. Slow Down Channelized Runoff

Purpose:
Stone check dams reduce erosion in drainage channels by slowing down the storm water flow.

Requirements:
If there is a concentrated flow (e.g. in a ditch or channel) of storm water on your site, then you must install stone check dams. Hay bales must not be used as check dams.

How to install:
Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation.
Side slopes: 2:1 or flatter
Stone size: Use a mixture of 2 to 9 inch stone
Width: Dams should span the width of the channel and extend up the sides of the banks.
Spacing: Space the dams so that the bottom (toe) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.
Spacing (in feet) = Height of check dam (in feet) / Slope in channel (ft/ft)

Maintenance:
Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam. If significant erosion occurs between check dams, a line of stone should be installed.

7. Construct Permanent Controls

Purpose:
Permanent storm water treatment practices are constructed to maintain water quality, ensure groundwater flows, and prevent downstream flooding. Practices include detention ponds and wetlands, infiltration basins, and storm water filters.

Requirements:
If the total impervious* area on your site, or within the common plan of development, will be 1 or more acres, you must apply for a State Storm water Discharge Permit and construct permanent storm water treatment practices on your site. These practices must be installed before the construction of any impervious surfaces.

How to comply:
Contact the Vermont Storm water Program and follow the requirements in the Vermont Storm water Management Manual. The Storm water Management Manual is available at: www.vtwaterquality.org/stormwater.htm

*An impervious surface is a manmade surface, including, but not limited to, paved and unpaved roads, parking areas, roofs, driveways, and walkways, from which precipitation runs off rather than infiltrates.

8. Stabilize Exposed Soil

Purpose:
Seeding and mulching, applying erosion control matting, and hydrosseeding are all methods to stabilize exposed soil. Mulches and hydrosseeding protect the soil surface while grass is establishing.

Requirements:
All areas of disturbance must have temporary or permanent stabilization within 7, 14, or 21 days of initial disturbance, as stated in the project authorization. After this time, any disturbance in the area must be stabilized at the end of each work day.

The following exceptions apply:

- Stabilization is not required if earthwork is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
- Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).

All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade.

How to comply:
Prepare bare soil for seeding by grading the top 3 to 6 inches of soil and removing any large rocks or debris.

Seeding Rates for Temporary Stabilization
April 15 - Sept. 15 - Ryegrass (annual or perennial): 20 lbs/acre
Sept. 15 - April 15 - Winter rye: 120 lbs/acre

Seeding Rates for Final Stabilization/Choice

Choice	Rate	Rate	Rate
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4
Choice 1	Choice 2	Choice 3	Choice 4

1- Min 2.5 bush of lupine and Penckle OR 2.5 lbs. of birds feet and 2.5 lbs. white clover per acre

Mulching Rates

April 15 - Sept. 15 - Hay or Straw: 1 inch deep (1-2 bales/1000 s.f.)
Sept. 15 - April 15 - Hay or Straw: 2 in. deep (2-4 bales/1000 s.f.)

Erosion Control Matting

As per manufacturer's instructions

Hydrosseed
As per manufacturer's instructions

9. Winter Stabilization

Purpose:
Managing construction sites to minimize erosion and prevent sediment loading of waters is a year-round challenge. In Vermont, this challenge becomes even greater during the late fall, winter, and early spring months.
Winter construction as discussed here, describes the period between October 15 and April 15, when erosion prevention and sediment control is significantly more difficult.
Rains in late fall, thaws throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential for erosion.

Requirements for Winter Shutdown:
For those projects that will complete earth disturbance activities prior to the winter period (October 15), the following requirements must be adhered to:
1. For areas to be stabilized by vegetation, seeding shall be completed no later than September 15 to ensure adequate growth and cover.
2. If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes use of Erosion Control Matting or netting of a heavy mulch layer. Seeding with winter rye is recommended to allow for early germination during wet spring conditions.
3. Where mulch is specified, apply roughly 2 inches with an 80-90% cover. Mulch should be tracked in or stabilized with netting in open areas vulnerable to wind.

Requirements for Winter Construction
If construction activities involving earth disturbance continue past October 15 or begin before April 15, the following requirements must be adhered to:
1. Enlarged access points, stabilized to provide for snow stockpiling.
2. Limits of disturbance moved or replaced to reflect boundary of winter work.
3. A snow management plan prepared with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of storm water treatment structures.
4. A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
5. In areas of disturbance that drain to a water body within 100 feet, two rows of silt fence must be installed along the contour.
6. Drainage structures must be kept open and free of snow and ice dams.
7. Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
8. Mulch used for temporary stabilization must be applied at double the standard rate, or a minimum of 3 inches with an 80-90% cover.
9. To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day, with the following exceptions:
• If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
• Disturbed areas that collect and retain runoff, such as house foundations or open utility trenches.
10. Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
11. Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10 to 20 feet wide to accommodate vehicular traffic.

10. Stabilize Soil at Final Grade
Purpose:
Stabilizing the site with seed and mulch or erosion control matting when it reaches final grade is the best way to prevent erosion while construction continues.

Requirements:
Within 48 hours of final grading, the exposed soil must be seeded and mulched or covered with erosion control matting.

How to comply:
Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce the need for additional sediment and erosion control measures and will reduce the total disturbed area.
For seeding and mulching rates, follow the specifications under Rule 8, Stabilizing Exposed Soil.

11. Dewatering Activities

Purpose:
Treat water pumped from dewatering activities so that it is clear when leaving the construction site.

Requirements:
Water from dewatering activities that flows off of the construction site must be clear. Water must not be pumped into storm sewers, lakes, or wetlands unless the water is clear.

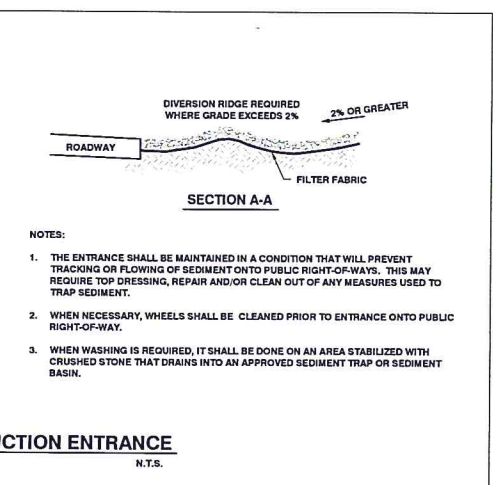
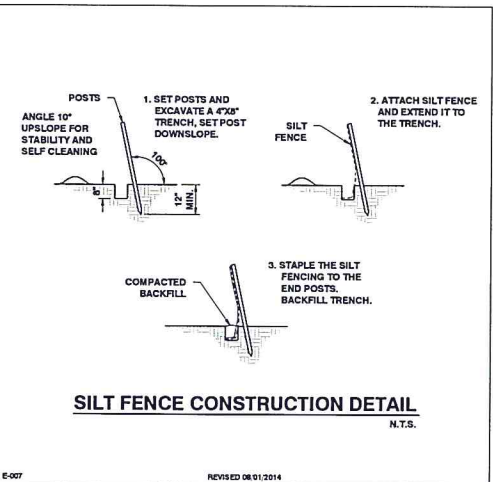
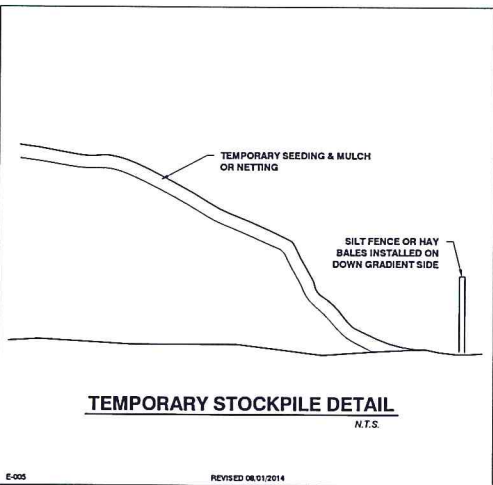
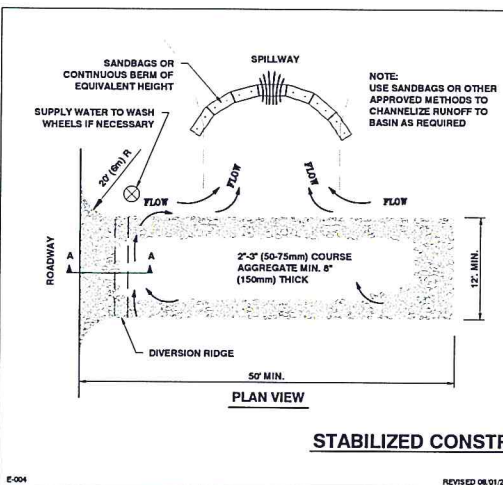
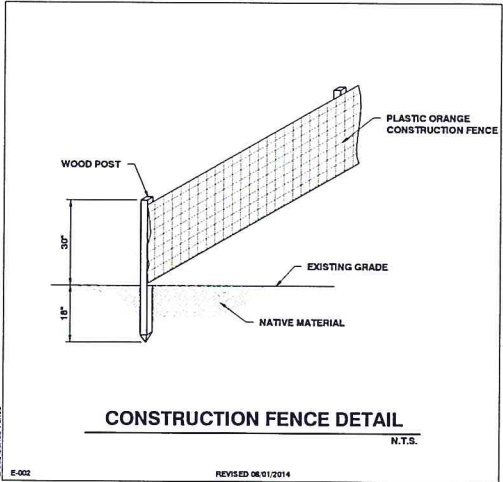
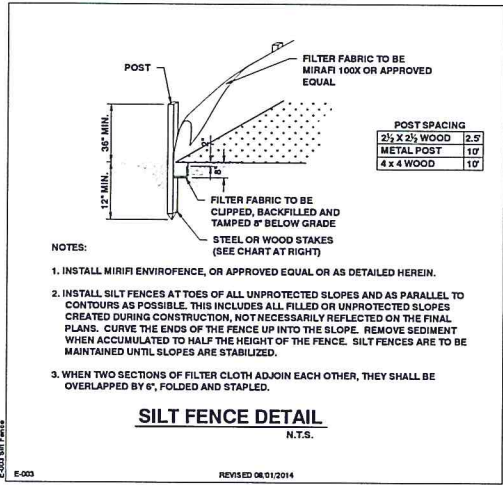
How to comply:
Using sock filters or sediment filter bags on dewatering discharge hoses or pipes, discharge water into silt fence enclosures installed in vegetated areas away from waterways. Remove accumulated sediment after the water has dispersed and stabilize the area with seed and mulch.

12. Inspect Your Site

Purpose:
Perform site inspections to ensure that all sediment and erosion control practices are functioning properly. Regular inspections and maintenance of practices will help to reduce costs and protect water quality.

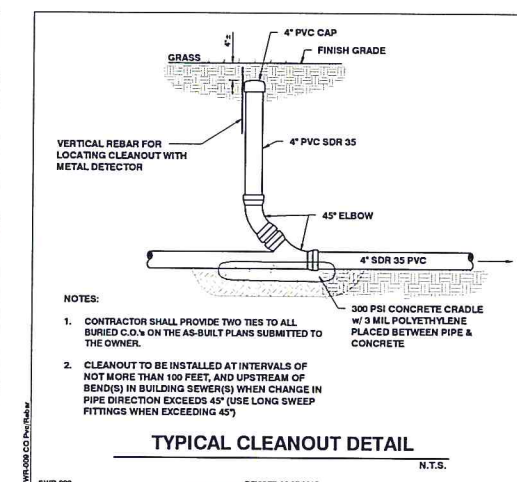
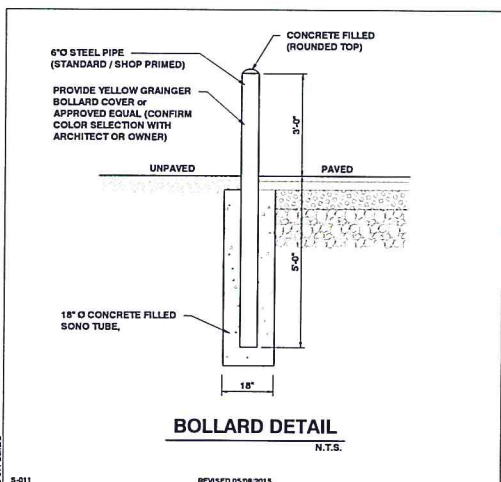
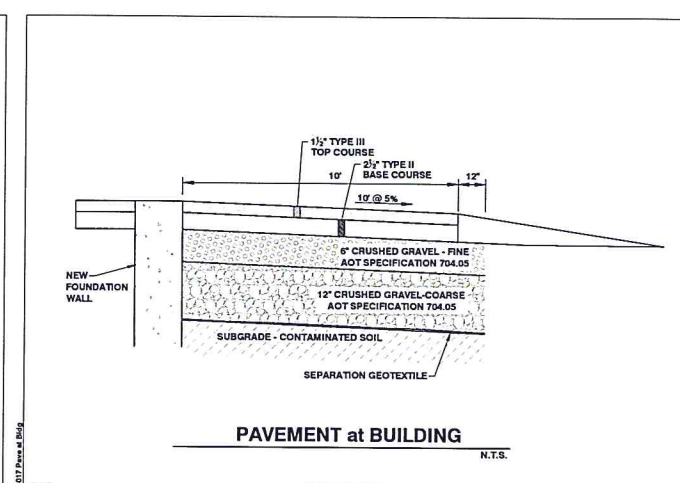
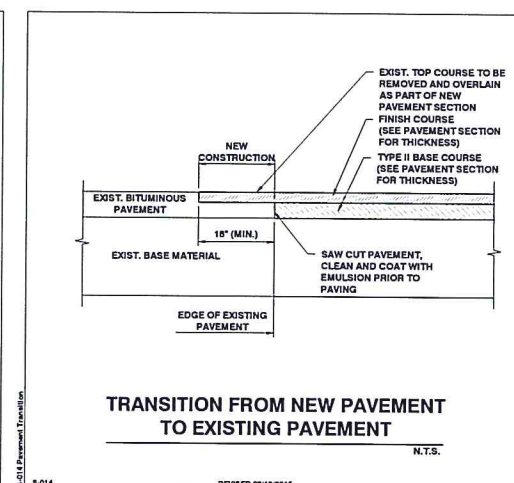
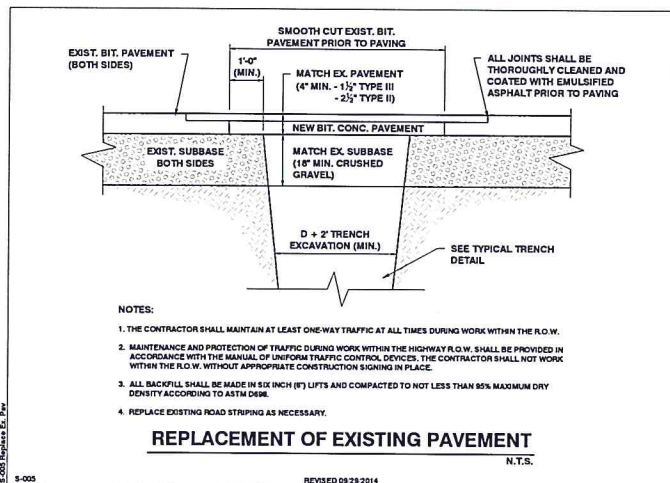
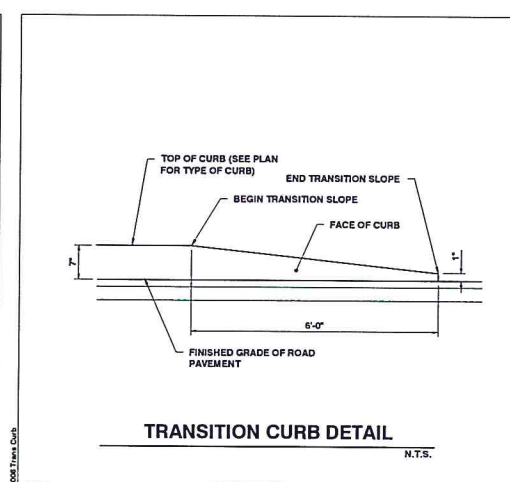
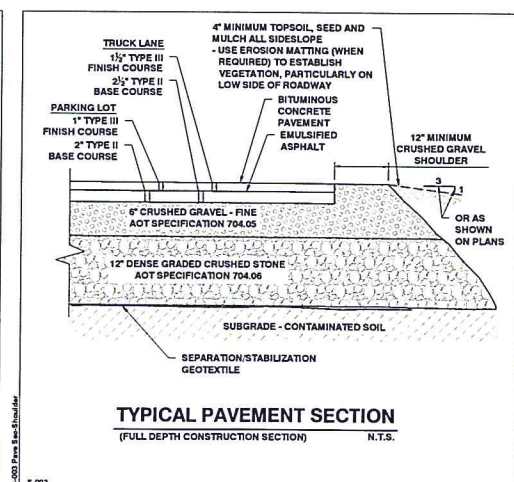
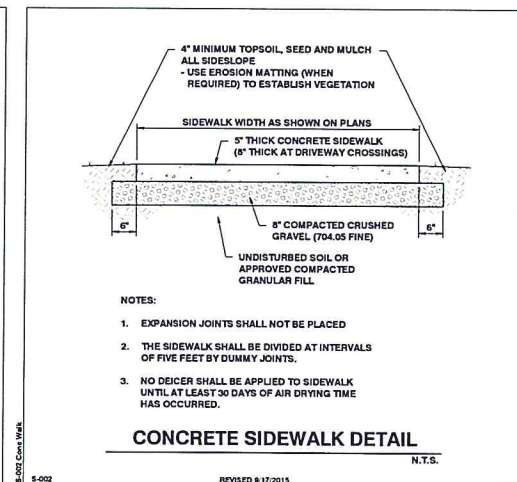
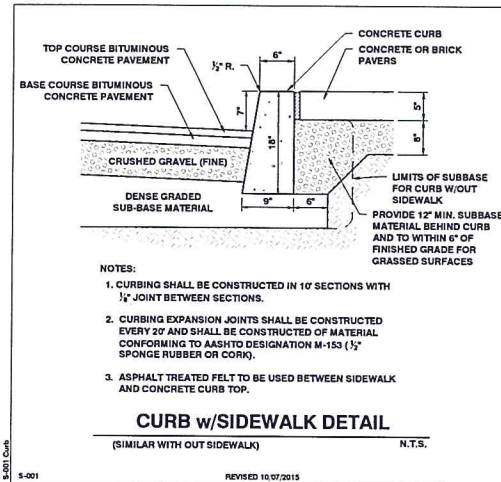
Requirements:
Inspect the site at least once every 7 days and after every rainfall or snow melt that results in a discharge from the site. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook.

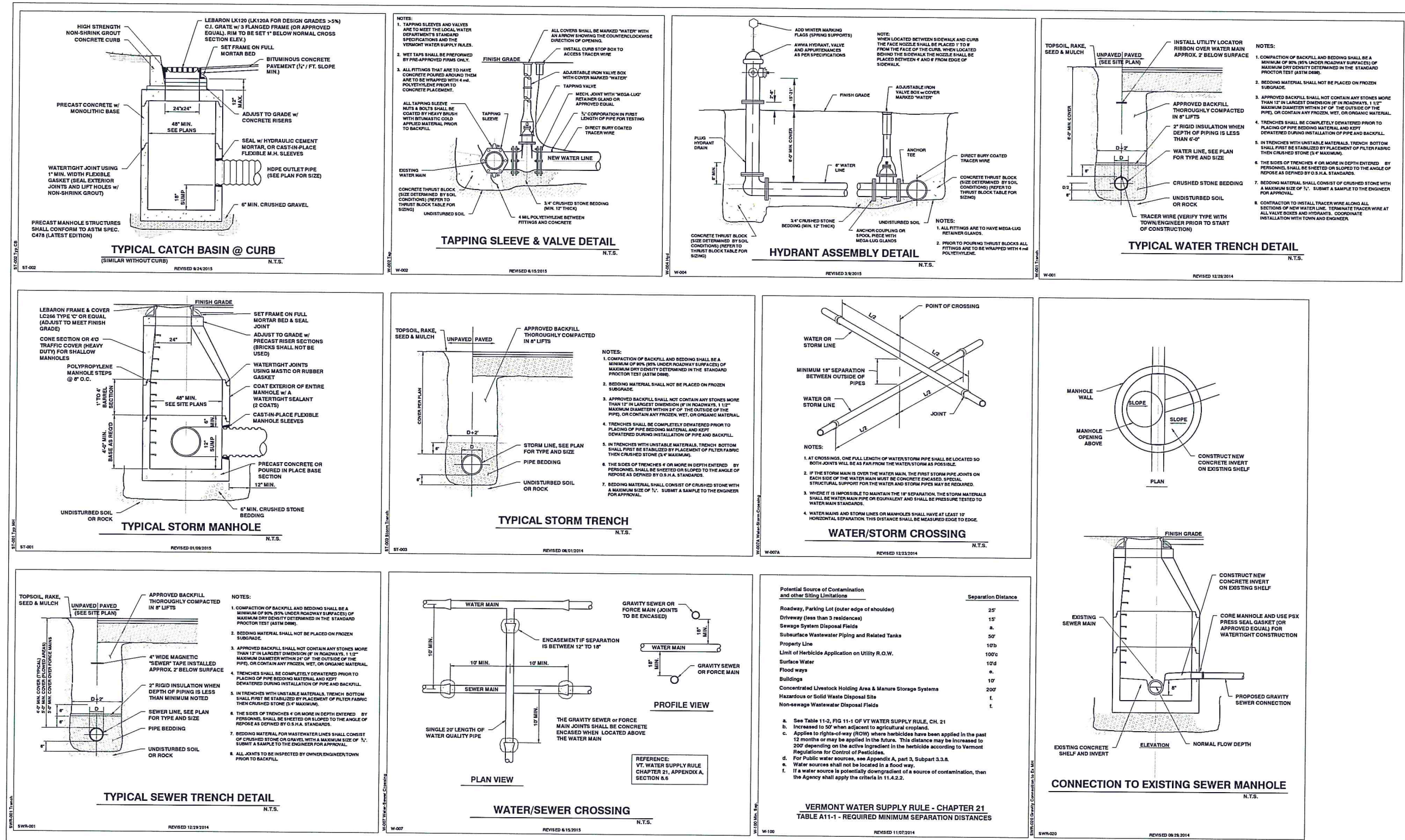
In the event of a noticeable sediment discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Any visibly discolored storm water runoff to waters of the State must be reported. Forms for reporting discharges are available at: www.vtwaterquality.org/stormwater.htm



NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.





PROGRESS
SET -
NOT FOR
CONSTRUCTION

fff

freeman | french | freeman

81 Maple Street - Burlington
302.694.6344
Architecture • Planning •
Interior

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.

100 WOODLAND AVENUE
BURLINGTON, VERMONT 05401
802-694-0222 FAX 802-694-0271
WWW.FREEMANFRENCHFREEMAN.COM

RECEIVED
AUG 01 2016
DEPARTMENT OF
PLANNING & ZONING

CITY
MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO:
15253

DATE:
04/06/16

NTS

DESIGNED BY:
GAC

SAV

REVISIONS:

Schematic	02/15/2016
Design	04/15/2016
Development	
Permit Plans	04/22/2016
Permit Plans	05/17/2016
Permit Plans	07/25/2016

WEB CONTENT:
DETAILS

FIG NO:
C4.1

AutoCAD Project\2015\15253\15253.dwg - 15253.dwg (DWG) 15253 Details and Spec.dwg, 7/28/2016 1:35:09 PM, DWG to PDF job



TRAFFIC MARKING PAINT TO BE READY-MIXED TRAFFIC PAINT SUITABLE FOR MARKING ON EITHER BITUMINOUS OR PORTLAND CEMENT CONCRETE PAVEMENT. READY-MIXED LOW VOC TRAFFIC PAINT SHALL CONSIST OF 100% ACRYLIC TYPE, FAST DRYING TRAFFIC PAINT.

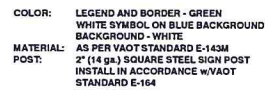
LINE STRIPING DETAIL

N.T.S.



HANDICAPPED PARKING MARKING DETAIL

N.T.S.



HANDICAPPED PARKING SIGN DETAIL

N.T.S

SIGN SHALL BE POSTED AT THE HEAD OF EACH HANDICAPPED SPACE. MOUNTING HEIGHT IS 60" MINIMUM TO BOTTOM OF SIGN.

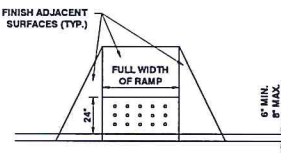


N.T.S

1. THE DIMENSIONS AND GRADES DOWN ON THIS STANDARD WILL BE ADHERED TO BY THE DESIGN AND THE CONSTRUCTION OF SIDEWALK RAMP. SIDEWALKS RUN ADJACENT TO ROADWAYS ON STEP (C) GENERALLY GRADIENTS SHALL BE FLAT AS FLAT AS POSSIBLE, (ON LOW SIDE OF DRYVES AND INTERSECTING SIDE STREETS, RAMPS SHALL SLOPE TOWARDS DRIVE OR SIDE STREET @ 2%)
2. NOMINAL RAMP DIMENSIONS: RAMP WIDTH - 5'-0" MINIMUM RAMP SLOPE - 8.3% MAXIMUM FLARE SLOPE - 10% MAXIMUM RAMP CROSS SLOPE - 2.2% MAXIMUM
3. A LEVEL LANDING (NO GREATER THAN 2.0% SLOPE IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF SIDEWALK RAMP. LANDING FOR STOPPING AND MANEUVERING OF WHEELCHAIRS.
4. LEVEL LANDINGS AT THE BOTTOM OF PERPENDICULAR RAMPS SHALL BE WHOLLY CONTAINED WITHIN MARKED CROSSWALKS.
5. DUMMY JOINTS SHALL BE PROVIDED AT TRANSITIONS (GRADE CHANGES) AT TOPS AND BOTTOMS OF RAMPS AND FLARES.
6. VERTICAL DROP-OFF EDGES TO RAMPS WILL NOT BE BUILT UNLESS THE RAMP ADJUTS AN AREA WHICH WILL NOT BE USED BY PEDESTRIANS.
7. NO VERTICAL "LIP" OR CURB REVEAL WILL BE PROVIDED WHERE THE RAMP ADJOINS THE ROADWAY.
8. AT MARKED CROSSWALKS, THE FULL WIDTH OF THE RAMP OR LANDINGS SHALL BE CONTAINED WITHIN THE PAVEMENT MARKINGS.
9. WHERE POSSIBLE, RAMP FLARES SHOULD BE LOCATED OUTSIDE THE DIRECT LINE OF TRAVEL MOST LIKELY TO BE FOLLOWED BY THE PEDESTRIANS.
10. SIGNS, POLES, PLANTERS, MAILBOXES, ETC. SHALL NOT BE LOCATED WHERE THEY WILL INTERFERE WITH THE USE OF SIDEWALK RAMPS.
11. WHERE POSSIBLE, SIDEWALK RAMPS SHOULD NOT BE LOCATED WHERE USERS MUST CROSS DROW INLET GRATES, MANHOLE COVERS, OR OTHER OBSTACLES. IF THEY ARE NECESSARY, THE RAMP GRADE DESIGN AND PLACEMENT SHALL CONFORM TO ADA REQUIREMENTS.
12. CURB DRAINAGE SHOULD BE CONSTRUCTED SO AS TO PRECLUDE THE FLOW OF WATER PAST THE SIDEWALK RAMP.
13. WHEREVER FEASIBLE, TWO SIDEWALK RAMPS ARE RECOMMENDED IN PREFERENCE TO ONE.
14. JOINTS WILL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT SIDEWALK SPECIFICATIONS, HOWEVER EXPANSION JOINTS WITHIN THE SIDEWALK RAMP AREA WILL BE AVOIDED WHEREVER POSSIBLE.
15. SIDEWALKS THAT ARE LESS THAN 5' WIDE REQUIRE 5' WIDE BY 5' LONG PASSING AREAS (NO GREATER THAN 2.0% CROSS SLOPE) AT INTERVALS NOT TO EXCEED 100 FEET.
16. E.O.P. = EDGE OF PAVEMENT
17. THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGN. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE. ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS, THE DESIGN SHOULD CONSIDER THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
18. ALL AREAS OF SIDEWALK RAMPS SHALL HAVE EXPOSED AGGREGATE

HANDICAP RAMP NOTES

N.T.S.



DETECTABLE WARNING SURFACE

N.T.S.



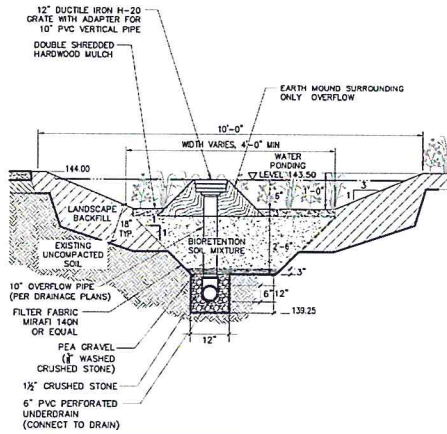
1. DETECTABLE WARNING SURFACES SHALL BE PAID FOR AS SPECIFIED IN THE CONTRACT.
2. CONCRETE ADJACENT TO ALL DETECTABLE WARNING SHALL HAVE A BROOM FINISH.
3. THE COLOR OF THE DETECTABLE WARNING SHALL PROVIDE A VISUAL CONTRAST TO THE SURROUNDING SURFACE AND SHALL BE AS SPECIFIED IN THE DOCUMENTS.
4. TRUNCATED DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF PEDESTRIAN TRAVEL.
5. FOR SURFACE APPLIED TRUNCATED DOME PRODUCTS, A MAXIMUM 0.25" VERTICAL CHANGE IN LEVEL IS ALLOWED. FOR CHANGES IN LEVEL BETWEEN 0.25" AND 0.50", A BEVEL WITH A MAXIMUM 12 SLOPE IS REQUIRED. CHANGES IN LEVEL GREATER THAN 0.50" MUST BE TREATED AS A RAMP - 8.33% MAXIMUM SLOPE.
6. SEE THE TOWN FOR A LIST OF ACCEPTABLE DETECTABLE WARNING MANUFACTURERS FOR ANY VARIATIONS TO BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.



N.T.S.



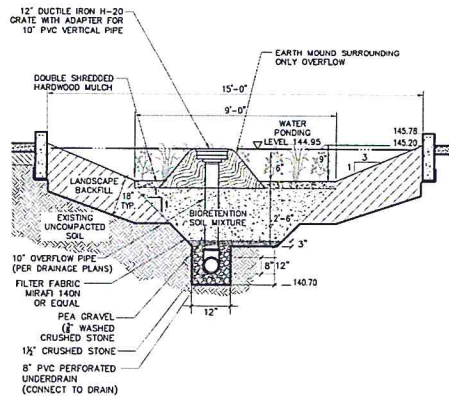
N.T.S



- Notes:
1. INSTALL UNDERDRAIN IN CENTER PER PLAN.
 2. SIDE SLOPES SHALL BE 3:1
 3. PLACEMENT OF UNDERDRAIN VARIES WITHIN CRUSHED STONE. SEE PLANS

Western Rain Garden with Subdrain

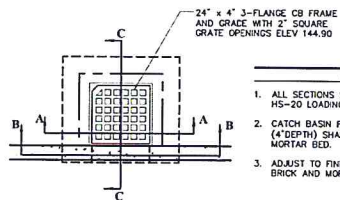
N.T.S. Source: VHB REV 10_255



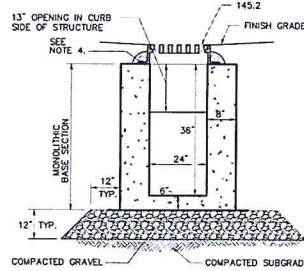
- Notes:
1. INSTALL UNDERDRAIN AT 4.25 FEET ON CENTER PER PLANS
 2. SIDE SLOPES SHALL BE 3:1
 3. PLACEMENT OF UNDERDRAIN VARIES WITHIN CRUSHED STONE. SEE PLANS

Central Rain Garden with Subdrain

N.T.S. Source: VHB REV 10_257



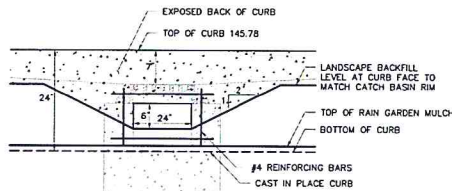
- Notes:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. CATCH BASIN FRAME AND GRATE (4\"
 3. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.



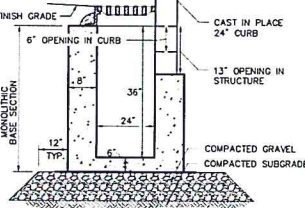
Section A-A

Rain Garden Curb Inlet

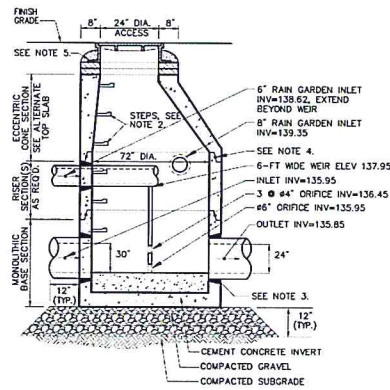
N.T.S. Source: VHB



Section B-B



Section C-C



- Notes:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12\"
 3. PROVIDE OPENINGS FOR PIPES WITH 3\"
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole #3 (DMH#3)

N.T.S. Source: VHB REV 10_119

PROGRESS SET -
NOT FOR
CONSTRUCTION



freeman french freeman
81 Main Street, Burlington VT 05401
802.497.6100
Architects • Planners • Engineers



40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.

A1536.00

DATE: 04/14/16 SCALE: N.T.S.

DESIGNED BY: MHK CHECKED BY: VHB

DATE: 02/12/2016

Design Development: 04/15/2016

Permit Plans: 07/29/2016

PROJECT NO.

DRAINAGE DETAILS

PROJECT NO.

C4.3



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)

PROGRESS SET
NOT FOR
CONSTRUCTION



DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO:
A1536.00

DATE: 04/22/16

SCALE: N/A

TH MW

DESIGNED: 02/12/2016

DESIGN DEVELOPMENT: 04/15/2016

PERMIT PLANS: 04/22/2016

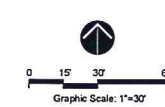
PERMIT PLANS: 06/17/2016

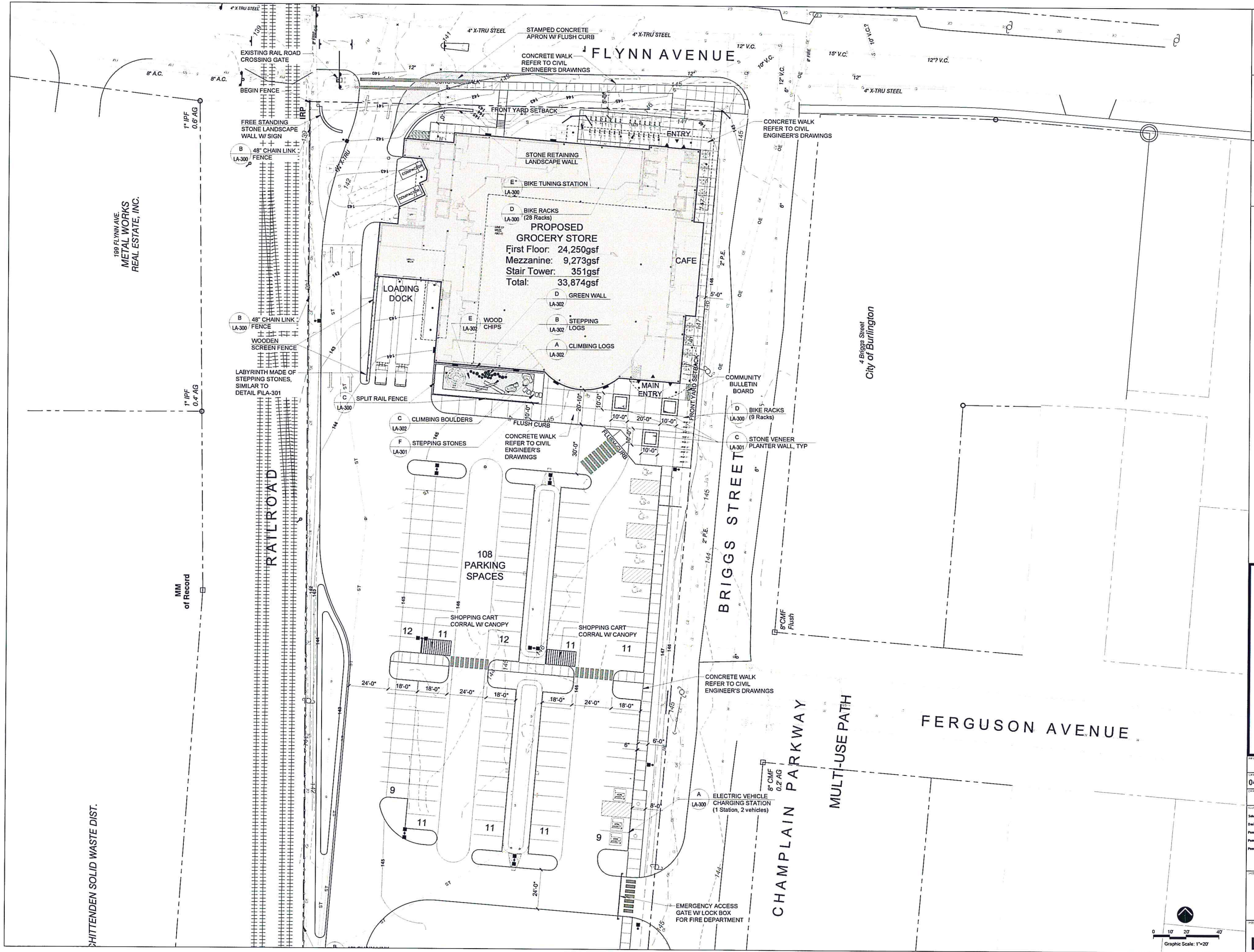
PERMIT PLANS: 07/29/2016

EXISTING
CONDITIONS
SITE PHOTOS

LA-001

AUG 01 2016





PROGRESS SET
NOT FOR
CONSTRUCTION


freeman | trench | freeman
81 Maple Street - Burlington VT 05401
802-244-0344
www.ftf.com


Landscape Architecture and Planning
331 Colville Street
Burlington, VT 05401
802-244-0344
www.segroup.com

DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.
A1536.00

DATE
04/22/16

SCALE
1"=20'

DESIGNED BY
MW

DATE
04/22/16

DESIGNED BY
MW

DATE
04/22/16

DESIGNED BY
MW

DATE
04/22/16

DESIGNED BY
MW

DATE
04/22/16

LAYOUT PLAN

LA-101

AUG 01 2016



freeman | french | freeman
81 Maple Street • Burlington VT 05412
802-694-6844 • www.fmfnc.com
Architecture • Planning • Interiors



131 Church Street
Burlington, VT 05401
tel: 802.862.0088
fx: 802.865.2440
www.sagroup.com

DEPARTMENT OF
PLANNING & ZONINGCITY MARKET
SOUTH END

**Burlington,
Vermont**

A1536.00

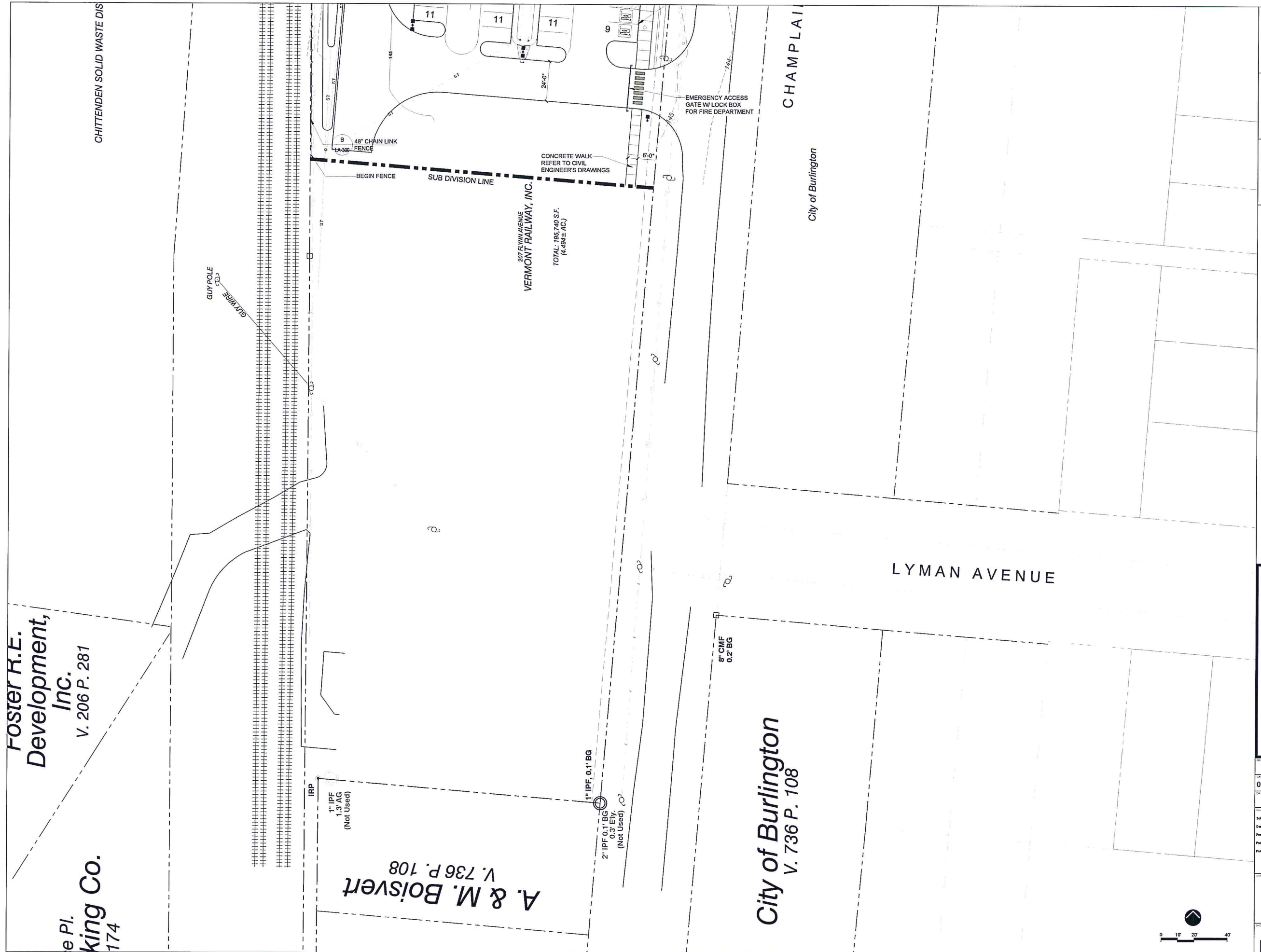
EXPIRATION DATE:	SCALE:
4/22/16	AS NOTED

NAME:	CHEN, IDEN.
MR.	MW

Systemic Design	02.12.2016
Design Developing event	04.15.2016
Unit Plans	04.22.2016
Unit Plans	06.17.2016
Unit Plans	07.29.2016

LAYOUT PLAN

A-102

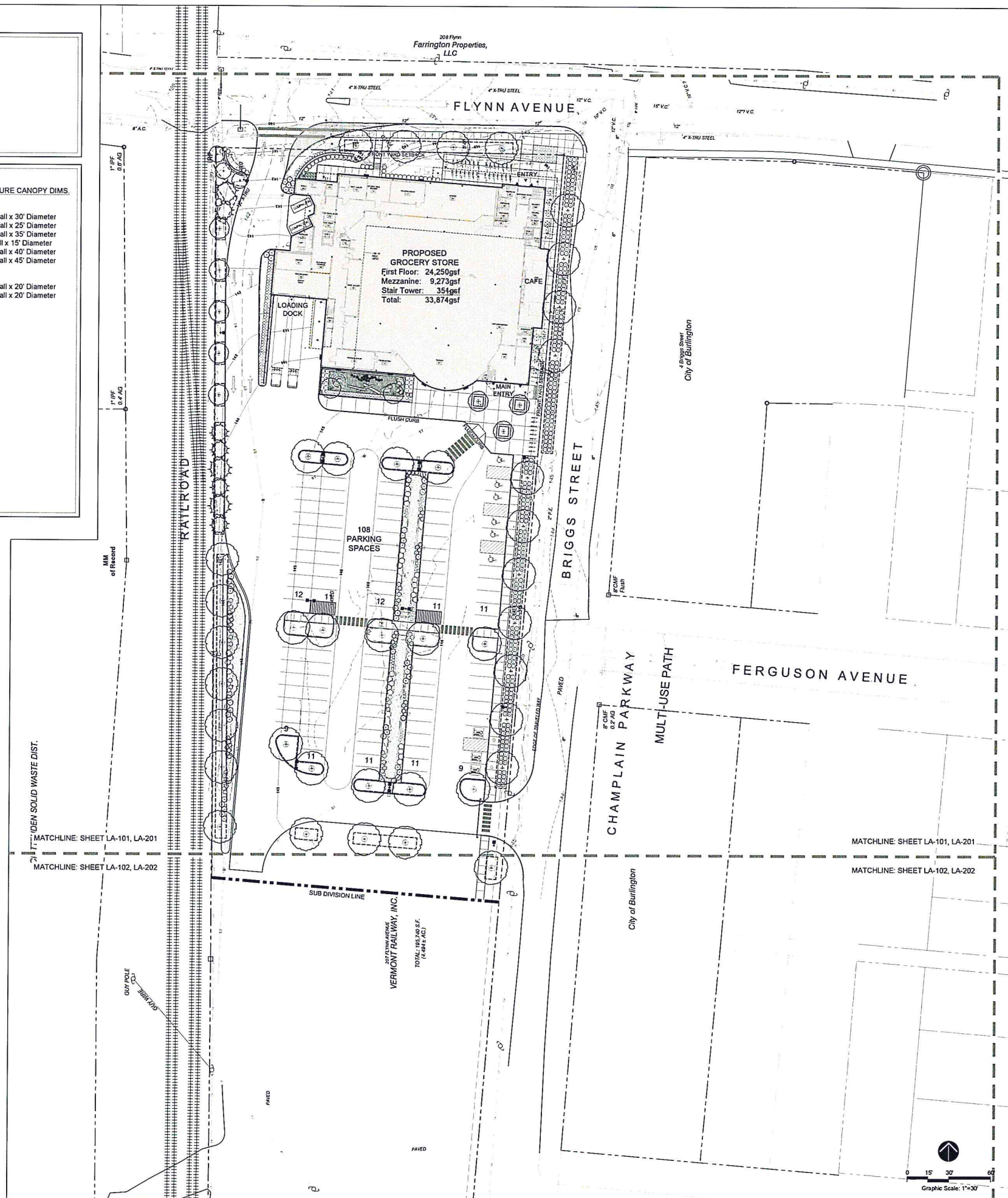


NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES FOUND IN THE PLANTING PLANS. IF ANY DISCREPANCIES ARE FOUND, LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
2. FINAL LAYOUT AND PLACEMENT OF ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR IS RESPONSIBLE TO SEED ALL DISTURBED AREAS ACCORDING TO THE SPECIFICATIONS AND LAWN DETAIL CUA-205
4. REFER TO PLANTING SCHEDULE FOR PROPER PLANT SPECIES, PLANTING DATES, PLANTING METHODS.
5. ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED FOR THE PROPER PLANTING BED BACKFILL MATERIAL TO DEPTH SPECIFIED IN DETAILS AND SOIL PREPARATION SPECIFICATION.
6. IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO ORDERING.
7. FOR SOIL BACKFILL IN GARDEN BASINS, REFER TO CIVIL DRAWINGS, SPECIFICATIONS AND DETAILS.
8. FOR SOIL BACKFILL ON THE SIDE SLOPES OF THE RAIN GARDEN BASINS, REFER TO SOIL PREPARATION SPECIFICATION FOR LANDSCAPE BACK FILL FOR SHRUB AND PERENNIAL BEDS.

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	MATURE CANOPY DIMS.
DECIDUOUS TREES:						
AF	Acer freemani 'Sienna'	Sienna Glen Red Maple	12	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	50' Tall x 30' Diameter
AR	Acer rubrum 'Scarlet Sentinel'	Red Maple	10	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	45' Tall x 25' Diameter
GT	Gleditsia triacanthos 'Shade Master'	Honeylocust	14	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	45' Tall x 35' Diameter
MA	Malus sargentii	Sargent Crabapple	3	2-2.5" Cal.	B&B, Full	7' Tall x 15' Diameter
UA	Ulmus americana 'Princeton'	Princeton American Elm	4	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	60' Tall x 40' Diameter
ZS	Zelkova serrata 'Green Vase'	Japanese Zelkova	11	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	65' Tall x 45' Diameter
EVERGREEN TREES:						
PGa	Picea glauca	White Spruce	5	4-6' Tall	B&B, Full	40' Tall x 20' Diameter
PGb	Picea glauca	White Spruce	3	8-10' Tall	B&B, Full	40' Tall x 20' Diameter
SHRUBS:						
CS	Cornus sericea 'Isanti'	Red-osier Dogwood	39	24-30" Wide	C.G., Plant 30" o.c.	
HA	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	136	24-30" Wide	C.G., Plant 30" o.c.	
IJ	Ilex verticillata 'Jim Dandy'	Winterberry Holly	6	24-30" Wide	C.G., Plant 30" o.c.	
IJ	Ilex verticillata 'Red Spirit'	Winterberry Holly	32	24-30" Wide	C.G., Plant 30" o.c.	
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	101	24-30" Wide	C.G., Plant 30" o.c.	
SL	Spiraea latifolia	Meadowsweet	46	24-30" Wide	C.G., Plant 30" o.c.	
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea	105	24-30" Wide	C.G., Plant 30" o.c.	
SD	Salix discolor	Pussy Willow	29	24-30" Wide	C.G., Plant 30" o.c.	
PERENNIALS:						
AN	Aster nova-angliae	New England Aster	27	1 Gal.	C.G. Plant 18" o.c.	
CA	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	245	2 Gal.	C.G. Plant 24" o.c.	
CM	Chrysanthemum maximum 'Shasta'	Shasta Daisy	25	1 Gal.	C.G. Plant 18" o.c.	
DC	Deschampsia cespitosa 'Schottland'	Tufted Hair Grass	23	1 Gal.	C.G. Plant 18" o.c.	
EP	Eupatorium purpureum	Joe-Pye Weed	27	1 Gal.	C.G. Plant 18" o.c.	
HS	Hemerocallis 'Stella Doro'	Stella Dora Daylily	1062	1 Gal.	C.G. Plant 18" o.c.	
MS	Miscanthus sinensis 'Gracilimus'	Maiden Grass	18	2 Gal.	C.G. Plant 36" o.c.	
SH	Sporobolus heterolepis	Prairie Dropseed	20	2 Gal.	C.G., Plant 24" o.c.	
RF	Rudbeckia fulgida 'Goldstrum'	Blackeyed Susan	19	1 Gal.	C.G. Plant 18" o.c.	
SS	Salvia x superba 'May Night'	May Night Salvia	17	1 Gal.	C.G. Plant 18" o.c.	
ST	Sedum x telephium 'Autumn Joy'	Autumn Joy Sedum	8	1 Gal.	C.G. Plant 18" o.c.	
MX	Mixed Varieties		290	1 Gal.	C.G. Plant 18" o.c.	

RAIN GARDEN PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
PERENNIALS:					
AA	Acorus americanus	Sweetflag	100	1 Gal.	C.G. Plant 18" o.c.
AS	Asplenium platyneuron	Swamp Milkweed	110	1 Gal.	C.G. Plant 18" o.c.
CC	Carex comosa	Long-hair Sedge	110	1 Gal.	C.G. Plant 18" o.c.
CG	Chelone glabra	Turtlehead	100	1 Gal.	C.G. Plant 18" o.c.
CV	Carex vulpinoidea	Fox Sedge	115	1 Gal.	C.G. Plant 18" o.c.
EP	Eupatorium purpureum	Joe-Pye Weed	115	1 Gal.	C.G. Plant 18" o.c.
IR	Iris versicolor	Harlequin Blueflag	115	1 Gal.	C.G. Plant 18" o.c.
JE	Juncus effusus	Soft Rush	115	1 Gal.	C.G. Plant 18" o.c.
LS	Lobelia siphilitica	Great Blue Lobelia	105	1 Gal.	C.G. Plant 18" o.c.
VH	Verbena hastata	Blue Vervain	115	1 Gal.	C.G. Plant 18" o.c.



PROGRESS SET
NOT FOR
CONSTRUCTION

DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

**Burlington,
Vermont**

A1536.00

EXPIRATION DATE:	SCALE:
04/22/16	1"=30'

PAWED BY:	CHECKED BY:
SS	MTW

DATE	TIME
LOCATION	
REMARKS	

Information Design	02.12.2016
Design Development	04.15.2016

Commit Plans	04/22/2016
Commit Plans	06/17/2016

07/29/2016

SEE CONTENTS

PLANTING PLAN

FEATHERING EBN

--	--

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

LA-200

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802-664-6844 • www.fff.com
Architecture • Planning • Interiors

SE GROUP
Landscape Architects and Planners
131 Church Street
Burlington, VT 05401
Tel. 802.882.0088
Fax 802.882.2449
www.segroup.com

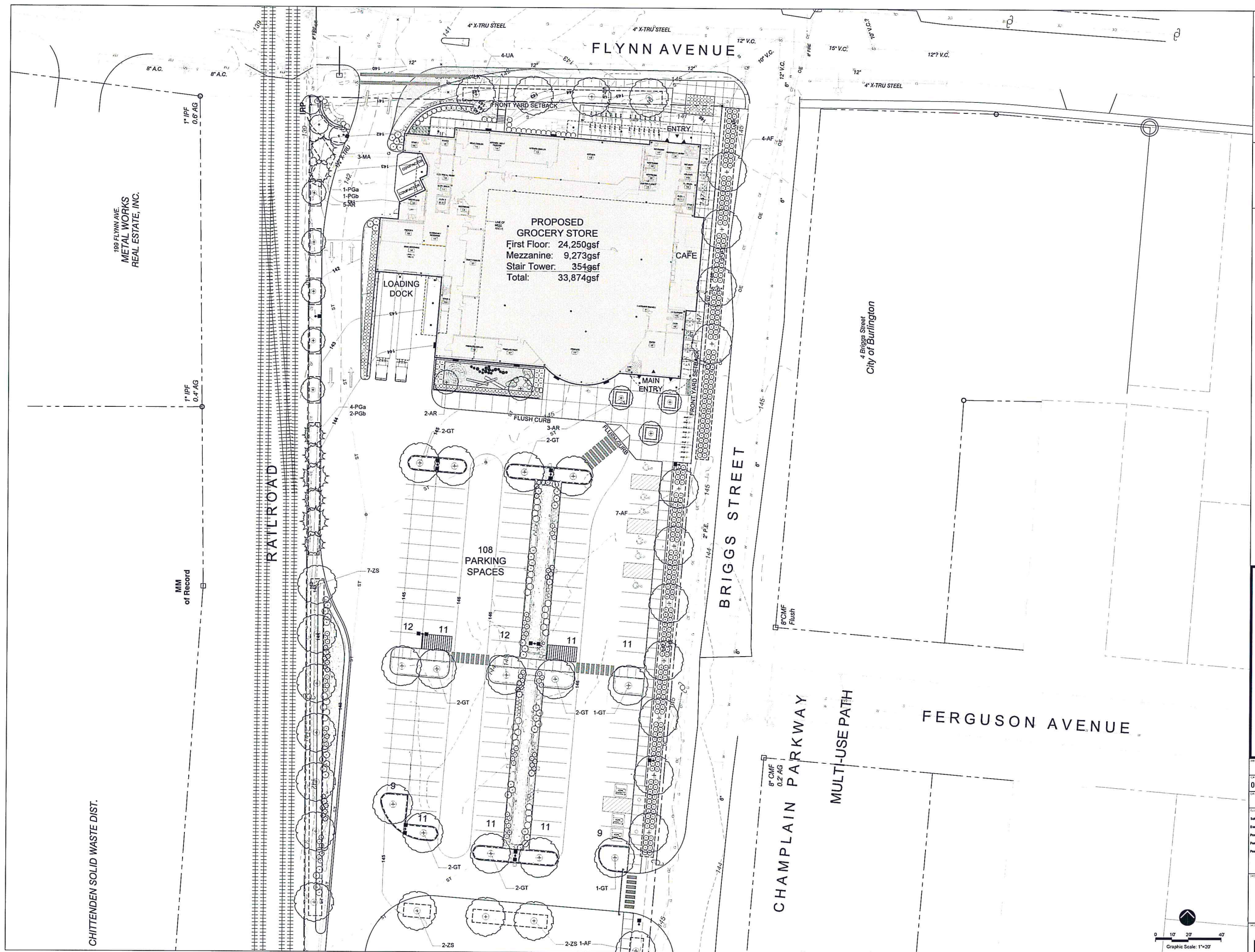
CITY MARKET
SOUTH END

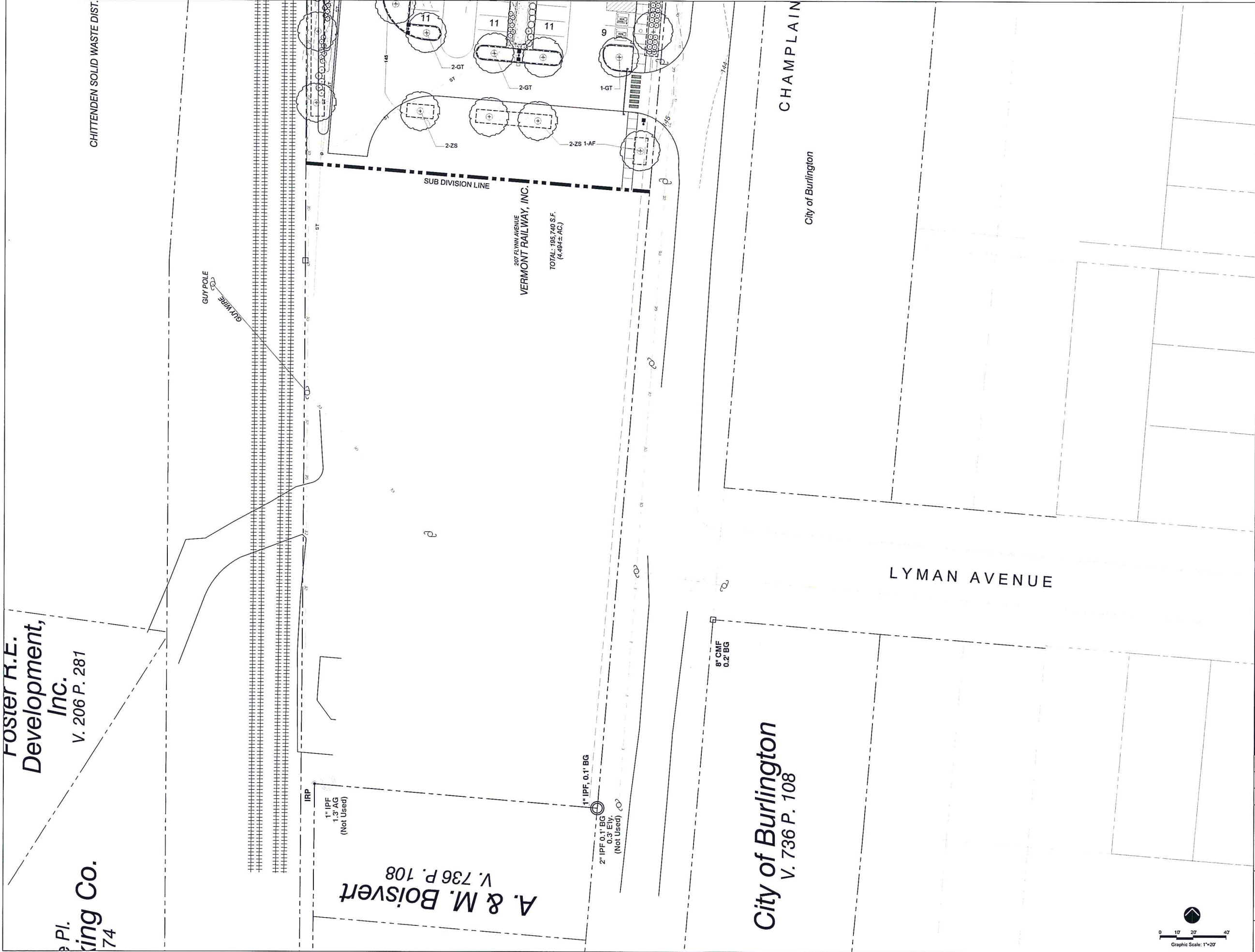
**Burlington,
Vermont**

PROJECT NO:	
A1536.00	
ISSUANCE DATE:	SCALE:
4/22/16	1"=20'
DRAWN BY:	CHECKED BY:
MM	MW
FILE LOG:	
Thematic Design	02.12.2016
Design Development	04.13.2016
Final Plans	04.22.2016
Final Plans	06.17.2016
Final Plans	07.29.2016

PLANTING PLAN

LA-201





PROGRESS SET
NOT FOR
CONSTRUCTION

Freeman | Trech | Freeman
41 Maple Street • Burlington VT 05401
802-688-2440 • www.ftf.com
Architecture • Planning • Survey

SE GROUP
131 Church Street
Burlington, VT 05401
Tel: 802.862.0000
Fax: 802.862.2440
www.segroup.com

DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.
A1536.00

DATE
04/22/16

SCALE
1"=20'

DESIGNED BY
MW

CHECKED BY
MW

DATE
02/12/2016

DATE
04/15/2016

DATE
04/22/2016

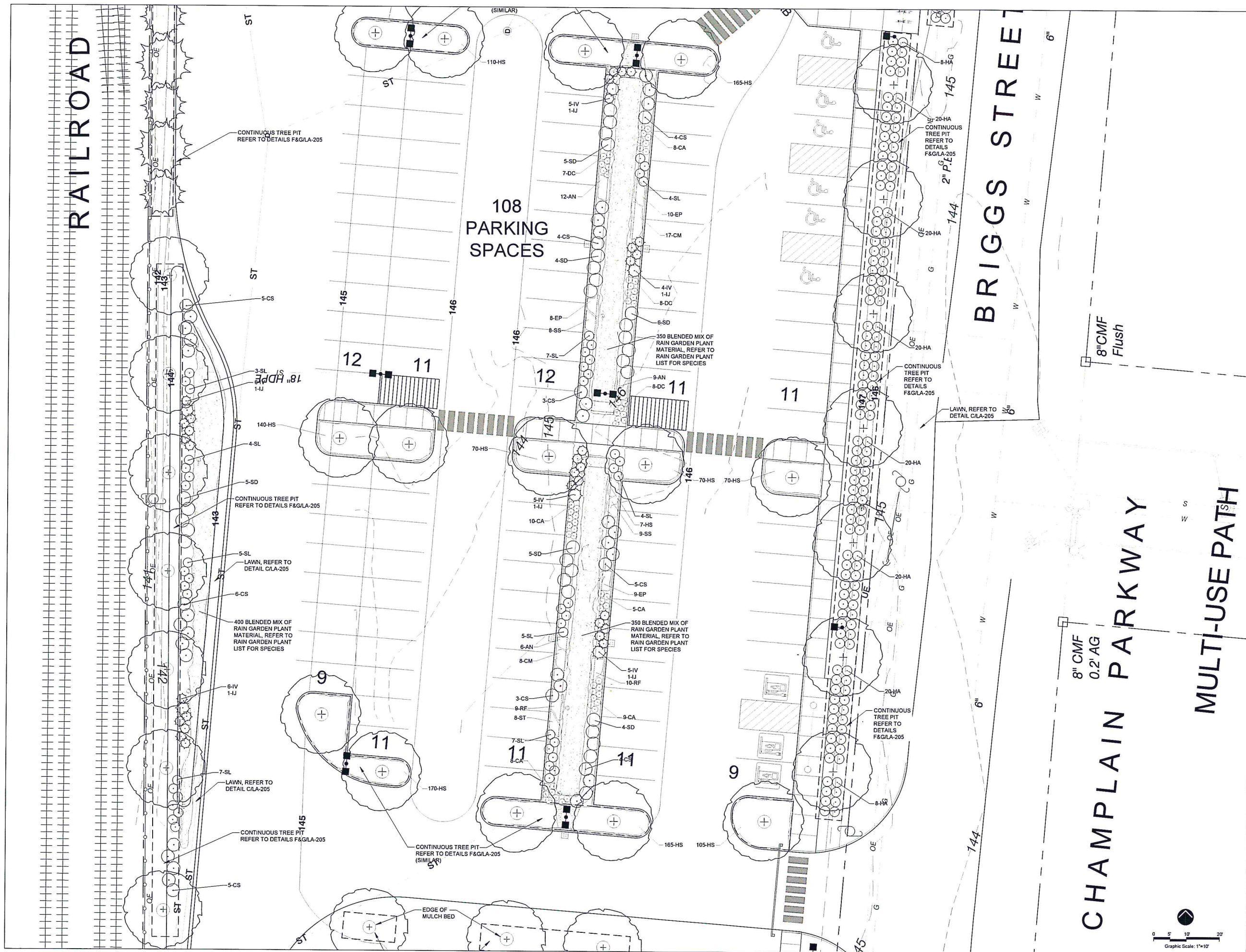
DATE
06/17/2016

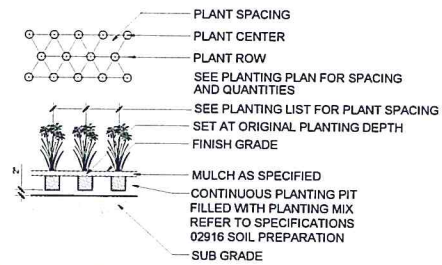
DATE
07/29/2016

PLANTING PLAN

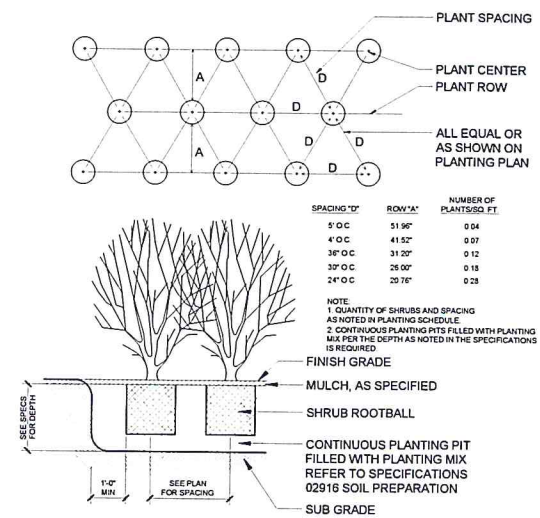
LA-202

AUG 01 2016

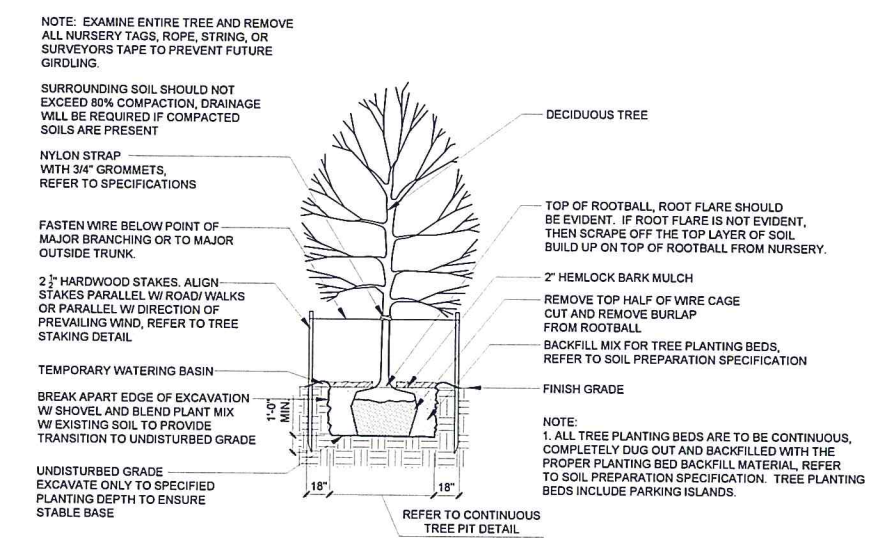




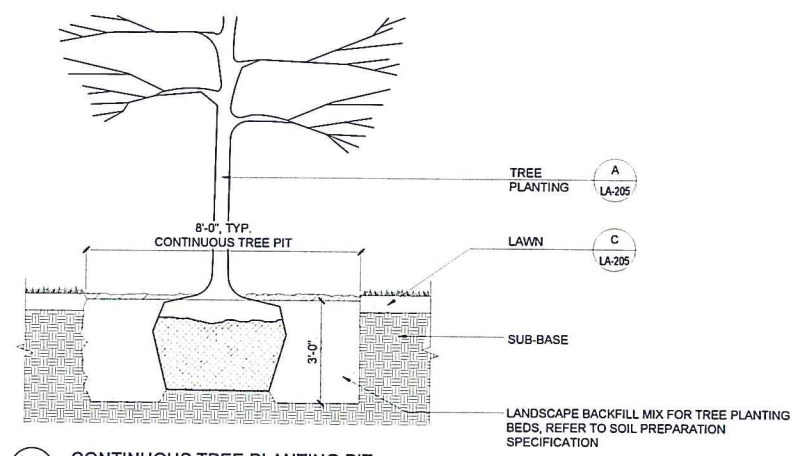
E PERENNIAL PLANTING
SCALE: 1/2" = 1'-0"



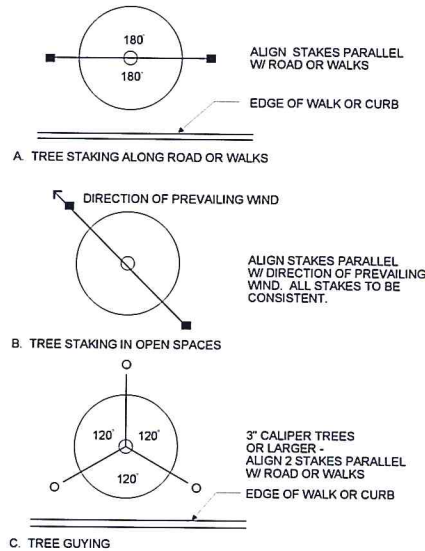
D SHRUB PLANTING
SCALE: 1/2" = 1'-0"



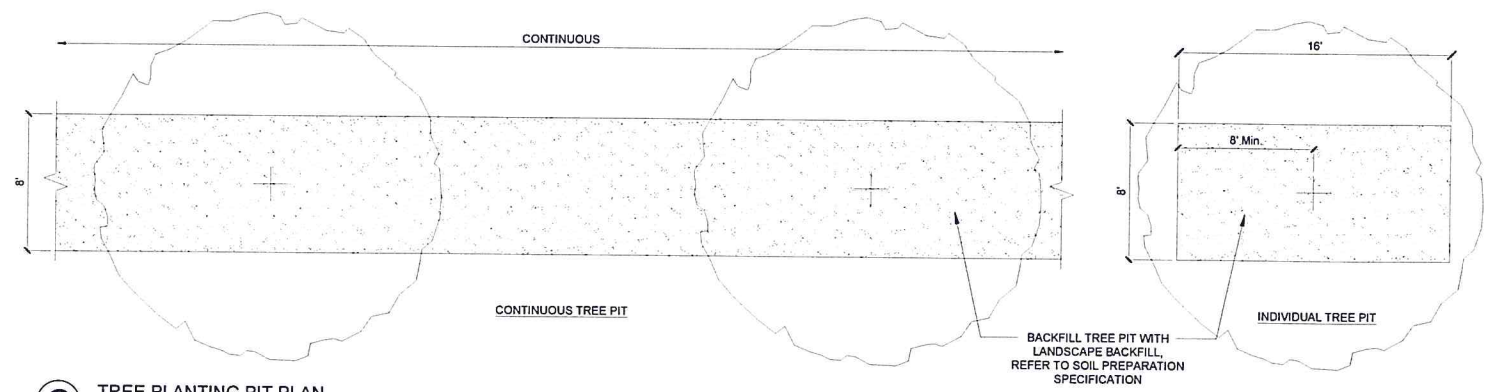
A TREE PLANTING
SCALE 1/4" = 1'-0"



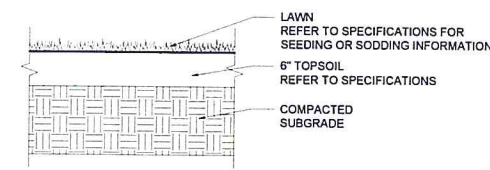
F CONTINUOUS TREE PLANTING PIT
SCALE 1/2" = 1'-0"



B TREE STAKING LAYOUT
NO SCALE



G TREE PLANTING PIT PLAN
SCALE 1/4" = 1'-0"



C LAWN
SCALE 1" = 1'-0"

PROGRESS SET
NOT FOR
CONSTRUCTION

fff
freespace | freeseal | freeseal
11 Maple Street, Burlington, VT 05401
802-688-4344 • www.fff.com
Architectural • Planning • Interiors

SE GROUP
Landscape Architecture and Planning
131 Church Street
Burlington, VT 05401
Tel: 802.482.5599
Fax: 802.482.5445
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.	A1536.00
DATE	04/22/16 AS NOTED
DESIGNED BY	MW
DESIGNED DATE	02-12-2016
DESIGNED BY	04-15-2016
DESIGNED DATE	04-22-2016
DESIGNED BY	06-17-2016
DESIGNED DATE	07-29-2016

PLANTING DETAILS

LA-205

STATISTICAL AREA SUMMARY

Parking Lot Shadow Study

Parking / Maneuvering Areas	59,276sf
Shadow Contribution By Trees	19,081sf
Percent Shade Coverage	19,081/59,276 = 32.19%

Assumptions:

1. Modeled on August 15th at 2:00pm for the latitude and longitude for Burlington, VT.
2. Parking lot trees are modeled at mature heights and widths.



PROGRESS SET
NOT FOR
CONSTRUCTION



Freeman | French | Freeman
81 Maple Street • Burlington, VT 05401
802-666-0644 • www.fff.com
Architectural • Planning • Consulting



SE GROUP
Landscape Architecture and Planning
131 Church Street
Burlington, VT 05401
Tel: 802-248-8989
Fax: 802-248-2440
www.segroup.com

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.
A1536.00

DATE
04/22/16

SCALE
1"=20'

DESIGNED BY
MW

DATE
02/12/2016

DATE
04/13/2016

DATE
04/22/2016

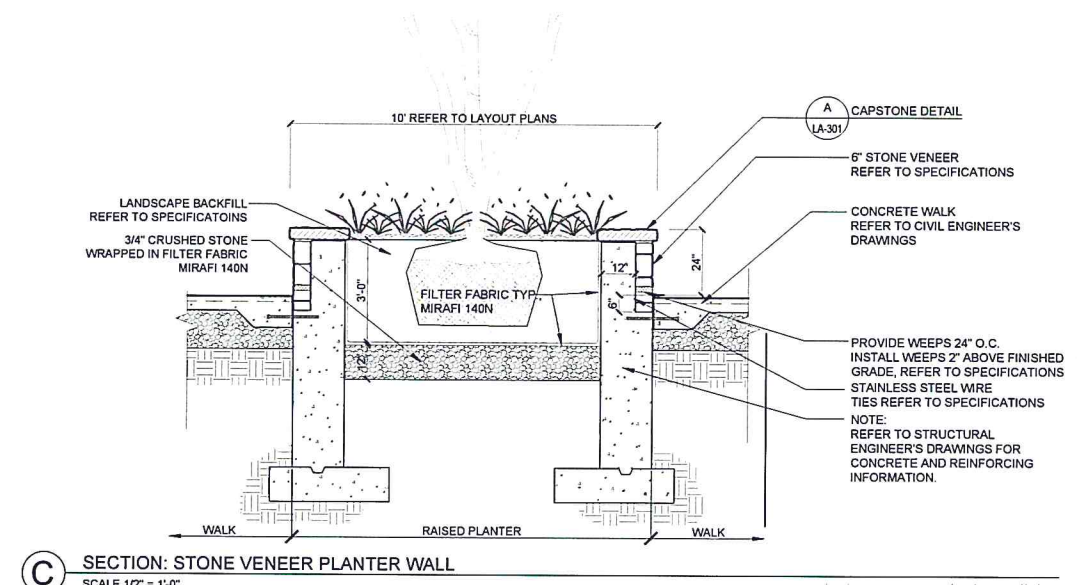
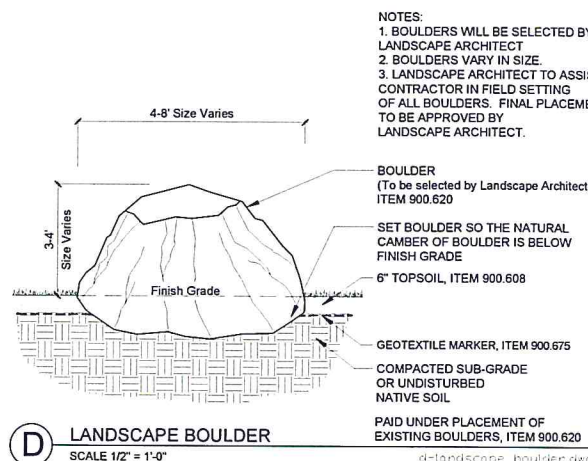
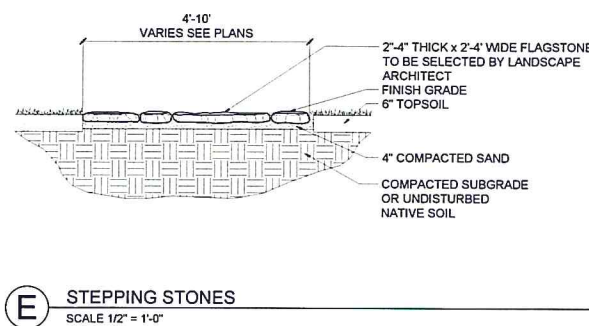
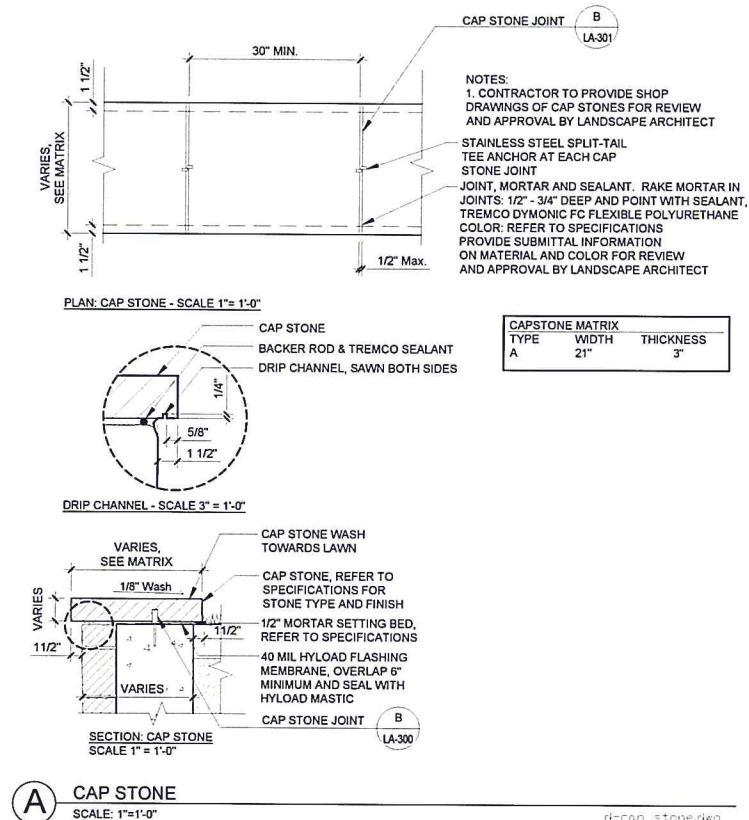
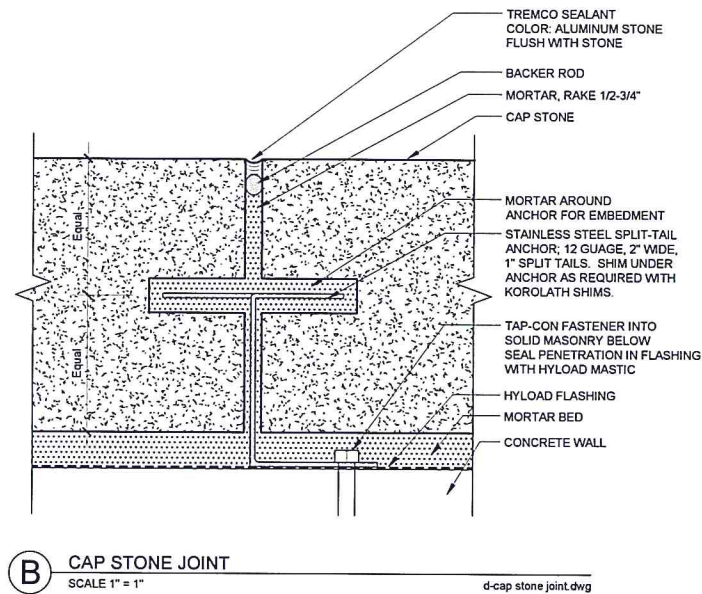
DATE
04/17/2016

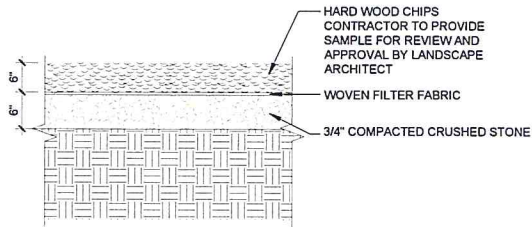
DATE
07/29/2016

PLANTING PLAN
SHADOW STUDY

SHEET NO.

LA 206





E WOOD CHIPS
SCALE 1" = 1'-0"
d-wood chips.dwg

- Notes:
1. DIAMETER OF LOGS WILL VARY (18"-30")
 2. EXPOSED HEIGHT OF LOGS WILL VARY (10-30")
 3. USE HARDWOOD LOGS WITH BARK REMOVED
 4. LOGS WILL BE SET INTO STONE SUB-BASE



B STEPPING LOGS
SCALE: NTS
d-step logs.dwg

- Notes:
1. CLIMBING LOGS WILL VARY IN DIAMETER (+/-10"-24")
 2. CLIMBING LOGS WILL VARY IN LENGTH (+/-8'-13')
 2. LOGS ARE EXPECTED TO BE IRREGULAR IN SHAPE, OFFERING VARIETY
 3. ALL LOGS WILL BE SELECTED BY LANDSCAPE ARCHITECT



A CLIMBING LOGS
SCALE: NTS
d-climbing logs.dwg

- Notes:
1. HEIGHT IS APPROXIMATELY 10' TALL
 2. VERTICAL AND HORIZONTAL COMPONENTS WILL BE MADE FROM ROUGH CUT CEDAR LOGS
 3. WALL WILL BE FREE STANDING, POSTS WILL BE BURIED IN THE GROUND SURROUNDED BY CONCRETE
 4. ALL WOOD COMPONENTS WILL BE LEFT NATURAL WOOD, NO FINISH
 5. ALL HARDWARE SHALL BE STAINLESS STEEL



D GREEN WALL
SCALE: NTS
d-green wall.dwg

- Notes:
1. BOULDER LENGTHS WILL VARY BETWEEN 5'-7'
 2. BOULDER WIDTHS WILL VARY BETWEEN 4'-6'
 3. EXPOSED HEIGHT OF BOULDERS WILL VARY
 4. BOULDERS WILL BE SET INTO THE STON SUB-BASE
 5. ALL BOULDERS TO BE SELECTED BY LANDSCAPE ARCHITECT



C CLIMBING BOULDERS
SCALE: NTS
d-climbing boulders.dwg

PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman
81 Maple Street - Burlington VT 05401
802.662.6444 - voice/facsimile
Architects - Planning - Interiors



SE GROUP
Landscape Architects and Planners
133 G R A V E L L STREET
Burlington, VT 05401
tel. 802.662.8888
fax. 802.662.2448
www.segroup.com

DEPARTMENT OF
PLANNING & ZONING

RECEIVED
AUG 01 2016

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO: A1536.00	
DATE: 04/22/16	SCALE: AS NOTED
DESIGNED BY: --	CHECKED BY: MW
REVISIONS:	
Submittal Design	03/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/29/2016

SHEET CONTROL
LANDSCAPE DETAILS

SHEET NO:

LA-302

Fixture A	
Manufacturer:	Kim Lighting
Fixture:	Altitude - ALT96
Configuration:	1SA
Optics:	Type 3
Lamp:	96watt LED - 4,000K
Milliamps:	350ma
Lens:	Flat Lens - FGL
Color:	Black
Options:	----
Pole:	PRA20-4188

Fixture B
Manufacturer: Kim Lighting
Fixture: Altitude - ALT96
Configuration: 1SA
Optics: Type 3
Lamp: 96watt LED - 4,000K
Milliamps: 350ma
Lens: Flat Lens - FGL
Color: Black
Options: —
Pole: PRA17.5-4188* (Modified)

Note: Poles are mounted on 30" raised footings, so final mounting height is 20".

Fixture C:
Manufacturer: Kim Lighting
Fixture: Altitude - ALT96
Configuration: 2SB
Optics: Type V
Lamp: 96watt LED - 4,000K
Milliamps: 350ma
Lens: Flat Lens - FGL
Color: Black
Options: ---
Pole: PRA17.5-4188* (Modified)

Note: Poles are mounted on 30" raised footings, so final mounting height is 20'.

Fixture D
Manufacturer: Gardco
Fixture: 101L Wall Sconce
Optics: Type IV
Wattage: 35watt LED - 4,000K
Color: Black
Options: Wall Mounted - 14" Mounting Height

Fixture E
Manufacturer: Prescolite
Fixture: 8LFLED5G4 - 8" LED Downlight
Optics: Type V
Wattage: 1100 Lumen - 4,000K
Color: Black
Options: Recessed Canopy Light +/-14" Mounting Height

Fixture F
Manufacturer: Modern Forms
Fixture: Urban - WS-W1116
Optics: Top Lens
Wattage: 16watt
Color: Black
Options: Wall Light +/-8' Mounting Height

ISO-CONTOUR	FOOTCANDLE VALUE
	1.00
	0.50
	0.25

Grid Type: Horizontal Illuminance at finish grade.
Grid Units: Footcandles

Statistical Area	Avg	Max	Min	Avg/Min	Max/Min
1 Parking Lot and Service Area	1.37	3.60	0.10	13.70	36.00
2 Building Entry / Walks	1.67	6.80	0.00	0.00	0.00

Disclaimer:

This analysis was calculated in accordance with published IES calculation methods and procedures with the data as entered by the user. This analysis is based on tested IES photometric data, light loss factors as defined in the LLF value. This analysis is a mathematical model of real life situations, and it can be only as accurate as the model itself. Calculated values may vary from actual measurements in certain situations. SE Group is not responsible for light output deviations due to lamp/ballast combinations or other variables.

Statistical Boundary
 Parking Lot and Service Area
 Building Entry / Walks



fff
freeman | french | freeman
Maple Street • Burlington VT 05401
802-654-6848 • www.fffinc.com
Architecture • Planning • Interiors

SE GROUP
Landscape Architects and Planners
131 Church Street
Burlington, VT 05401
tel: 802.862.0888
fax: 802.865.2440
www.segroup.com

DEPARTMENT OF
PLANNING & ZONINGCITY MAP
SOUTH EBurlington
Vermont

A1536.00

ORIGINATOR DATE:	SCALE:
04/22/16	1"=20'

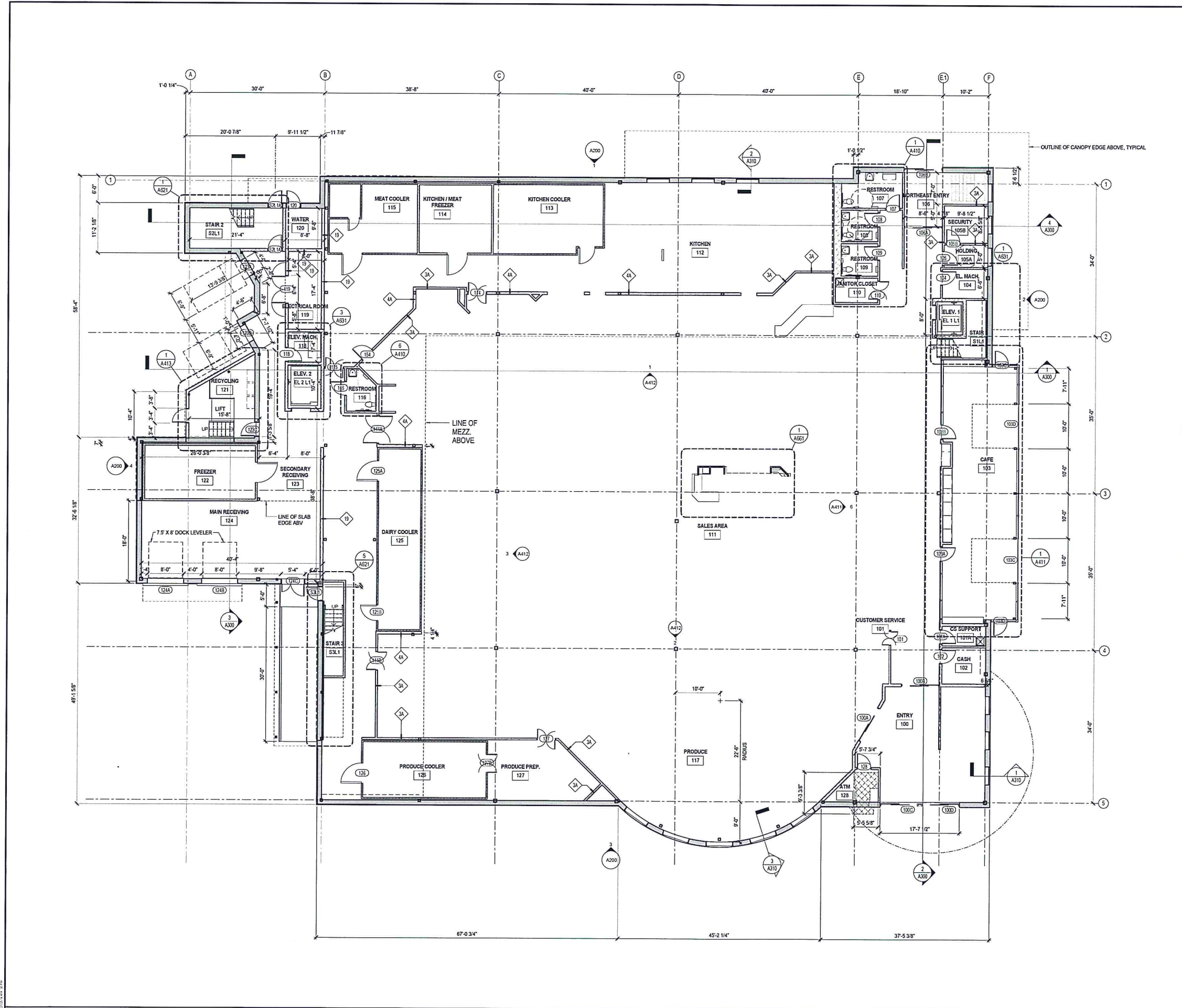
04/22/16	1"=20'
DRAWN BY:	CHECKED BY:
	MW

SCHEDULE LOG	
Schematic Design	02/12/2016
Design Development	04/15/2016
Permit Plans	04/22/2016
Permit Plans	06/17/2016
Permit Plans	07/28/2016

LIGHTING PLAN

SHEET NO. _____

LA-400



FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. DIMENSIONS: ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR OTHER FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO FACE OF CLADDING UNLESS OTHERWISE NOTED.
2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MEPP, AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
3. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
5. REFER TO G200 LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT RATED CONSTRUCTION.
6. THE DISTANCE FROM THE HINGE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALL SHALL BE 6 INCHES (INCLUDING FRAME) UNLESS NOTED OTHERWISE.
7. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE SEALED WITH UL-LISTED FIRESTOPPING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
8. KEEP STANDPIPES AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.

FLOOR PLAN LEGEND

ALSO SEE SYMBOL LEGEND ON COVER SHEET

EXISTING WALL / COLUMN TO REMAIN
NEW METAL STUD / GYPSUM WALLBOARD WALL
NEW MASONRY WALL
NEW STEEL / CONCRETE COLUMN - SEE STRUCTURAL
1" FIREPROOFING, TYP FOR ALL STEEL COLUMNS.
FIRE EXTINGUISHER CABINET:
FE-1: SEMI-RECESSED CABINET W/ FE-1
FE-2: SURFACE MOUNT CABINET W/ FE-1
FIRE EXTINGUISHER ON WALL BRACKET:
FE-1: MULTI-PURPOSE DRY CHEM. EXTINGUISHER (TYPE A-B-C)
FE-2: KITCHEN GREASE EXTINGUISHER (TYPE K)
GWB COLUMN ENCLOSURE
METAL COLUMN ENCLOSURE
PORCELAIN TILE COLUMN ENCLOSURE (KITCHEN, TLT'S TYP.)

ROOM TAG - SEE A800 FOR FINISHES
ROOM NAME
ROOM NUMBER
WALL TAG - SEE SHEETS A003, A004
WALL TYPE
WHERE A WALL TYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED.
DOOR TAG - SEE SHEET A800
DOOR NUMBER
WINDOW OR CURTAINWALL TAG
SEE SHEET A810
WINDOW OR CURTAINWALL TYPE

NOT FOR CONSTRUCTION.
NOT FOR BUILDING PERMIT.

fff
freeman | french | freeman
11 Maple Street, Burlington, VT 05401
802.649.4444 | www.fff.com
Architects • Planners • Interiors

CITY MARKET SOUTH END

Burlington, Vermont

A1536.00

01/01/16 1/8" = 1'-0"

FFF BL

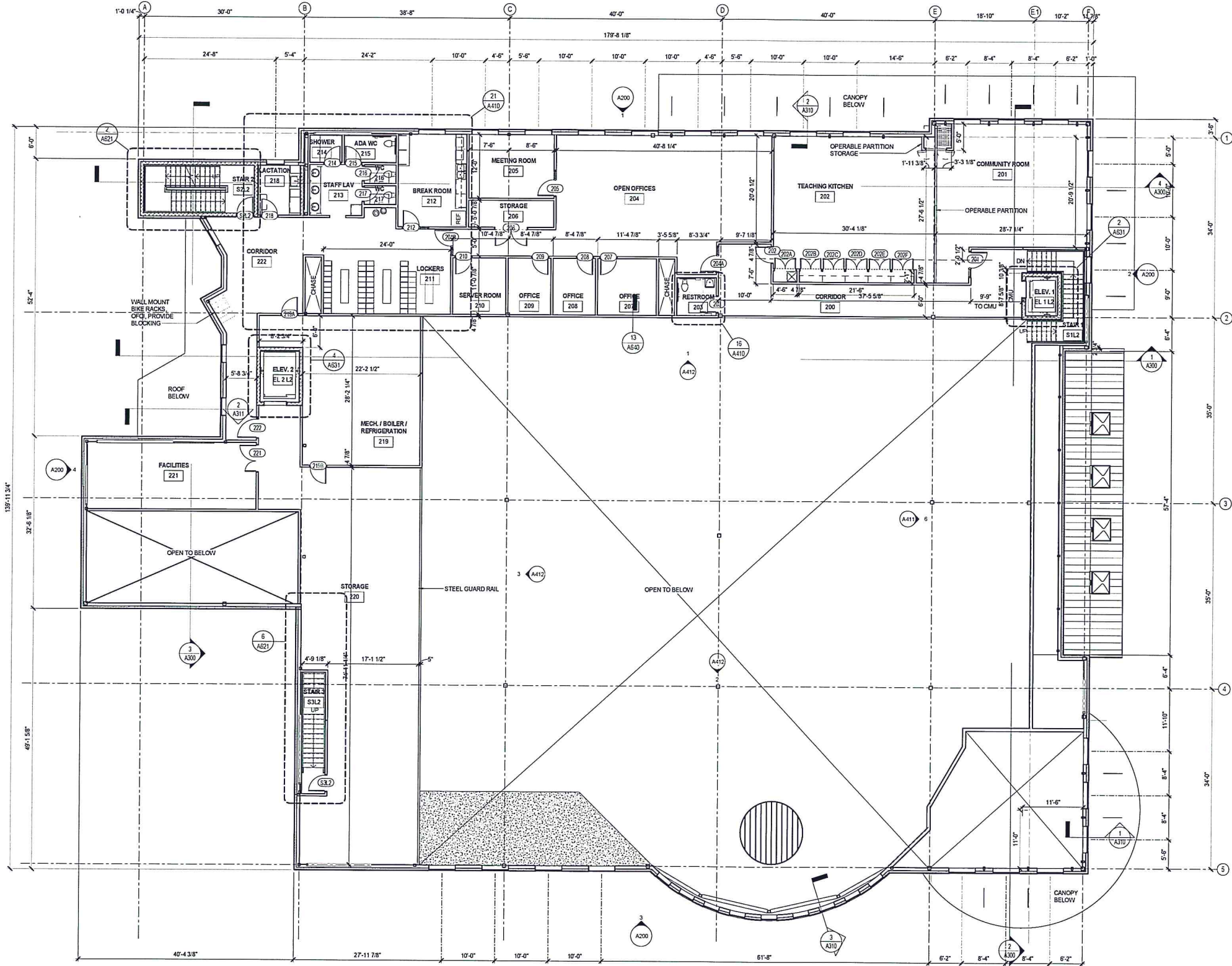
02/01/2018
04/15/2018
04/22/2018

1ST FLOOR PLAN

A101

1 LEVEL 1
A101 SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
N - PROJECT NORTH



FLOOR PLAN GENERAL NOTES

- ALSO SEE SYMBOL LEGEND ON COVER SHEET.
1. DIMENSIONS: ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR OTHER FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO FACE OF CLADDING UNLESS OTHERWISE NOTED.
 2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MEPP, AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
 3. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
 4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
 5. REFER TO GS00 LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT RATED CONSTRUCTION.
 6. THE DISTANCE FROM THE HINGE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALL SHALL BE 8 INCHES (INCLUDING FRAME) UNLESS NOTED OTHERWISE.
 7. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE SEALED WITH UL LISTED FIRE-RATING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
 8. KEEP STANDPIPES AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.

FLOOR PLAN LEGEND

- ALSO SEE SYMBOL LEGEND ON COVER SHEET
- EXISTING WALL / COLUMN TO REMAIN
 - NEW METAL STUD / GYPSUM WALLBOARD WALL
 - NEW MASONRY WALL
 - NEW STEEL / CONCRETE COLUMN - SEE STRUCTURAL 1" FIREPROOFING, TYP FOR ALL STEEL COLUMNS.
 - FIRE EXTINGUISHER CABINET:
 - FEC-1: SEMI-RECESSED CABINET W/ FE-1
 - FEC-2: SURFACE MOUNT CABINET W/ FE-1
 - FIRE EXTINGUISHER ON WALL BRACKET:
 - FE-1: MULTI-PURPOSE DRY CHEM. EXTINGUISHER (TYPE A-B-C)
 - FE-2: KITCHEN GREASE EXTINGUISHER (TYPE K)
 - GWB COLUMN ENCLOSURE
 - METAL COLUMN ENCLOSURE
 - PORCELAIN TILE COLUMN ENCLOSURE (KITCHEN, TLT'S TYP.)
- ROOM TAG - SEE A800 FOR FINISHES
- ROOM NAME
 - ROOM NUMBER
 - WALL TAG - SEE SHEETS A003, A004
 - WALL TYPE
 - WHERE A WALL TYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED.
 - DOOR TAG - SEE SHEET A800
 - DOOR NUMBER
 - WINDOW OR CURTAINWALL TAG
 - SEE SHEET A810
 - WINDOW OR CURTAINWALL TYPE

NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



freeman | french | freeman
11 Maple Street, Burlington, VT 05401
802.484.4444 • www.fff.com
Architects • Planning • Interiors

DEPARTMENT OF
PLANNING & ZONING

AUG 01 2016

RECEIVED

CITYMARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.

A1536.00

DATE: 08/15/12 SCALE: 1/8" = 1'-0"

DESIGNED BY: FFF CHECKED BY: BL

DATE: 02/12/2015

DATE: 04/15/2015

DATE: 04/22/2015

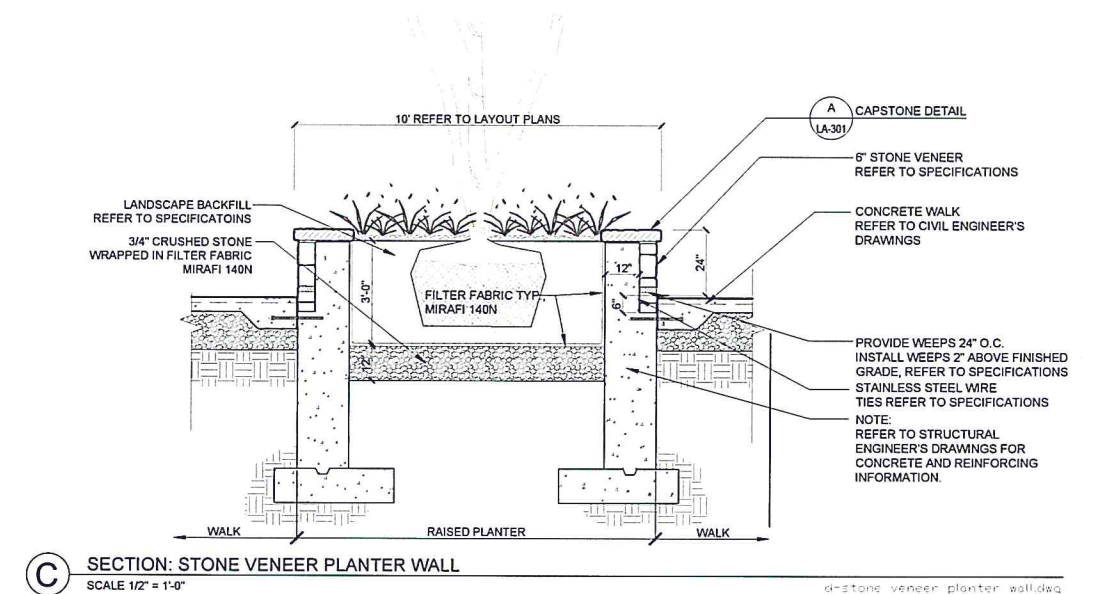
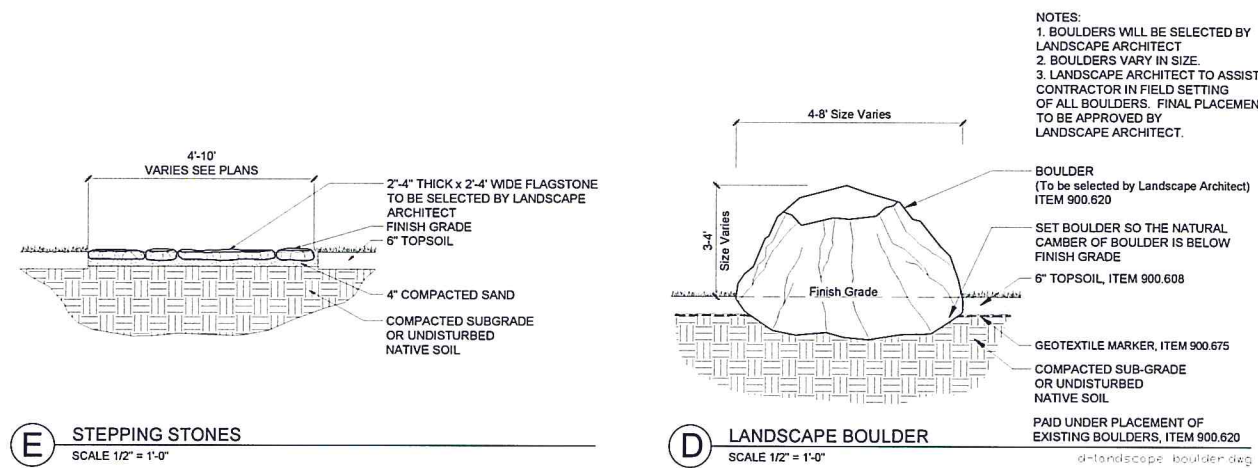
MEZZANINE
FLOOR PLAN

A102

1 LEVEL 2
SCALE: 1/8" = 1'-0"

N - PROJECT NORTH

GRAPHIC SCALE



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman
81 Maple Street - Burlington VT 05401
802-862-2888
info@fffgroup.com



SE GROUP
Landscape Architecture and Planning
101 Church Street
Burlington, VT 05401
Tel: 802.862.2888
Fax: 802.862.2444
www.segroup.com

RECEIVED
AUG 01 2016
DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO:		A1536.00
DATE/ROUND:	SCALE:	04/22/16 AS NOTED
DRAWN BY:	CHECKED BY:	MW
REVISIONS:		
Submitted Design	03.12.2016	
Design Development	04.15.2016	
Permit Plans	04.22.2016	
Permit Plans	06.17.2016	
Permit Plans	07.29.2016	

LANDSCAPE DETAILS

LA-302

- Notes:
1. DIAMETER OF LOGS WILL VARY (18"-30")
 2. EXPOSED HEIGHT OF LOGS WILL VARY (10-30")
 3. USE HARDWOOD LOGS WITH BARK REMOVED
 4. LOGS WILL BE SET INTO STONE SUB-BASE



B STEPPING LOGS
SCALE: NTS

d-step logs.dwg

- Notes:
1. CLIMBING LOGS WILL VARY IN DIAMETER (+/-10"-24")
 2. CLIMBING LOGS WILL VARY IN LENGTH (+/-8'-13')
 2. LOGS ARE EXPECTED TO BE IRREGULAR IN SHAPE, OFFERING VARIETY
 3. ALL LOGS WILL BE SELECTED BY LANDSCAPE ARCHITECT



A CLIMBING LOGS
SCALE: NTS

d-climbing logs.dwg

- Notes:
1. HEIGHT IS APPROXIMATELY 10' TALL
 2. VERTICAL AND HORIZONTAL COMPONENTS WILL BE MADE FROM ROUGH CUT CEDAR LOGS
 3. WALL WILL BE FREE STANDING, POSTS WILL BE BURIED IN THE GROUND SURROUNDED BY CONCRETE
 4. ALL WOOD COMPONENTS WILL BE LEFT NATURAL WOOD, NO FINISH
 5. ALL HARDWARE SHALL BE STAINLESS STEEL



D GREEN WALL
SCALE: NTS

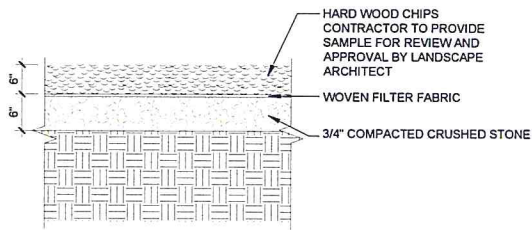
d-green wall.dwg

- Notes:
1. BOULDER LENGTHS WILL VARY BETWEEN 5'-7'
 2. BOULDER WIDTHS WILL VARY BETWEEN 4'-6'
 3. EXPOSED HEIGHT OF BOULDERS WILL VARY
 4. BOULDERS WILL BE SET INTO THE STON SUB-BASE
 5. ALL BOULDERS TO BE SELECTED BY LANDSCAPE ARCHITECT



C CLIMBING BOULDERS
SCALE: NTS

d-climbing boulders.dwg



E WOOD CHIPS
SCALE 1" = 1'-0"

d-wood chips.dwg

FIXTURE AND POLE SPECIFICATIONS

Fixture A
 Manufacturer: Kim Lighting
 Fixture: Altitude - ALT96
 Configuration: 1SA
 Optics: Type 3
 Lamp: 96watt LED - 4,000K
 Milliamps: 350ma
 Lens: Flat Lens - FGL
 Color: Black
 Options: PRA20-4188
 Pole:

Fixture B
 Manufacturer: Kim Lighting
 Fixture: Altitude - ALT96
 Configuration: 1SA
 Optics: Type 3
 Lamp: 96watt LED - 4,000K
 Milliamps: 350ma
 Lens: Flat Lens - FGL
 Color: Black
 Options: PRA17.5-4188* (Modified)
 Pole:

Note: Poles are mounted on 30" raised footings, so final mounting height is 20'.

Fixture C
 Manufacturer: Kim Lighting
 Fixture: Altitude - ALT96
 Configuration: 2SB
 Optics: Type V
 Lamp: 96watt LED - 4,000K
 Milliamps: 350ma
 Lens: Flat Lens - FGL
 Color: Black
 Options: PRA17.5-4188* (Modified)
 Pole:

Note: Poles are mounted on 30" raised footings, so final mounting height is 20'.

Fixture D
 Manufacturer: Gardco
 Fixture: 101L Wall Sconce
 Optics: Type IV
 Wattage: 35watt LED - 4,000K
 Color: Black
 Options: Wall Mounted - 14' Mounting Height

Fixture E
 Manufacturer: Prescolite
 Fixture: 8LFLED5G4 - 8" LED Downlight
 Optics: Type V
 Wattage: 1100 Lumen - 4,000K
 Color: Black
 Options: Recessed Canopy Light +/-14' Mounting Height

Fixture F
 Manufacturer: Modern Forms
 Fixture: Urban - WS-W1116
 Optics: Top Lens
 Wattage: 16watt
 Color: Black
 Options: Wall Light +/-8' Mounting Height

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
1.00	
0.50	
0.25	

STATISTICAL AREA SUMMARY

Grid Type: Horizontal Illuminance at finish grade.
Grid Units: Footcandles

Statistical Area	Avg	Max	Min	Avg/Min	Max/Min
1 Parking Lot and Service Area	1.37	3.60	0.10	13.70	36.00
2 Building Entry / Walks	1.67	6.80	0.00	0.00	0.00

Disclaimer:

This analysis was calculated in accordance with published IES calculation methods and procedures with the data as entered by the user. This analysis is based on tested IES photometric data, light loss factors as defined in the L.P. value. This analysis is a mathematical model of real life situations, and it can be only as accurate as the model itself. Calculated values may vary from actual measurements in certain situations. SE Group is not responsible for light output deviations due to lamp/ballast combinations or other variables.

Statistical Boundary
 - - - - - Parking Lot and Service Area
 - - - - - Building Entry / Walks



PROGRESS SET
NOT FOR
CONSTRUCTION



DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

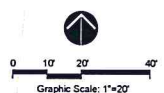
Burlington,
Vermont

PROJECT NO: A1536.00
 DATE: 04/22/16
 SCALE: 1"=20'
 DRAWN BY: MW
 CHECKED BY:

SUBMITTAL: 03.12.2016
 DESIGN DEVELOPMENT: 04.15.2016
 PERMIT PLANS: 06.17.2016
 PERMIT PLANS: 07.29.2016

LIGHTING PLAN

LA-400



PROGRESS SET
NOT FOR
CONSTRUCTION



freeman | french | freeman
11 Maple Street, Burlington VT 05401
802-486-4344 • www.fff.com
Architects • Planners • Engineers

SE GROUP
Landscape Architecture and Planning
131 Church Street
Burlington, VT 05401
Tel: 802.862.5555
Fax: 802.862.5445
www.segroup.com

RECEIVED
AUG 11 2016
DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

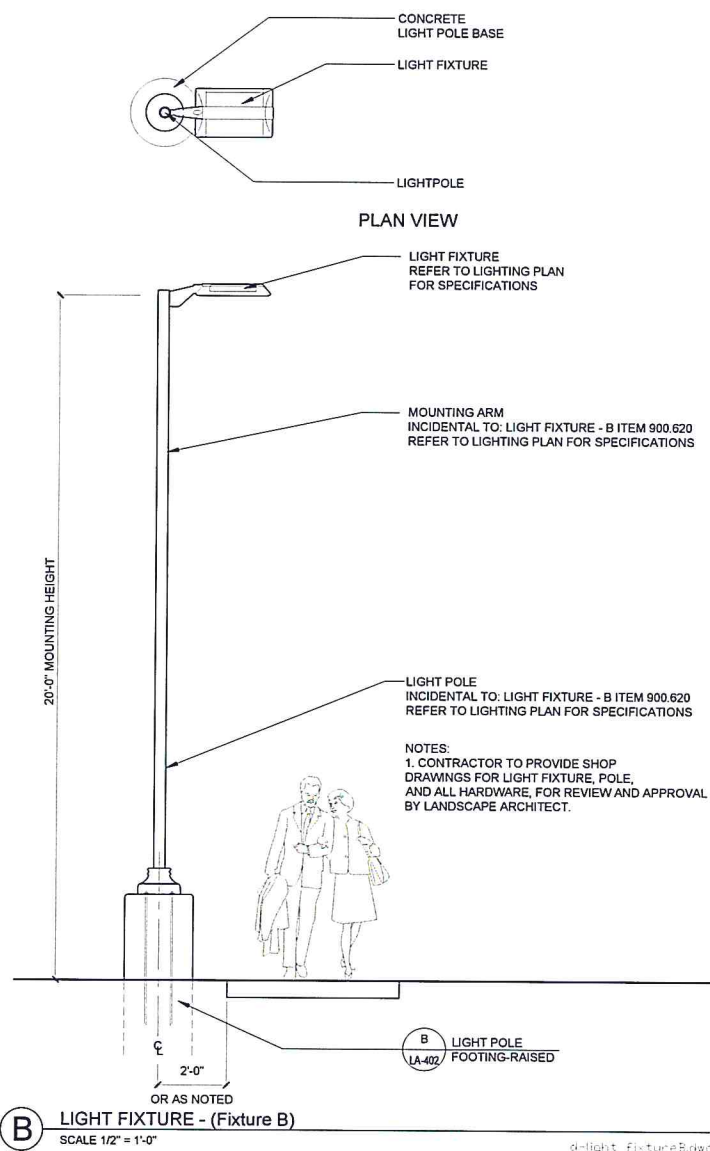
Burlington,
Vermont

PROJECT NO:
A1536.00
DATE: 04/22/16
SCALE: AS NOTED
DRAWN BY: MW
CHECKED BY: MW

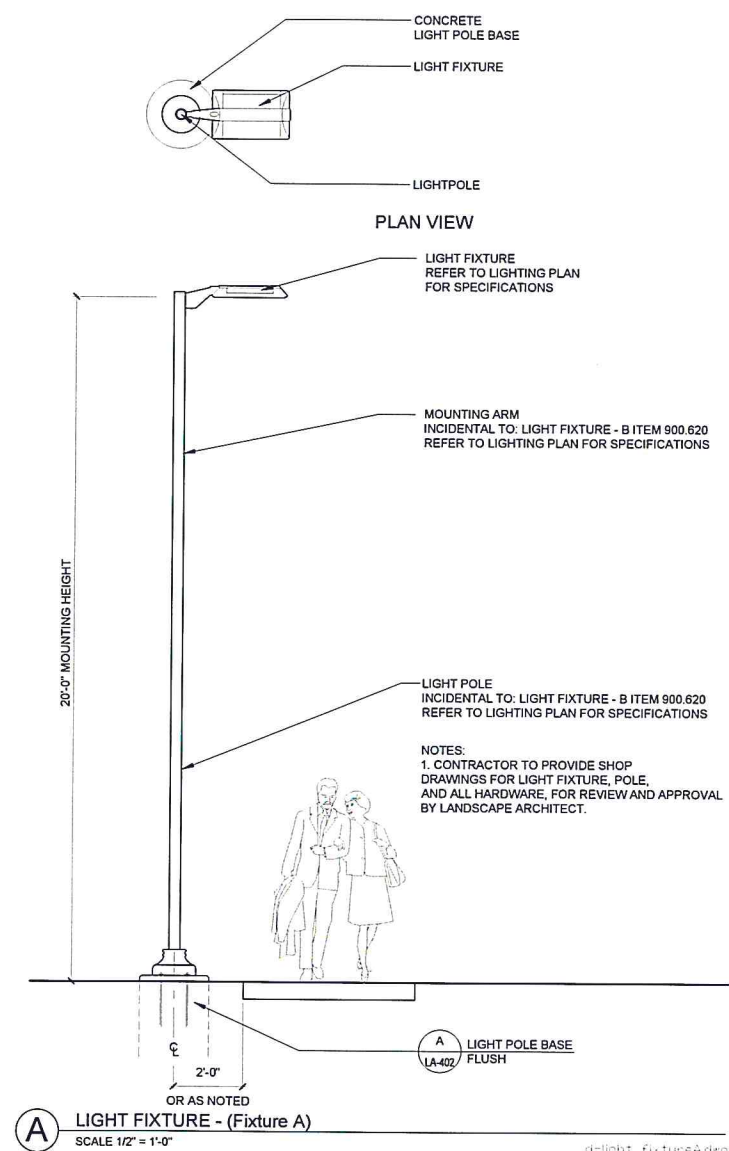
REVISIONS:
Schematic Design 02/12/2016
Design Development 04/15/2016
Permit Plans 04/22/2016
Permit Plans 06/17/2016
Permit Plans 07/29/2016

PROJECT NAME:
**LIGHTING
DETAILS**

PROJECT NO:
LA-401



d-light_fixtureB.dwg



d-light_fixtureA.dwg

PROGRESS SET
NOT FOR
CONSTRUCTION



DEPARTMENT OF
PLANNING & ZONING

AUG 01 2016

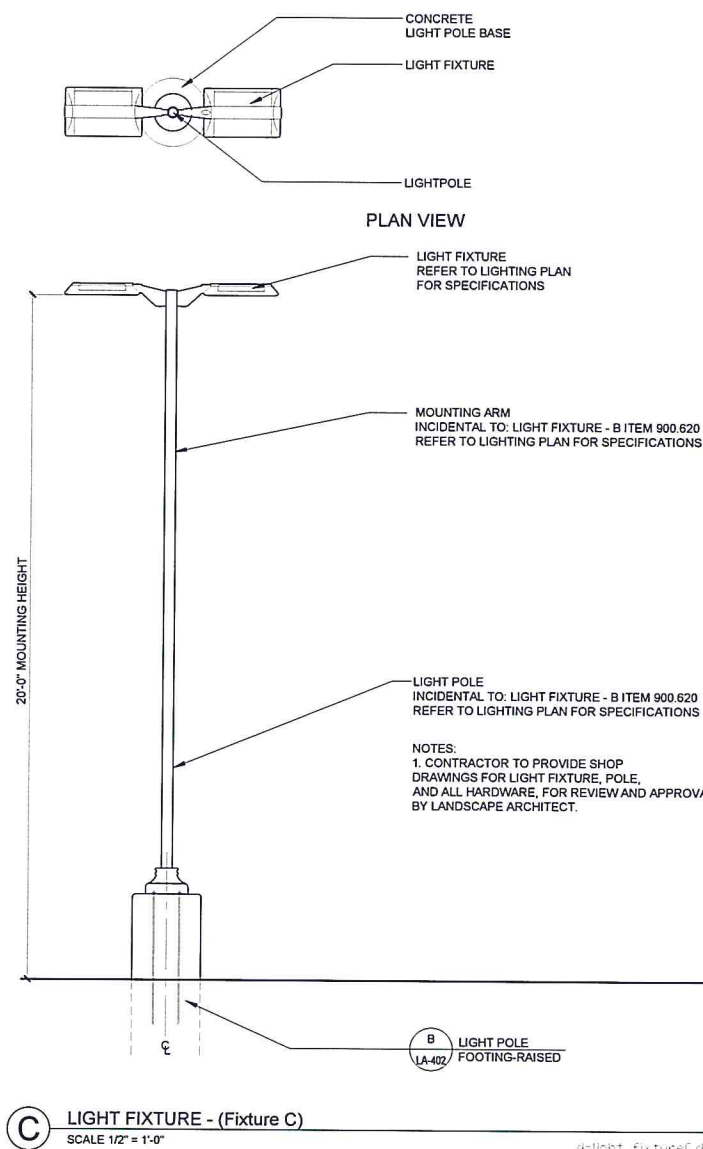
CITY MARKET
SOUTH END

Burlington,
Vermont

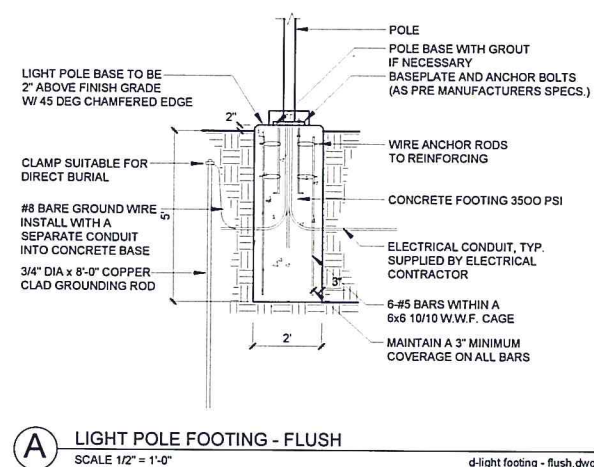
PROJECT NO.	A1536.00
DATE	04/22/16 AS NOTED
DESIGNED BY	MW
DESIGNED BY	MW
DATE	02-12-2016
DATE	04-15-2016
DATE	04-22-2016
DATE	06-17-2016
DATE	07-29-2016

LIGHTING
DETAILS

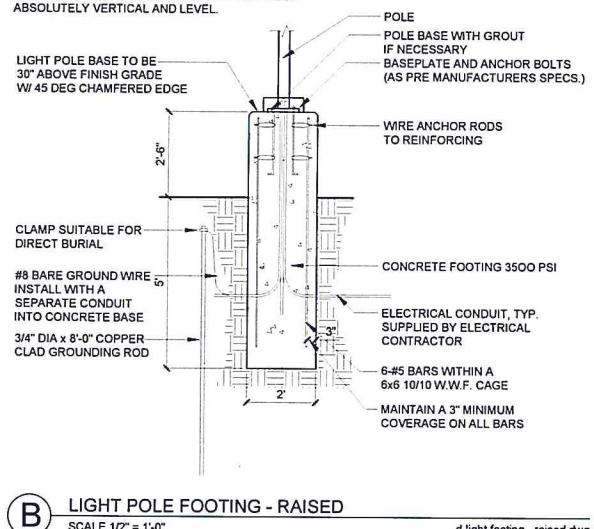
LA-402

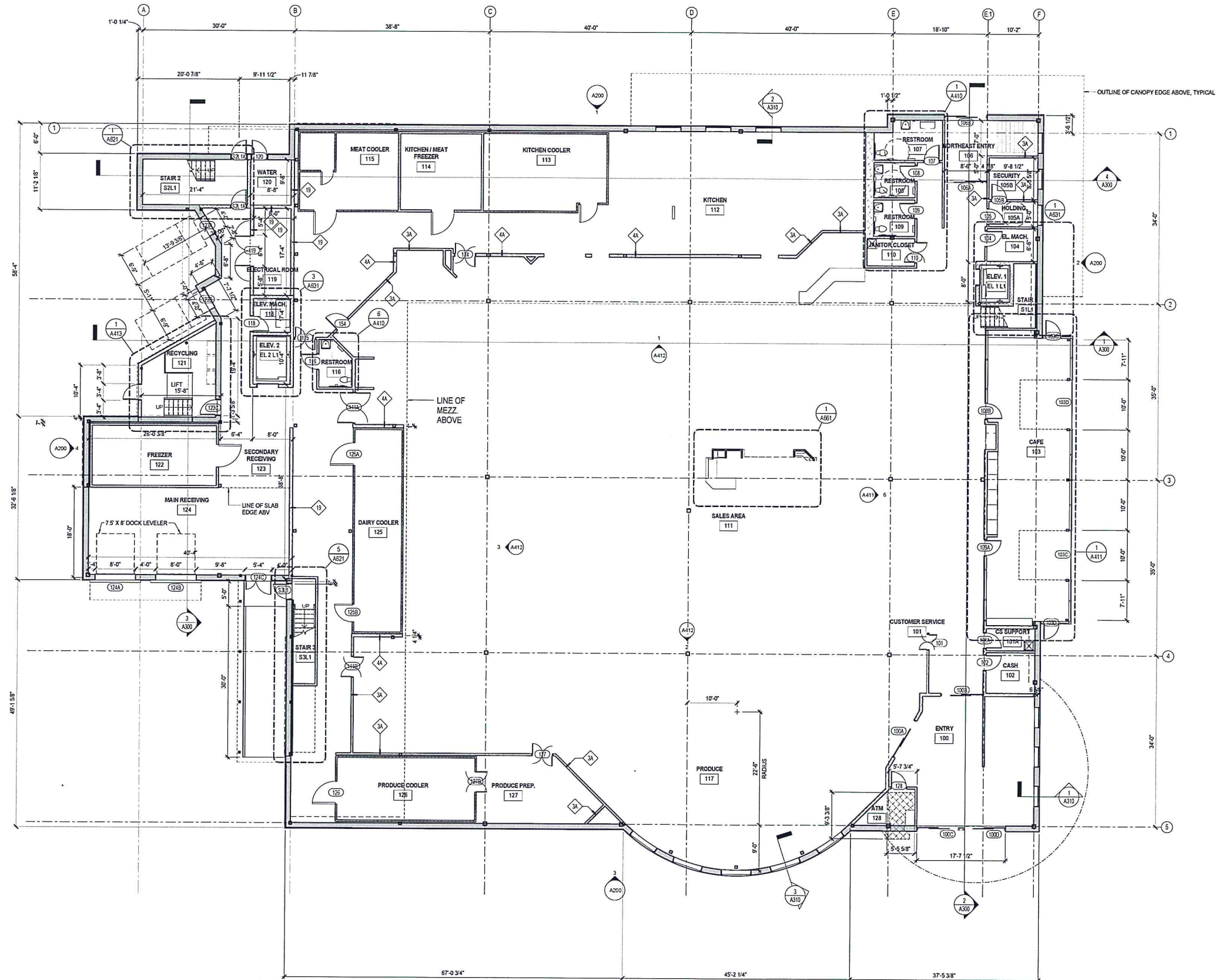


NOTE: POLE BASE IS TO BE ONE CONTINUOUS POUR.
THE CONTRACTOR WILL TAKE SPECIAL CARE TO
ENSURE CONCRETE POLE BASES ARE INSTALLED
ABSOLUTELY VERTICAL AND LEVEL.



NOTE: POLE BASE IS TO BE ONE CONTINUOUS POUR.
THE CONTRACTOR WILL TAKE SPECIAL CARE TO
ENSURE CONCRETE POLE BASES ARE INSTALLED
ABSOLUTELY VERTICAL AND LEVEL.





FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. DIMENSIONS: ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR OTHER FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO FACE OF CLADDING UNLESS NOTED OTHERWISE.
2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MEPP, AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
3. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
5. REFER TO G200 LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT RATED CONSTRUCTION.
6. THE DISTANCE FROM THE HINGE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALL SHALL BE 6 INCHES (INCLUDING FRAME) UNLESS NOTED OTHERWISE.
7. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE SEALED WITH UL-LISTED PRESAFING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
8. KEEP STANDPIPES AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.

FLOOR PLAN LEGEND

ALSO SEE SYMBOL LEGEND ON COVER SHEET

- EXISTING WALL / COLUMN TO REMAIN
- NEW METAL STUD / GYPSUM WALLBOARD WALL
- NEW MASONRY WALL
- NEW STEEL / CONCRETE COLUMN - SEE STRUCTURAL
- 1" FIREPROOFING, TYP FOR ALL STEEL COLUMNS
- FIRE EXTINGUISHER CABINET:
 - FE-1: SEMI-RECESSED CABINET W/ FE-1
 - FE-2: SURFACE MOUNT CABINET W/ FE-1
- FIRE EXTINGUISHER ON WALL BRACKET:
 - FE-1: MULTI-PURPOSE DRY CHEM. EXTINGUISHER (TYPE A-B-C)
 - FE-2: KITCHEN GREASE EXTINGUISHER (TYPE K)
- GWB COLUMN ENCLOSURE
- MCE
- METAL COLUMN ENCLOSURE
- PCE
- PORCELAIN TILE COLUMN ENCLOSURE (KITCHEN, TLT'S TYP.)

ROOM TAG - SEE A900 FOR FINISHES

Room name → ROOM NAME
101 → ROOM NUMBER

WALL TAG - SEE SHEETS A003, A004

WALL TYPE
WHERE A WALL TYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED.

DOOR TAG - SEE SHEET A800

DOOR NUMBER

WINDOW OR CURTAINWALL TAG
SEE SHEET A810

WINDOW OR CURTAINWALL TYPE

NOT FOR CONSTRUCTION.
NOT FOR BUILDING PERMIT.

fff
freeman | french | freeman
11 Main Street - 3rd Floor - 05401
802-684-0444 - www.fff.com
A0102a - Planning - 1/16/16

CITY MARKET SOUTH END

Burlington, Vermont

PROJECT NO: **A1536.00**

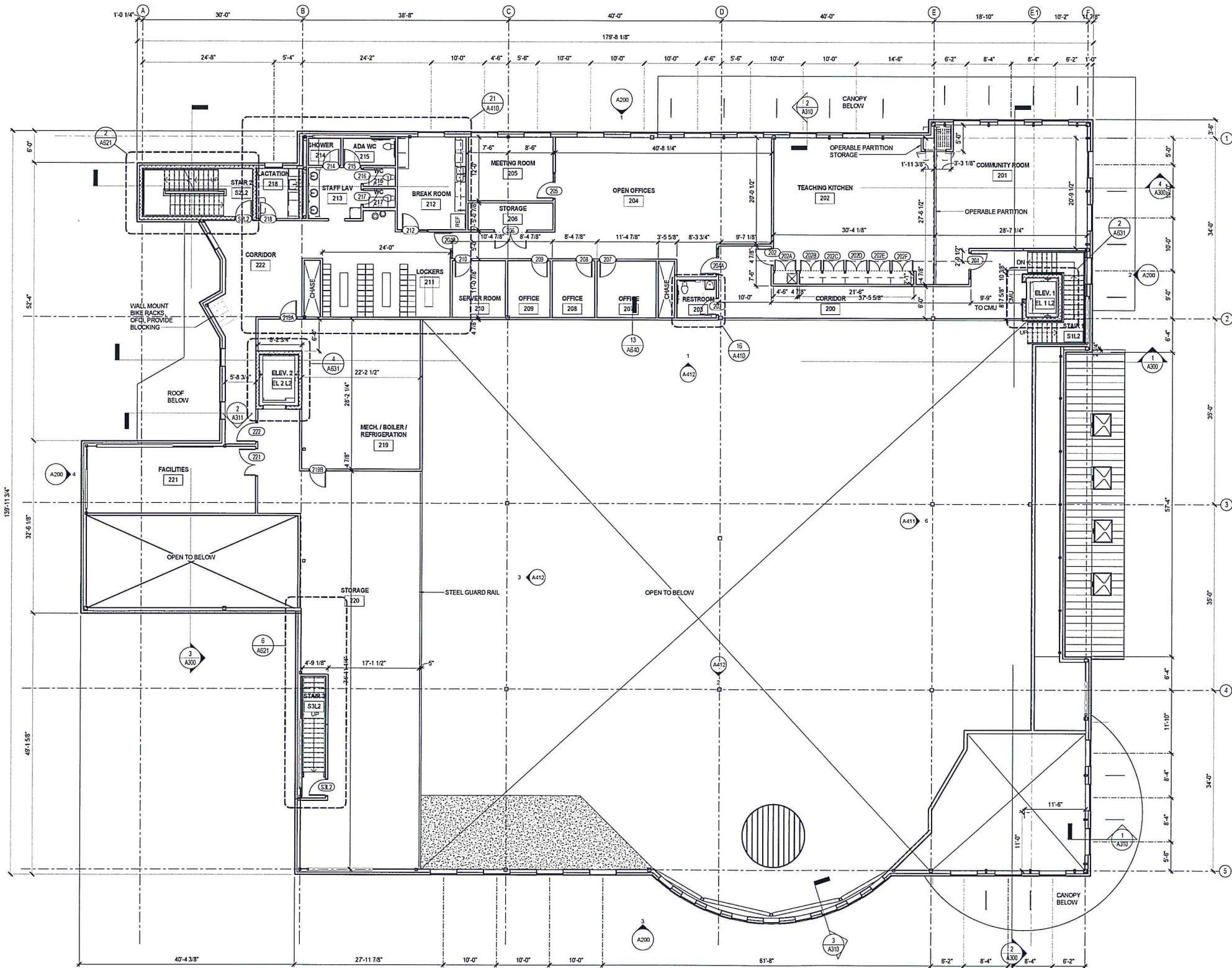
DATE: **01/01/16** SCALE: **1/8" = 1'-0"**

DESIGNER: **FFF** CHECKED BY: **BL**

DESIGNED BY: **Schwartz Design** 02/12/2015
DESIGN DEVELOPMENT: **04/15/2015**
PERMIT PLANS: **04/22/2015**

1ST FLOOR PLAN

A101



FLOOR PLAN GENERAL NOTES

- ALSO SEE SYMBOL LEGEND ON COVER SHEET.
1. DIMENSIONS: ALL INTERIOR DIMENSIONS ARE TO FACE OF GVB OR OTHER FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO FACE OF CLADDING UNLESS NOTED OTHERWISE.
 2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MEPP, AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
 3. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
 4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
 5. REFER TO G200 LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT RATED CONSTRUCTION.
 6. THE DISTANCE FROM THE HINGE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALL SHALL BE 8 INCHES (INCLUDING FRAME) UNLESS NOTED OTHERWISE.
 7. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE SEALED WITH UL-LISTED FIRESTOPPING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
 8. KEEP STANDPIPES AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.

FLOOR PLAN LEGEND

- ALSO SEE SYMBOL LEGEND ON COVER SHEET
- EXISTING WALL / COLUMN TO REMAIN
 - NEW METAL STUD / GYPSUM WALLBOARD WALL
 - NEW MASONRY WALL
 - NEW STEEL CONCRETE COLUMN - SEE STRUCTURAL 1" FIREPROOFING, TYP FOR ALL STEEL COLUMNS.
 - FIRE EXTINGUISHER CABINET:
 - FEC-1: SEMI-RECESSED CABINET W/ FE-1
 - FEC-2: SURFACE MOUNT CABINET W/ FE-1
 - FIRE EXTINGUISHER ON WALL BRACKET:
 - FE-1: MULTI-PURPOSE DRY CHEM. EXTINGUISHER (TYPE A-B-C)
 - FE-2: KITCHEN GREASE EXTINGUISHER (TYPE K)
 - GVB COLUMN ENCLOSURE
 - OCE
 - METAL COLUMN ENCLOSURE
 - MCE
 - PORCELAIN TILE COLUMN ENCLOSURE (KITCHEN, TLTS TYP.)
 - PCE
- Room name — ROOM NAME
101 — ROOM NUMBER
- WALL TAG — SEE SHEETS A003, A004
WALL TYPE
WHERE A WALL TYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED.
- DOOR TAG — SEE SHEET A000
DOOR NUMBER
WINDOW OR CURTAINWALL TAG
SEE SHEET A010
WINDOW OR CURTAINWALL TYPE

NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



DEPARTMENT OF
PLANNING & ZONING

AUG 01 2016

RECEIVED

CITY MARKET
SOUTH END

Burlington,
Vermont

A1536.00

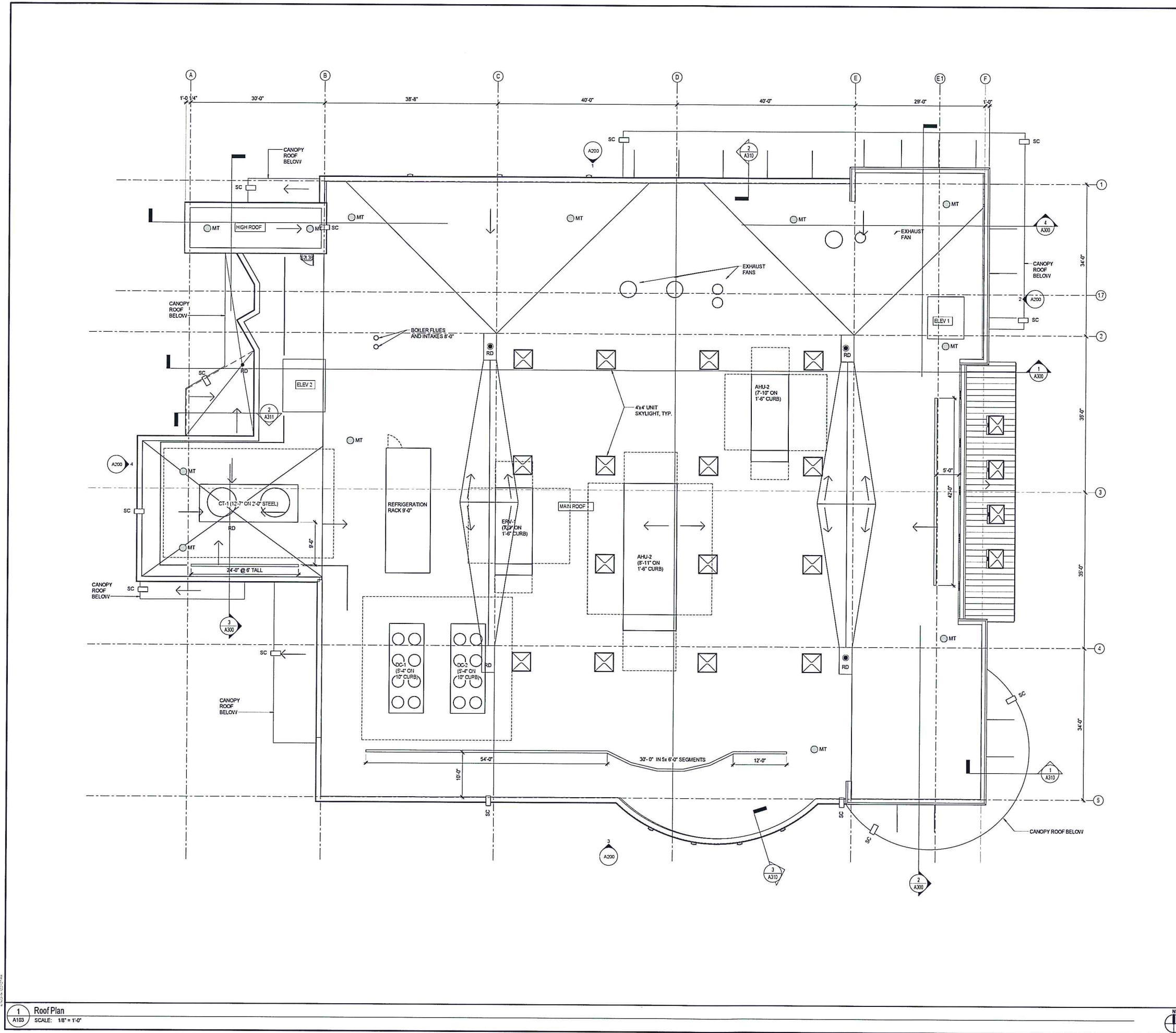
08/15/12 1/8" = 1'-0"

FFB BL

Design Development 04/15/2014
Permit Plans 04/15/2014

MEZZANINE
FLOOR PLAN

A102



ROOF PLAN LEGEND

○

RD

●

MT

□

SC

□

SCP

—

SVRL

⋈

RMF

ROOF DRAIN

MAINTENANCE TIEDOWN

SCUPPER

SCUPPER TO PAD ON ROOF BELOW

SCUPPER WITH RAIN LEADER TO PAD ON ROOF BELOW

ROOF MANIFOLD

ROOF PLAN GENERAL NOTES

1. SEE EXTERIOR WALL SECTION SHEETS AND EXTERIOR ASSEMBLY SHEET FOR ROOF SYSTEM NOTES.

2. SEE MEPP/FP DRAWINGS & SPECIFICATIONS FOR ROOF TOP EQUIPMENT REQUIREMENTS INCLUDING CURBS.

3. SEE PLUMBING DVGS FOR ROOF DRAIN QUANTITIES, SIZES & LAYOUT. CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND.

4. SECONDARY ROOF DRAINAGE IS PROVIDED USING SCUPPERS. SEE PLAN FOR SCUPPER SIZE & LOCATIONS.

5. ROOF DECK IS TAPERED. INSULATION REQUIRED TO SLOOPE TO DRAIN IS TAPERED AT 1/4" PER FOOT. CRICKETS ARE TAPERED AT 1/2" PER FOOT, UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION.
NOT FOR BUILDING PERMIT.

fff

freeman | french | freeman

11 Main Street - Newport, VT 05551

802-464-6444 - www.frfm.com

©2016 Freeman | French | Freeman

RECEIVED

AUG 01 2016

DEPARTMENT OF PLANNING & ZONING

CITY MARKET SOUTHEAST

Burlington, Vermont

PROJECT NO: A1536.00

DATE: 01/08/16

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

AC

BL

Reviewed By: 02/12/2016

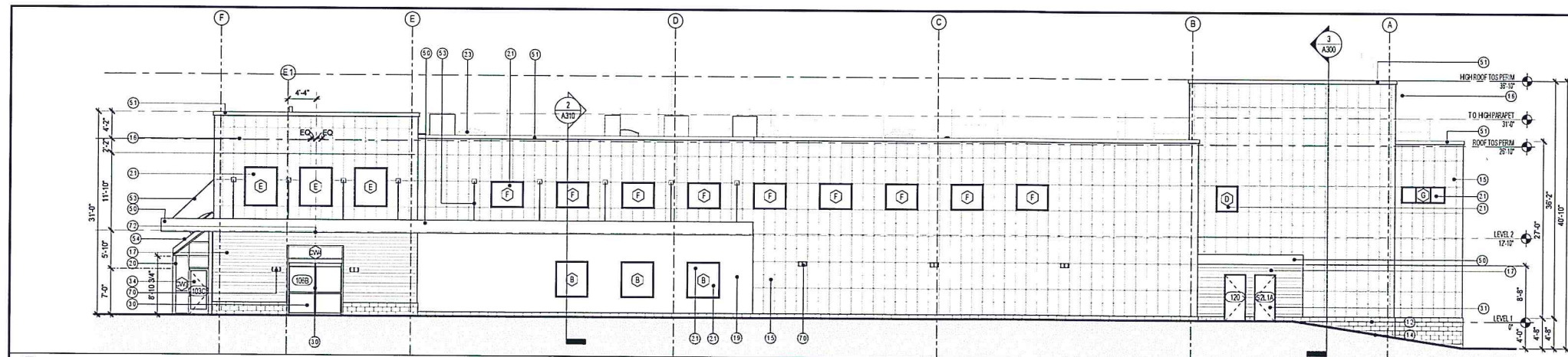
Design Development: 04/15/2016

Permit Plans: 04/22/2016

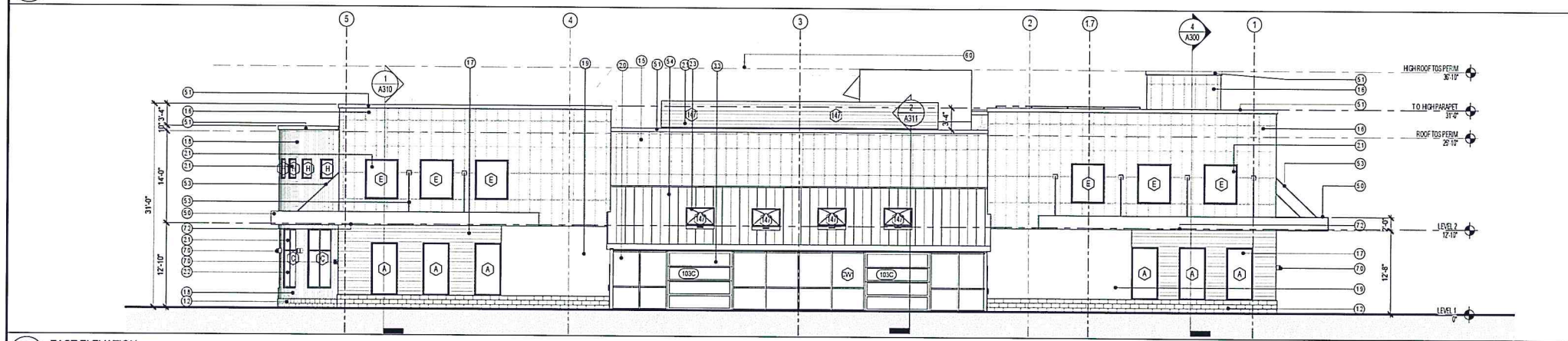
Permit Plans: 04/17/2016

ROOFPLAN

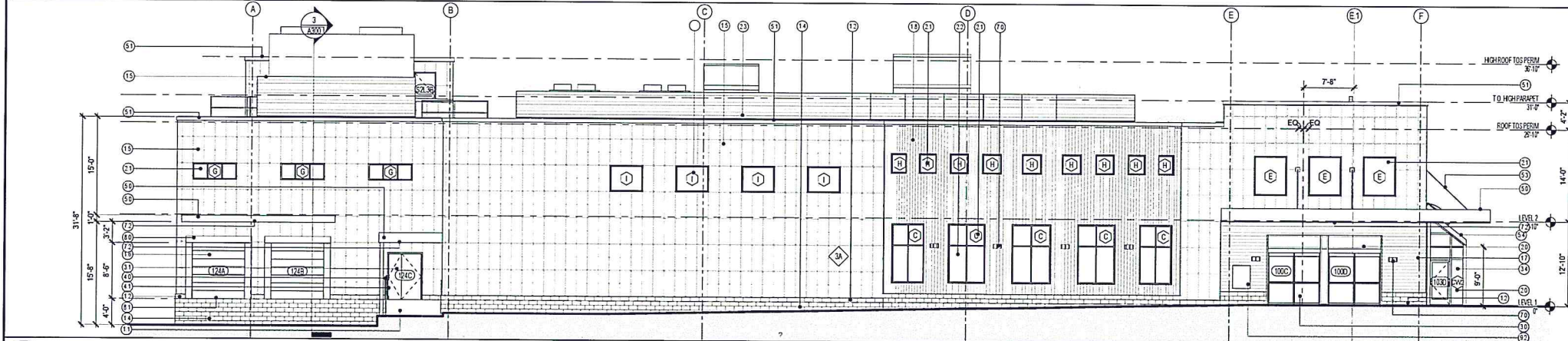
A103



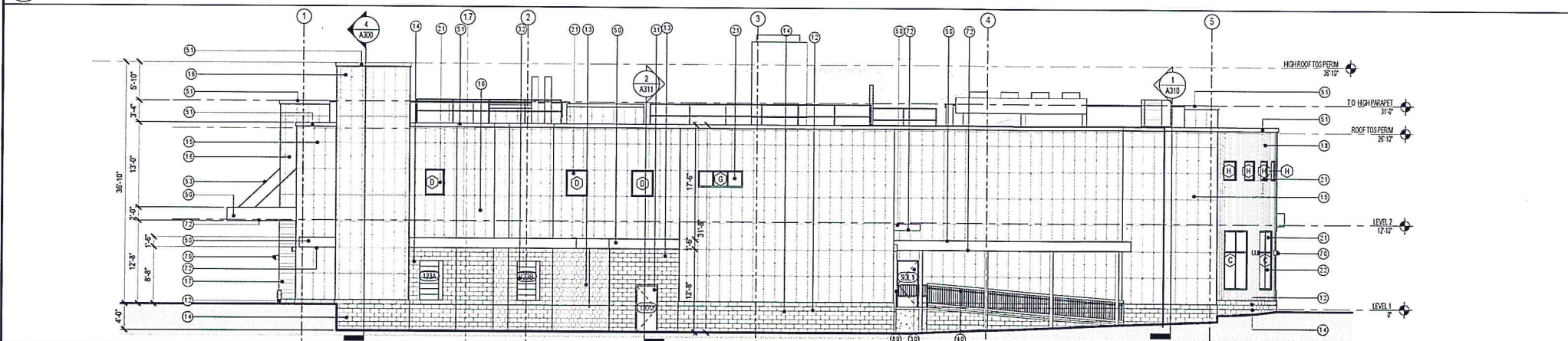
1 NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A200 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A200 SCALE: 1/8" = 1'-0"

KEY	KEYNOTE
1.1	CONCRETE RAMP [03 3000]
1.2	STONE SILL COURSE [04 2000]
1.3	GROUND FACE BLOCK VENEER [04 2000]
1.4	GROUND FACE BLOCK VENEER [04 2000]
1.5	FACE FASTENED ALUMINUM PANEL SYSTEM- CUSTOM FINISH
1.6	FACE FASTENED ALUMINUM PANEL SYSTEM- CUSTOM IMAGES
1.7	STAINED CEDAR HORIZONTAL SIDING
1.8	STAINED CEDAR VERTICAL SIDING
1.9	EXTERIOR GYPSUM (ART WALL BY OWNER)
2.0	ALUMINUM CURTAINWALL VISION GLAZING [08 4413]
2.1	FIBERGLASS WINDOW VISION GLAZING [08 4413]
2.2	FIBERGLASS WINDOW SPANDREL [08 4010]
2.3	UNIT SKYLIGHT [08 8000]
3.0	ALUMINUM ENTRY DOOR SYSTEM [08 1116]
3.1	INSULATED HOLLOW METAL DOOR & THERMALLY BROKEN FRAME
3.2	INSULATED OVERHEAD SECTIONAL DOOR [08 3613]
3.3	ALUMINUM GLAZED OVERHEAD SECTIONAL DOOR
3.4	ALUMINUM STOREFRONT DOOR
4.0	GUARDRAILS [05 5010]
4.1	HANDRAILS [05 5200]
5.0	CANOPY EDGE - PRE-FINISHED METAL FASCIA [05 5002]
5.1	PRE-FINISHED METAL ROOF EDGE [07 5010]
5.3	CANOPY CABLE STAYS AND BRACKETS
5.4	PRE-FINISHED STANDING SEAM METAL ROOF
6.0	MECHANICAL EQUIPMENT, SEE MECHANICAL
7.0	BUILDING MOUNTED SCONCE
7.2	UNDER CANOPY DOWNLIGHTS
8.0	LOADING DOCK SEALS & BUMPERS [11 1300]
8.1	LOADING DOCK LEVELERS
9.2	AUTOMATIC TELLER MACHINE

NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



freeman | french | freeman
11 Main Street - Burlington, VT 05401
802-649-4444 - www.frfm.com
Architects - Planning - Interiors

DEPARTMENT OF
PLANNING & ZONING

CITYMARKET
SOUTH END

Burlington,
Vermont

A1536.00

08/17/12

As Indicated

BL

BL

04/12/2018

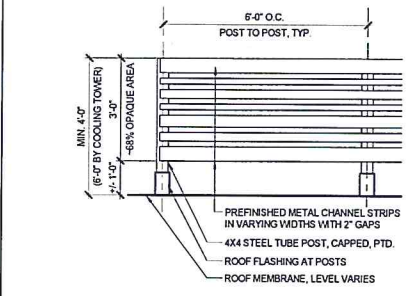
04/15/2018

04/22/2018

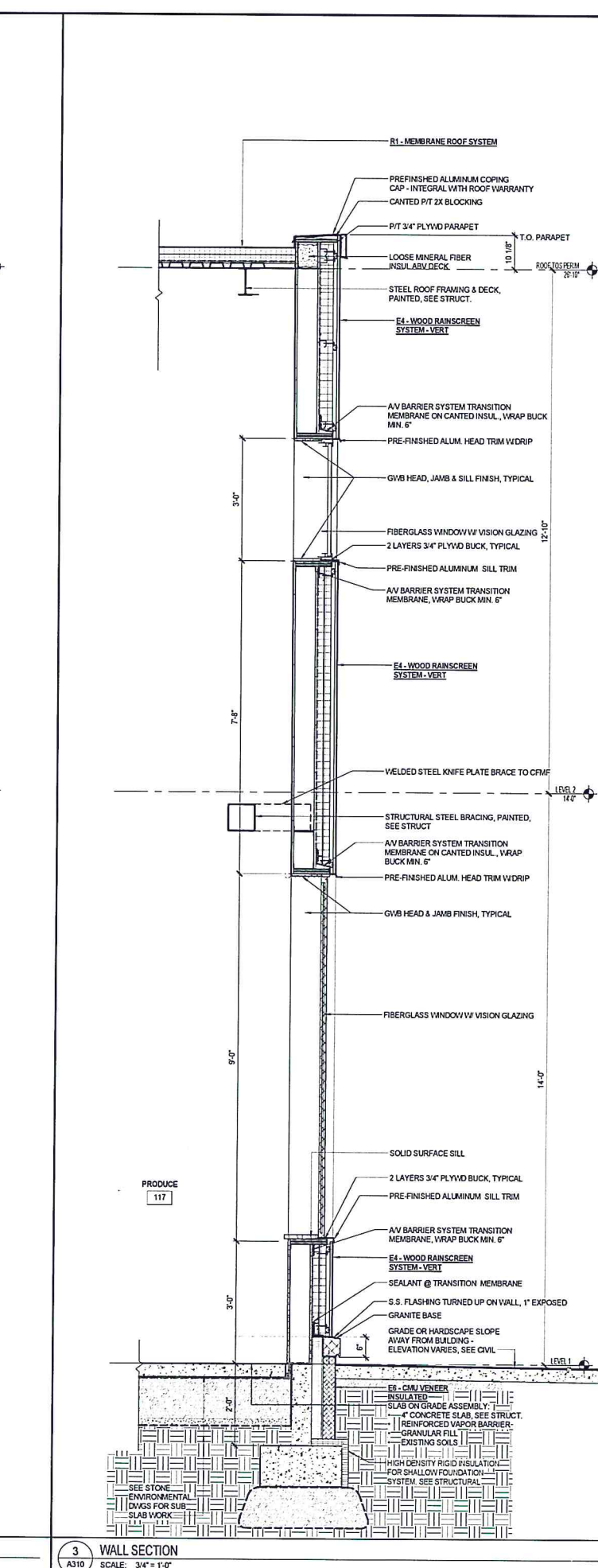
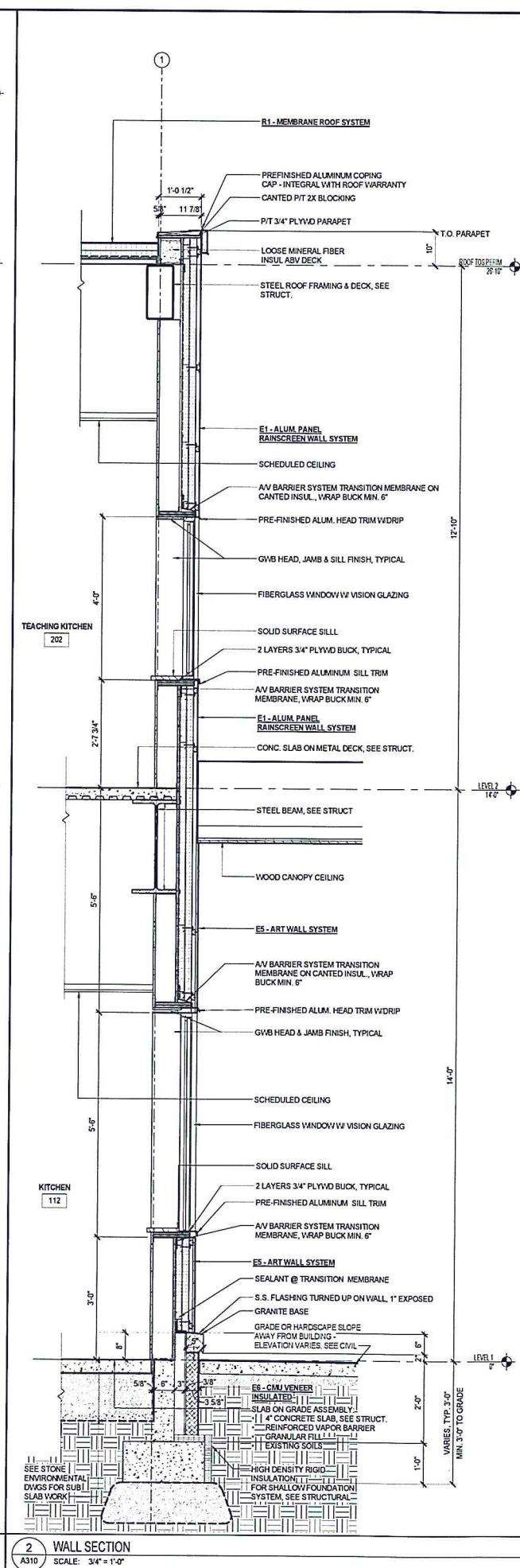
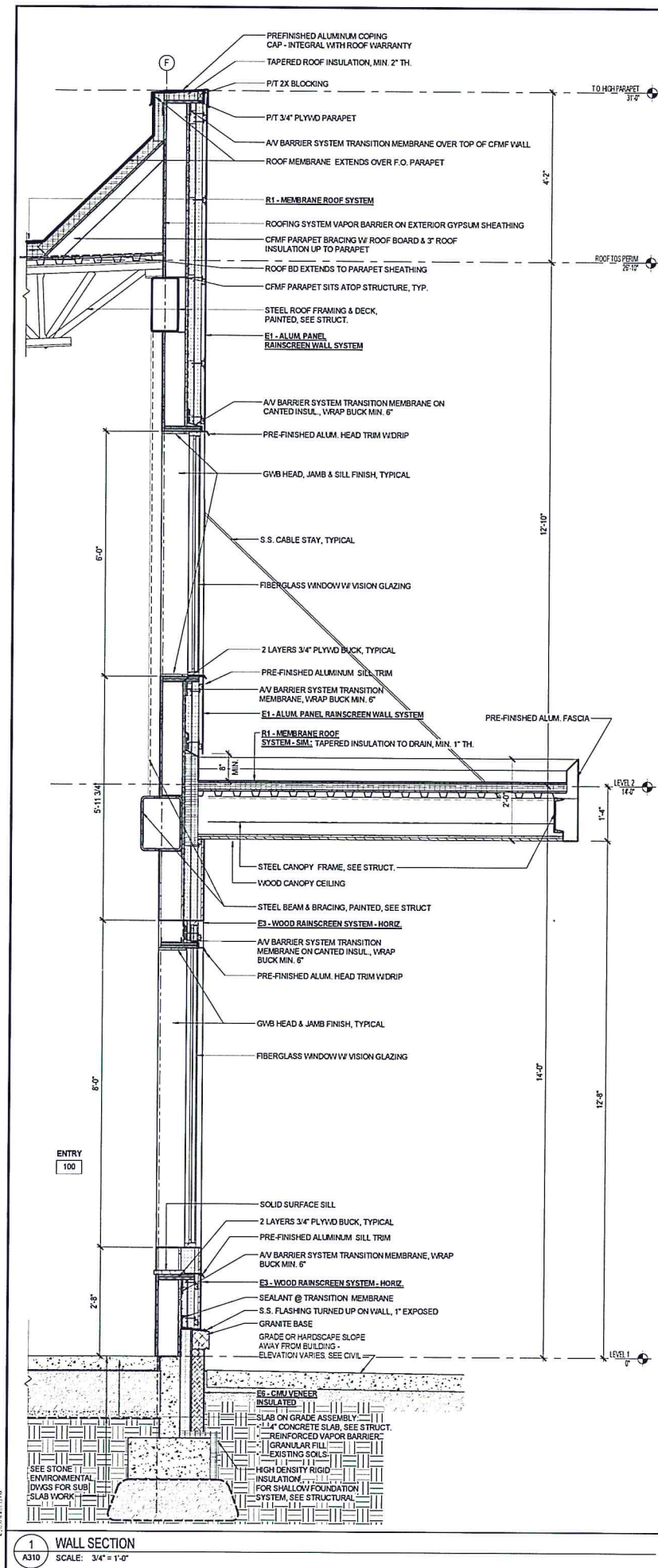
04/27/2018

EXTERIOR
ELEVATIONS

A200



5 ROOF SCREEN ELEVATION, TYP.
A200 SCALE: 1/2" = 1'-0"



EXTERIOR ASSEMBLIES		NOT FOR CONSTRUCTION. NOT FOR BUILDING PERMIT.
R1	MEMBRANE ROOF SYSTEM (R1 TO OUT)	
	- LOW SLOPE (1/4" PER FOOT) 1 1/2" ROOF DECK - SEE STRUCT. 1/2" GYPSUM ROOF BOARD - ADHERED AIR BARRIER - MIN. 4" POLYSTYRENE INSULATION W/ MIN. 2 LAYERS STAGGERED - TAPERED INSULATION AS REQUIRED TO FORM CAVITIES 1/2" POLYSTYRENE COVER BOARD - ADHERED EPDM ROOF MEMBRANE (COLOR TBD)	freeman french freeman 11 Main Street - Northampton, MA 01060 413-253-1111
R2	METAL ROOF SYSTEM (R1 TO OUT)	
	3/2 SLOPE 1 1/2" ROOF DECK - SEE STRUCT. 1/2" GYPSUM ROOF BOARD - ADHERED AIR BARRIER 4" RIGID POLYSTYRENE INSUL W/ 9/16" PLYWOOD HALF BASE 1/2" FELT PAPER - STANDING SEAM METAL ROOFING	
E1	ALUMINUM PANEL RAINSCREEN WALL SYSTEM (CMF BACKUP)	
	5/8" TYPE 'X' GYPSUM - COLD FORMED METAL FRAMED STUD WALL 5/8" GYPSUM SHEATHING - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH PANEL FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - AR GAP - FACE FASTENED ALUMINUM PANEL SYSTEM WITH CUSTOM GRAPHIC FINISH	
E1R1	ALUMINUM PANEL RAINSCREEN WALL SYSTEM (CMF BACKUP) - 1 HR. RATED	
	5/8" TYPE 'X' GYPSUM - COLD FORMED METAL FRAMED STUD WALL 5/8" GYPSUM SHEATHING TYPE 'X' - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH PANEL FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - AR GAP - FACE FASTENED ALUMINUM PANEL SYSTEM WITH CUSTOM GRAPHIC FINISH	
E2	WOOD RAINSCREEN WALL SYSTEM (CMU BACKUP)	
	12M 8" CMU WALL - SEE STRUCTURAL - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH PANEL FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - AR GAP - FACE FASTENED ALUMINUM PANEL SYSTEM WITH CUSTOM GRAPHIC FINISH	
E3	WOOD RAINSCREEN WALL SYSTEM (HORIZONTAL)	
	5/8" TYPE 'X' GYPSUM - COLD FORMED METAL FRAMED STUD WALL 5/8" GYPSUM SHEATHING - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH PANEL FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - AR GAP - FACE FASTENED HORIZONTAL 1X8 CEDAR PLANK CLADDING	
E4	WOOD RAINSCREEN WALL SYSTEM (VERTICAL)	
	5/8" TYPE 'X' GYPSUM - COLD FORMED METAL FRAMED STUD WALL 5/8" GYPSUM SHEATHING - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH PANEL FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - AR GAP - FACE FASTENED VERTICAL 1X8 CEDAR PLANK CLADDING	
E5	ART WALL SYSTEM	
	5/8" TYPE 'X' GYPSUM - COLD FORMED METAL FRAMED STUD WALL 5/8" GYPSUM SHEATHING - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH PANEL FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - AR GAP 5/8" EXTERIOR GLASS FACED GYPSUM SHEATHING	
E6	CMU VENEER INSULATED (C.I.P. CONCRETE BACKUP)	
	- CONCRETE FOUNDATION WALL - SEE STRUCTURAL - AR & WATER BARRIER ABOVE GRADE 3" XPS RIGID INSULATION 3/8" SOLID GROUT 12M 4" GROUND FACE CMU	
E7	CMU VENEER UNINSULATED (C.I.P. CONCRETE BACKUP)	
	- CONCRETE FOUNDATION WALL - SEE STRUCTURAL 3/8" SOLID GROUT 12M 4" GROUND FACE CMU	
E8	CMU VENEER (CMU BACKUP)	
	12M 8" CMU - SEE STRUCTURAL - AR & WATER BARRIER 3" XPS RIGID INSULATION 3/8" SOLID GROUT 12M 4" GROUND FACE CMU	
E9	CMU WALL	
	12M 8" GROUND FACE CMU - SEE STRUCT.	
E10	GALV. STEEL PANEL (CMU BACKUP)	
	12M 8" CMU - SEE STRUCTURAL - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - FACE FASTENED VERTICAL GALVANIZED STEEL PANELS	
E11	GALV. STEEL PANEL (CMF BACKUP)	
	5/8" TYPE 'X' GYPSUM - COLD FORMED METAL FRAMED STUD WALL 5/8" GYPSUM SHEATHING - AR & WATER BARRIER 4" MINERAL FIBER IN TWO LAYERS 2" HORIZONTAL S.S. COLD FORMED Z-FURRING COORDINATED WITH FASTENERS AT APPROXIMATELY 24" O.C. VERTICAL SPACING - FACE FASTENED VERTICAL GALVANIZED STEEL PANELS	
--- INDICATES AV BARRIER, VAPOR BARRIER, WATERPROOFING --- INDICATES AV BARRIER TRANSITION MEMBRANE		
NOTE ON MINERAL FIBER BOARD INSULATION: 2" REAR LAYER, 2" FRONT LAYER, INSULATION LAYERS ROTATED 90 DEGREES, JOINTS STAGGERED IN BOTH DIRECTIONS		
WALL SECTIONS		
A310		

NOT FOR CONSTRUCTION. NOT FOR BUILDING PERMIT.



DEPARTMENT OF PLANNING & ZONING

AUG 01 2016

CITY MARKET SOUTH END

Burlington, Vermont

A1536.00

01/04/15

As Indicated

AC

BL

Design Development

04/15/2015

Permit Plans

04/02/2015

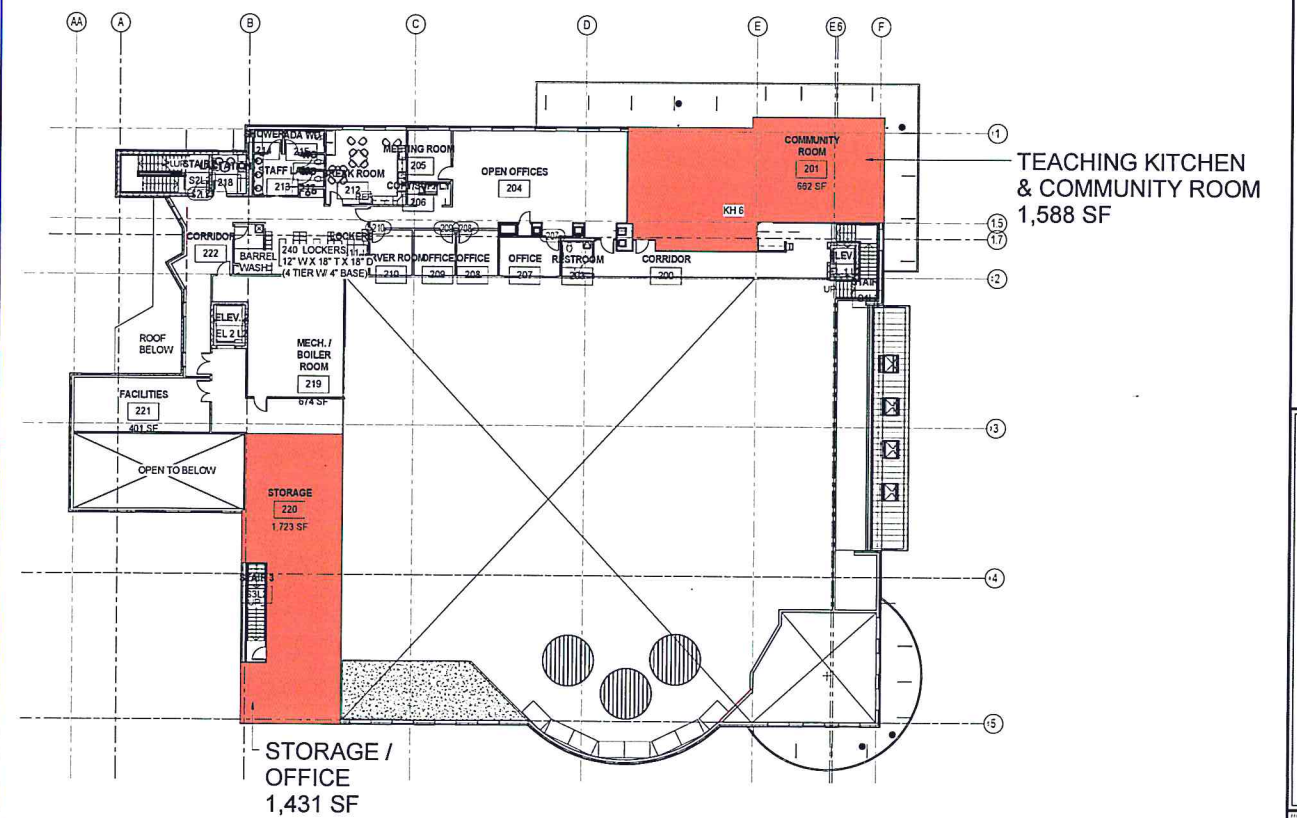
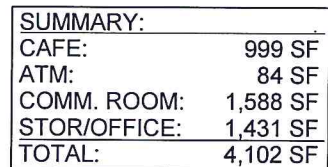
WALL SECTIONS

A310

fff
man | french | freeman
1 Maple Street • Burlington VT 05401
(802) 864-0844 • www.fffrc.com
Architecture • Planning • Interiors

AUG 01 2016

300



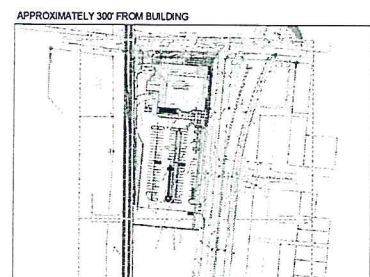
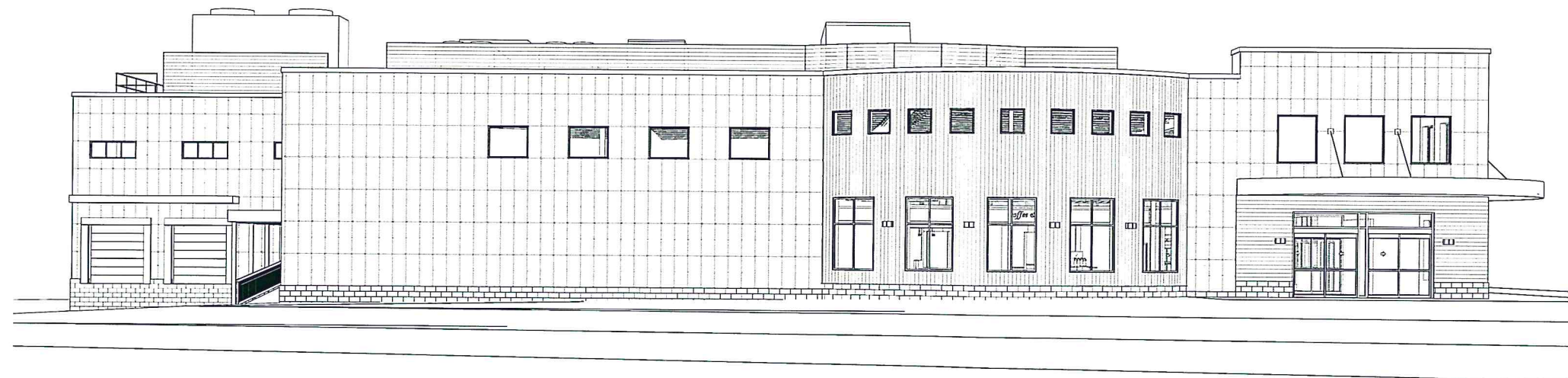
2 MEZZANINE ACCESSORY AREAS
G300 SCALE: 1/16" = 1'-0"

300



NOTE: PERSPECTIVES FOR REFERENCE ONLY

1 VIEW FROM PARKWAY AND FLYNN
G401 SCALE:



NOTE: PERSPECTIVES FOR REFERENCE ONLY

2 VIEW FROM PARKING LOT
G401 SCALE:

NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



freeman | french | freeman
11 Maple Street, Burlington, VT 05401
802-649-4544 • www.f3f.com
Architects • Planners • Engineers

DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO.:
A1536.00

CONSTRUCTION DATE:
03/30/16

DESIGNED BY:
JW PREPARED BY:
BL

DATE: 02/12/2016

Design Development 04/15/2016

Permit Plans 04/12/2016

Permit Plans 04/17/2016

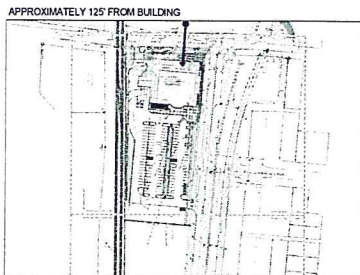
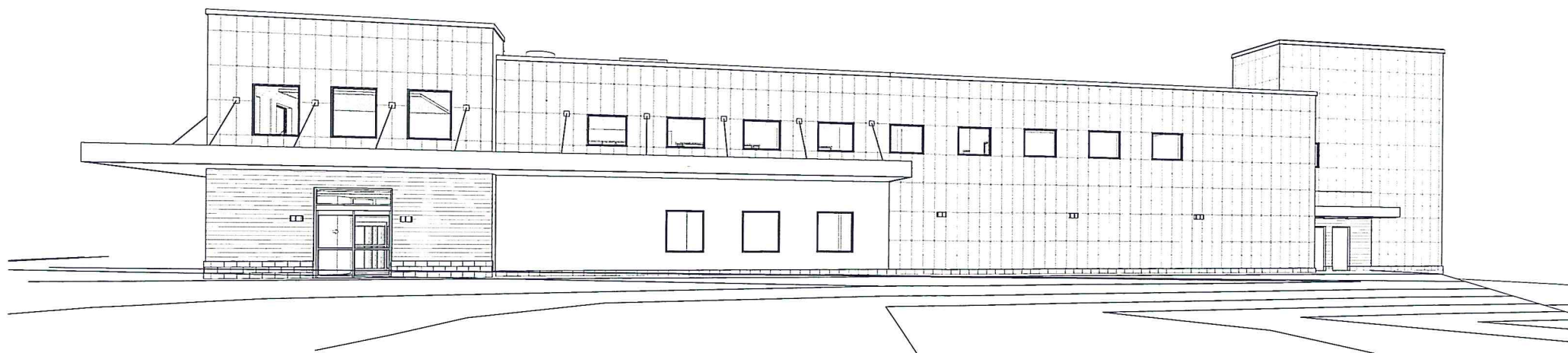
PERSPECTIVE
VIEWS

G401



NOTE: PERSPECTIVES FOR REFERENCE ONLY

1 VIEW FROM NEAREST FERGUSON RESIDENCE
SCALE:



NOTE: PERSPECTIVES FOR REFERENCE ONLY

2 VIEW FROM ACROSS FLYNN AVENUE
SCALE:

NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



freeman | french | freeman
81 Main Street - Burlington, VT 05401
802-464-6644 - www.fff.com
Architects - Planning - Interiors

DEPARTMENT OF
PLANNING & ZONING

AUG 01 2016

CITY MARKET
SOUTH END

Burlington,
Vermont

PROJECT NO:
A1536.00

DATE: 04/21/16

Author

Checker

Architectural Design 02/22/2016

Design Development 04/15/2016

Permit Plans 04/22/2016

Permit Plans 04/27/2016

PERSPECTIVE
VIEWS

G402



NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

A1536.00

04/21/16

Author

Checker

02/22/2011

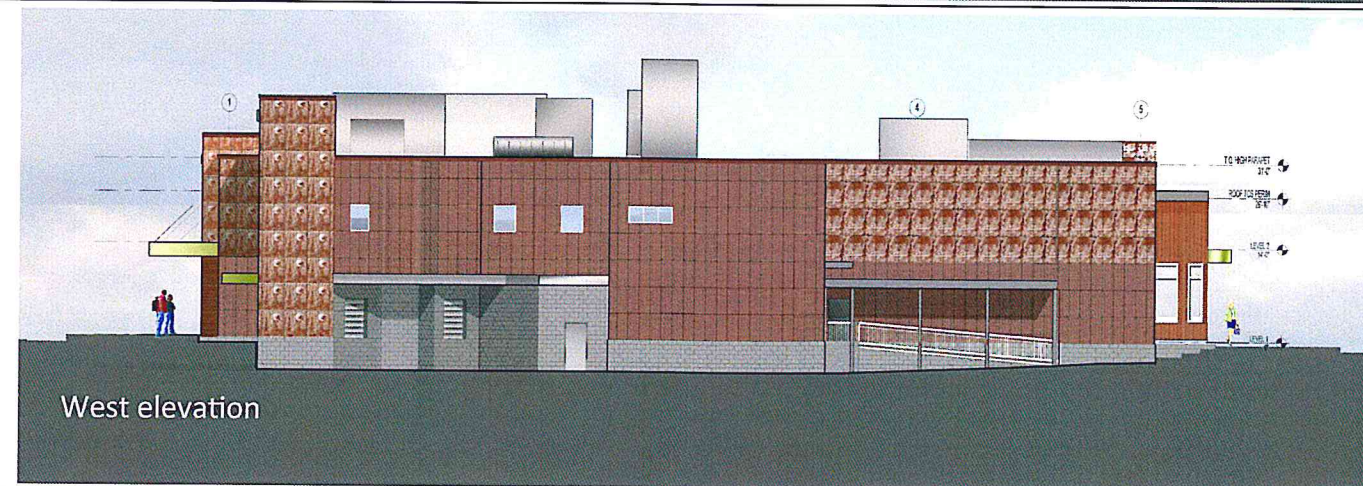
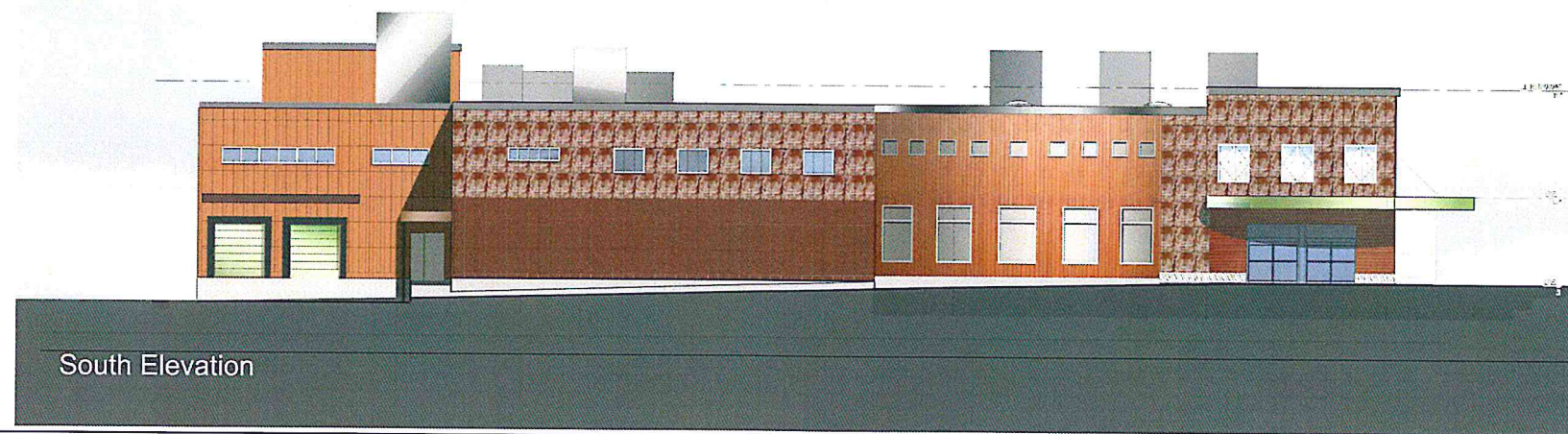
04/15/2011

04/22/2011

COLOR
PERSPECTIVE

G500

AUG 01 2016



NOT FOR
CONSTRUCTION.
NOT FOR
BUILDING
PERMIT.



Franklin, French & Franchi
Architects
100 North Main Street
Burlington, Vermont 05401
Tel: 802.255.1234
Fax: 802.255.1235
www.fffarchitects.com

01/11/2016

DEPARTMENT OF
PLANNING & ZONING

CITY MARKET
SOUTH END

Burlington,
Vermont

A1536.00

04/21/15

Author Checker

Automatic Design 02/12/2015
Design Development 04/13/2015
Permit Plans 04/22/2015

COLOR
ELEVATIONS

G501

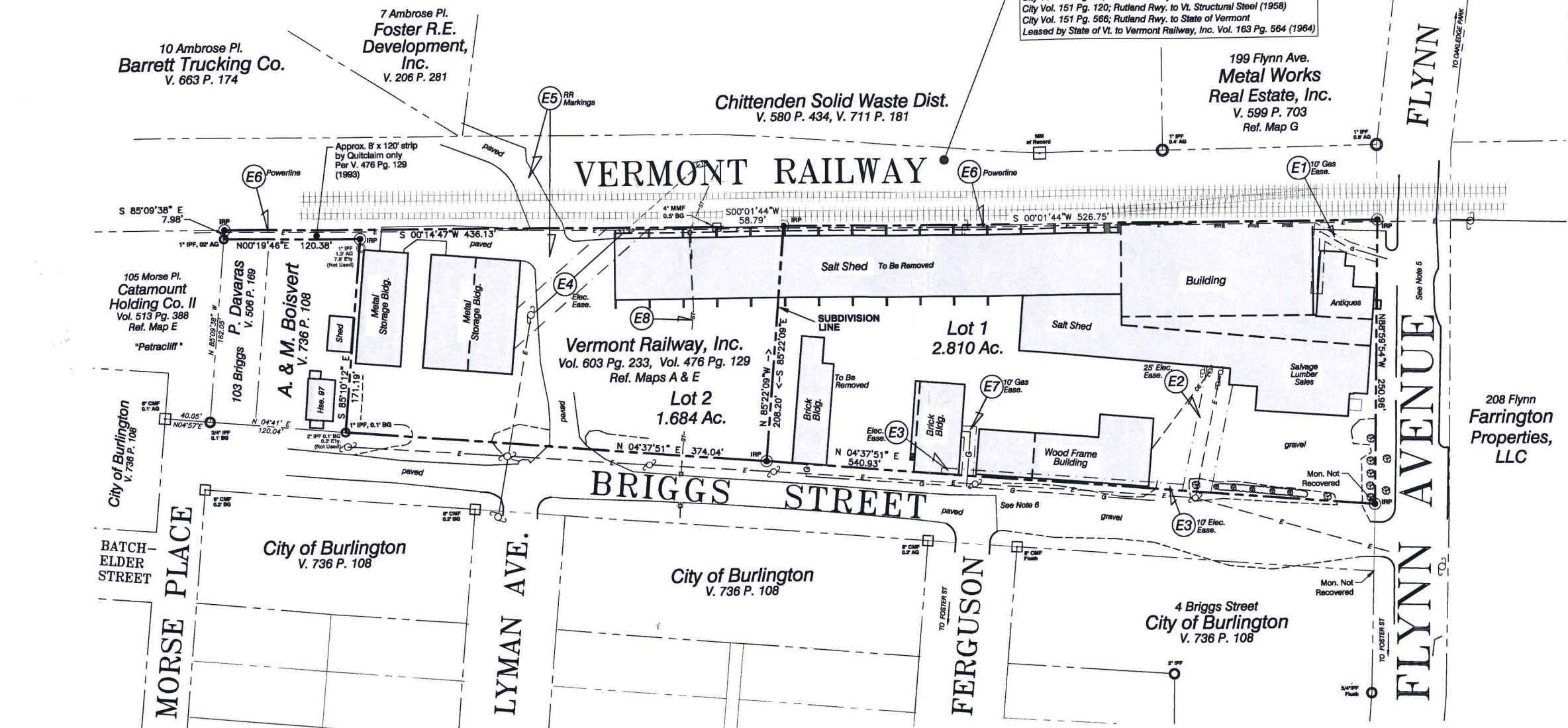
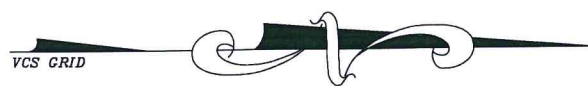
- Reference Plats & Maps -

- A. "Ferguson & Scarff's Addition to Burlington, VT", dated January 1891 by A. Row, C.E. City Volume 28, Page 286.
 B. "Location Plans of the Rutland Railroad - Volume 1", circa 1893. State of Vermont Archives.
 C. "Right of Way & Track Map(s) - Rutland Railroad ...", Sheet V2-121, re-dated Jan. 1, 1964. Not of Record.
 D. "Central Vermont Railway, Inc. Land Sold to Vt. Structural Steel Corp." dated July 25, 1957. City Volume 148, Page 566.
 E. "Vermont Structural Steel - Subdivision on Briggs Street", dated March, 1986 by F.C. Koerner, C.E. City Plat Slide 193-E.

- F. "Burlington Electric Department - Change from Primary Service - Cliffside Leasing Co. ...", dated May 10 & July 7, 1993 by Burlington Electric Department. City Plat Slides 268-B&C.
 G. "Final Plat - Two Lot Subdivision - Property of Cliffside Leasing Co.", last revised dated October 26, 1994 by Civil Engineering Associates, Inc. City Plat Slide 286-D.
 H. "R.O.W. Plan for Signage & Striping - Salt Crossing, Burlington, Private Drive" last revised March 13, 2000 by Systra Consulting. City Plat Slide 34-B.

- Legend of Symbols -

- SUBJECT PROPERTY LINE
 OTHER PROPERTY LINE (APPROX.)
 IRON ROD/PIPE FOUND
 MARBLE / CONC. MONUMENT FOUND
 IRON ROD PROPOSED
 EASEMENT NOTE NUMBER
 UTILITY POLE & GUY ANCHOR
 ELECTRIC
 WATER LINE (APPRX.)
 GAS LINE (APPRX.)
 STORM DRAIN (APPRX.)



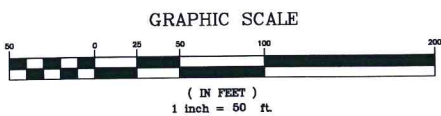
- Location Map -
NOT TO SCALE

- Survey Notes -

- Purposes of this survey and plat are to, a.) retrace and document the existing boundaries of a parcel of land conveyed to Cliffside Leasing Company (now Vermont Railway, Inc.) by deed of Howard Bank, N.A. dated March 19, 1993 and recorded in Volume 476 at Page 129 of the City of Burlington Land Records; and b.) to subdivide the subject parcel into two (2) lots as shown.
- The subject property is a portion of lands depicted on Reference Map A (Ferguson & Scarff's Addition) plus lands Quitclaimed by the Rutland Railroad and Central Vermont Railway, Inc.
- Field survey was conducted during December 2015 and consisted of a closed-loop traverse conducted with an electronic total station instrument. Bearings shown are from Grid North, Vermont Coordinate System of 1983, derived from GPS (OPUS) observations (NAD 83 (2011)) on or adjacent to the site.
- Iron pipes found are described hereon with inside diameters; iron rods with outside diameters. Proposed markers shall consist of either 5/8" rebar or 4" square concrete monuments with aluminum disks stamped "Civil Engineering Assoc. - VT LS 597".
- Flynn Avenue is a public right-of-way with a nominal width of 66 feet. It was formerly known as "Park Avenue" per Reference Highway Vol. 2, page 129. Prior to 1881 it was called "Proctor Street" per Reference Highway Vol. 2, page 129.
- Briggs Street is a public right-of-way with a nominal width of 60 feet per Reference Highway Vol. 2, page 130 (circa 1891). See also Reference Map A.
- Utilities shown hereon do not purport to constitute or represent ALL utilities located upon or adjacent to the surveyed premises.

- Easement Notes -

- E.1. Gas line easement(s) serving Vermont Gas Systems, Inc. (VGS). Ten feet wide, centered on line as installed, from Flynn Avenue to 207 Flynn Ave. Volume 502 Page 176 (12/01/1993). APPROX. ONLY
- E.2. Power line easement, 25 feet wide, serving Burlington Electric Department (BED) for line running approximately 112 feet westerly from Briggs Street to "structural shop", per Reference Map F.
- E.3. Power line easement, 5 feet wide X 215 feet long, serving Burlington Electric Department (BED) for line running along westerly side of Briggs Street per Reference Map F.
- E.4. Power line easement, 25 feet wide, serving Burlington Electric Department (BED) for line running approximately 140' southwesterly from railway R.O.W. to "truss shop" per Reference Map F.
- E.5. Easement to State of Vermont for signs, markings, etc., related to Transportation Project "Burlington-Charlotte Passenger Rail" per Volume 663 Page 180 (June 20, 2000).
- E.6. No record of easement was found recorded for the power transmission line of Green Mountain Power Corp. (GMP).
- E.7. Gas line easement(s) serving Vermont Gas Systems, Inc. (VGS). Ten feet wide, centered on line(s) as installed, from Briggs Street to buildings across from Ferguson Ave. Volume 502 Page 174 (12/01/1993). APPROX. ONLY
- E.8. Existing storm drain(s) run from Briggs Street, through Lot 2 and beneath railway. No record of easement found.



RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, CITY CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF BURLINGTON, VERMONT, ON THE DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 20____.

BY _____, CHAIRPERSON

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" hereon, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan VT LS 597

SURVEYORS:

 CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2323 FAX: 802-864-2271 web: www.cesa-vt.com
 COPYRIGHT © 2016 - ALL RIGHTS RESERVED

DRAWN CEA		
CHECKED TRC		
APPROVED TRC		
DATE	CH'CK'D.	REVISION
04.21.16	TRC	ALTER EASEMENT NOTE 8

PLAT of SUBDIVISION
City Market South End
 207 Flynn Avenue
 City of Burlington, Vermont

DATE
Feb. 25, 2016

ORIGINAL SCALE
1" = 50'

PROJ. NO.
15253

DRAWING NUMBER
P1

SHEET 1 of 1

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 20, 2016, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Minutes

Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith, Wayne Senville, Geoff Hand, Jim Drummond, Alexandra Zipparo, A.J.LaRosa

Board Members Absent: Robert Purvee

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Anita Wade

I. Agenda

II. Communications

III. Minutes

IV. Public Hearing

1. **16-1145CA/MA; 207 Flynn Street (ELM, Ward 5S) City Market/Onion River Coop**
Reopened review of the construction of a new retail grocery building and related uses and site improvements and subdivide lot.
(Project Manager, Scott Gustin)

A.Hart: there are three issue for applicant to address. Will reopen for public comment on these three issues only and then the Board will make a decision. This is a complicated project. We have a complete set of plans and need to ask for highlighted changes.

Applicant and interested persons are sworn in.

J.Tashiro: Mike Willard, SE group, Jesse Beck, Freeman French Freeman & Dan Weathers.

Mike will address the first and second questions.

M.Willard: the first item presents revised site plans regarding pre-parkway and post parkway. Worked in conjunction with DPW. Moved entire site toward the south side of the lot. The parkway will have a wider green belt along Flynn Ave, better pedestrian circulation for both sides of Flynn Street. Post parkway: Champlain Parkway and Briggs St have improved pedestrian crossings at four corners, right turn and five foot green belt. Center median and parallel parking near 208 Flynn St will be removed adding a pedestrian bump out near 208 Flynn Ave.

W.Senville; are you maintaining the sidewalk?

M.Willard: this is city sidewalk.

AJ.LaRosa; gated access to Briggs.

M.Willard: yes

BRabinowitz: subdivision approval is critical to project

J.Tashiro: yes

B.Rabinowitz: subdivision line could be important and it may be foolish to give up this land at this time if you find you need more parking in the future.

J.Tashiro: for time being should be sufficient, since we want to make sure estimates are conservative at this time.
W.Senville; did you run the numbers in the traffic analysis model
J.Tashiro: mentions right turn traffic lane
A.Hart: would like to hear Norm's responses
N.Baldwin: right turn lane needs to be there for provisional space if there is a need for the right turn lane for the parkway.
B.Rabinowitz: questions the post construction mitigation
N.Baldwin: yes within certain percentage
A.Hart: we have your letter
N.Baldwin: DPW is satisfied with these recommendations
Question 3:
D.Saladino: cannot do much else can do with parking based on City's formula for what we are allowed to build.
AJ.LaRosa: how many spaces
D.Saladino: 45 to 65 spaces
AJ.LaRosa: does the café have a separate entrance?
D.Saladino: doors will open to the outside. Food can be prepared and will have microwave
AJ.LaRosa: no third party vendor
D.Saladino: no outside vendor. Offering a community space free of charge or charge a small fee. Building a commercial kitchen on site. Multiuse space easy care for where people can meet. Open space will be mixed use on mezzanine
B.Rabinowitz: asks if someone can go in and out without going through grocery store.
D.Saladino: entrance will be across from 208 Flynn Ave
A.Hart: asks if members of the public want to speak or make comments. No one responded.
A.Hart: Closed the public hearing at 5:37pm.

Deliberation Session for Monday September 26, 2016 at 5:00pm.

V. Other Business
DRB Training Workshop

VI. Adjournment

Austin D. Hart, Chairperson of Development Review Board

Date

A.Wade, Planning & Zoning Clerk

Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drdb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 20, 2016, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Minutes

Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith, Wayne Senville, Geoff Hand, Jim Drummond, Alexandra Zipparo, A.J.LaRosa

Board Members Absent: Robert Purvee

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Anita Wade

- I. Agenda
- II. Communications
- III. Minutes
- IV. Public Hearing
 - 1. 16-1145CA/MA; 207 Flynn Street (ELM, Ward 5S) City Market/Onion River Coop
Reopened review of the construction of a new retail grocery building and related uses and site improvements and subdivide lot.
(Project Manager, Scott Gustin)

A.Hart: there are three issue for applicant to address. Will reopen for public comment on these three issues only and then the Board will make a decision. This is a complicated project. We have a complete set of plans and need to ask for highlighted changes.

Applicant and interested persons are sworn in.

J.Tashiro: Mike Willard, SE group, Jesse Beck, Freeman French Freeman & Dan Weathers.

Mike will address the first and second questions.

M.Willard: the first item presents revised site plans regarding pre-parkway and post parkway. Worked in conjunction with DPW. Moved entire site toward the south side of the lot. The parkway will have a wider green belt along Flynn Ave, better pedestrian circulation for both sides of Flynn Street. Post parkway: Champlain Parkway and Briggs St have improved pedestrian crossings at four corners, right turn and five foot green belt. Center median and parallel parking near 208 Flynn St will be removed adding a pedestrian bump out near 208 Flynn Ave.

W.Senville; are you maintaining the sidewalk?

M.Willard: this is city sidewalk.

AJ.LaRosa; gated access to Briggs.

M.Willard: yes

B.Rabinowitz: subdivision approval is critical to project

J.Tashiro: yes

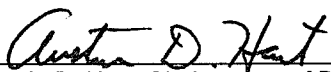
B.Rabinowitz: subdivision line could be important and it may be foolish to give up this land at this time if you find you need more parking in the future.

J.Tashiro: for time being should be sufficient, since we want to make sure estimates are conservative at this time.
W.Senville; did you run the numbers in the traffic analysis model
J.Tashiro: mentions right turn traffic lane
A.Hart: would like to hear Norm's responses
N.Baldwin: right turn lane needs to be there for provisional space if there is a need for the right turn lane for the parkway.
B.Rabinowitz: questions the post construction mitigation
N.Baldwin: yes within certain percentage
A.Hart: we have your letter
N.Baldwin: DPW is satisfied with these recommendations
Board discussion proceeded on question three.
D.Saladino: cannot do much else can do with parking based on City's formula for what we are allowed to build.
A.J.LaRosa: how many spaces
D.Saladino: 45 to 65 spaces
A.J.LaRosa: does the café have a separate entrance?
D.Saladino: doors will open to the outside. Food can be prepared and will have microwave
A.J.LaRosa: no third party vendor
D.Saladino: no outside vendor. Offering a community space free of charge or charge a small fee. Building a commercial kitchen on site. Multiuse space easy care for where people can meet. Open space will be mixed use on mezzanine
B.Rabinowitz: asks if someone can go in and out without going through grocery store.
D.Saladino: entrance will be across from 208 Flynn Ave
A.Hart: asks if members of the public want to speak or make comments. No one responded.
A.Hart: Closed the public hearing at 5:37pm.

Deliberation Session for Monday September 26, 2016 at 5:00pm.

V. Other Business
DRB Training Workshop

VI. Adjournment


Austin D. Hart, Chairperson of Development Review Board

Oct. 18, 2016
Date


A.Wade, Planning & Zoning Clerk

10/18/16
Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.