

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.

[Handwritten Signature]

PROFESSIONAL LAND SURVEYOR
PLS #48193

General Notes

- 1) 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 25017C0412E, EFFECTIVE DATE JUNE 4, 2010.
- 2) 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.F.....	14,242 S.F.
MINIMUM FRONTAGE.....	75 FEET.....	73 FEET.....	73 FEET
MINIMUM FRONT YARD SETBACK.....	25 FEET.....	46.0 FEET.....	46.0 FEET
MINIMUM SIDE YARD SETBACK.....	10 FEET.....	8.9 FEET.....	10.0 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%



SCALE IN FEET

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

Date
2/2/22

Scale
1" = 40'

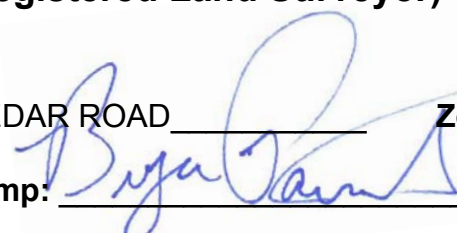
PFSCad File Name

Project Number
21019

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 41 CEDAR ROAD Zone: SRC

Surveyor Signature and Stamp:  Date: 2-3-2022

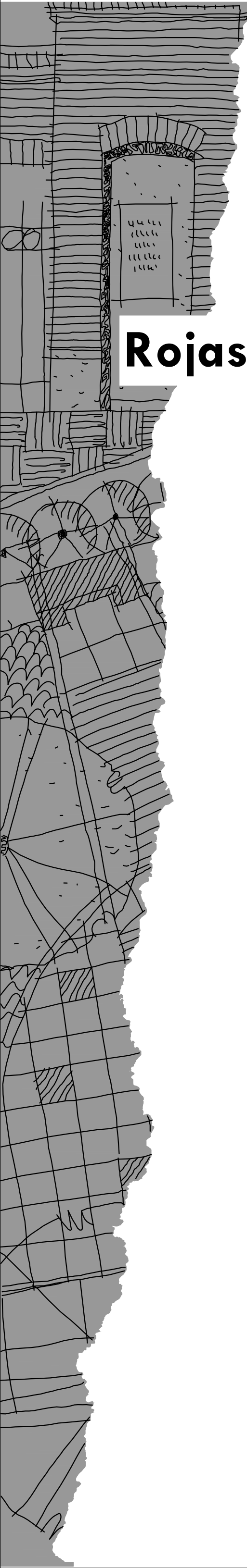
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	14,272 S.F.	14,272S.F.
Lot Frontage	75'	73'	73'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	14.1%	16.6%
Open Space	50%	74.7%	70.1%
Front Setback	25'	46'	46'
Side Setback	10'	8.9'	10'
Side Setback	10'	18.7'	21.0'
Rear Setback	30'	111.6'	97.6'
Building Height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

NOTES:



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)
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)		



Rojas

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

Owners

Ms. Jennifer L. Murphy
Mr. Patrick J. Murphy IV
41 Cedar Road,
Belmont MA 02478

(617) 894-9550
jennifer.leighton@gmail.com
patrick@hmlawllp.com

Architecture | Interior Design |
Landscape Architecture

Rojas Design, Inc.

46 Waltham Street Suite 2A
Boston MA 02118

(617) 720-4100

RD 2918

General Contractor

Rocha Construction

67 Sherman Street
Belmont MA 02478

(617) 594-2367

Job:	2918
Date:	01/27/2022
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING FIRST
FLOOR PLAN

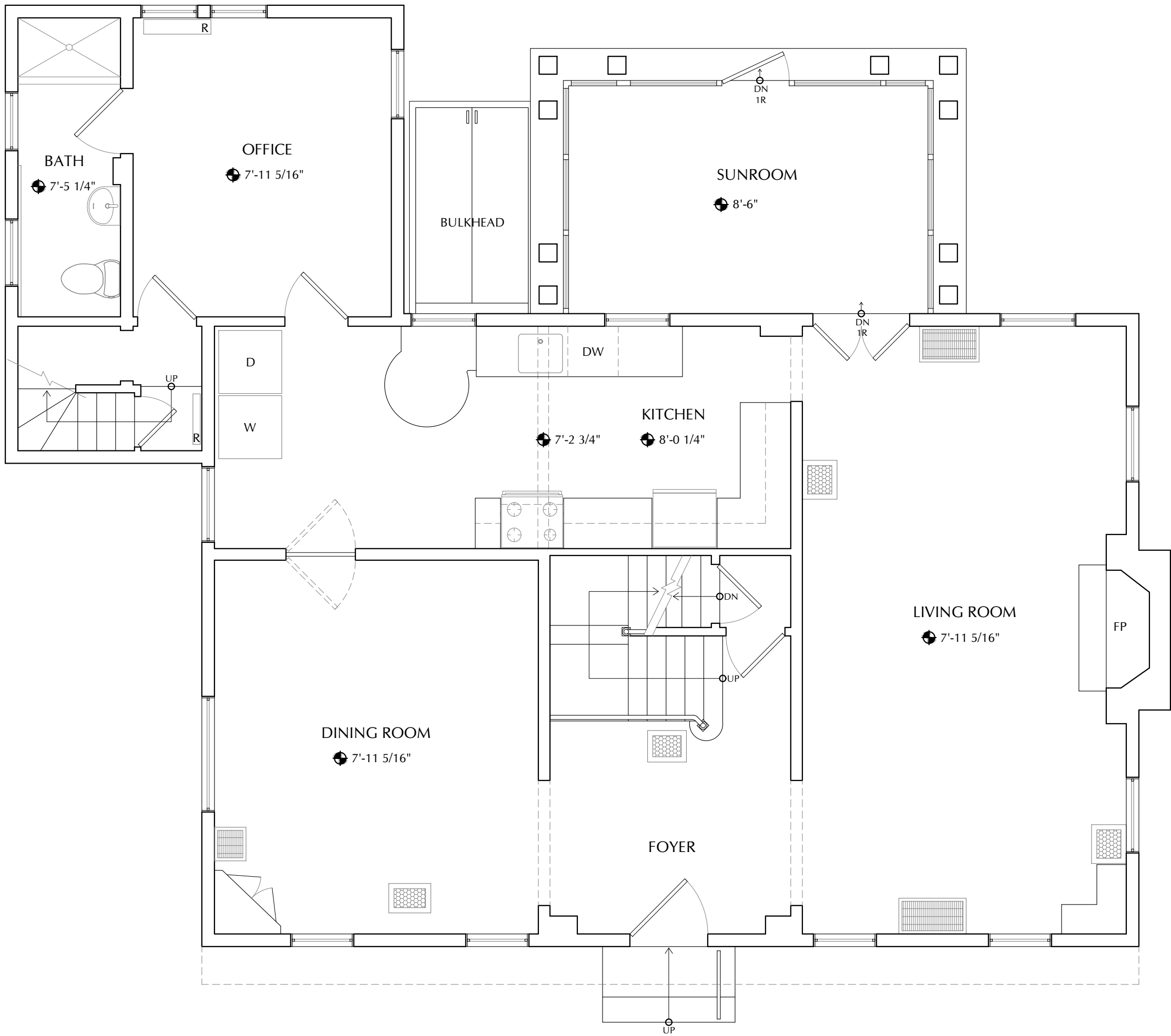
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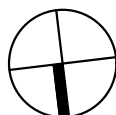
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EX-01



1 EXISTING FIRST FLOOR PLAN

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



41

CEDAR ROAD
BELMONT MA
02478

ADDITIONS &
RENOVATIONS

PRELIMINARY
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EXISTING
SECOND FLOOR
PLAN

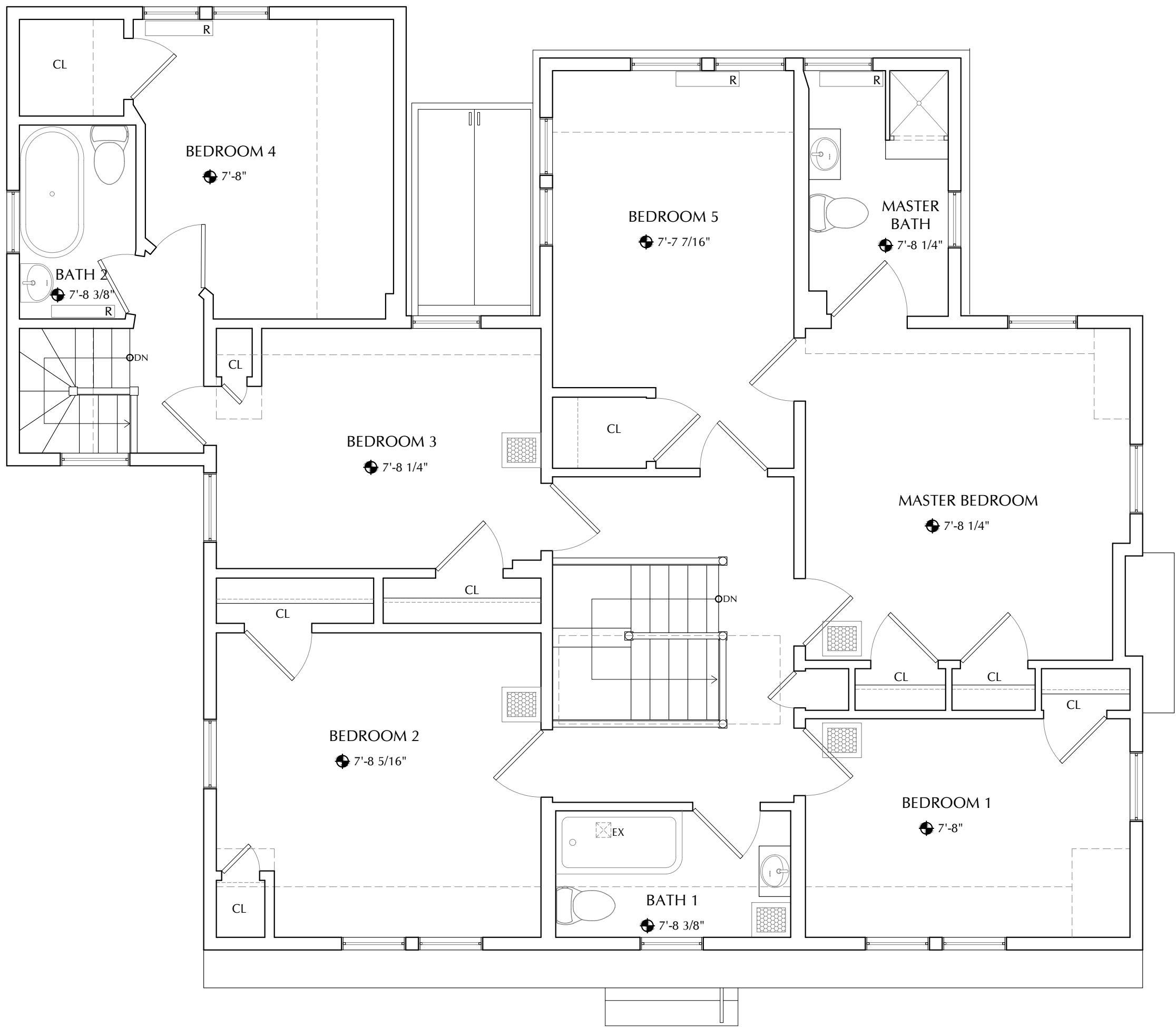
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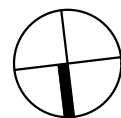
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EX-02



1 EXISTING SECOND FLOOR PLAN

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



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EXISTING
BASEMENT
FLOOR PLAN

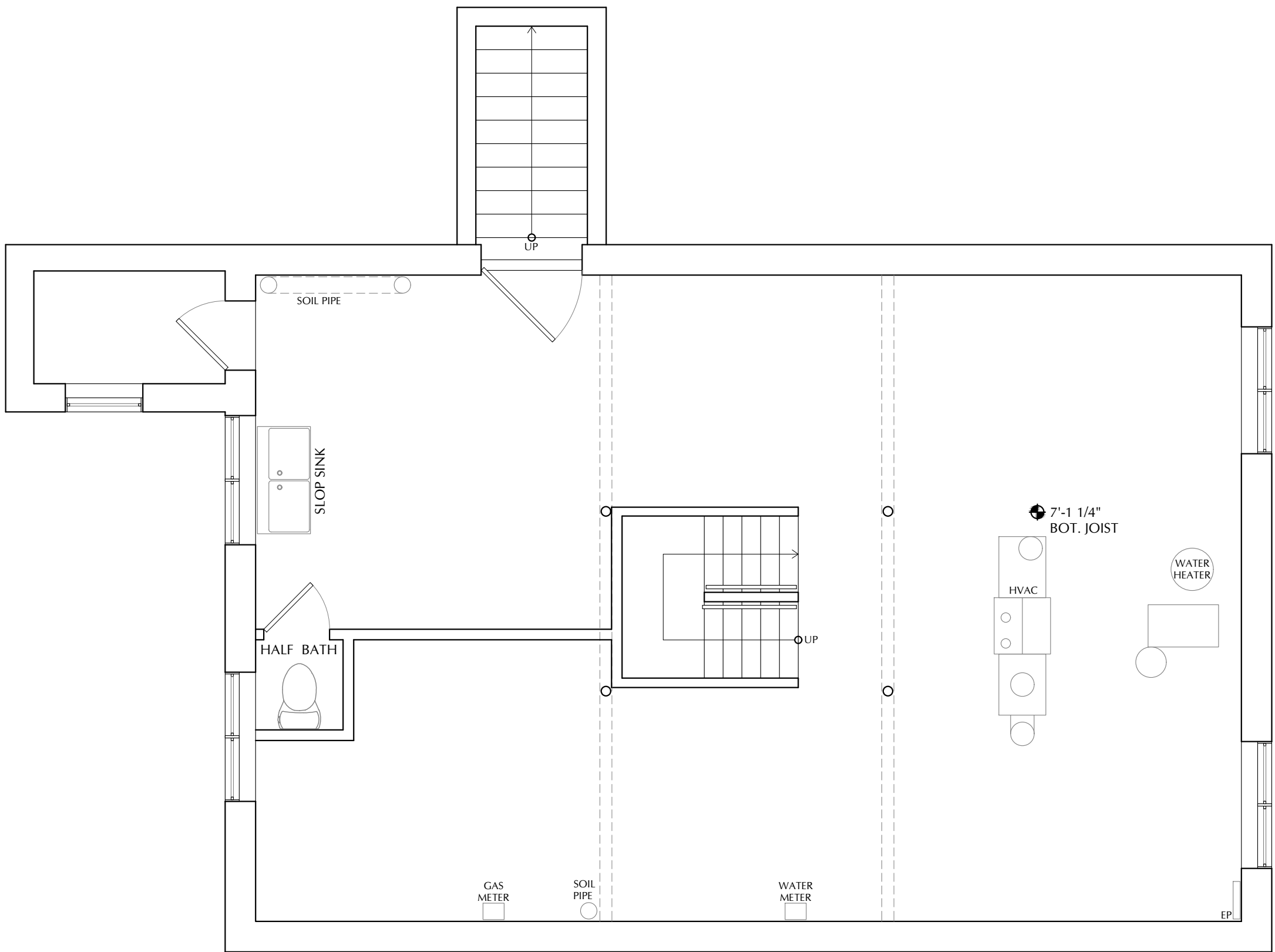
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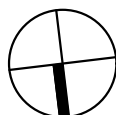
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EX-03



1 EXISTING BASEMENT FLOOR PLAN

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



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EXISTING FRONT
(NORTH)
ELEVATION

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EX-04



1 EXISTING FRONT (NORTH) ELEVATION

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



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

EXISTING SIDE
(EAST)
ELEVATION

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EX-05



1 EXISTING SIDE (EAST) ELEVATION

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

4' 2' 0' 4'

Job:	2918
Date:	01/27/2022
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING REAR
(SOUTH)
ELEVATION

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EX-06



1 EXISTING REAR (SOUTH) ELEVATION

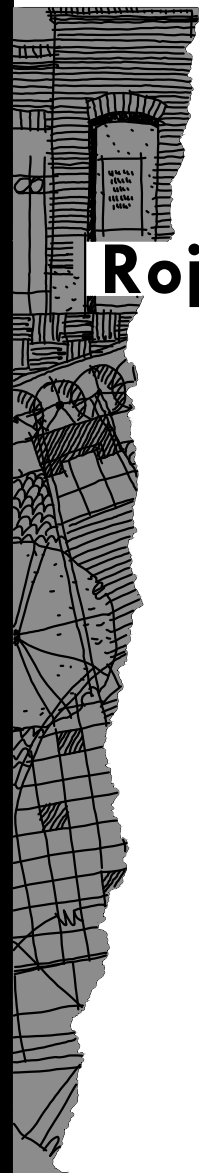
SCALE: 1/4" = 1'-0"
4' 2' 0 4'



1 EXISTING SIDE (WEST) ELEVATION

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

EXISTING SIDE
(WEST)
ELEVATION



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EX-07

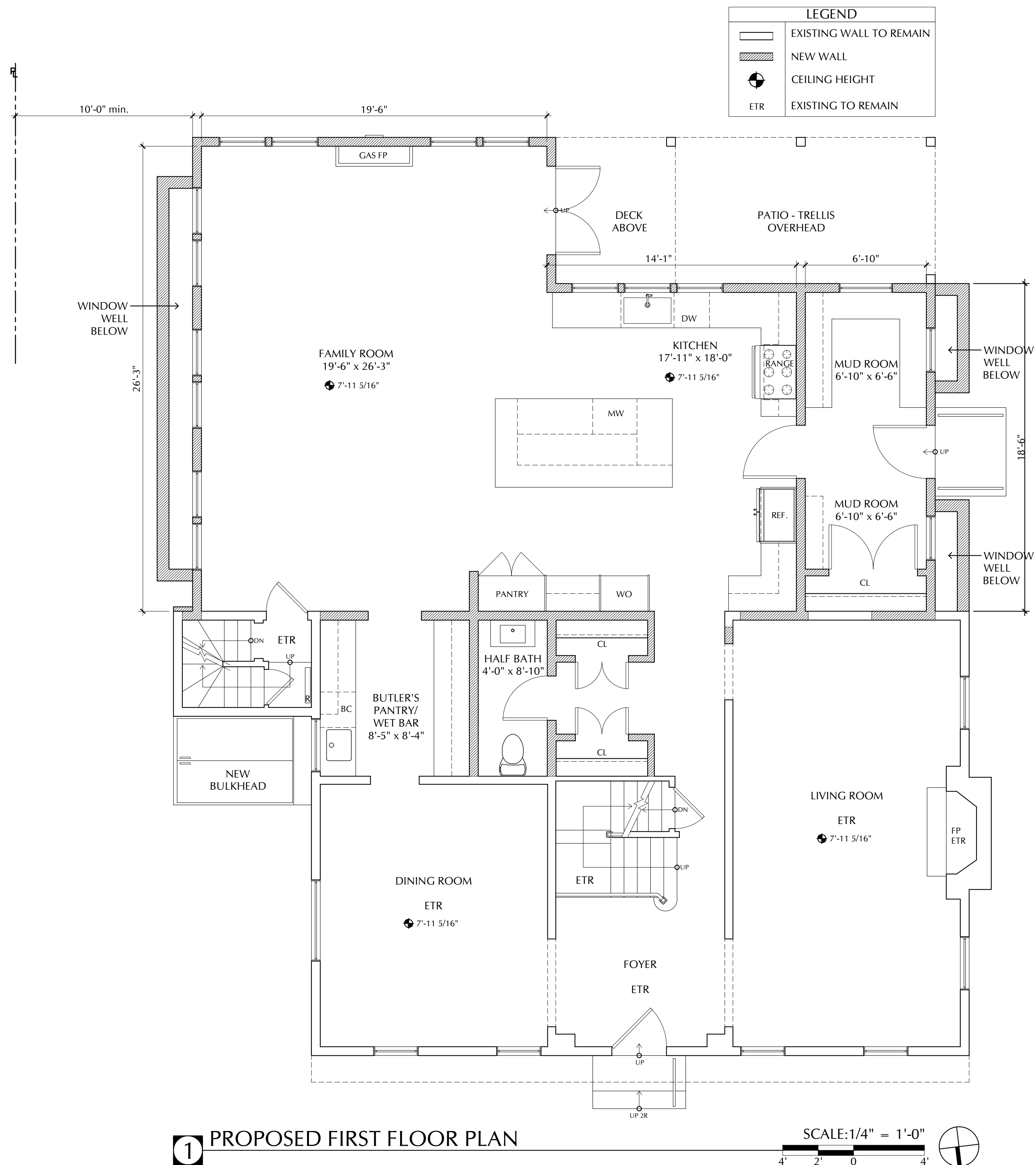
ADDITIONS & RENOVATIONS

PRELIMINARY DESIGN

PROPOSED FIRST FLOOR PLAN

Rojas

A-01



41
CEDAR ROAD
BELMONT MA
02478

ADDITIONS &
RENOVATIONS

PRELIMINARY
DESIGN

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PROPOSED
SECOND FLOOR PLAN

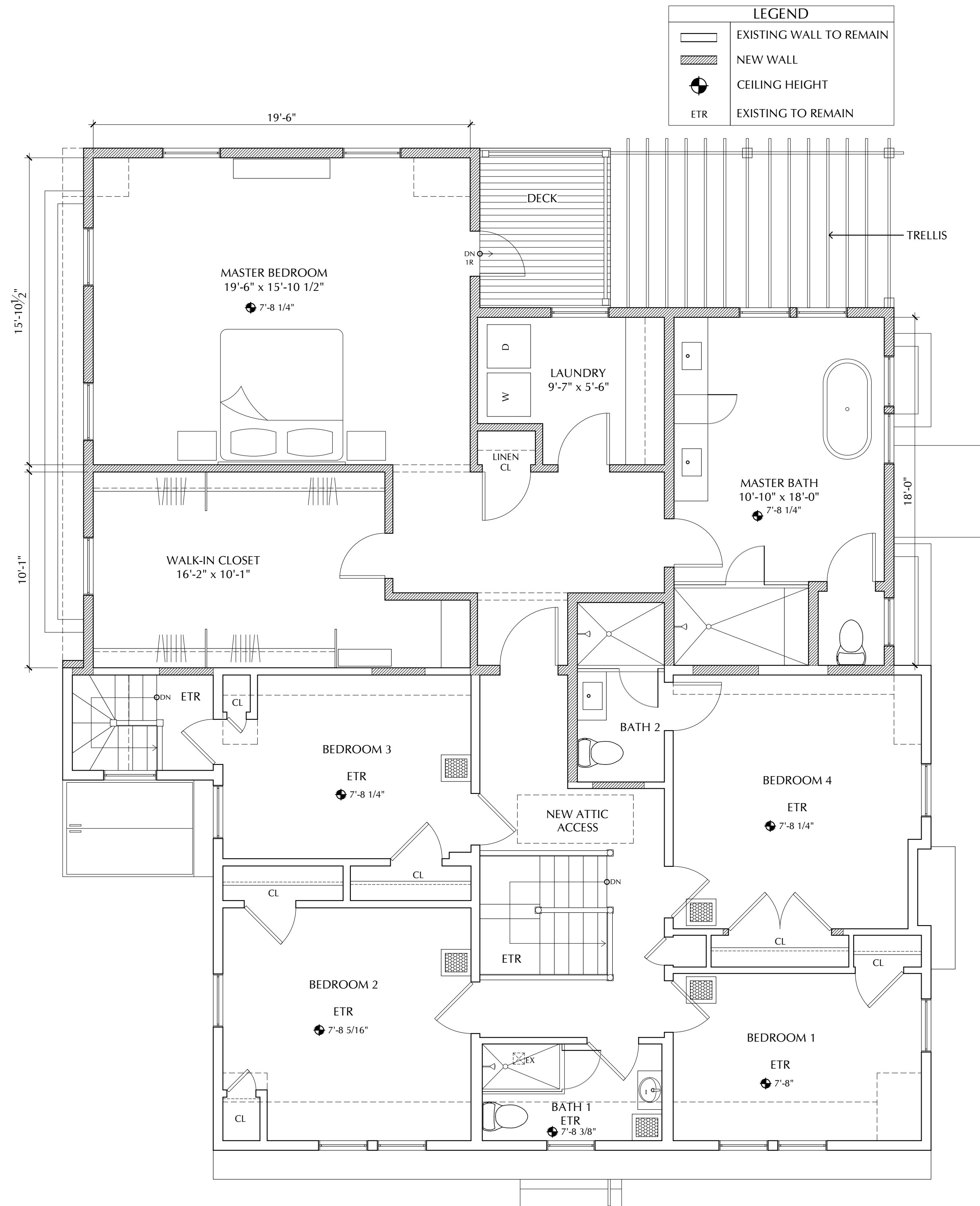
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A-02



1 PROPOSED SECOND FLOOR PLAN

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

41
CEDAR ROAD
BELMONT MA
02478

ADDITIONS &
RENOVATIONS

PRELIMINARY
DESIGN

Job: 2918
Date: 01/27/2022
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PROPOSED
BASEMENT
FLOOR PLAN

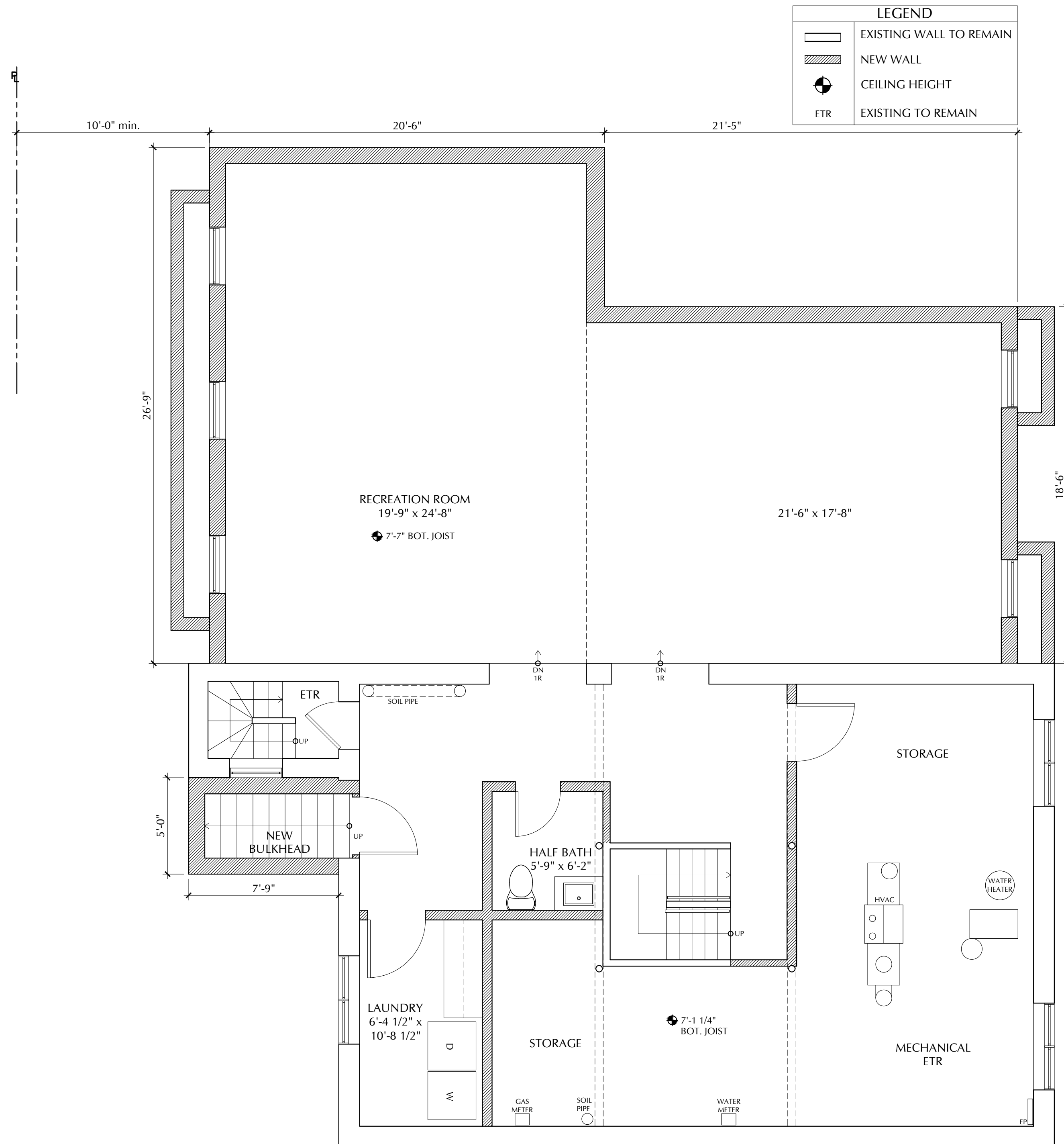
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A-03



1 PROPOSED BASEMENT LEVEL PLAN

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



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PROPOSED
FRONT (NORTH)
ELEVATION

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1 PROPOSED FRONT (NORTH) ELEVATION

Job: 2918
Date: 01/27/2022
Scale: AS NOTED
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PROPOSED SIDE
(EAST)
ELEVATION

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1 PROPOSED SIDE (EAST) ELEVATION

Job:	2918
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PROPOSED REAR
(SOUTH)
ELEVATION

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1 PROPOSED REAR (SOUTH) ELEVATION

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PROPOSED SIDE
(WEST)
ELEVATION

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A-07



1

PROPOSED SIDE (WEST) ELEVATION

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



1 PROPOSED LANDSCAPE PLANTING PLAN SCALE: 1" = 15'-0"

SECTION

Diagram showing a cross-section of a tree bed. The layers from top to bottom are: FINISHED GRADE, PEAT MOSS MULCH OVER VINCA GROUND COVER, and PLANTING SOIL. The tree bed is 16" MIN. deep. The undisturbed or compacted subgrade is shown below the planting soil. The root ball diameter is indicated as 1/2".

PLAN

Diagram showing the plan view of the tree bed. The trees are arranged in a staggered pattern. The angle between the lines connecting the trees is 60°. The spacing dimensions are indicated by dashed lines.

NOTE:
SEE PLANT LIST FOR
SPACING DIMENSIONS

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

3" BARK MULCH

4" EARTH SAUCER

6' MIN TOPSOIL, NEW OR EXISTING

FINISHED GRADE

CUT & ROLL DOWN BURLAP @ TOP 1/3 OF ROOTBALL. IF SYNTHETIC, REMOVE ENTIRELY

PLANTING MIX BACKFILL

UNDISTURBED SOIL

9"

VARIES

SECTION

PROPOSED LANDSCAPE PLANTING PLAN, PLANT LIST & DETAILS

Rojas

L-01