

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 18-02

2018 JAN 16 PM 3:06

NOTICE OF PUBLIC HEARING BY THE  
PLANNING BOARD

ON APPLICATION FOR TWO (2) SPECIAL PERMITS

Notice is hereby given that the Belmont Planning Board will hold a public hearing on TUESDAY, FEBRUARY 6, 2018, at 7:00 PM in the Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of THOMAS JACKMIN for a SPECIAL PERMIT under Section 1.5.4 of the Zoning By-Laws to ALTER A NONCONFORMING STRUCTURE (lot size: 5,000 s.f. allowed, 4,911 s.f. existing and proposed) IN ORDER TO CONSTRUCT A TWO-STORY ADDITION at the side of the house at 53 RALEIGH ROAD located in a General Residence Zoning District.

Planning Board



Town of Belmont  
Planning Board

**APPLICATION FOR A SPECIAL PERMIT**

Date: 12/7/17

Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 53 Raleigh Road Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for A PROPOSED RENOVATION TO THE EXISTING STRUCTURE

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

Work :

email :

THOMAS W. JACKMIN

53 Raleigh Road  
BELMONT, MA

617-823-3230

617-607-6167

TJACKMIN@VHS.COM



## OFFICE OF COMMUNITY DEVELOPMENT

TOWN OF BELMONT

19 Moore Street

Homer Municipal Building

Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

October 10, 2017

Thomas and Mary Jackmin  
53 Raleigh Road  
Belmont, MA 02478

RE: Denial to Construct a Two Story Addition

Dear Mr. and Mrs. Jackmin,

The Office of Community Development is in receipt of your building permit application for your proposed two story addition at 53 Raleigh Road, located in a General Residence (GR) Zoning District.

Your application has been denied because:

1. In the General Residence Zoning District, as provided in MGL Chapter 40A, Section 6, preexisting non-conforming structures may be extended or altered with a Special Permit by the Planning Board.

If you choose this option, please contact the Office of Community Development to schedule an appointment with Jeffrey Wheeler, Senior Planner at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.  
Inspector of Buildings

December 4, 2017

2017 DEC 18 PM 2: 22

Friends & Neighbors,

This is Tom and Mary Jackmin from 53 Raleigh Road. We are planning a modest renovation of our house, which will allow us some additional room for our family. The renovation primarily consists of adding on to the side of our house where we currently have an exterior porch.

You will likely be receiving notification from the Town of Belmont about a planning board meeting, as we have applied for a special permit for this addition. Our renovation meets the current zoning bylaws; however, our existing structure does not conform, hence the need for a special permit. We are working with an excellent architect who is making sure that the design and details are in character and scale with the neighborhood.

If you have concerns or any questions, we would be happy for you to visit and we will gladly show the project plans to you.

Enjoy the holidays!

Tom, Mary, Will and Sam Jackmin

December 6, 2017

## 53 Raleigh Road – Proposed Renovation

### Project Description

As background, we purchased this house in 2009, as we recently had our first child and were growing out of the condominium we owned in Davis Square. Since that time, we have really fallen in love with Belmont as a Town, and specifically our neighborhood. We are committed to staying in our current home as it is close to work for both of us and because of our growing attachment to the Town. As we now have expanded our family the idea of a renovation has been something we have carefully considered to allow us to stay here for the long term.

There are three main drivers of the project for us: creation of a mud room, improving our kitchen and providing a larger bedroom with appropriate closet space on the second floor. The current house has our only real entry directly in the living room, which is quite problematic with two small children who tend to get dirty and snowy. The current kitchen doesn't allow for any real seating and the idea of reconfiguring it with a bit more space and the potential to have somewhere to eat breakfast is very appealing. We have three small bedrooms upstairs each with a small closet which will be much more difficult to deal with as the boys get older and closet space gets more important. To address these issues we are proposing the following:

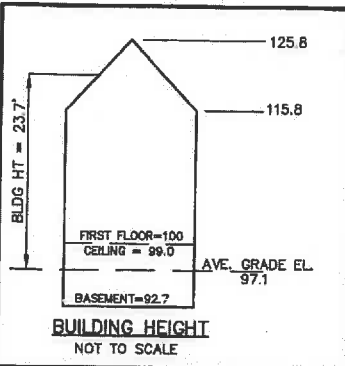
**First Floor (see plans for details):** Creating a mudroom adjacent to the existing driveway will allow us to have a more natural entrance which doesn't open directly into our living room. To do this we need to slide the kitchen over and we are reconfiguring with an island that will allow for some seating. To gain the extra space we are expanding into the existing exterior porch. This porch is a bit underutilized by us and having that area as living space allows the creation of the mudroom and reconfiguration of the kitchen. If you walk around our neighborhood almost every other house on our street has turned what was probably a similar exterior porch into interior space so we are confident that this is in character with the neighborhood.

**Second Floor (see plans for details):** We currently have three bedrooms on the second floor and we are now proposing to utilize the space above our existing porch (where we are bumping out the first floor) to allow us to enlarge one of the bedrooms and add a large closet. This would become a master bedroom for us with sufficient closet space for the future. We currently use the closets in our children's bedroom for our clothes but this will not be effective much longer. They continue to grow up!

Hopefully all the details of our renovation are clear on the plans that are part of the package. We are really excited about transforming our house so we can make our home in Belmont for the future.

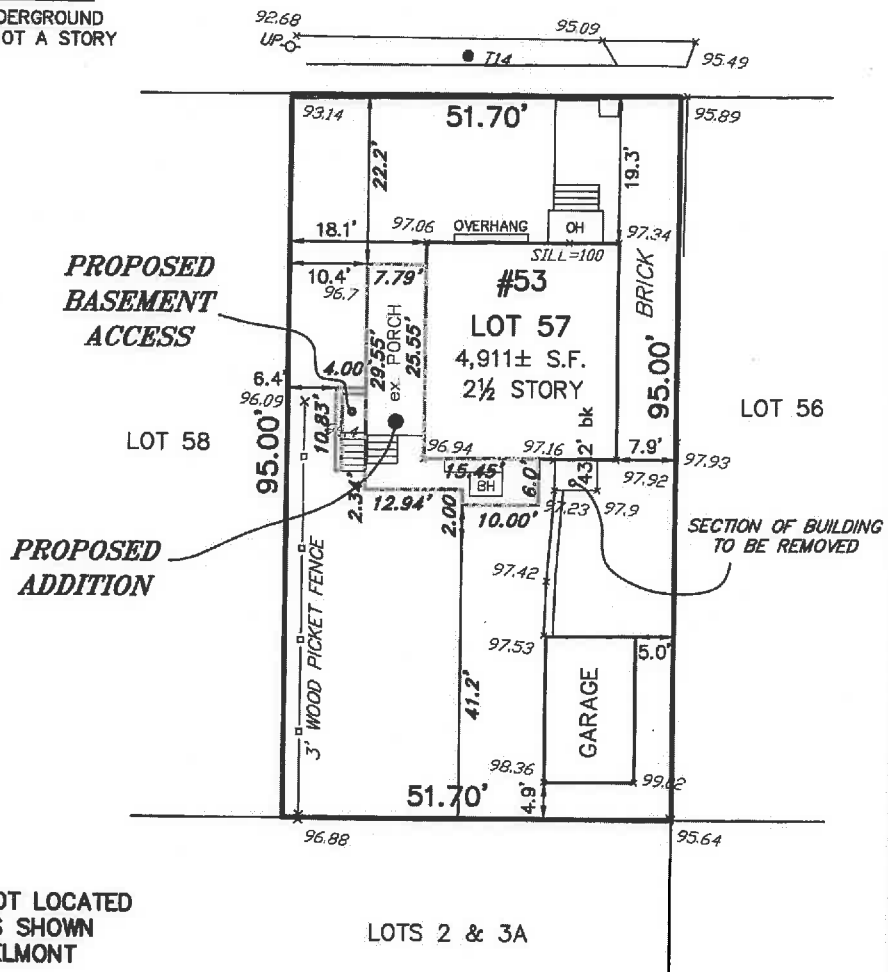
Thank You.

Tom & Mary Jackmin



69.8% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

# RALEIGH ROAD



THE PROPERTY IS NOT LOCATED  
WITHIN WETLANDS AS SHOWN  
ON THE TOWN OF BELMONT  
WETLANDS ATLAS.

ZONING DISTRICT: GR (GENERAL RESIDENCE)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	20'	19.3'	22.2'
SIDE SETBACK:	10'	7.9'	10.4'
REAR SETBACK:	19'	43.2'	41.2'
MAXIMUM LOT COVERAGE:	30%	24.8%	26.6%
MINIMUM OPEN SPACE:	40%	59.5%	57.3%
LOT FRONTAGE:		51.70'	

TOTAL LOT AREA: 4,911± S.F.



SCOTT LYNCH, PLS

DATE

OWNER: THOMAS & MARY JACKMIN  
53711/378  
ASSESSORS MAP 6 - PARCEL 87

**PROPOSED PLOT PLAN**  
**#53 RALEIGH ROAD**  
IN  
**BELMONT, MA**  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 2/23/2017



**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 5114PP1.DWG









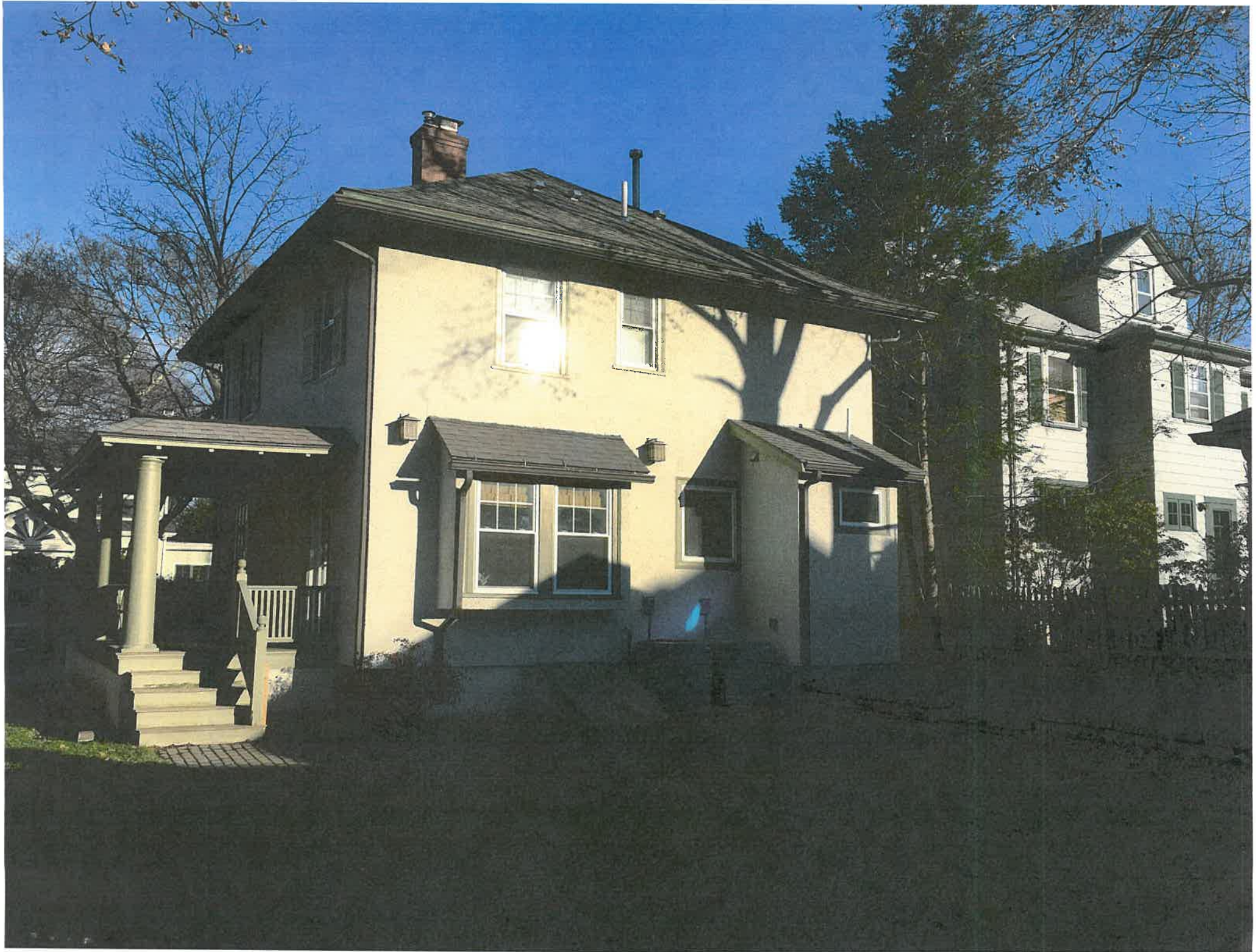




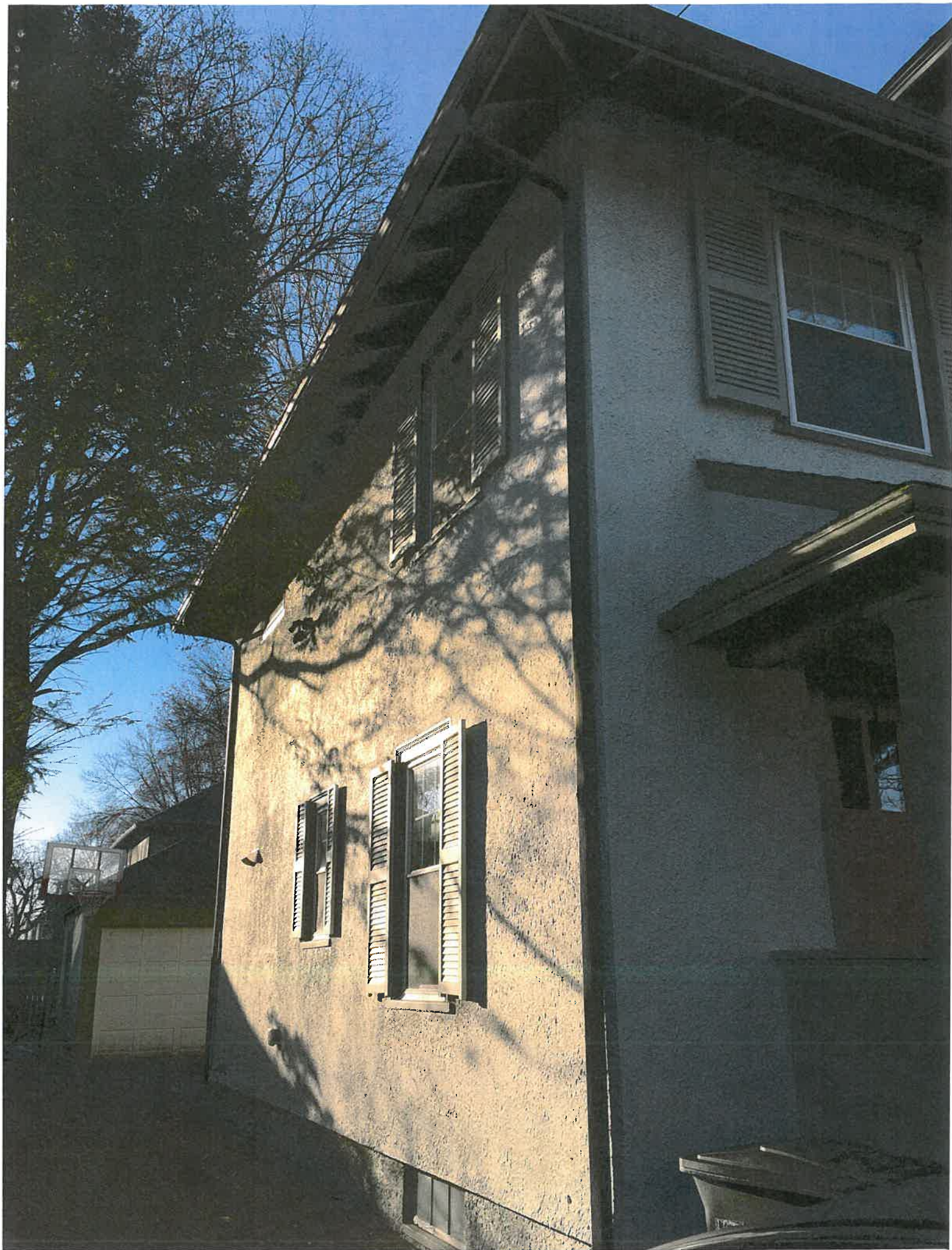












# JACKMIN RESIDENCE

53 RALEIGH ROAD  
BELMONT, MA 02478

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

## DRAWING INDEX

- A0.1 Notes & Legends
- A0.2 Landscape Plan
- D1.0 Basement Demolition Plan
- D1.1 First Floor Demolition Plan
- D1.2 Second Floor Demolition Plan
- D1.3 Attic Demolition Plan
- D1.4 Roof Demolition Plan
- A1.0 Basement Plan
- A1.1 First Floor Plan
- A1.2 Second Floor Plan
- A1.3 Attic Plan
- A1.4 Roof Plan
- A2.11 East Elevation Existing
- A2.12 East Elevation Proposed
- A2.21 South Elevation Existing
- A2.22 South Elevation Proposed
- A2.31 West Elevation Existing
- A2.32 West Elevation Proposed
- A2.41 North Elevation Existing
- A2.42 North Elevation Proposed
- A4.11 Interior Elevs: Kitchen
- A4.12 Interior Elevs: Dining Room
- A4.13 Interior Elevs: Office
- A4.14 Interior Elevs: Mud Room
- A4.15 Interior Elevs: Powder Room
- A4.21 Interior Elevs: Bedroom 3
- A5.1 Schedules: Finishes
- A6.1 Details: Foundation
- A6.4 Details: Walls & Closets
- E0.1 Electric Notes & Legend
- E1.0 Basement Electric Plan
- E1.1 First Floor Electric Plan
- E1.2 Second Floor Electric Plan

SPECIAL PERMIT SET  
12.5.2017

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Notes & Legends

SCALE: AS NOTED  
DATE: 12.5.17

DRAWN BY: DWV  
FILE: PLANS

SHEET

A0.1

GENERAL NOTES

1. VERIFY CONDITIONS: CONTRACTOR TO CONFIRM EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY CONDITIONS DO NOT AGREE WITH DRAWINGS. DO NOT SCALE OFF DRAWINGS. CONTACT ARCHITECT FOR CLARIFICATION IF REQUIRED.
2. UTILITIES: CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UTILITIES AT GRADE, ABOVE GRADE, AND UNDERGROUND, INCLUDING UTILITY PIPES AND STRUCTURES. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES WITH UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR THE COST INCURRED BY AND REPLACEMENT OF ANY DAMAGE TO UTILITIES ON THE SITE. THE CONTRACTOR SHALL CONTACT MASSACHUSETTS "DIG SAFE" AT 1-800-322-4844 TO FIELD LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. PROTECT BUILDING: PROTECT EXISTING FINISHES TO REMAIN DURING WORK. PATCH & REPAIR & REFINISH AS REQUIRED.
4. SALVAGE & DISPOSAL: CONFIRM ALL ITEMS TO BE REMOVED PRIOR TO DISPOSAL. STOCKPILE AND STORE ALL ITEMS TO BE SALVAGED IN LOCATIONS APPROVED BY THE OWNER AND ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY STOCKPILED MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
5. PROTECT SITE: PROTECT ALL EXISTING TREES & SHRUBS ON THE SITE DURING CONSTRUCTION. DO NOT DRIVE OR STOCKPILE MATERIALS WITHIN THE DRIP LINE OF EXISTING TREES.
6. REPAIR SITE: GRADE AND SEED SITE UPON COMPLETION. RESTORE ALL DISTURBED AREAS.
7. CODES: ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING BUT NOT LIMITED TO BUILDING, USE OF MATERIALS, DISPOSAL OF MATERIALS, AND SAFETY APPLY TO ALL ASPECTS OF THIS PROJECT. CONTRACTOR TO CARRY PERMITS IN BASE BID.
8. PERMIT: CARRY PERMIT IN BASE BID.
9. HEAT & AIR CONDITIONING: DESIGN/BUILD. RECONFIGURE AND EXPAND EXISTING SYSTEM TO ACCOMMODATE NEW PLAN. 2 ZONES: FIRST FLOOR AND SECOND FLOOR. LAYOUT DRAWING SUBMITTAL REQUIRED FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. PROVIDE NEW POURED CONCRETE PAD FOR AC EQUIPMENT ON SITE - LOCATE WITH ARCHITECT AND OWNER IN FIELD. CONCEAL AC LINES WITHIN WALLS; DON'T LEAVE EXPOSED ON EXTERIOR OF HOUSE.

STRUCTURAL NOTES

GENERAL

ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE.

FOUNDATION

1. PROVIDE MINIMUM 4'-0" FROST COVER FOR FOOTINGS.
2. ALLOWABLE SOIL BEARING ASSUMED TO BE 2,000 PSF. THIS IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER PRIOR TO POURING FOOTINGS.




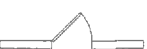

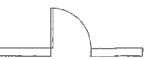




CONCRETE

1. CONCRETE 28 DAYS COMPRESSIVE STRENGTH TO BE 3,000 PSI MINIMUM.
2. CONCRETE STEEL REINFORCING TO BE ASTM A615 GRADE 60. WELDED WIRE MESH TO BE ASTM A185 WITH ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
3. OVERLAP STEEL BARS BY 2'-0" MINIMUM WHEN SPLICING. RETURN BARS BY 1'-0" MINIMUM AROUND CORNERS.
4. PROVIDE 3" COVER FOR REINFORCING FROM THE BOTTOM OF FOOTINGS AND 1 1/2" COVER FOR REINFORCING FROM THE FACE OF WALLS.

WOOD CONSTRUCTION

1. TIMBER TO BE SPF NO. 2 OR BETTER.
2. PROVIDE SIMPSON JOIST HANGERS WHERE JOISTS ARE SUPPORTED BY BEAMS.
3. UNLESS OTHERWISE NOTED, PROVIDE SIMPSON CONNECTORS AT COLUMN/BAM AND BEAM/BAM CONNECTIONS. DETAILS TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. MAXIMUM MOISTURE CONTENT TO BE 19%.

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR
	DOOR MARK = SEE DOOR SCHEDULE
	WINDOW MARK = SEE WINDOW SCHEDULE
	WALL ASSEMBLY - SEE DETAILS
	INTERIOR ELEVATION LABEL



COMMUNITY  
DEVELOPMENT

2018 JUN -5 14 11:23

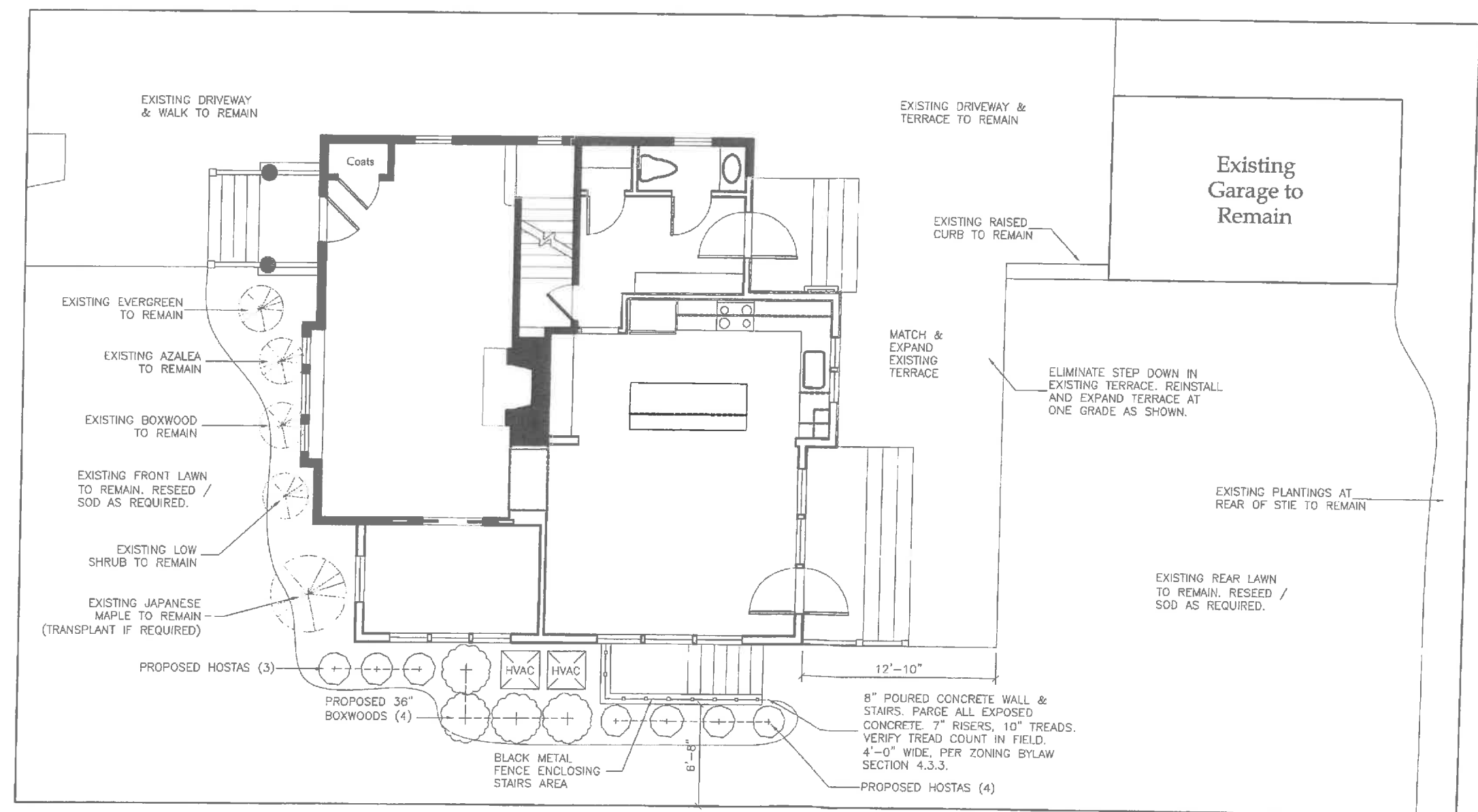
PROPOSED PLANT LIST

- + BOXWOODS - 4 TOTAL
- + HOSTAS - 7 TOTAL

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478



TITLE:

Landscape Plan

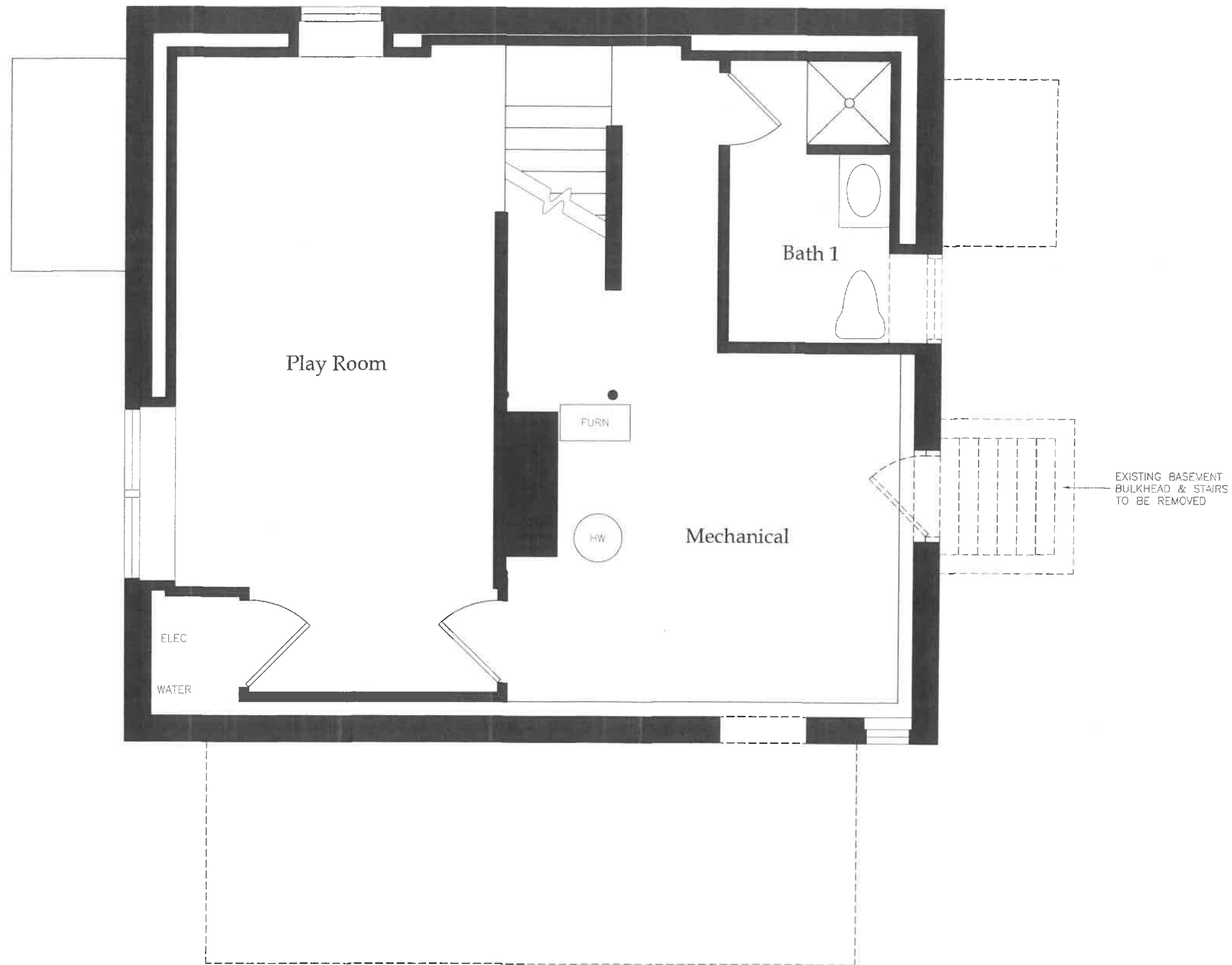
SCALE: 1/8" = 1'-0"  
DATE: 12.5.17

DRAWN BY: DWW  
FILE: PLANS

SHEET

A0.2

© DAVID WHITNEY AIA



EXISTING



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Basement  
Demolition Plan

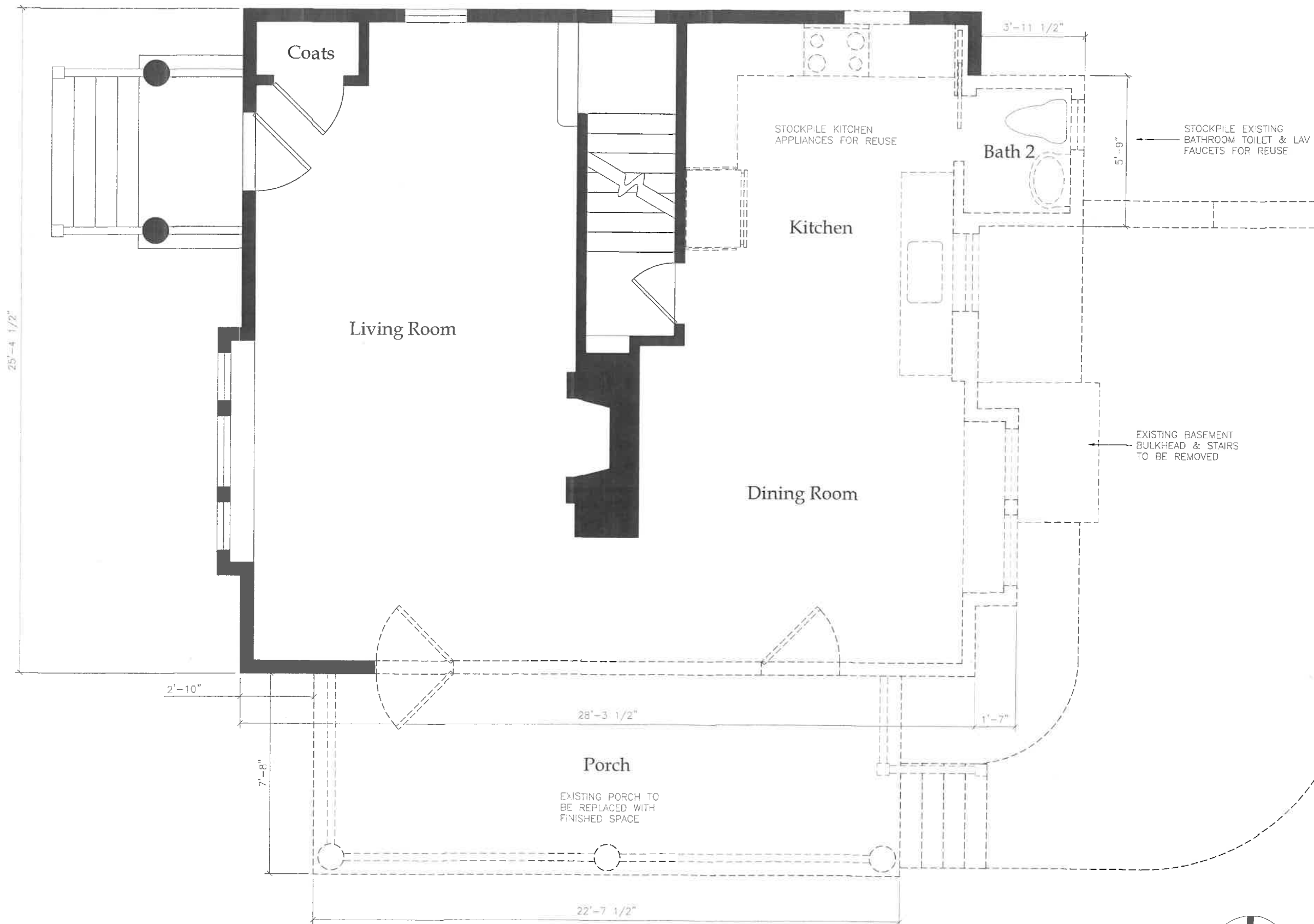
SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

D1.0

© DAVID WHITNEY AIA



EXISTING

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:  
First Floor  
Demolition Plan

SCALE: 1/4" = 1'-0"  
DATE: 12.5.17

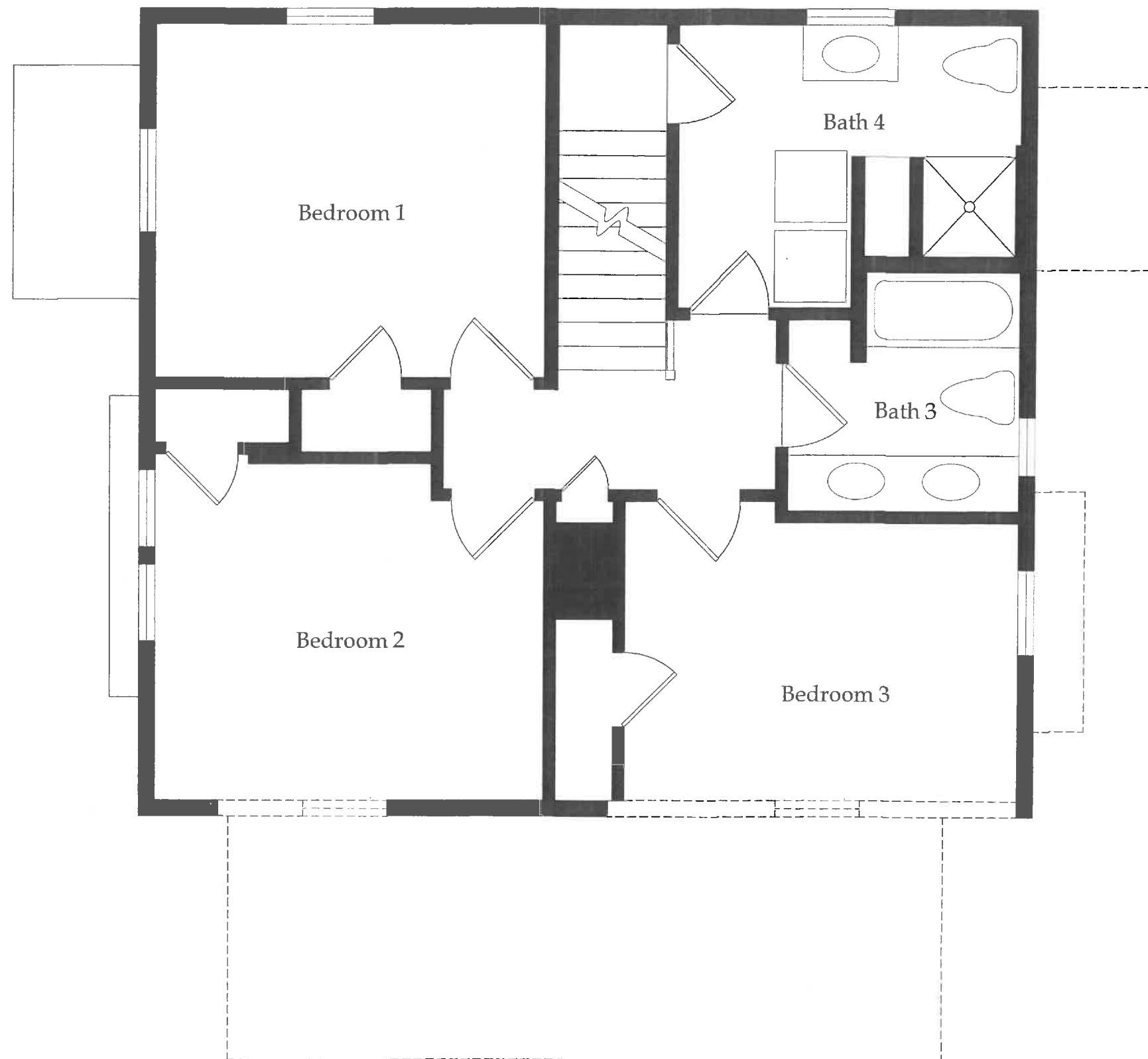
DRAWN BY: DWW  
FILE: PLANS

SHEET

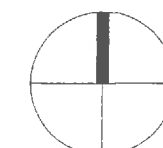
D1.1

© DAVID WHITNEY AIA





EXISTING



DRAWING NORTH

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Second Floor  
Demolition Plan

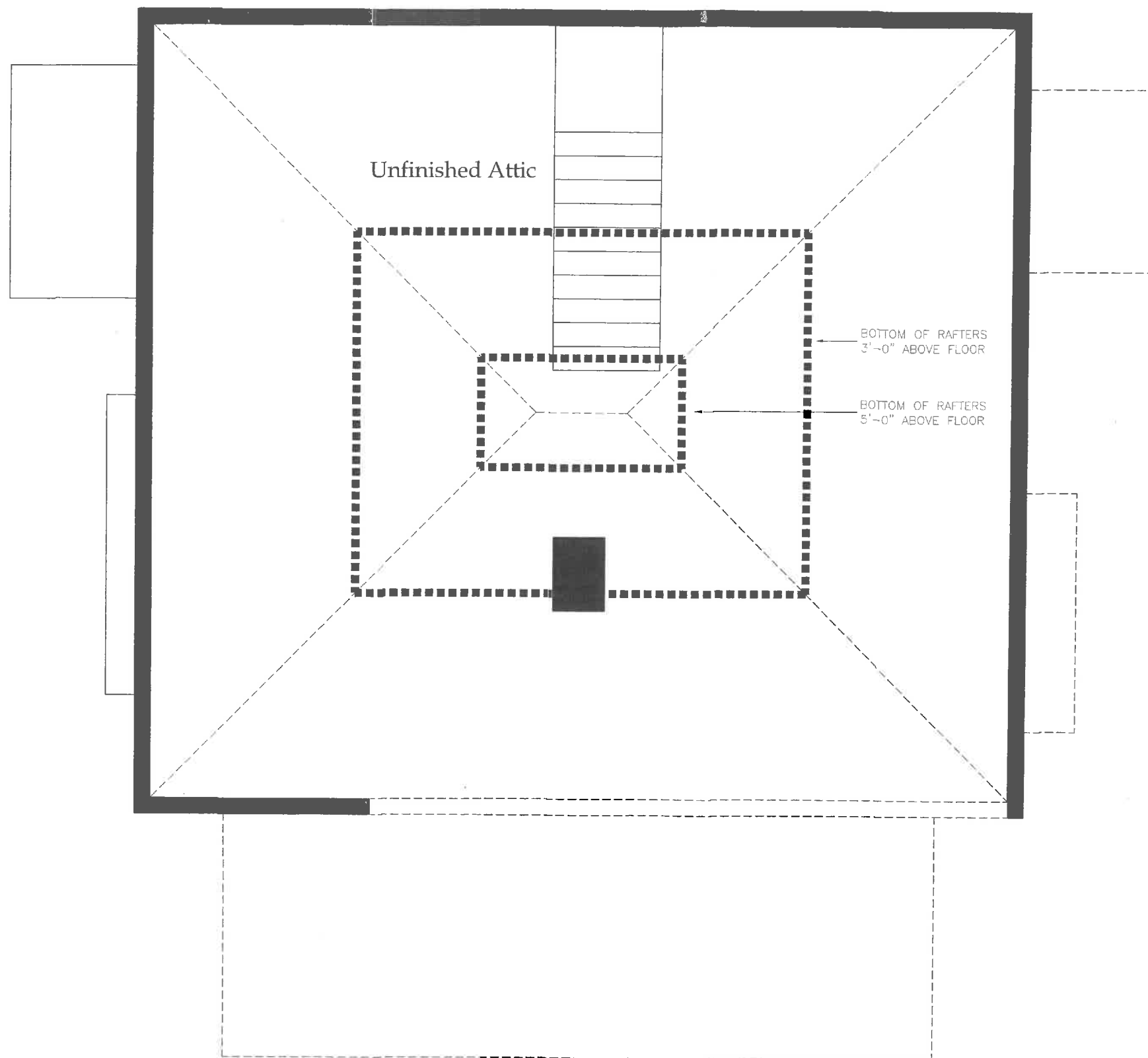
SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

D1.2

© DAVID WHITNEY AIA



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Attic  
Demolition Plan

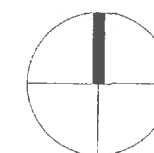
SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

D1.3

© DAVID WHITNEY AIA



DRAWING NORTH

EXISTING

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Roof  
Demolition Plan

SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

D1.4

© DAVID WHITNEY AIA

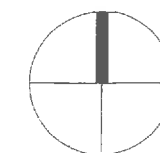
EXISTING ENTRY  
ROOF TO REMAIN

EXISTING POWDER ROOM  
TO BE REMOVED

EXISTING CHIMNEY  
TO REMAIN

EXISTING PORCH TO BE REMOVED

EXISTING



DRAWING NORTH



49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

### Basement Plan

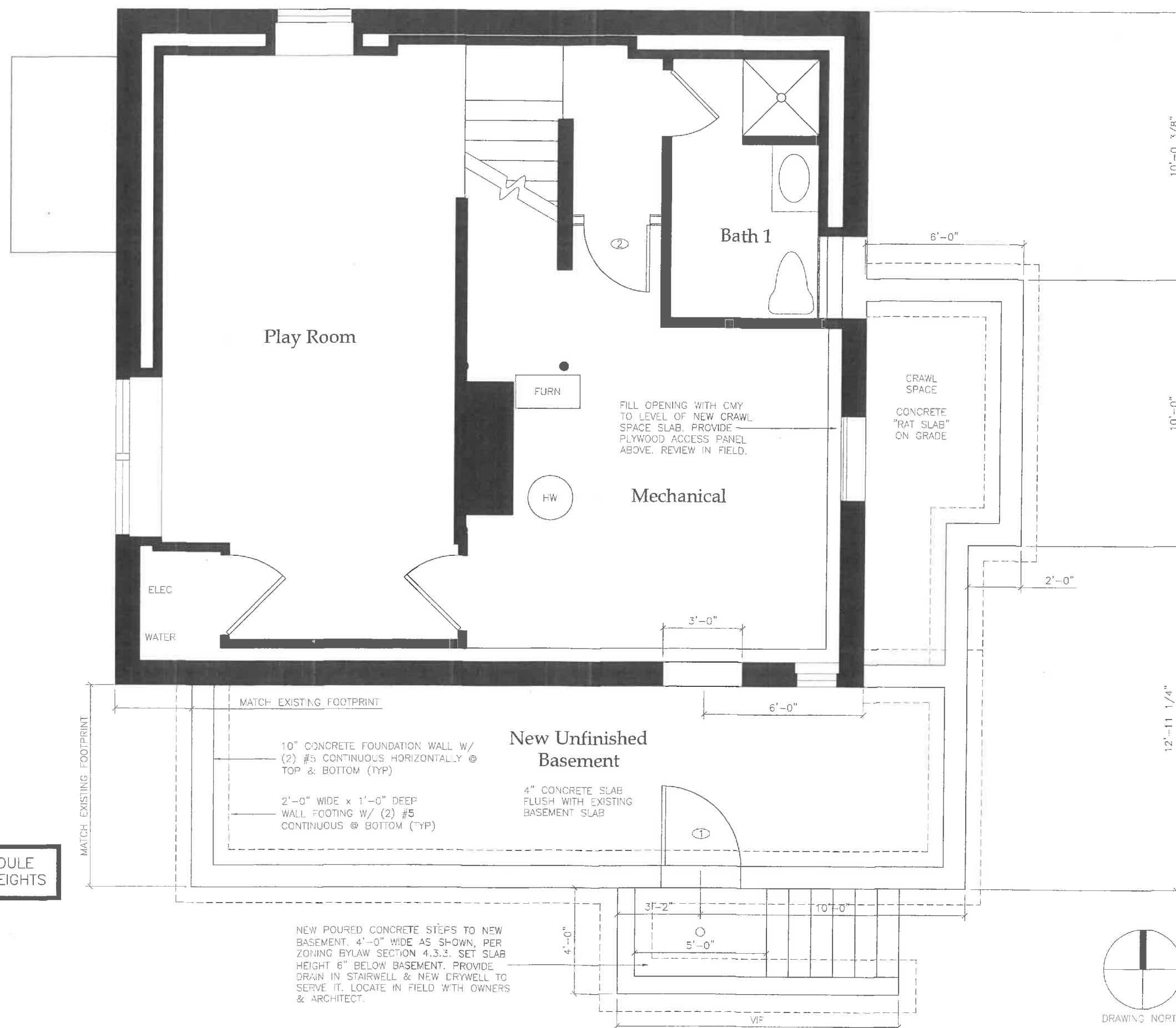
SCALE:  $1/4" = 1'-0"$  DATE: 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

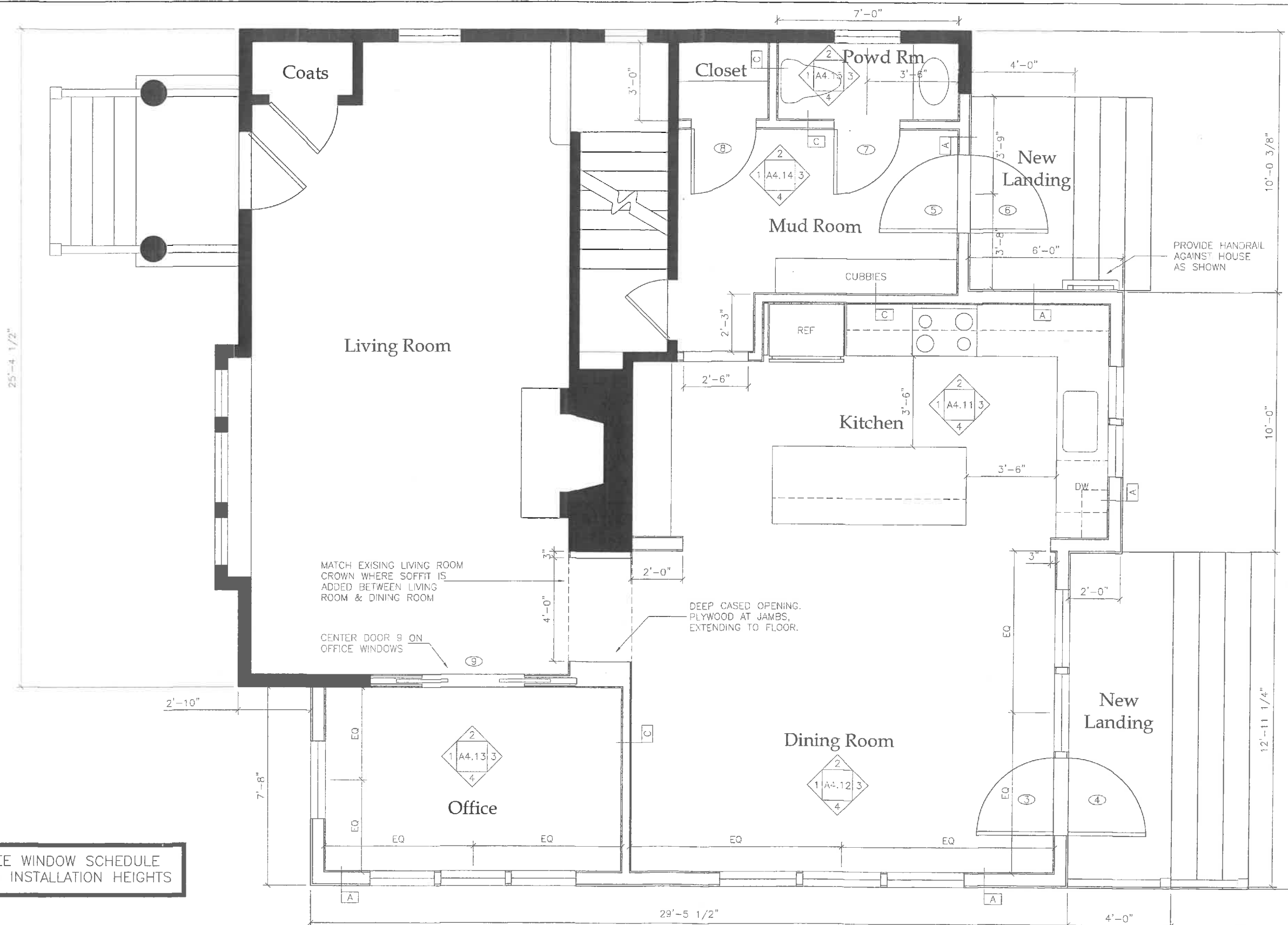
# A1.0

© DAVID WHITNEY AIA



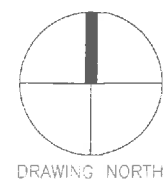
SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS

ALL DIMENSIONS TO FRAMING  
UNLESS OTHERWISE NOTED



SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS

ALL DIMENSIONS TO FRAMING  
UNLESS OTHERWISE NOTED



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

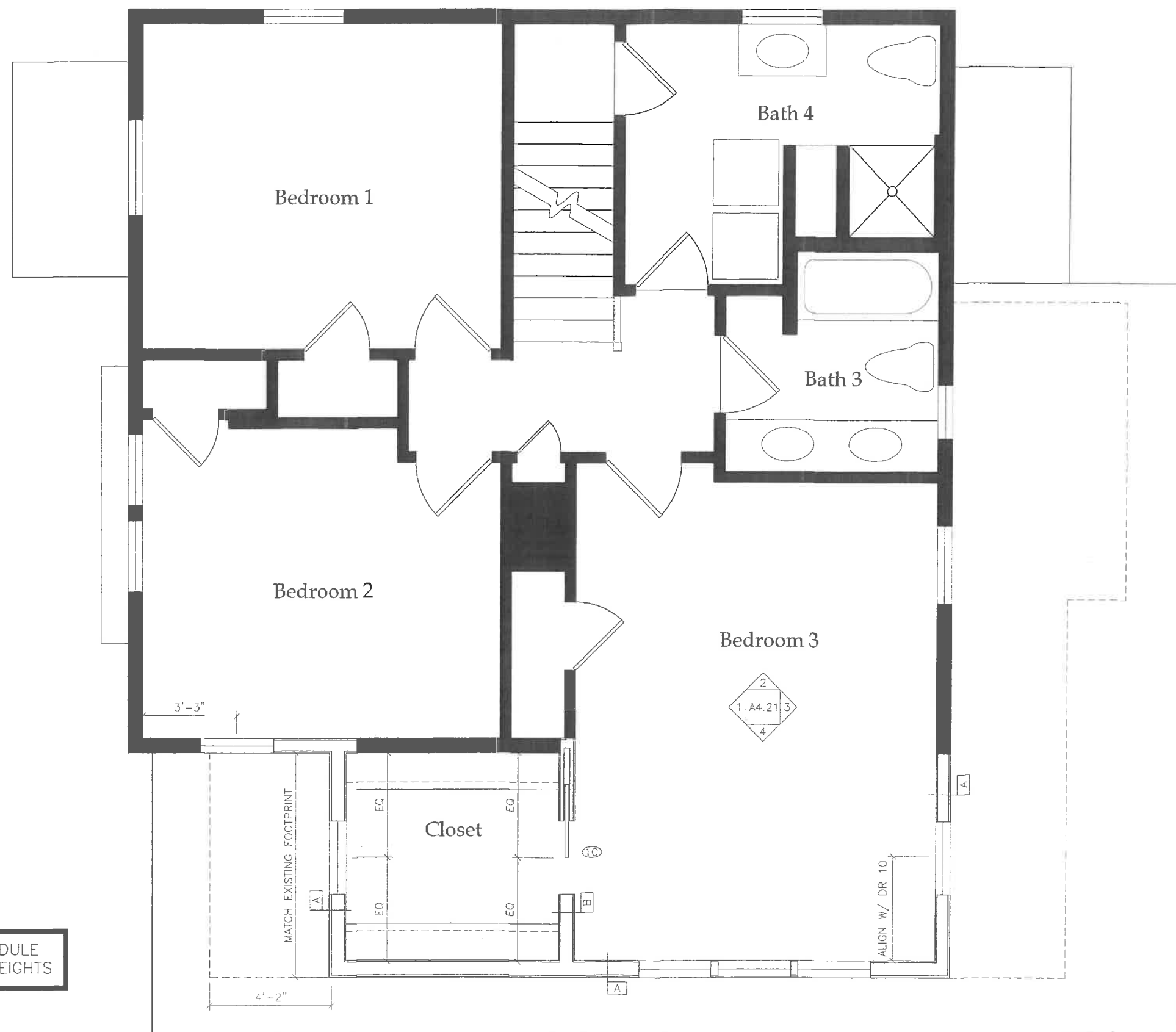
TITLE:  
**First Floor Plan**

SCALE: 1/4" = 1'-0"  
DATE: 12.5.17

DRAWN BY: DWW  
FILE: PLANS

SHEET  
**A1.1**

© DAVID WHITNEY AIA



SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS

ALL DIMENSIONS TO FRAMING  
UNLESS OTHERWISE NOTED



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

**JACKMIN RESIDENCE**  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

**Second Floor Plan**

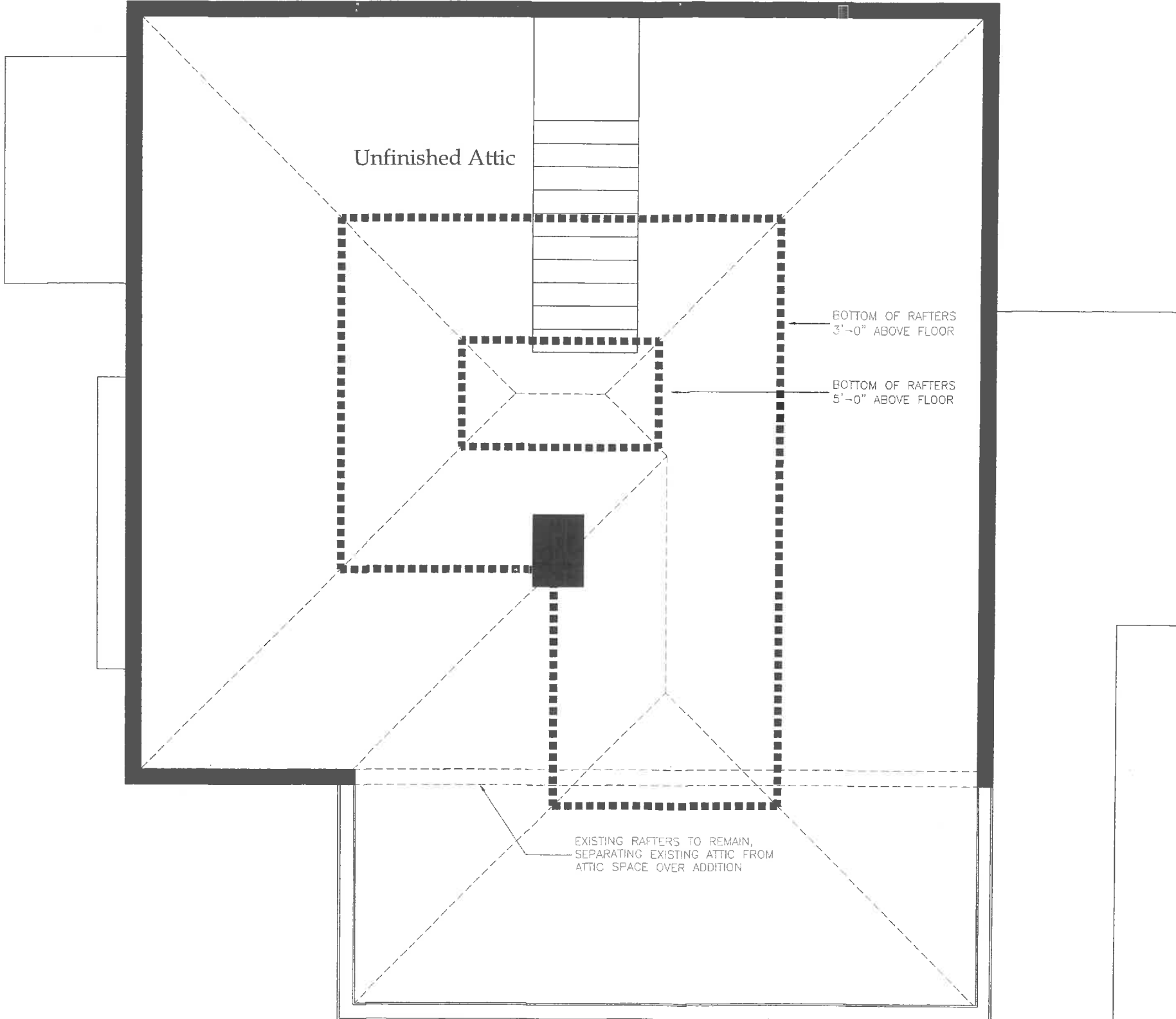
SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

SHEET

**A1.2**

© DAVID WHITNEY AIA



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

New Attic Plan

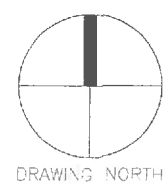
SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

SHEET

A1.3

© DAVID WHITNEY AIA





DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Roof Plan

SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

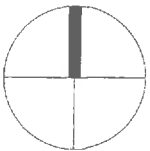
SHEET

A1.4

© DAVID WHITNEY AIA

EXISTING ENTRY  
ROOF TO REMAIN

EXISTING CHIMNEY  
TO REMAIN



DRAWING NORTH



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

East Elevation  
Existing

SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

A2.11

© DAVID WHITNEY AIA

SEE ROOF PLAN FOR  
GUTTERS AND DOWNSPOUTS.  
NOT SHOWN IN ELEVATION.

FINISH OUTER EDGES  
OF TRIM TO MATCH  
TRIM, NOT SIDING.  
FILL NAIL HOLES IN  
SIDING & TRIM.

SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

East Elevation:  
Proposed

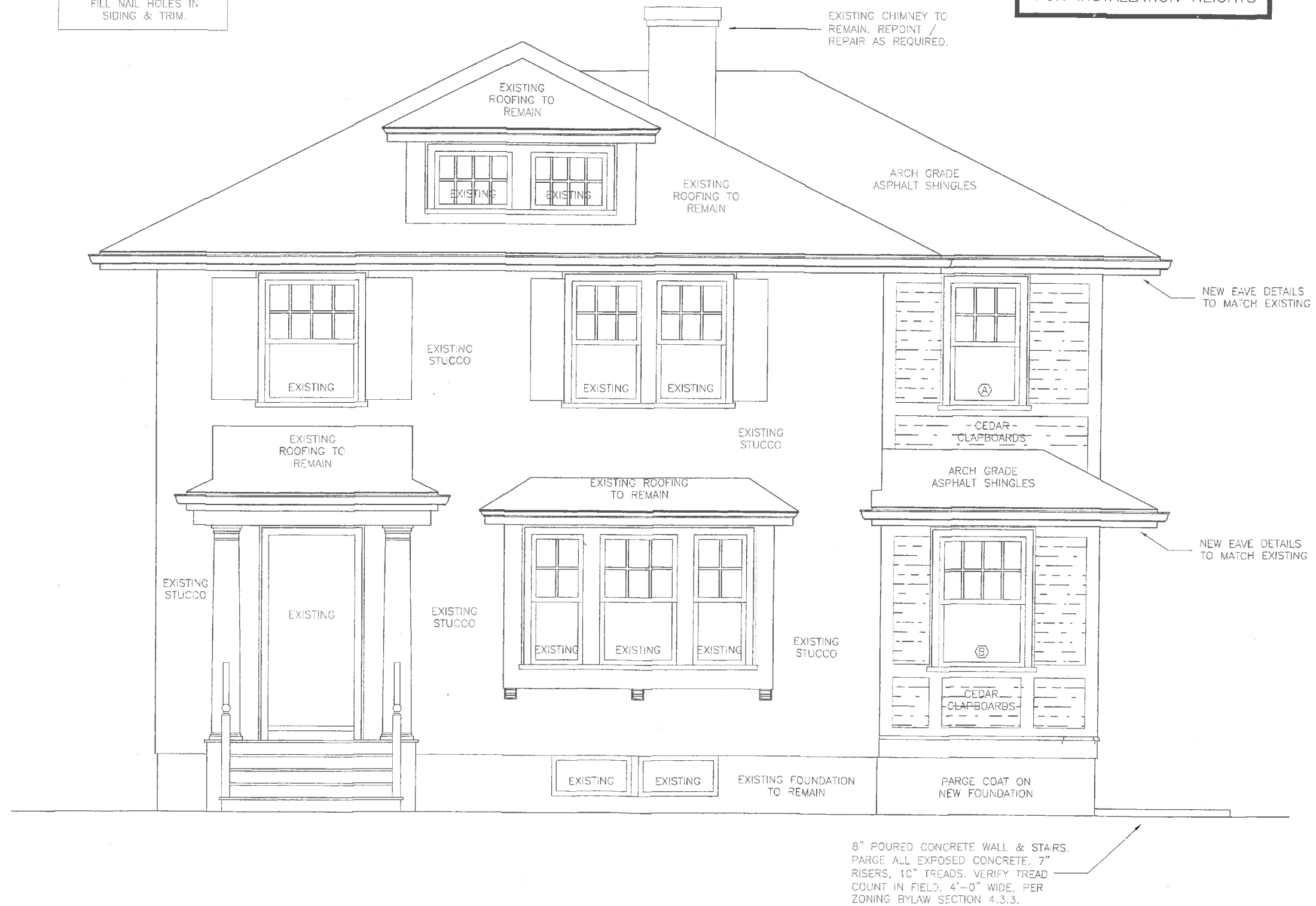
SCALE:  $1/4" = 1'-0"$  DATE: 12.5.17

DRAWN BY: DW'W  
FILE: PLANS

SHEET

A2.12

© DAVID WHITNEY AIA







DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:  
**South Elevation  
Existing**

SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

SHEET

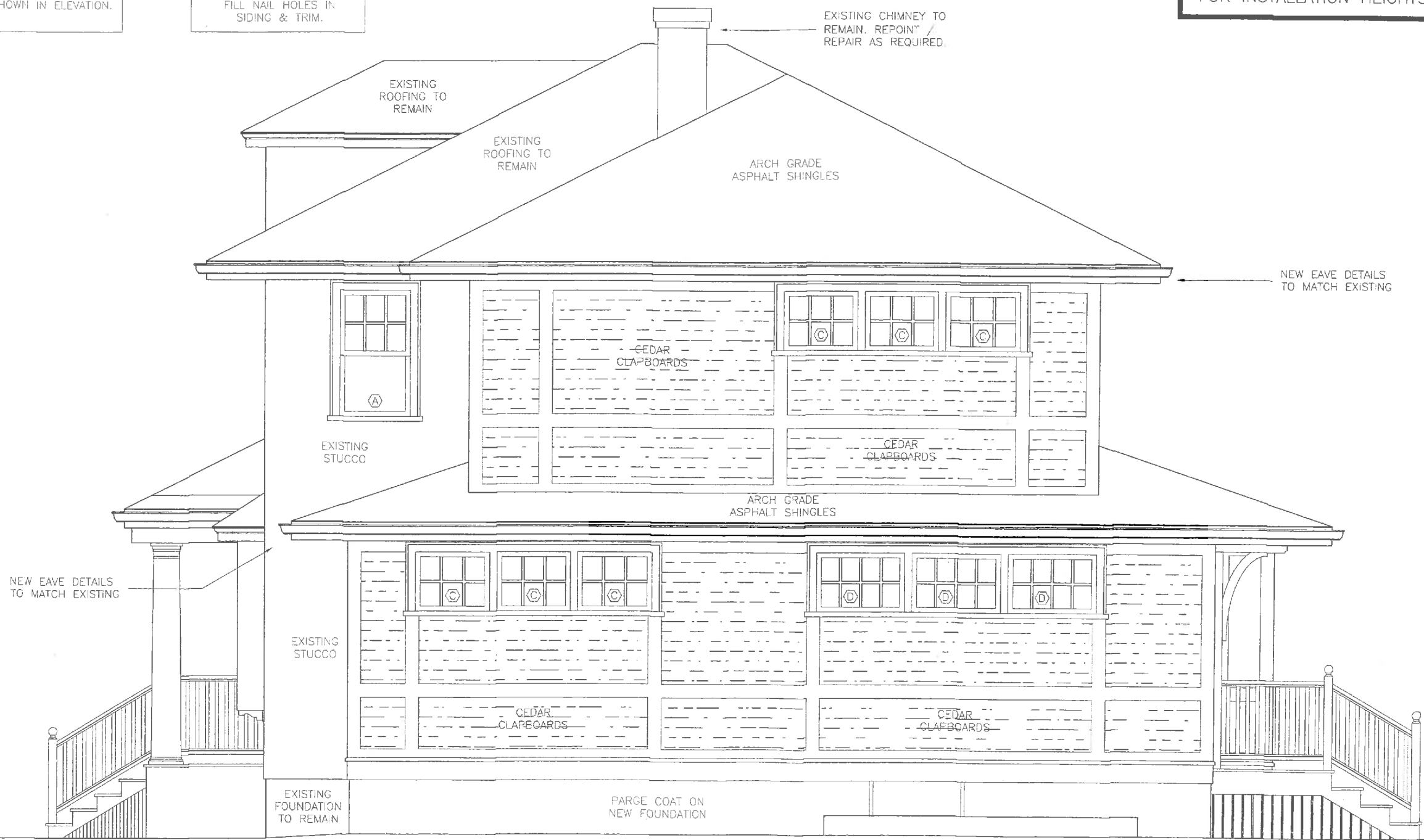
**A2.21**

© DAVID WHITNEY AIA

SEE ROOF PLAN FOR  
GUTTERS AND DOWNSPOUTS.  
NOT SHOWN IN ELEVATION.

FINISH OUTER EDGES  
OF TRIM TO MATCH  
TRIM, NOT SIDING.  
FILL NAIL HOLES IN  
SIDING & TRIM.

SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:  
South Elevation  
Proposed

SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

A2.22

© DAVID WHITNEY AIA

8" POURED CONCRETE WALL & STAIRS.  
PARGE ALL EXPOSED CONCRETE. 7"  
RISERS, 10" TREADS. VERIFY TREAD  
COUNT IN FIELD. 4'-0" WIDE, PER  
ZONING BYLAW SECTION 4.3.3.

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:  
West Elevation  
Existing

SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

A2.31

© DAVID WHITNEY AIA





SEE ROOF PLAN FOR  
GUTTERS AND DOWNSPOUTS.  
NOT SHOWN IN ELEVATION.

FINISH OUTER EDGES  
OF TRIM TO MATCH  
TRIM, NOT SIDING.  
FILL NAIL HOLES IN  
SIDING & TRIM.

SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS

DAVID WHITNEY  
ARCHITECT

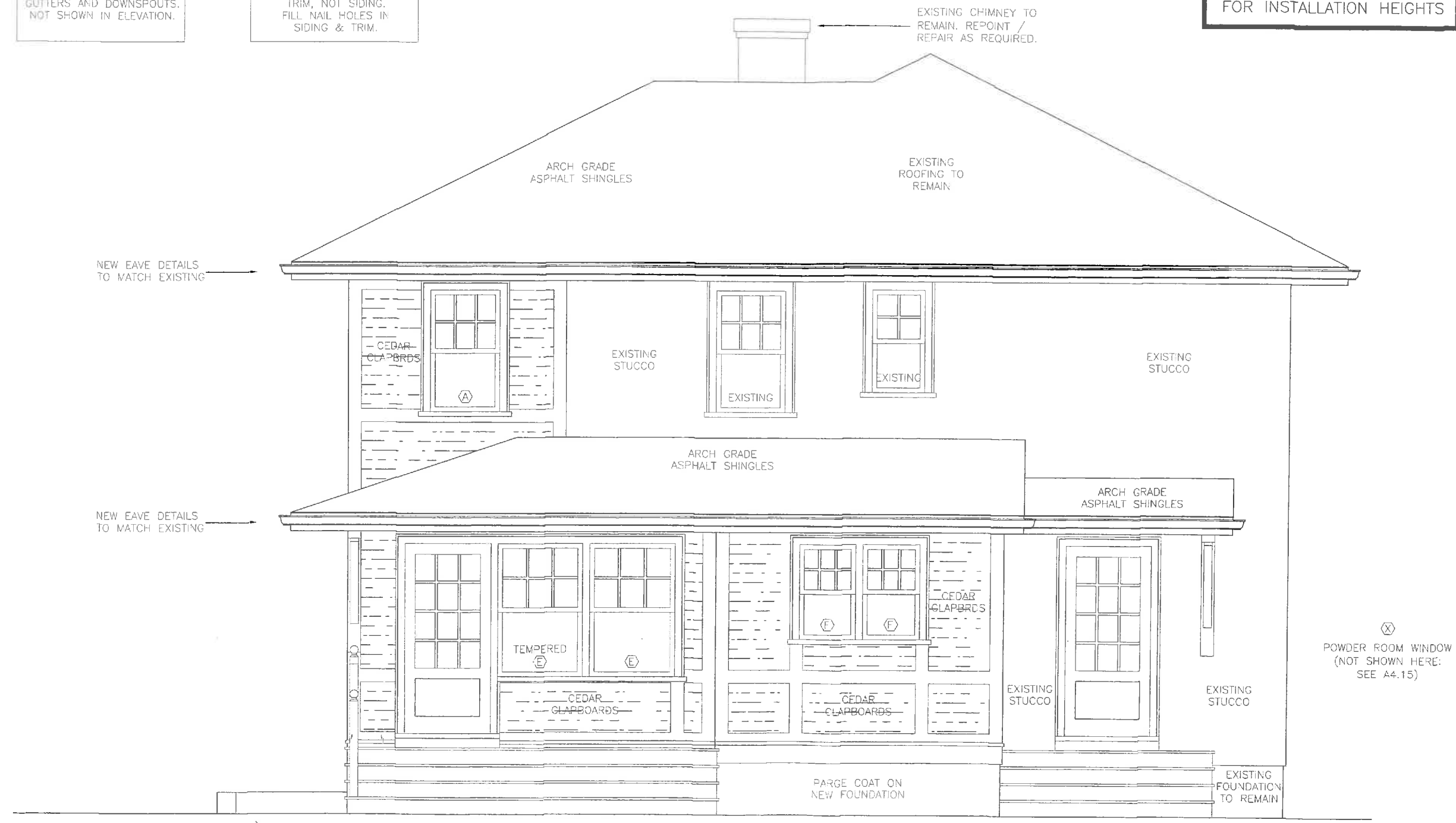
49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:  
West Elevation  
Proposed  
SCALE: 1/4" = 1'-0"  
DATE: 12.5.17  
DRAWN BY: DWW  
FILE: PLANS

SHEET  
A2.32

© DAVID WHITNEY AIA



NEW EAVE DETAILS  
TO MATCH EXISTING

NEW EAVE DETAILS  
TO MATCH EXISTING

POWDER ROOM WINDOW  
(NOT SHOWN HERE:  
SEE A4.15)

8" POURED CONCRETE WALL & STAIRS.  
PARGE ALL EXPOSED CONCRETE. 7"  
RISERS, 10" TREADS. VERIFY TREAD  
COUNT IN FIELD. 4'-0" WIDE, PER  
ZONING BYLAW SECTION 4.3.3.



EXISTING POWDER  
ROOM TO BE  
REMOVED

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:  
North Elevation  
Existing

SCALE: DATE:  
1/4" = 1'-0" 12.5.17

DRAWN BY: FILE:  
DWW PLANS

SHEET

A2.41

© DAVID WHITNEY AIA



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

North Elevation  
Proposed

SCALE: DATE:  
1/4" = 1'-0" 12.5.17

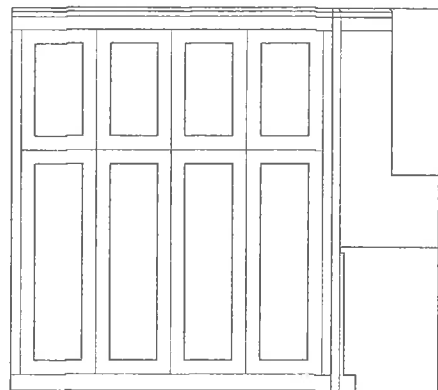
DRAWN BY: FILE:  
DWW PLANS

SHEET

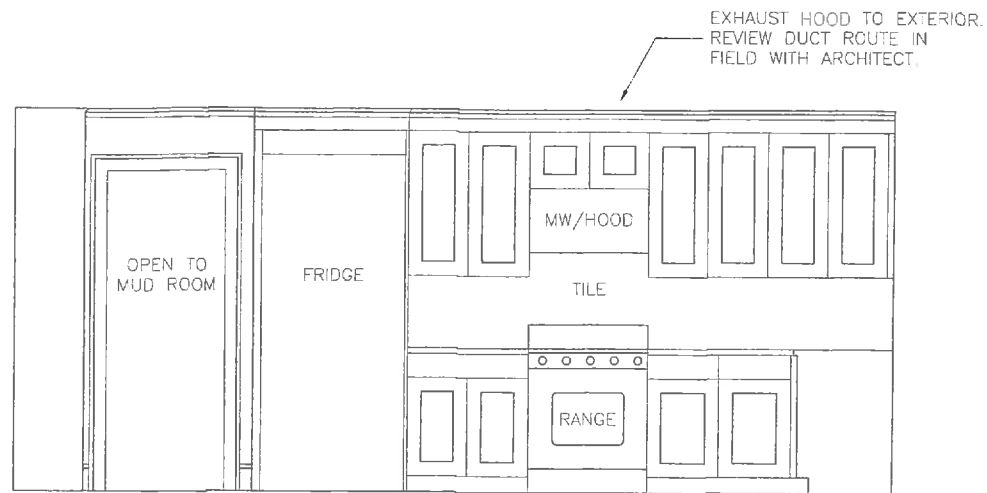
A2.42



OWNERS TO PROVIDE  
CABINETS, COUNTERTOPS,  
TILE, AND APPLIANCES.  
CONTRACTOR TO CARRY  
INSTALLATION IN BASE BID.



① Kitchen - West  
SCALE: 1/4" = 1'-0"

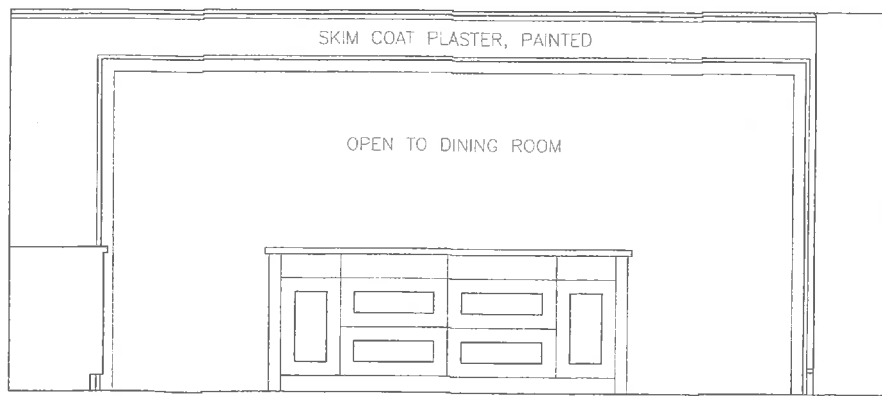


② Kitchen - North  
SCALE: 1/4" = 1'-0"



③ Kitchen - East  
SCALE: 1/4" = 1'-0"

CROWN WRAPS ENTIRE  
ROOM, INCLUDING  
CABINETS: BROSCO 8018



④ Kitchen - South  
SCALE: 1/4" = 1'-0"

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:  
Interior Elevations  
Kitchen

SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

SHEET

A4.11

© DAVID WHITNEY AIA

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Interior Elevations  
Dining Room

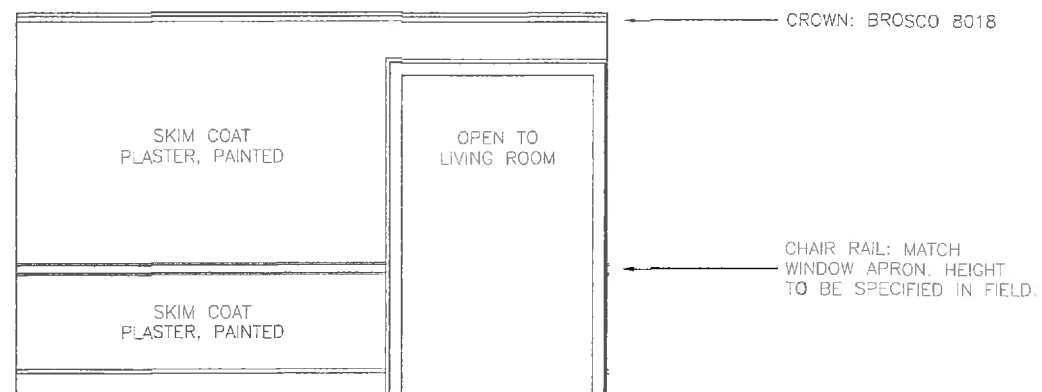
SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

SHEET

A4.12

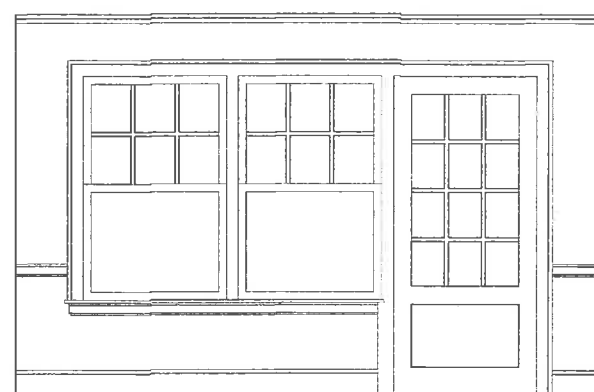
© DAVID WHITNEY AIA



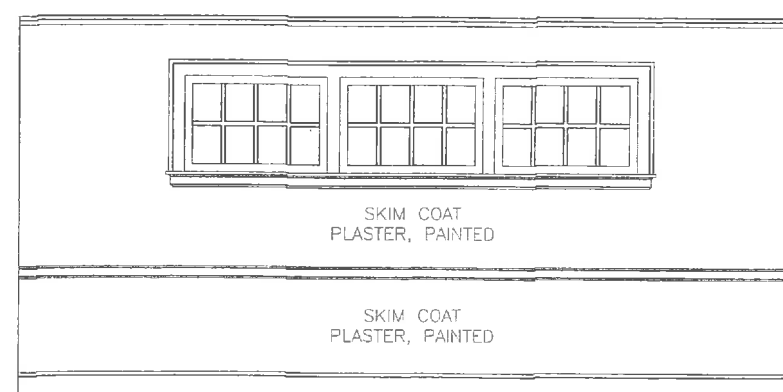
① Dining Room - West  
SCALE: 1/4" = 1'-0"



② Dining Room - North  
SCALE: 1/4" = 1'-0"



③ Dining Room - East  
SCALE: 1/4" = 1'-0"



④ Dining Room - South  
SCALE: 1/4" = 1'-0"

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Interior Elevations  
Office

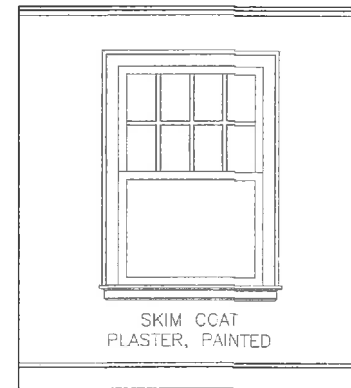
SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

SHEET

A4.13

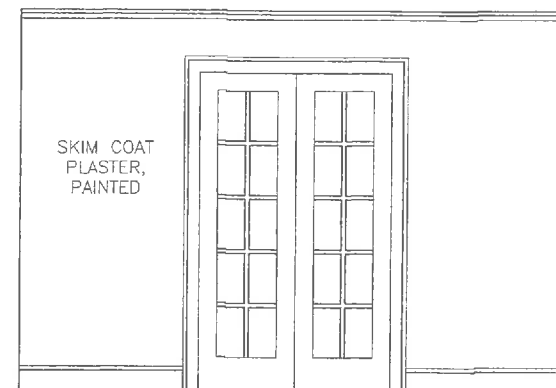
© DAVID WHITNEY AIA



CROWN: BROSCO 8018

SKIM COAT  
PLASTER, PAINTED

① Office - West  
SCALE: 1/4" = 1'-0"



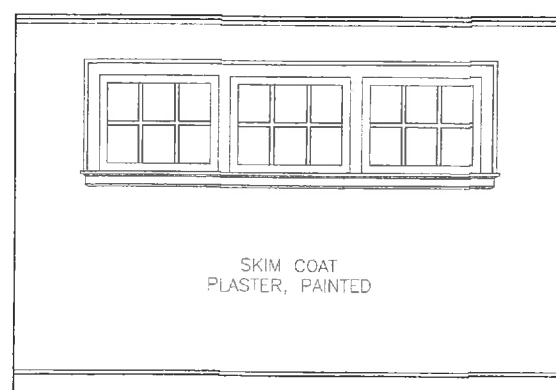
SKIM COAT  
PLASTER,  
PAINTED

② Office - North  
SCALE: 1/4" = 1'-0"



SKIM COAT  
PLASTER, PAINTED

③ Office - East  
SCALE: 1/4" = 1'-0"



SKIM COAT  
PLASTER, PAINTED

④ Office - South  
SCALE: 1/4" = 1'-0"

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Interior Elevations  
Mud Room

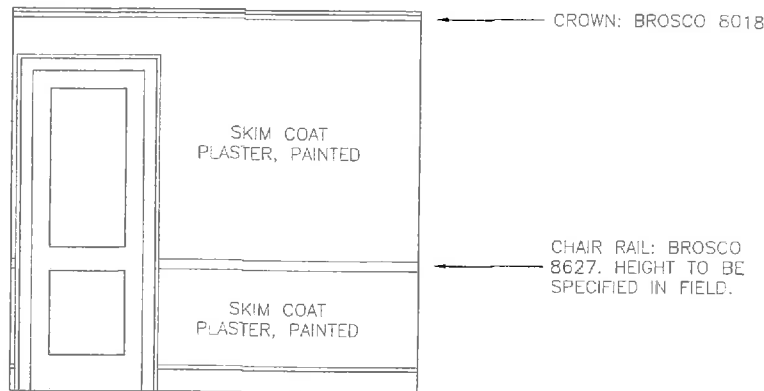
SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

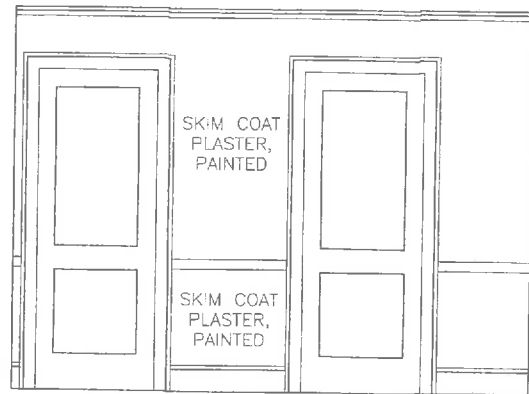
SHEET

A4.14

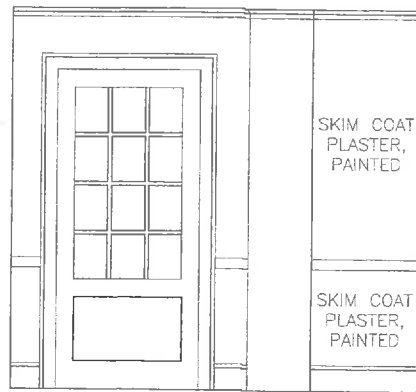
© DAVID WHITNEY AIA



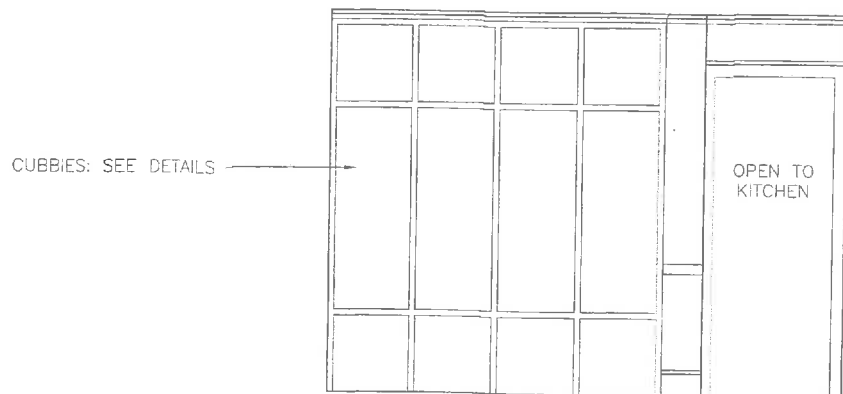
1 Mud Room - West  
SCALE: 1/4" = 1'-0"



2 Mud Room - North  
SCALE: 1/4" = 1'-0"



3 Mud Room - East  
SCALE: 1/4" = 1'-0"



4 Mud Room - South  
SCALE: 1/4" = 1'-0"



SINKS, CABINETS, AND  
MEDICINE CABINETS MUST  
ALL ALIGN. REVIEW IN  
FIELD WITH ARCHITECT.

OWNERS TO PROVIDE  
ACCESSORIES: TOWEL BARS,  
SOAP DISHES, TP HOLDER,  
ETC. CONTRACTOR TO CARRY  
INSTALLATION IN BASE BID,  
INCLUDING BLOCKING AT  
LOCATIONS SHOWN.

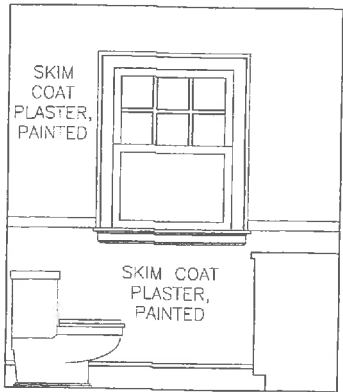
DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

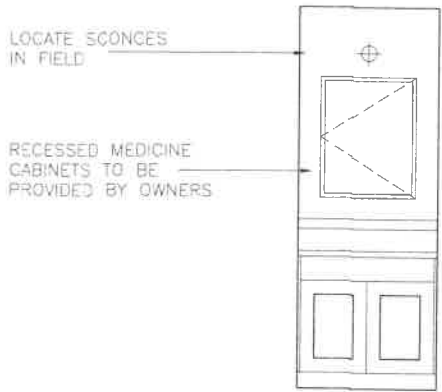
JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478



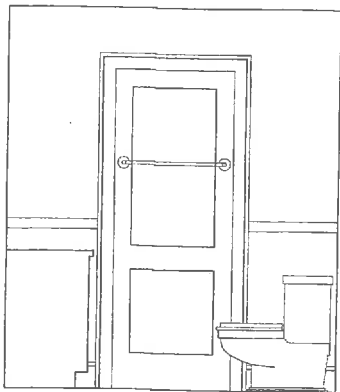
① Powder Room - West  
SCALE: 1/4" = 1'-0"



② Powder Room - North  
SCALE: 1/4" = 1'-0"



③ Powder Room - East  
SCALE: 1/4" = 1'-0"



④ Powder Room - South  
SCALE: 1/4" = 1'-0"

TITLE:  
Interior Elevations  
Powder Room

SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

SHEET

A4.15

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

JACKMIN RESIDENCE  
53 RALEIGH ROAD  
BELMONT, MA 02478

TITLE:

Interior Elevations  
Bedroom 3

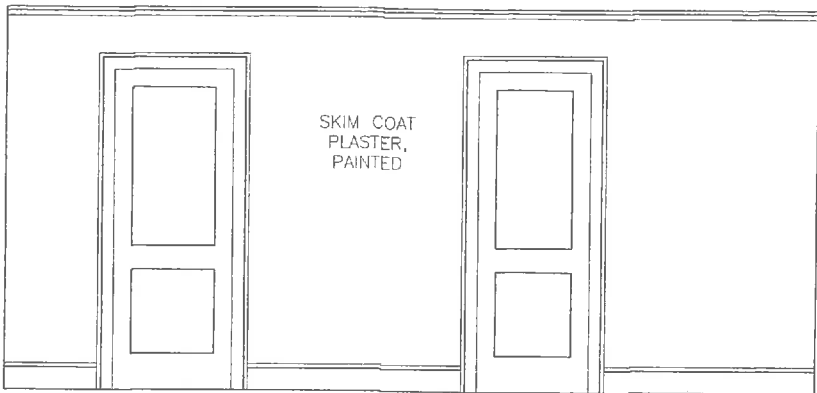
SCALE: 1/4" = 1'-0" DATE: 12.5.17

DRAWN BY: DWW FILE: PLANS

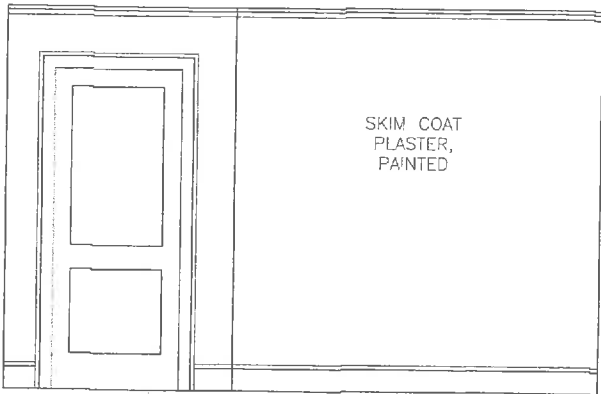
SHEET

A4.21

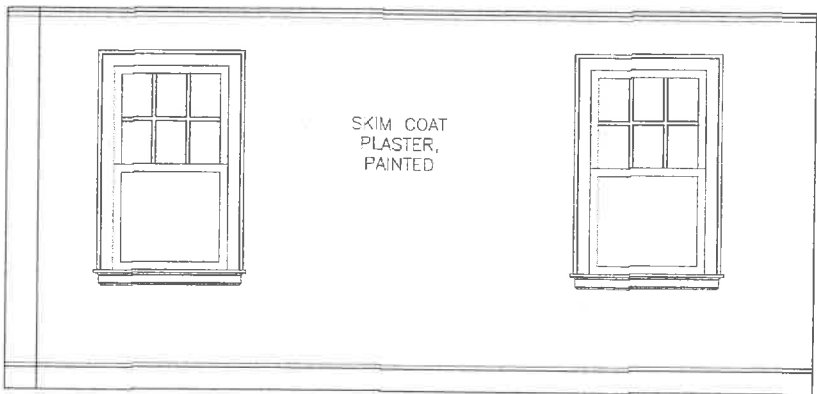
© DAVID WHITNEY AIA



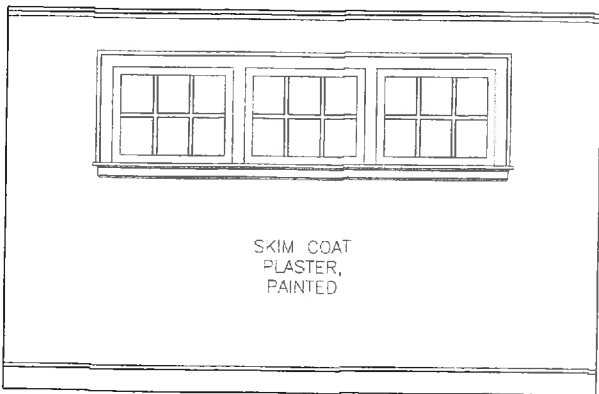
1 Bedroom 3 - West  
SCALE: 1/4" = 1'-0"



2 Bedroom 3 - North  
SCALE: 1/4" = 1'-0"



3 Bedroom 3 - East  
SCALE: 1/4" = 1'-0"



4 Bedroom 3 - South  
SCALE: 1/4" = 1'-0"