

PFS PERFORMED AN ON THE GROUND SURVEY AT THE LOCUS PARCEL, 41 CEDAR ROAD. RESEARCH WAS DONE AT THE LOCAL TOWN OFFICES, REGISTRY OF DEEDS AND LAND COURT TO OBTAIN DEEDS AND PLANS OF THE LOCUS AND ABUTTING PARCELS. PFS FIELD MEASURED ALL THE FEATURES AS SHOWN ON THE PLAN 1) AND RECONCILED THE FIELD INFORMATION WITH THE RECORD INFORMATION.

PFS PREPARED THE EXISTING
CONDITIONS PLAN AND ADDED THE
PROPOSED ADDITION FROM THE
ARCHITECTURAL DRAWINGS PROVIDED
BY THE CLIENT. SETBACK DISTANCES
WERE MEASURED FROM THE PROPOSED
EDGES OF THE FOUNDATION
PERPENDICULAR TO THE NEAREST
PROPERTY LINES.

I HERE BY CERTIFY THAT AN INSTRUMENT SURVEY WAS PERFORMED FOR THE PROPERTY SHOWN ON THIS PLAN.

PROFESSIONAL LAND SURVEYOR

PLS #48193

General Notes

THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BELMONT, MASSACHUSETTS, COMMUNITY PANEL NUMBER 25017CO412E, EFFECTIVE DATE JUNE 4, 2010.

THE LOT LIES ENTIRELY WITHIN THE SINGLE RESIDENCE C DISTRICT (SRC) AS SHOWN ON THE "ZONING DISTRICT MAP OF BELMONT, MASSACHUSETTS",. DIMENSIONAL REQUIREMENTS FOR A (SRC) AT THE TIME OF THIS SURVEY ARE:

	REQUIRED		EXISTING	PROPOSED
MINIMUM LOT AREA	9,000 S.F.	•••••	14,242 S.F1	14,242 S.F.
MINIMUM FRONTAGE MINIMUM FRONT YARD SETBACK	K25 FEET		46.0 FEET	46.0 FEET
MINIMUM REAR YARD SETBACK	<30 FEET	•••••	111.6 FEET	97.6 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	•••••	25.5 FEET	25.5 FEET
MAXIMUM BUILDING STORIES	2.5.	•••••	2.5	2.5
OPEN SPACE	50%	•••••	74.7%	70.1%
LOT COVERAGE	25%		14.1%	16.6%
40	0	40	80	
	SCALE IN F	EET		

PFS Land Surveying, Inc. 20 Balch Avenue

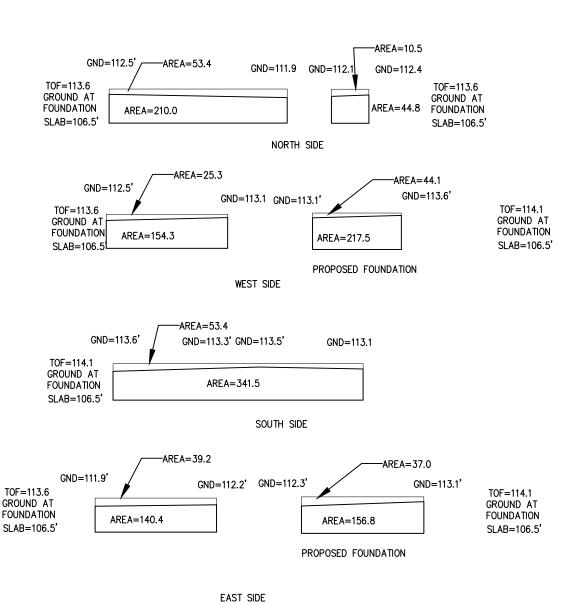
20 Balch Avenue Groveland, MA 01834 *P* 978.891.5203 PLOT PLAN
41 CEDAR ROAD
BELMONT, MA
MAP 18, LOT 76
PATRICK MURPHY
41 CEDAR ROAD, BELMONT, MA

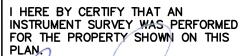
 $\begin{array}{c} 2/2/22 \\ \text{Scale} \\ 1" = 40' \\ \text{PFSCad File Name} \end{array}$

Project Number 21019

Al	REA BELOW GRADE	TOTAL AREA OF FOUNDATION
SOUTH SIDE	341.5	394.4
NORTH SIDE	254.8	318.7
EAST SIDE	297.2	373.4
WEST SIDE	371.8	441.2
TOTAL	1265.3	1527.7

% BELOW GRADE 1265.3/1527.7=82.8%





Dya Jam

PROFESSIONAL LAND SURVEYOR PLS #48193





PFS Land Surveying, Inc.

20 Balch Avenue Groveland, MA 01834 *P* 978.891.5203 PLOT PLAN
41 CEDAR ROAD
BELMONT, MA
MAP 18, LOT 76
PATRICK MURPHY
41 CEDAR ROAD, BELMONT, MA

2/2/22

 $1^{\text{Scale}} = 20'$

PFSCad File Name

Project Number 21019

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: _	41 CEDAF	ROAD		Zone: _	_SRC	_
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Surveyor Signature and Stamp: Date: 2-3-2022_

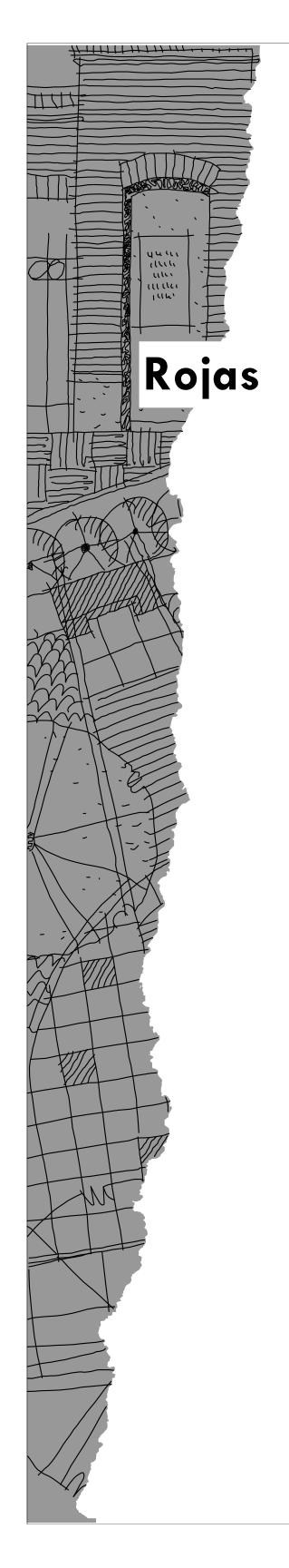
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	14,272 S.F.	14,272S.F.
Lot Frontage	75'	73'	73'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	14.1%	16.6%
Open Space	50%	74.7%	70.1%
Front Setback	25'	46'	46'
Side Setback	10'	8.9'	10'
Side Setback	10'	18.7'	21.0'
Rear Setback	30'	111.6'	97.6'
Building Height	30'	25.5'	25.5'
Stories	2-1/2	2-1/2	2-1/2
½ Story Calculation			

NOTES:		
JEALTH OF MASS		

BRYAN G. PARMENTER

41 CEDAR ROAD, BELMONT MA		12/13/2021
Rojas Design, inc.		RD 2918
GROSS SQUARE FOOTAGE COMPARISON		
ROJAS DESIGN, INC.	EXISTING	PROPOSED
FIRST FLOOR	1,337.00	1,921.00
SECOND FLOOR	1,337.00	1,921.00
ATTIC	0.00	0.00
GROSS FLOOR AREA - RD	2,674.00	3,842.00
PERCENT INCREASE		43.70
OFFICE OF COMMUNITY DEVELOPMENT	EXISTING	PROPOSED
FIRST FLOOR	1,331.15	1,970.98
SECOND FLOOR	1,331.15	1,970.98
ATTIC	87.50	87.50
GROSS FLOOR AREA - OCD	2,749.80	4,029.46
PERCENT INCREASE		46.50

41 CEDAR ROAD, BELMONT MA		12/13/2021
Rojas Design, Inc.		RD 2918
Cedar Road - Gross Floor Area Calculations		
Address	Calculated Gross Floor Area (SF)	Belmont Assessor TLA (SF)
Addiess	calculated Gloss Floor Area (SF)	Delinone Assessor TEA (ST)
200 Common Street	5,341	4,304
210 Common Street	2,675	2,654
10 Cedar Road	2,470	2,392
15 Cedar Road	2,592	2,512
16 Cedar Road	4,514	4,274
21 Cedar Road	3,395	3,323
24 Cedar Road	3,882	3,686
26 Cedar Road	3,681	3,651
27 Cedar Road	3,912	3,879
34 Cedar Road	3,183	2,880
35 Cedar Road	3,295	3,160
41 Cedar Road - Existing	2,674	2,516
41 Cedar Road - Proposed	3,842	3,842
48 Cedar Road	4,186	4,200
49 Cedar Road	6,225	5,995
52 Cedar Road	4,045	3,757
53 Cedar Road	2,923	2,904
58 Cedar Road	3,750	3,758
63 Cedar Road	3,871	3,504
69 Cedar Road	3,359	3,331
75 Cedar Road	4,577	4,566
135 Goden Street	4,029	3,816
Average of 21 Properties	3,742	3,638
(41 Cedar Road - Existing GFA & TLA only)	-,- 1-	2,000



41 CEDAR ROAD

ADDITIONS & RENOVATIONS

41 CEDAR ROAD BELMONT, MA 02478

PERMIT SET 01/27/2022

SHEET LIST		
Sheet Number	Sheet Title	
	COVER SHEET	
EX- 01	EXISTING FIRST FLOOR PLAN	
EX- 02	EXISTING SECOND FLOOR PLAN	
EX- 03	EXISTING BASEMENT FLOOR PLAN	
EX- 04	EXISTING FRONT (NORTH) ELEVATION	
EX- 05	EXISTING SIDE (EAST) ELEVATION	
EX- 06	EXISTING REAR (SOUTH) ELEVATION	
EX- 07	EXISTING SIDE (WEST) ELEVATION	
A- 01	PROPOSED FIRST FLOOR PLAN	
A- 02	PROPOSED SECOND FLOOR PLAN	
A- 03	PROPOSED BASEMENT FLOOR PLAN	
A- 04	PROPOSED FRONT (NORTH) ELEVATION	
A- 05	PROPOSED SIDE (EAST) ELEVATION	
A- 06	PROPOSED REAR (SOUTH) ELEVATION	
A- 07	PROPOSED SIDE (WEST) ELEVATION	
L- 01	PROPOSED LANDSCAPE PLANTING PLAN, PLANT LIST & DETAILS	

Architecture | Interior Design |

Rojas Design, Inc.

Landscape Architecture

Street Suite 2A 67 Sherman Street Belmont MA 02478

46 Waltham Street Suite 2A Boston MA 02118

(817) 720-410 RD 2918

Owners

41 Cedar Road,

(617) 894-9550

Belmont MA 02478

patrick@hmlawllp.com

jennifer.leighton@gmail.com

Ms. Jennifer L. Murphy

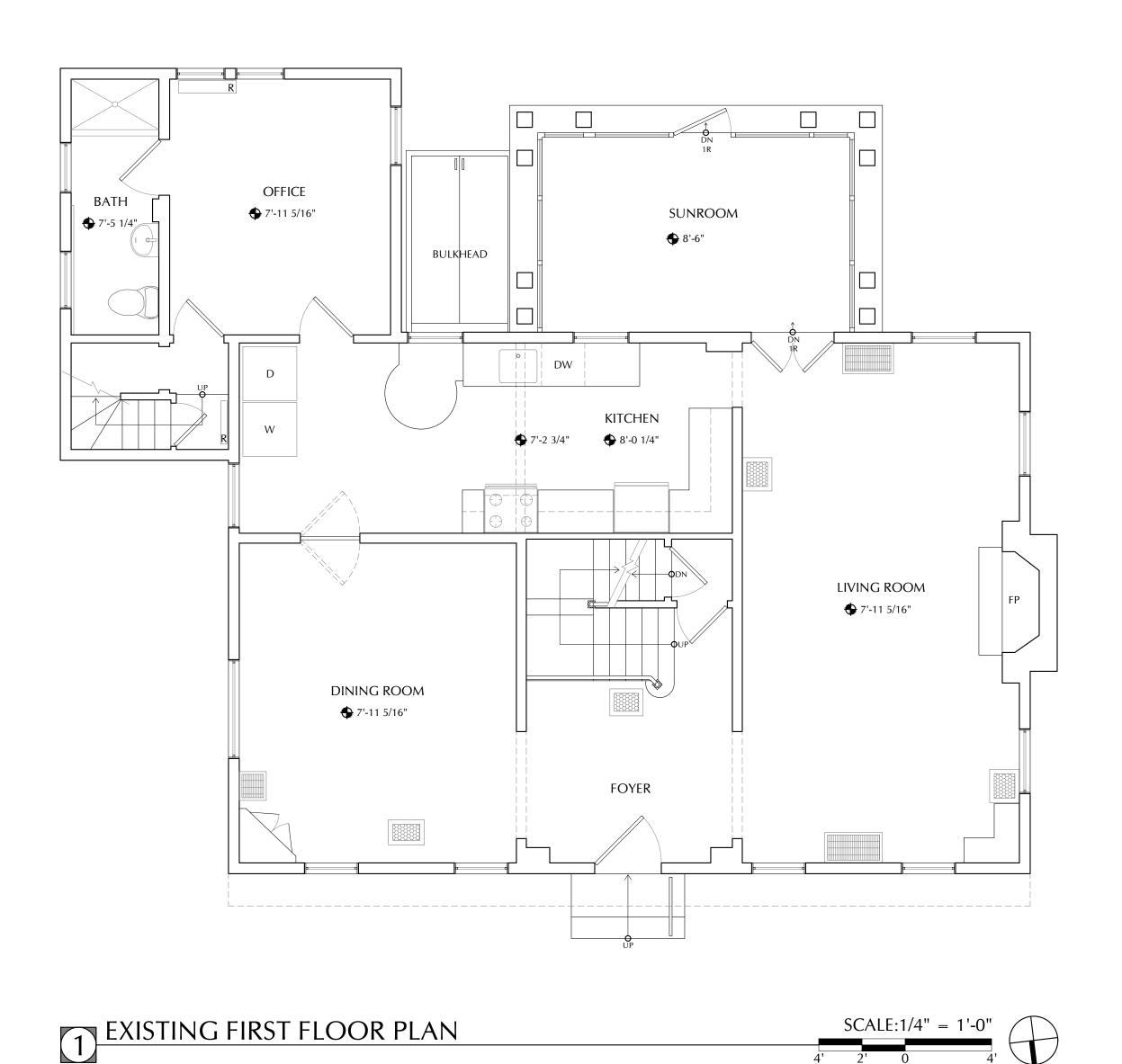
Mr. Patrick J. Murphy IV

(617) 594-2367

General Contractor

Rocha Construction

(617) 720-4100



CEDAR ROAD BELMONT MA 02478

ADDITIONS & RENOVATIONS

PRELIMINARY DESIGN

 2918

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 01/27/2022

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 AS NOTED

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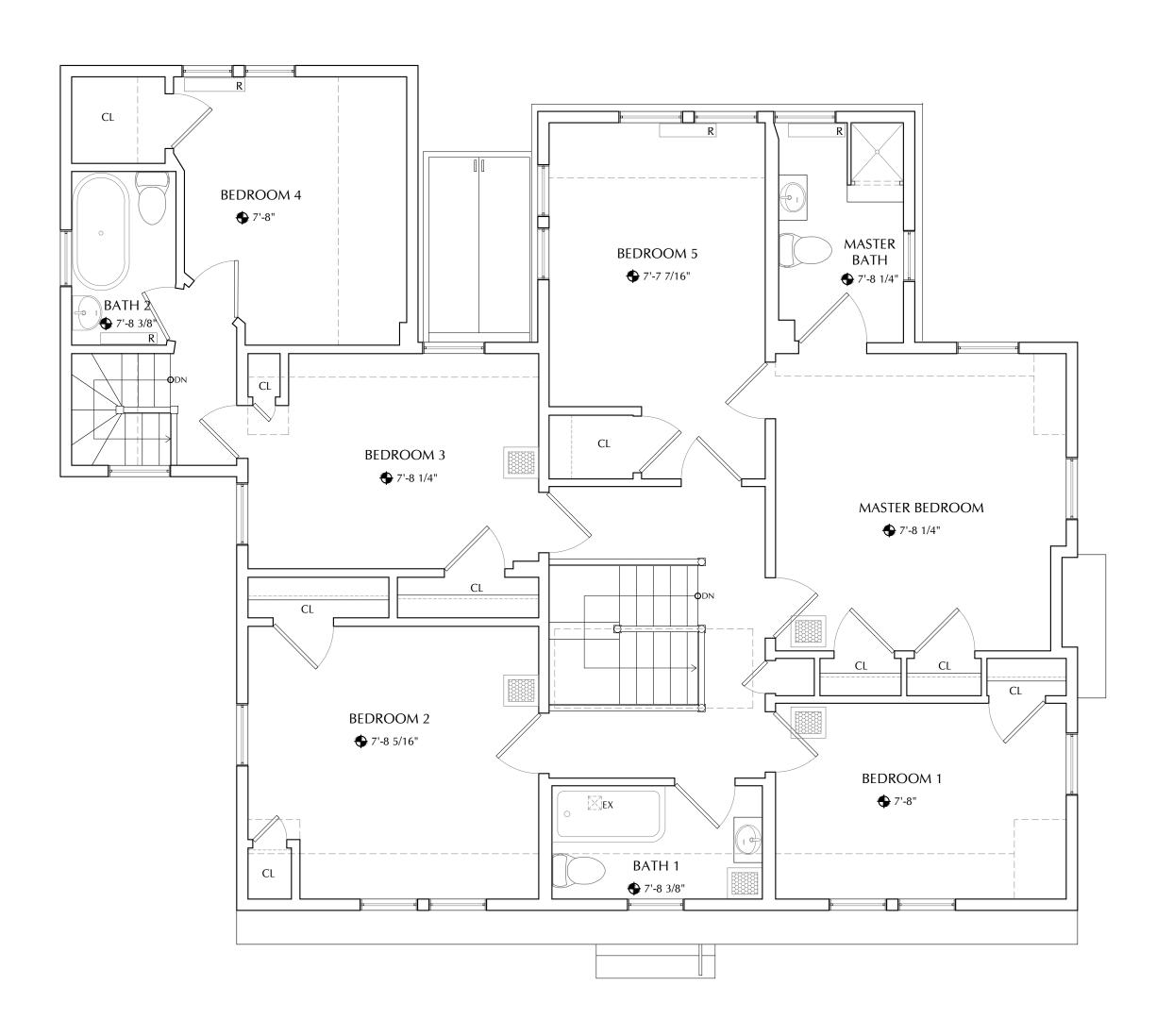
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EXISTING FIRST FLOOR PLAN

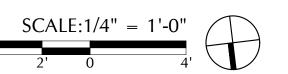


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1 EXISTING SECOND FLOOR PLAN



41

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ADDITIONS & RENOVATIONS

PRELIMINARY DESIGN

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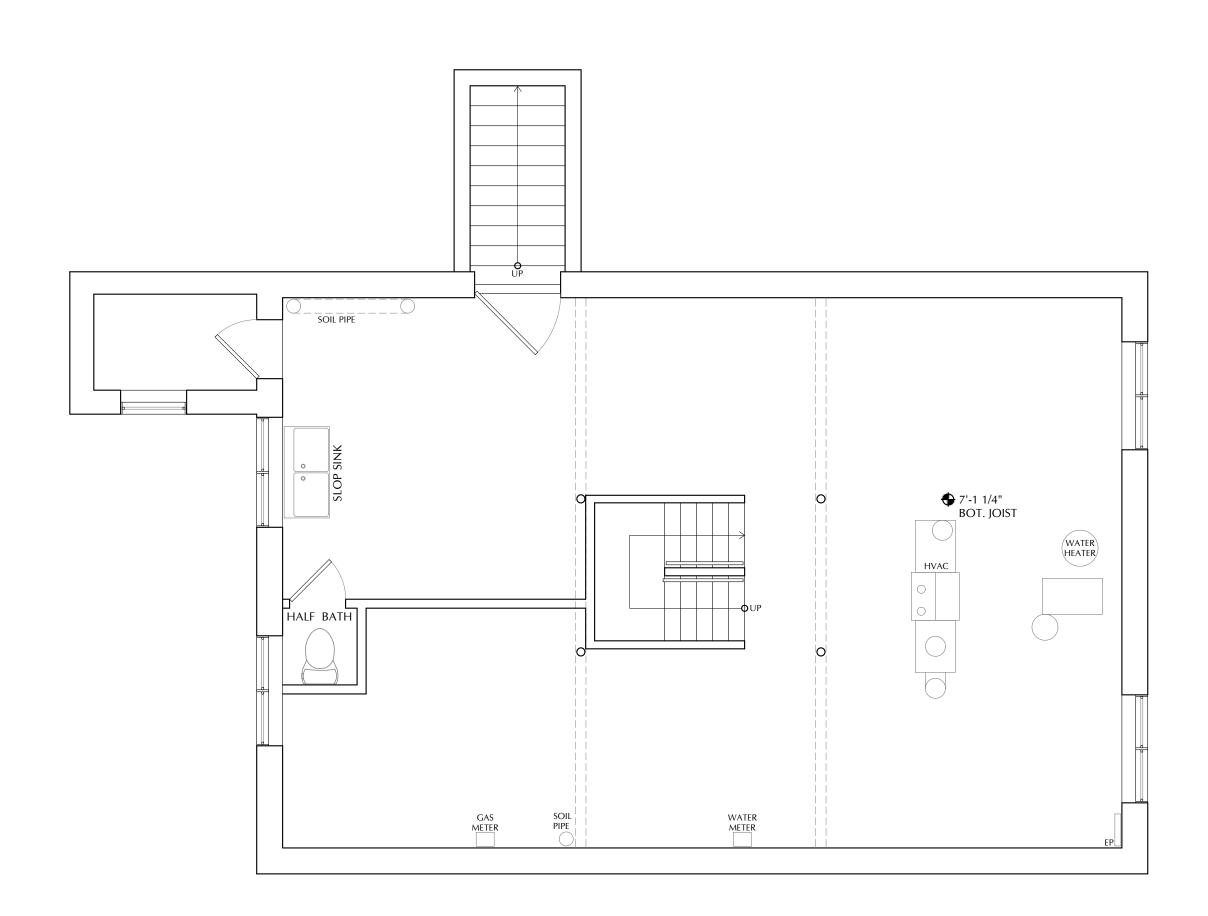
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EXISTING SECOND FLOOR PLAN

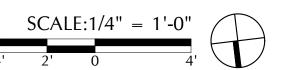


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1 EXISTING BASEMENT FLOOR PLAN



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ADDITIONS & RENOVATIONS

PRELIMINARY DESIGN

 Job:
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EXISTING
BASEMENT
FLOOR PLAN



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ADDITIONS & RENOVATIONS

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EXISTING FRONT (NORTH) ELEVATION



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

41

CEDAR ROAD BELMONT MA 02478

ADDITIONS & **RENOVATIONS**

PRELIMINARY DESIGN

2918 01/27/2022 AS NOTED ISP ATR

EXISTING SIDE (EAST) **ELEVATION**





CEDAR ROAD BELMONT MA 02478

ADDITIONS & RENOVATIONS

PRELIMINARY DESIGN

 2918

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 01/27/2022

 cale:
 AS NOTED

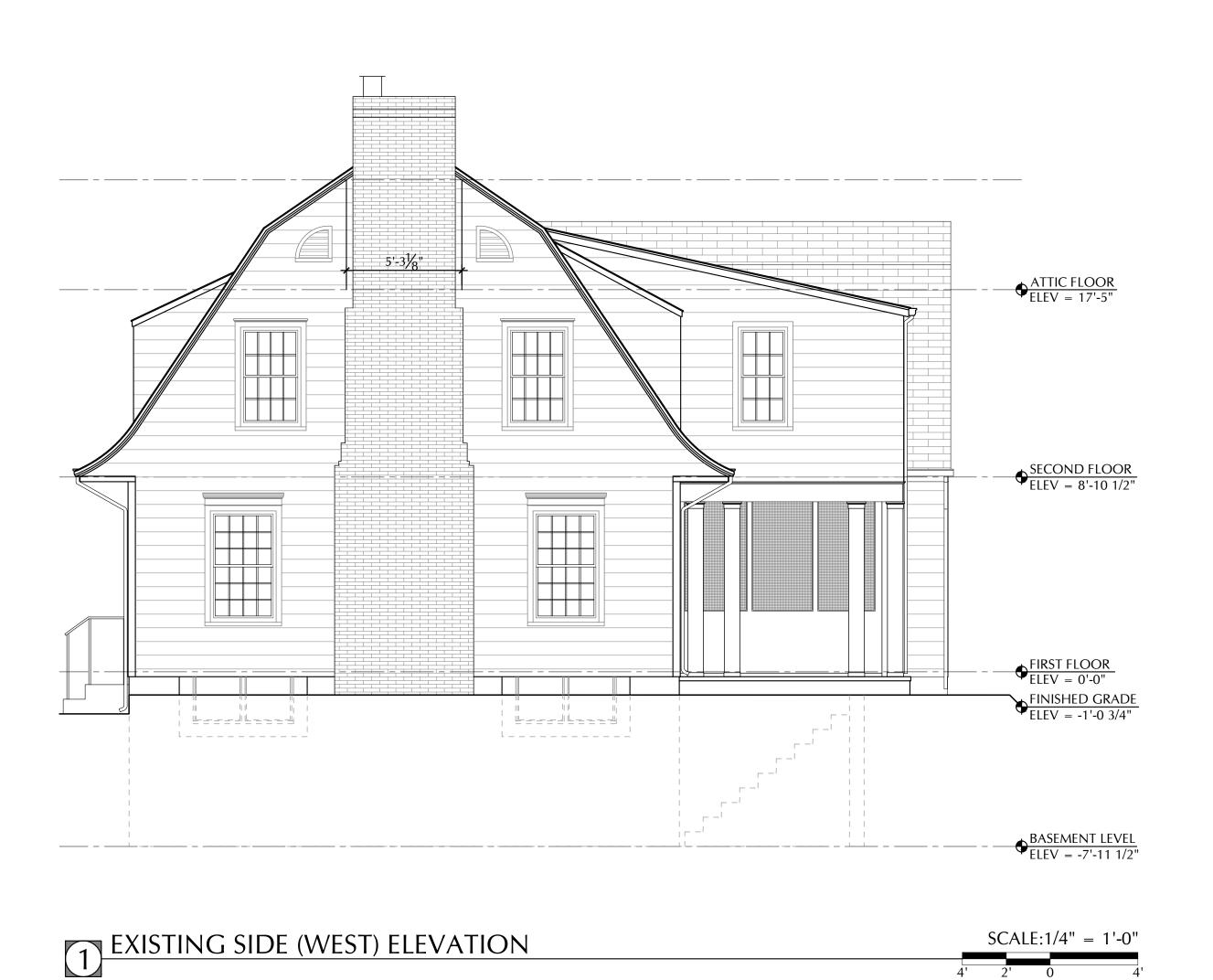
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EXISTING REAR (SOUTH)
ELEVATION



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ADDITIONS & RENOVATIONS

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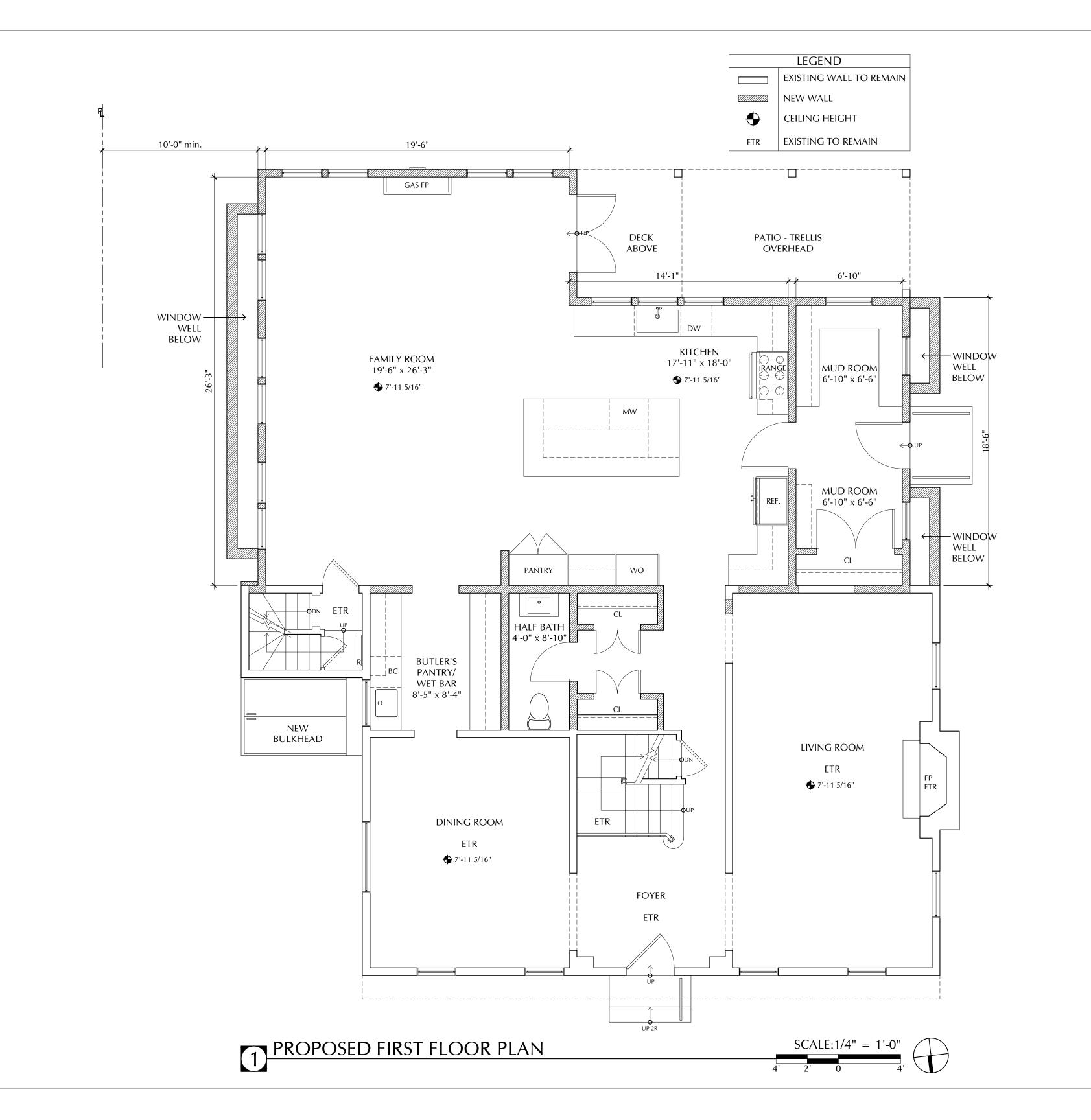
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EXISTING SIDE (WEST) ELEVATION



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ADDITIONS & RENOVATIONS

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Date:	01/27/2022
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED FIRST FLOOR PLAN

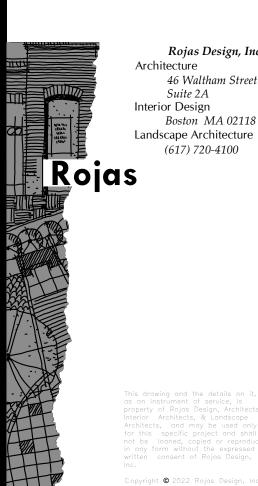
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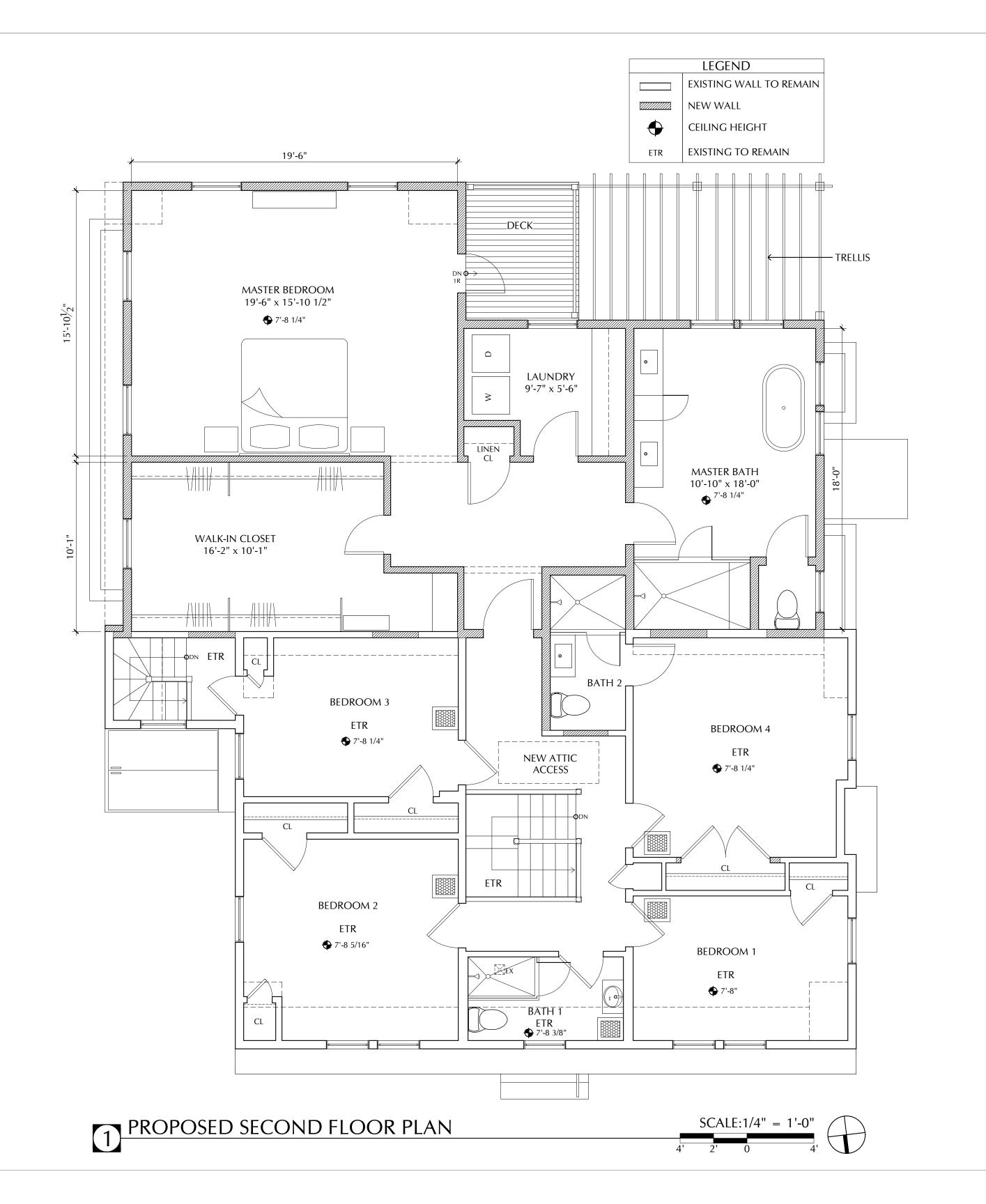
46 Waltham Street -

Boston MA 02118

(617) 720-4100

Suite 2A





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ADDITIONS & RENOVATIONS

PRELIMINARY DESIGN

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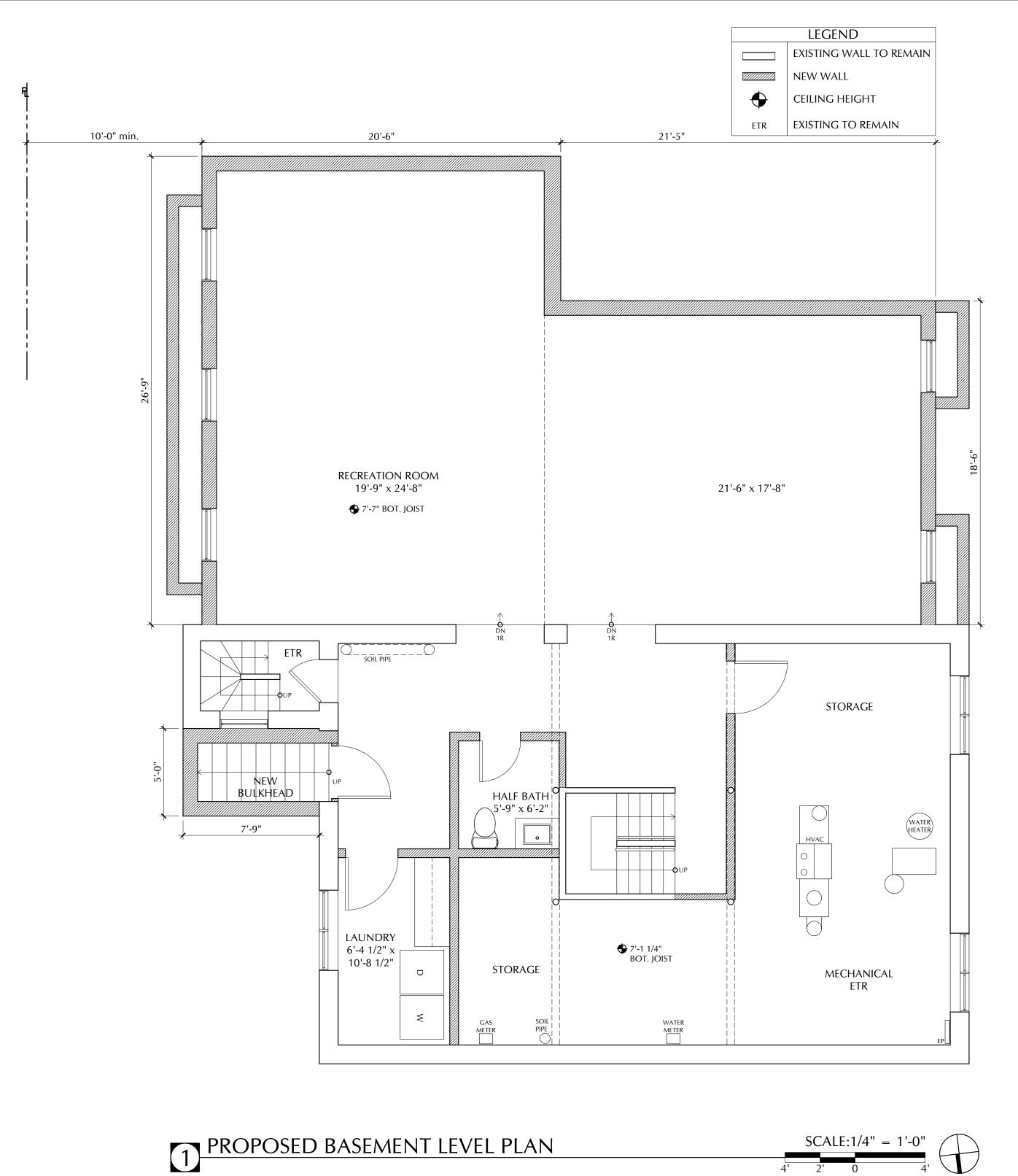
PROPOSED SECOND FLOOR PLAN



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A-02



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ADDITIONS & **RENOVATIONS**

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PROPOSED **BASEMENT** FLOOR PLAN





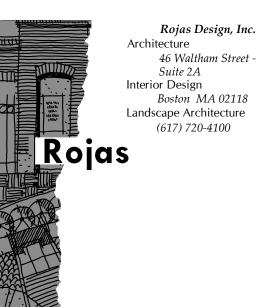
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ADDITIONS & RENOVATIONS

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PROPOSED FRONT (NORTH) ELEVATION



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A-04



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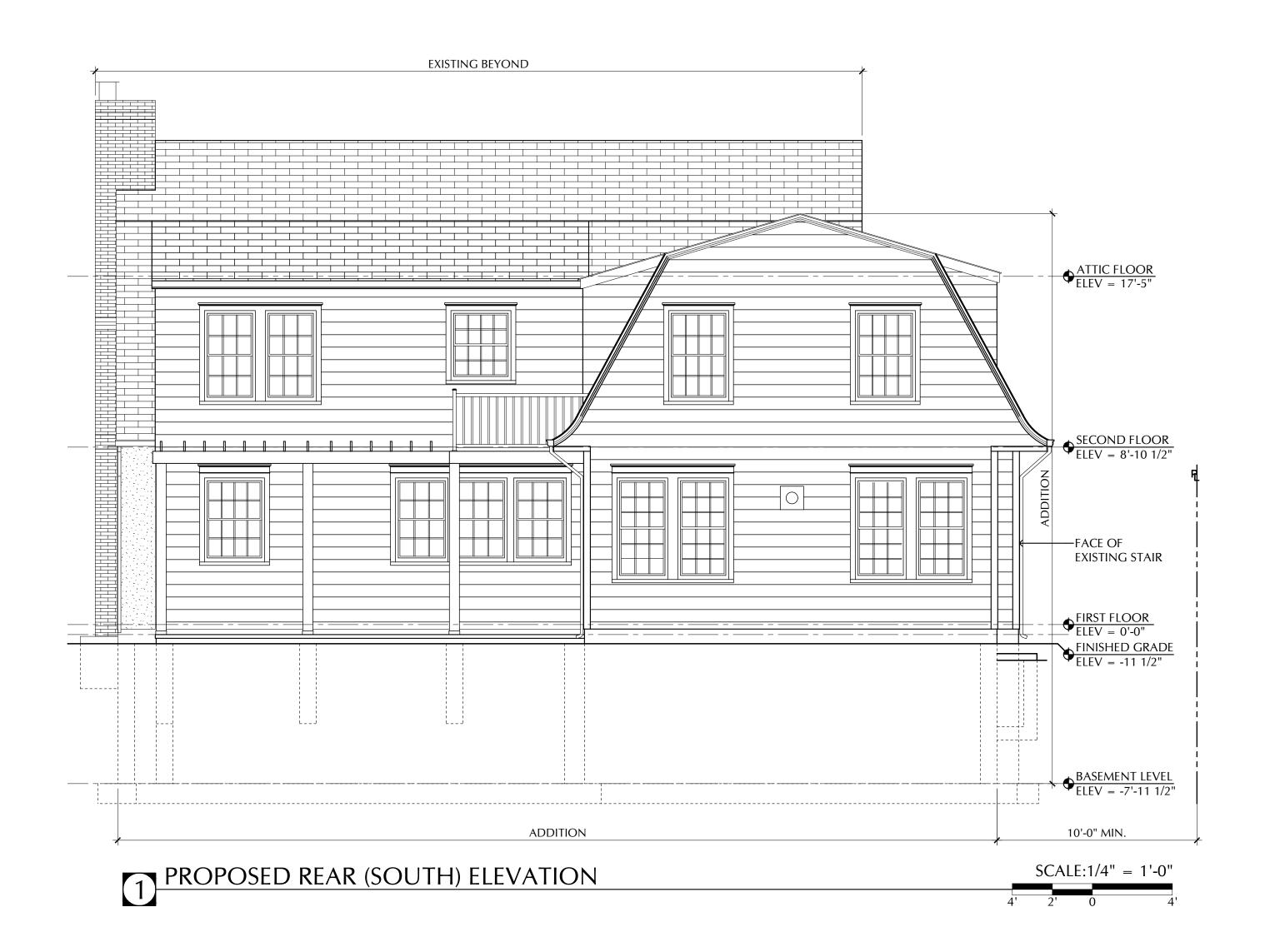
PROPOSED SIDE (EAST) ELEVATION



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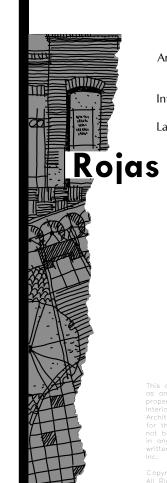
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ADDITIONS & RENOVATIONS

PRELIMINARY DESIGN

Job:	2918
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PROPOSED REAR (SOUTH) ELEVATION

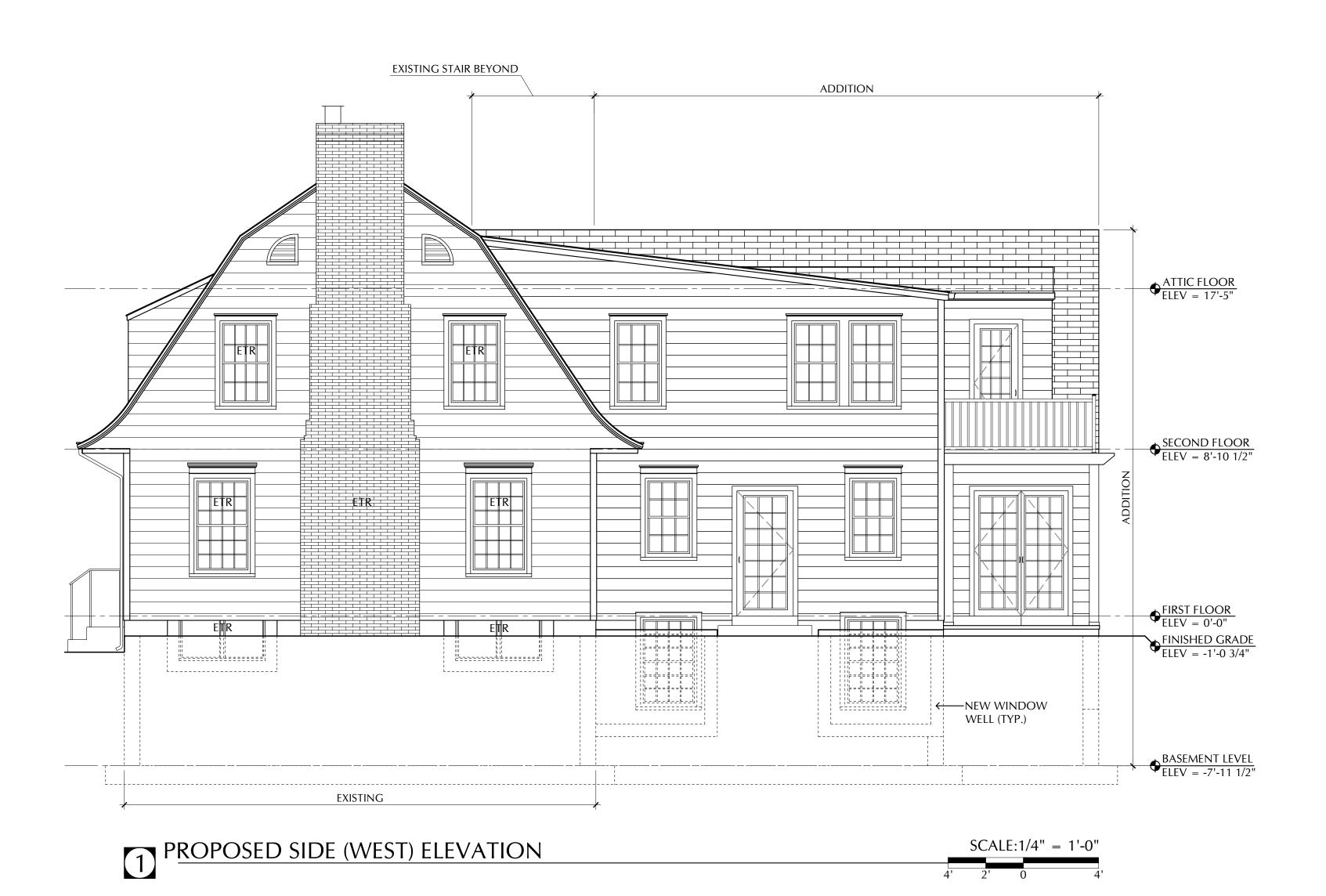


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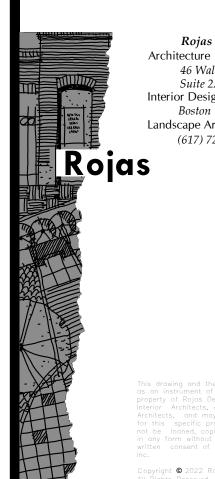
CEDAR ROAD BELMONT MA 02478

ADDITIONS & **RENOVATIONS**

PRELIMINARY DESIGN

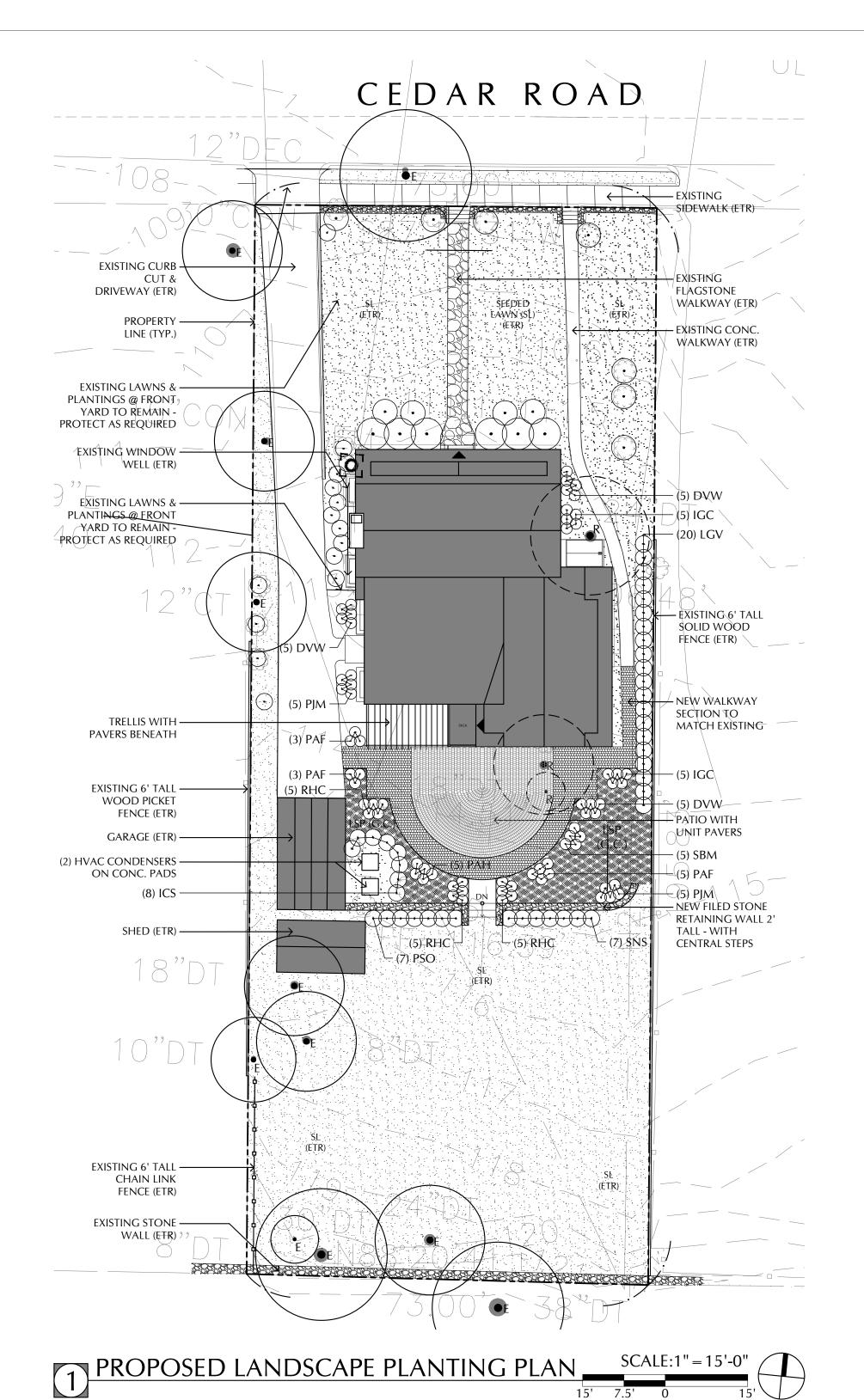
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PROPOSED SIDE (WEST) **ELEVATION**

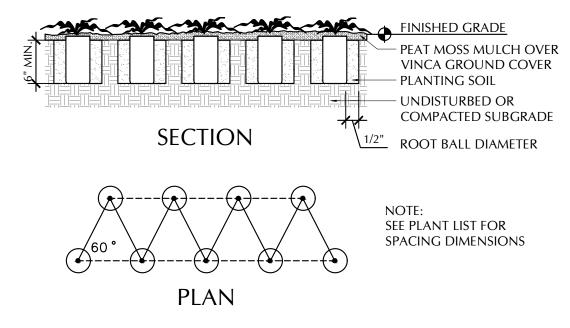


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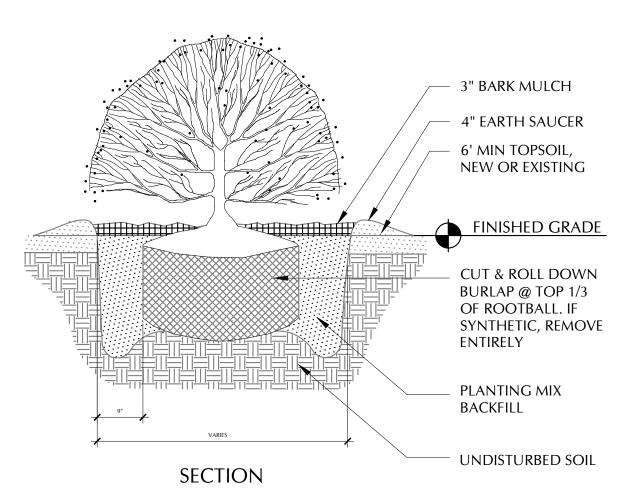
41	CEDAR R	OAD	, BELMONT MA	PLAN TLIST	ROJAS	DESIGN, INC	C. 2918 02/04/2022
	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREE	E	9	EXISTING TREE	EXISTING TREE	IN PLACE	TO REMAIN	PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY L.A.
	R	3	REMOVE TREE	REMOVE TREE	EXISTING	REMOVE	REMOVE TREE AND STUMP IN THEIR ENTIRETY
\vdash	DVW	15	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'-6" - 3'-0" TALL	B & B	WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C EVERGREEN
							BROADLEAF EVERGREEN SHRUB GREEN FOLIAGE WHICH EMERGES LIGHT GREEN IN SPRING, REMAINS
	ICS	8	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	4'-0" - 5'-0" TALL	B & B	GREEN THROUGHOUT WINTER
	IGC	10	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'-6" - 3'-0" TALL	B & B	EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C.
	LGV	20	LIGUSTRUM VULGARE	COMMON PRIVET	3'-0" - 4'-0" TALL	B & B	WHITE FLOWERS-BLOOMS EARLY TO LATE JUNE SPACE AT 2'-6" OC OR 1'-6" FOR DENSE HEDGE
BS	PJM	10	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'-6" - 3'-0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C EVERGREEN
I⊋	PSO	7	PIERIS JAPONICA "SCARLET O'HARA"	SCARLET O'HARA ANDROMEDA	2'-6" - 3'-0" TALL	B & B	RED/PINK FLOWERS - BLOOMS LATE APRIL SPACING @ 2'-6" O.C.
I E	RHC	15	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B	FUCHSIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER - SPACING AT 2'-6" O.C EVERGREEN
1	SBM	5	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIREA BUMALDA 'ANTHONY WATERER'	2'-6" - 3'-0" TALL	B & B	SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C.
	SNS	7	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	2'-6" - 3'-0" TALL	B & B	PINK FLOWERS - BLOOMS LATE JUNE - JULY SPACING AT 4'-0" O.C.
GRASS	PAF	16	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 5'-0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER
G.C.	LSP	780	LIRIOPE SPICATA	CREEPING LIRIOPE	6" POT	CONTAINER	FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - 12" O.C STAGGERED



GROUND COVER DETAIL

NOTE:

ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING



SHRUB PLANTING DETAIL

41 CEDAR ROAD BELMONT MA 02478

ADDITIONS & RENOVATIONS

PERMIT SET

 ob:
 2918

 ate:
 02/04/2022

 cale:
 AS NOTED

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 ATR

PROPOSED
LANDSCAPE
PLANTING PLAN,
PLANT LIST &
DETAILS

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L-01