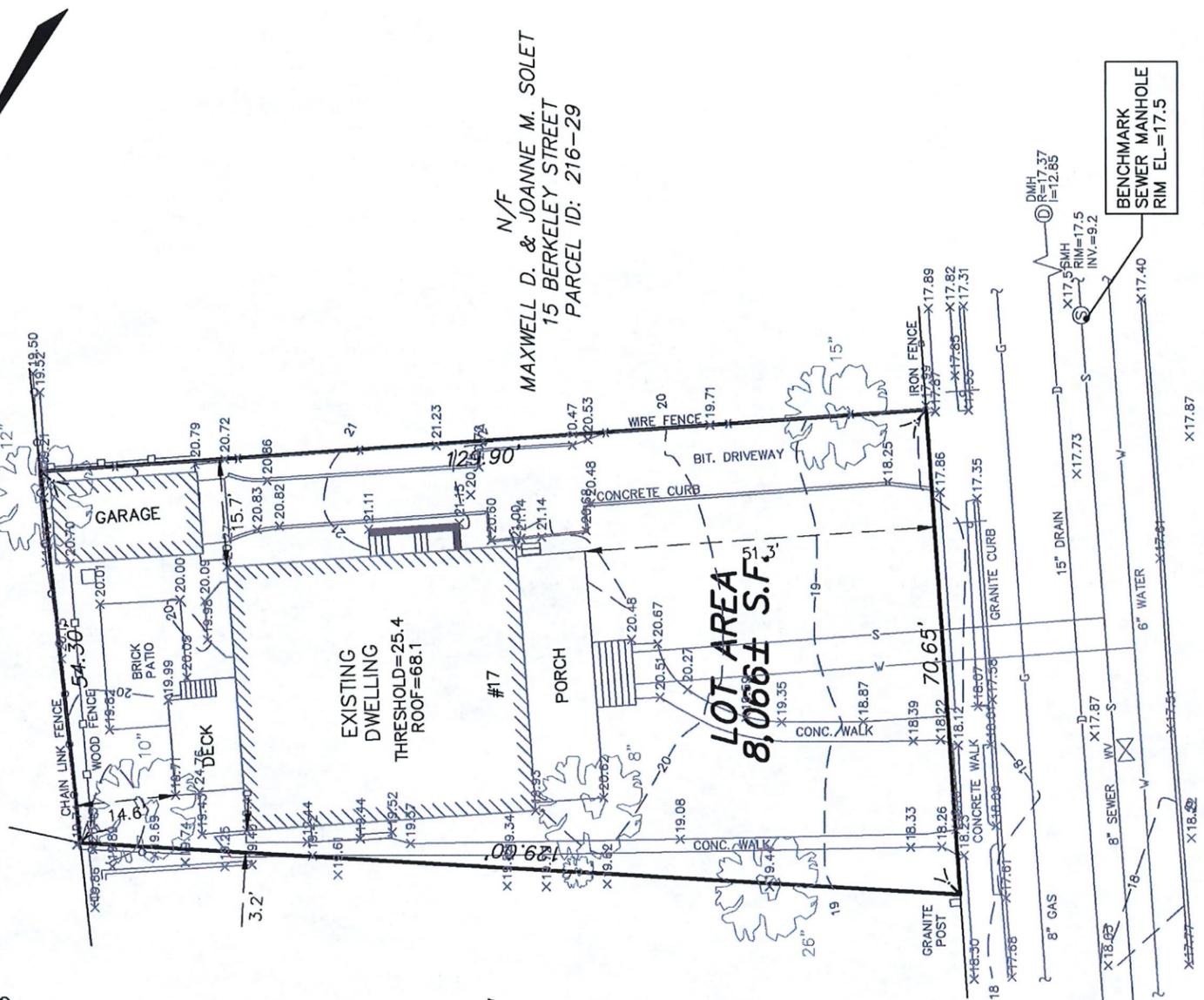


TWENTY-TWO TWO CONCORD AVENUE
CONDOMINIUM
20-22 CONCORD AVENUE
PARCEL ID: 216-3

N/F
CONTINENTAL GARDENS CONDOMINIUM
14 CONCORD AVENUE
PARCEL ID: 216-4

N/F
BERKELEY CONDOMINIUM
19 BERKELEY STREET
PARCEL ID: 216-15

N/F
MAXWELL D. & JOANNE M. SOLET
15 BERKELEY STREET
PARCEL ID: 216-29



NOTES

1. THE LOCATIONS AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.

ZONING SETBACKS: A-2

RECORD OWNER:
HUIEN HUANG & HUI GAO
BOOK 29293 PAGE 4

PLAN REFERENCE:
LOT A ON PLAN BOOK 284 PLAN 47

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN DECEMBER 2025 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

12-15-25 DATE
Scott M. Cerrato SIGNATURE



Cerrato Land Surveying
PLOT PLAN
 17 BERKELEY STREET
 CAMBRIDGE, MASSACHUSETTS
 PARCEL ID: 216-30

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

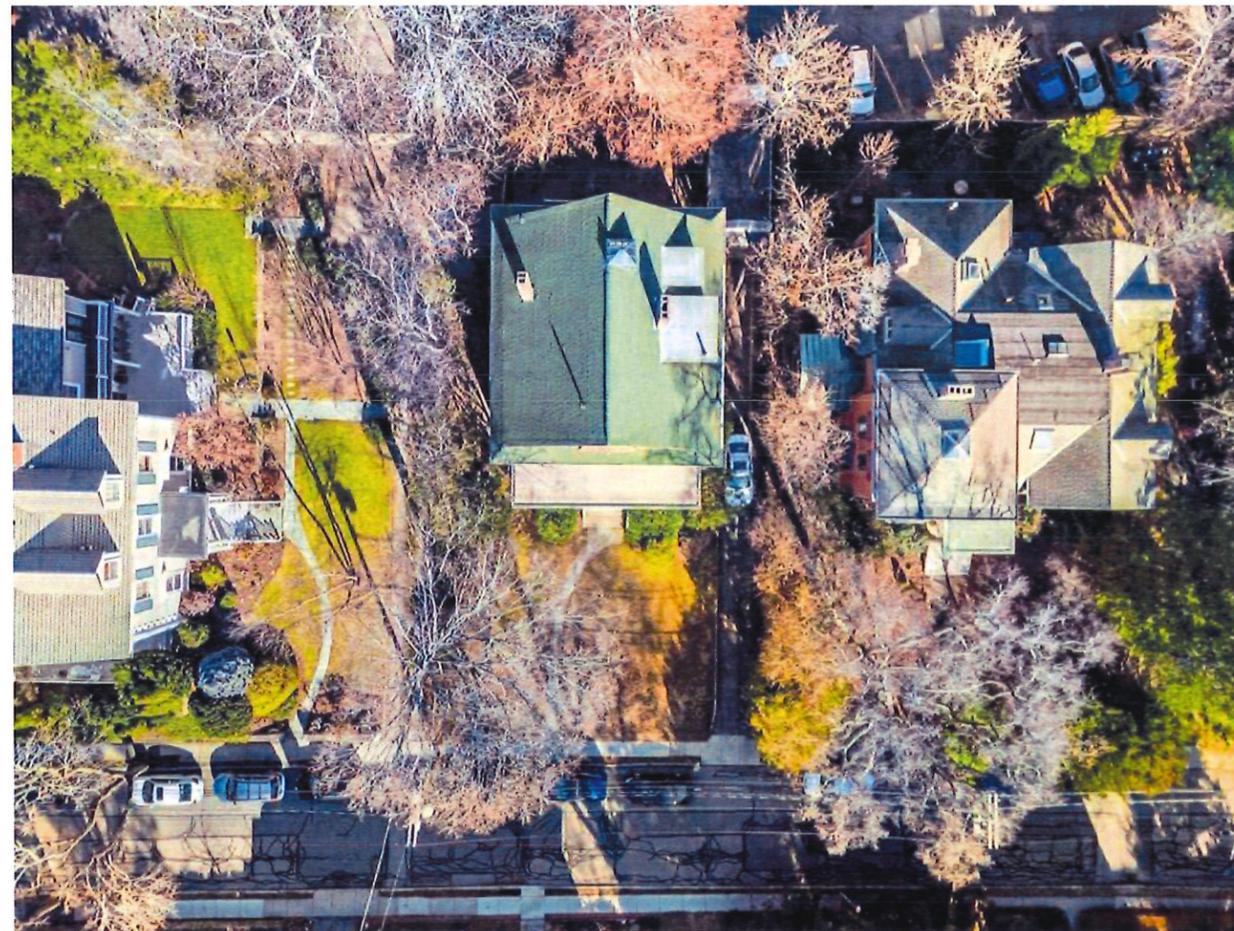
DECEMBER 15, 2025
PHONE: (781) 775-3724
www.cerrato-survey.com

BERKELEY STREET
(PUBLIC - 40' WIDE)

LEGEND

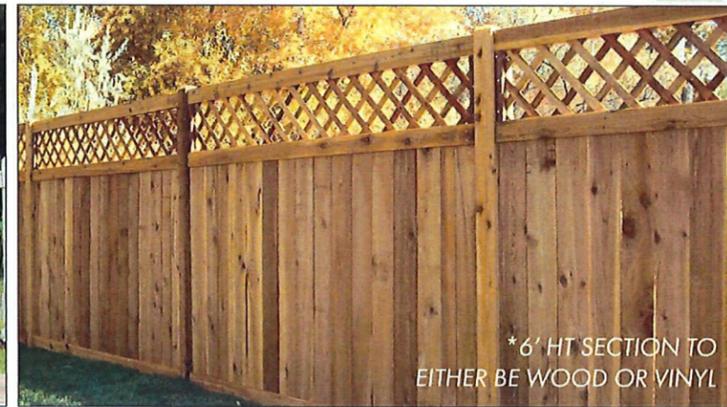
- 96 --- EXISTING CONTOUR
- W — EXISTING WATER SERVICE
- S — EXISTING SEWER SERVICE
- G — EXISTING GAS SERVICE
- D — EXISTING DRAIN SERVICE
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- ⊙ EXISTING SEWER MANHOLE
- ⊖ EXISTING SIGN
- ⊕ EXISTING DRAIN MANHOLE





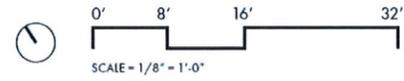
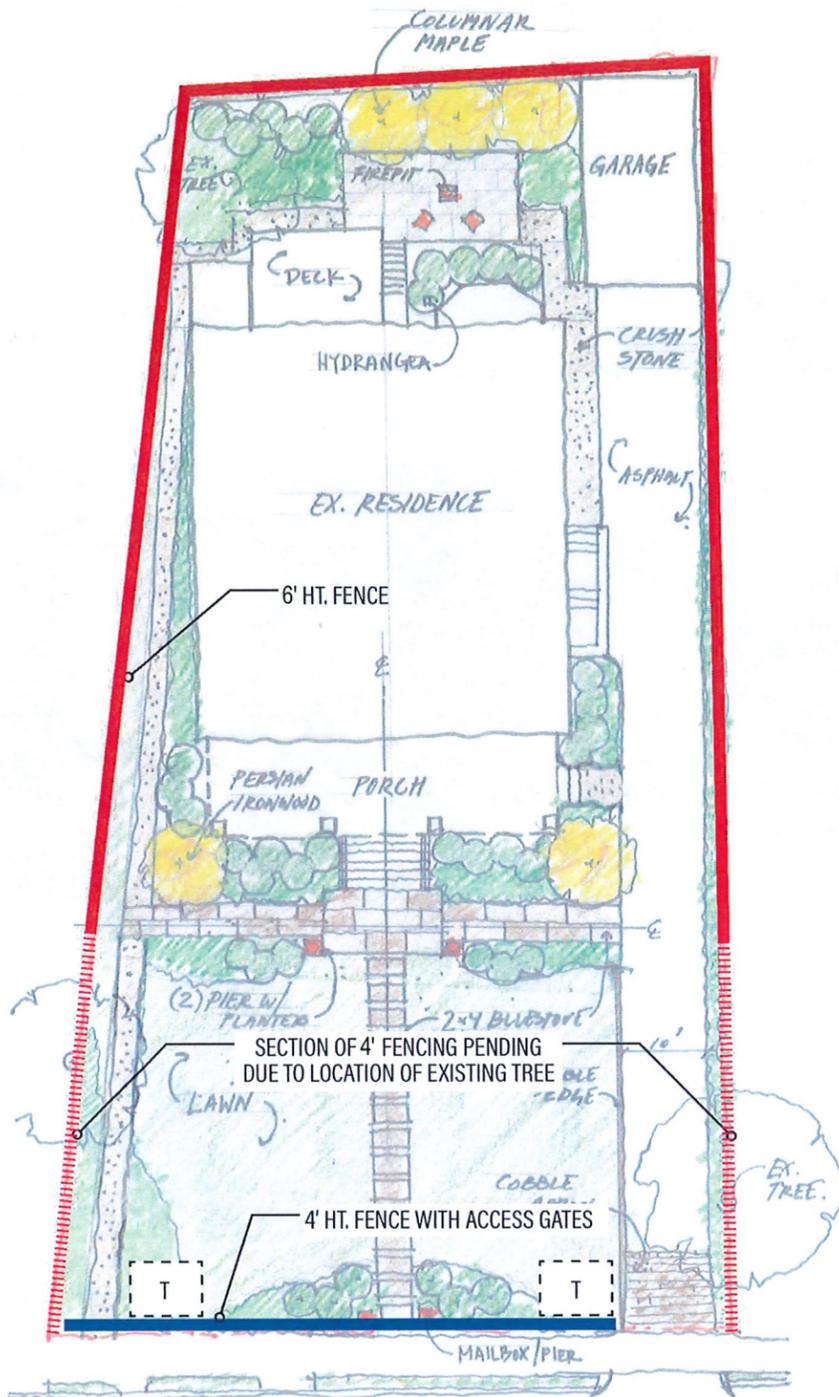
FENCE/ SCREENING

OPTION 1 | VINYL/ WOOD



*6' HT SECTION TO EITHER BE WOOD OR VINYL

OPTION 2 | METAL/ WOOD



17 BERKELEY STREET
Cambridge, MA

17 Berkeley ST.
Cambridge, MA

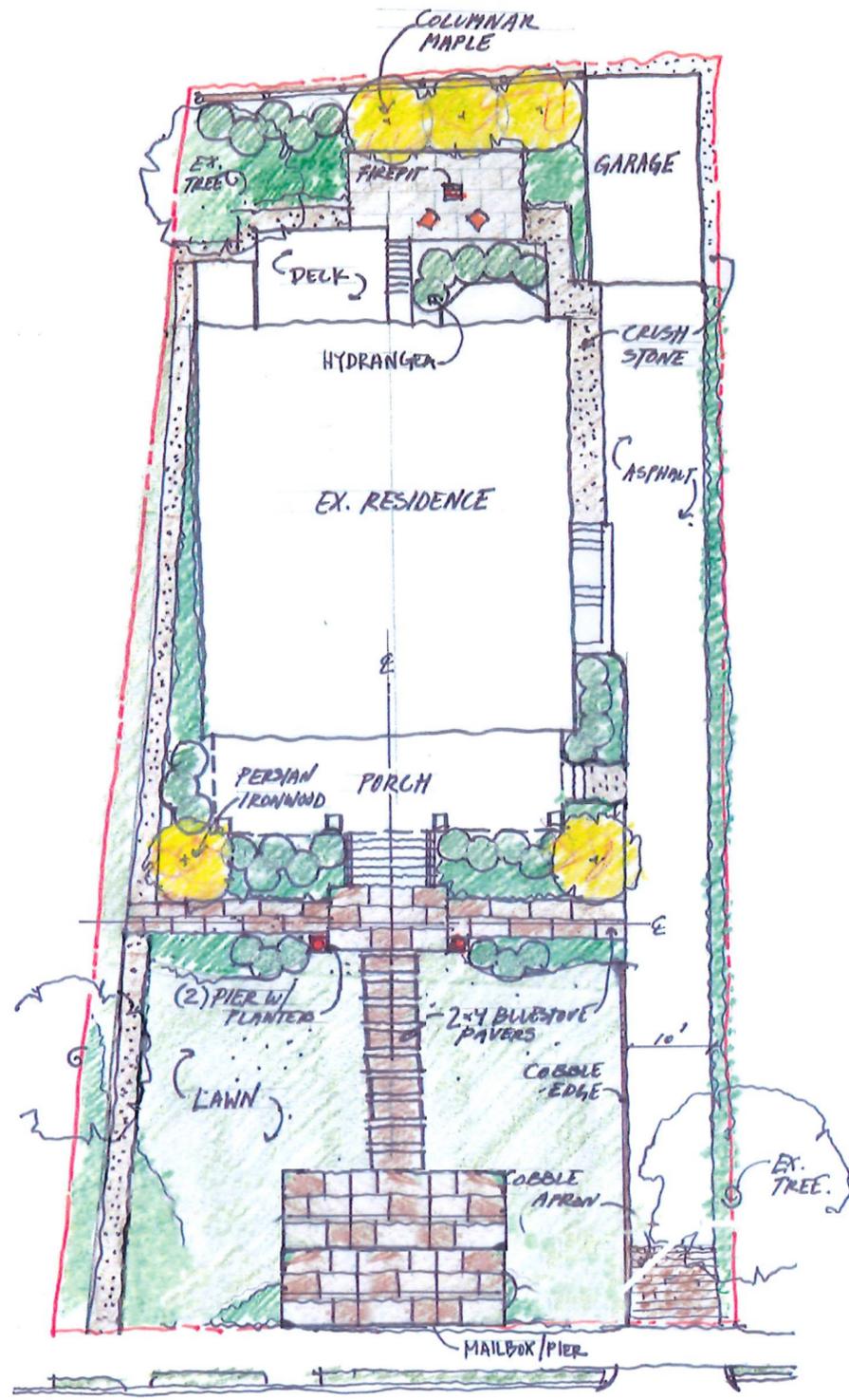
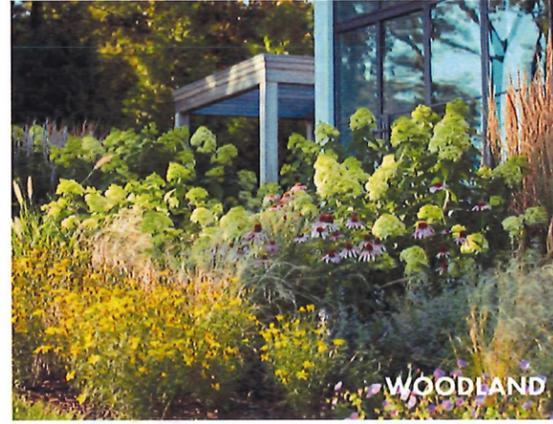
FENCING OPTIONS
FEBRUARY 2026

PROPOSED LANDSCAPING



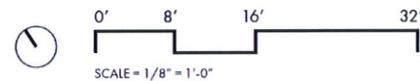
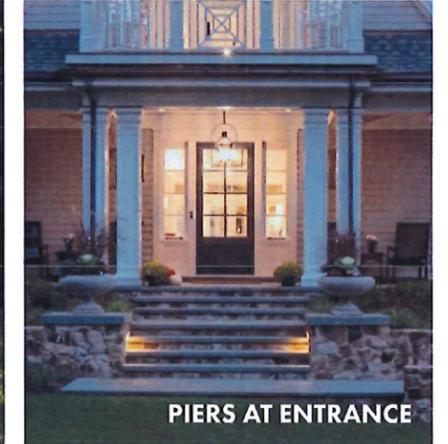
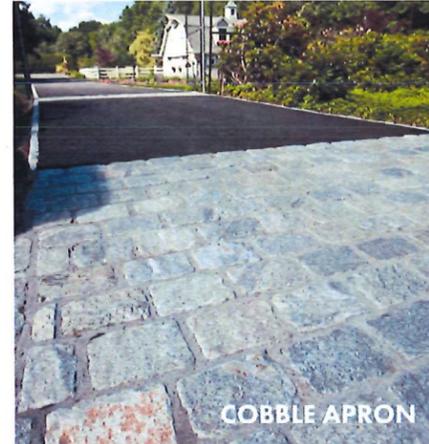
HP04

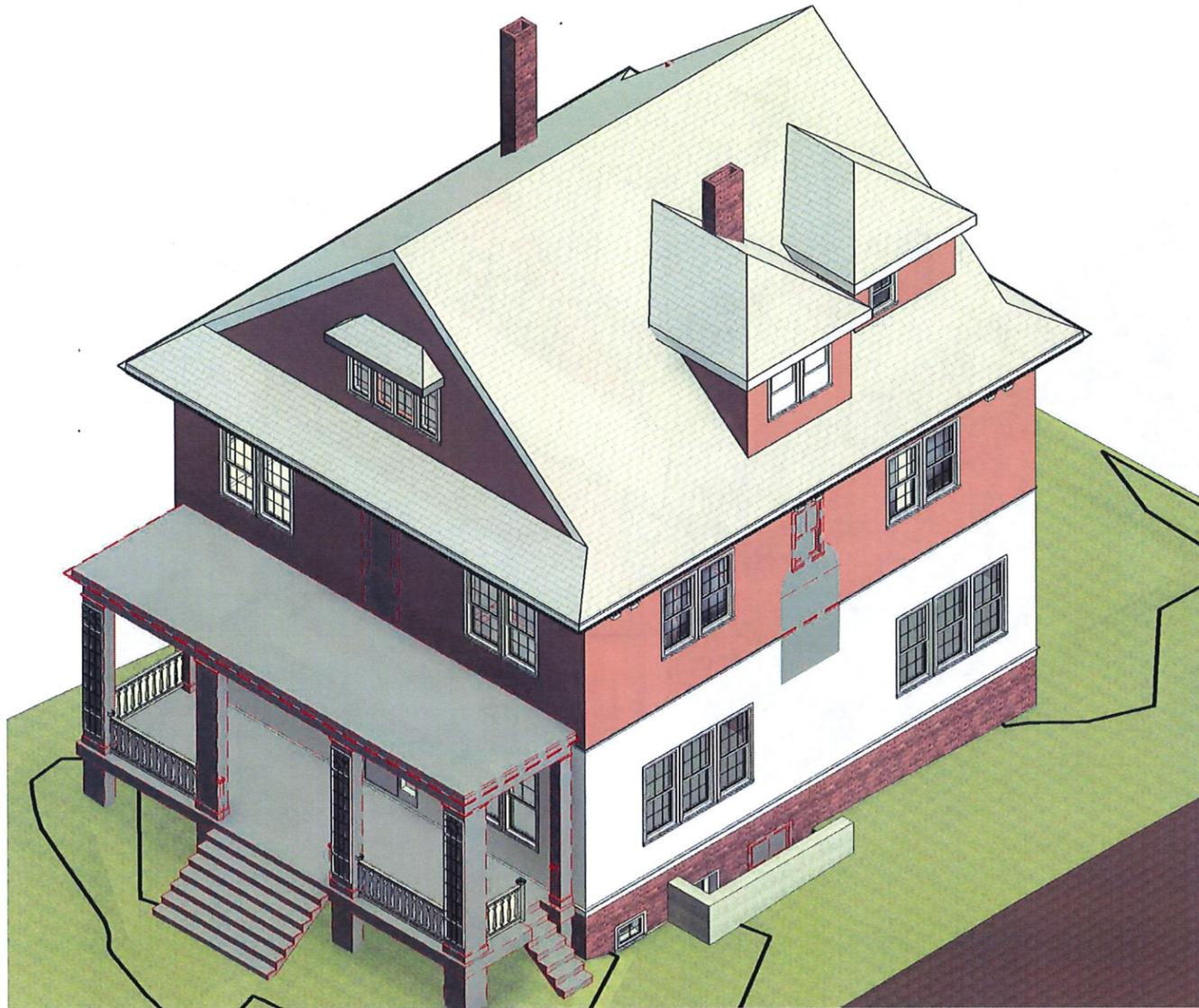
LANDSCAPE CHARACTER



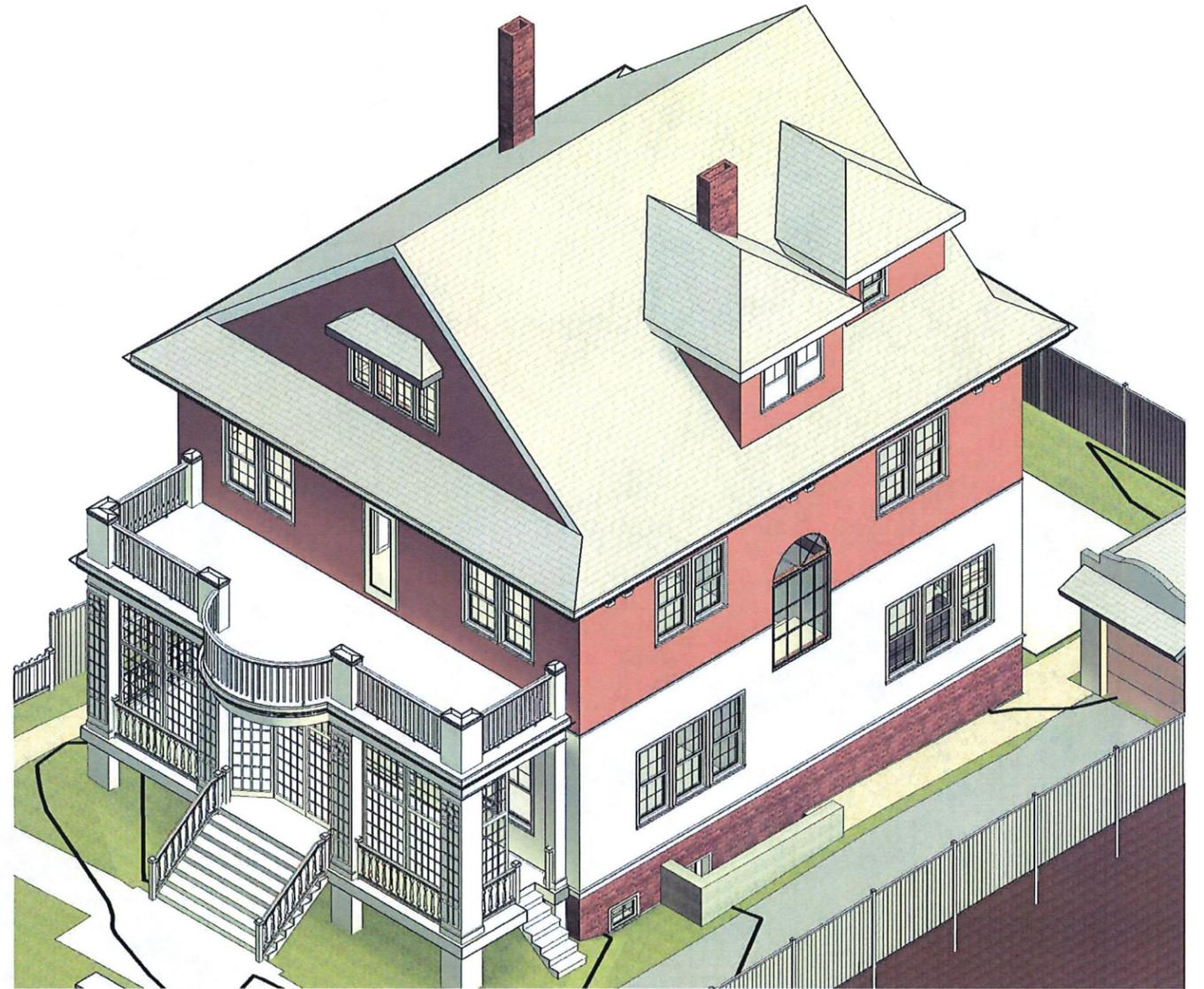
BERKELEY ST

HARDSCAPE

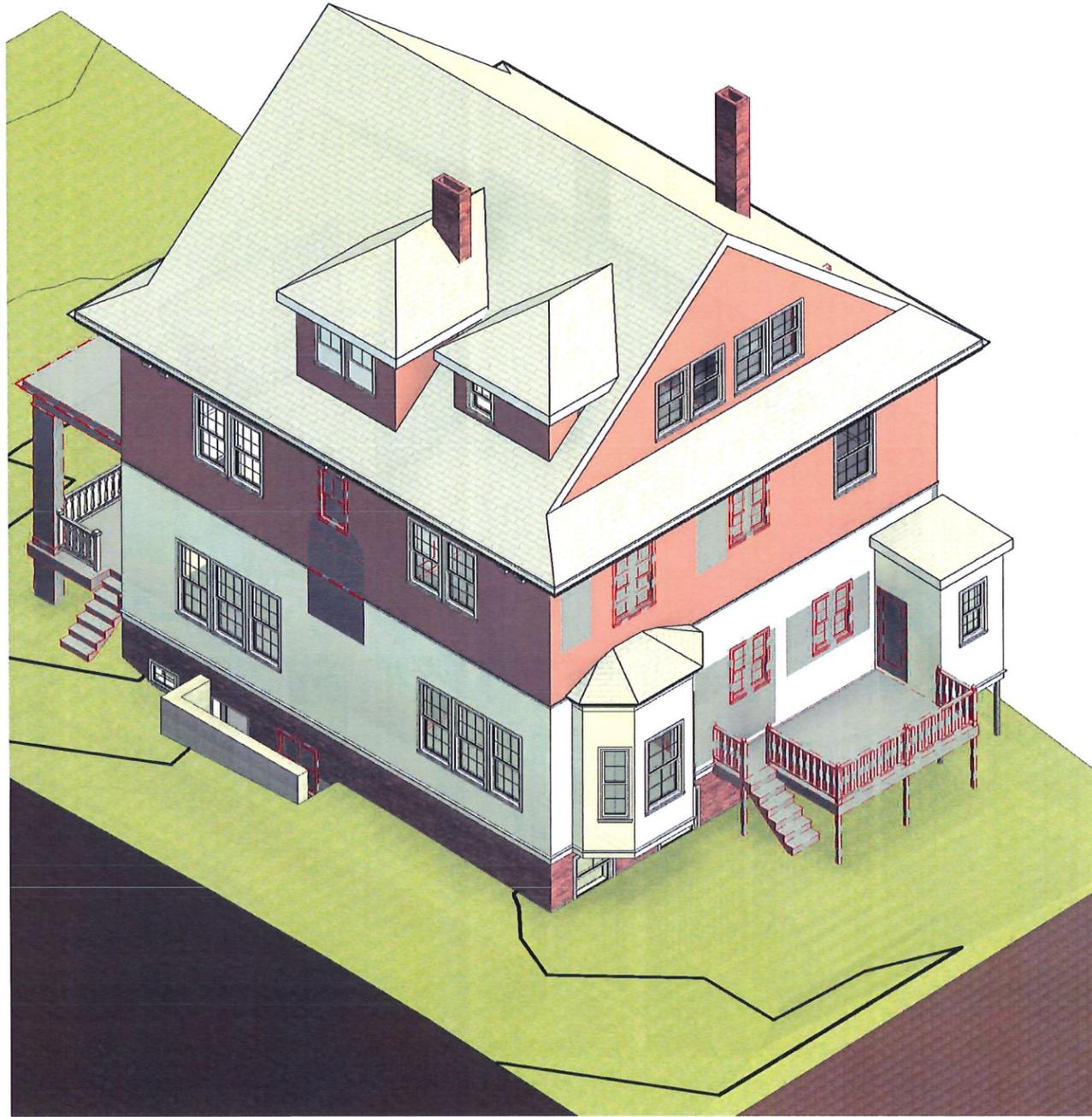




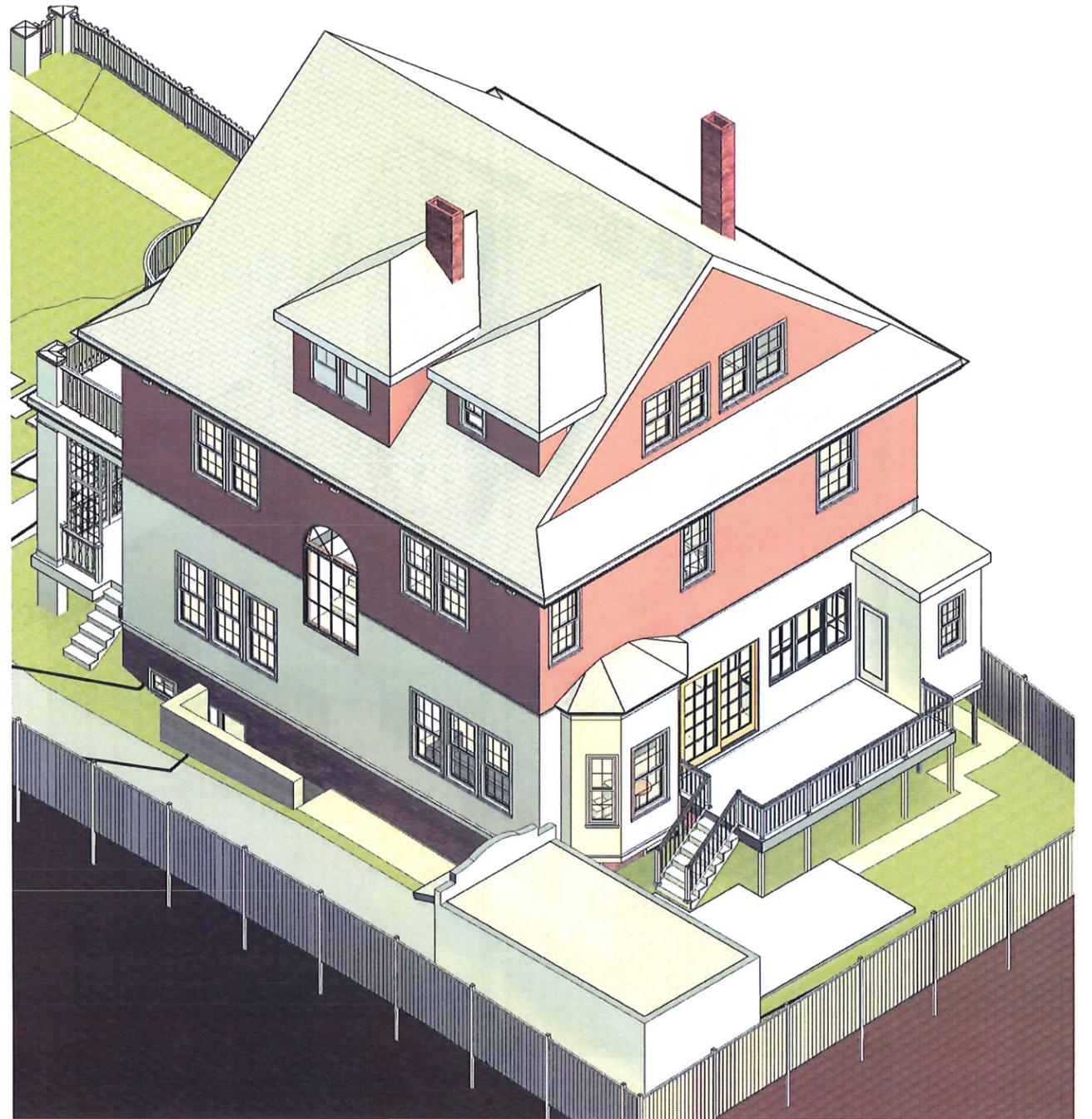
① AXON EXISTING VIEW 1, 11X17



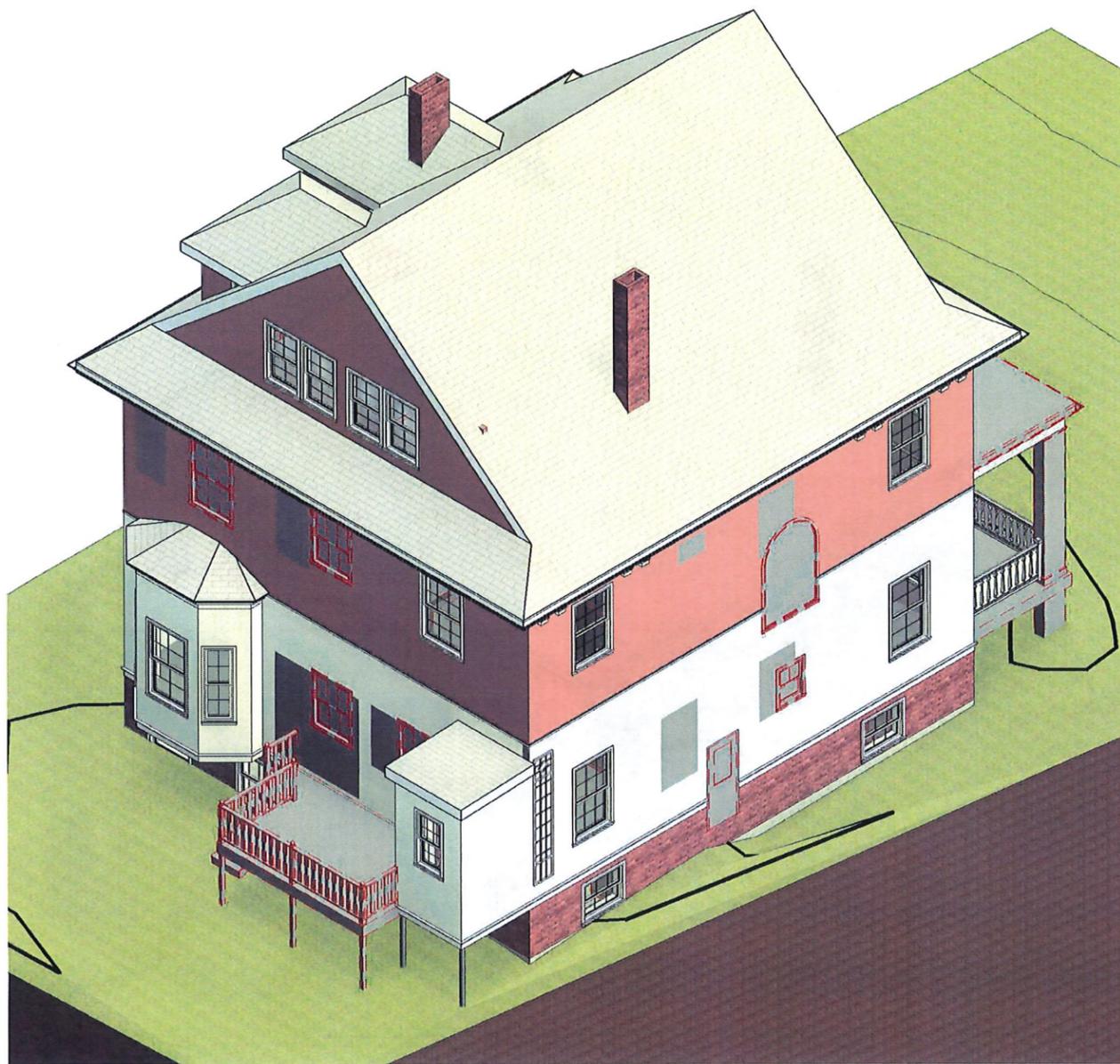
② AXON PROPOSED VIEW 1, 11X17



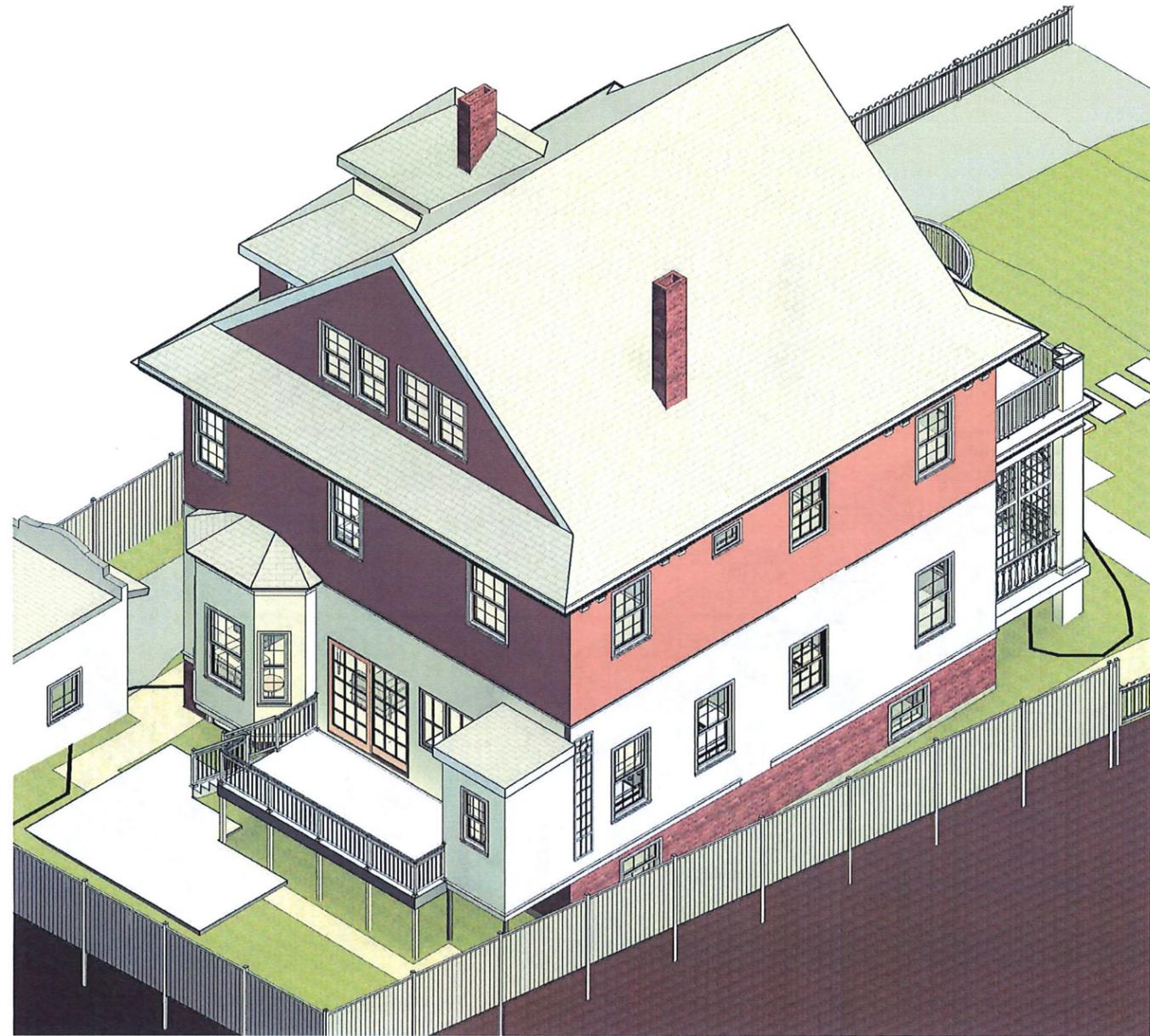
① AXON EXISTING VIEW 2, 11X17



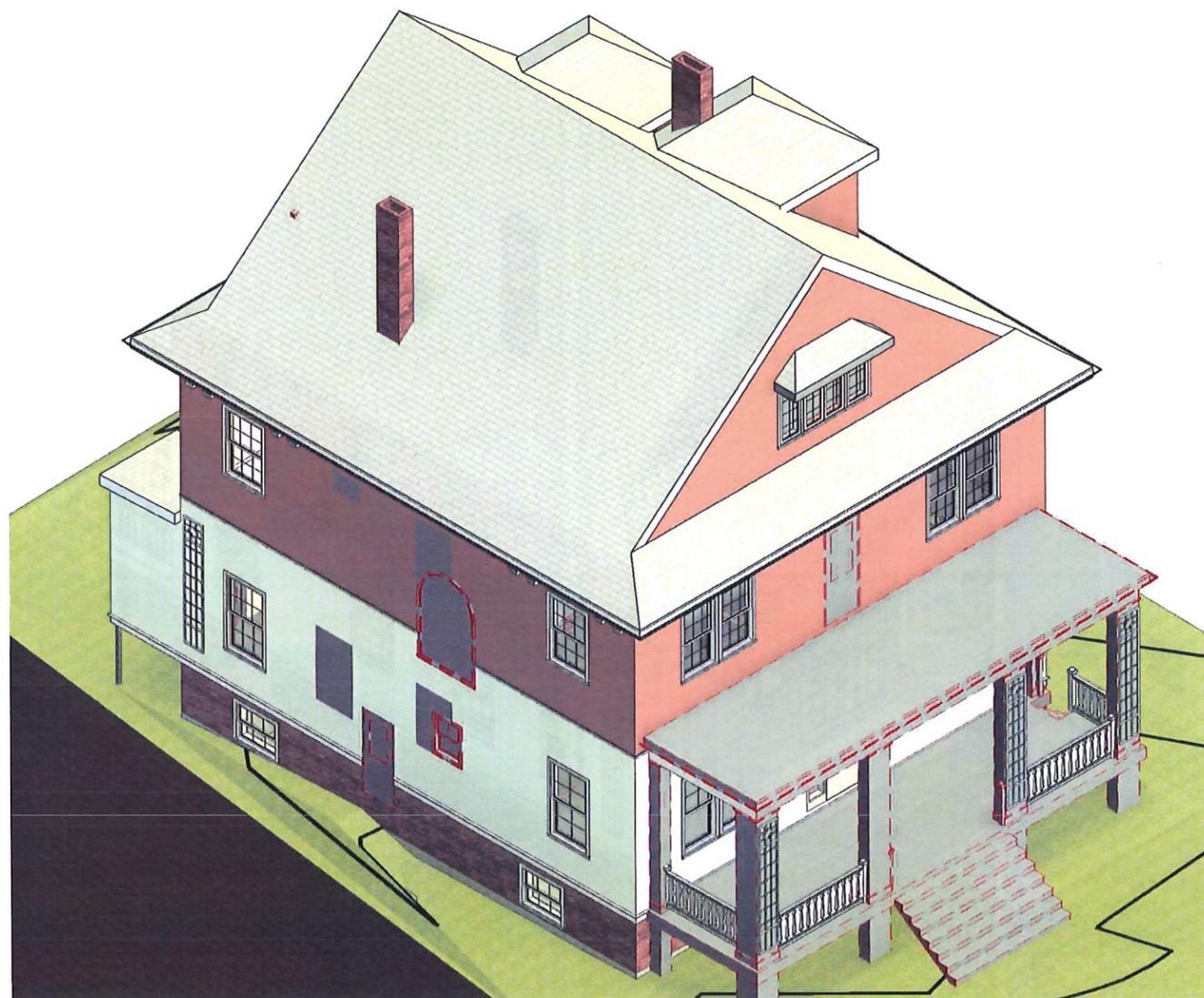
② AXON PROPOSED VIEW 2, 11X17



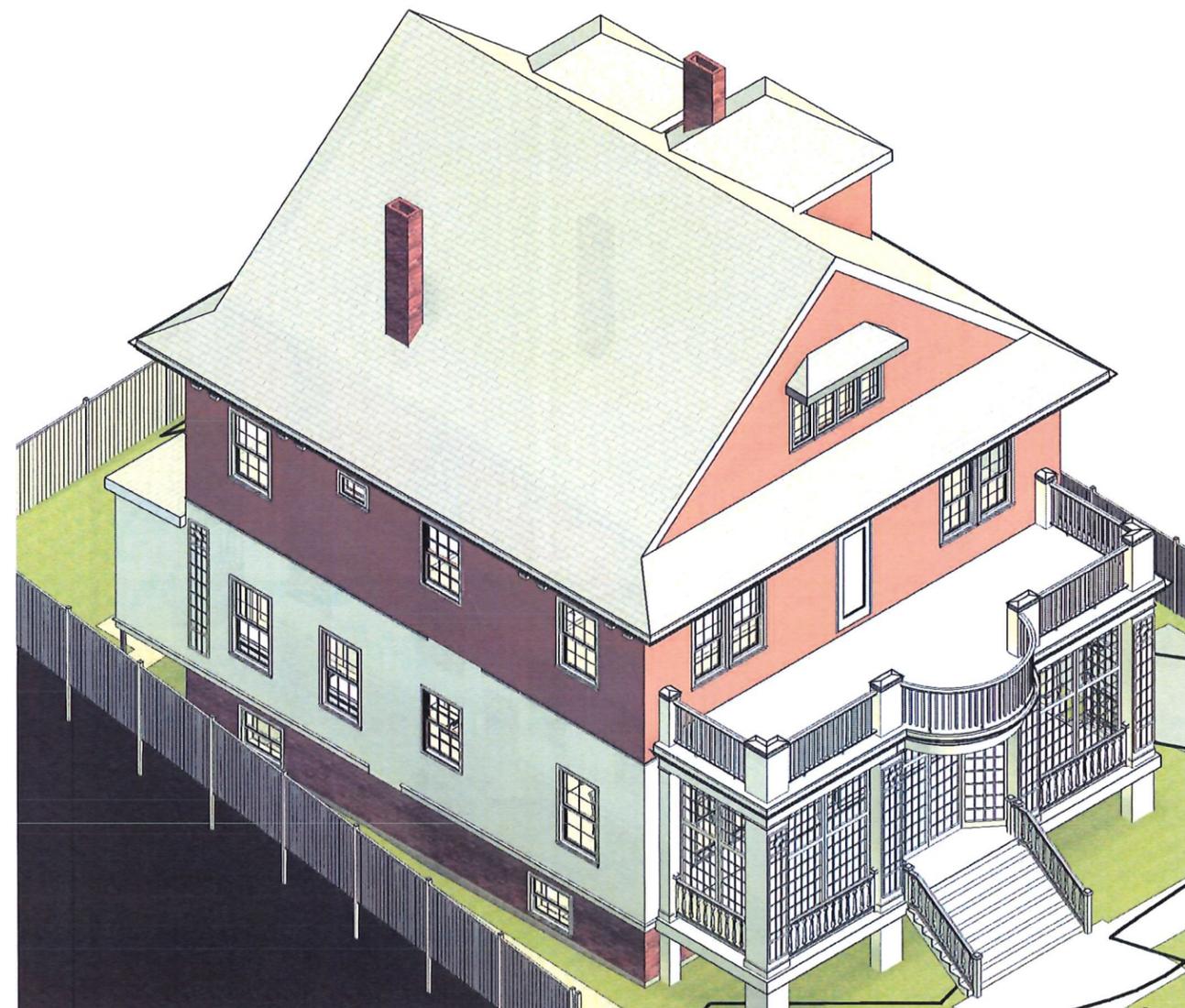
① AXON EXISTING VIEW 3, 11X17



② AXON PROPOSED VIEW 3, 11X17



① AXON EXISTING VIEW 4, 11X17



② AXON PROPOSED VIEW 4, 11X17

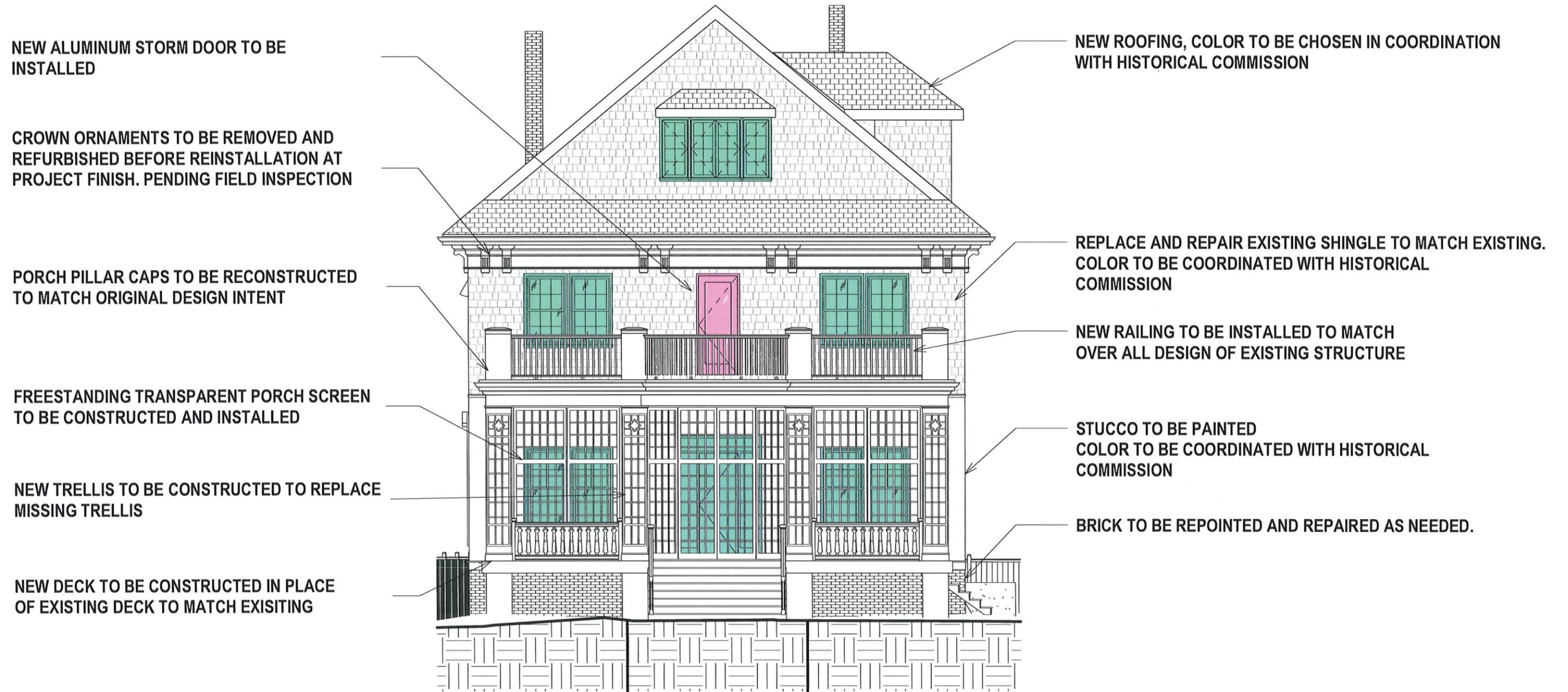


① EXISTING BUILDING ELEVATION SOUTH, 11x17
3/32" = 1'-0"



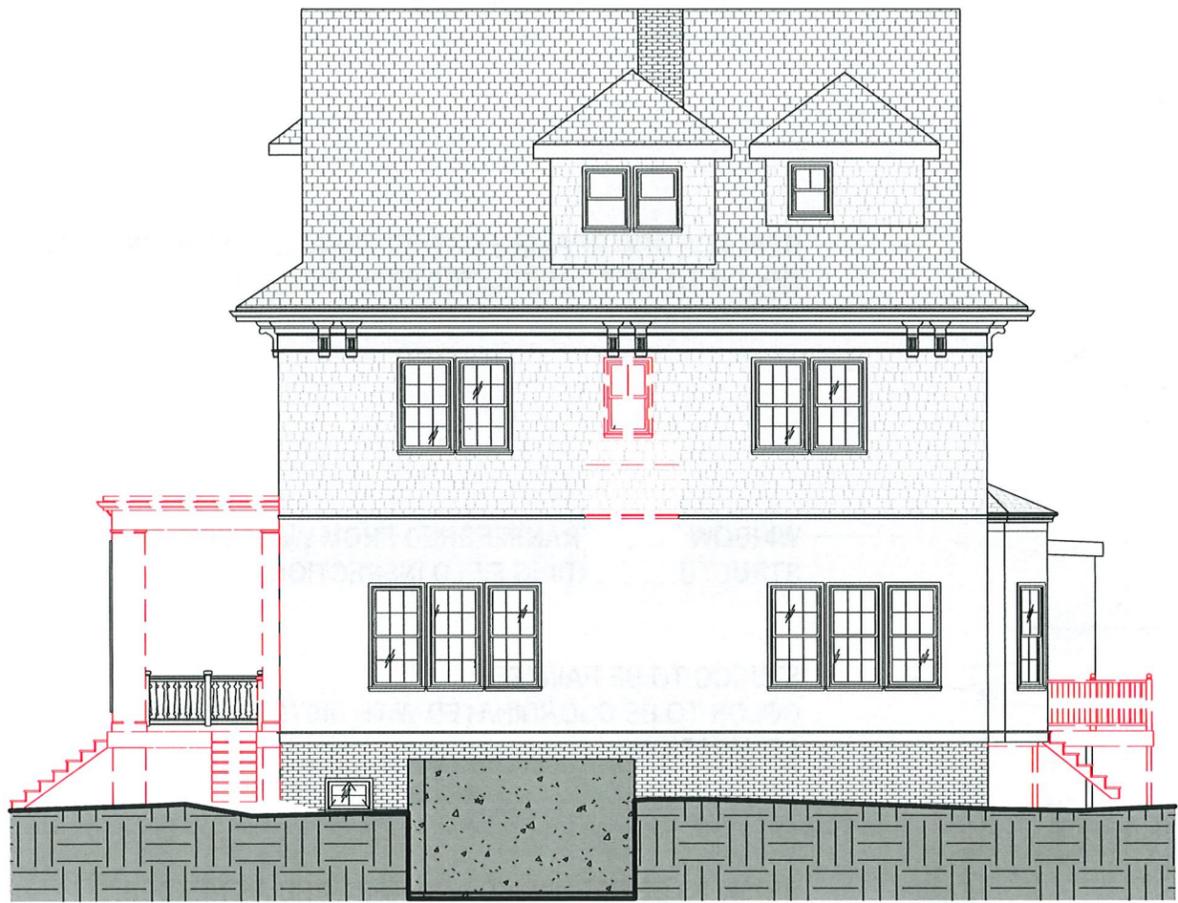
② PROPOSED BUILDING ELEVATION SOUTH, 11x17
3/32" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS



1 PROPOSED BUILDING ELEVATION SOUTH
 1/8" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS



① EXISTING BUILDING ELEVATION EAST, 11x17
3/32" = 1'-0"



② PROPOSED BUILDING ELEVATION EAST, 11x17
3/32" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

CROWN ORNAMENTS TO BE REMOVED AND REFURBISHED BEFORE REINSTALLATION AT PROJECT FINISH. PENDING FIELD INSPECTION

NEW ROOFING, COLOR TO BE CHOSEN IN COORDINATION WITH HISTORICAL COMMISSION

REPLACE AND REPAIR EXISTING SHINGLE TO MATCH EXISTING. COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

WINDOW TO BE TRANSFERRED FROM WEST SIDE OF STRUCTURE. PENDING FIELD INSPECTION

STUCCO TO BE PAINTED COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

BRICK TO BE REPOINTED AND REPAIRED AS NEEDED.



1 PROPOSED BUILDING ELEVATION EAST
1/8" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

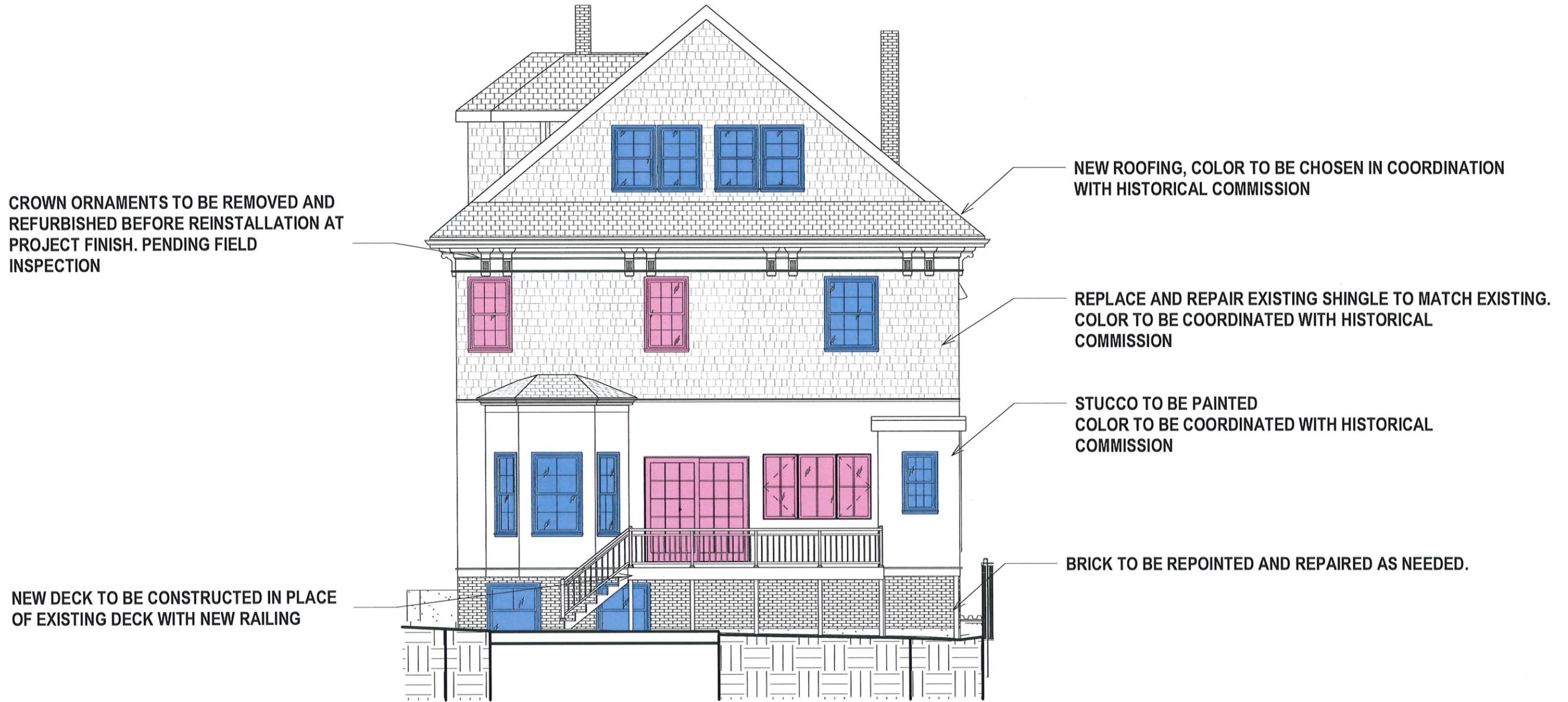


① EXISTING BUILDING ELEVATION NORTH, 11x17
3/32" = 1'-0"



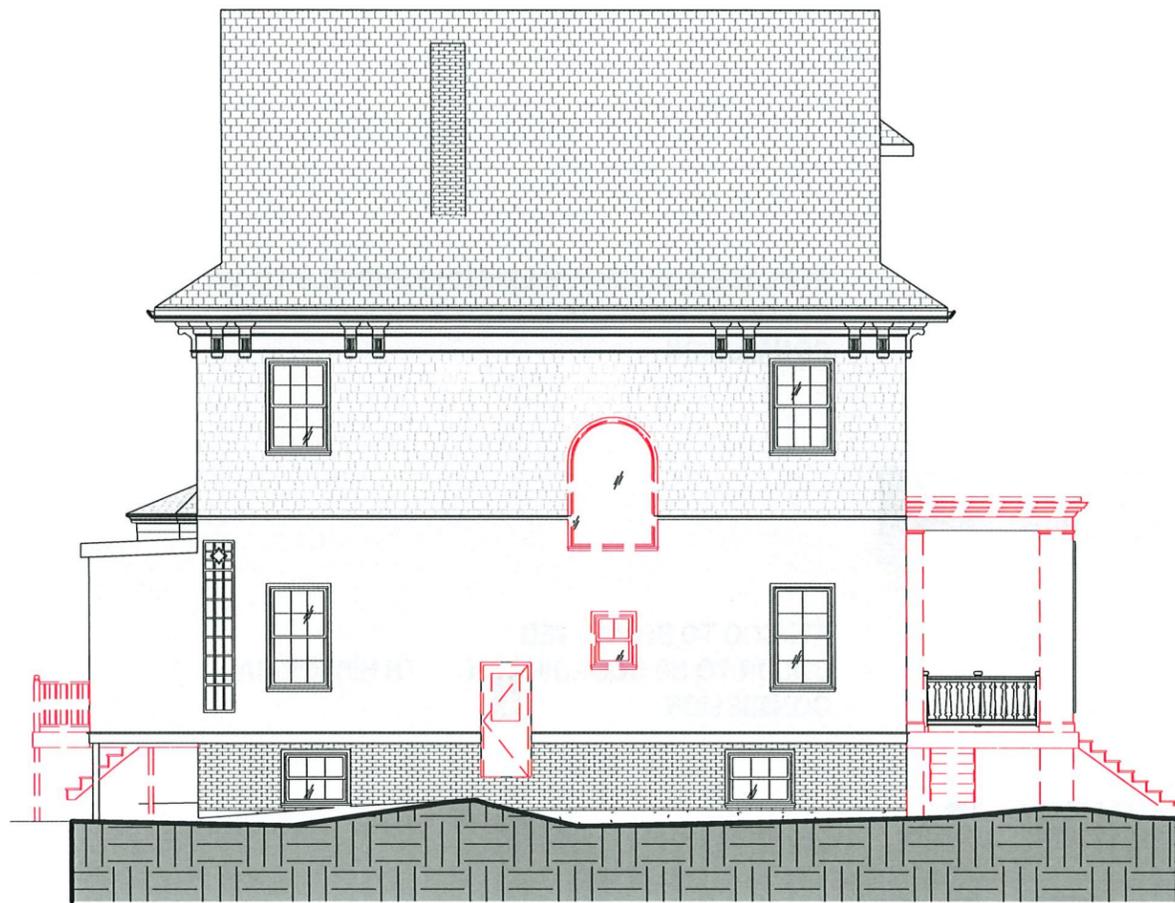
② PROPOSED BUILDING ELEVATION NORTH, 11x17
3/32" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

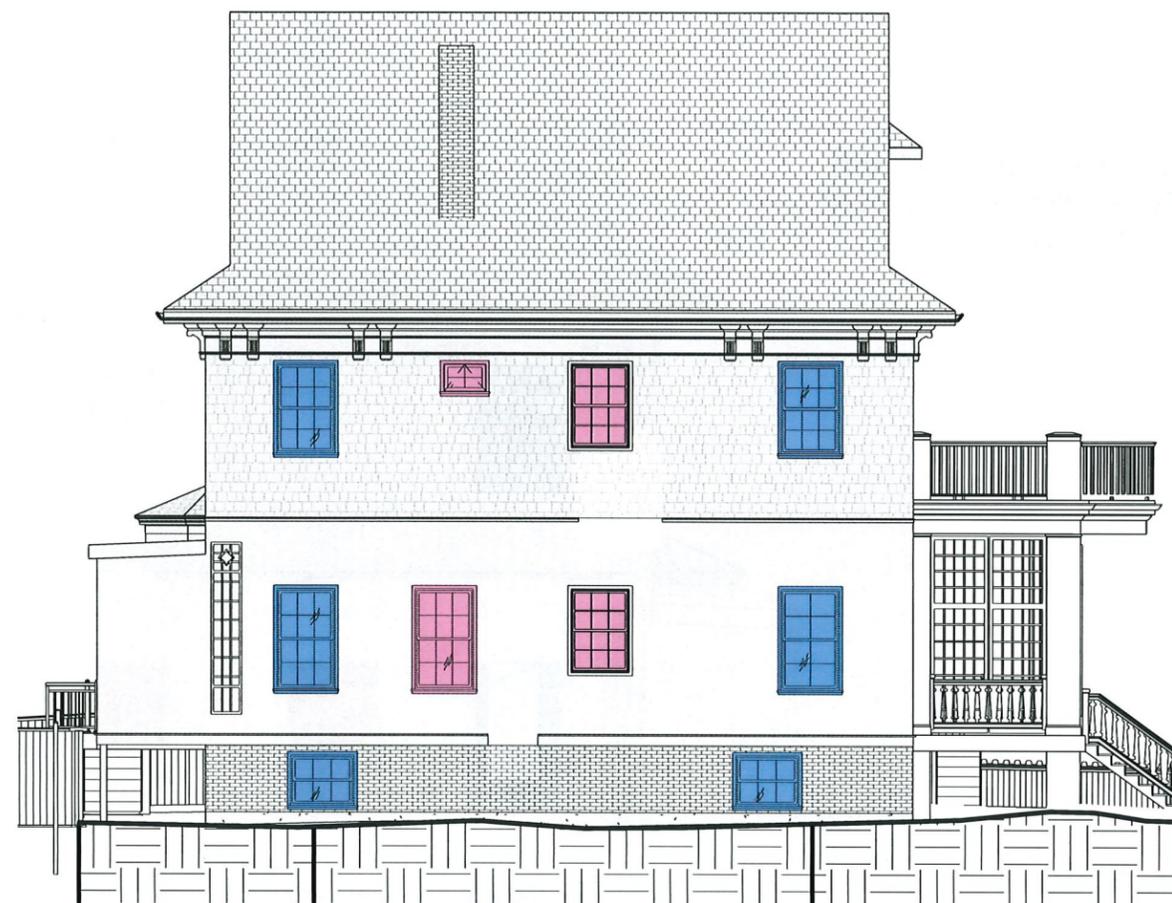


① PROPOSED BUILDING ELEVATION NORTH
 1/8" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS



① EXISTING BUILDING ELEVATION WEST, 11x17
3/32" = 1'-0"



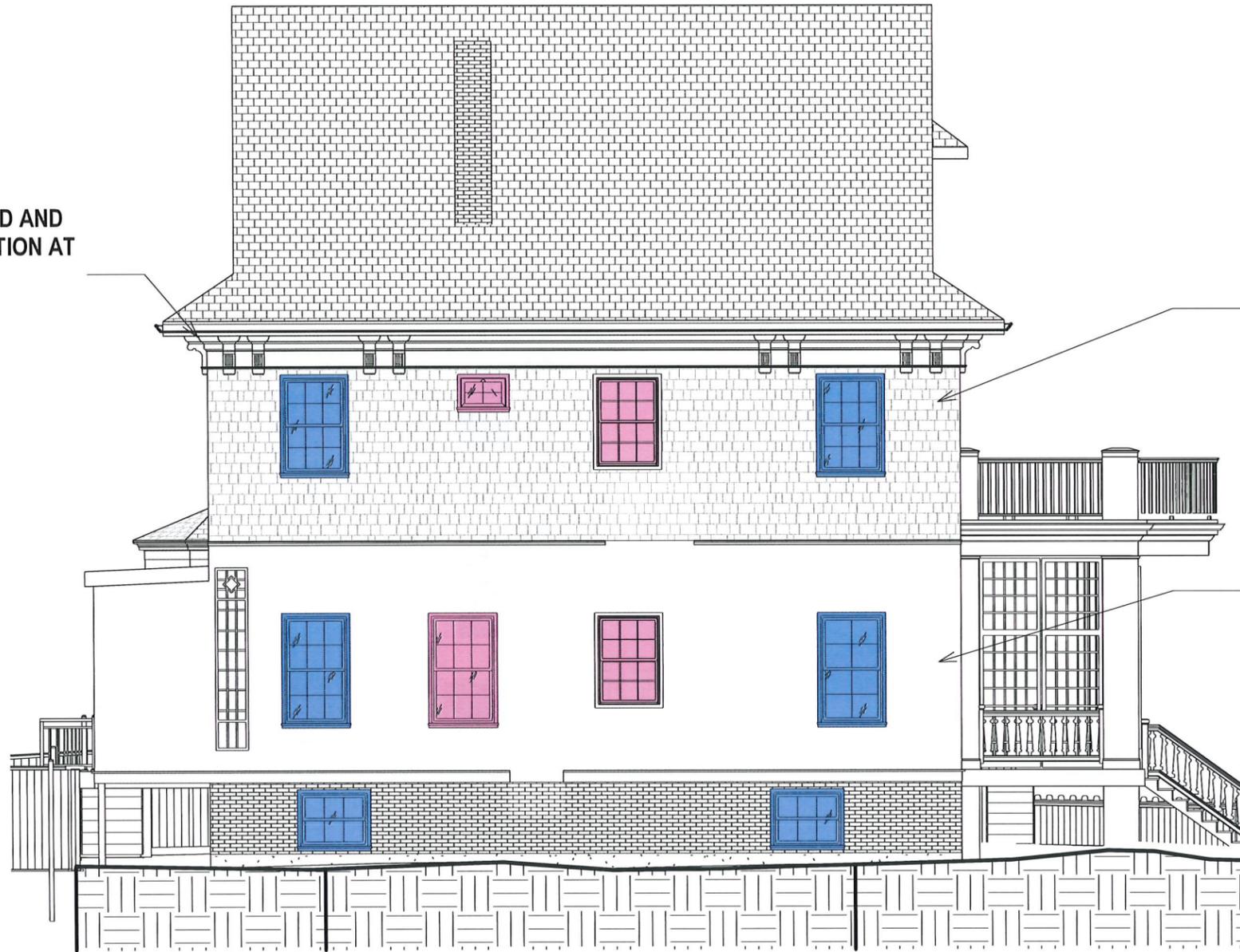
② PROPOSED BUILDING ELEVATION WEST, 11x17
3/32" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

CROWN ORNAMENTS TO BE REMOVED AND REFURBISHED BEFORE REINSTALLATION AT PROJECT FINISH. PENDING FIELD INSPECTION

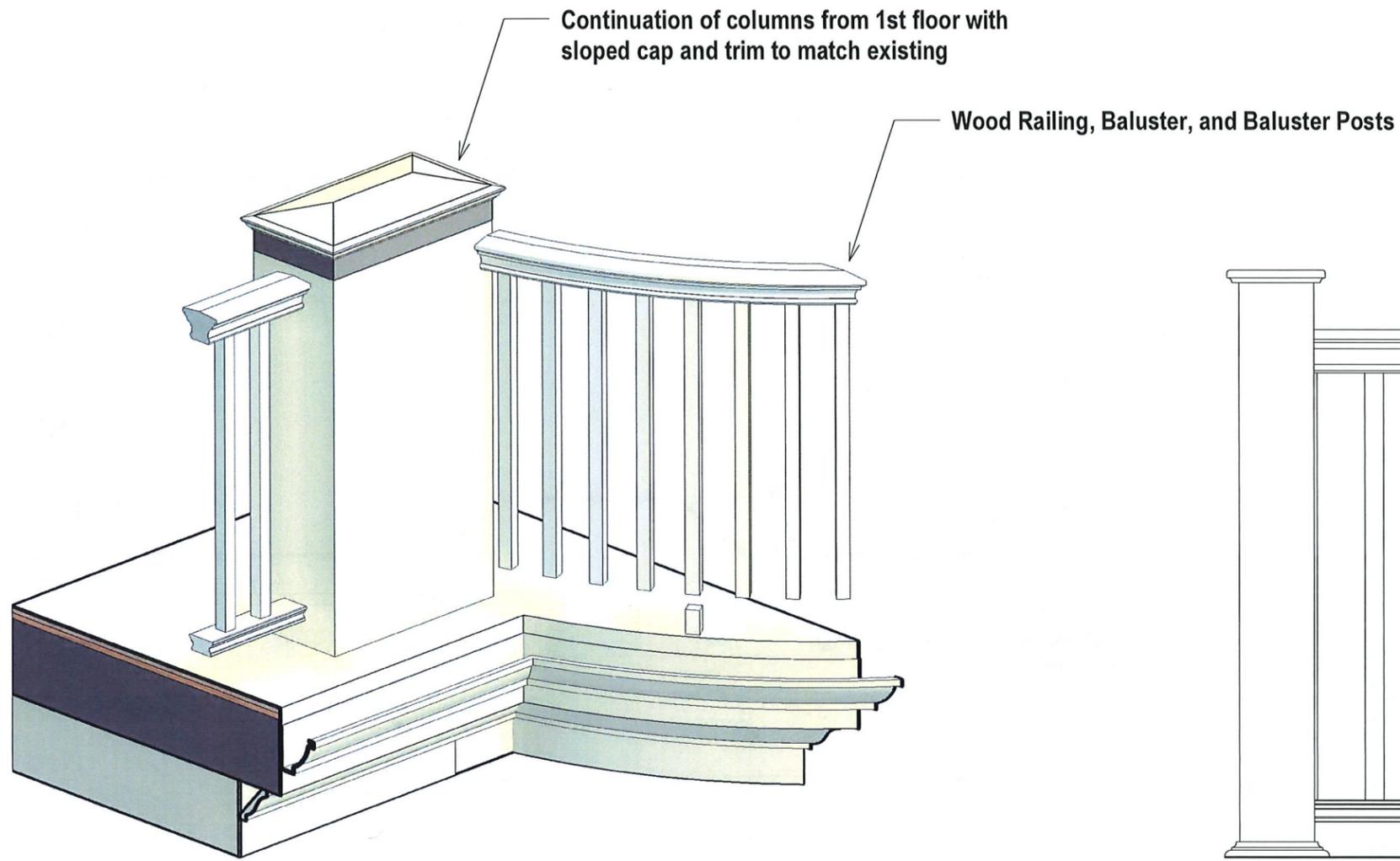
REPLACE AND REPAIR EXISTING SHINGLE TO MATCH EXISTING. COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

STUCCO TO BE PAINTED COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

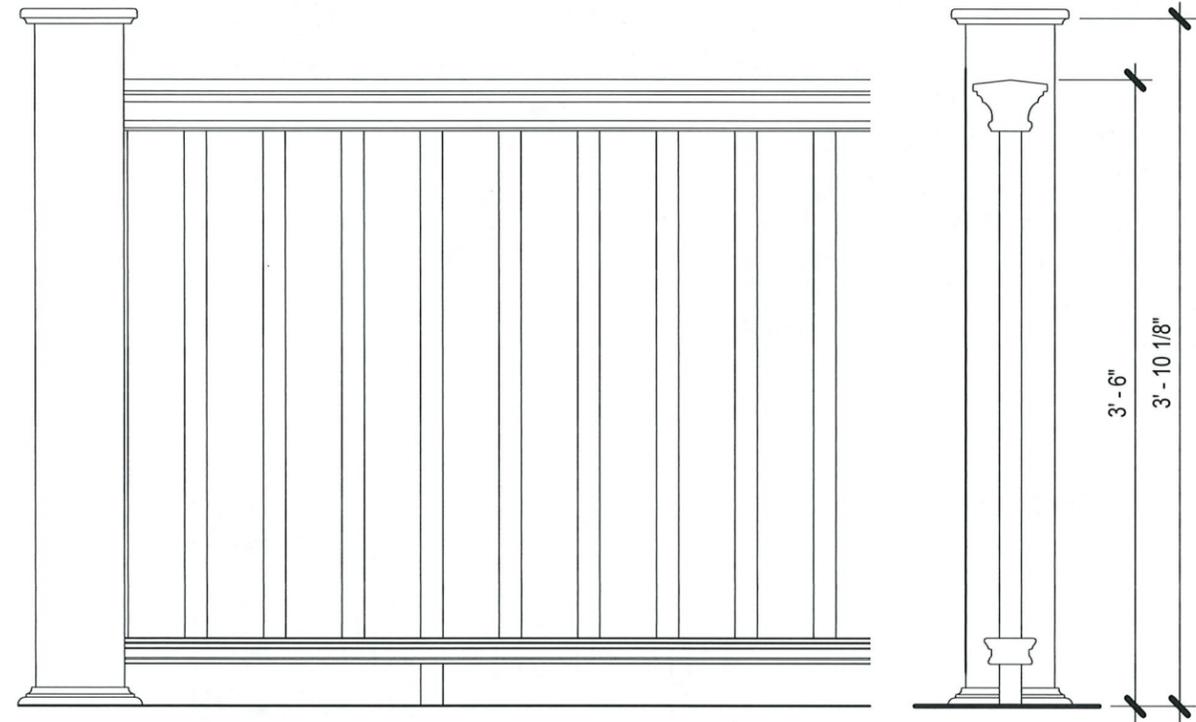


- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

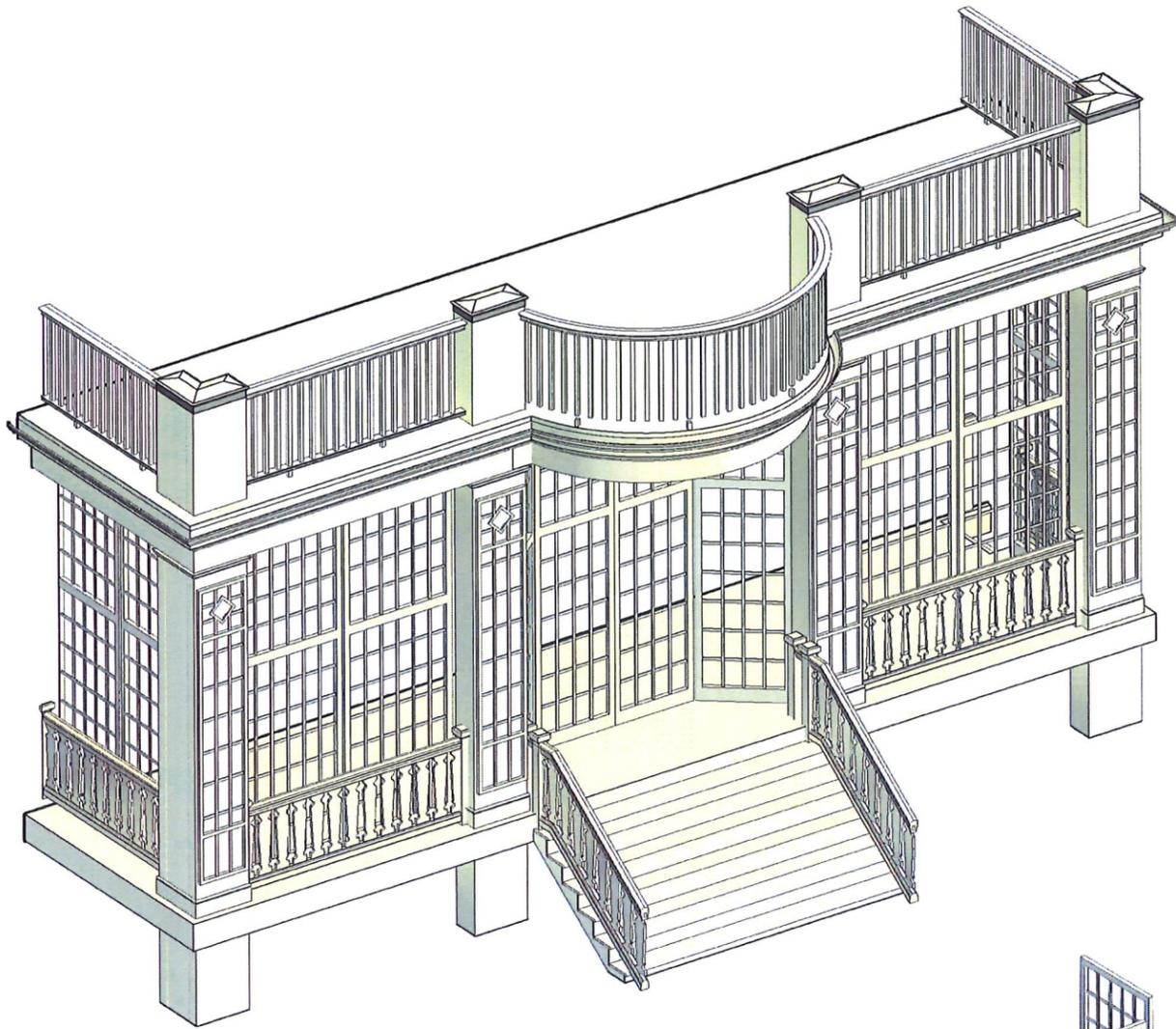
1 PROPOSED BUILDING ELEVATION WEST
1/8" = 1'-0"



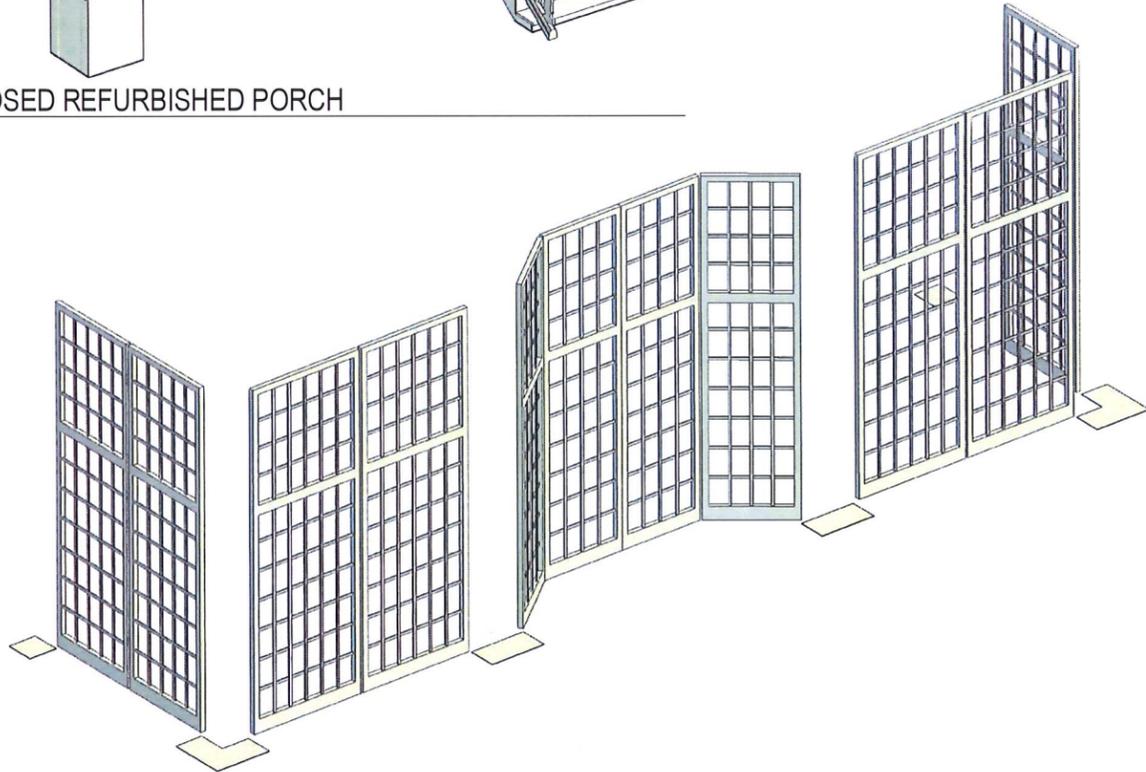
1 PROPOSED FRONT DECK RAILING AND POST



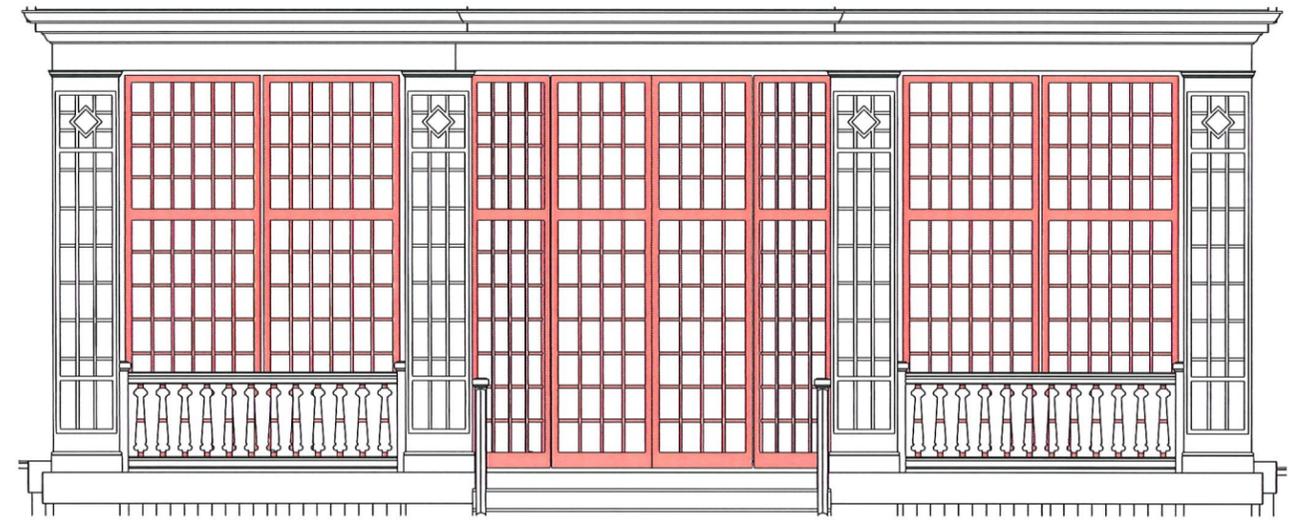
2 Railing Detail
1" = 1'-0"



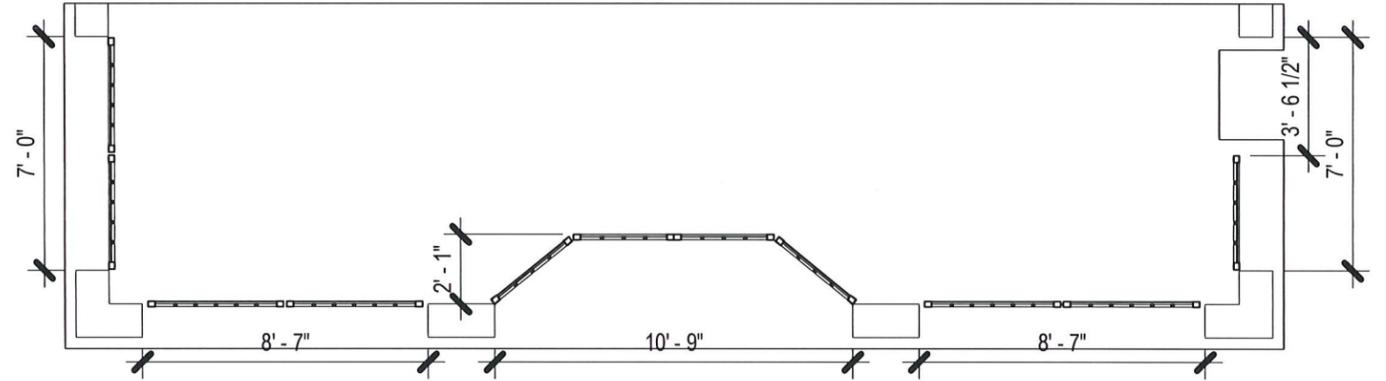
2 PROPOSED REFURBISHED PORCH



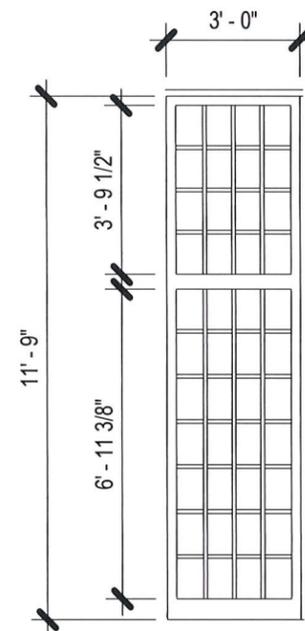
1 PROPOSED FRONT PORCH PRIVACY SCREEN



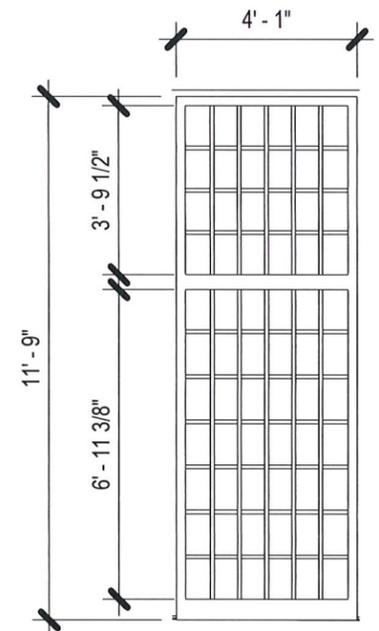
6 Screen Elevation
3/16" = 1'-0"



5 Front Porch Screen Floor Plan
3/16" = 1'-0"



3 Screen A Detail Elevation
1/4" = 1'-0"



4 Screen B Detail Elevation
1/4" = 1'-0"

2/14/2026 2:26:50 PM



