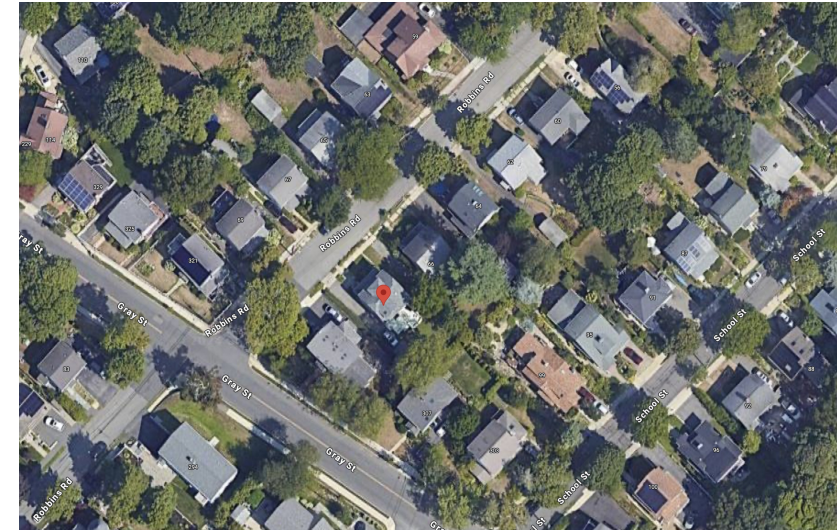




70 ROBBINS ROAD, PROPOSED

70 ROBBINS ROAD

APPLICATION FOR SPECIAL PERMIT TO
PARTIALLY ENCLOSE AN EXISTING FRONT
PORCH CURRENTLY WITHIN THE FRONT
SETBACK



AERIAL PHOTO OF 70 ROBBINS ROAD AND NEIGHBORHOOD



70 ROBBINS ROAD, EXISTING

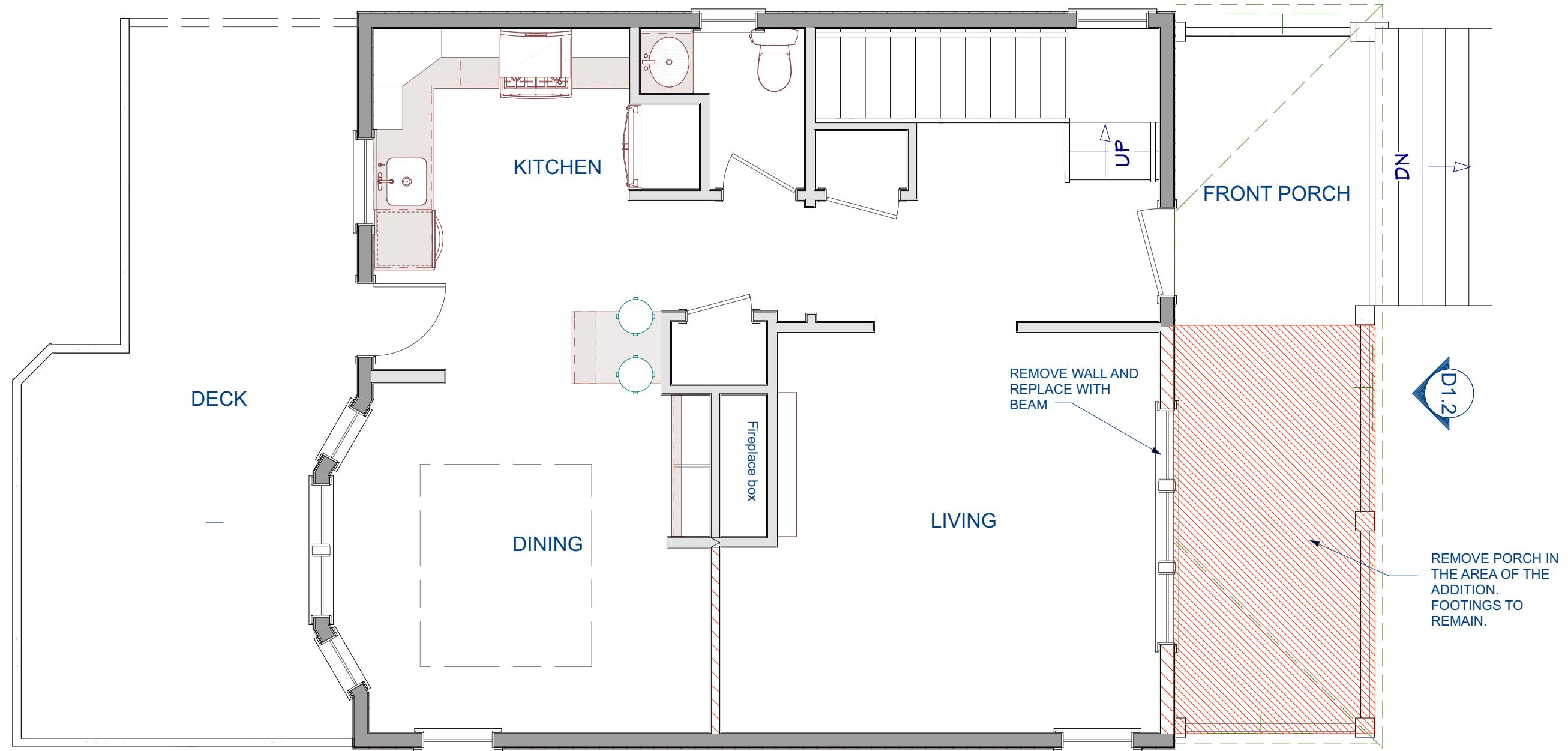


42 ROBBINS ROAD



36 ROBBINS ROAD

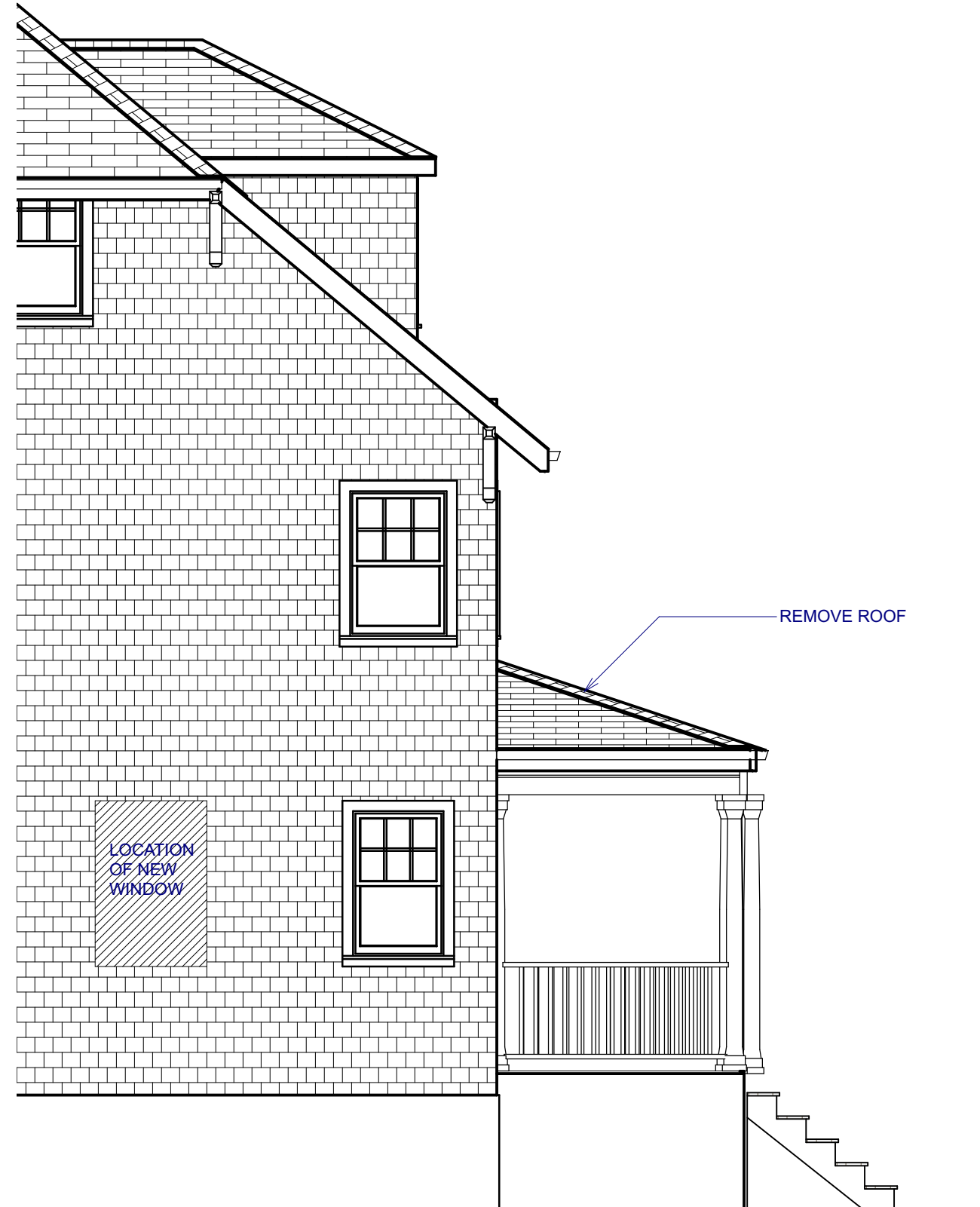
70 Robbins Road was built in the mid 1920s along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorporated porch area into their living spaces, at numbers 36 and 42 Robbins. Aesthetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from an existing hip roof to a single plane shed roof for simplicity of building and insulating as well as a preferred aesthetic.



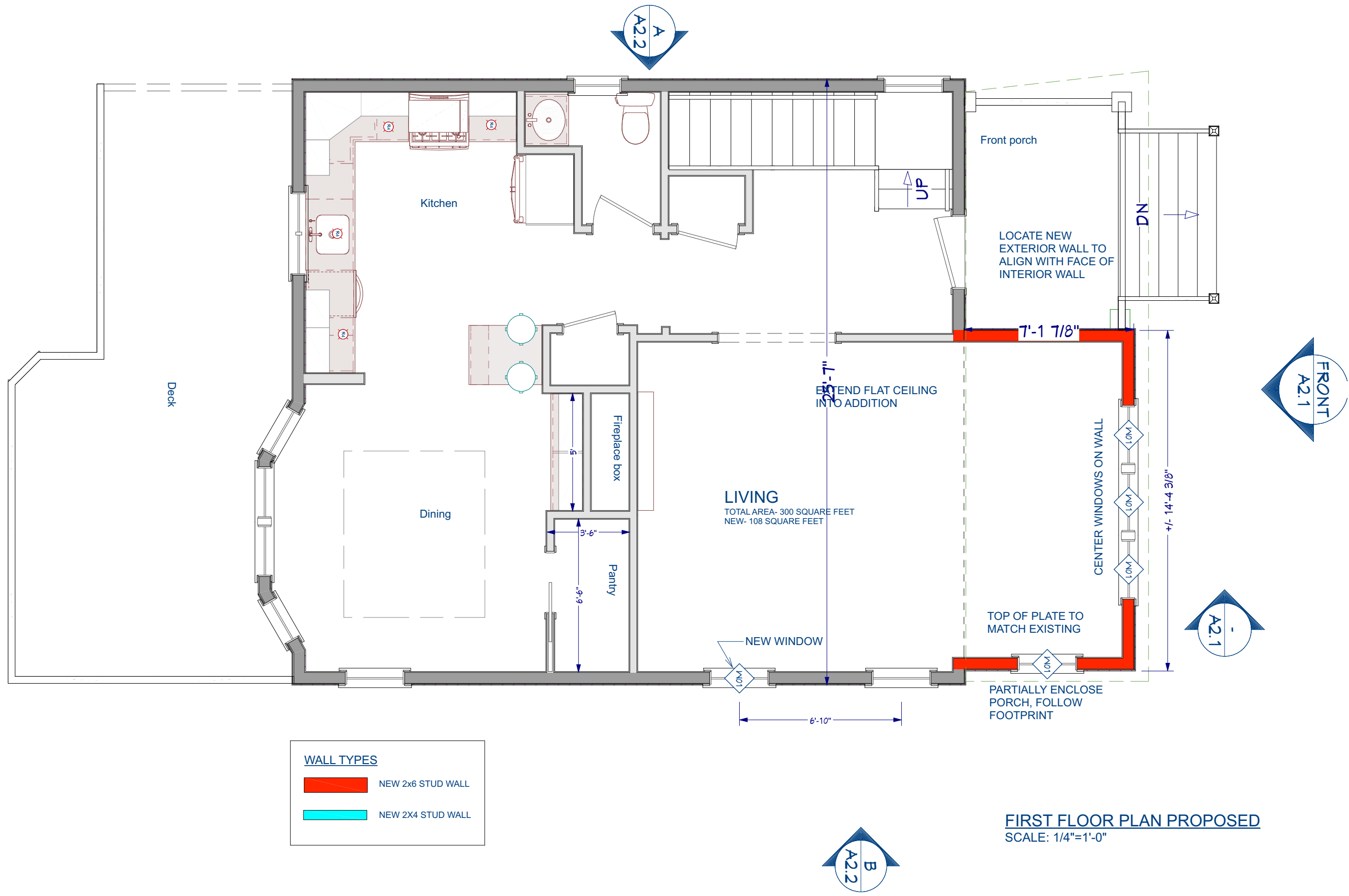
FIRST FLOOR PLAN EXISTING
SCALE: 1/4"=1'-0"



FRONT ELEVATION EXISTING
SCALE: 1/4"=1'-0"



SIDE ELEVATION EXISTING
SCALE: 1/4"=1'-0"



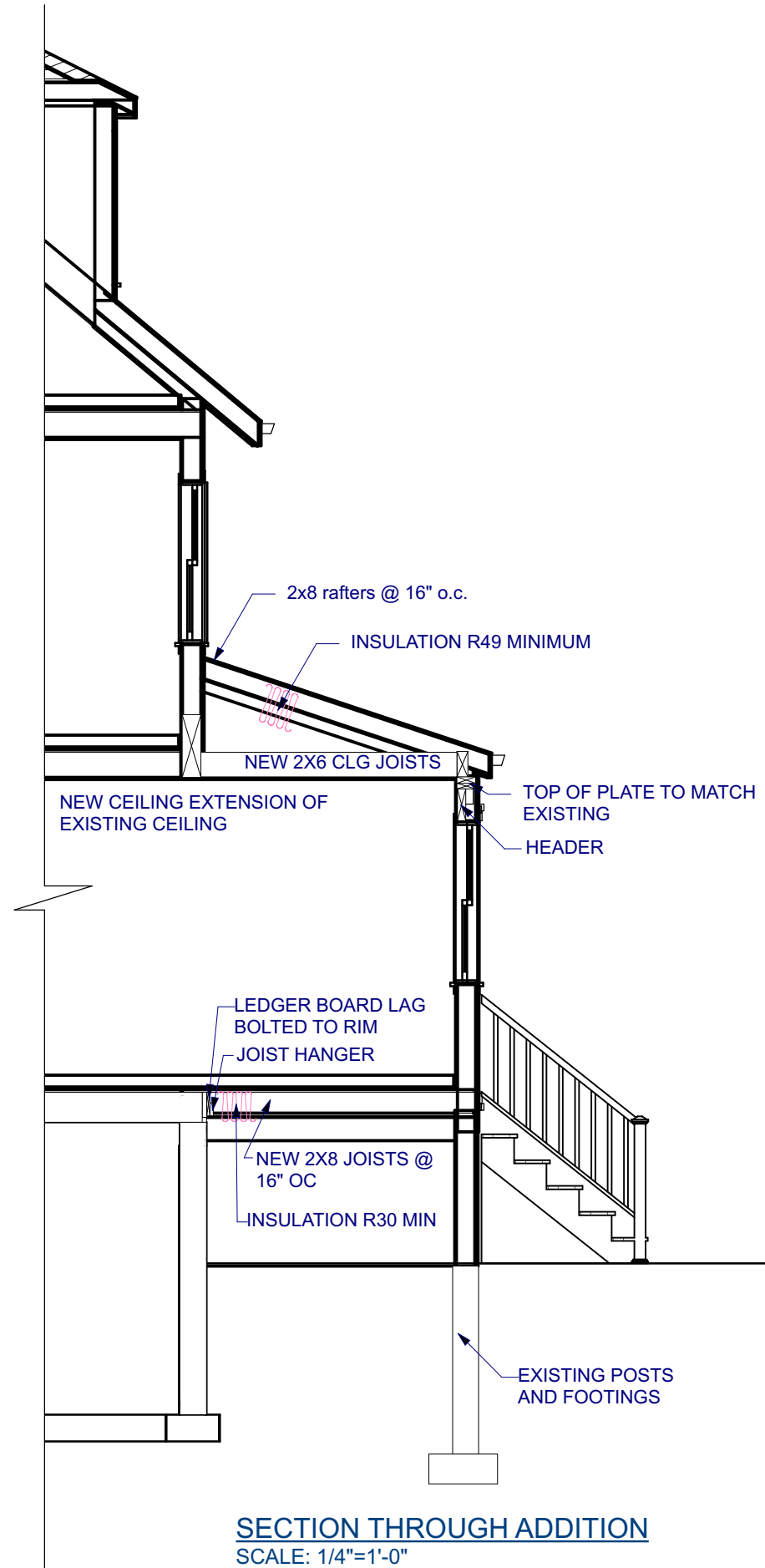
WALL TYPES

- NEW 2x6 STUD WALL
- NEW 2x4 STUD WALL

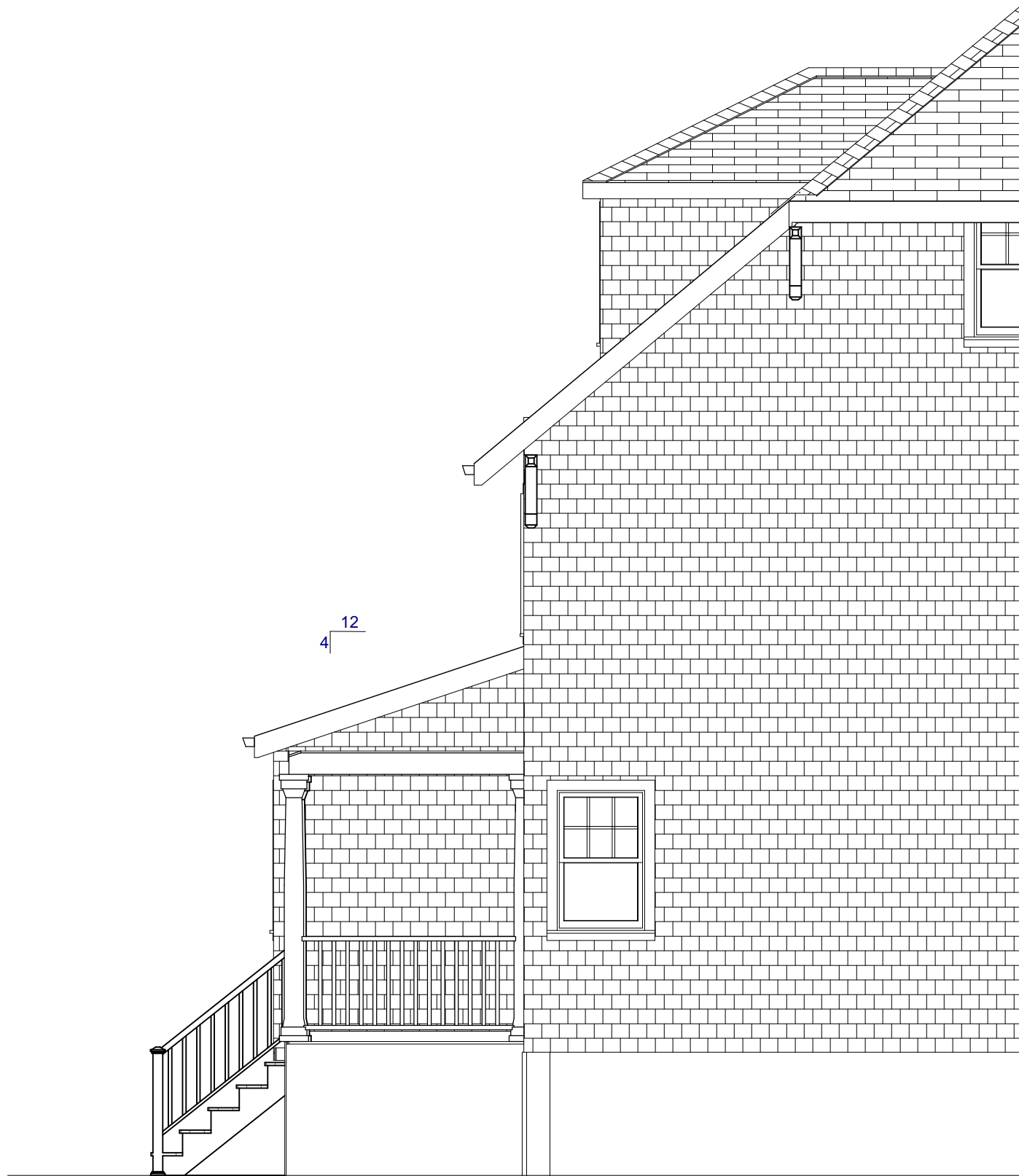
FIRST FLOOR PLAN PROPOSED
SCALE: 1/4"=1'-0"



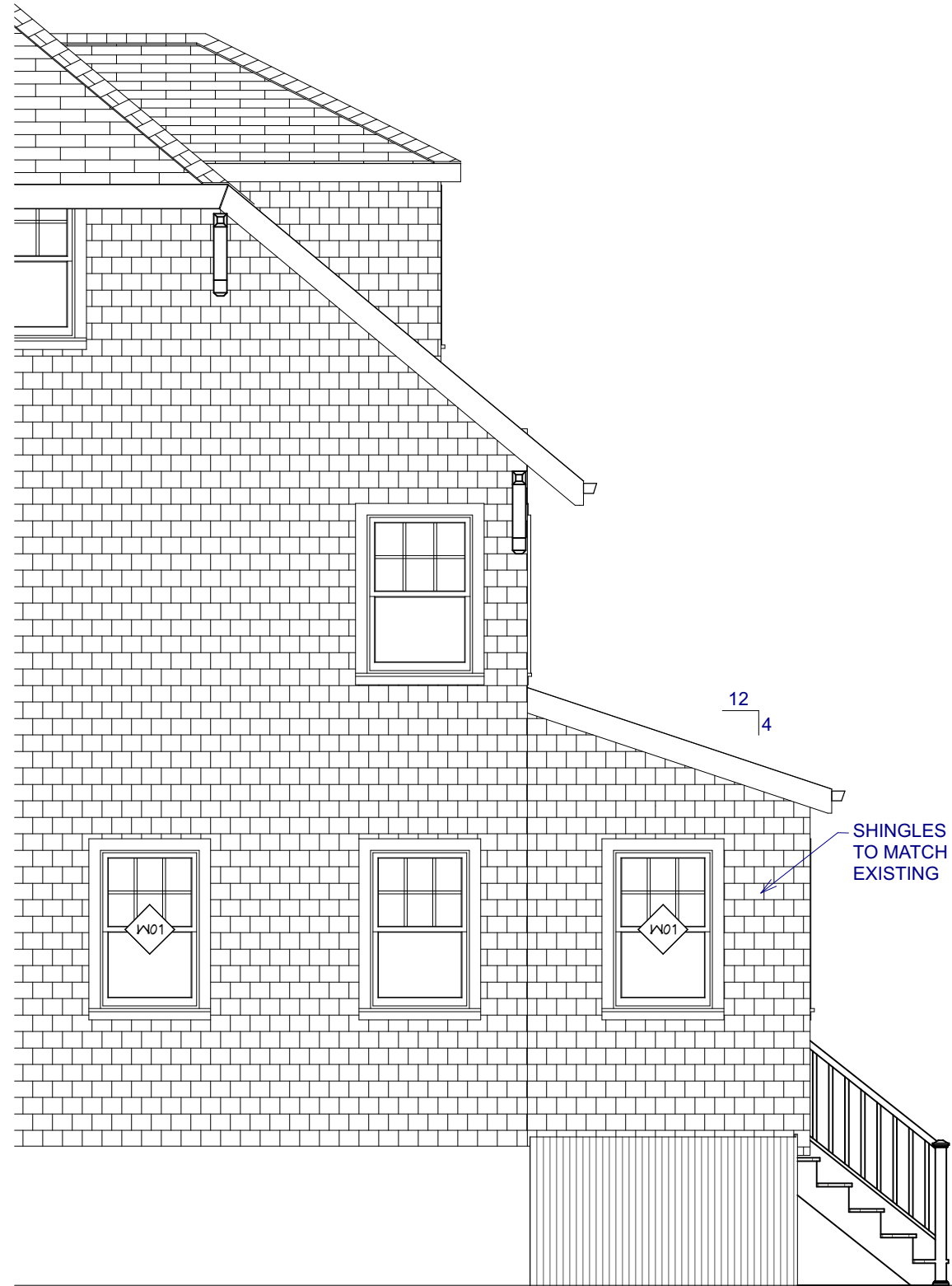
FRONT ELEVATION PROPOSED
SCALE: 1/4"=1'-0"



SECTION THROUGH ADDITION
SCALE: 1/4"=1'-0"



ELEVATION A PROPOSED
SCALE: 1/4"=1'-0"



ELEVATION B PROPOSED
SCALE: 1/4"=1'-0"