LIST OF DRAWINGS

SHEET NO.	DRAWING TITLE	SHEET NO.	DRAWING TITLE
PAGE 0	COVER & DRAWING LIST	PAGE 22	EXTERIOR ELEVATIONS
PAGE 1	RECORD CONDITIONS PLAN	PAGE 23	EXTERIOR ELEVATIONS
PAGE 2	LOCAL MAP W/ PHOTO LOCATIONS	PAGE 24	EXTERIOR ELEVATIONS
PAGE 3	PHOTOS FROM BERKELEY PLACE	PAGE 25	FRONT PORCH EXTERIOR ELEVATIONS
PAGE 4	PHOTOS OF EXTERIOR ELEVATIONS	PAGE 26	FRONT PORCH 3D VIEWS
PAGE 5	PHOTOS OF EXISTING DETAILS	PAGE 27	SIDE PORCH EXTERIOR ELEVATIONS
PAGE 6	ARCHITECTURAL SITE PLAN	PAGE 28	SIDE PORCH 3D VIEWS
PAGE 7	LANDSCAPE : SITE PLAN	PAGE 29	PROPOSED DOOR ELEVATIONS
PAGE 8	LANDSCAPE : EXTERIOR LIGHTING	PAGE 30	PROPOSED WINDOW ELEVATIONS
PAGE 9	LANDSCAPE : CAR CHARGER	PAGE 31	PROPOSED WINDOW ELEVATIONS
PAGE 10	LANDSCAPE : ARBOR AND FENCE	PAGE 32	'LEPAGE' WINDOW DETAILS
PAGE 11	LANDSCAPE : FENCE IMAGERY	PAGE 33	3D PERSPECTIVE VIEW
PAGE 12	EXTERIOR ELEVATIONS	PAGE 34	3D PERSPECTIVE VIEW
PAGE 13	EXTERIOR ELEVATIONS	PAGE 35	EXTERIOR COLORS (FRONT ELEVATION)
PAGE 14	EXTERIOR ELEVATIONS	PAGE 36	EXTERIOR COLORS (LEFT SIDE ELEVATION)
PAGE 15	EXTERIOR ELEVATIONS	PAGE 37	EXTERIOR COLORS (REAR ELEVATION)
PAGE 16	EXTERIOR ELEVATIONS	PAGE 38	EXTERIOR COLORS (RIGHT SIDE ELEVATION)
PAGE 17	EXTERIOR ELEVATIONS	PAGE 39	EXTERIOR LIGHT FIXTURES
PAGE 18	HISTORICAL CONTEXT DRAWINGS		
PAGE 19	EXTERIOR ELEVATIONS		
PAGE 20	EXTERIOR ELEVATIONS		
PAGE 21	EXTERIOR ELEVATIONS		

3 BERKELEY PLACE

CAMBRIDGE, MA

CAMBRIDGE HISTORICAL COMMISSION DESIGN PROPOSAL

Charles R. Myer & Partners, Ltd.

BERKELEY PLACE
(PRIVATE - 35' WIDE)

NOW OR FORMERLY
LOUISE WEINBERG, TRUSTEE
BOOK 46526, PAGE 291
1 BERKELEY PLACE

NOW OR FORMERLY
SHEPWOOD, LLC
BOOK 81093, PAGE 119
11 SAINT JOHNS ROAD

NOW OR FORMERLY
C. LANSING AND JULIA M. FAIR
BOOK 12660, PAGE 175
5 BERKELEY PLACE

NOW OR FORMERLY
SHEPWOOD, LLC
BOOK 81093, PAGE 119
13 SAINT JOHNS ROAD

2-1/2 STORY
WOOD FRAME
DWELLING

2 1/2 STORY
DWELLING
No. 13
(SEE PLAN No.
33 OF 2021)

BRICK DRIVEWAY
BRICK WALKWAY
CONC SIDEWALK
STONE PAVER WALKWAY
STONE PAVER PATIO
STONE PORCH
STONE STEPS
STONE STEP
STONE PAVER WALKWAY
STONE WALKWAY
STONE PAD, BROKEN/CRACKED
WOOD STEPS
WOOD FRAMED SHED
GRASS
LS
GC
OH
GATE

6' WOOD FENCE
4.5' WOOD FENCE
5' WOOD FENCE
4' WOOD FENCE

DMH
RIM=28.1
INVa,b=16.7

TMH
RIM=27.6

12"PVC
UGG
WW
CP

BC=27.5
TC=27.8

TC=29.3
BC=29.0

TC=30.0
BC=29.1

TC=29.8
BC=29.5

TC=29.6
BC=29.5

THRESH=
32.4

FFF=
32.9

3/4" IP
FND FLUSH
(HELD)

78.52'(P)
78.42'(D)

97.58'(D)
97.66'(P)

94.36'

79.58'

20.9'

1.00'

3.6'

3.9'

(3) 10" "

(4)

14"

12"

6"

8"

3"

18"

GRAPHIC SCALE
SCALE: 3/4"= 10'
5 0 5 10 20 40

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)

MAI

Charles R. Myer & Partners, Ltd.

3 BERKELEY PLACE
CAMBRIDGE, MA

RECORD CONDITIONS PLAN


218-33
218-34
10
218-6
22-A
22
218-8
21
216-33
BERKELEY ST
20
20-R
218-11
218-10
2
BERKELEY PL
218-17
4
1
218-12
217-1
6
3
5
218-13
BERKELEY PL
218-15
7
217-22
11
11-C
217-23
13-A
9
9-A
217-21
218-27
15
217-24
1
2
3
4



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



NORTH (FRONT) ELEVATION



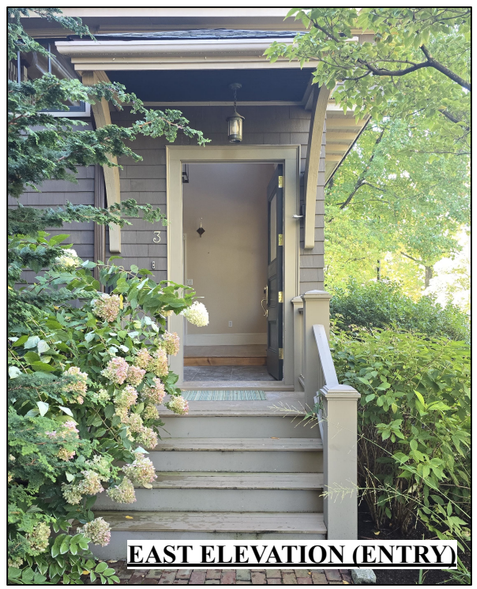
WEST (RIGHT) ELEVATION



EAST (LEFT) ELEVATION



SOUTH (REAR) ELEVATION



EAST ELEVATION (ENTRY)

Charles R. Myer & Partners, Ltd.







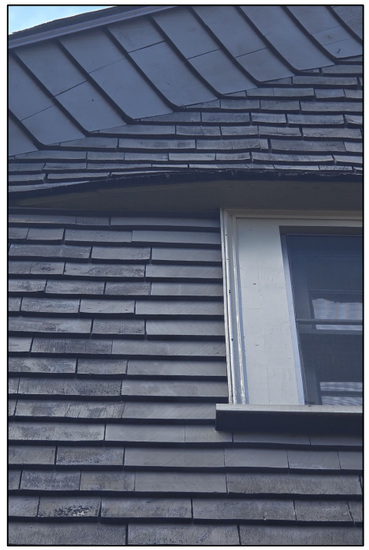
















1 PROPOSED SITE PLAN
Scale: 3/32"=1'-0"

Charles R. Myer & Partners, Ltd.

3 BERKELEY PLACE
CAMBRIDGE, MA

PROPOSED SITE PLAN

EXISTING FENCE TO REMAIN

NEW 4' YORKTOWN FENCE AND GATE BY WALPOLE OUTDOORS

EV CHARGER CABINET

GRANITE DRIVEWAY SURROUND

GRAINTE PAVERS

BRICK DRIVEWAY

WOOD FRAMED SHED

GRAINTE PAVERS

PLANTING AREA

GRAINTE PAVERS

NEW CUSTOM ARBOR AND GATE

RELOCATED EXISTING FENCE

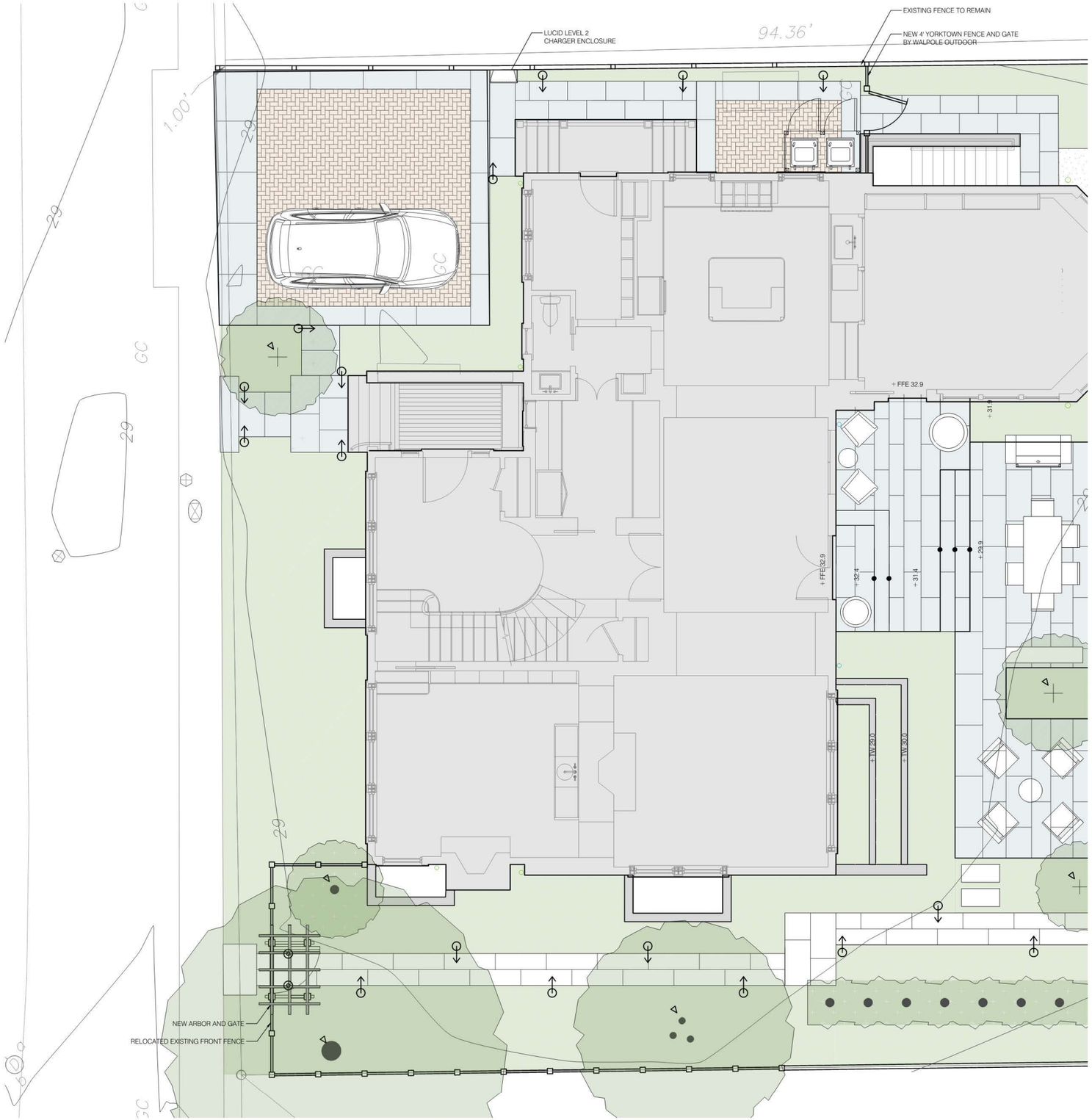
NEW 6' UNIVERSAL FENCE AND GATE BY WALPOLE OUTDOORS

CONC SIDEWALK

LeBlanc Jones Landscape Architects

0' 2' 4' 8'

PAUL RESIDENCE
3 BERKELEY PL
CAMBRIDGE, MA





TRELLIS MOUNTED DOWN-LIGHT
FX LUMINAIRE / PS-3LED-CU



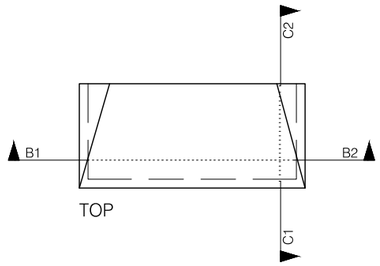
TREE DOWN-LIGHT
FX LUMINAIRE / LE-1LED-CU

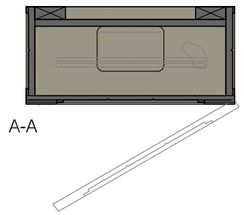


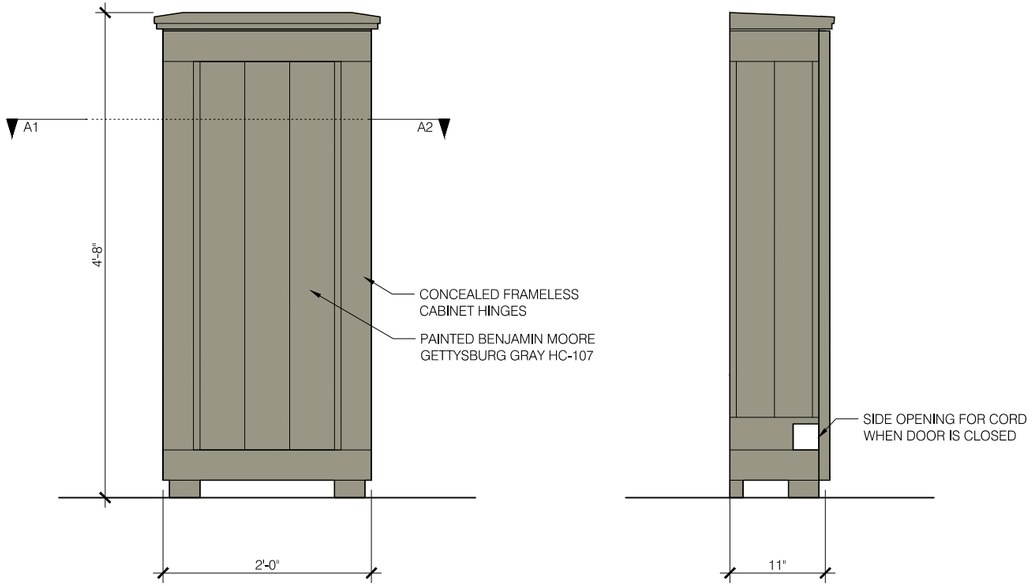
PATH LIGHT
FX LUMINAIRE / SP-LED20W-12R-CU

FRONT YARD LIGHTING LEGEND

QTY	SYMBOL	TYPE	MANUFACTURER/CATALOG NUMBER	COMMENTS
17		PATH LIGHT	FX LUMINAIRE / SP-LED20W-12R-CU	
2		TRELLIS MOUNTED DOWN-LIGHT	FX LUMINAIRE / PS-3LED-CU	
6		TREE DOWN-LIGHT	FX LUMINAIRE / LE-1LED-CU	





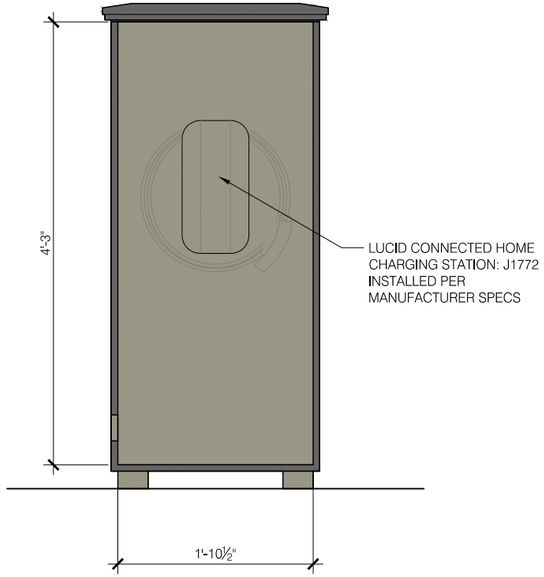


FRONT

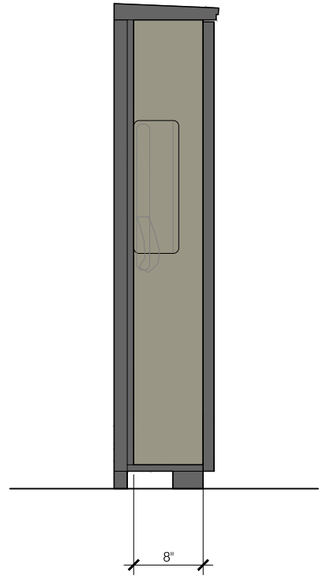
SIDE

X EV CHARGER CABINET

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



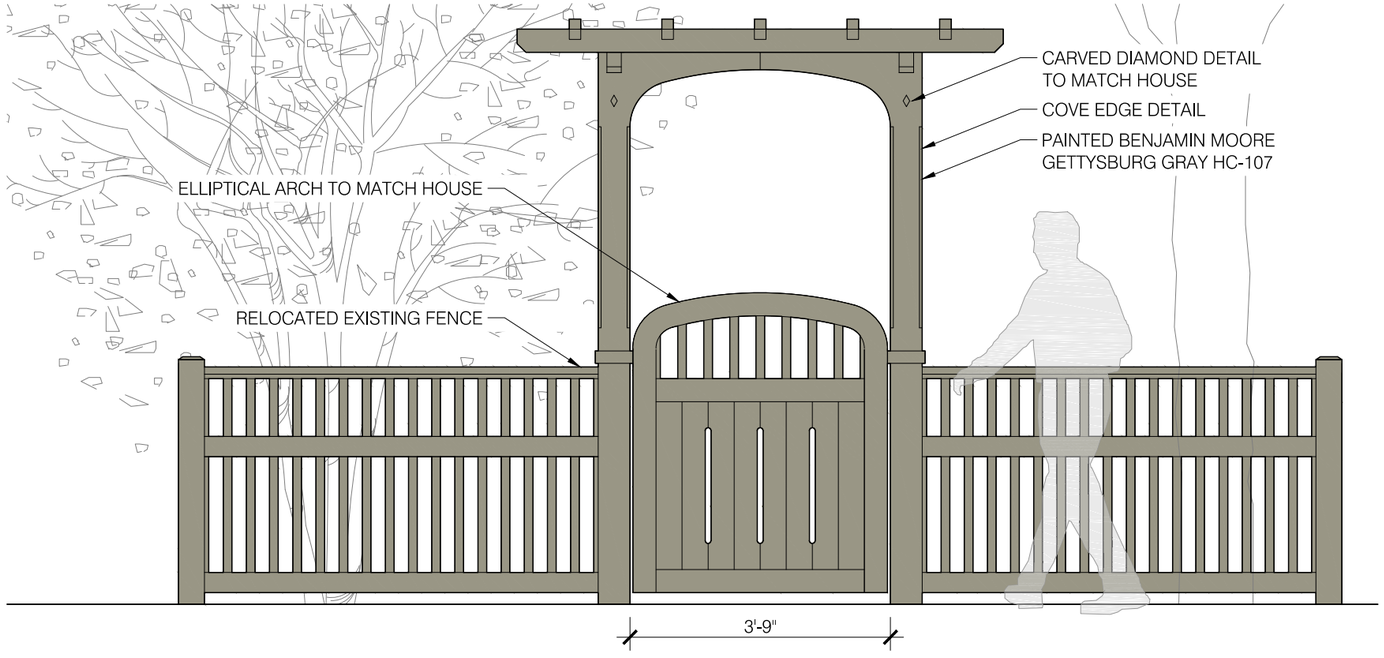
B-B FRONT: INTERIOR

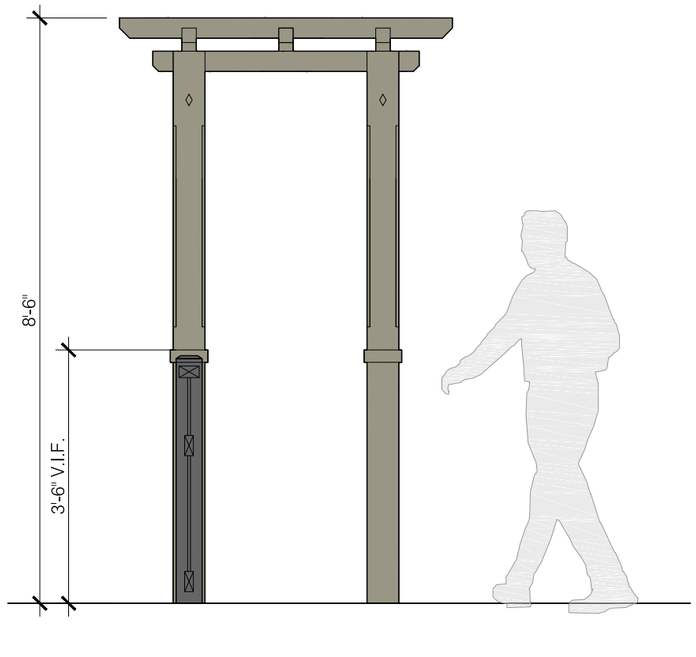


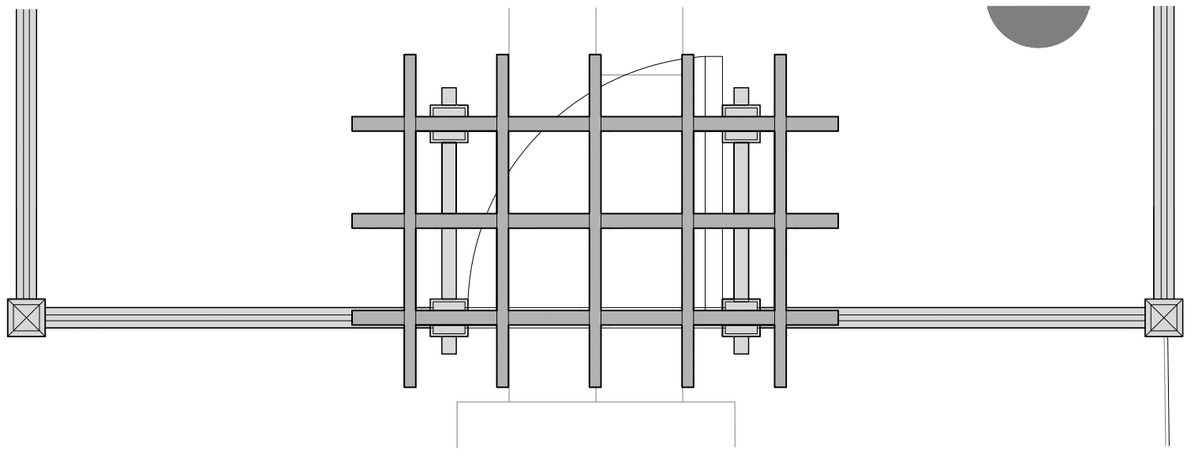
C-C SIDE: INTERIOR

X EV CHARGER CABINET: INTERIOR SECTIONS

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





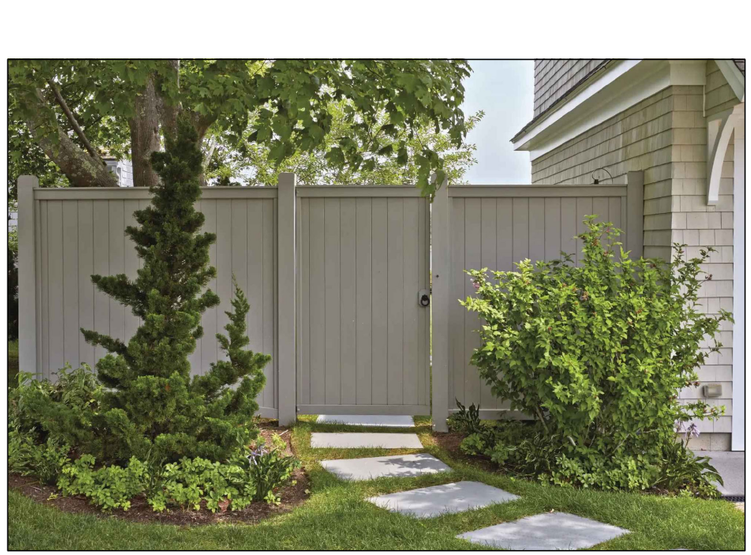


X GATE AND TRELLIS: 4 POSTS
SCALE: 1" = 1'-0"

PAUL RESIDENCE
3 BERKELEY PL
CAMBRIDGE, MA



SOUTH FENCE (BACKYARD)
UNIVERSAL FENCE BY WALPOLE OUTDOORS
PAINTED BENJAMIN MOORE GETTYSBURG GRAY HC-107



SOUTH GATE (BACKYARD)
UNIVERSAL GATE BY WALPOLE OUTDOORS
PAINTED BENJAMIN MOORE GETTYSBURG GRAY HC-107



NORTH FENCE NEAR BASEMENT STAIRS
4' YORKTOWN GATE AND FENCE BY WALPOLE OUTDOOR
PAINTED BENJAMIN MOORE GETTYSBURG GRAY HC-107

X WALPOLE OUTDOORS FENCES
NTS



1 EXISTING FRONT ELEVATION (NORTH)
Scale: 3/32"=1'-0"

ALTERED WINDOWS & ARCHITECTURAL FEATURES



2 PROPOSED FRONT ELEVATION (NORTH)
Scale: 3/32"=1'-0"

NEW WINDOW TO MATCH EXISTING SIZE IN EXISTING LOCATION

NEW WINDOW TO MATCH EXISTING SIZE IN NEW LOCATION

NEW WINDOW IN NEW LOCATION

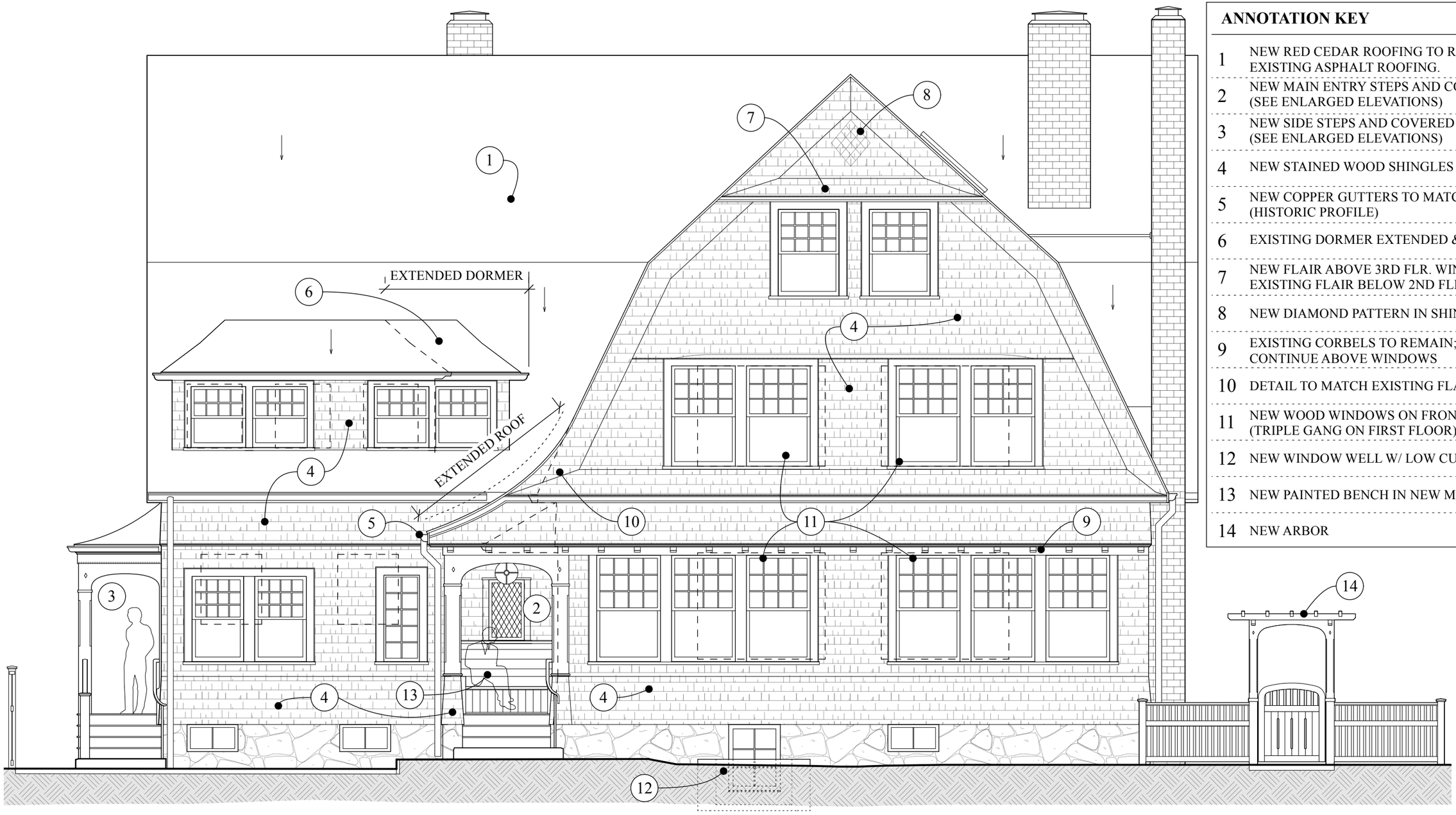
NEW ARCHITECTURAL FEATURES



1 EXISTING FRONT ELEVATION (NORTH)
Scale: 3/16"=1'-0"

WINDOW AND DOOR NOTES:

1) ALL EXISTING WINDOWS WERE INSTALLED IN 2000-2001 W/ INSULATED GLASS.
2) ALL EXISTING SKYLIGHTS WERE INSTALLED IN 2000-2001.



ANNOTATION KEY

1	NEW RED CEDAR ROOFING TO REPLACE EXISTING ASPHALT ROOFING.
2	NEW MAIN ENTRY STEPS AND COVERED PORCH (SEE ENLARGED ELEVATIONS)
3	NEW SIDE STEPS AND COVERED PORCH (SEE ENLARGED ELEVATIONS)
4	NEW STAINED WOOD SHINGLES
5	NEW COPPER GUTTERS TO MATCH EXISTING (HISTORIC PROFILE)
6	EXISTING DORMER EXTENDED & NEW WINDOW
7	NEW FLAIR ABOVE 3RD FLR. WINDOWS TO MATCH EXISTING FLAIR BELOW 2ND FLR. WINDOWS
8	NEW DIAMOND PATTERN IN SHINGLES
9	EXISTING CORBELS TO REMAIN; PROPOSED TO CONTINUE ABOVE WINDOWS
10	DETAIL TO MATCH EXISTING FLAIR
11	NEW WOOD WINDOWS ON FRONT ELEVATION (TRIPLE GANG ON FIRST FLOOR)
12	NEW WINDOW WELL W/ LOW CURB HEIGHT
13	NEW PAINTED BENCH IN NEW MAIN ENTRY PORCH
14	NEW ARBOR

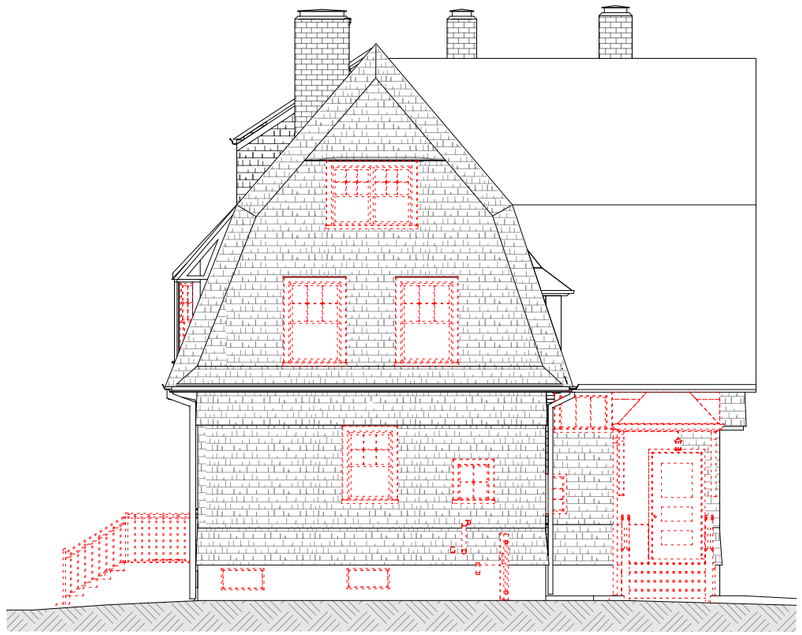
1 PROPOSED FRONT ELEVATION (NORTH)
Scale: 3/16"=1'-0"

GENERAL NOTE:
- ALL PROPOSED WINDOWS WILL BE FROM 'LEPAGE MILLWORK'.

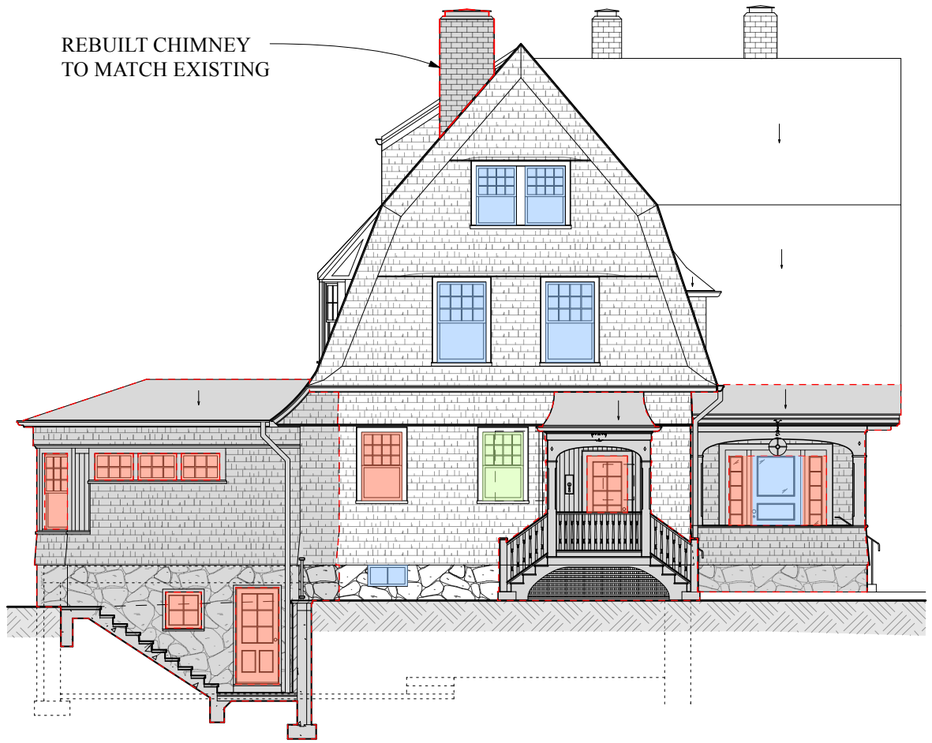
Charles R. Myer & Partners, Ltd.

3 BERKELEY PLACE
CAMBRIDGE, MA

EXTERIOR ELEVATION



1 EXISTING SIDE ELEVATION (EAST)
Scale: 3/32"=1'-0"



2 PROPOSED SIDE ELEVATION (EAST)
Scale: 3/32"=1'-0"

ALTERED WINDOWS & ARCHITECTURAL FEATURES

NEW WINDOW TO MATCH EXISTING SIZE IN EXISTING LOCATION

NEW WINDOW TO MATCH EXISTING SIZE IN NEW LOCATION

NEW WINDOW AND DOOR IN NEW LOCATION

NEW ARCHITECTURAL FEATURES

WINDOW AND DOOR NOTES:

1) ALL EXISTING WINDOWS WERE INSTALLED IN 2000-2001 W/ INSULATED GLASS.
2) ALL EXISTING SKYLIGHTS WERE INSTALLED IN 2000-2001.
3) FRONT EXTERIOR DOOR 101 PROFILE TO BE SAVED FOR REUSE.



1 EXISTING SIDE ELEVATION (EAST)
Scale: 3/16"=1'-0"

Charles R. Myer & Partners, Ltd.



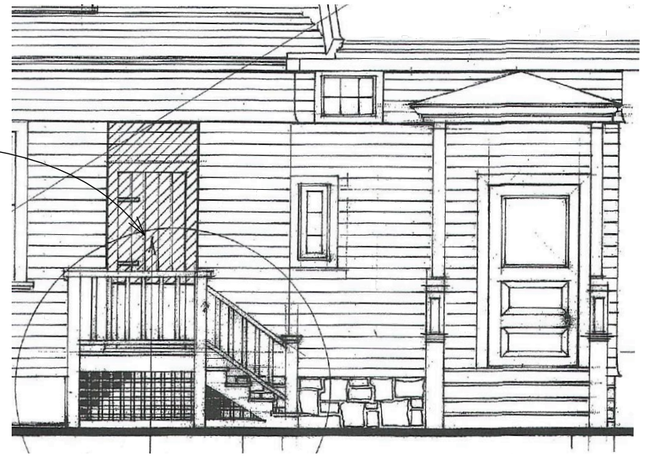
ANNOTATION KEY

1	CHIMNEY TO BE RE-BUILT W/ THIN VENEER BRICK TO MATCH EXISTING APPEARANCE
2	NEW STANDING SEAM COPPER METAL ROOF
3	NEW RED CEDAR ROOFING TO REPLACE EXISTING ASPHALT ROOFING
4	NEW SIDE ENTRY ROOF AND STEPS
5	TRIM TO MATCH EXISTING PROFILE
6	EXISTING CORBEL PROFILES
7	NEW COPPER GUTTERS TO MATCH EXISTING (HISTORIC PROFILE)
8	NEW ROUND DOWNSPOUT IN NEW LOCATION
9	NEW ADDITION AND BASEMENT STEPS
10	NEW FLAIR TO MATCH EXISTING AT PORCH OPENING
11	SHINGLE PROW OVER 2ND FLOOR WINDOWS TO MATCH EXISTING ON WEST ELEVATION
12	NEW STONE FOUNDATION TO MATCH EXISTING
13	NEW STAINED WOOD SHINGLES
14	NEW FRONT DOOR TO MATCH EXISTING PROFILE W/ NEW FLANKING SIDE LITES
15	NEW SIDE DOOR

1 PROPOSED SIDE ELEVATION (EAST)
Scale: 3/16"=1'-0"

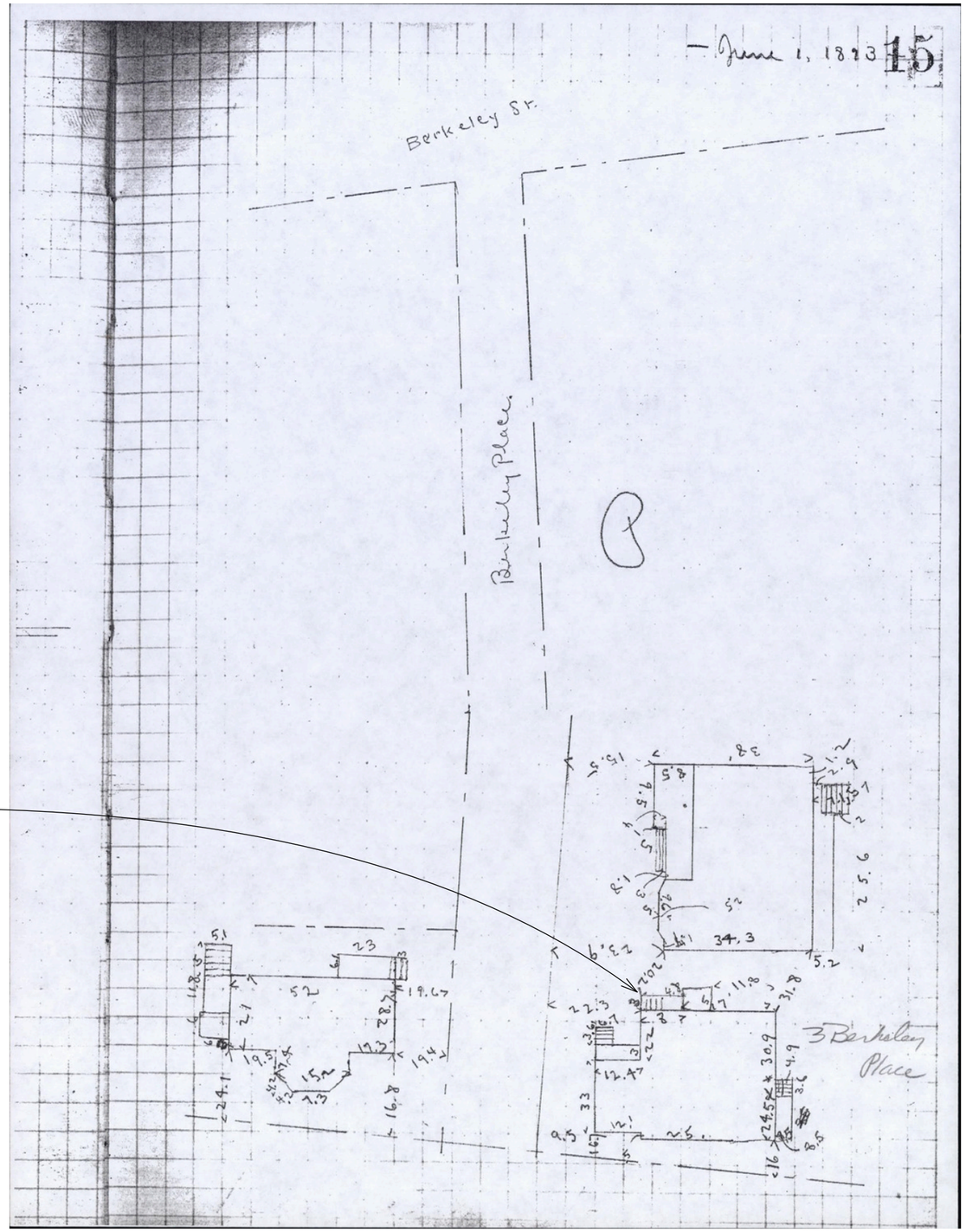
GENERAL NOTE:
- ALL PROPOSED WINDOWS WILL BE FROM 'LEPAGE MILLWORK'.

SHOWS PREVIOUS SIDE ENTRANCE STAIR AND PORCH ON THE NORTHEAST CORNER, SEEMS TO HAVE BEEN REMOVED IN EARLIER 2000-2001 RENOVATION



2 SIDE EXTERIOR ELEVATION : 1999 DRAWING
Scale: NTS

1893 PLOT PLAN SHOWS PREVIOUS SIDE ENTRANCE STAIR AND PORCH ON THE NORTHEAST CORNER OF HOUSE



1 HISTORICAL 1893 PLOT PLAN
Scale: NTS

N

Cambridge Historical Commission, Digital Architectural Survey and History (C-DASH)
https://cdash.cambridgema.gov/s/cdash/item/147705



1 EXISTING REAR ELEVATION (SOUTH)
Scale: 3/32"=1'-0"

ALTERED WINDOWS & ARCHITECTURAL FEATURES



2 PROPOSED REAR ELEVATION (SOUTH)
Scale: 3/32"=1'-0"

NEW WINDOW TO MATCH EXISTING SIZE IN EXISTING LOCATION

NEW WINDOW TO MATCH EXISTING SIZE IN NEW LOCATION

NEW WINDOW IN NEW LOCATION

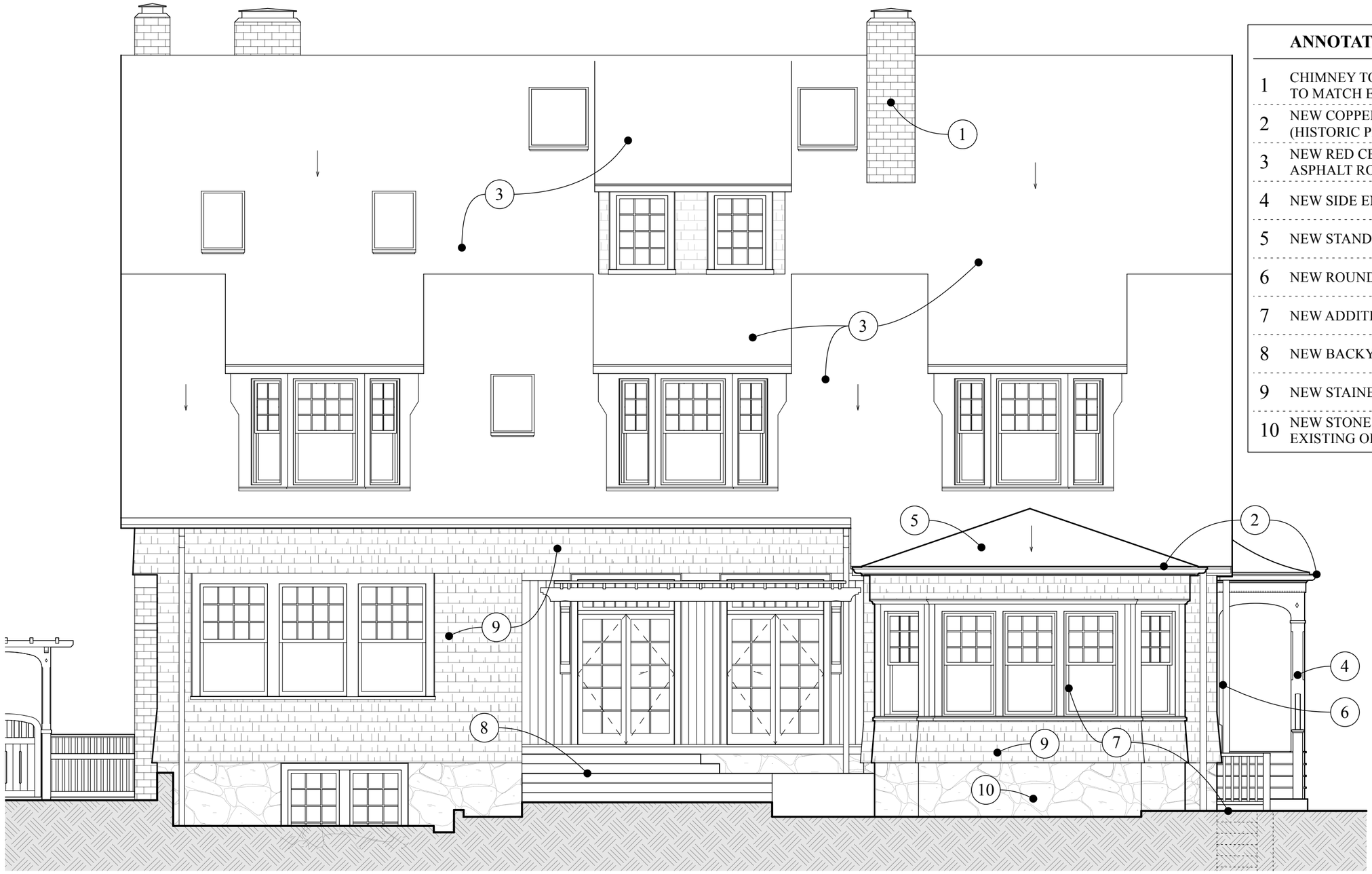
NEW ARCHITECTURAL FEATURES



WINDOW AND DOOR NOTES:

1) ALL EXISTING WINDOWS WERE INSTALLED IN 2000-2001 W/ INSULATED GLASS.
2) ALL EXISTING SKYLIGHTS WERE INSTALLED IN 2000-2001.

1 EXISTING REAR ELEVATION (SOUTH)
Scale: 3/16"=1'-0"



ANNOTATION KEY

1	CHIMNEY TO BE RE-BUILT W/ THIN VENEER BRICK TO MATCH EXISTING LOOK
2	NEW COPPER GUTTERS TO MATCH EXISTING (HISTORIC PROFILE)
3	NEW RED CEDAR ROOFING TO REPLACE EXISTING ASPHALT ROOFING
4	NEW SIDE ENTRY ROOF AND STEPS
5	NEW STANDING SEAM COPPER METAL ROOF
6	NEW ROUND DOWNSPOUT
7	NEW ADDITION AND BASEMENT STEPS
8	NEW BACKYARD MASONRY TERRACE
9	NEW STAINED WOOD SHINGLE SIDING
10	NEW STONE FOUNDATION TO MATCH EXISTING OR BRICK TO BE DECIDED

2 PROPOSED REAR ELEVATION (SOUTH)
Scale: 3/16"=1'-0"

GENERAL NOTE:
- ALL PROPOSED WINDOWS WILL BE FROM 'LEPAGE MILLWORK'.



1 PROPOSED SIDE ELEVATION (WEST)
Scale: 3/32"=1'-0"

ALTERED WINDOWS & ARCHITECTURAL FEATURES



2 EXISTING SIDE ELEVATION (WEST)
Scale: 3/32"=1'-0"

NEW WINDOW TO MATCH EXISTING SIZE IN EXISTING LOCATION

NEW WINDOW TO MATCH EXISTING SIZE IN NEW LOCATION

NEW WINDOW IN NEW LOCATION

NEW ARCHITECTURAL FEATURES



WINDOW AND DOOR NOTES:

1) ALL EXISTING WINDOWS WERE INSTALLED IN 2000-2001 W/ INSULATED GLASS.
2) ALL EXISTING SKYLIGHTS WERE INSTALLED IN 2000-2001.

1 EXISTING SIDE ELEVATION (WEST)
Scale: 3/16"=1'-0"

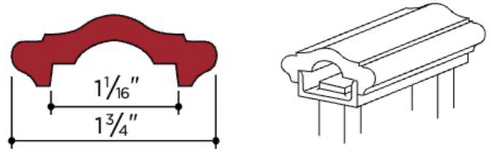


ANNOTATION KEY

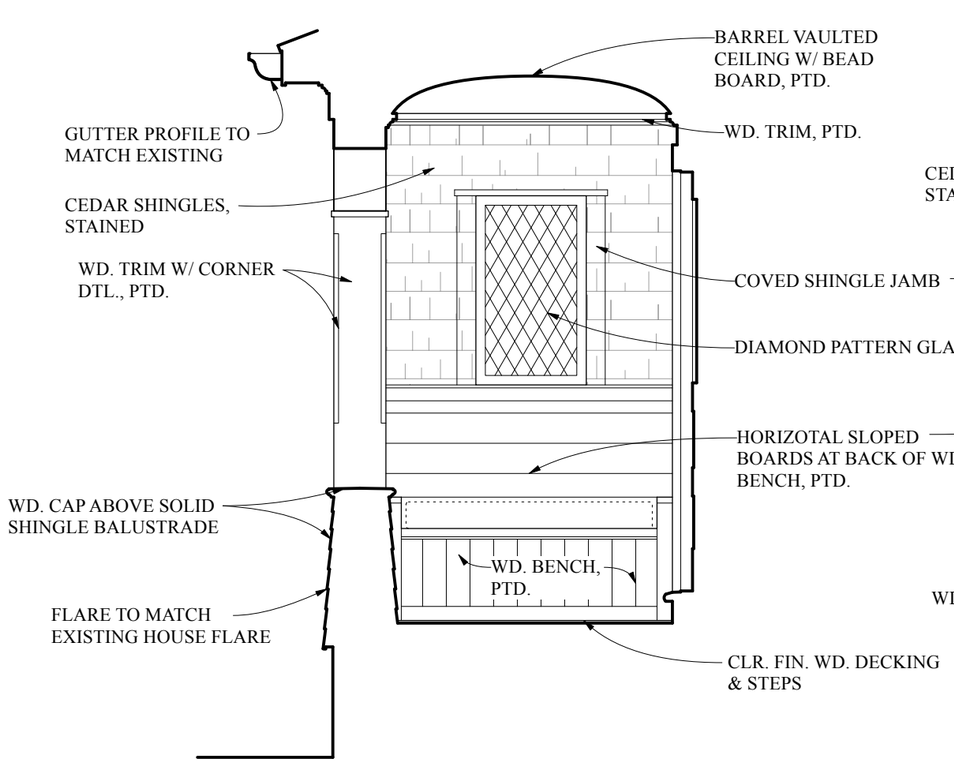
1	NEW STAINED WOOD SHINGLE SIDING
2	NEW COPPER GUTTERS TO MATCH EXISTING (HISTORIC PROFILE)
3	NEW RED CEDAR ROOFING TO REPLACE EXISTING ASPHALT ROOFING
4	NEW WINDOW WELL W/ STONE TO MATCH EXISTING FOUNDATION
5	NEW BACKYARD MASONRY TERRACE
6	NEW DECORATIVE GLASS WINDOW W/ COVED SHINGLE JAMB
7	NEW SKYLIGHTS TO REPLACE EXISTING
8	NEW ARBOR
9	NEW REAR ADDITION W/ METAL ROOF AND STAINED SHINGLE SIDING

1 PROPOSED REAR ELEVATION (SOUTH)
Scale: 3/16"=1'-0"

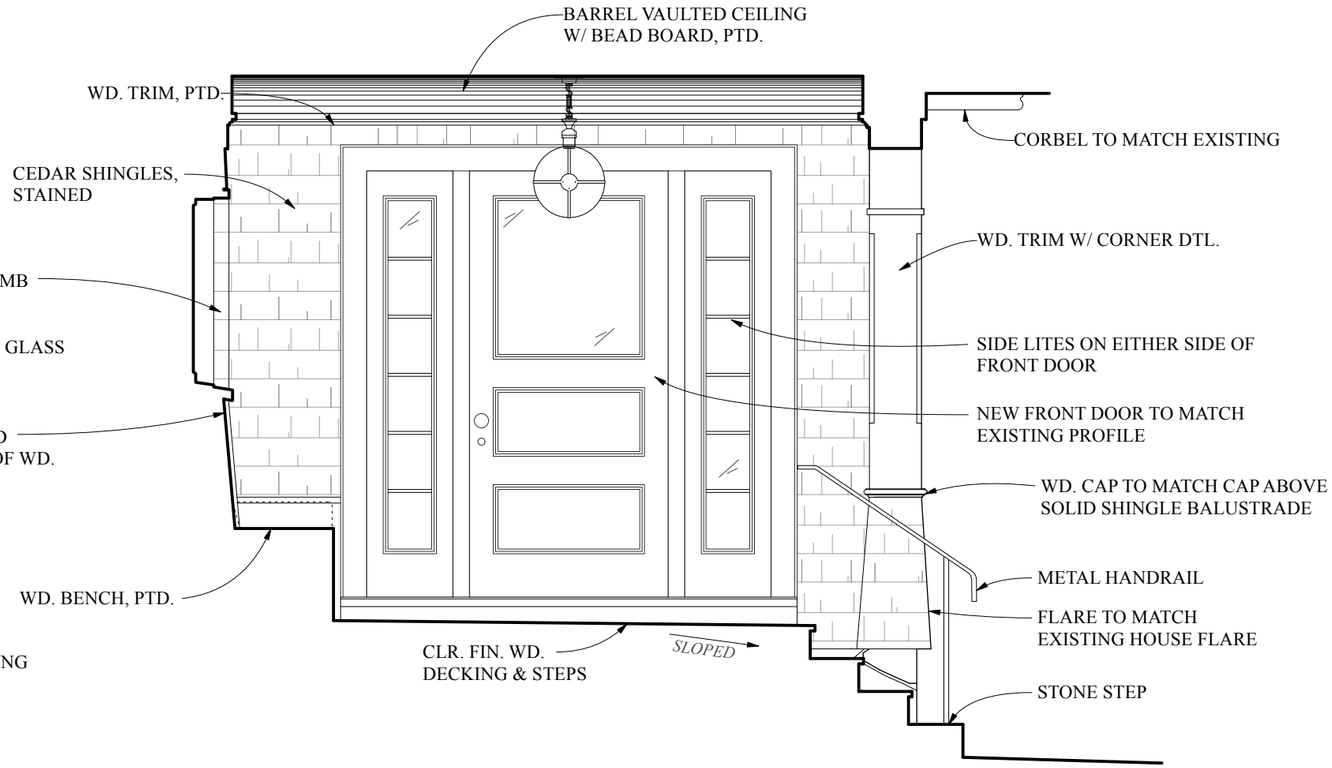
GENERAL NOTE:
- ALL PROPOSED WINDOWS WILL BE FROM 'LEPAGE MILLWORK'.



3 METAL HANDRAIL PROFILE
Scale: NTS



1 PROPOSED MAIN ENTRY ELEVATION
Scale: 3/8"=1'-0"



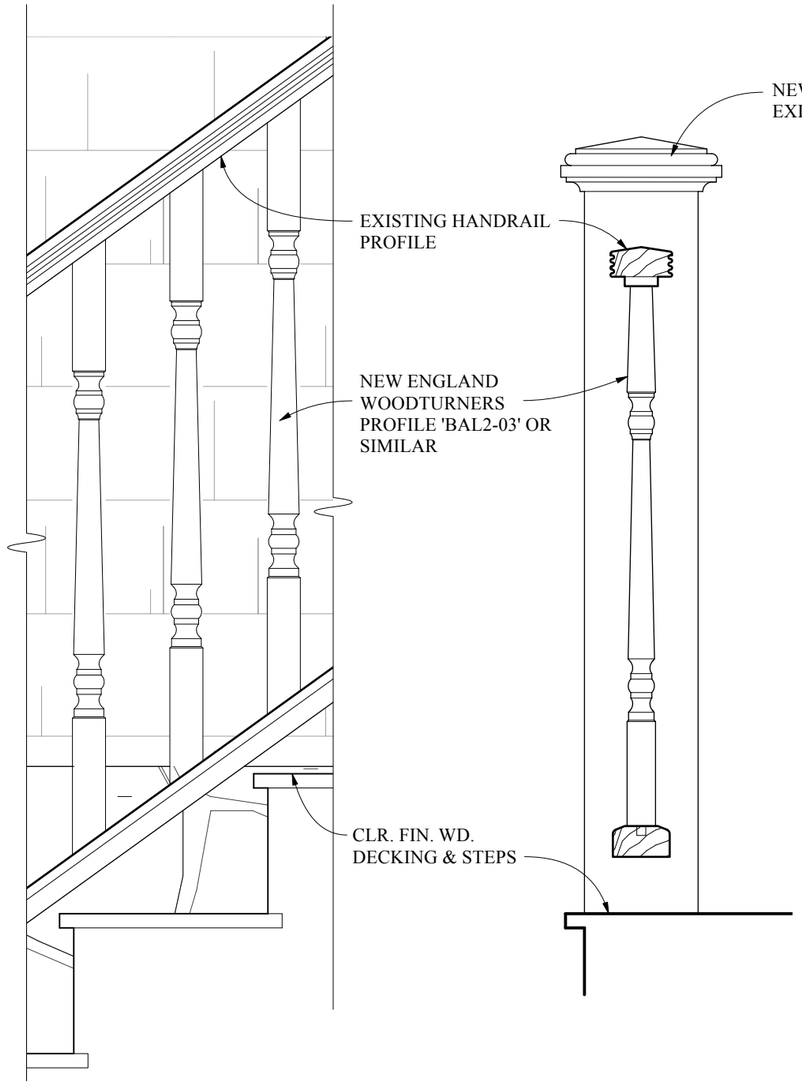
2 PROPOSED MAIN ENTRY ELEVATION
Scale: 3/8"=1'-0"



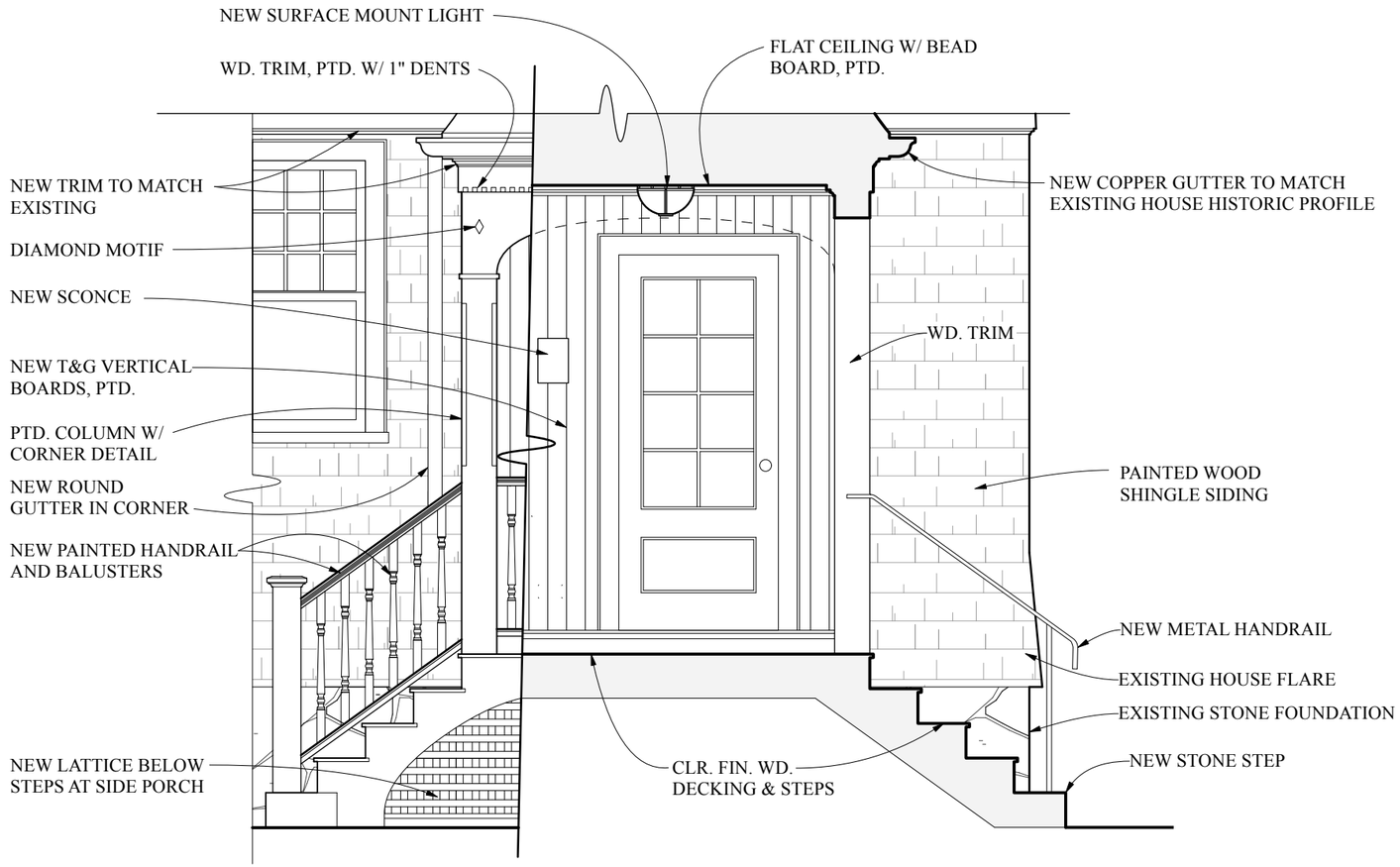
1 FRONT ENTRY ROOF & TRIM
Scale: NTS



2 FRONT ENTRY ROOF & TRIM
Scale: NTS



1 HANDRAIL ELEVATION & SECTION PROFILE
Scale: 1 1/2"=1'-0"



2 PROPOSED SIDE ENTRY ELEVATION
Scale: 3/8"=1'-0"



1 SIDE ENTRY ROOF & TRIM
Scale: NTS

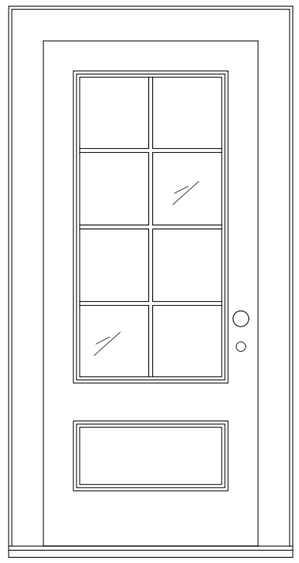


2 SIDE ENTRY ROOF & TRIM
Scale: NTS

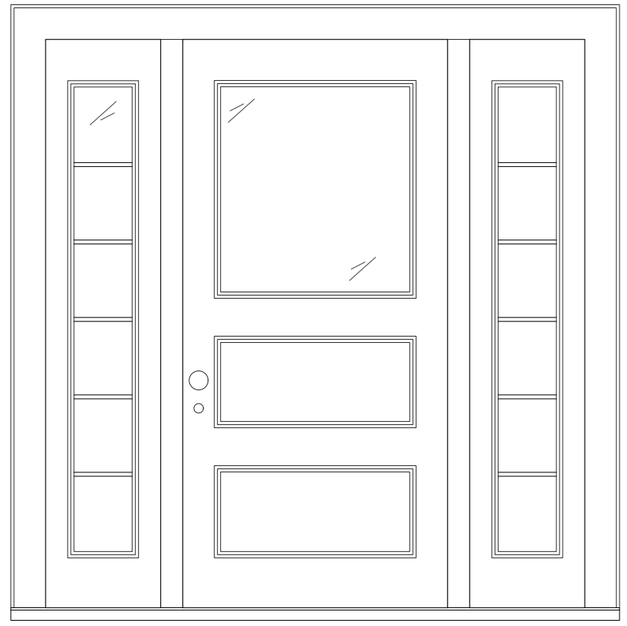
NOTES:
1) CASING TO MATCH EXISTING PROFILE.
2) SILL TO MATCH EXISTING PROFILE.
3) DOOR PROFILE MATCHES EXISTING.
PANEL MOLDING TO MATCH EXISTING
AT FRONT DOOR AND SIDE LITES.



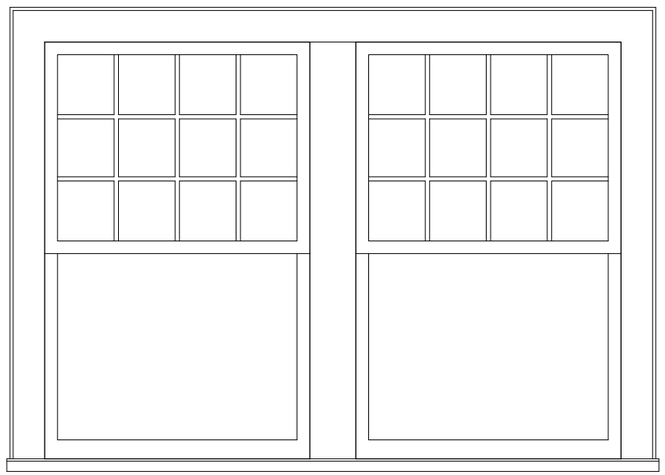
3 EXISTING FRONT DOOR IMAGE
Scale: NTS



2 PROPOSED SIDE DOOR
Scale: 1/2" = 1'-0"



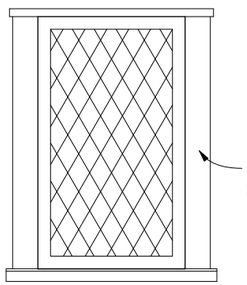
1 PROPOSED FRONT DOOR
Scale: 1/2" = 1'-0"



1 DOUBLE-HUNG (DOUBLE GANG)
Scale: 1/2"=1'-0"

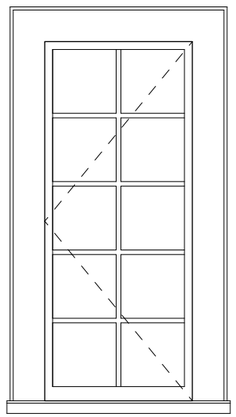
LOCATION:
FRONT, LEFT, AND RIGHT ELEVATION

*MULL THICKNESS ON DOUBLE HUNG WINDOWS TO MATCH 'LEPAGE' WINDOW SASH WEIGHT DETEAIL



2 FIXED
Scale: 1/2"=1'-0"

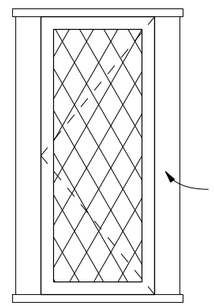
LOCATION:
FRONT ELEVATION



3 CASEMENT
Scale: 1/2"=1'-0"

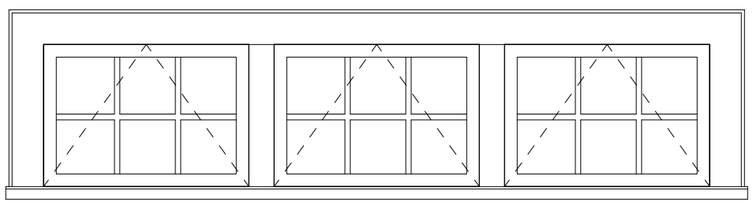
LOCATION:
FRONT ELEVATION

NOTES:
1) CASING TO MATCH EXISTING PROFILE.
2) SILL TO MATCH EXISTING PROFILE.
3) NEW WINDOWS WILL BE FROM 'LEPAGE'.



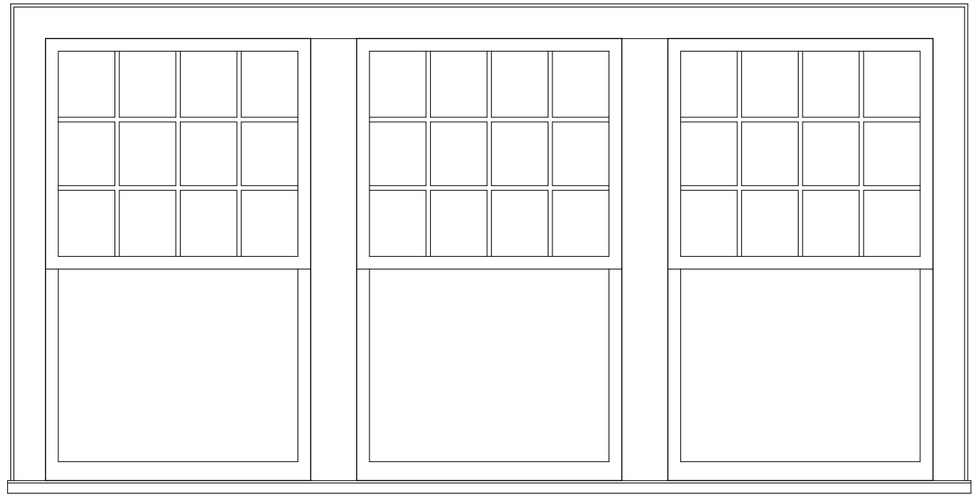
4 DECORATIVE CASEMENT
Scale: 1/2"=1'-0"

LOCATION:
RIGHT ELEVATION



6 AWNING (TRIPLE GANG)
Scale: 1/2"=1'-0"

LOCATION:
LEFT ELEVATION



5 DOUBLE-HUNG (TRIPLE GANG)
Scale: 1/2"=1'-0"

LOCATION:
FRONT AND REAR ELEVATION

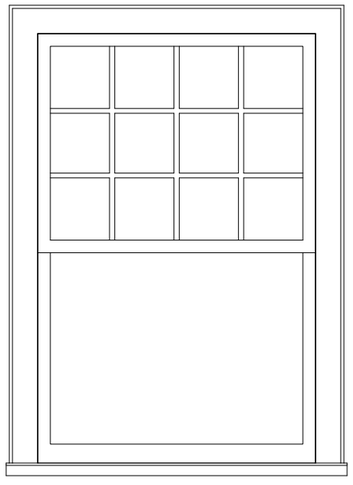
*MULL THICKNESS ON DOUBLE HUNG WINDOWS TO MATCH 'LEPAGE' WINDOW SASH WEIGHT DETEAIL

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3 BERKELEY PLACE
CAMBRIDGE, MA

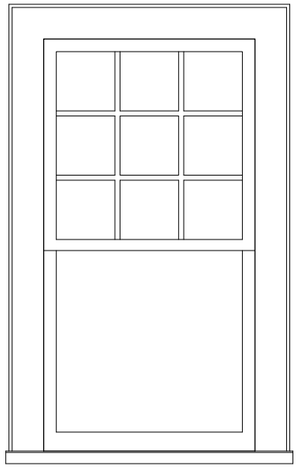
PROPOSED 'LEPAGE' WINDOW ELEVATIONS

NOTES:
1) CASING TO MATCH EXISTING PROFILE.
2) SILL TO MATCH EXISTING PROFILE.
3) BASEMENT WINDOW SILLS TO MATCH EXISTING MONOLITHIC GRANITE BLOCK.
3) NEW WINDOWS WILL BE FROM 'LEPAGE'.



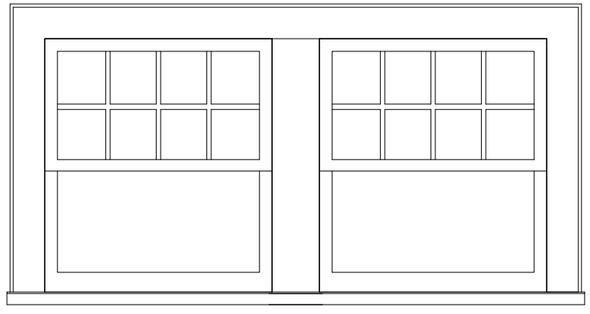
1 DOUBLE-HUNG
Scale: 1/2"=1'-0"

LOCATION:
FRONT, LEFT RIGHT, AND REAR ELEVATION



2 DOUBLE-HUNG
Scale: 1/2"=1'-0"

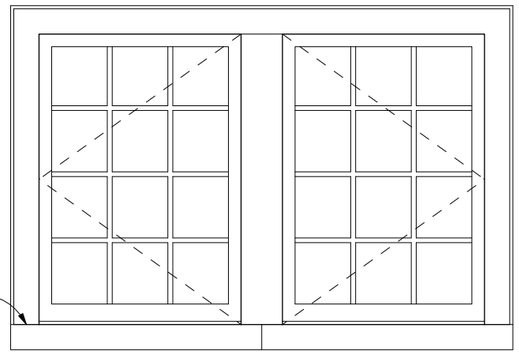
LOCATION:
REAR ELEVATION



3 DOUBLE-HUNG (DORMER)
Scale: 1/2"=1'-0"

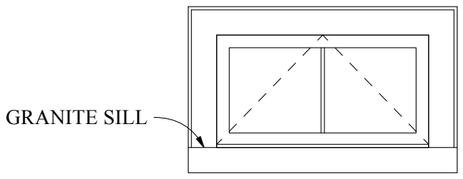
LOCATION:
FRONT ELEVATION

*MULL THICKNESS ON DOUBLE HUNG WINDOWS TO MATCH 'LEPAGE' WINDOW SASH WEIGHT DETEAIL



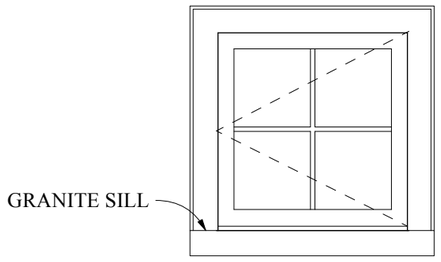
4 CASEMENT (DOUBLE GANG)
Scale: 1/2"=1'-0"

LOCATION:
BASEMENT REAR & RIGHT ELEVATION



5 AWNING
Scale: 1/2"=1'-0"

LOCATION:
BASEMENT FRONT, LEFT & RIGHT ELEVATION



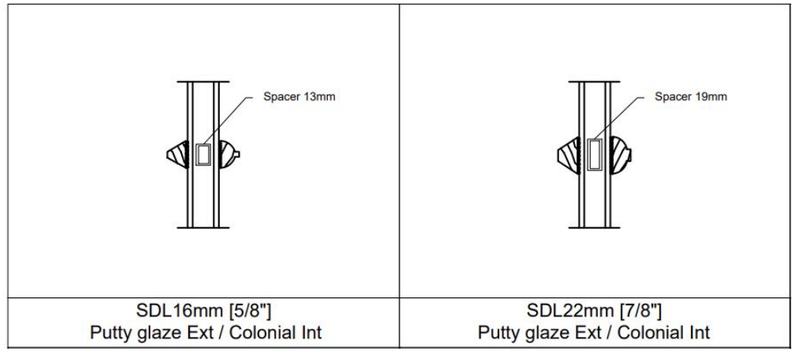
6 CASEMENT
Scale: 1/2"=1'-0"

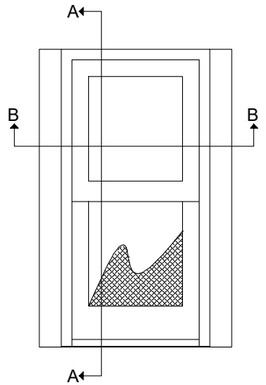
LOCATION:
BASEMENT LEFT & REAR ELEVATION

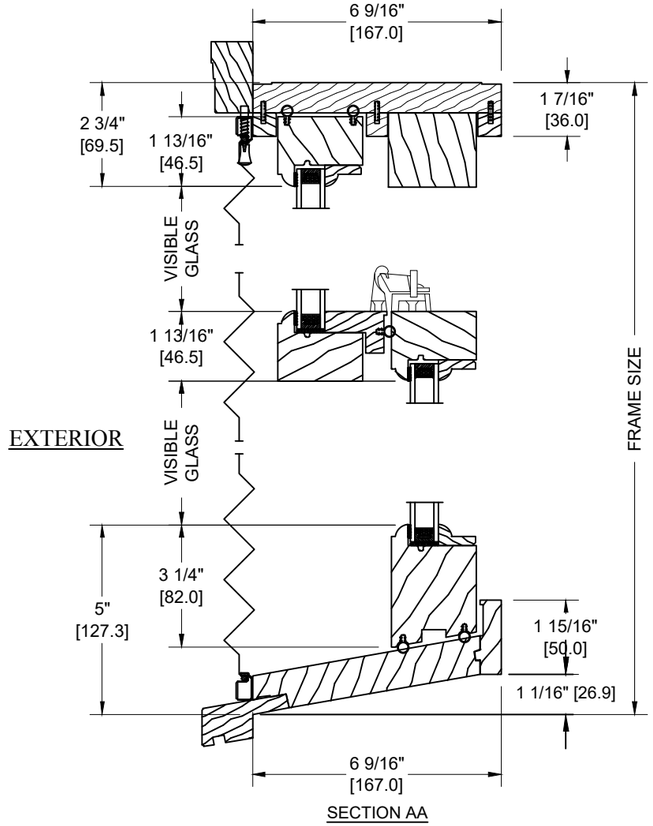
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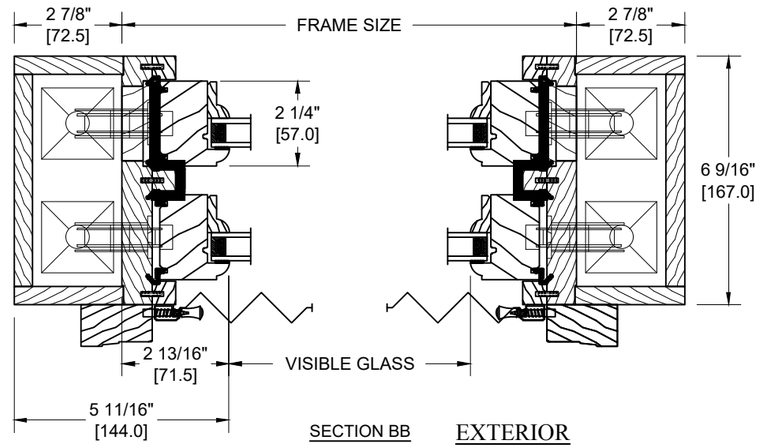
PROPOSED 'LEPAGE' WINDOW ELEVATIONS







SECTION AA



SECTION BB EXTERIOR



EXISTING SILL & CASING



PROPOSED WINDOW

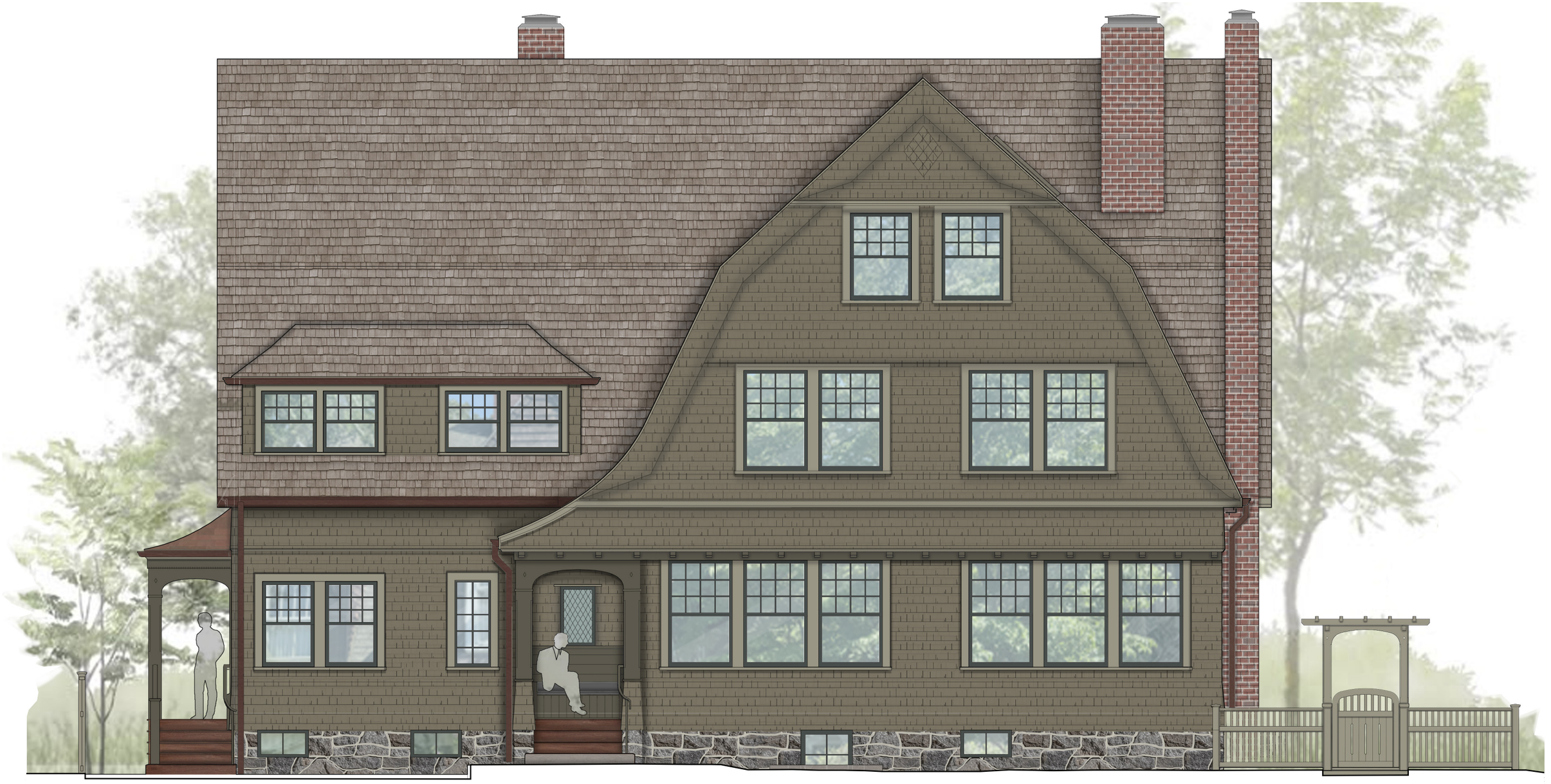


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3 BERKELEY PLACE
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3D PERSPECTIVE IMAGE







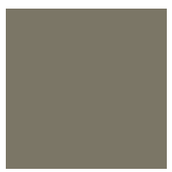
BENJAMIN MOORE
GRAZING FAWN 1220
DOOR COLOR



BENJAMIN MOORE
AEGEAN OLIVE 1491
PORCH TRIM COLOR



BENJAMIN MOORE
GETTYSBURG GRAY HC-107
TRIM/CASING COLOR



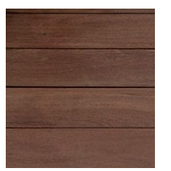
BENJAMIN MOORE
GLOUCESTER SAGE HC-100
BODY COLOR



FARROW AND BALL
STUDIO GREEN NO.93
SASH COLOR



WESTERN RED CEDAR
SHINGLE ROOF



MAHOGANY WOOD
ENTRY STEPS



FLAT SEAM RED COPPER
METAL ROOF



RED BRICK
CHIMNEY



LOCAL FIELDSTONE
FOUNDATION STONE









JAMB
SMALL CONVEX



JAMB
FENTON



JAMB
MORTON



BEGA
COMPACT FLOODLIGHT W/
B70760 CONCENTRIC RING
LOUVER