BRAD RABINOWITZ ARCHITECT

Architecture
Space Planning
Interior Design

JOB MEMO:	465 Appletree Point Road
RE:	Amendment of Existing DRB Approval
DATE:	March 11, 2016
TO:	Scott Gustin
FROM:	Brad Rabinowitz

Attached are revised drawings for 465 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.

465 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 footprint has been reduced so that the house will be no closer to the lake with this increase in road setback.
2. The building footprint has been reduced by about 15%.
    a. This is included in the site calculations and results in a change in lot coverage from 29.8% to 27.7%.
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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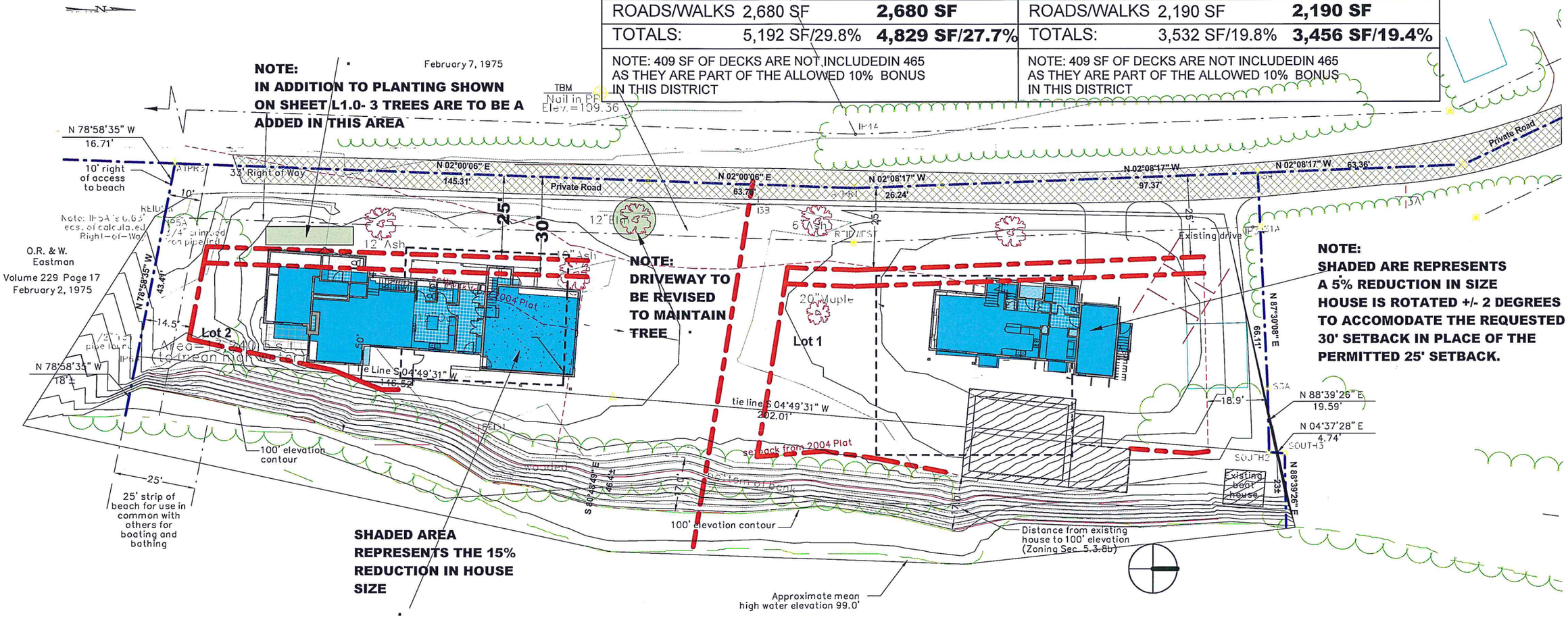
LOT COVERAGE DATA

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 INCLUDEDIN 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 INCLUDEDIN 465 AS THEY ARE PART OF THE ALLOWED 10% BONUS IN THIS DISTRICT



1 Site -Proposed
1" = 30'-0"

Lake Champlain

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

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design:
Senecal Residence
BURLINGTON, VERMONT

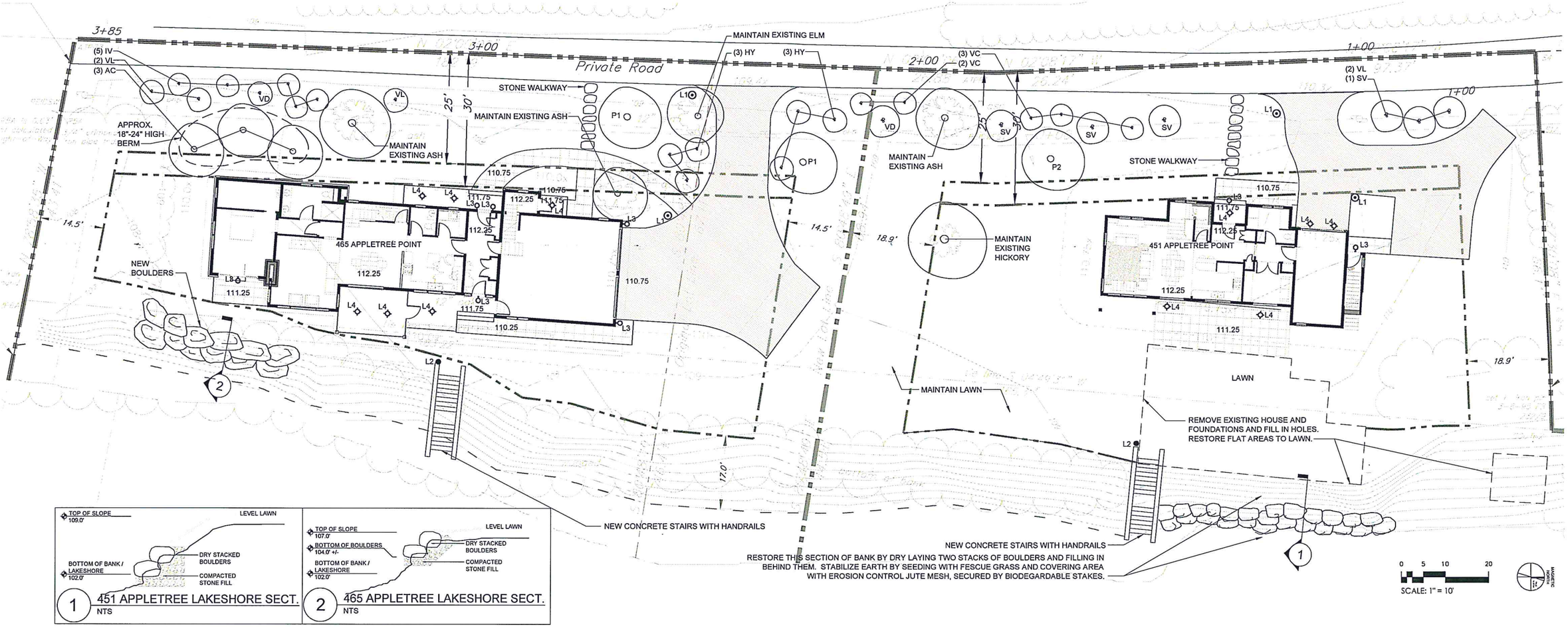
Site--451& 465 Appletree Pt Rd-SCHEMATIC REVISIONS

As indicated

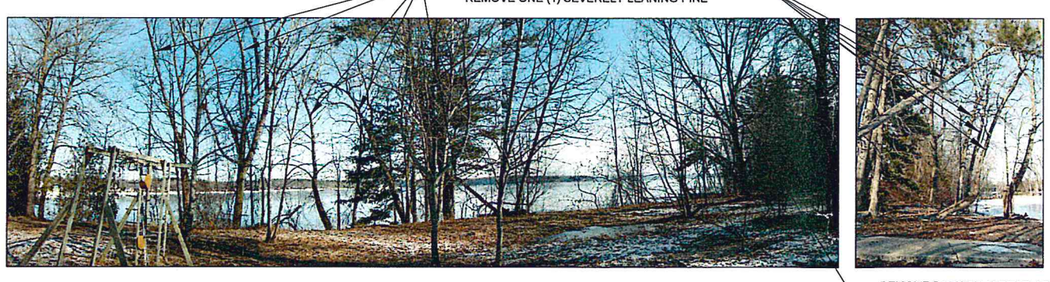
DECEMBER 23, 2015

SR.1

LOCATION STUDY FOR 465- FEBRUARY 12, 2015



PLAN FOR TREE REMOVAL ALONG LAKESHORE



PLANT SCHEDULE FOR SENECAL PROPERTIES

TREES

Key	Botanical Name / Common Name	Characteristics	Size	Qty.
AC	Amelanchier Canadensis / Serviceberry	White spring bloom, fall berries	7-8	3
P1	Prunus 'Montmorency or 'Bali' / 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, yellow 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 lantana 'Mohican' / Viburnum	White spring bloom, purple fall foliage and berries	B&B, 4-5	5
VC	Vaccinium corymbosum / Highbush Blueberry	Summer berries, red fall foliage	5g, 2.5-3	5
SV	Syringa vulgaris 'Charles Joly' / Common Lilac	Fragrant purple spring bloom	B&B, 5-6	4
IV	Ilex verticillata 'Winter Red' / Winterberry, Decid. Holly	Red fall foliage, red winter berries	5g, 3-4	4
IV	Ilex verticillata 'Jim Dandy' / Male Winterberry	Red fall foliage, red winter berries	5g, 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
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Cynthia@CynthiaKnauf.com 802.658.0552 CynthiaKnauf.com
BEAUTY FUNCTION SUSTAINABILITY COLLABORATION

ARCHITECT
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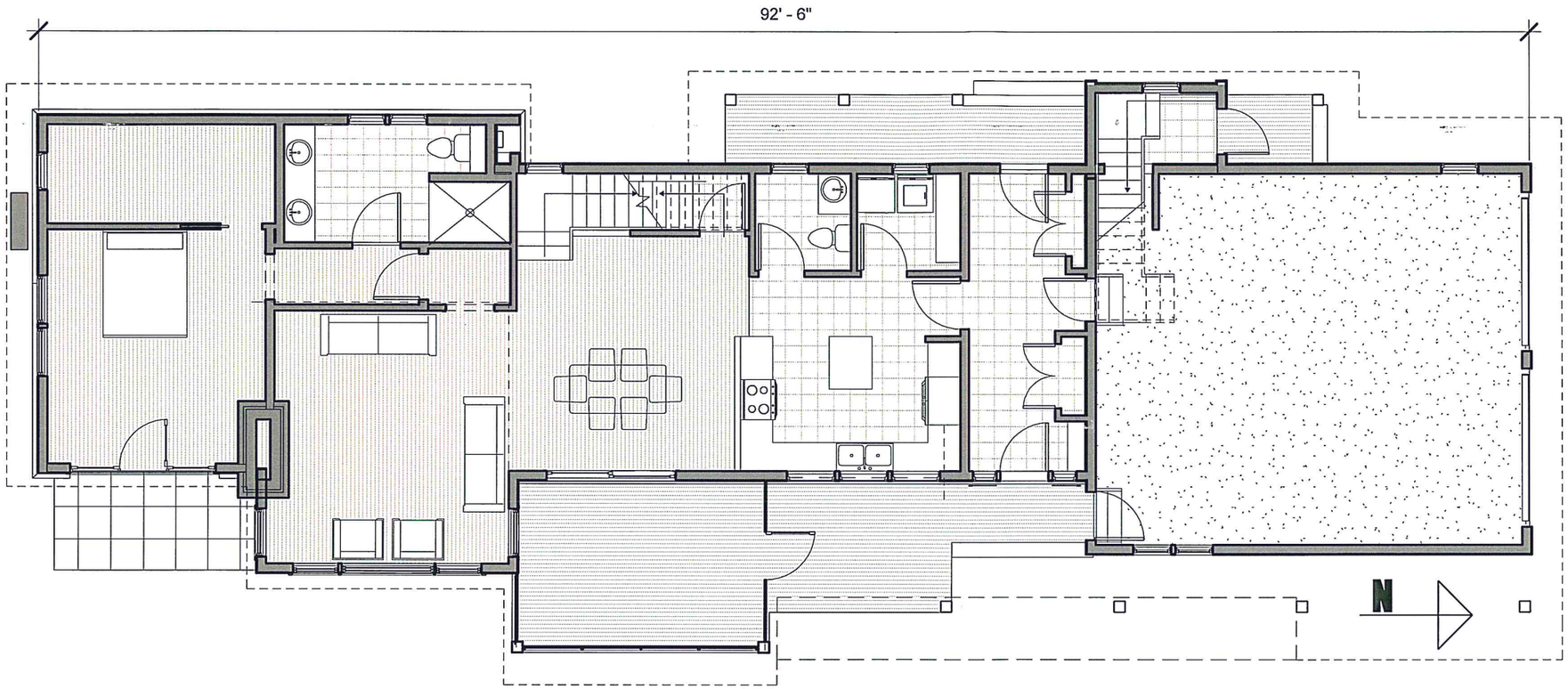
Email: office@bradrabinowitzarchitect.com

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

SCALE: 1" = 10'-0"

DRAWN BY: AC

L1.0



1 First Floor
1/8" = 1'-0"

BUILDING FOOTPRINT

BUILDING -	2121.0 sf
DECKS -	409.0 sf
TOTAL -	2530.0 sf

FINISH FLOOR

HOUSE:		APARTMENT	
1ST -	1459.8 sf	1ST -	42.0 sf
2ND -	761.4 sf	2ND -	585.8 sf
3RD -	189.4 sf	3RD -	
TOTAL -	2410.6 sf	TOTAL -	627.8 sf

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design:
Senecal at Appletree Point
BURLINGTON, VERMONT

First Floor Plan - 465-REVISION DEC 23
As indicated

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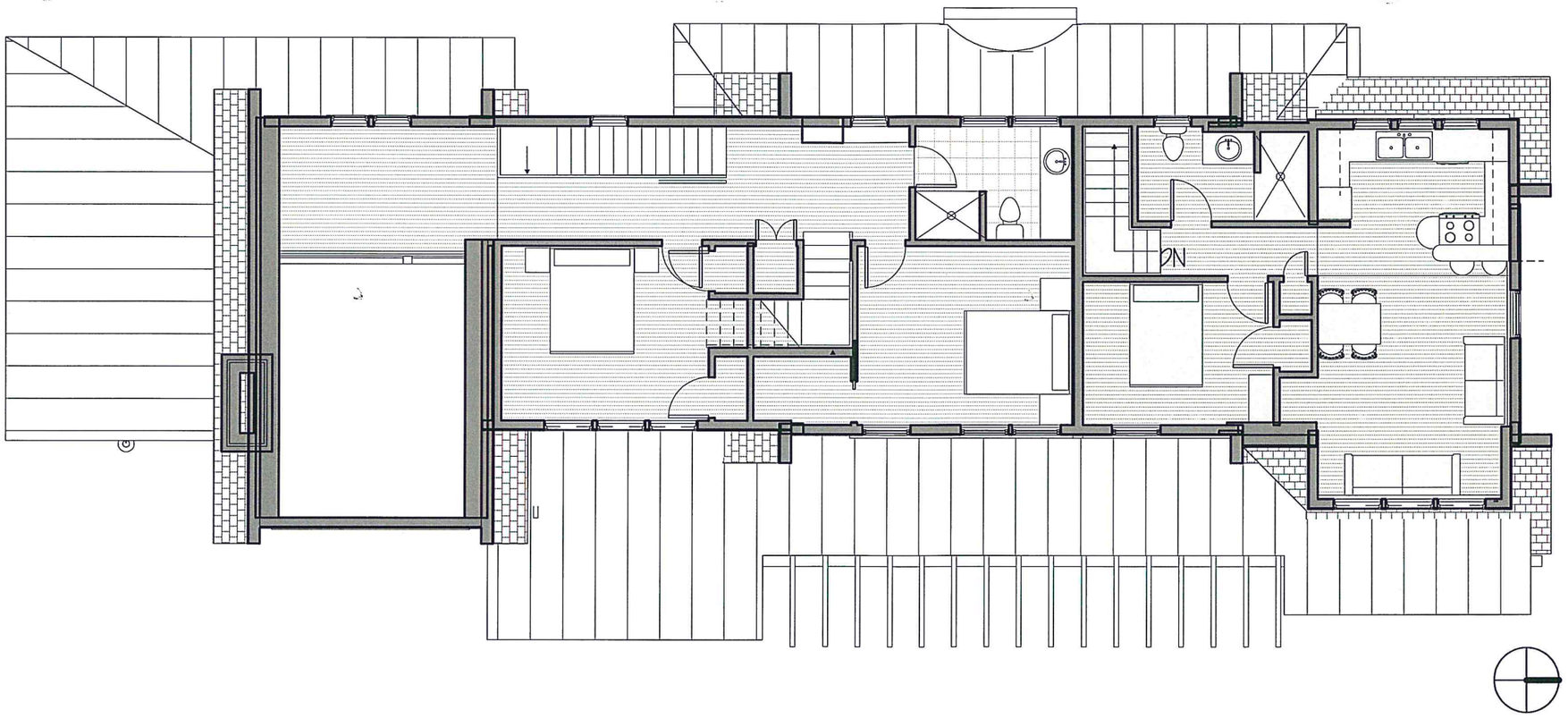

1 Second Floor
1/8" = 1'-0"

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Second and Apartment Plan - 465-REVISION DEC 23

1/8" = 1'-0"

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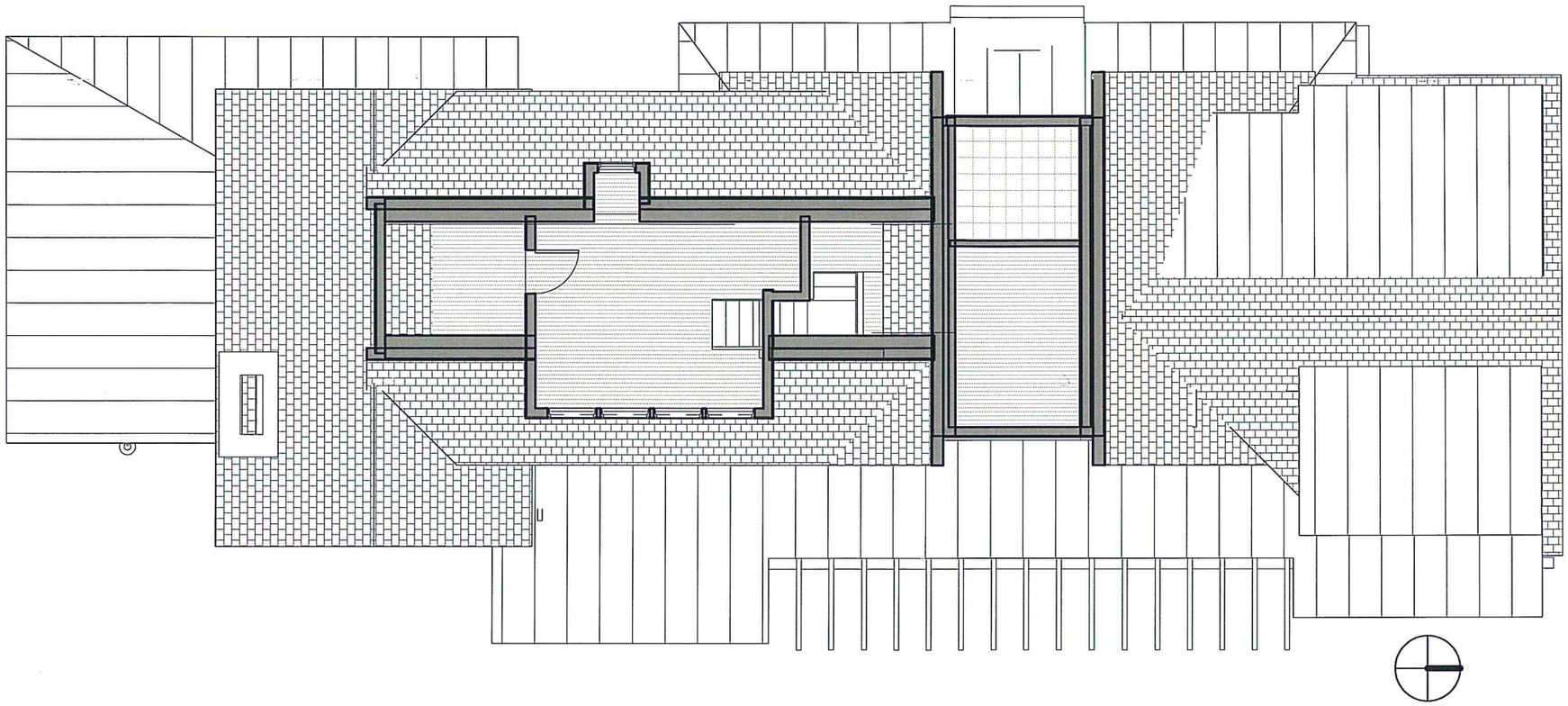

1 Loft
1/8" = 1'-0"

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Loft Floor Plan - 465-REVISION DEC 23

1/8" = 1'-0"

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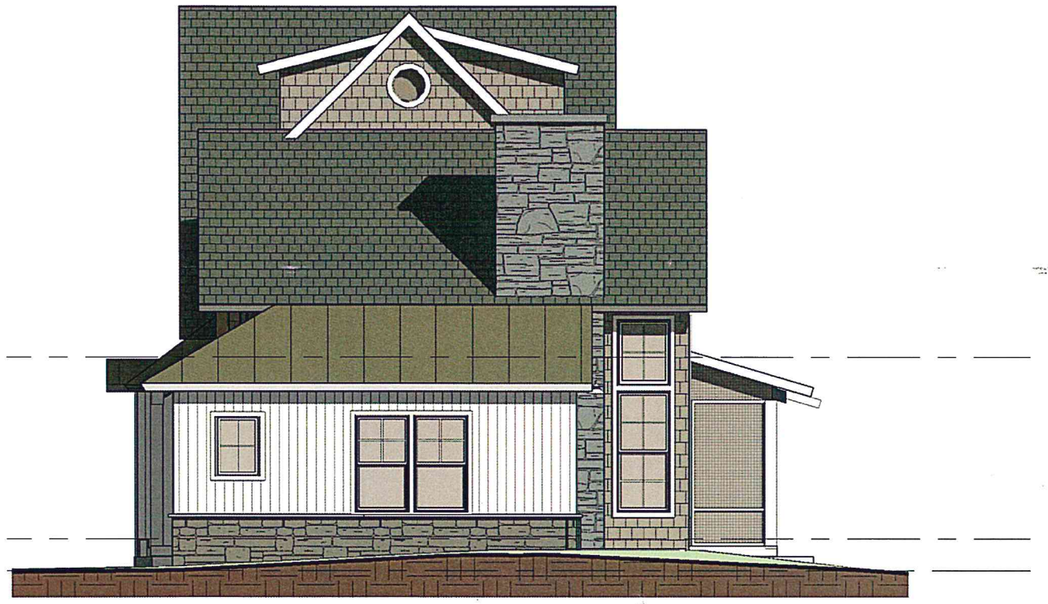
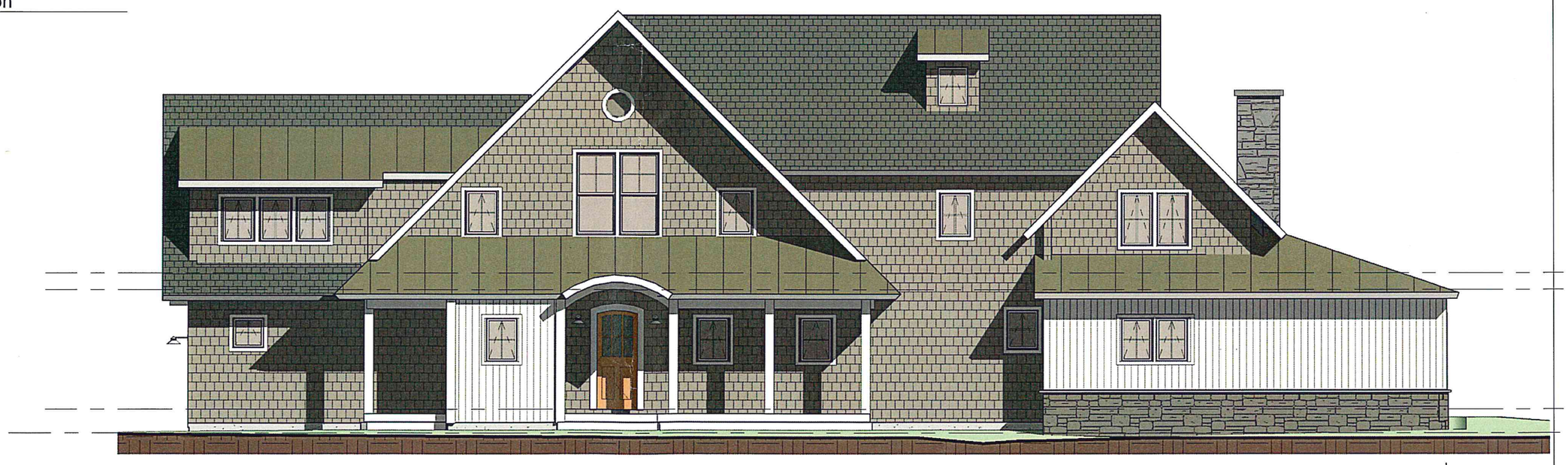


1 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

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BURLINGTON, VERMONT

Exterior Elevations-REVISION DEC 23

1/8" = 1'-0"

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2 North Elevation
1/8" = 1'-0"

1 East Elevation
1/8" = 1'-0"

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BURLINGTON, VERMONT

EXTERIOR ELEVATIONS-REVISION DEC 23

1/8" = 1'-0"

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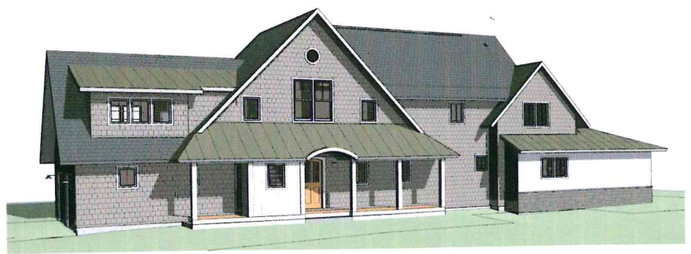
Prior approval

RECEIVED
MAR 27 2015
DEPARTMENT OF
PLANNING & ZONING



2 View from North West
12" = 1'-0"

4 View from South West
12" = 1'-0"

3 View from South East
12" = 1'-0"

1 View from North East
12" = 1'-0"

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B4.1	Detail Wall Section	

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PERMIT ISSUE: FEBRUARY 19, 2015

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Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:
3D Views & DRAWING INDEX - 465

DATE REVISION

BT.1
As indicated
12/3/14