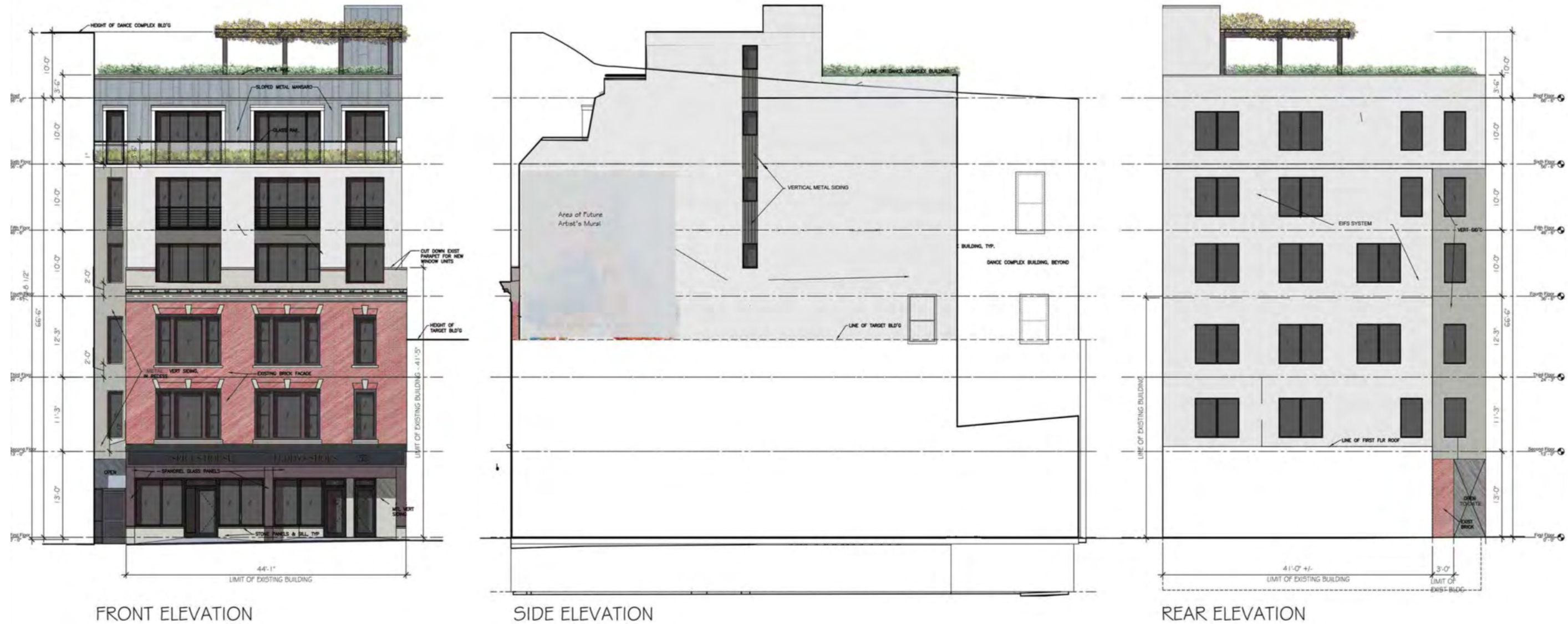


CENTRAL SQUARE REDEVELOPMENT LLC

544-550 Mass Ave, Cambridge, MA



Revised Graphics Package Section 2

Prepared for: Cambridge Planning Board

Prepared by: Clifford Schorer and Carr Lynch & Sandell, Architects, Jean Hermann. Lead

April 24, 2022 **Revised July 2022**

Application: PB-381

544-550 Massachusetts Ave., known as: 550 Mass Ave, Cambridge, MA

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Notes Regarding Graphic Volume Changes

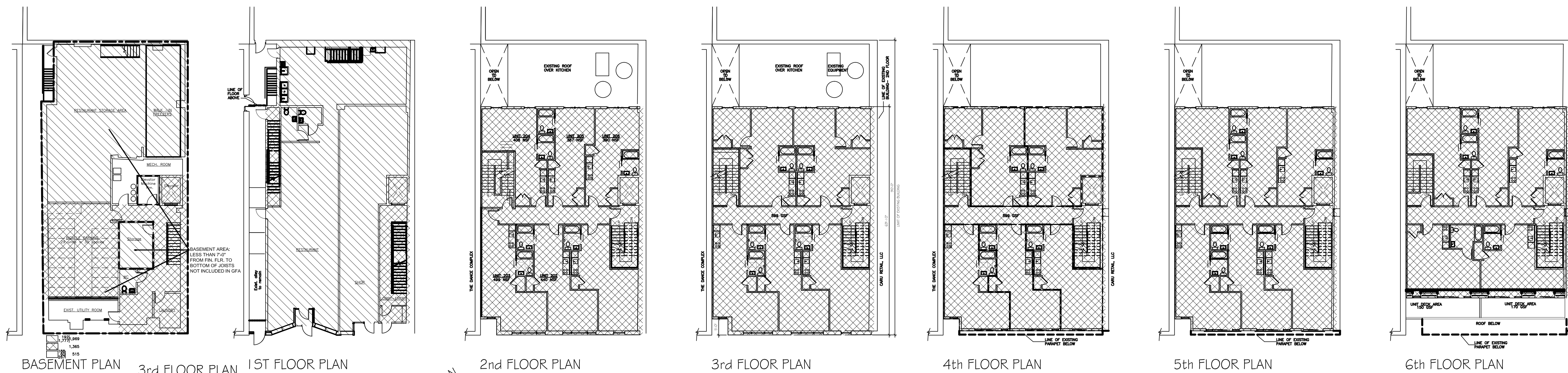
This graphics package has been fully revised to reflect design changes and floorplan changes as discussed with Staff.

See summary of image changes under each Section heading below. See cover letter and of this package for narrative of design changes.

PROPOSED ELEVATIONS - COMPLETELY REVISED SECTION

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ADDL. MASSING AND PHOTO MONTAGES - SEE HARD-COPIES



BASEMENT PLAN 3rd FLOOR PLAN 1ST FLOOR PLAN

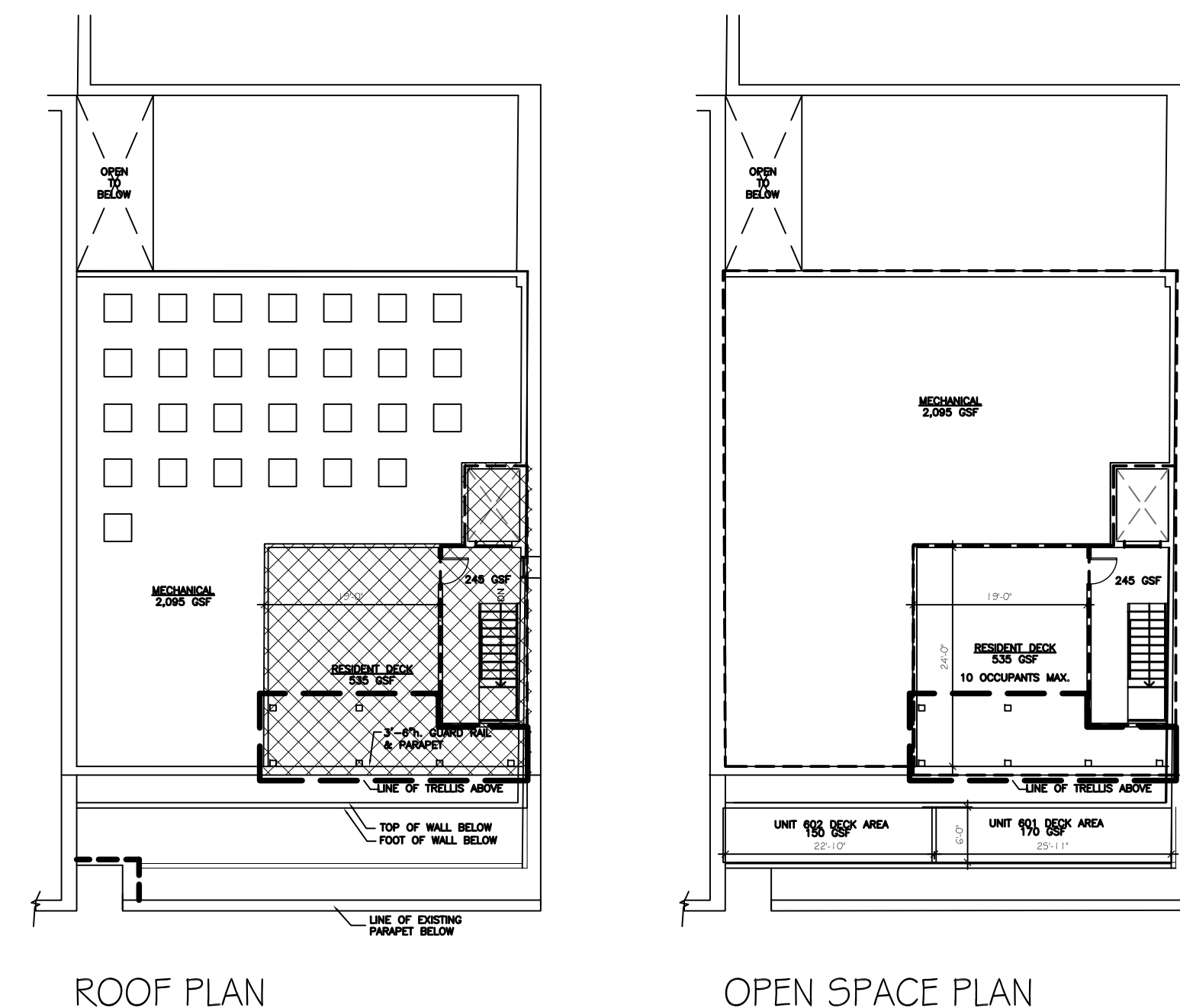
PROPOSED PLAN- SQUARE FEET BY USE

1/16" = 1'-0"

LEGEND

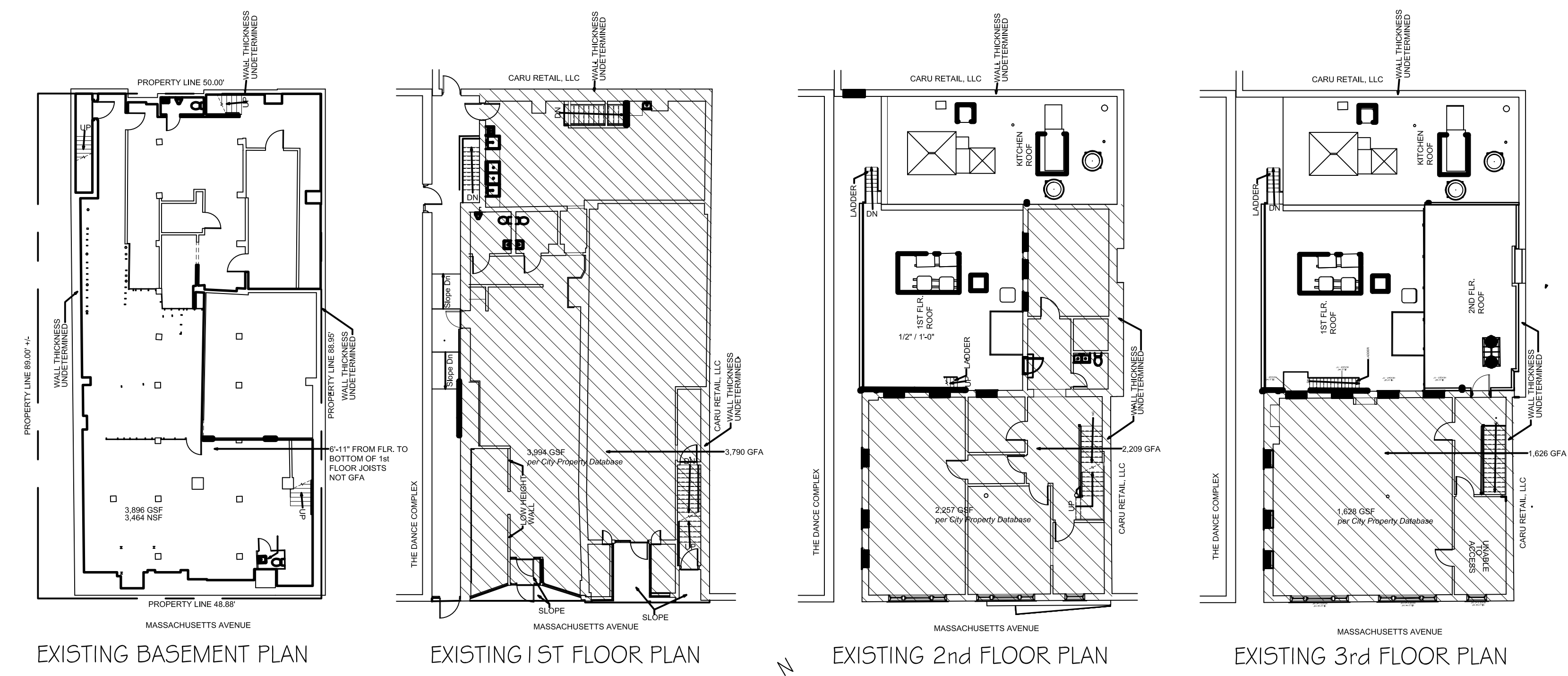
	TOTAL PROPOSED BUILDING AREA (GSF) - BY USE								TOT GSF
	RESIDENTIAL		NON-RES			N/A			
	CIRC.	BIKE/LAUN	UNITS	REST.	RETL	C. RM/WC.	UTIL	DECK	
BASEMENT	533	831	0	1,777	193	193	515		3,849
1ST FLOOR	561		0	2,181	1,079				3,821
2ND FLOOR	599		2,279						3,378
3RD FLOOR	599		2,279						3,378
4TH FLOOR	599		2,722						3,321
5TH FLOOR	599		2,722						3,321
6TH FLOOR	583		2,265				292		3,140
ROOF	0		0				2,416	503	2,919
TOTAL BUILDING GSF	4,073	831	13,267	3,958	1,079		3,195	795	27,127
Tot. GFA w/FAR exclusions allowed w/basement included	22,322								
Tot. GFA w/FAR exclusions allowed w/basement excluded	18,988								
Total FAR allowed w/inclusion incentive	5.20 FAR; 22,833 GSF								

	FAR CALCULATION			FAR CALCULATION w/Inclusion Incentive		
	GFA	LOT AREA	FAR	GFA	FAR	
EXISTING	7,879 gsf	4,394sf	1.79			
ALLOWED	17,564 gsf		4.00	+ 30%	22,833 gsf	
PROPOSED w/Incentive	22,322 gsf		5.08			
PROPOSED w/out Incentive	18,988 gsf		4.32			



ROOF PLAN

OPEN SPACE PLAN



EXISTING BASEMENT PLAN

EXISTING 1ST FLOOR PLAN

EXISTING 2nd FLOOR PLAN

EXISTING 3rd FLOOR PLAN

EXISTING CONDITION PLANS ZONING

1/16" = 1'-0"

LEGEND

	TOTAL AREA (SF)	
	NONRESIDENTIAL GFA	NON GFA
BASEMENT	3,994**	3,994*
1ST FLOOR	3,994**	
2ND FLOOR	2,257**	
3RD FLOOR	1,628**	
TOTAL NONRES GFA	7,879**	

* Basement Height 6'-11" fr. to bottom of 1st flr. joists
 ** Floor GSF per City Property Database
 *** Lot Area per survey

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 Cambridge, MA 02139

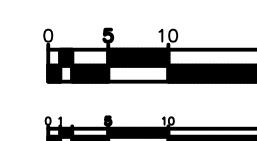
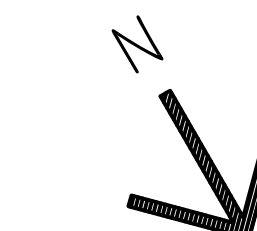
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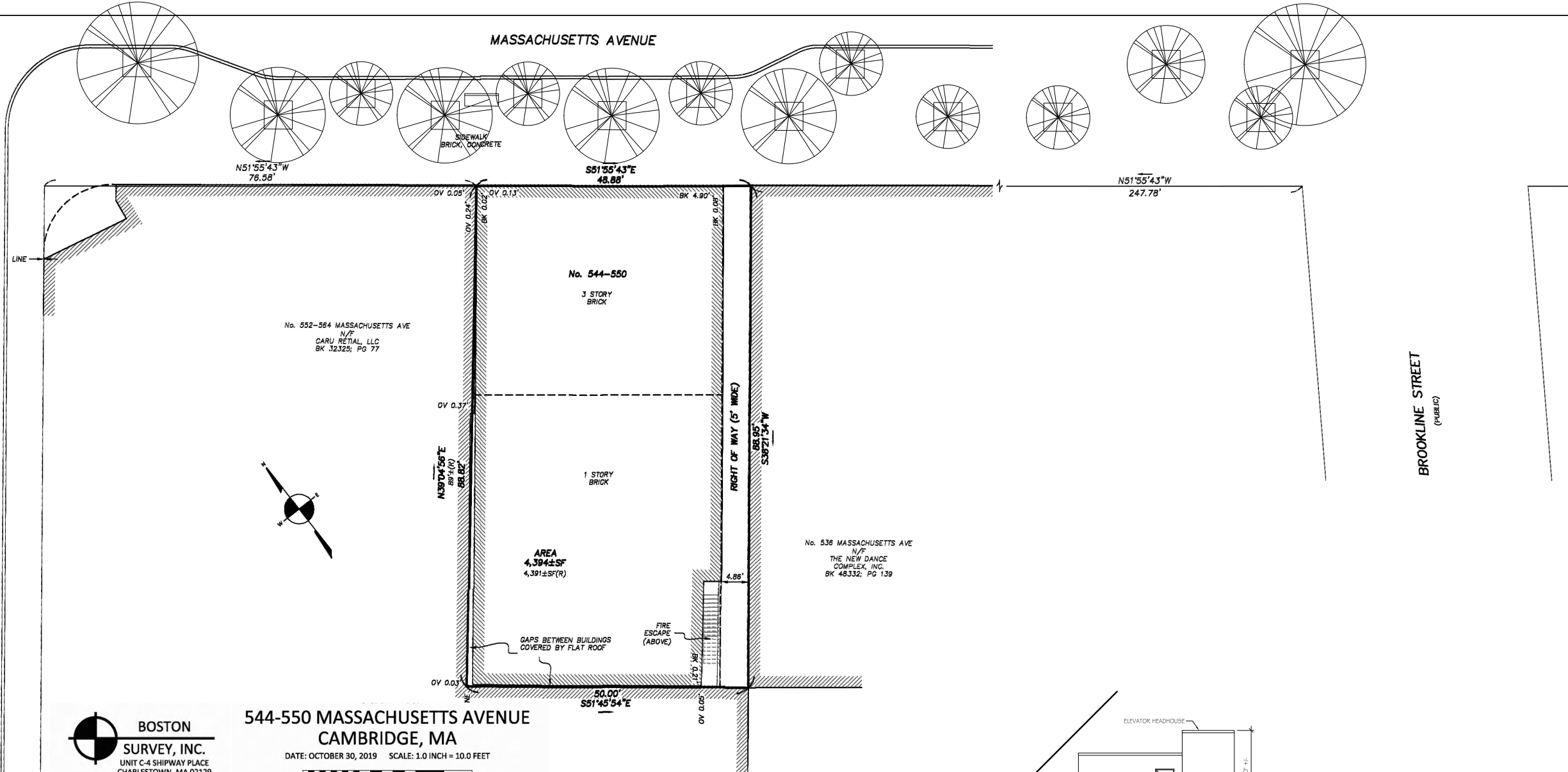
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 PROPOSED ZONING

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 R: 4/22/2022
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 project #: 1703

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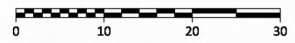


13
A
B
C
D



BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

**544-550 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA**
 DATE: OCTOBER 30, 2019 SCALE: 1.0 INCH = 10.0 FEET



no.	date	description

Key Plan

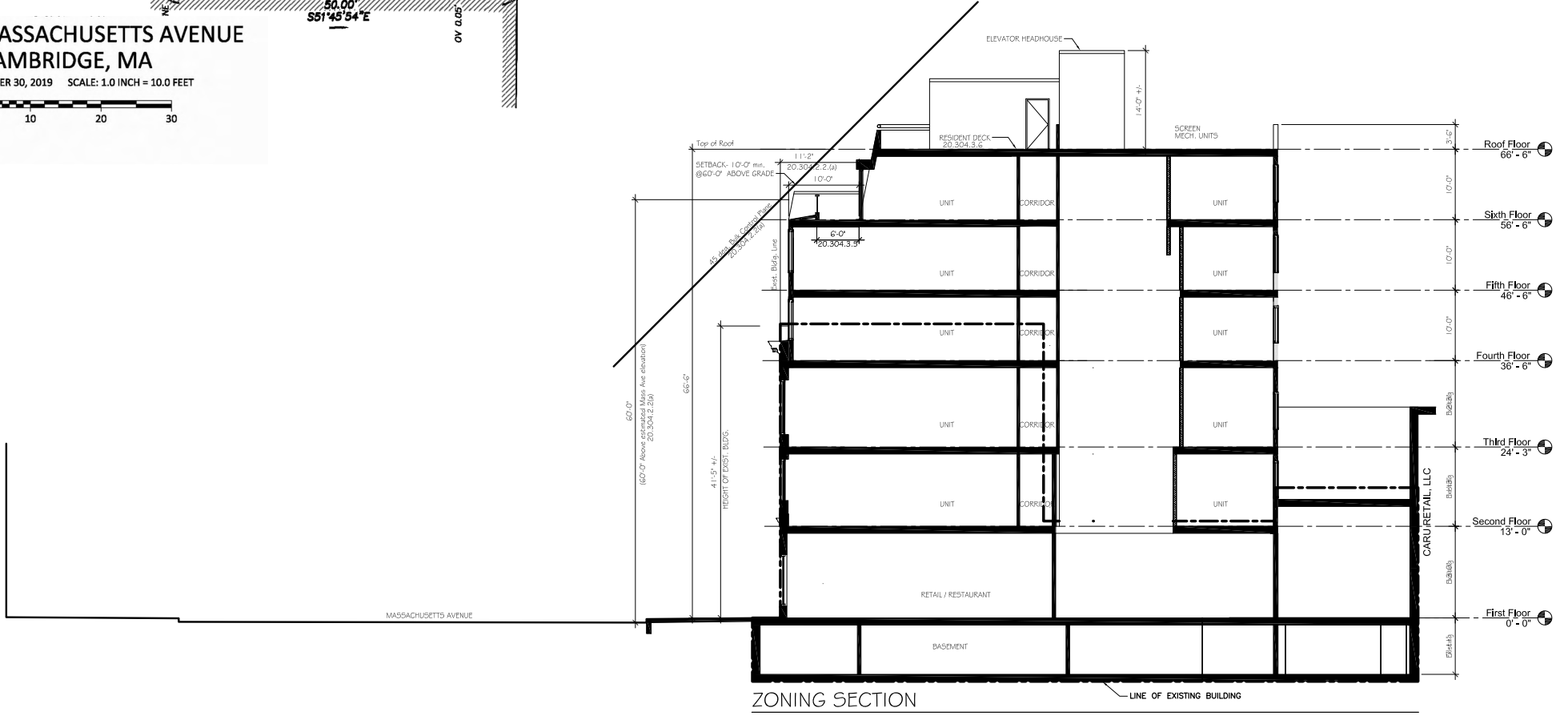
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 542-550 Massachusetts Avenue
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drawing title:
SITE PLAN & SECTION

scale: 1" = 10'-0"
 date: 22 MAY 2022
 drawn by:
 project #: 1703

drawing no:
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ZONING SECTION

1 2 3 4 5

Key Plan

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542-550 Massachusetts Avenue
Cambridge, MA 02139

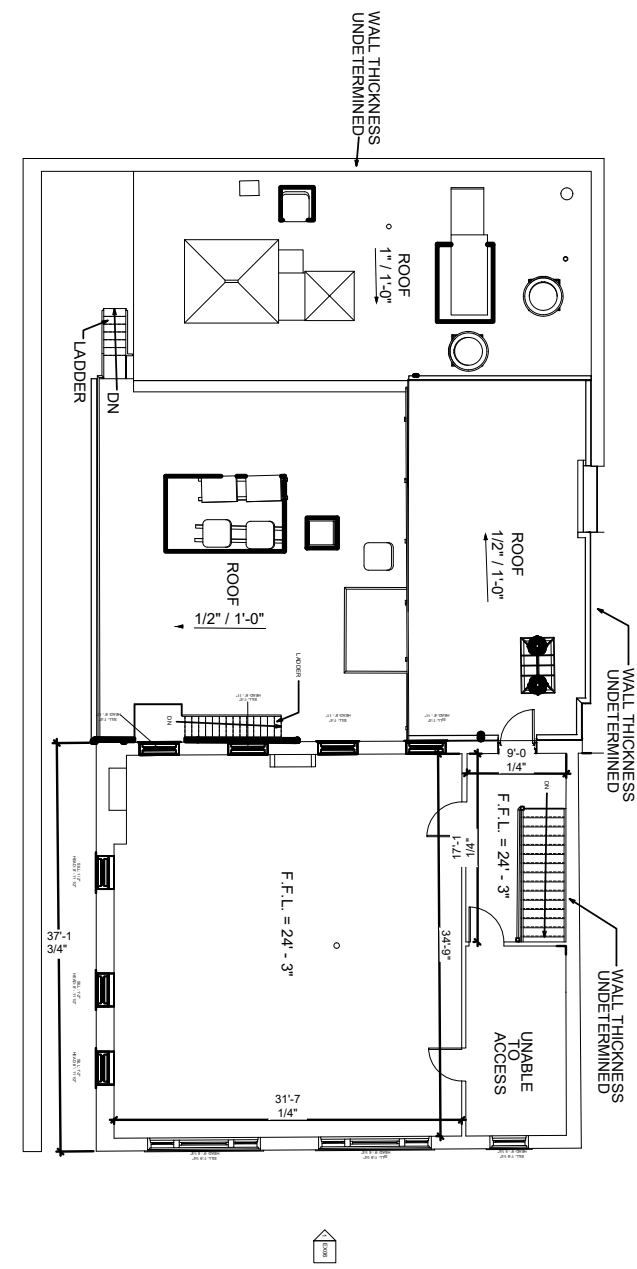
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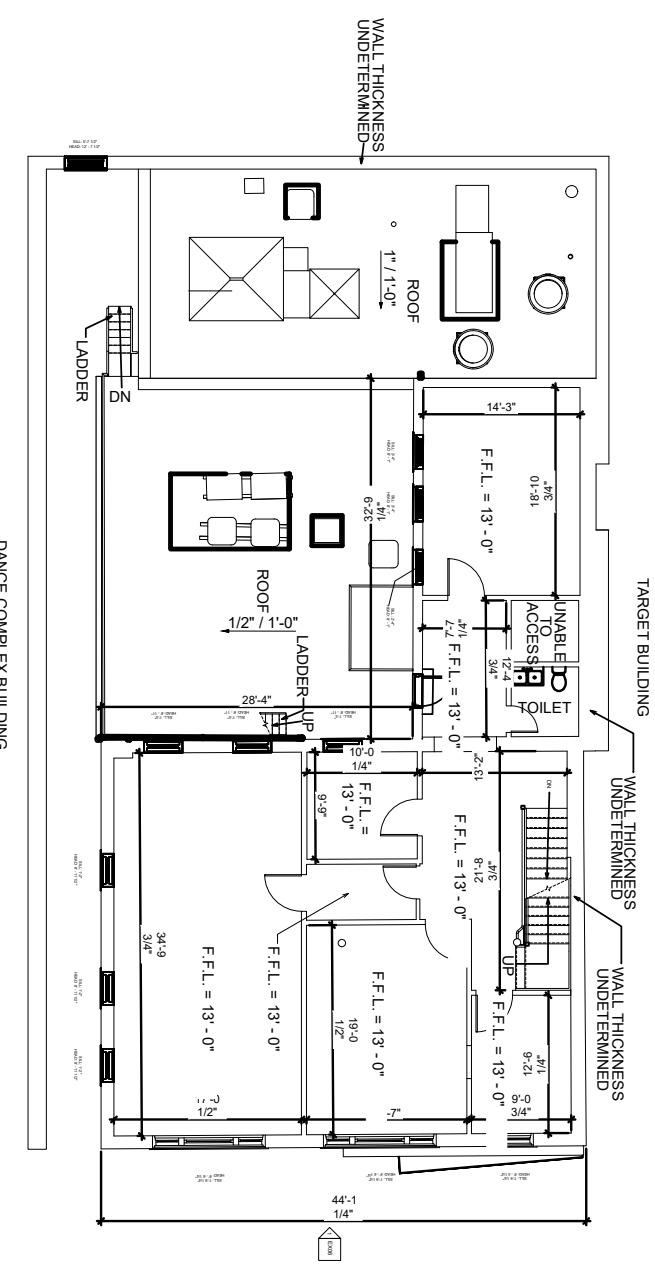
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1st, 2nd & 3rd

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drawn by:
project #: 1703

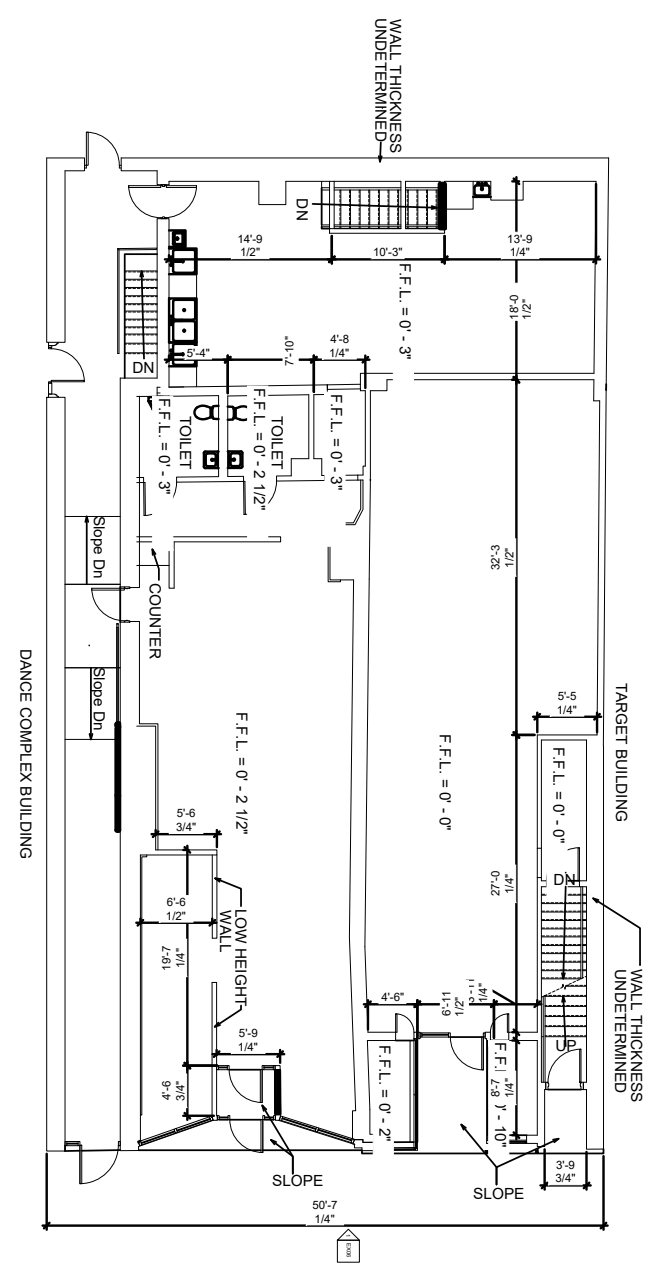
EX1.1



EXISTING 3rd FLOOR PLAN



EXISTING 2nd FLOOR PLAN



EXISTING 1st FLOOR PLAN

A

B

C

D

1

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5

Key Plan

544 Mass Ave
542-550 Massachusetts Avenue
Cambridge, MA 02139

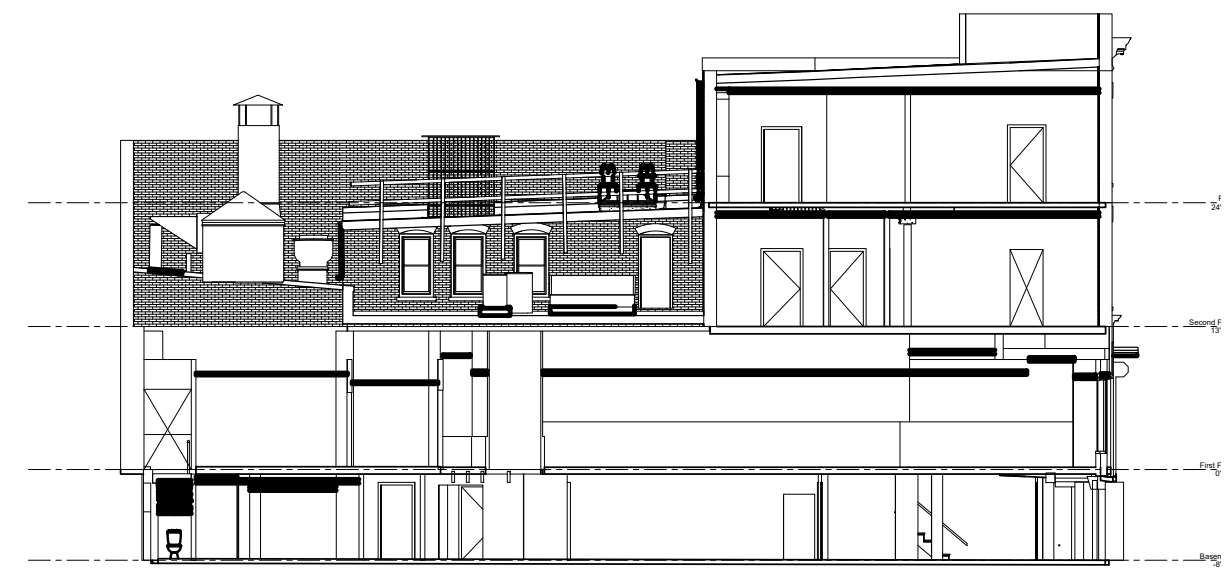
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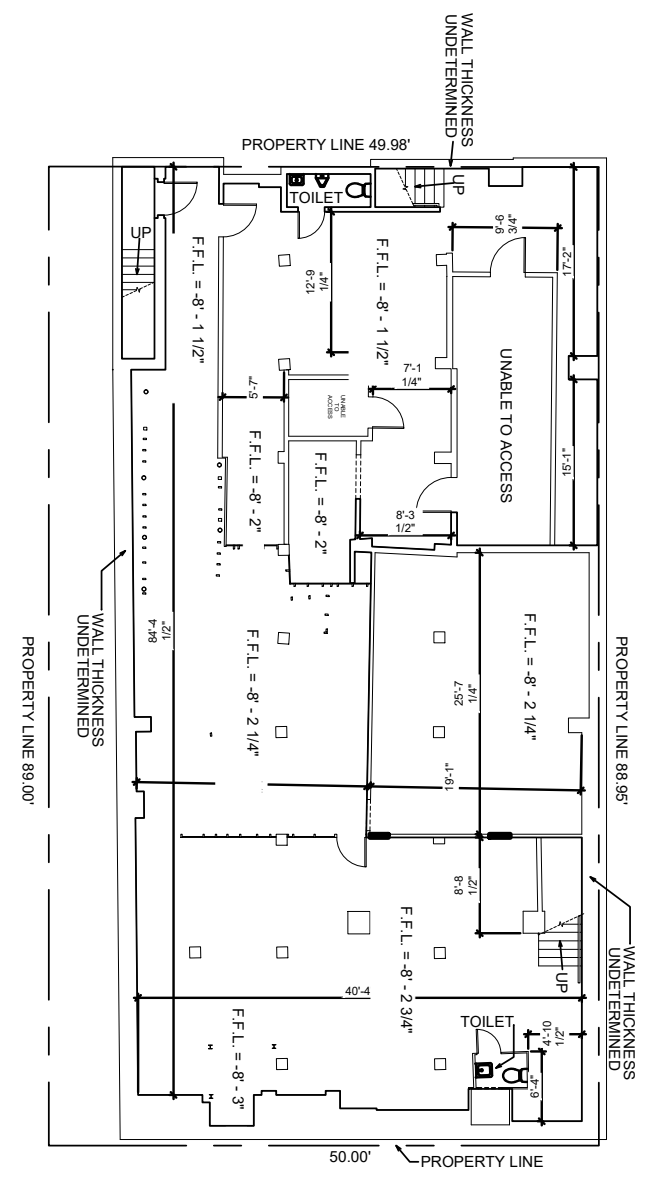
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FLOOR PLAN &
SECTION**

scale: 1/8" = 1'-0" drawing no:
date: 4/28/2021
rev: 8/23/2021
drawn by:
project #: 1703

EX1.2



EXISTING SECTION I



EXISTING BASEMENT PLAN

A

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4

5

Key Plan

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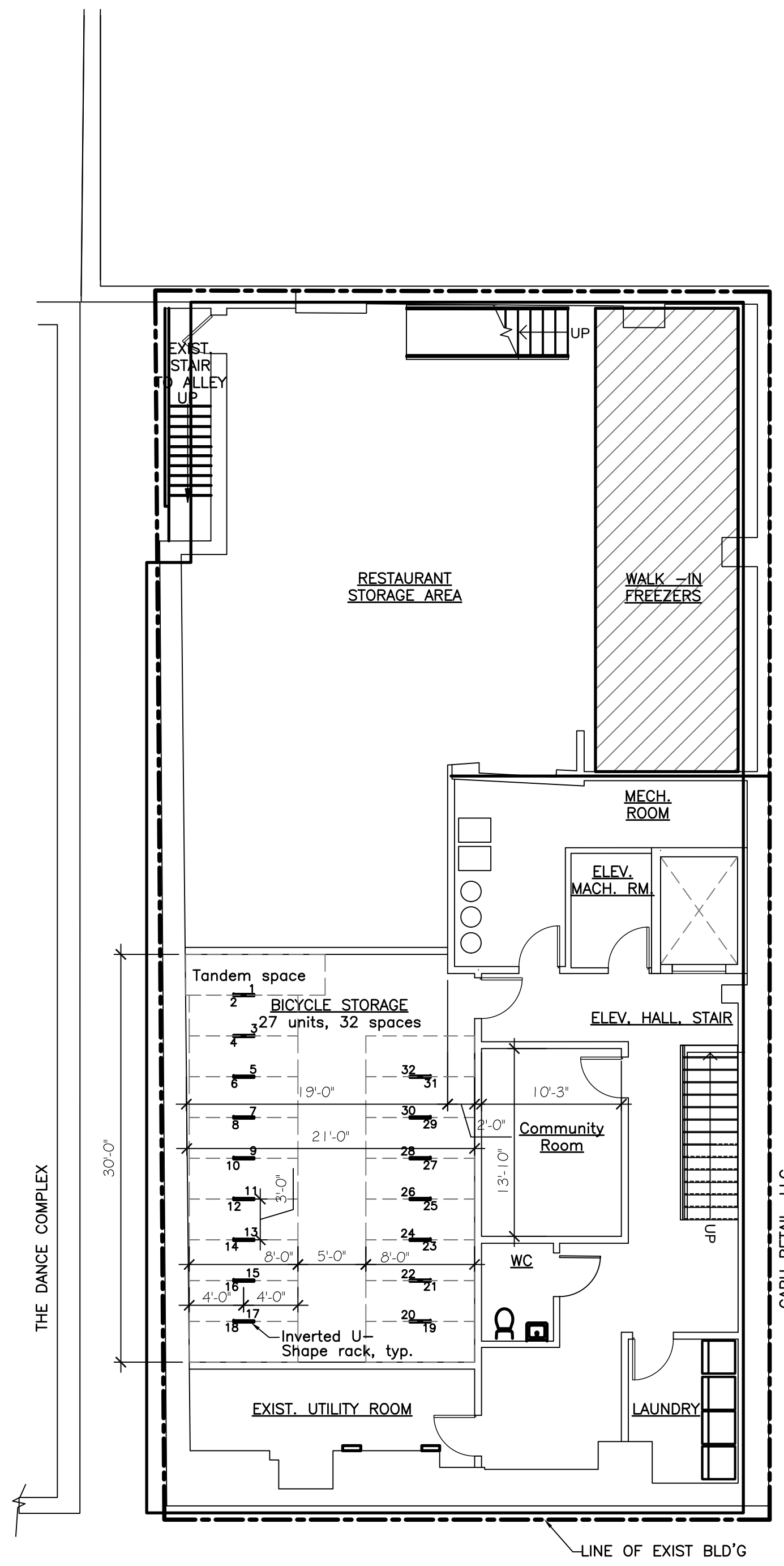
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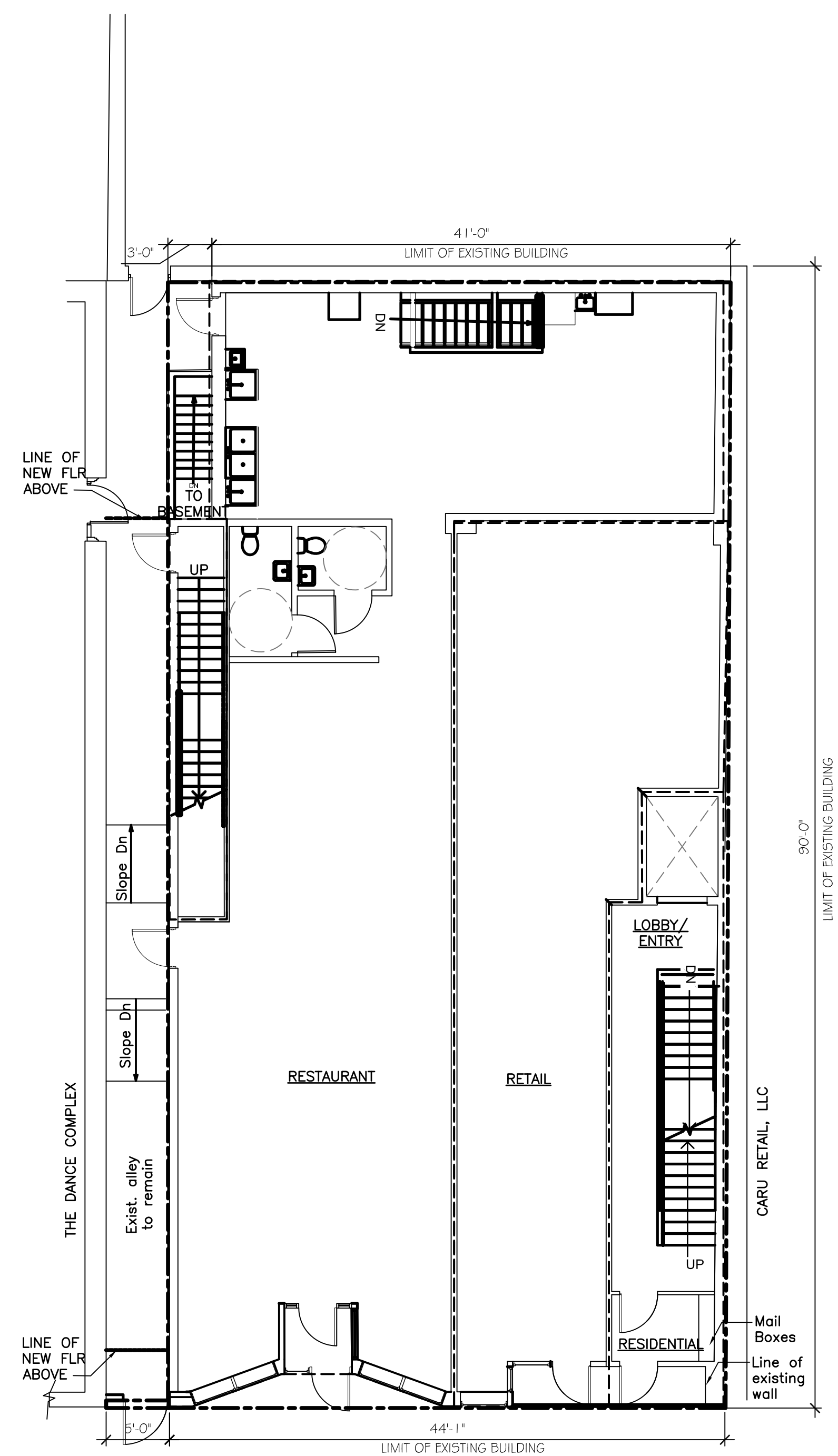
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**PROPOSED
BASEMENT, 1st & 2nd
FLOOR PLANS**

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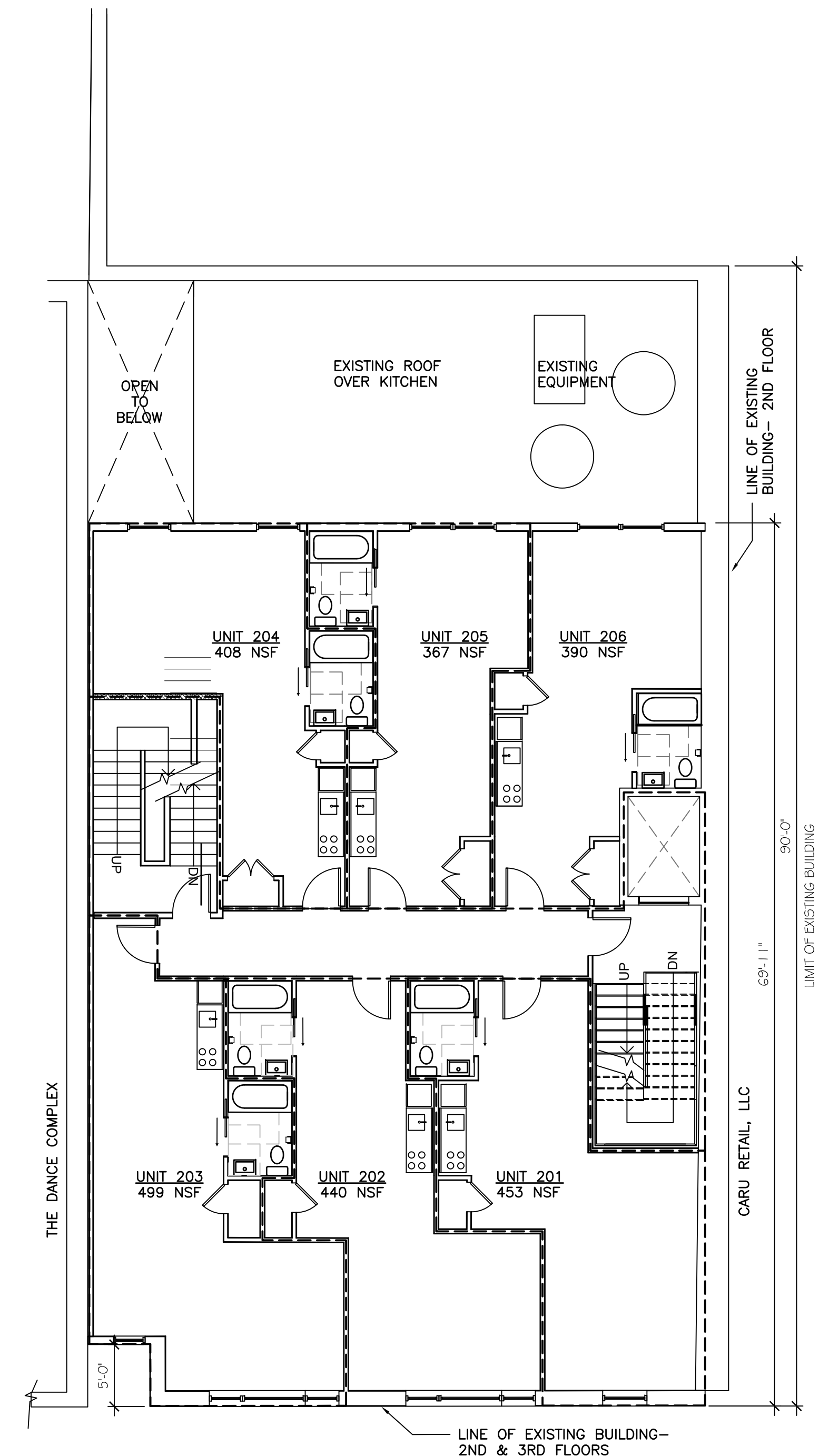
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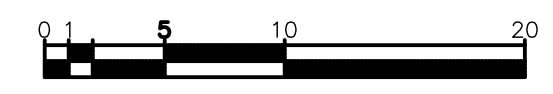
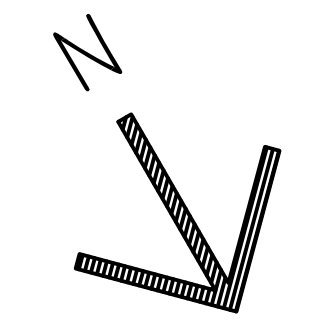
BASEMENT FLOOR PLAN



1st FLOOR PLAN



2nd FLOOR PLAN



no.	date	description

Key Plan

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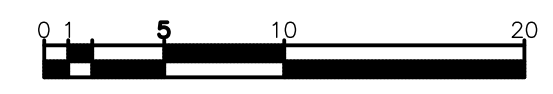
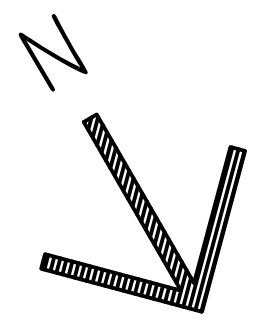
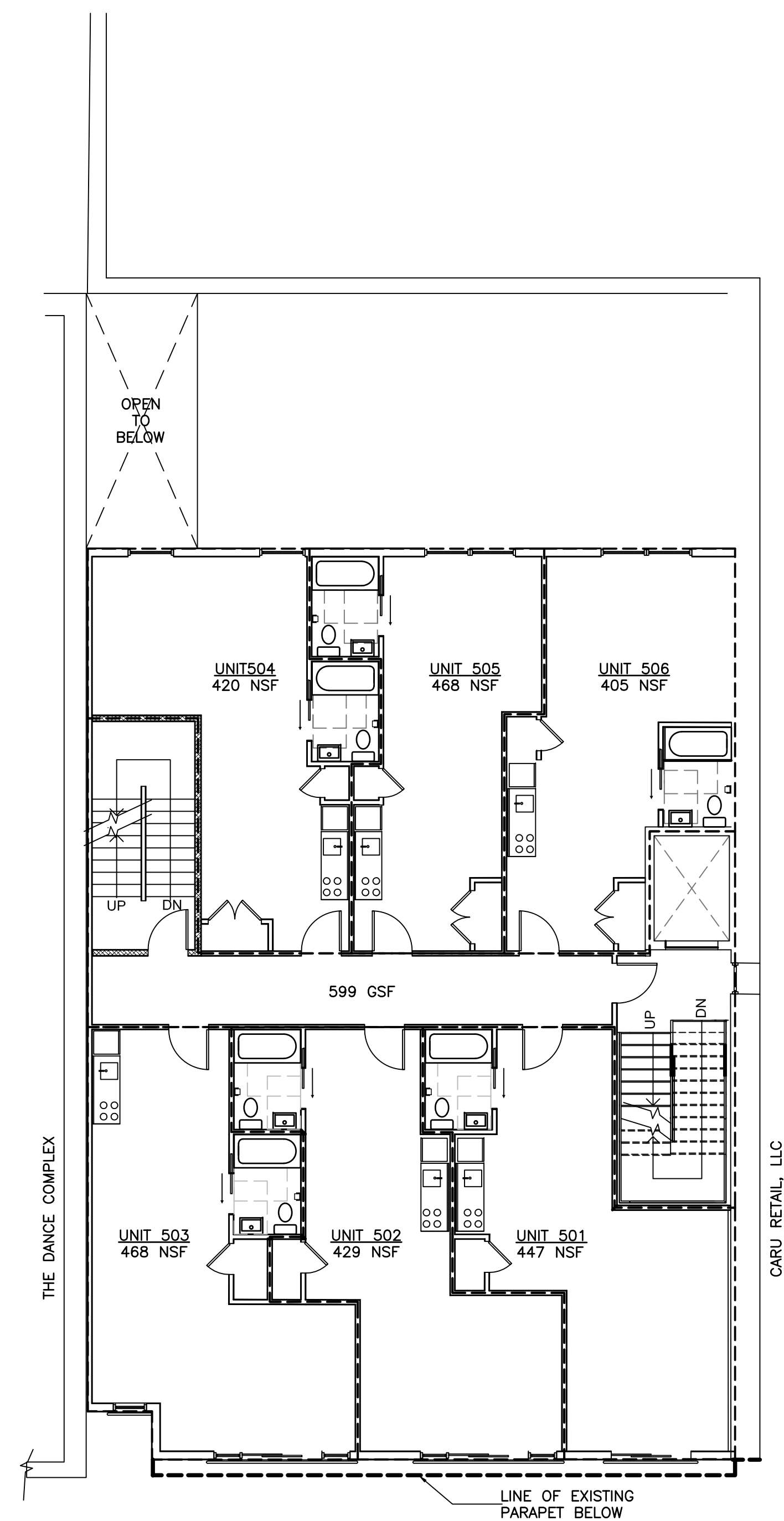
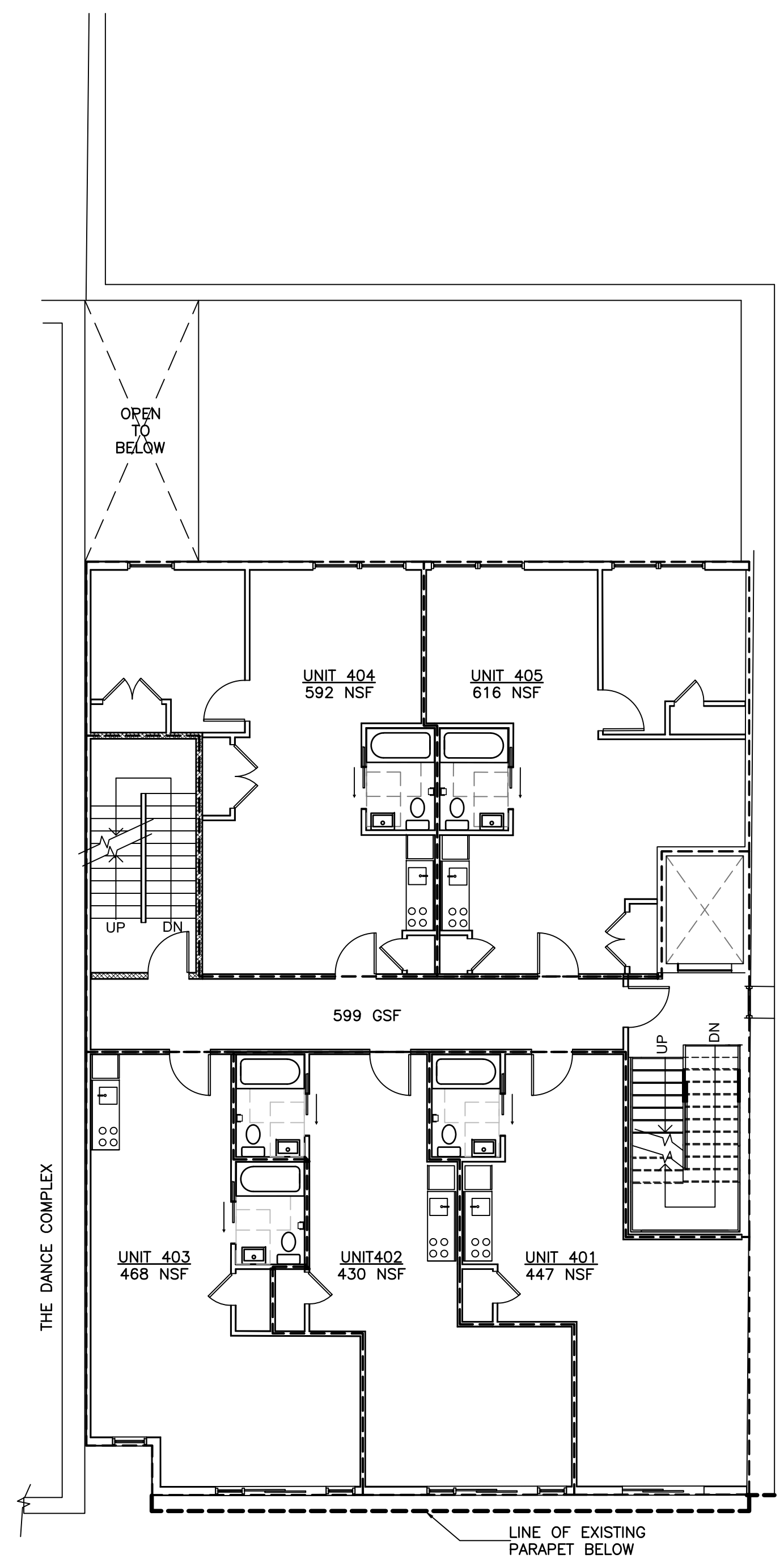
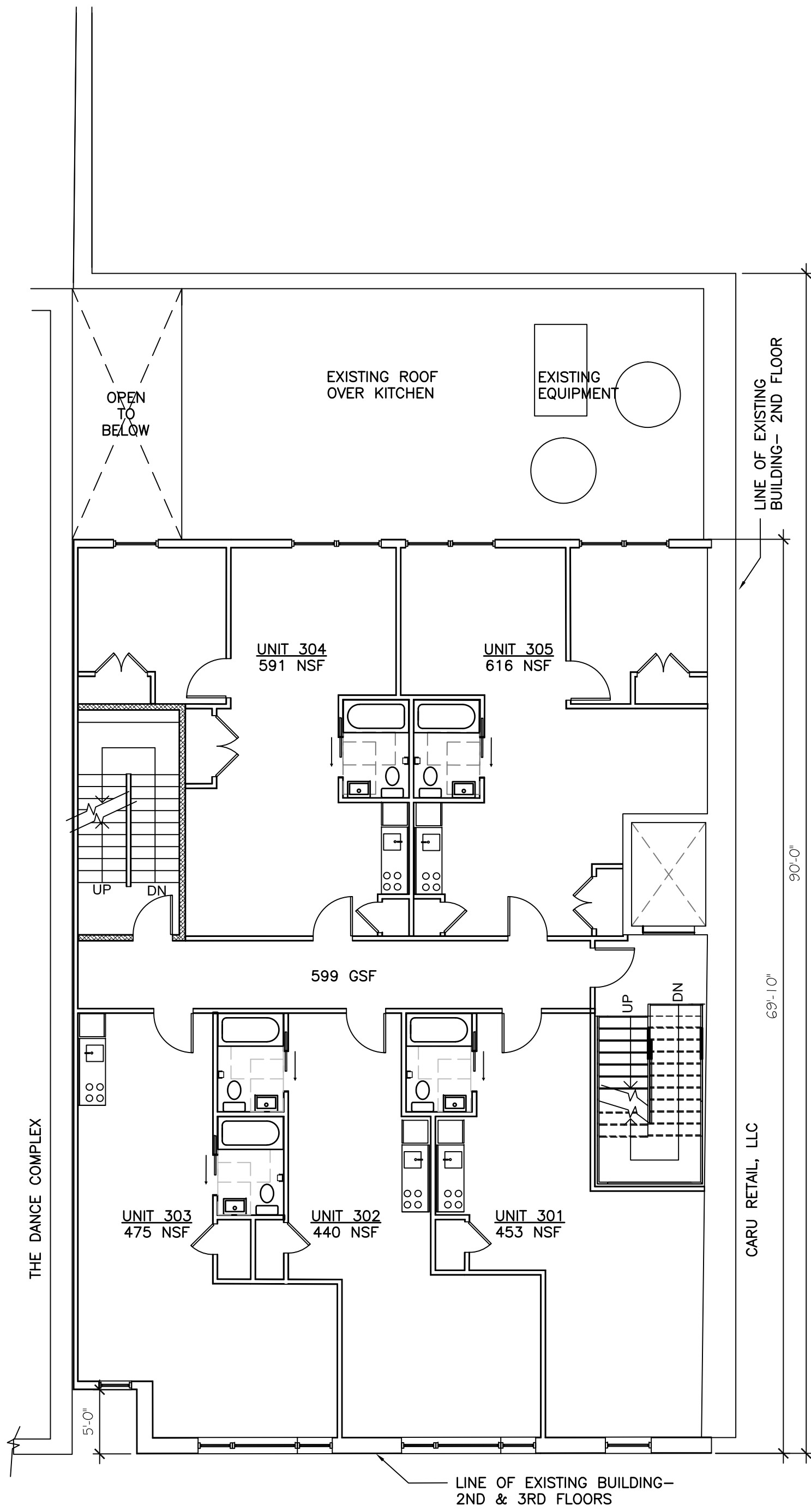
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PROPOSED 3rd, 4th & 5th FLOOR PLANS

scale: 1/8" = 1'-0" drawing no:
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re: 8/23/21, 9/13/21, 1/2022, 4/22/22, 7/31/22
drawn by:
project #: 1703

A1.2



no.	date	description

Key Plan

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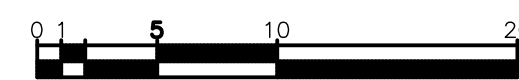
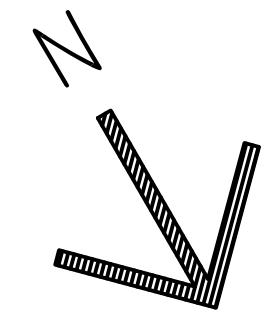
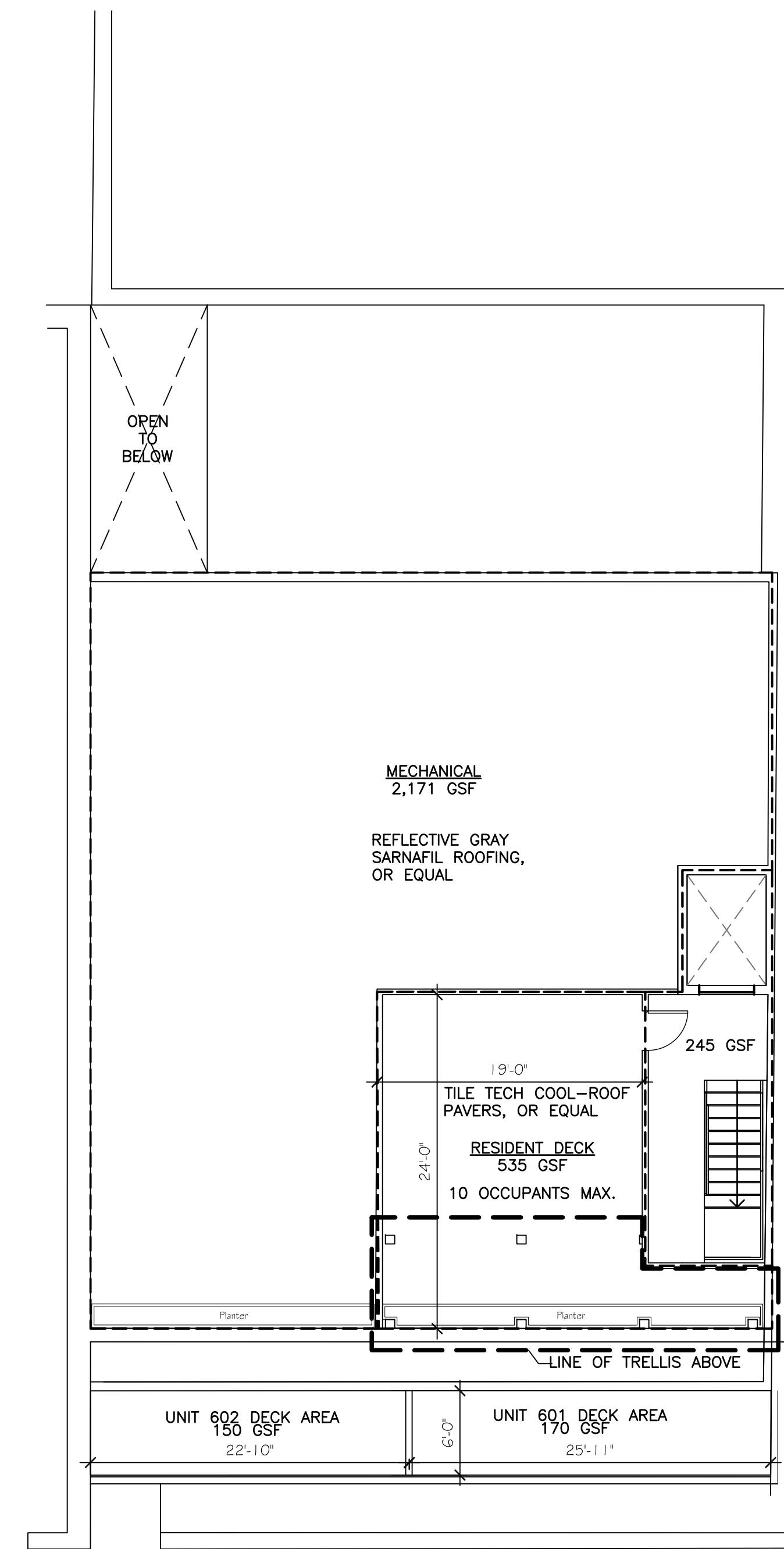
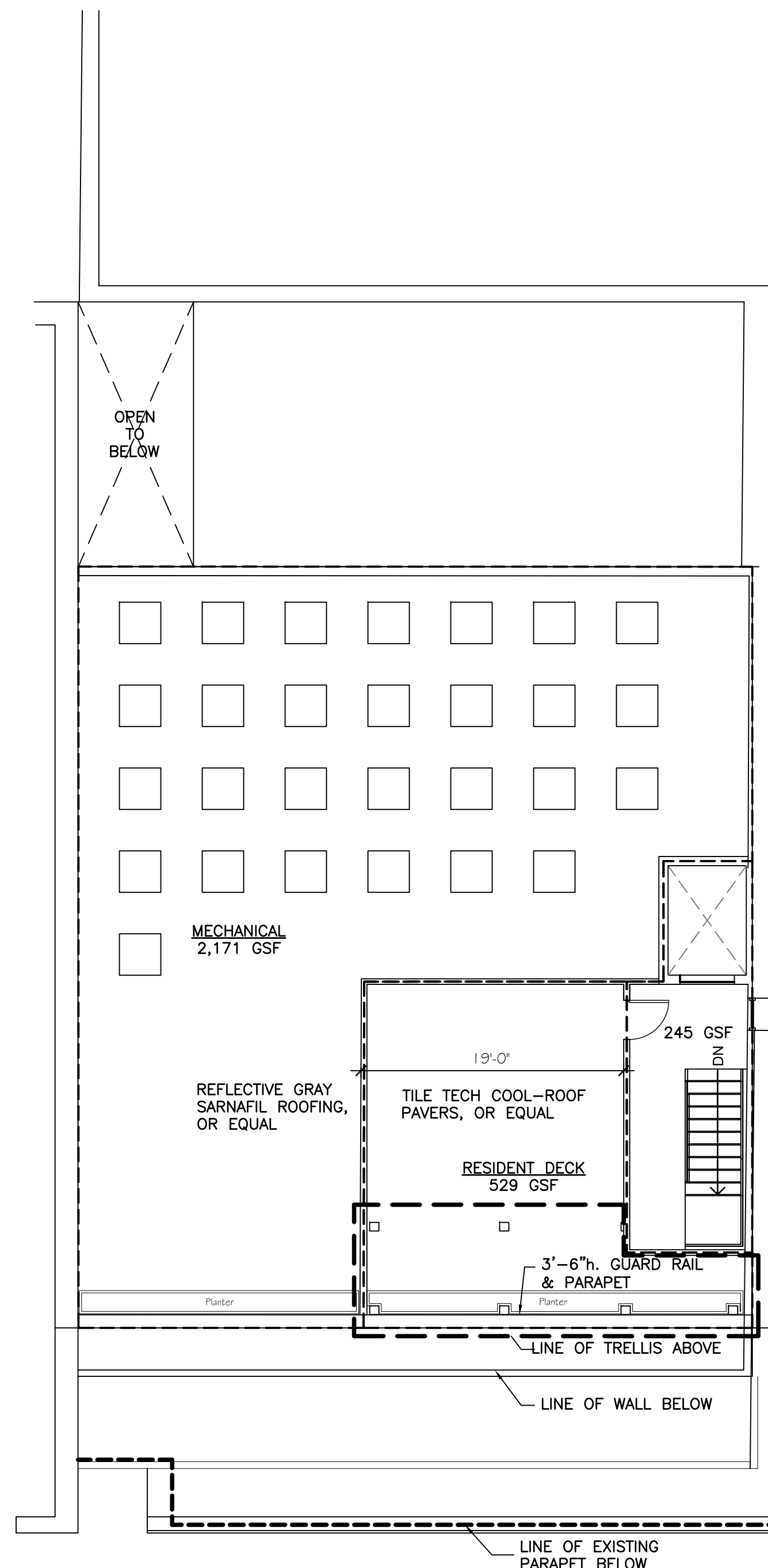
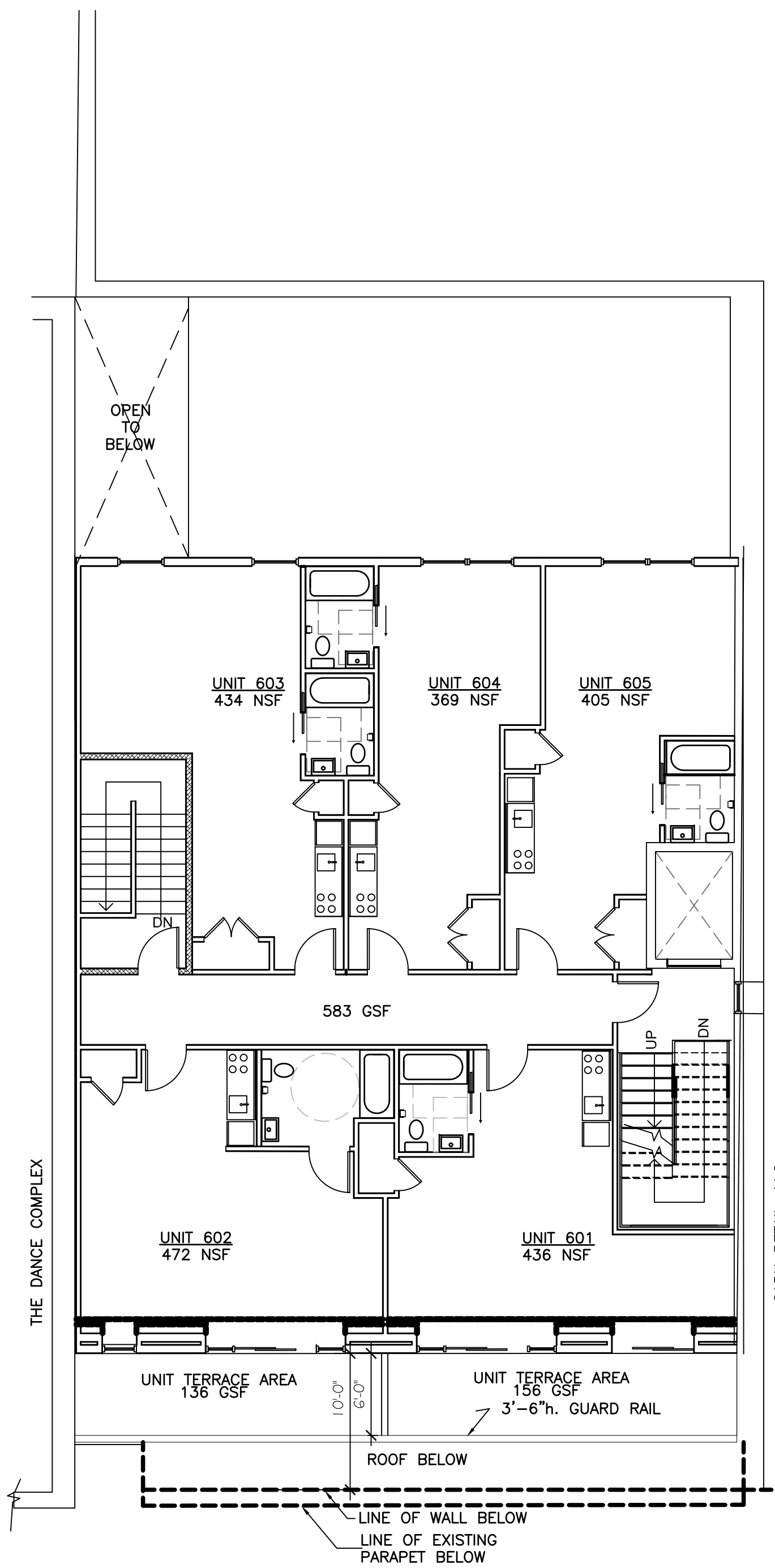
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drawing title:
**PROPOSED 6th &
ROOF FLOOR PLANS &
OPEN SPACE PLAN**

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date: 4/28/2021
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drawn by:
project #: 1703

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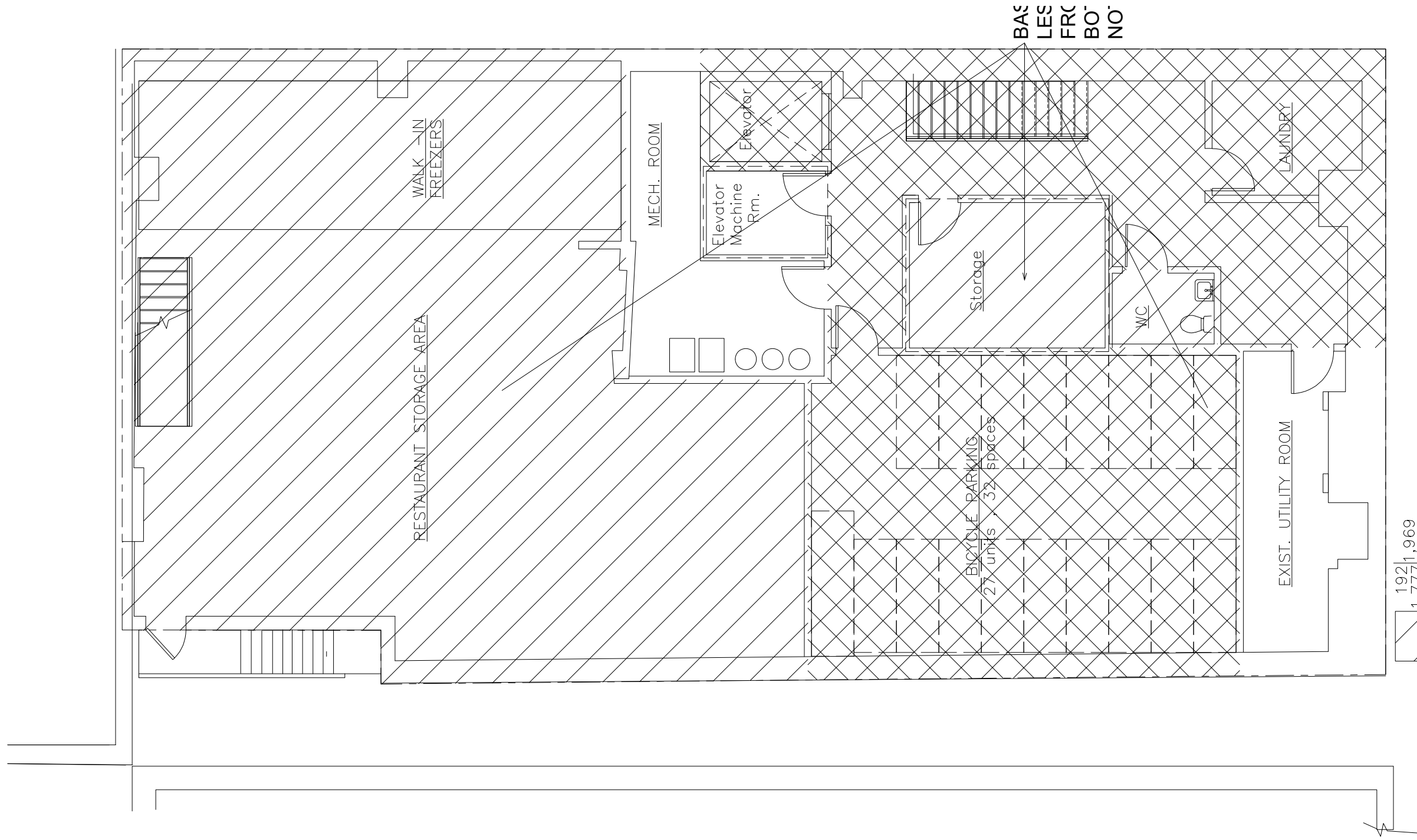
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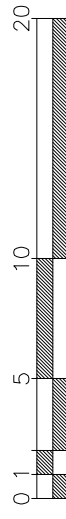
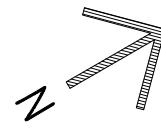
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BASEMENT PLAN



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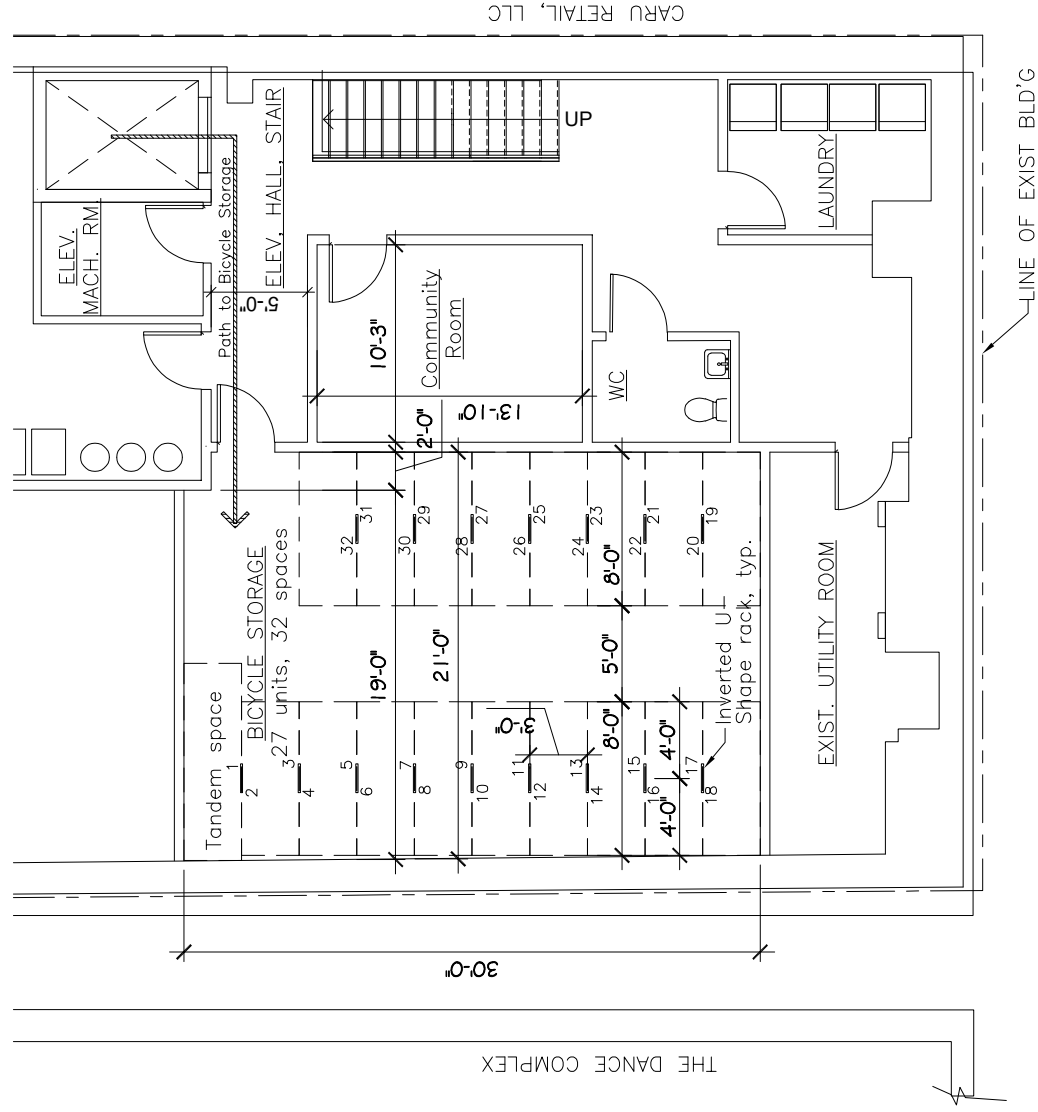
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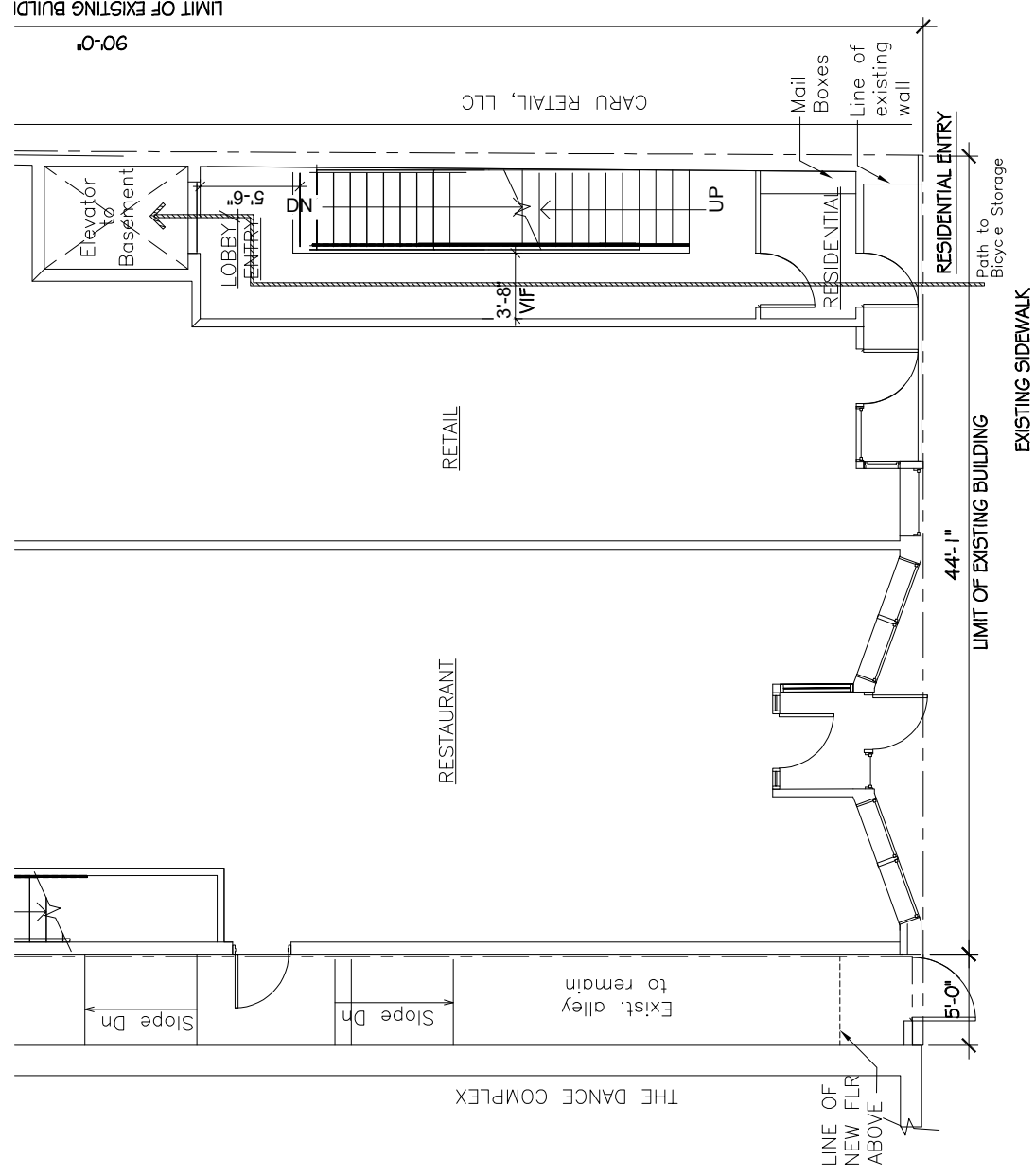
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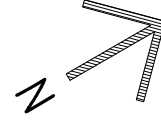
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BASEMENT FLOOR PLAN



1st FLOOR PLAN



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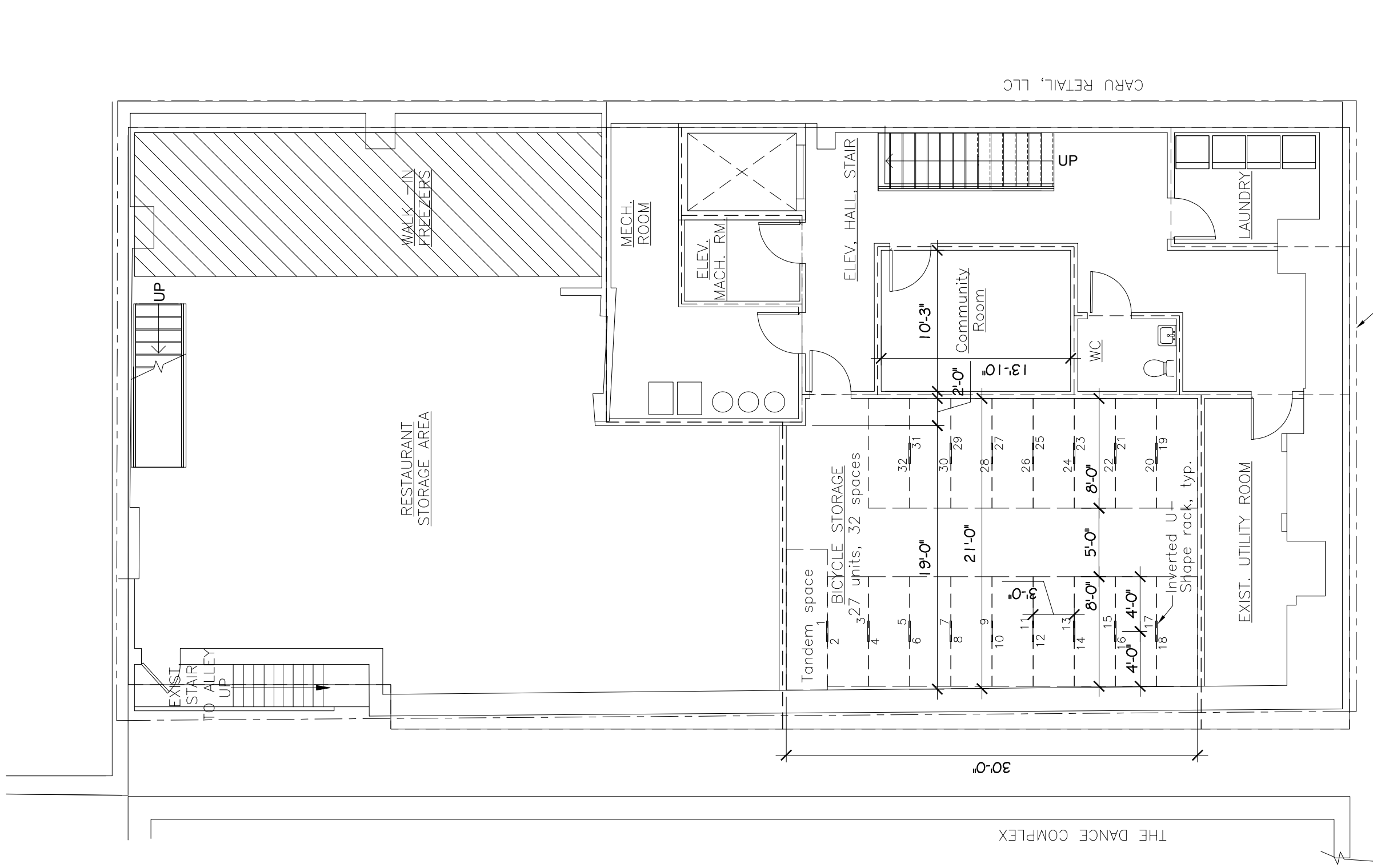
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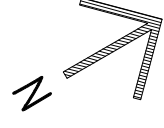
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date 12 May 2022

drawing no.



BASEMENT FLOOR PLAN



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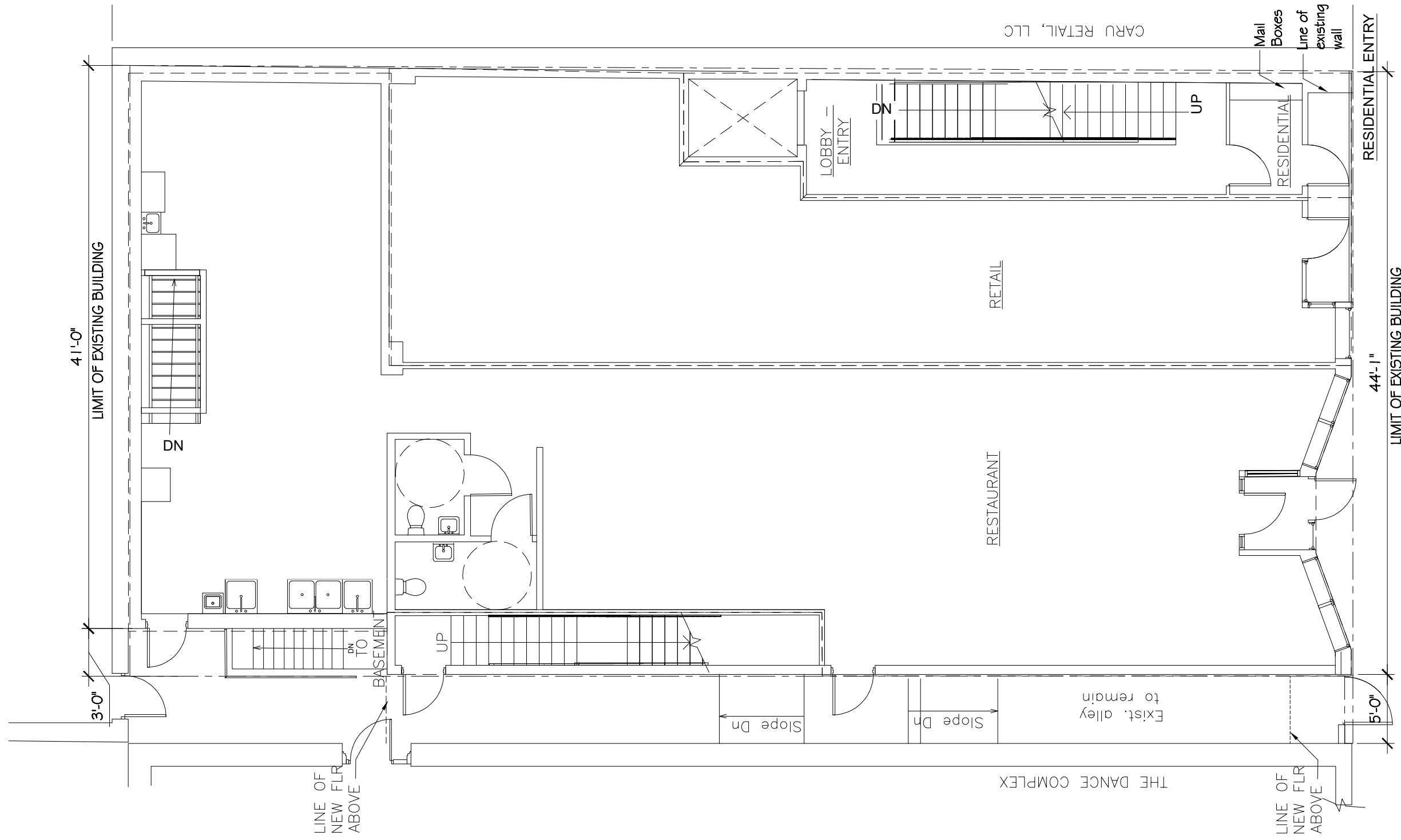
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Development Advisors

project **544 MASS AVE CAMBRIDGE**

title **Basement Floor Plan**

drawing no.

scale 1/8" = 1'-0" date 22 May 2022, rev 7/31/2022



1st FLOOR PLAN



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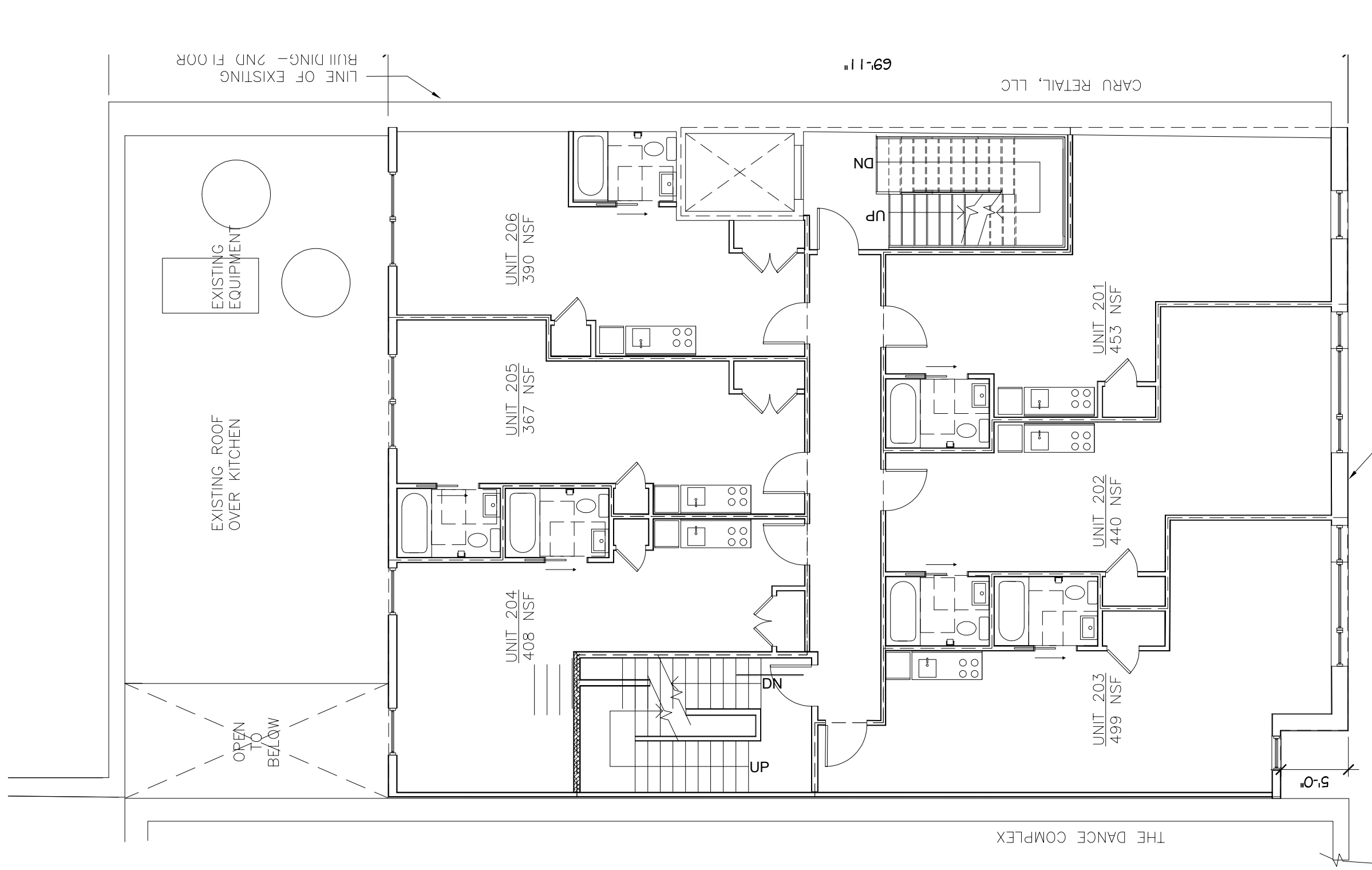
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Landscape Designers
Urban Designers
Planners
Development Advisors

project **544 MASS AVE CAMBRIDGE**

title **1st Floor Plan**

drawing no.

scale 1/8" = 1'-0" date 22 May 2022



2nd FLOOR PLAN

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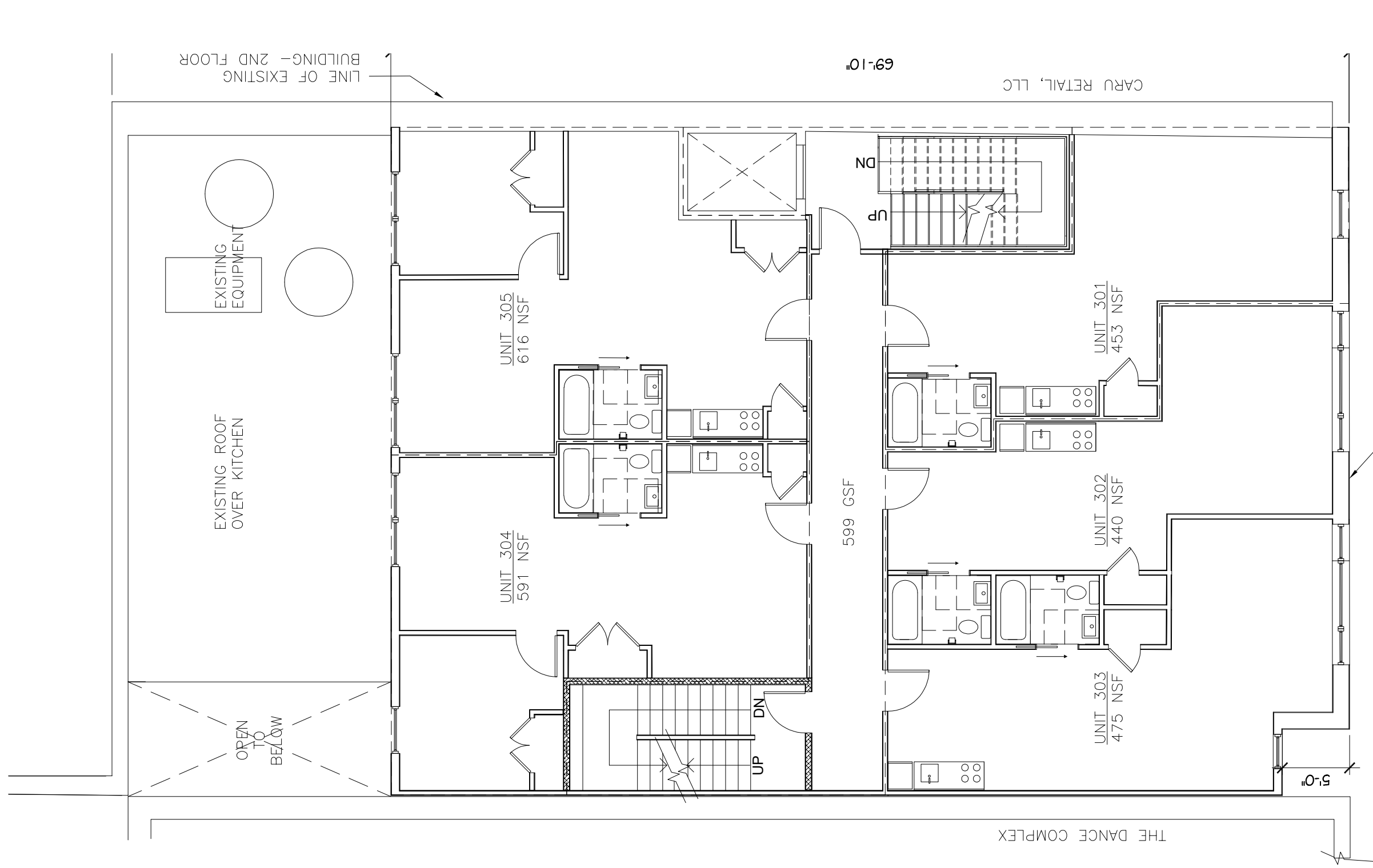
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project **544 MASS AVE CAMBRIDGE**

title **2nd Floor Plan**

drawing no.

scale $1/8" = 1'-0"$ date 22 May 2022



3rd FLOOR PLAN

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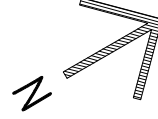
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 Development Advisors

project **544 MASS AVE CAMBRIDGE**

title **3rd Floor Plan**

scale $1/8" = 1'-0"$ date **22 May 2022**

drawing no.



LINE OF EXISTING BUILDING - 2ND FLOOR

THE DANCE COMPLEX

CARU RETAIL, LLC

69-10"

EXISTING ROOF OVER KITCHEN

EXISTING EQUIPMENT

OPEN TO BELOW

UNIT 304
591 NSF

UNIT 305
616 NSF

599 GSF

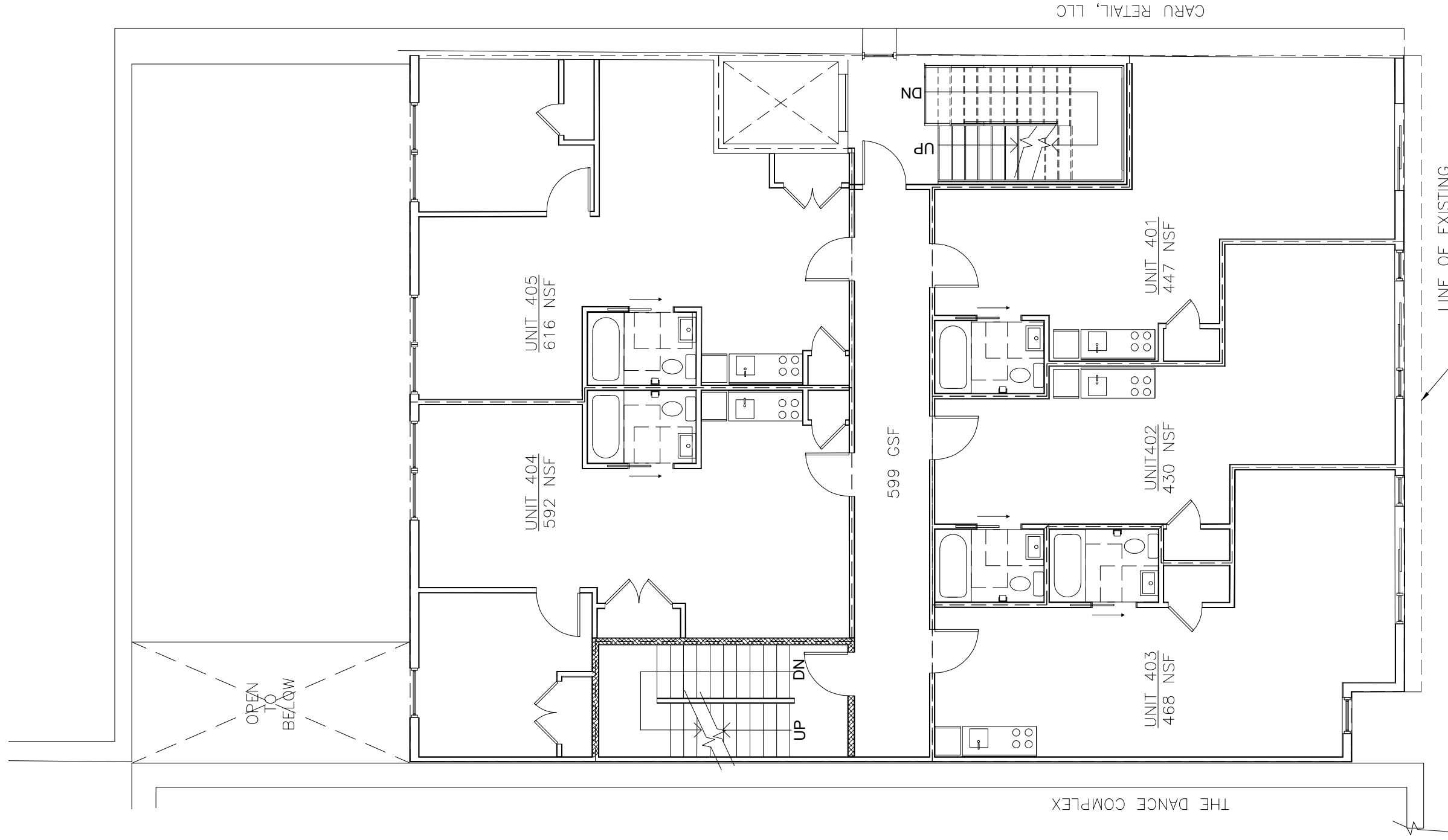
UNIT 303
475 NSF

UNIT 302
440 NSF

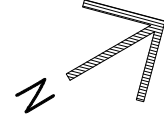
UNIT 301
453 NSF

5'-0"

LINE OF EXISTING BUILDING - 2ND & 3RD FLOORS



4th FLOOR PLAN



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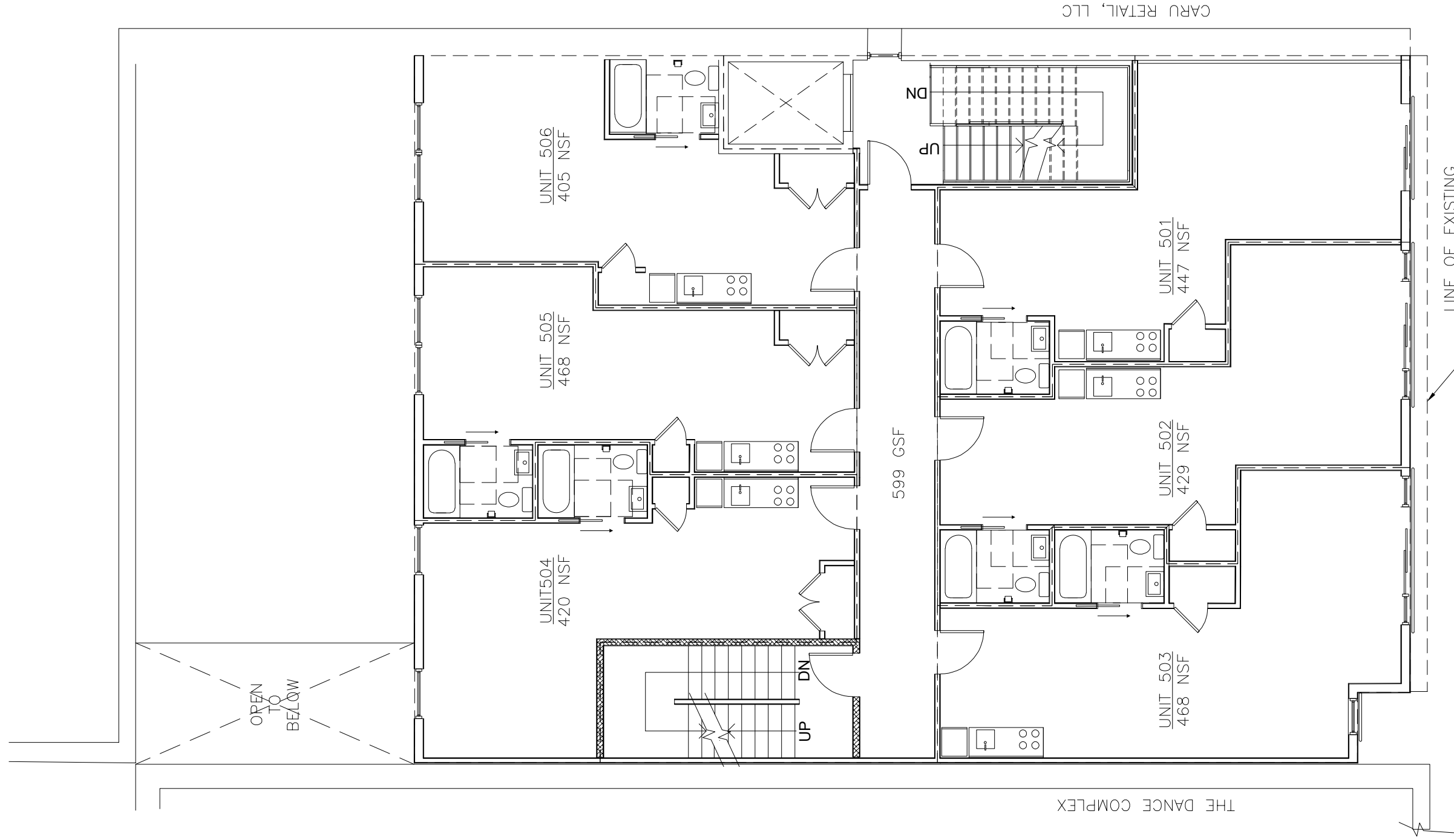
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project **544 MASS AVE CAMBRIDGE**

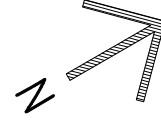
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scale **1/8" = 1'-0"** date **22 May 2022**

drawing no.



5th FLOOR PLAN



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 Fax 617-661-6822
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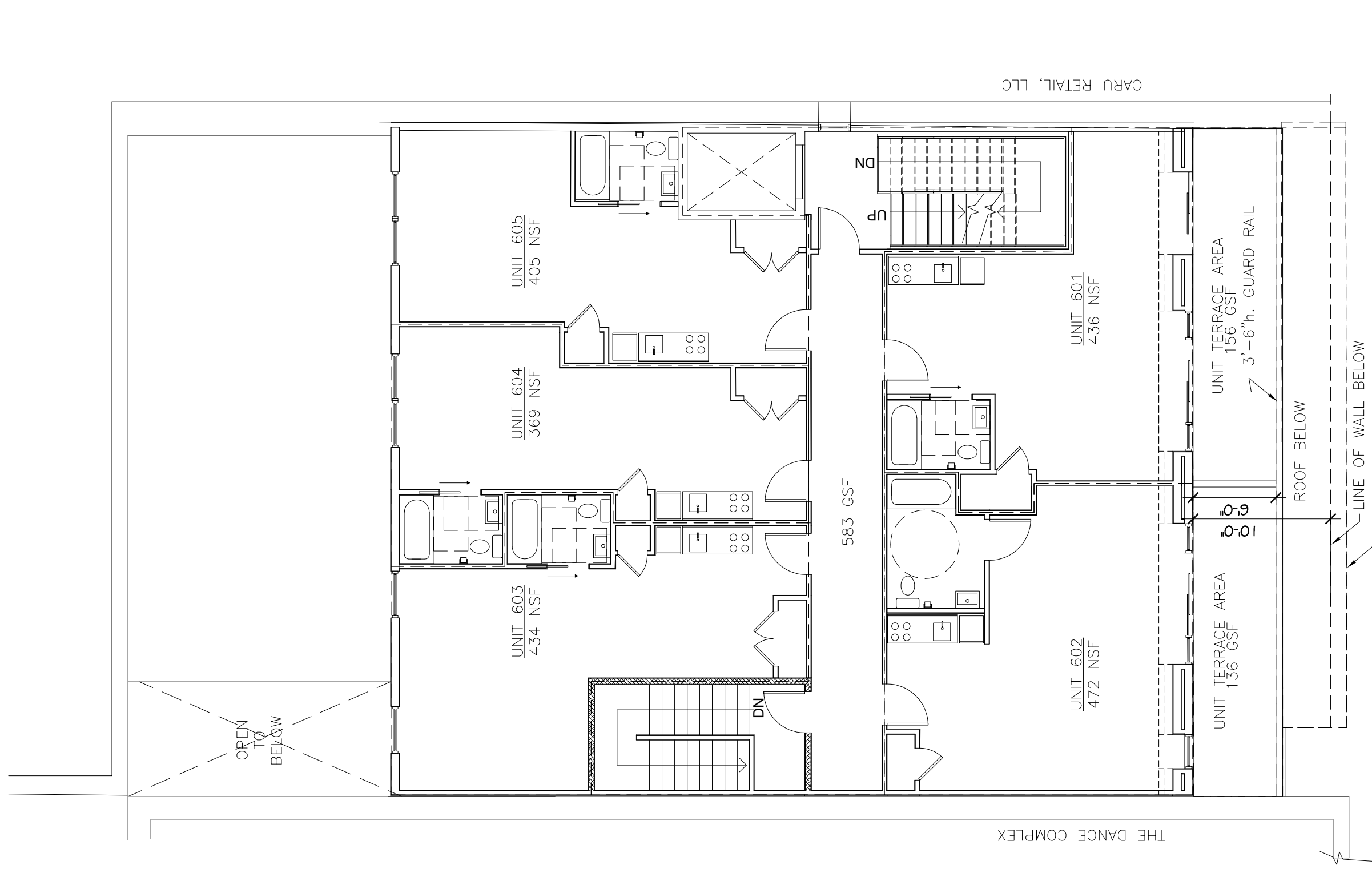
Architects
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project **544 MASS AVE CAMBRIDGE**

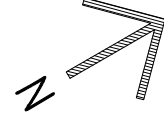
title **5th Floor Plan**

drawing no.

scale $1/8" = 1'-0"$ date 22 May 2022



6th FLOOR PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue
 Cambridge, MA 02140
 617-661-6566
 Fax 617-661-6822
 Incorporated 1980

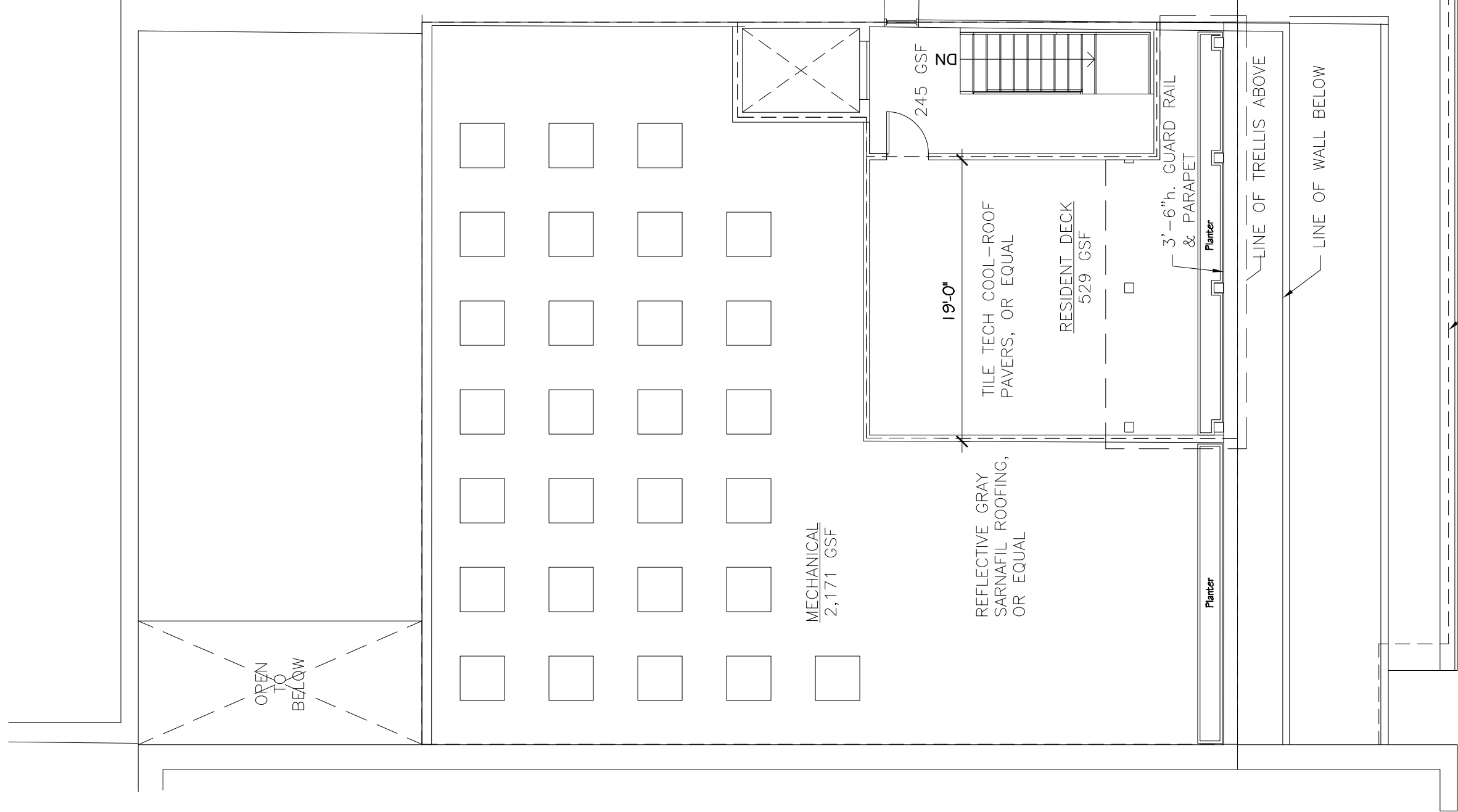
Architects
 Landscape Designers
 Urban Designers
 Planners
 Development Advisors

project **544 MASS AVE CAMBRIDGE**

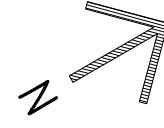
title **6th Floor Plan**

drawing no.

scale $1/8" = 1'-0"$ date 22 May 2022



ROOF PLAN



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 Incorporated 1980

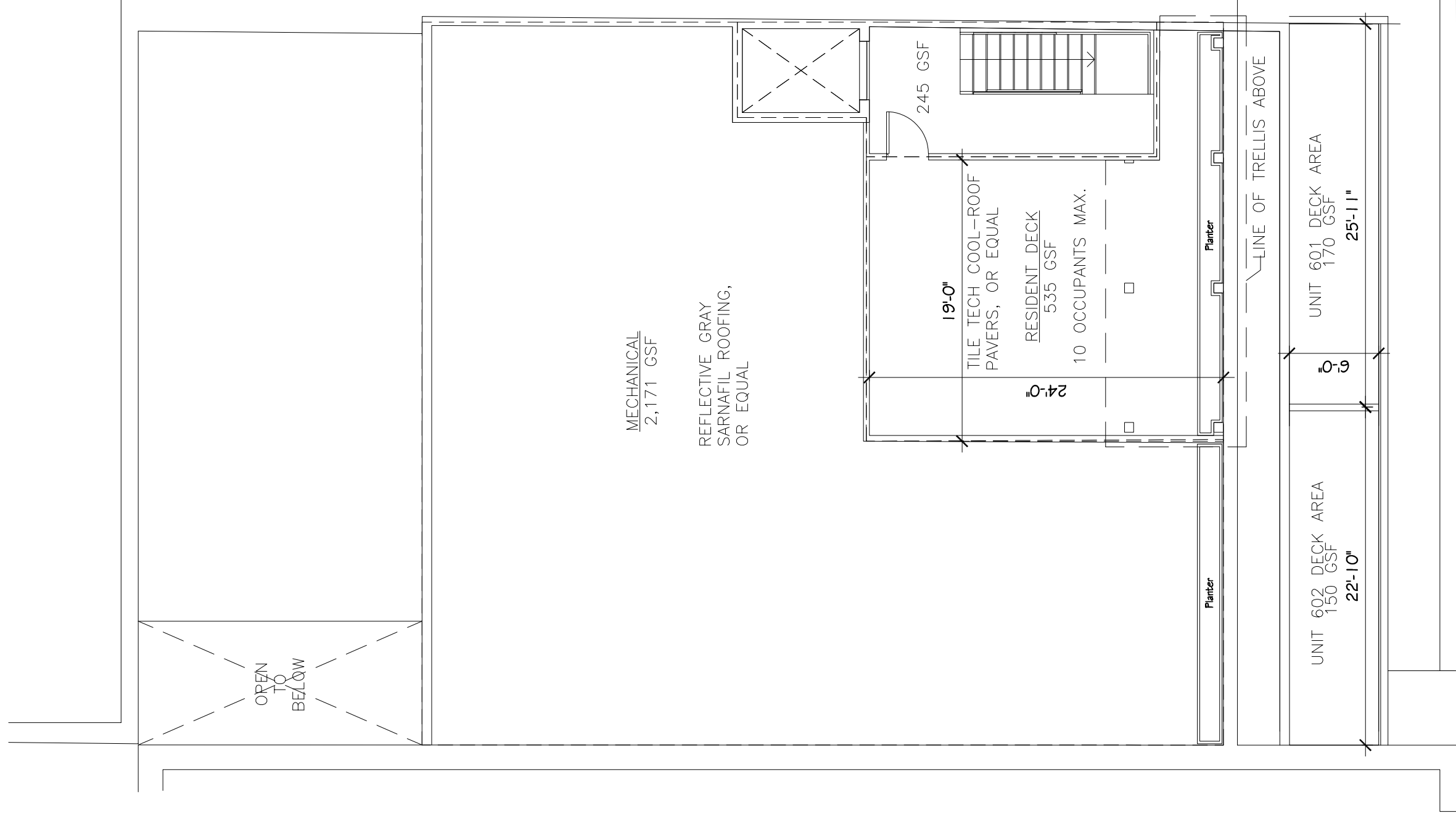
project **544 MASS AVE CAMBRIDGE**

title **Roof Plan**

drawing no.

Architects
 Landscape Designers
 Urban Designers
 Planners
 Development Advisors

scale $1/8" = 1'-0"$ date 22 May 2022, rev 7/31/2022



OPEN SPACE PLAN



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Landscape Designers
Urban Designers
Planners
Development Advisors

project **544 MASS AVE CAMBRIDGE**

title **Open Space Plan**

drawing no.

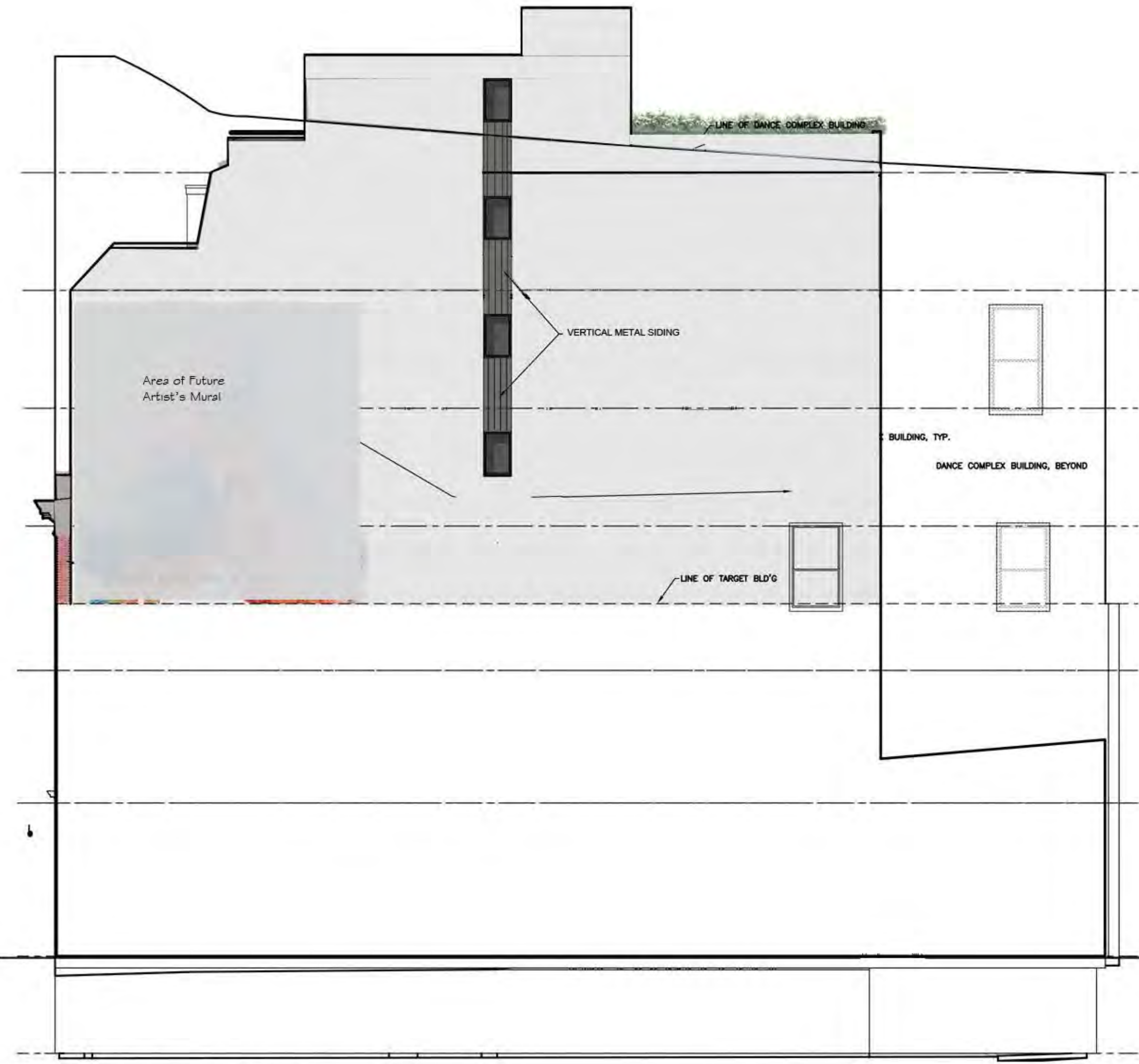
scale 1/8" = 1'-0"

date 22 May 2022, rev 7/31/2022

Revisions:	no.	date	description



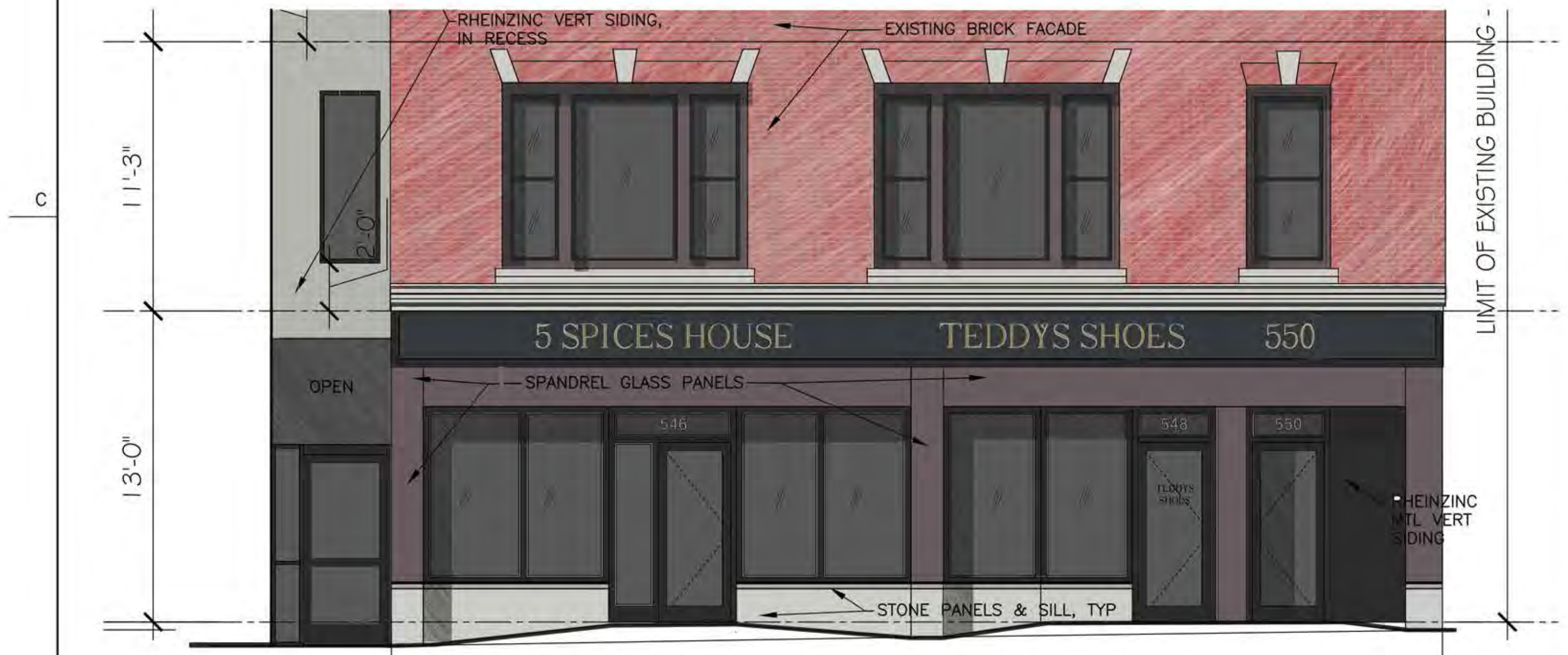
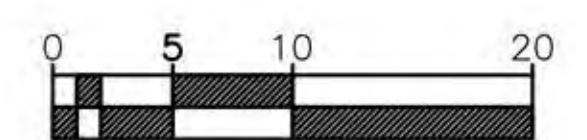
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PROPOSED FRONT ELEVATION
scale: 1/4" = 1'-0"

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Cambridge, MA 02139

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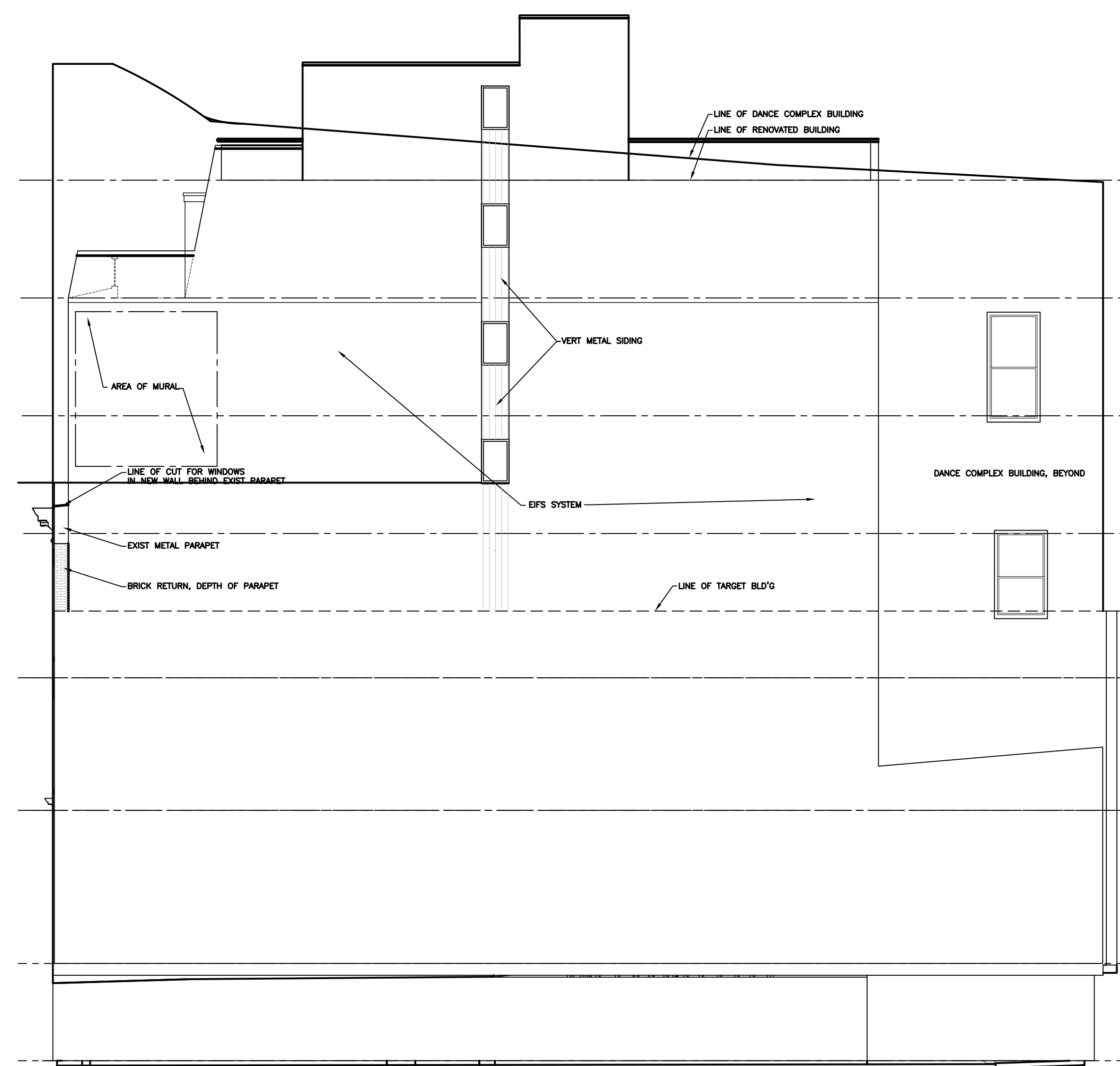
1904 Massachusetts Avenue
Cambridge, MA 02140
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drawing title:
PROPOSED FRONT & REAR ELEVATIONS

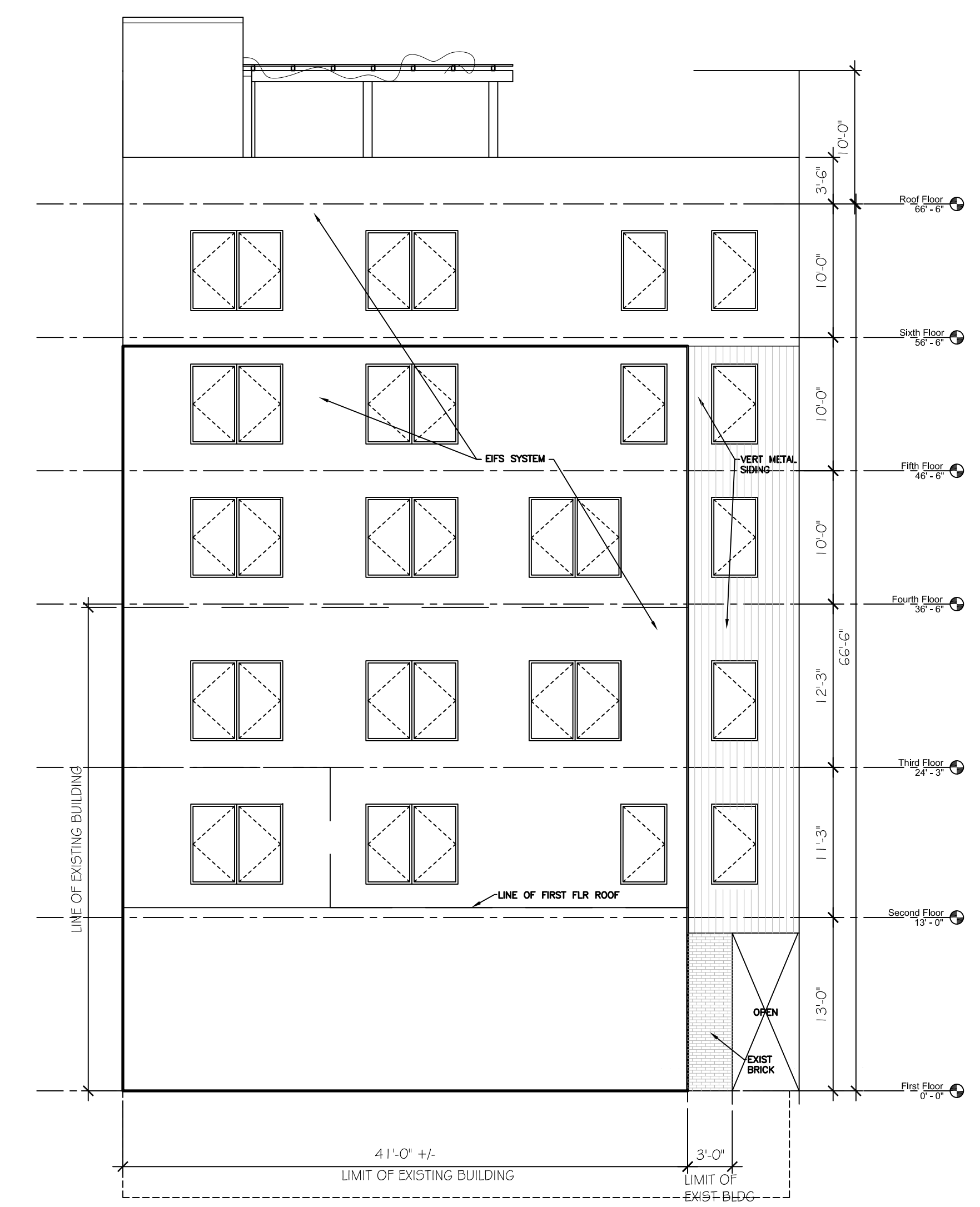
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date: 4/28/2021 R: 8/23/21,
9/13/21, 10/2022, 4/22/22
drawn by: 7/31/22
project #: 1703 **A2.1**



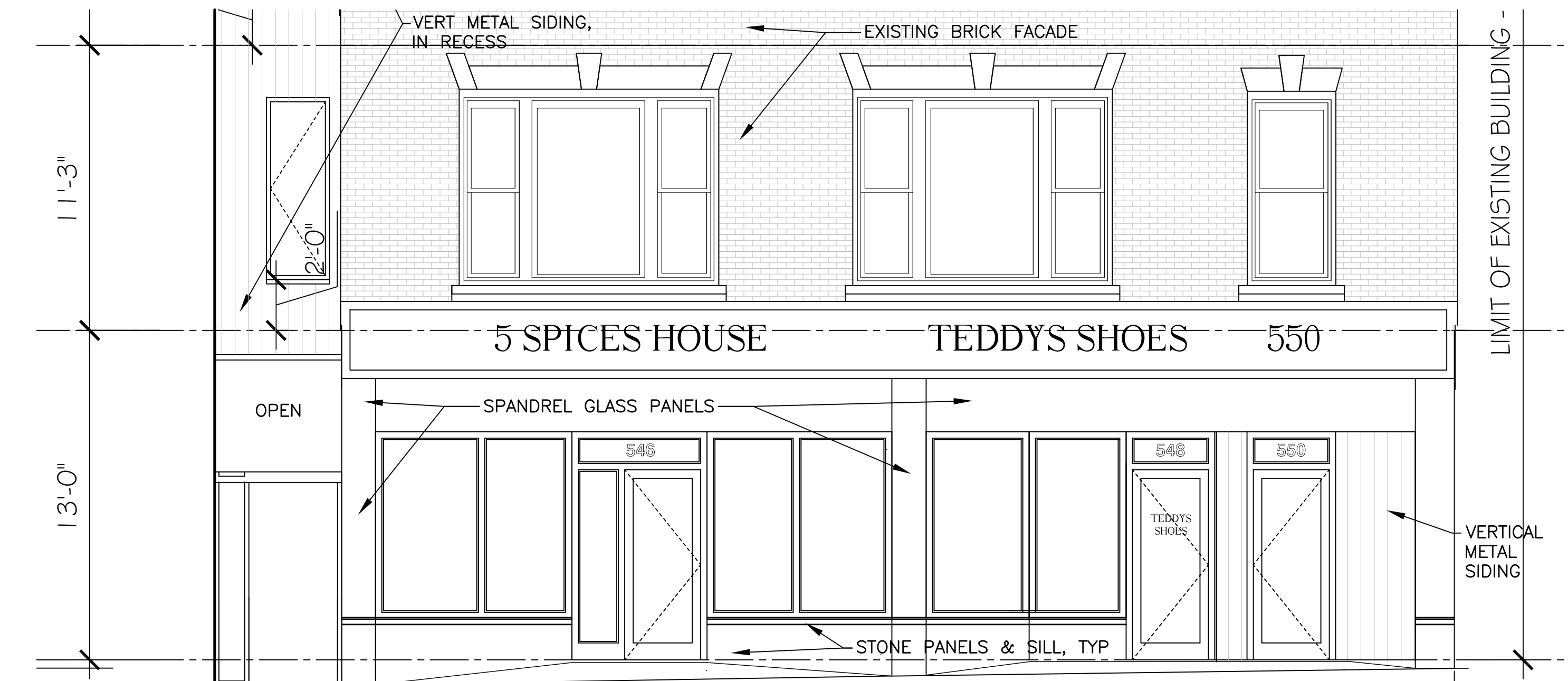
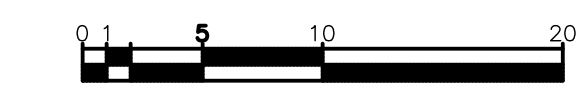
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PROPOSED STREET LEVEL ELEVATION
scale: 1/4" = 1'-0"

Key Plan

544 Mass Ave
542-550 Massachusetts Avenue
Cambridge, MA 02139

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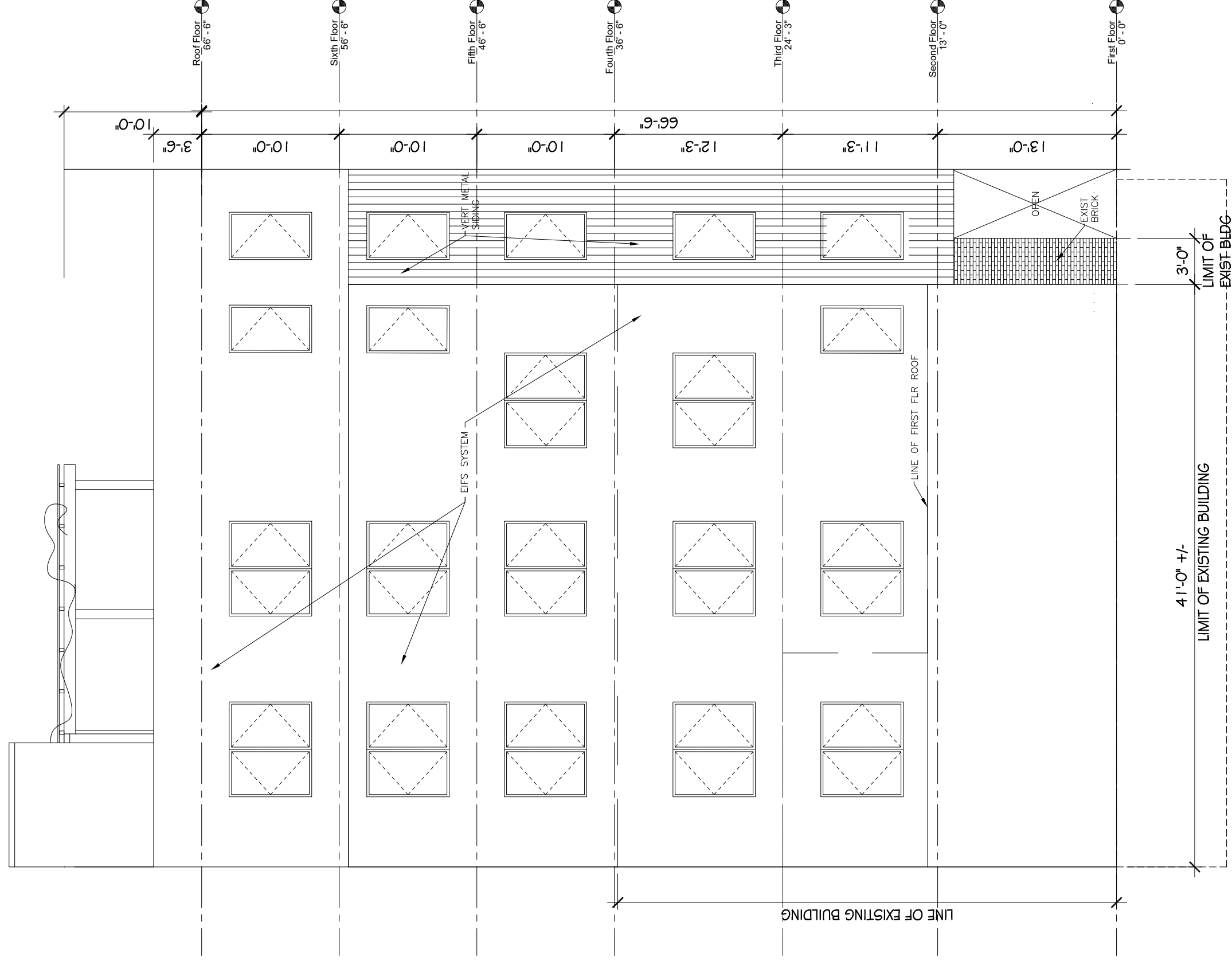
drawing title:
**PROPOSED FRONT,
SIDE & REAR ELEVS &
STREET LEVEL**

scale: 1/8" = 1'-0", UNO drawing no:

date: 4/28/2021
R: 8/23/21, 9/13/21, 1/2022, 4/22, 5/22, 7/31/22
drawn by:

project #: 1703

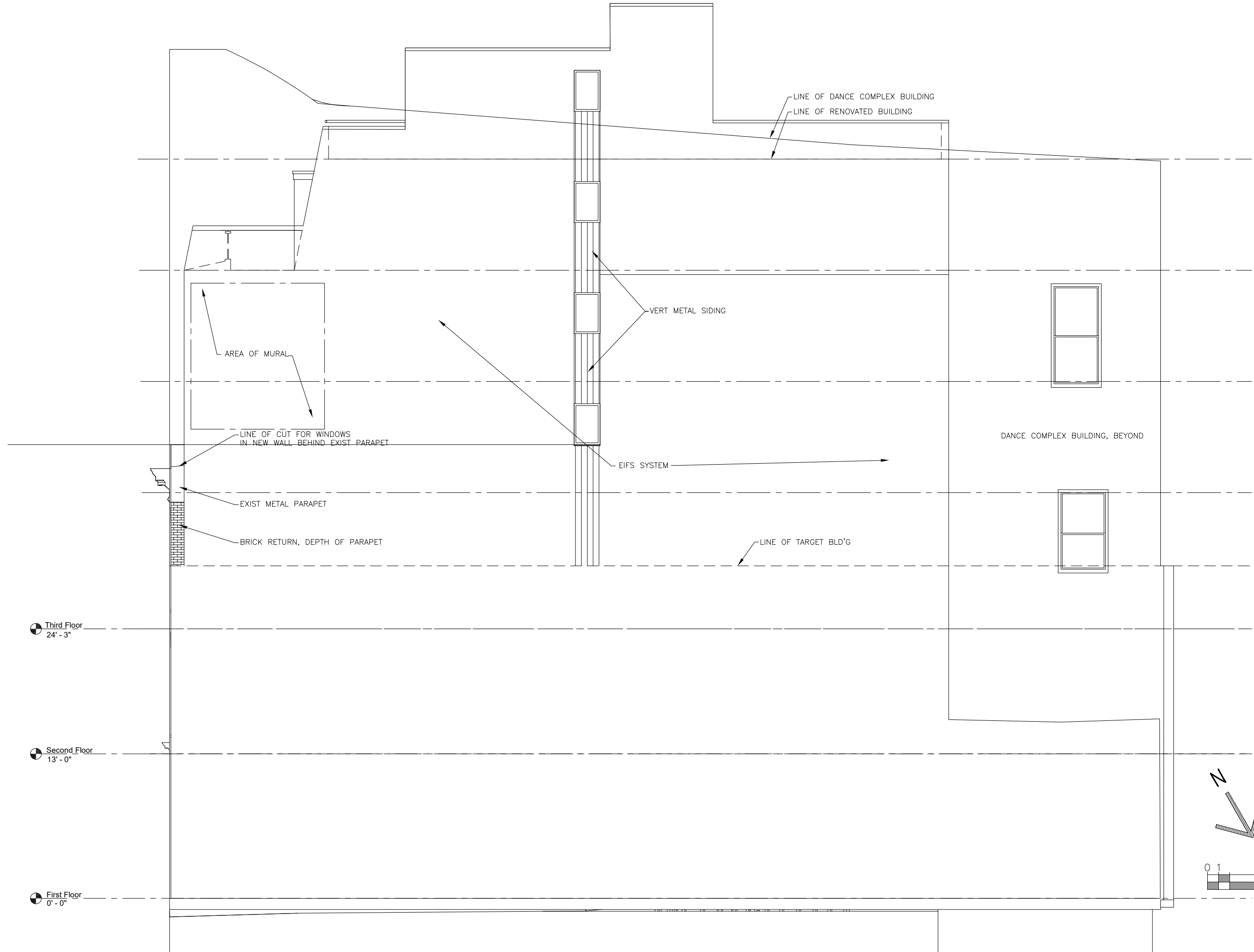
A2.1a



REAR ELEVATION

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project **544 MASS AVE CAMBRIDGE**
 title **Rear Elevation**
 scale 1/8" = 1'-0"
 date 22 May 2022, rev 7/31/2022
 drawing no.



project **544 MASS AVE CAMBRIDGE**

title **Side Elevation**

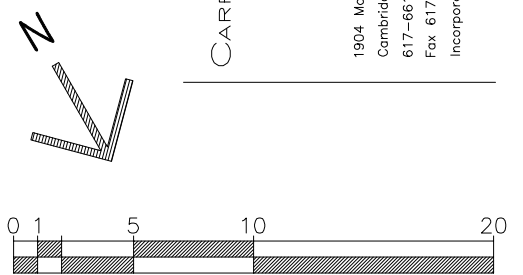
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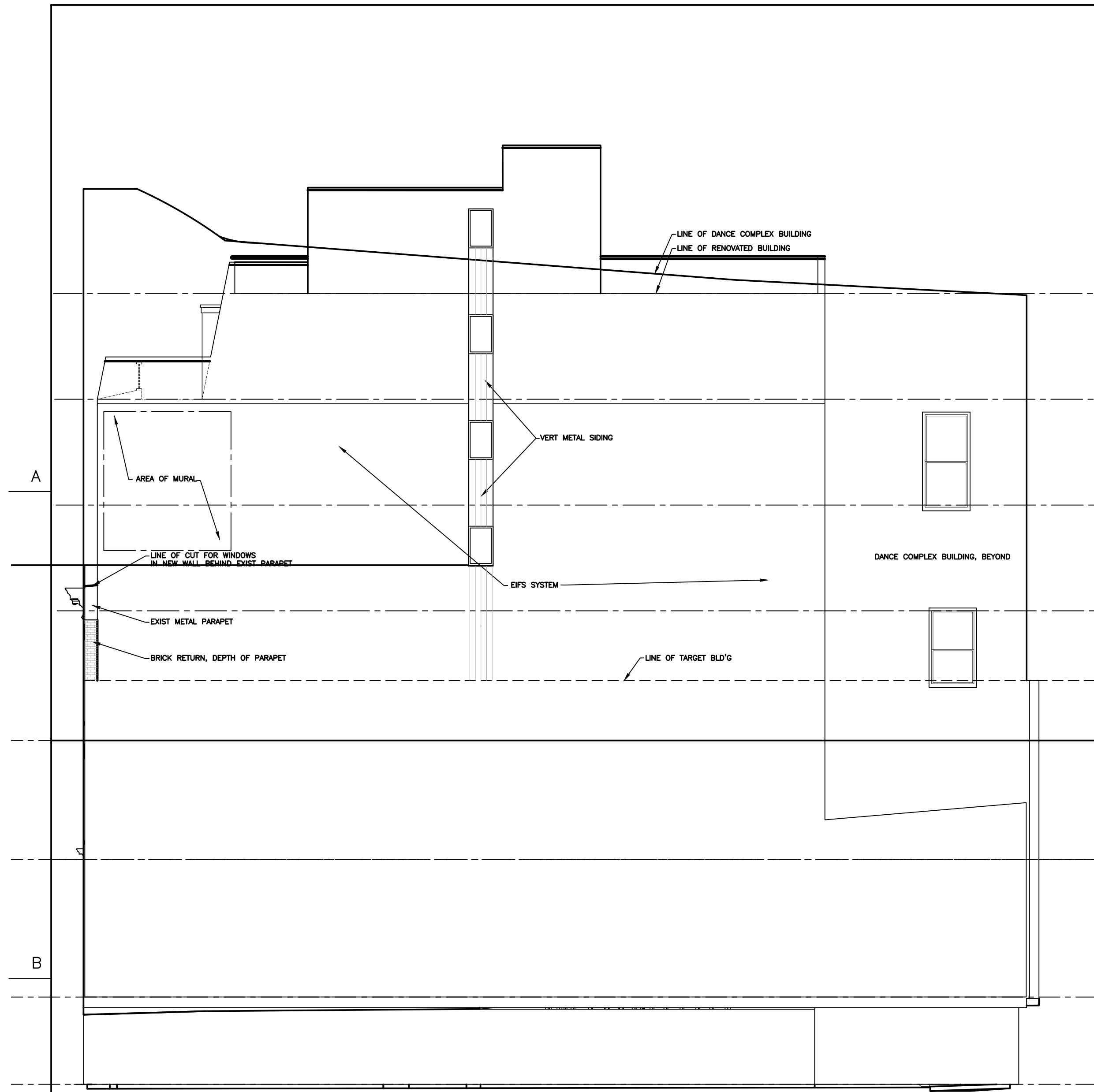
scale 1/8" = 1'-0" date 22 May 2022, rev 7/31/2022

CARR, LYNCH AND SANDELL INC.

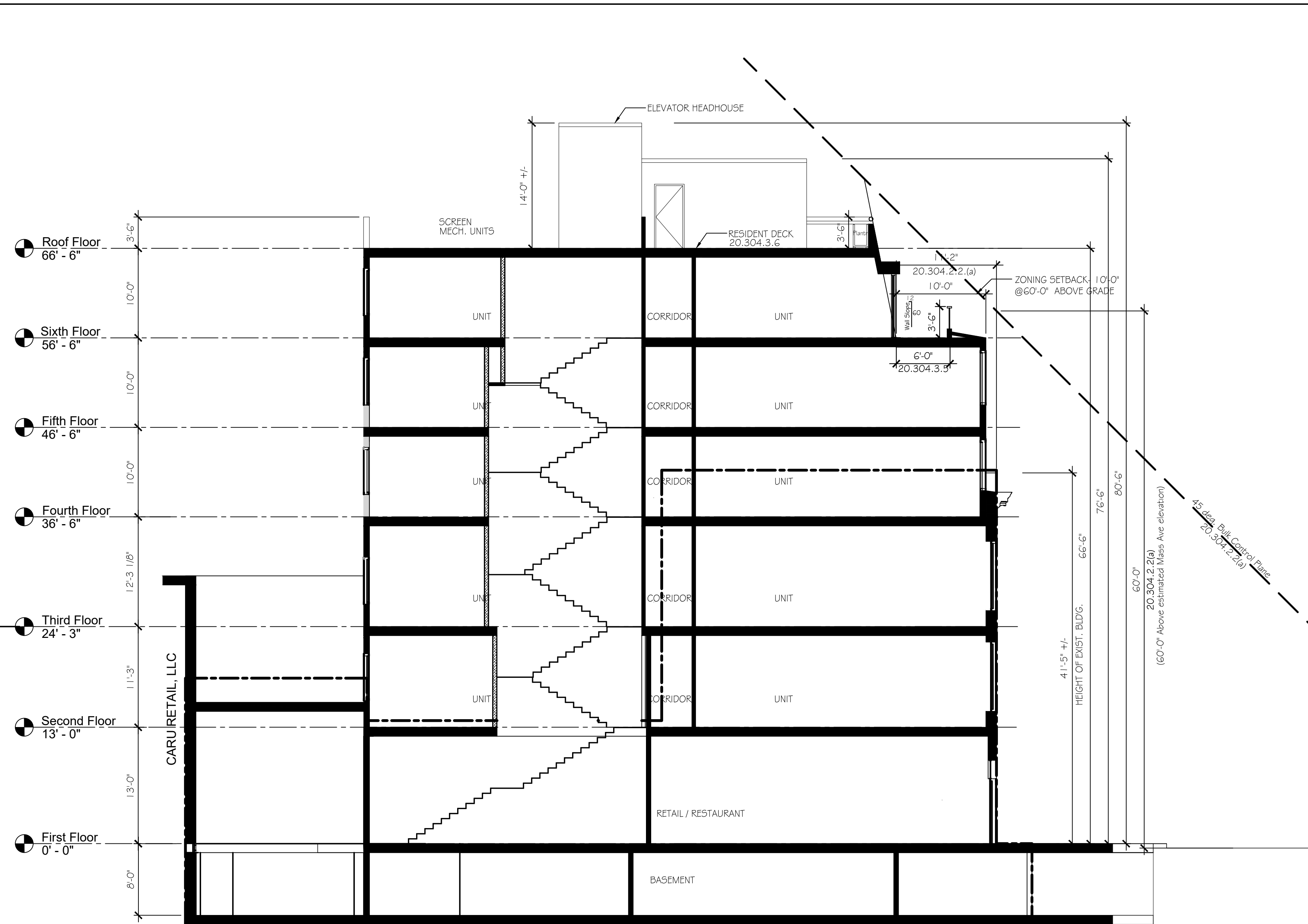
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Fax 617-661-6822
Incorporated 1980

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Planners
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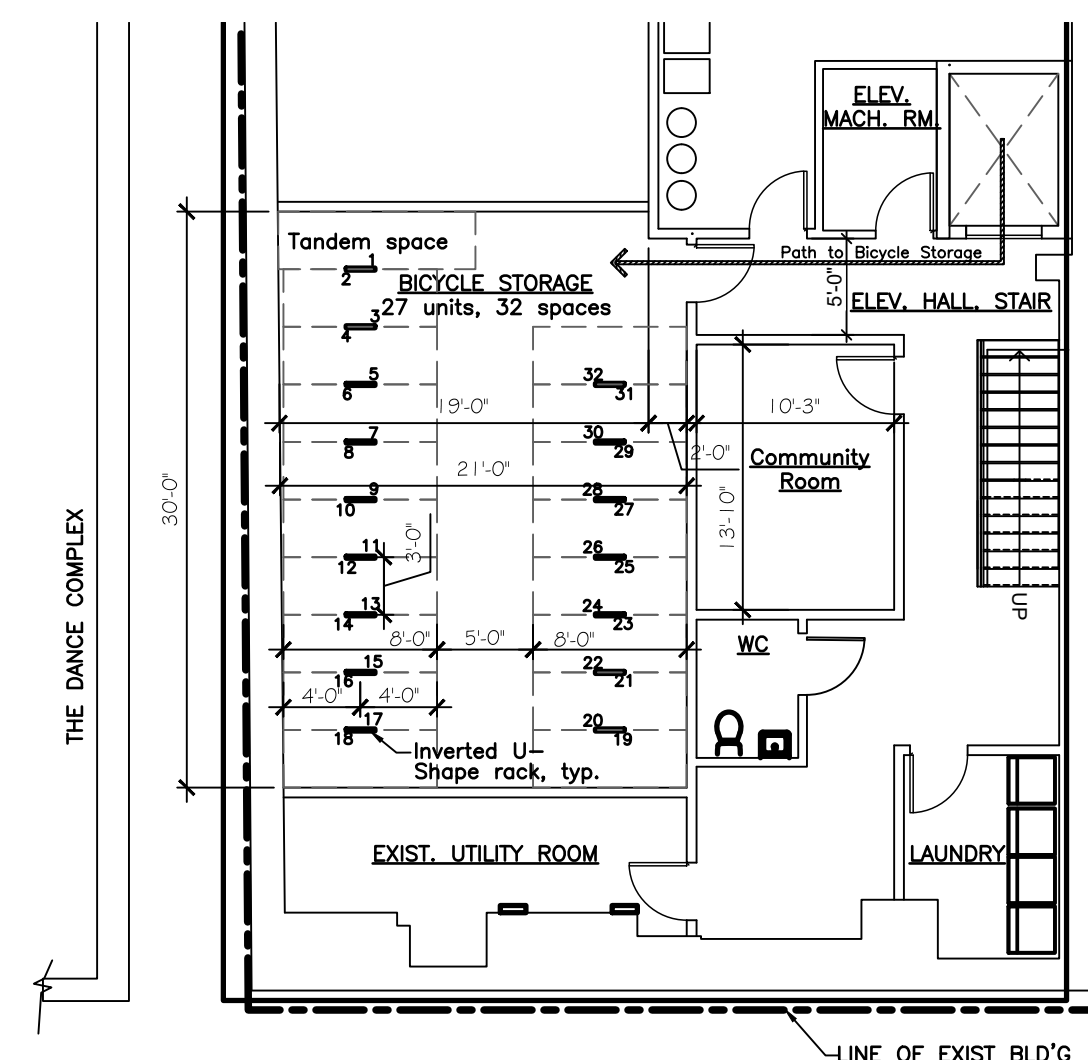
SIDE ELEVATION



SECTION I

Key Plan

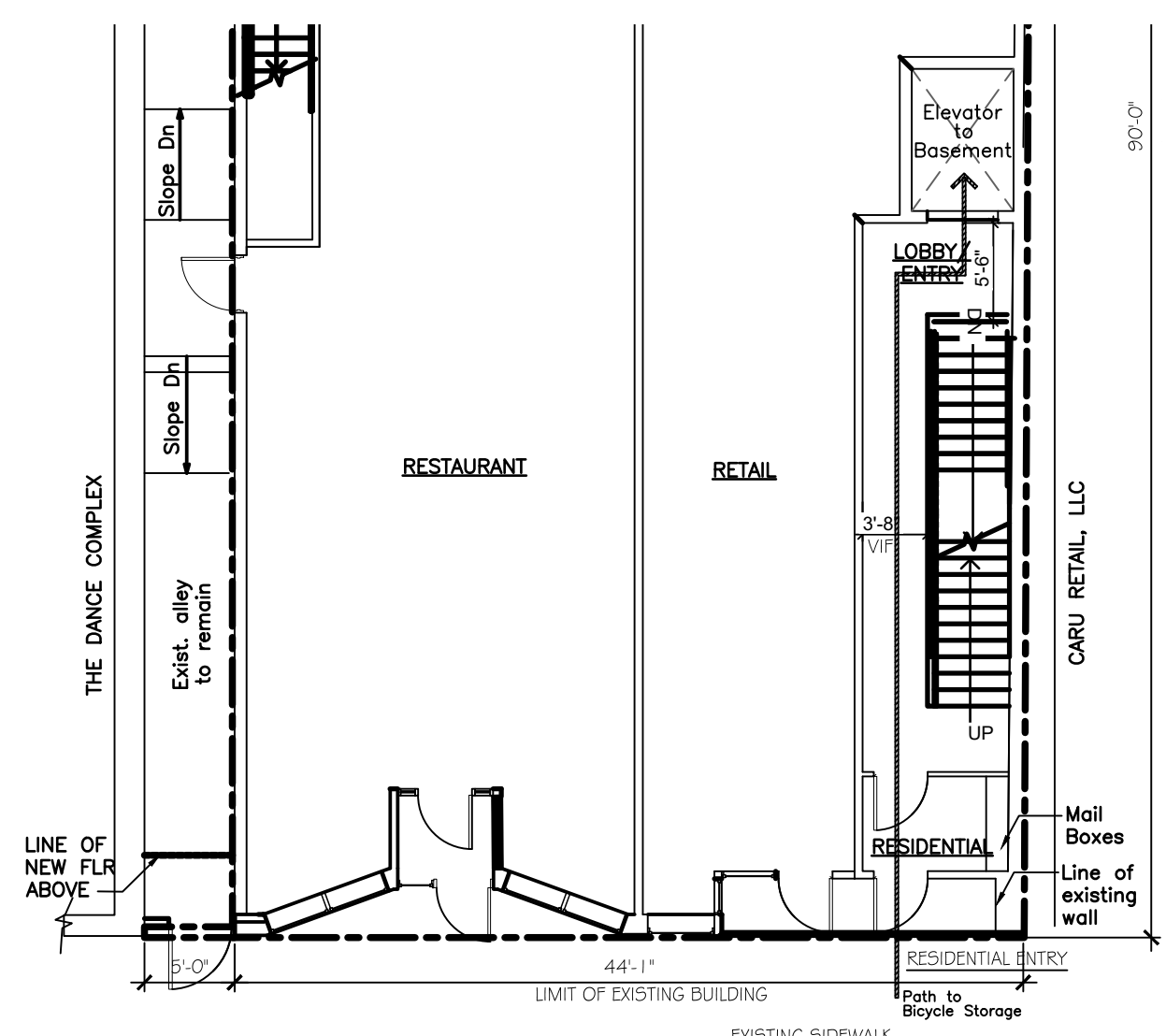
544 Mass Ave
542-550 Massachusetts Avenue
Cambridge, MA 02139



BASEMENT FLOOR PLAN

BICYCLE STORAGE ROOM PLAN & ACCESS ROUTE

1" = 10'-0"



1st FLOOR PLAN

0 5 10 20

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617 661-6822 FAX
Incorporated 1980

drawing title:
**PROPOSED SIDE ELEV
w/Dance Complex beyond
SECTION &
& BICYCLE RM PLAN**

scale: 1/8" = 1'-0" drawing no:
date: 6/22/2021, 1/2022, 5/22/22, 7/31/22
drawn by:
project #: 1703

A3.1



NOTE: This has been modified since this rendering - see A2.1 for detail

STREET VIEW ELEVATION

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Cambridge, MA 02140
617 661-6566 TEL
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Incorporated 1980

drawing title:
**PROPOSED STREET
VIEW ELEVATION**
Illustrative

scale: NTS drawing no:
date: 4/28/2021
re: 8/23/21, 9/13/21, 1/2022, 5/22/22
drawn by:
project #: 1703

A2.3



NOTE: This has been modified since this rendering - see A2.1 for detail

Key Plan

544-550 Mass Ave
Cambridge

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Architects Landscape Architects Urban Designers Planners

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617 661-6822 FAX
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drawing title:
**CONTEXT MASSING
DIAGRAMS**

scale: 1/8" = 1'-0"
date: 04/28/21
drawn by:
project #: 1703

drawing no:

A4.1



VIEW 1



VIEW 2

Revisions:
 no. date description

Key Plan

544-550 Mass Ave
 Cambridge

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 617-661-6822 FAX
 Incorporated 1960

drawing title:
**CONTEXT MASSING
 DIAGRAMS**

scale: 1/8" = 1'-0"
 date: 04/28/21
 drawn by:
 project #: 1703

drawing no:
A4.1