



BRAD RABINOWITZ ARCHITECT

Architecture
Space Planning
Interior Design

JOB MEMO: 451 Appletree Point Road
RE: Amendment of Existing DRB Approval
DATE: March 11, 2016
TO: Scott Gustin
FROM: Brad Rabinowitz

Attached are revised drawings for 451 Appletree Point Road. We are requesting that the existing approval be amended as noted below. Note that in all cases the impact, size, coverage etc is being reduced from the existing approvals.

451 Appletree Point Road:

1. The road front setback is being increased from 25' to 30'.
 - a. Note that this distance is measured from the road centerline.
 - b. The property line is in the roadway and thus part of the road counts as lot coverage and is included in this revision as it was included in the original approved application.
 - c. The house as laid out is well off the approved lake front setback and presents no issues moving marginally closer.
2. The building footprint has been reduced by about 5%.
 - a. This is included in the site calculations and results in a change in lot coverage from 19.8% to 19.4%.
3. The approval was for a duplex on this property. A change is being requested to approve this as an accessory apartment rather than a duplex.
 - a. The apartment size as originally submitted meets the restrictions of an accessory apartment.

cc Al Senecal

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www.bradrabinowitzarchitect.com

Senecal-0311-16

R. Eastman et al.
Volume 423 Page 426
Volume 266 Page 292
Volume 266 Page 340

W. Eastman
Volume 229 Page 17
February 7, 1975

LOT COVERAGE DATA

465 APPLETREE POINT

	APPROVED PERMIT	PROPOSED REVISED
BUILDING	2,512 SF	2,149 SF
ROADS/WALKS	2,680 SF	2,680 SF
TOTALS:	5,192 SF/29.8%	4,829 SF/27.7%

NOTE: 409 SF OF DECKS ARE NOT INCLUDED IN 465 AS THEY ARE PART OF THE ALLOWED 10% BONUS IN THIS DISTRICT

451 APPLETREE POINT

	APPROVED PERMIT	PROPOSED REVISED
BUILDING	1,342 SF	1,266 SF
ROADS/WALKS	2,190 SF	2,190 SF
TOTALS:	3,532 SF/19.8%	3,456 SF/19.4%

NOTE: 409 SF OF DECKS ARE NOT INCLUDED IN 465 AS THEY ARE PART OF THE ALLOWED 10% BONUS IN THIS DISTRICT

February 7, 1975
**NOTE:
IN ADDITION TO PLANTING SHOWN
ON SHEET L1.0- 3 TREES ARE TO BE A
ADDED IN THIS AREA**

**NOTE:
DRIVEWAY TO
BE REVISED
TO MAINTAIN
TREE**

**NOTE:
SHADED ARE REPRESENTS
A 5% REDUCTION IN SIZE
HOUSE IS ROTATED +/- 2 DEGREES
TO ACCOMMODATE THE REQUESTED
30' SETBACK IN PLACE OF THE
PERMITTED 25' SETBACK.**

**SHADED AREA
REPRESENTS THE 15%
REDUCTION IN HOUSE
SIZE**

NOTE:
THIS PLAN IS INTENDED TO SHOW THE PROPOSED REDUCTION IN SIZE AND FOOTPRINT OF 465 AND COMPLIANCE WITH THE PROPOSED 30' SETBACK IN PLACE OF THE APPROVED 25' SETBACK. THE FINAL PLAN MAY ADJUST THE LOCATIONS BUT THE HOUSES WILL BE NO CLOSER TO THE ROAD THAN SHOWN HERE

① Site -Proposed
1" = 30'-0"

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BRAD RABINOWITZ ARCHITECT

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design:

Senecal Residence
BURLINGTON, VERMONT

Site-451& 465 Appletree Pt Rd-SCHEMATIC REVISIONS

As indicated

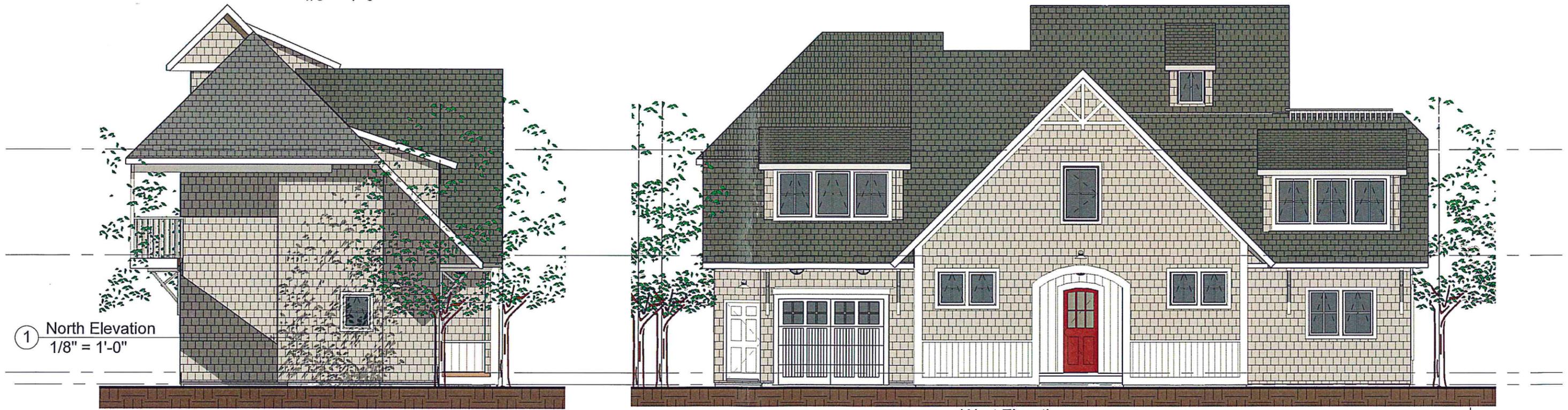
DECEMBER 23,
2015





④ East Elevation
1/8" = 1'-0"

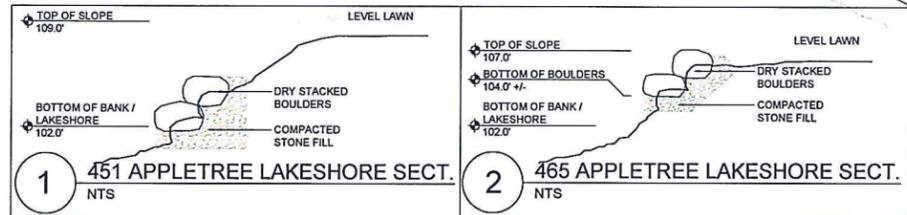
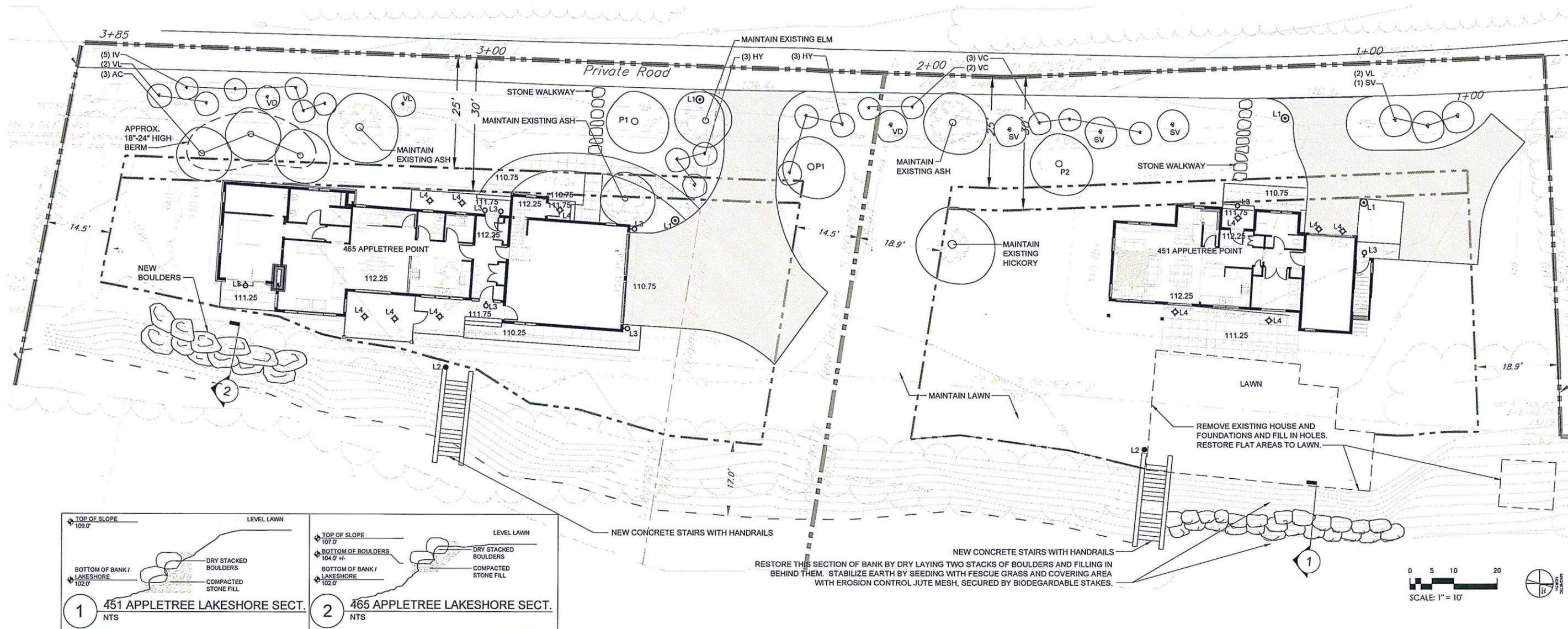
③ South Elevation
1/8" = 1'-0"



① North Elevation
1/8" = 1'-0"

② West Elevation
1/8" = 1'-0"

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PLAN FOR TREE REMOVAL ALONG LAKESHORE



PLANT SCHEDULE FOR SENECA PROPERTIES

TREES				
Key	Botanical Name / Common Name	Characteristics	Size	Qty.
AC	Amelanchier Canadensis / Serviceberry	White spring bloom, fall berries	7-8	3
P1	Prunus Monticola / Ball / Cherry	Pink spring bloom, summer cherries	Availability	2
P2	Peach Reliance / Peach	White spring bloom, summer peaches	Availability	1
SHRUBS				
Key	Botanical Name / Common Name	Characteristics	Size	Qty.
HY	Hydrangea paniculata 'Limelight' / Pee Gee Hydrangea	White summer bloom, vs. low fall foliage	10g, 3-4'	6
VD	Viburnum dentatum / Arrowwood / Viburnum	White spring bloom, purple fall foliage and berries	B&B, 4-5'	2
VL	Viburnum lentago / Blackhaw / Viburnum	White spring bloom, purple fall foliage and berries	B&B, 4-5'	3
VC	Vaccinium corymbosum / Highbush Blueberry	Summer berries, red fall foliage	Sg, 2.5-3'	3
SV	Syringa vulgaris 'Charles Joly' / Common Lilac	Fragrant purple spring bloom	B&B, 5-6'	4
IV	Ilex verticillata 'Winter Red' / Winterberry, Dead, Holly	Red fall foliage, red winter berries	Sg, 3-4'	4
IV	Ilex verticillata 'Jim Dandy' / Male Winterberry	Red fall foliage, red winter berries	Sg, 3-4'	1

LIGHTING LEGEND

KEY	DESCRIPTION	QTY.
⊙ L1	TEKA POST-MOUNTED LED LIGHT	4
• L2	TEKA BOLLARD LED LIGHT	2
◦ L3	TEKA WALL-MOUNTED LED LIGHT	8
◊ L4	TEKA SURFACE-MOUNTED LED LIGHT	11

Senecal Residences at Appletree Point
Burlington, Vermont

Landscape and Planting Plan

CYNTHIA KNAUF
LANDSCAPE DESIGN INC.

215 College Street, Studio 2C, Burlington Vermont 05401
Cynthia@cynthiaknauf.com 802.655.0532 ckn@pages.com

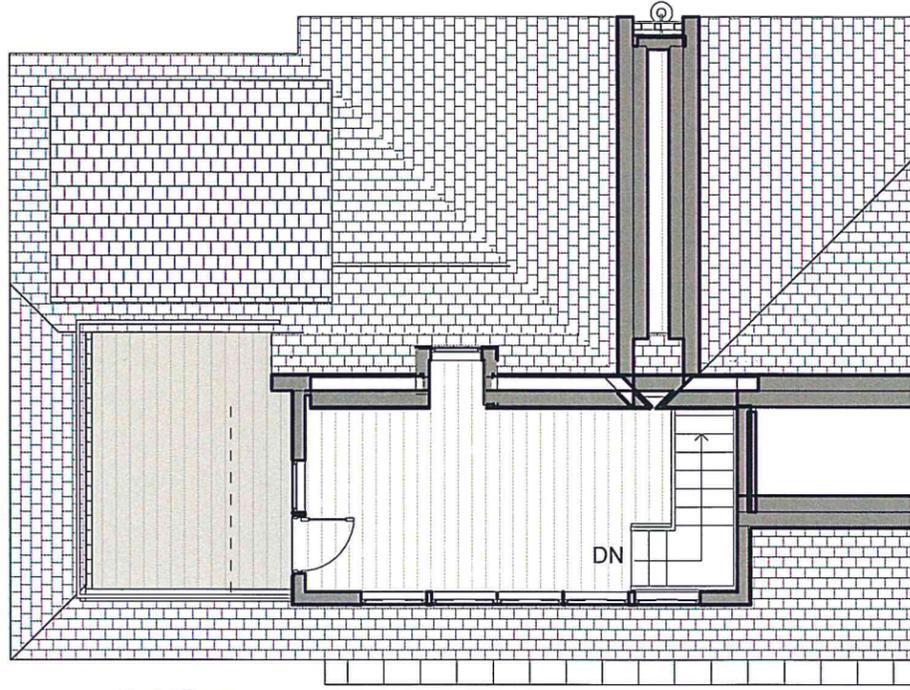
ARCHITECT
Bret Riekenhoff, Architect
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Tel: (802) 658-0430 Fax: (802) 653-6476
Email: office@cynthiaknauf.com

DATE: March 2, 2015
Revised June 25, 2015
Revised January 11, 2016

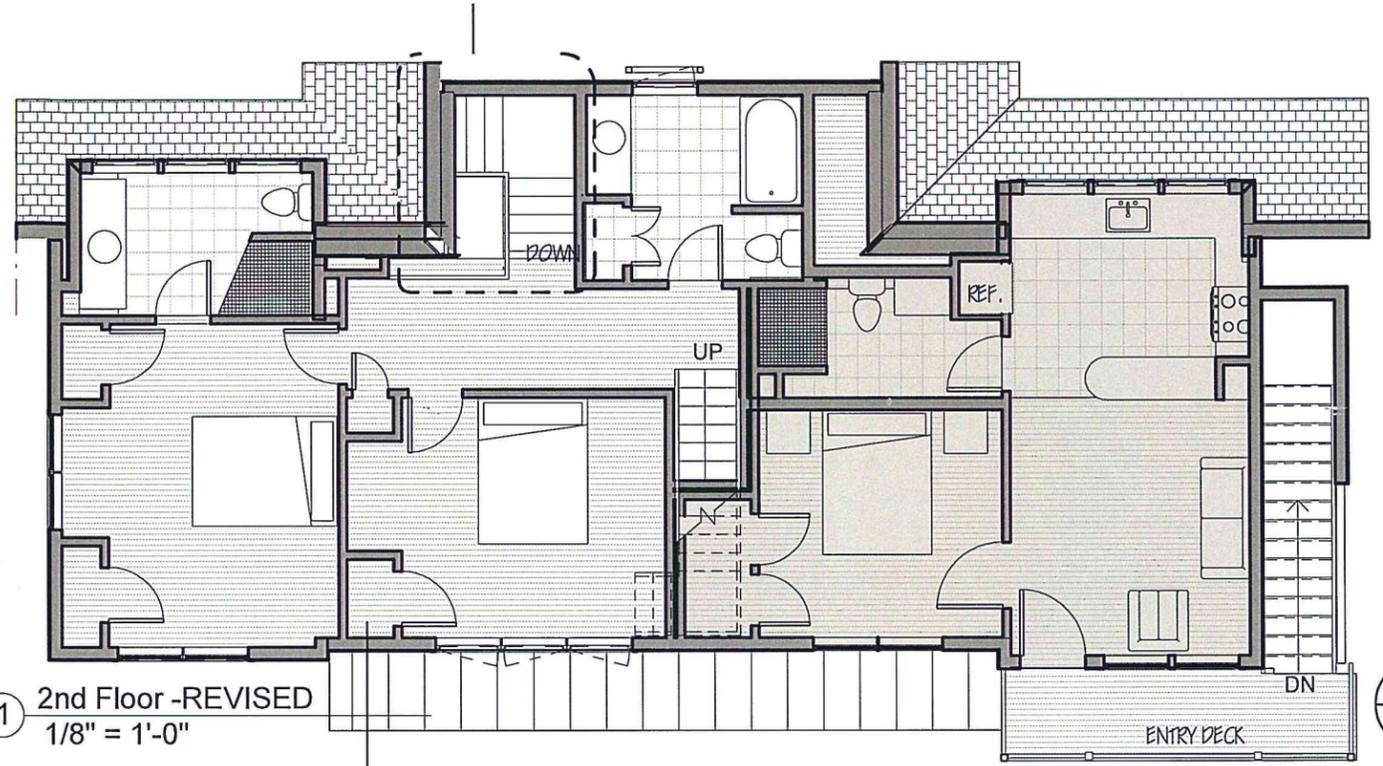
SCALE: 1" = 10'-0"

DRAWN BY: AC

L1.0



③ 3rd Floor
1/8" = 1'-0"



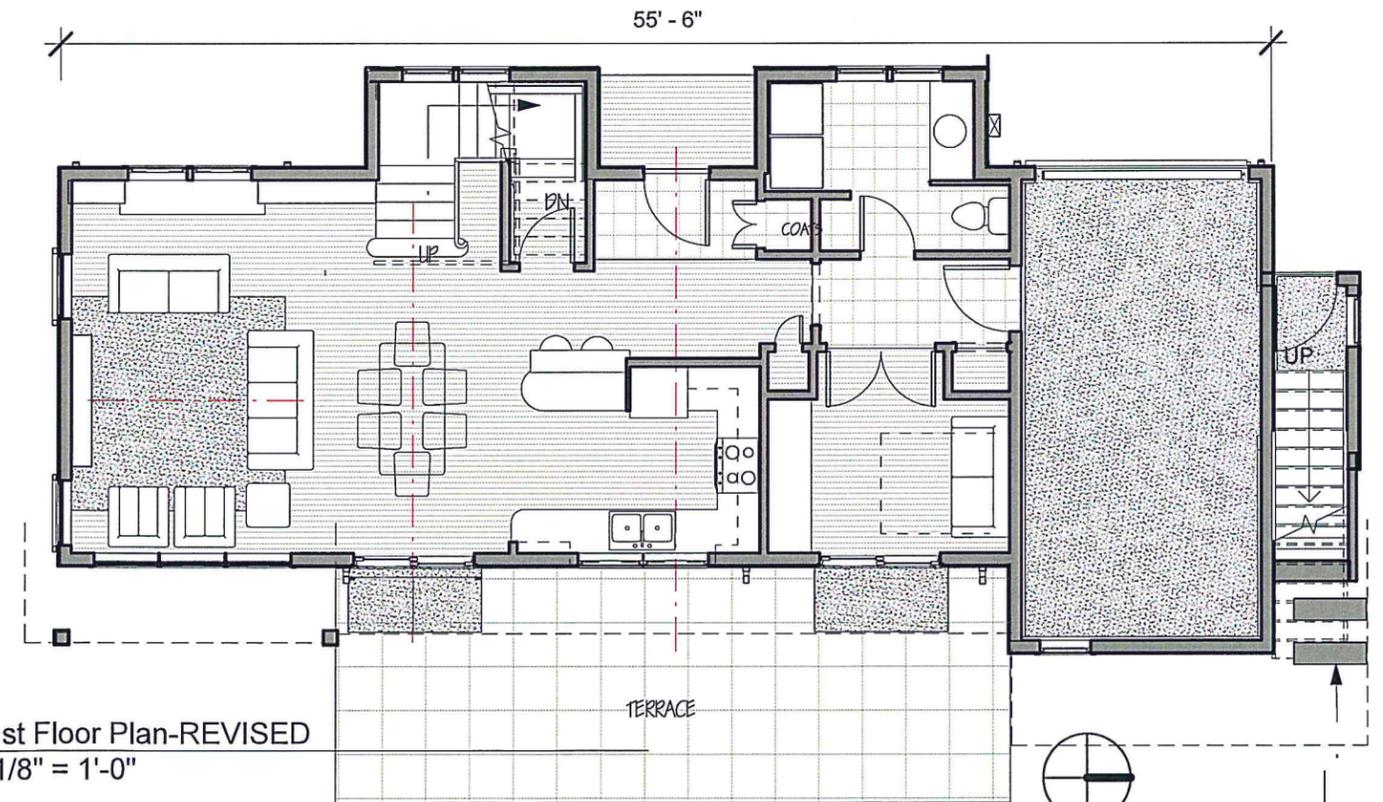
① 2nd Floor -REVISED
1/8" = 1'-0"

BUILDING FOOTPRINT

BUILDING - 1198.31sf
DECKS - 68.25sf
TOTAL - 1266.56sf

FINISH FLOOR

HOUSE:		APARTMENT	
1ST -	902.29sf	1ST -	35.90sf
2ND -	699.89sf	2ND -	494.93sf
3RD -	224.86sf	3RD -	
TOTAL -	1827.04sf	TOTAL -	530.83sf



② 1st Floor Plan-REVISED
1/8" = 1'-0"

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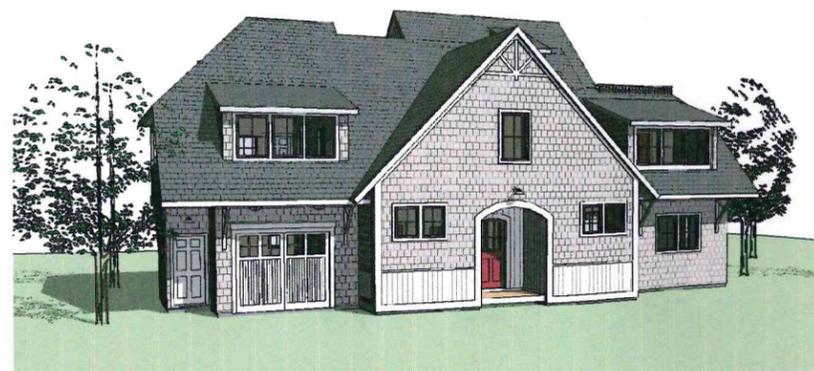
RECEIVED

MAR 27 2015

DEPARTMENT OF
PLANNING & ZONING



5 View From South East
12" = 1'-0"



DRAWING INDEX: PROGRESS ISSUE	
AT.1	TITLE SHEET
	DRAWINGS 1-5 KREBS AND LANSING
1	BOUNDRY LINE ADJUSTMENT
2	SITE AND UTILITY PLAN
3	SANITARY FORCE MAIN PLAN
4	UTILITY PROFILES
5	DETAILS
	DRAWING L1 CYNTHIA KNAUF
L1-0	PLANTING PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND AND LOFT FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	WALL DETAILS
A6.1	STAIR DETAILS

Prior approval

REVIEW ISSUE: MARCH 12, 2015

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Design:
SENECAL Residence at Appletree Point
 BURLINGTON, VERMONT

DRAWING TITLE:
3D Views & DRAWING INDEX - 451

DATE	REVISION

AT.1
 As indicated
 November 11, 2014