
CENTRAL SQUARE REDEVELOPMENT LLC

544-550 Mass Ave, Cambridge, MA



Street Rendering

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Notes Regarding Graphic Volume Changes

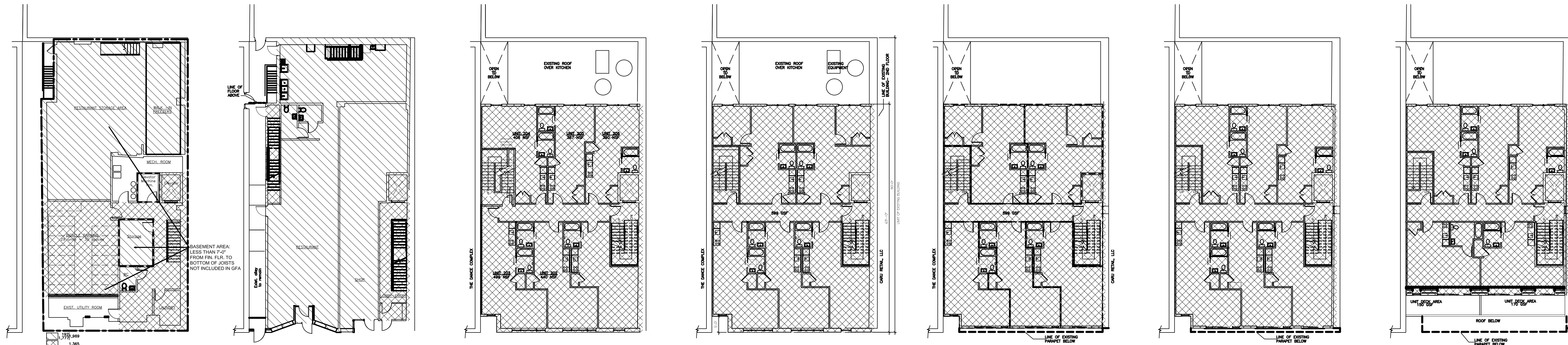
This graphics package has been fully revised to reflect design changes and floorplan changes as discussed with Staff.

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

2nd FLOOR PLAN

3rd FLOOR PLAN

4th FLOOR PLAN

5th FLOOR PLAN

6th FLOOR PLAN

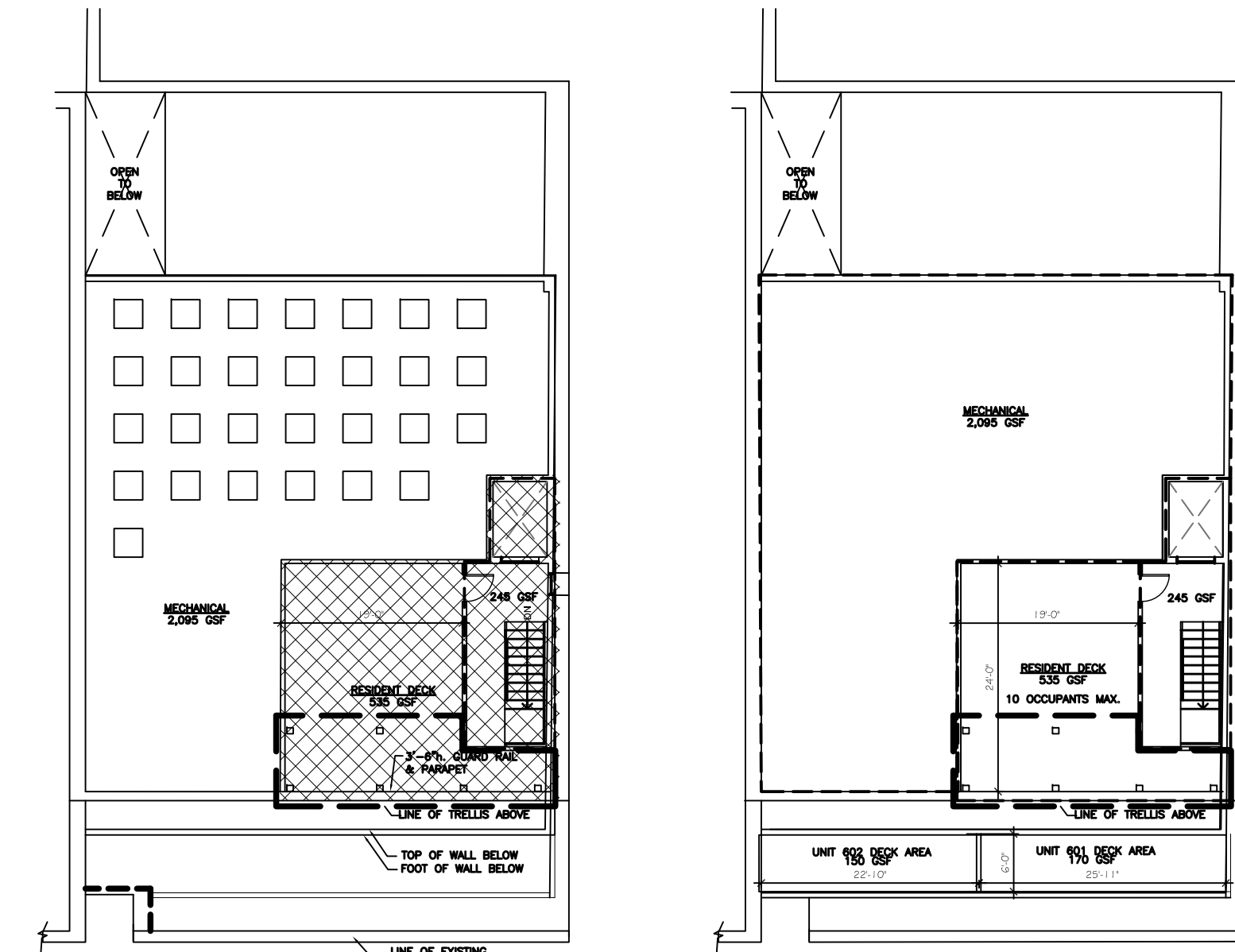
PROPOSED PLAN- SQUARE FEET BY USE
1/16" = 1'-0"

LEGEND

[Hatched Pattern]	NONRESIDENTIAL GFA
[Cross-hatched Pattern]	RESIDENTIAL GFA
[White]	NON GFA

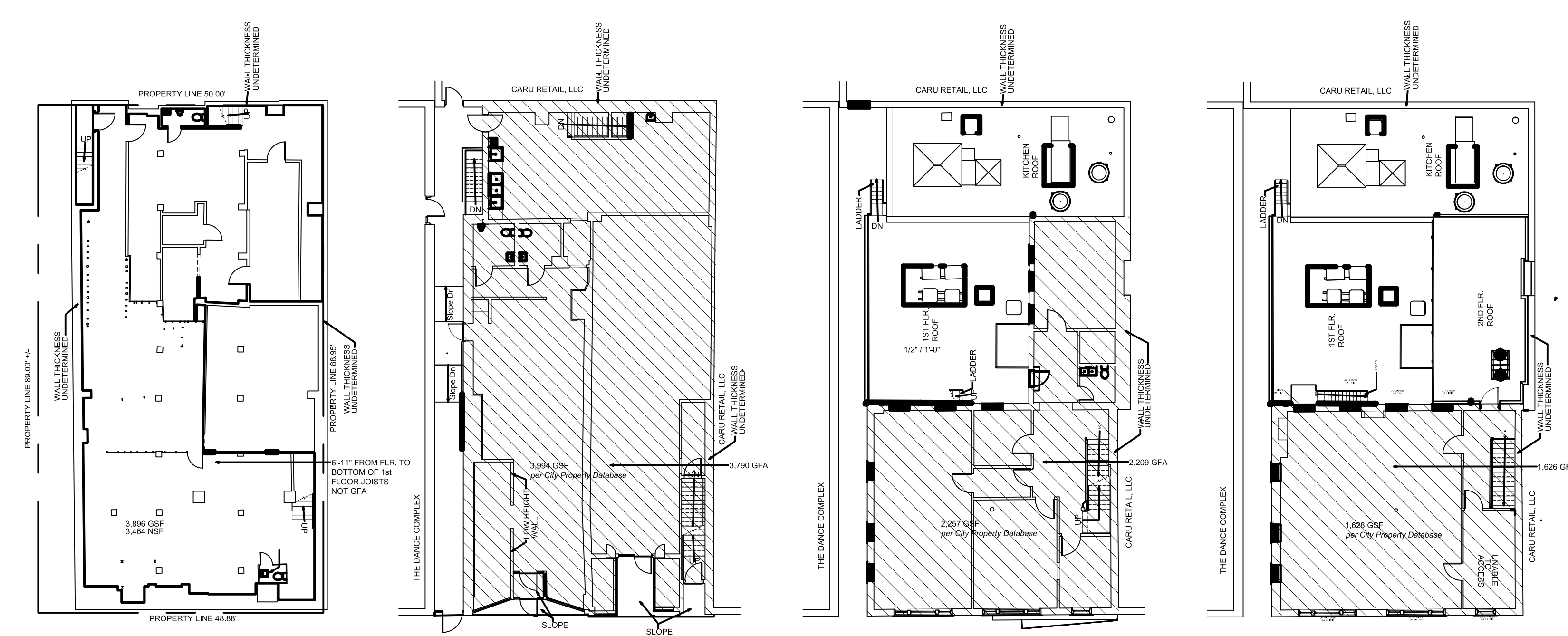
TOTAL PROPOSED BUILDING AREA (GSF) - BY USE									
	RESIDENTIAL			NON-RES			N/A		TOT GSF
	CIRC.	BIKE/LAUN	UNITS	REST.	RETL	C. RM/WC.	UTIL	DECK	
BASEMENT	533	831	0	1,777	193	193	515		3,849
1ST FLOOR	561		0	2,181	1,079				3,821
2ND FLOOR	599		2,279						3,378
3RD FLOOR	599		2,279						3,378
4TH FLOOR	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									
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	5.20
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

[Hatched Pattern]	NONRESIDENTIAL GFA
[White]	NON GFA

	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" flr. to bottom of 1st flr. joists
** Floor GSF per City Property Database
*** Lot Area per survey

544 Mass Ave
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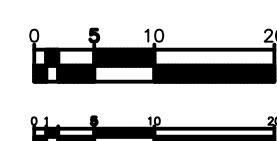
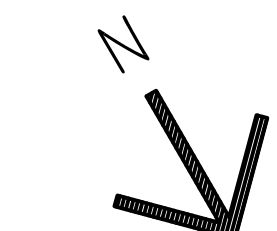
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drawing title:
EXISTING AND
PROPOSED ZONING

scale: 1/16" = 1'-0" drawing no:
date: January 2022
R: 4/22/2022
drawn by:
project #: 1703

Z1.1



Key Plan

544 Mass Ave
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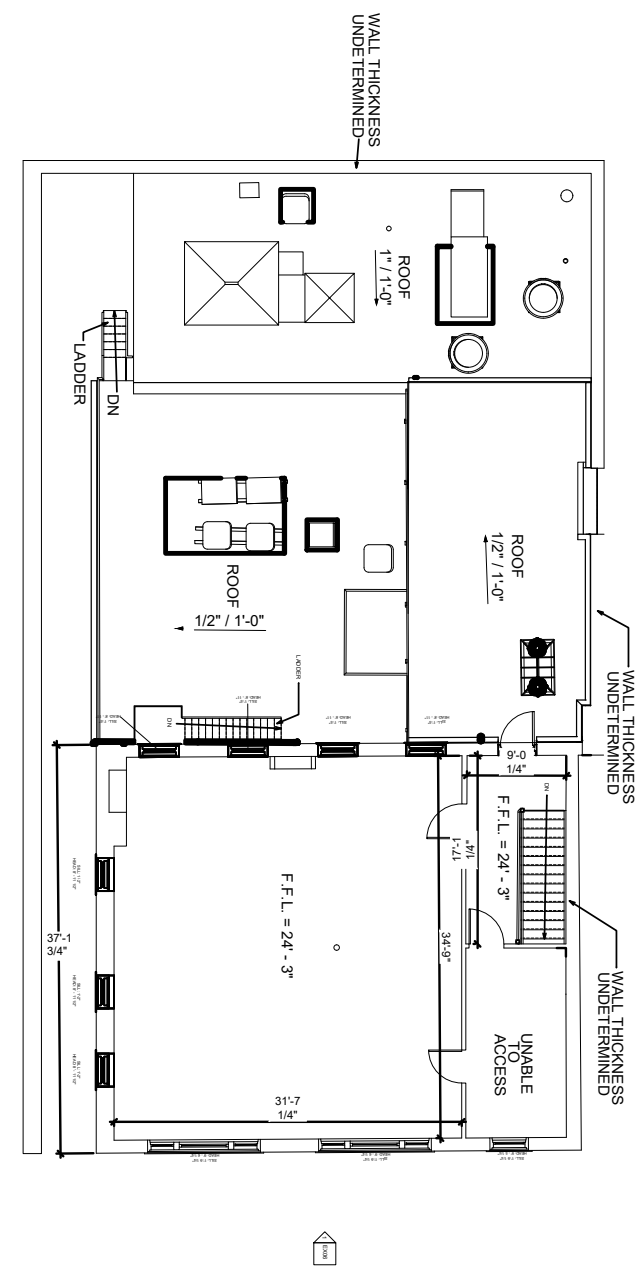
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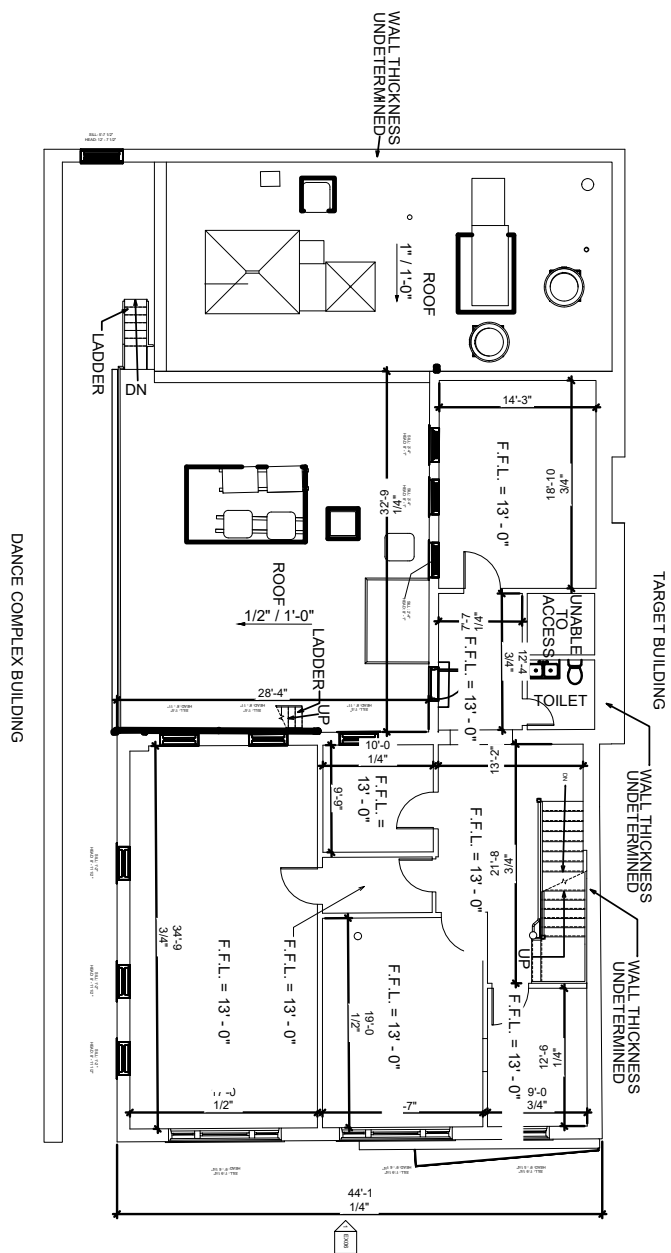
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EXIST. FLOOR PLANS
1st, 2nd & 3rd

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

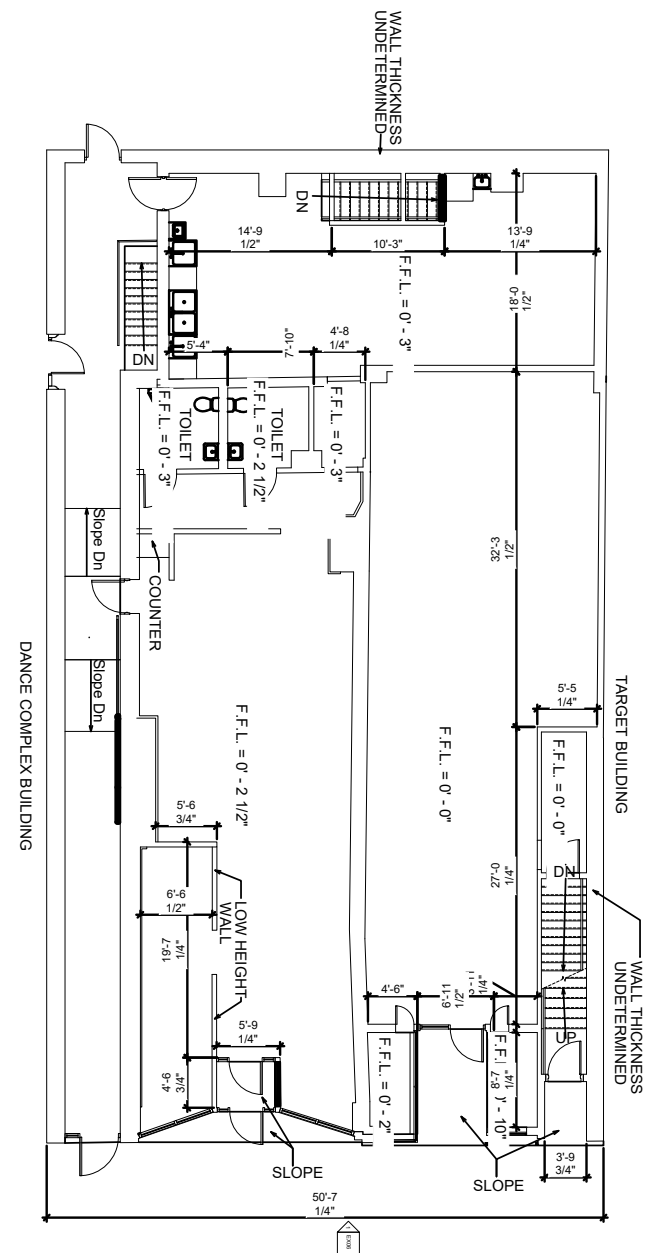
EX1.1



EXISTING 3rd FLOOR PLAN



EXISTING 2nd FLOOR PLAN



EXISTING 1st FLOOR PLAN

A

B

C

D

1

2

3

4

5

Key Plan

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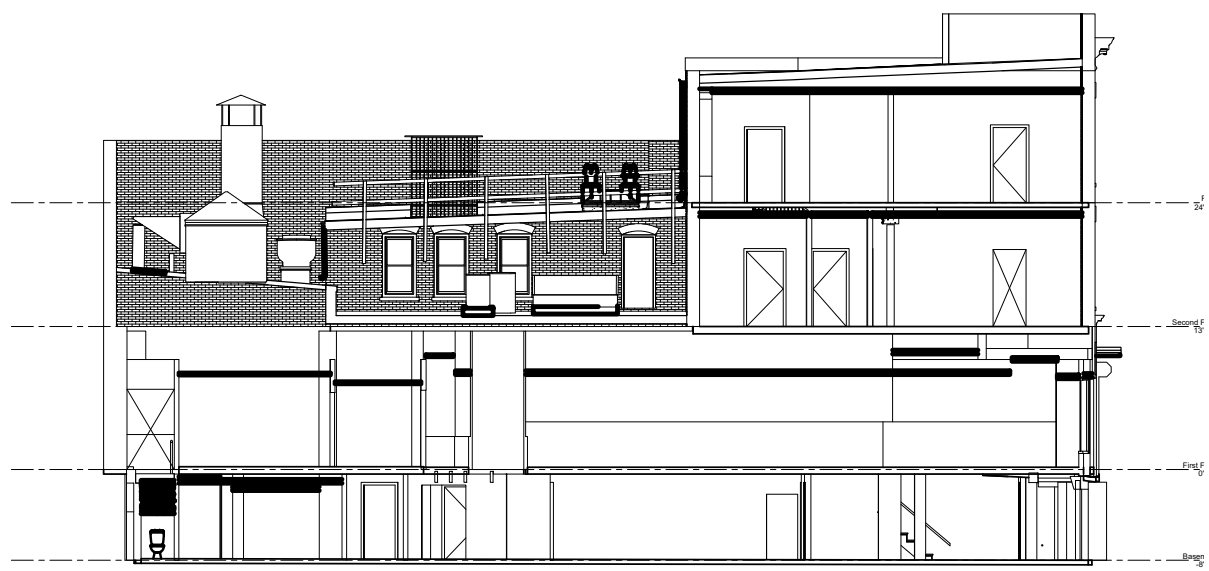
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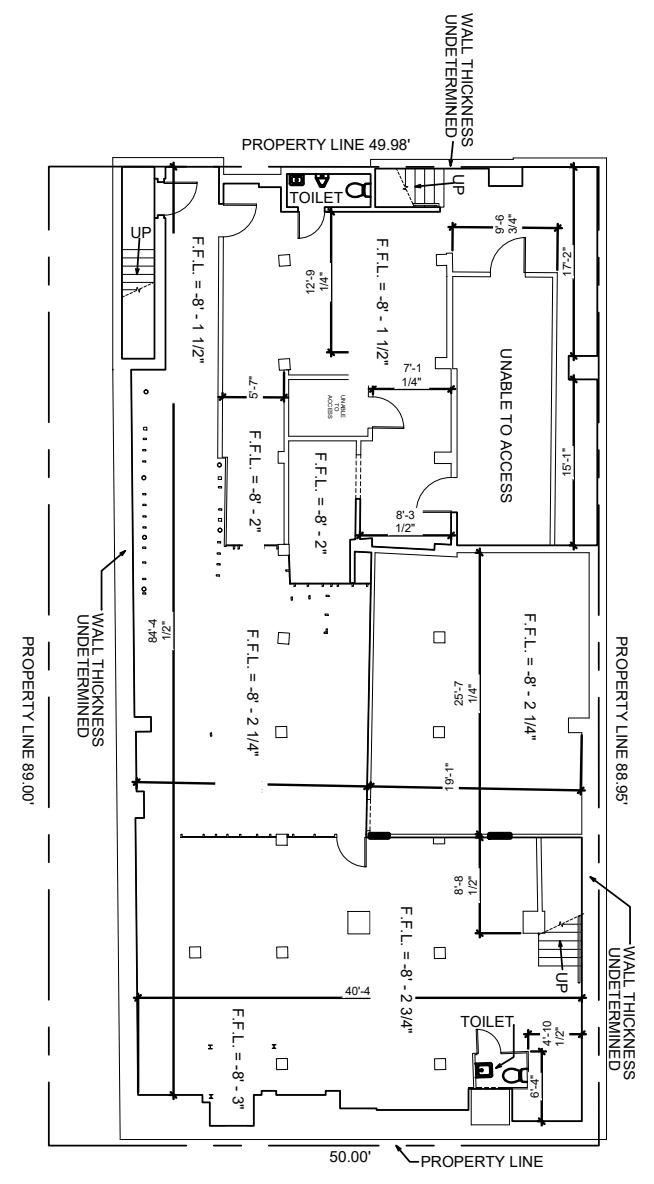
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**EXIST. BASEMENT
FLOOR PLAN &
SECTION**

scale: 1/8" = 1'-0" drawing no:
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drawn by:
project #: 1703

EX1.2



EXISTING SECTION I



EXISTING BASEMENT PLAN

A

B

C

D

1

2

3

4

5

Key Plan

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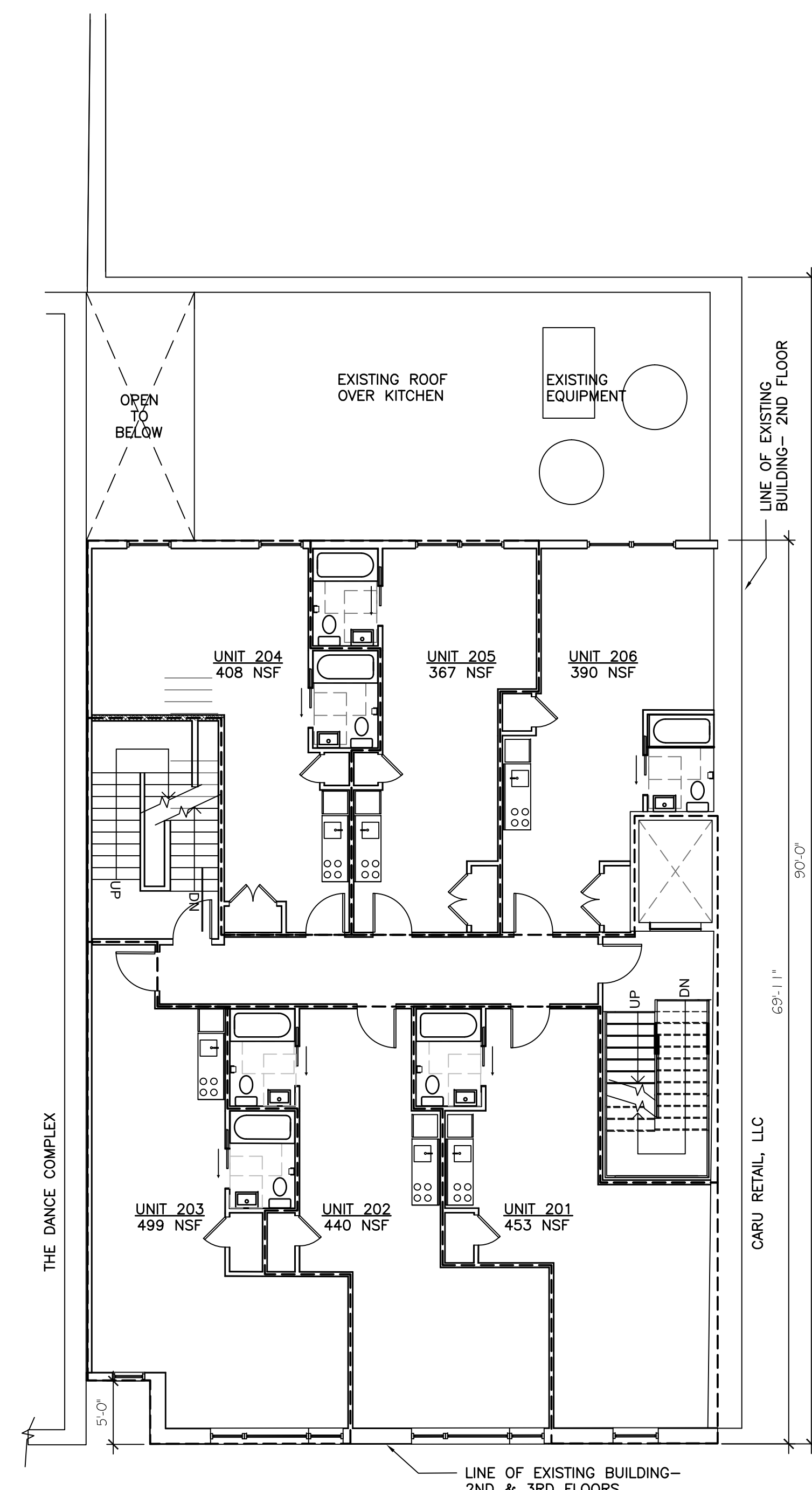
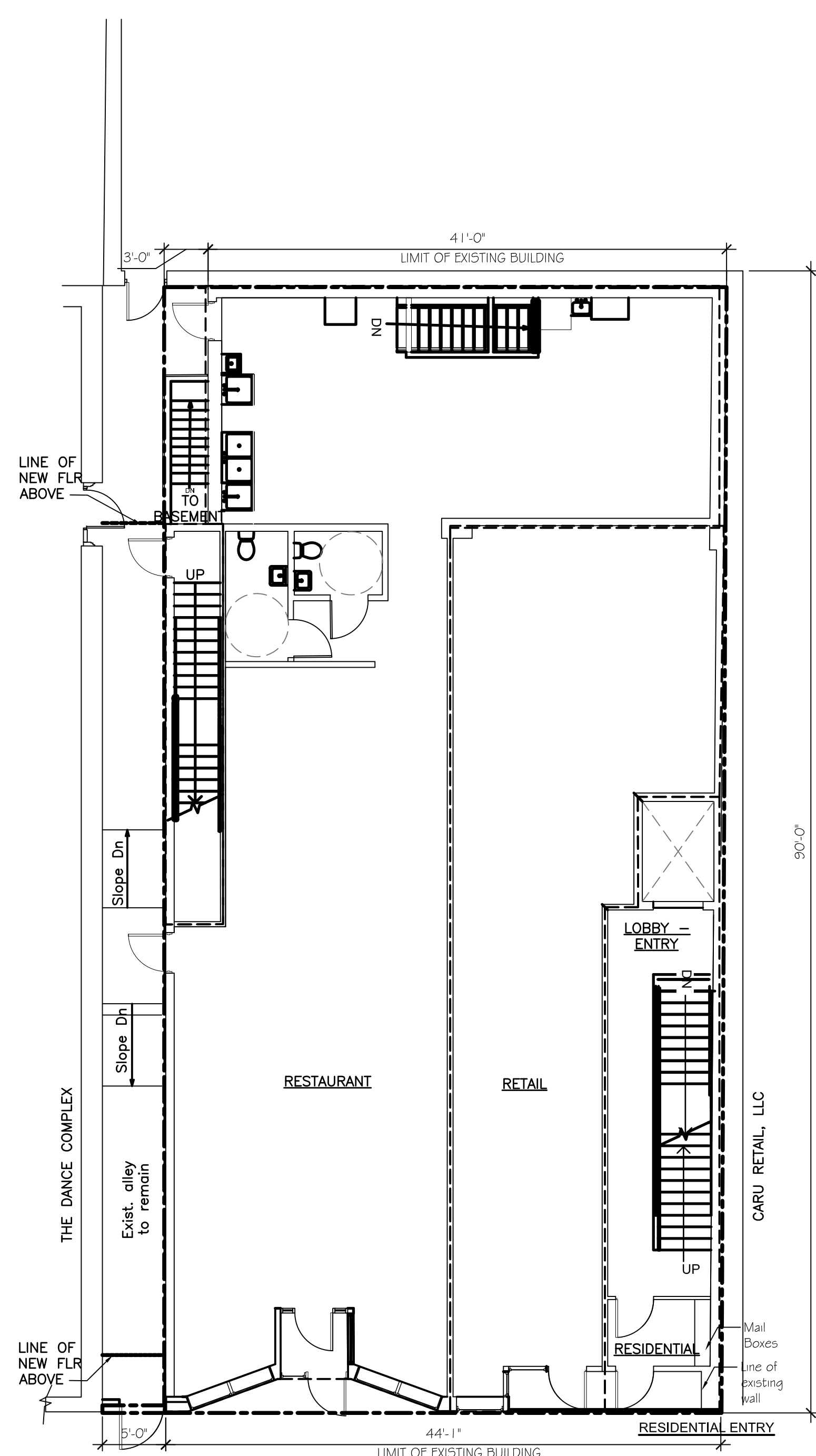
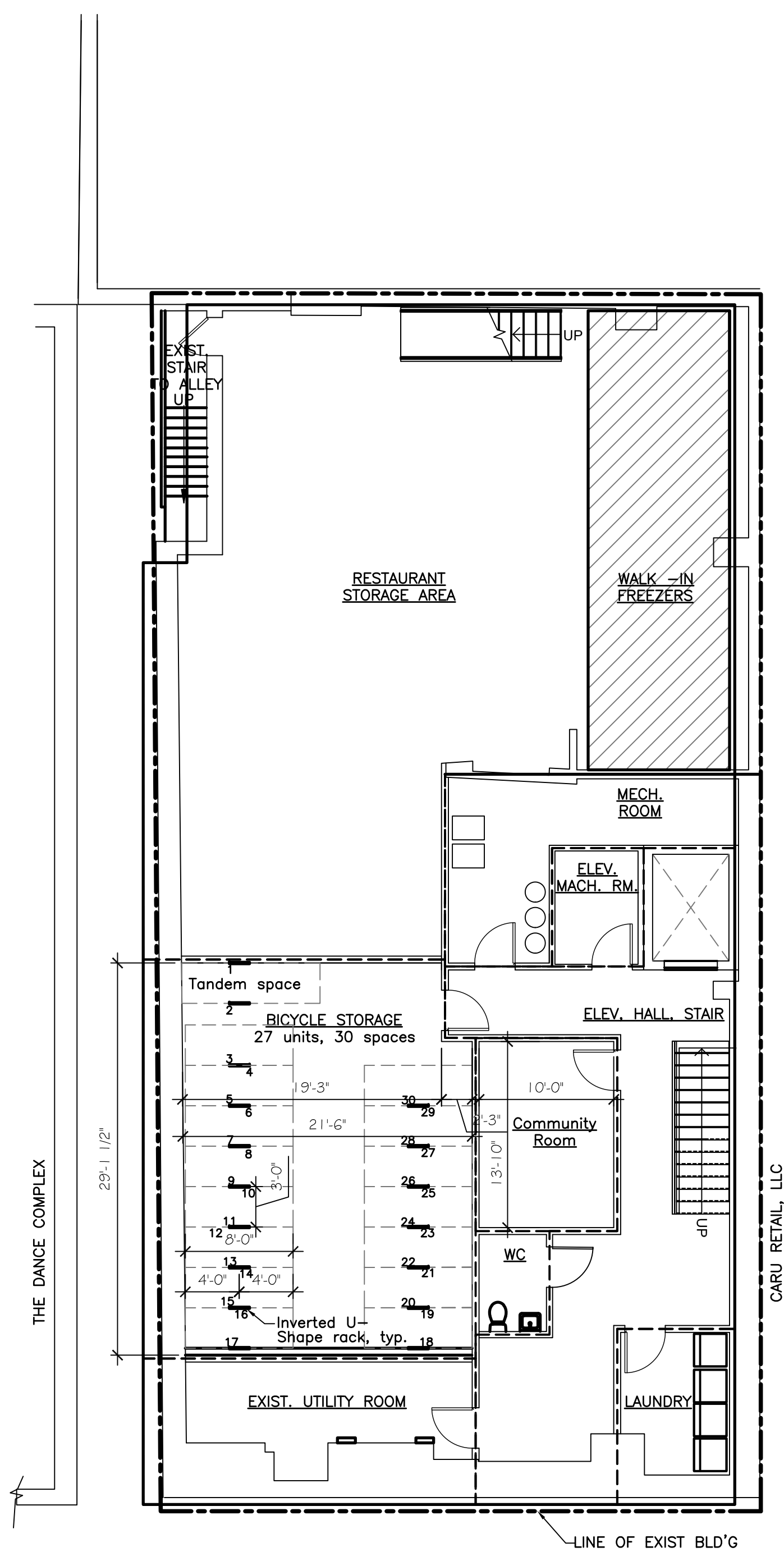
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drawing title:
**PROPOSED
BASEMENT, 1st & 2nd
FLOOR PLANS**

scale: 1/8" = 1'-0" drawing no:
date: 4/28/2021
R8/23/2021, 9/13/21, 1/22, 4/22/22, 5/22/22
drawn by:
project #: 1703

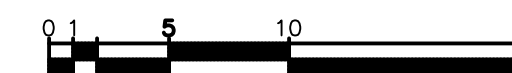
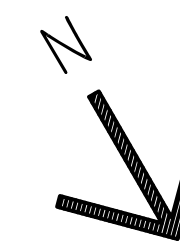
A1.1



BASEMENT FLOOR PLAN

1st FLOOR PLAN

2nd FLOOR PLAN



no.	date	description

Key Plan

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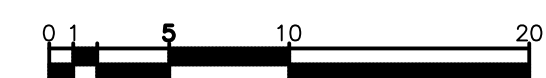
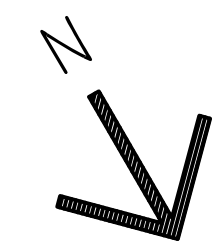
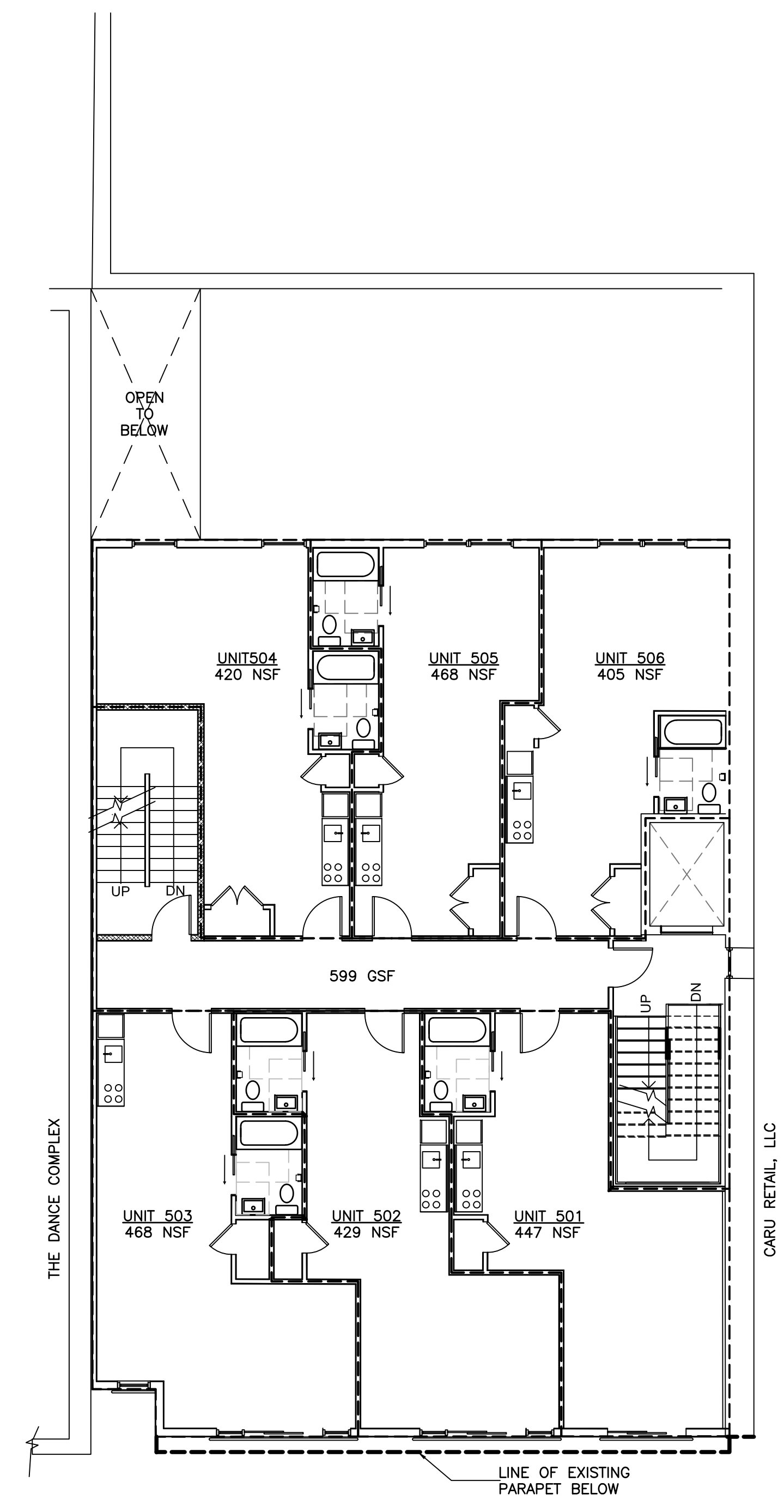
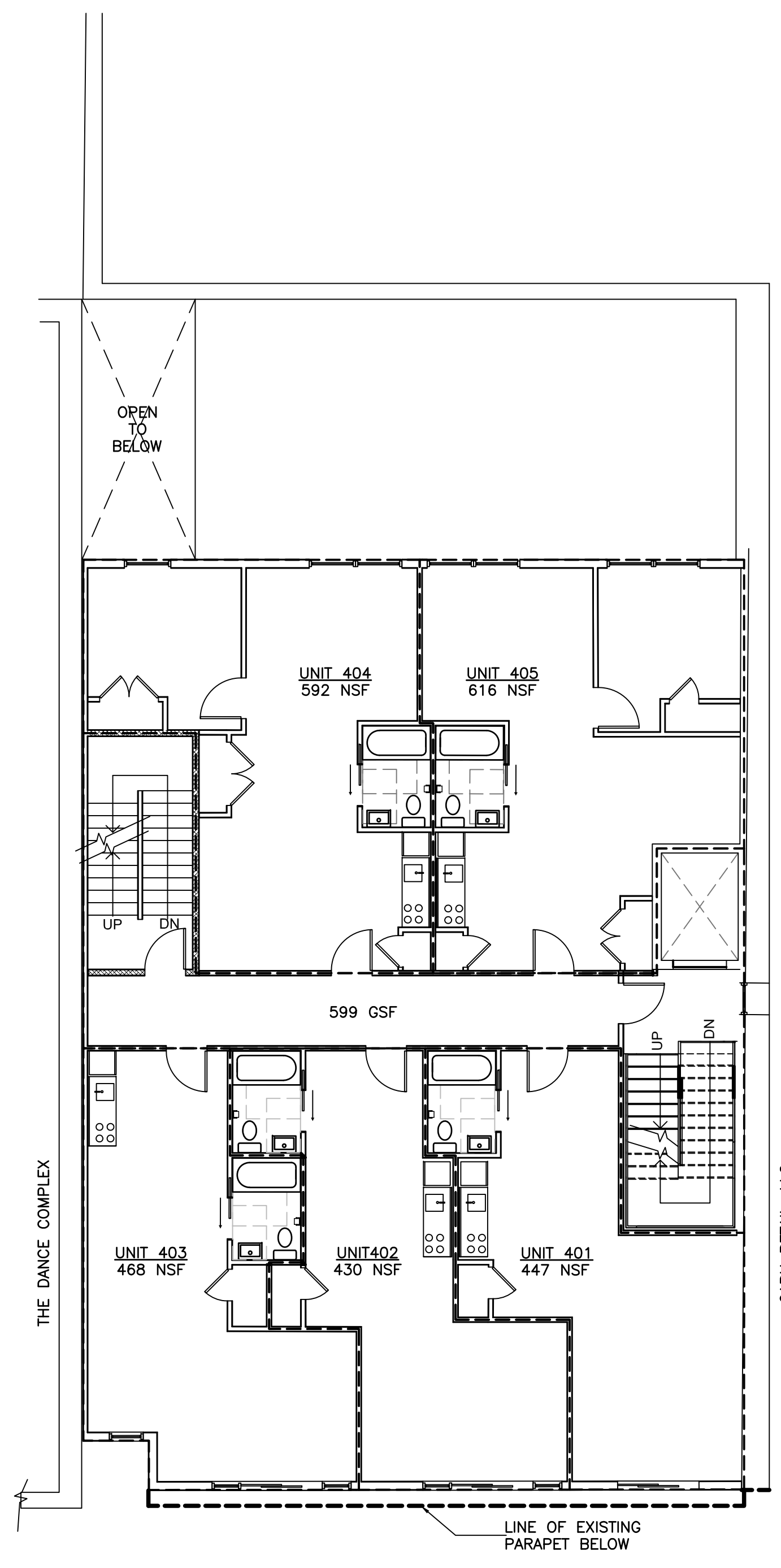
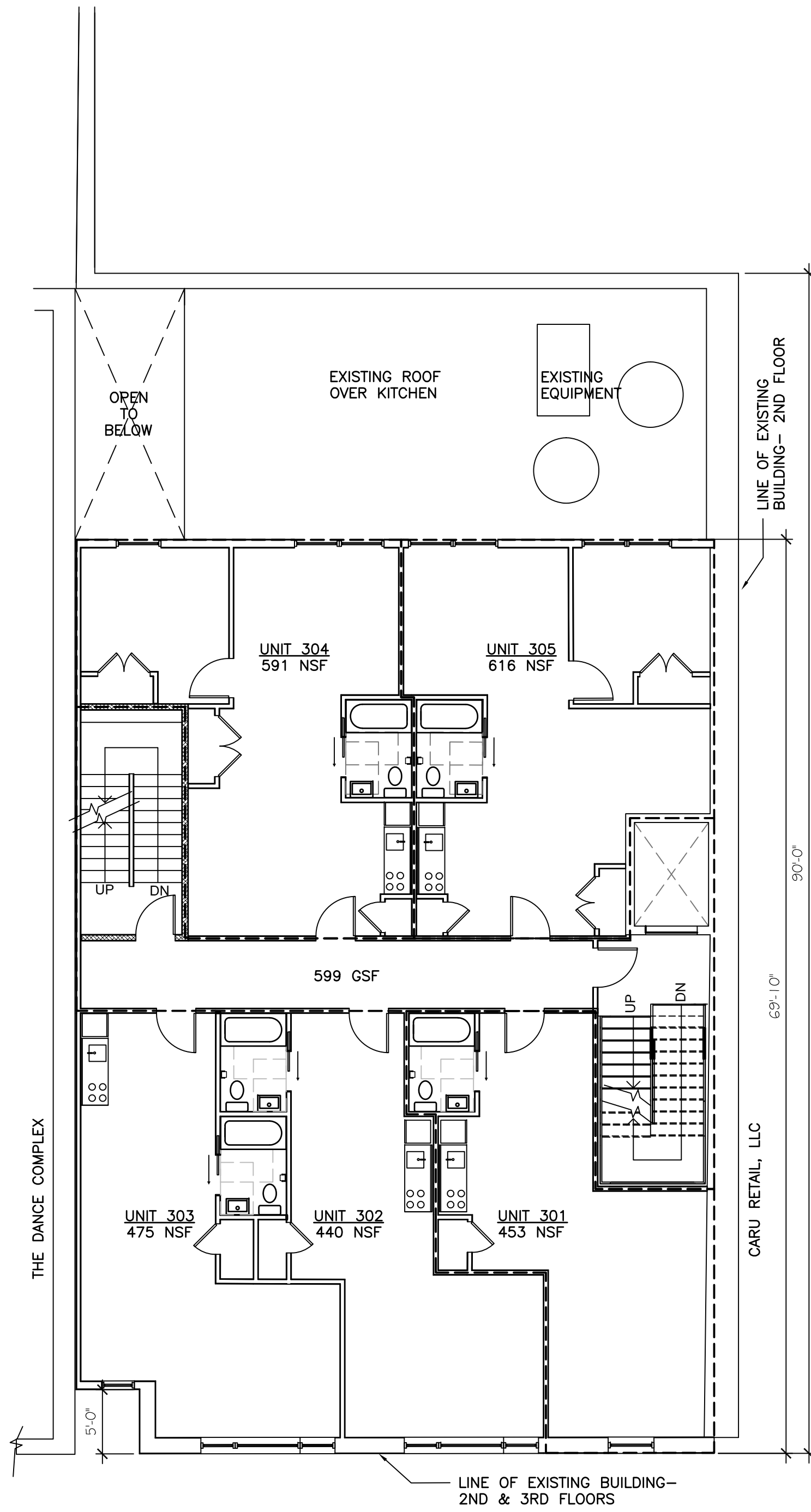
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PROPOSED 3rd, 4th & 5th FLOOR PLANS

scale: 1/8" = 1'-0" drawing no:
date: 1/28/2021
RSP/23/2021, 3/13/21, Jan2022, 4/22/22, 5/22/22
drawn by:
project #: 1703

A1.2



A

B

C

D

1

2

3

4

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no.	date	description

Key Plan

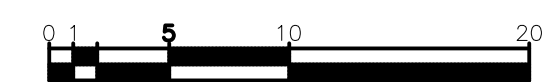
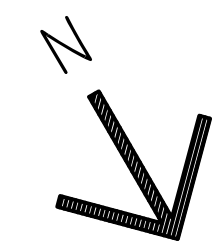
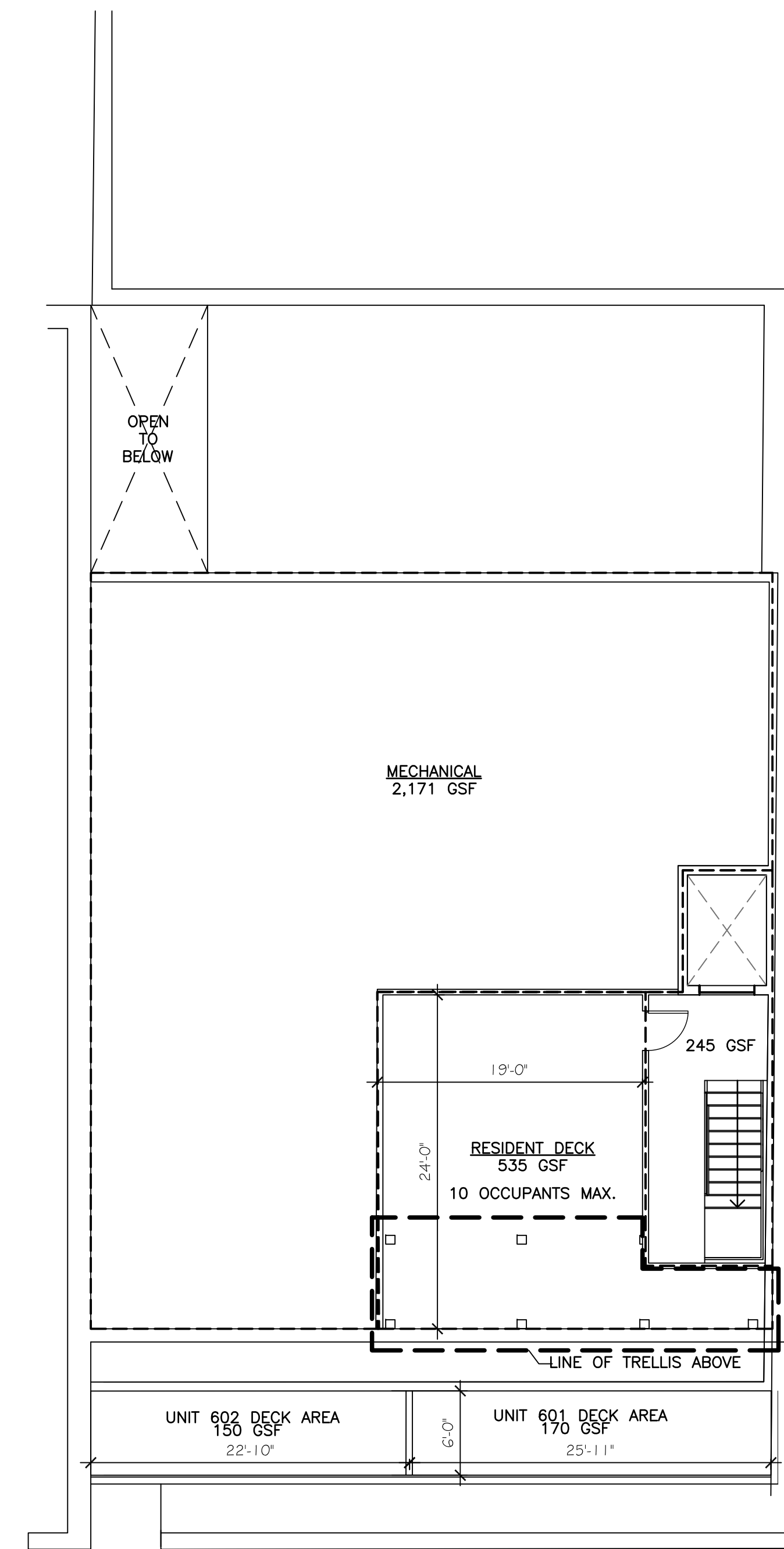
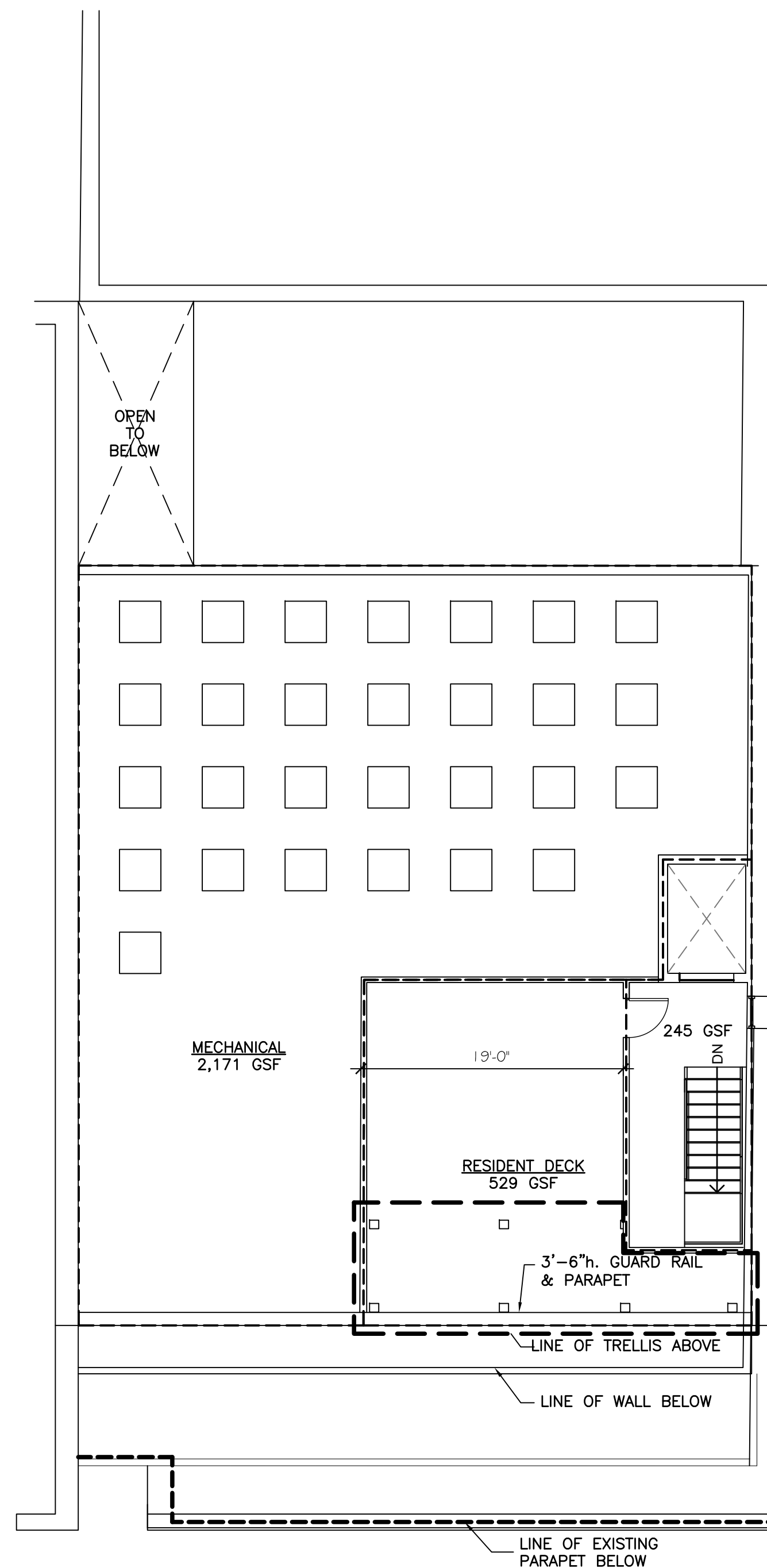
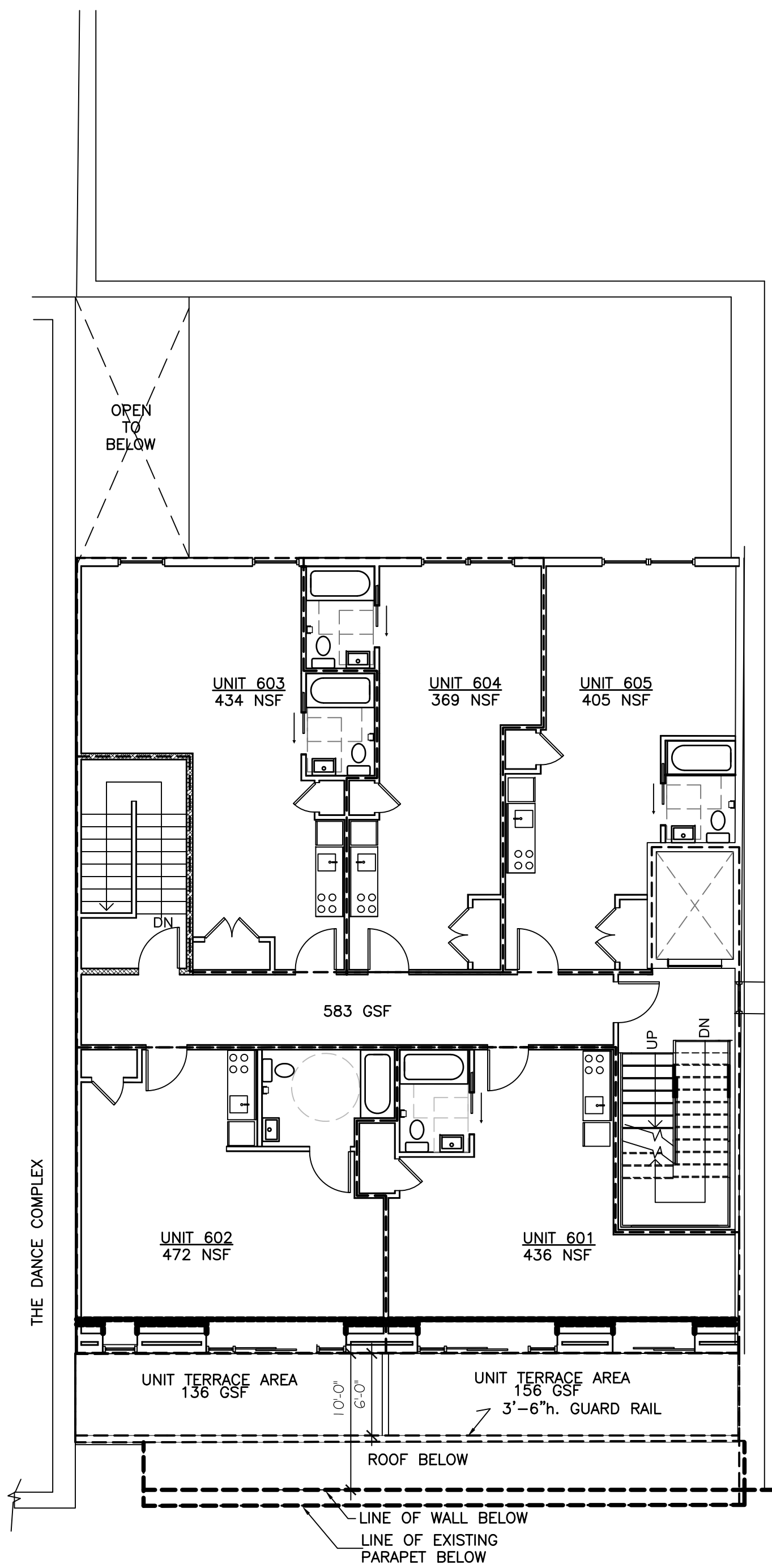
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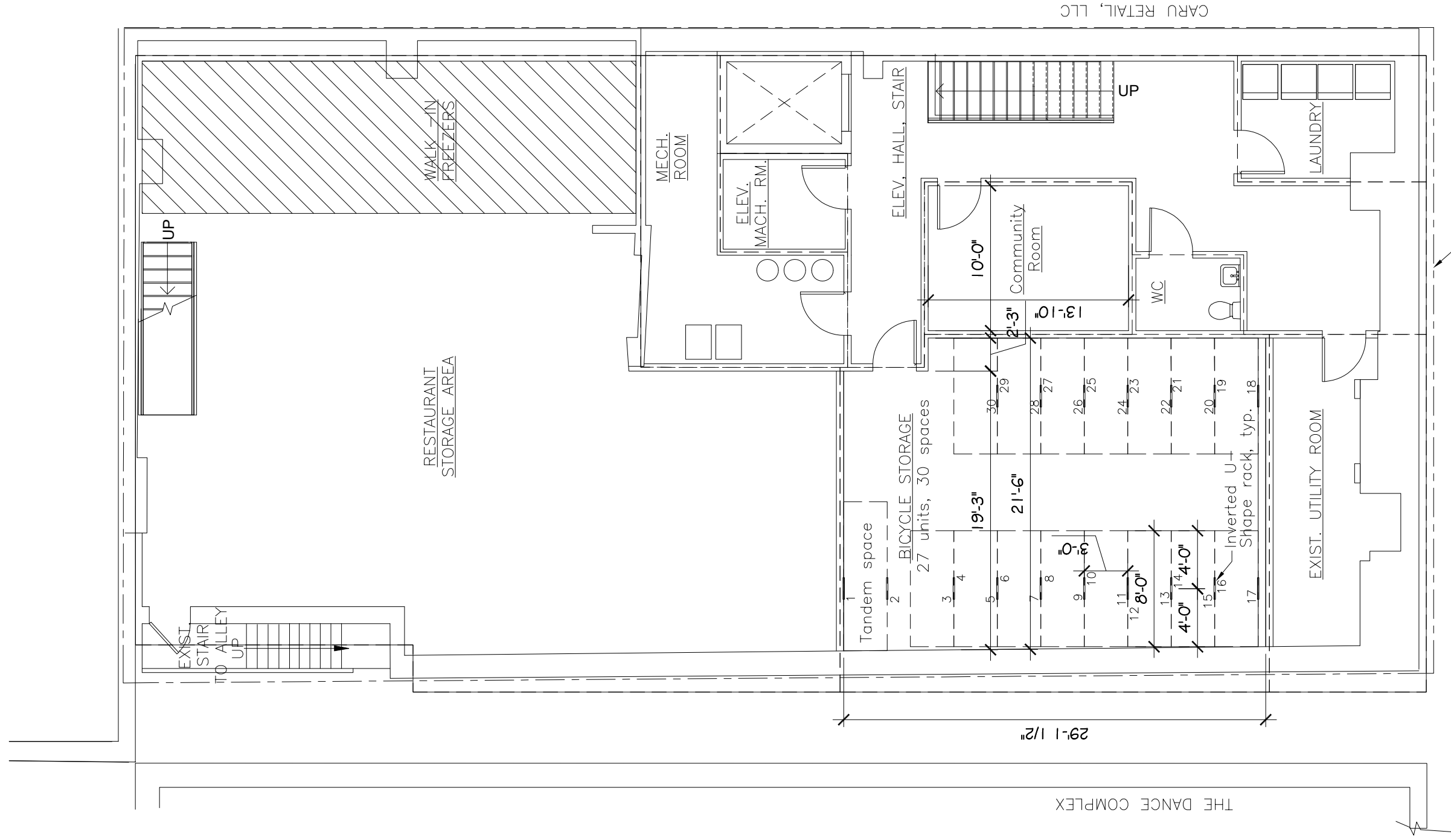
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drawing title:
**PROPOSED 6th &
ROOF FLOOR PLANS**

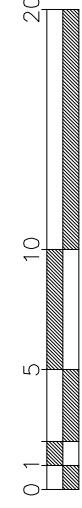
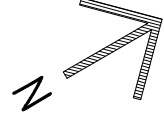
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date: 4/28/2021
RSD/23/2021, 9/13/21, 1/2022, 4/22/22, 5/22/22
drawn by:
project #: 1703 **A1.3**





CARU RETAIL, LLC

BASEMENT FLOOR PLAN



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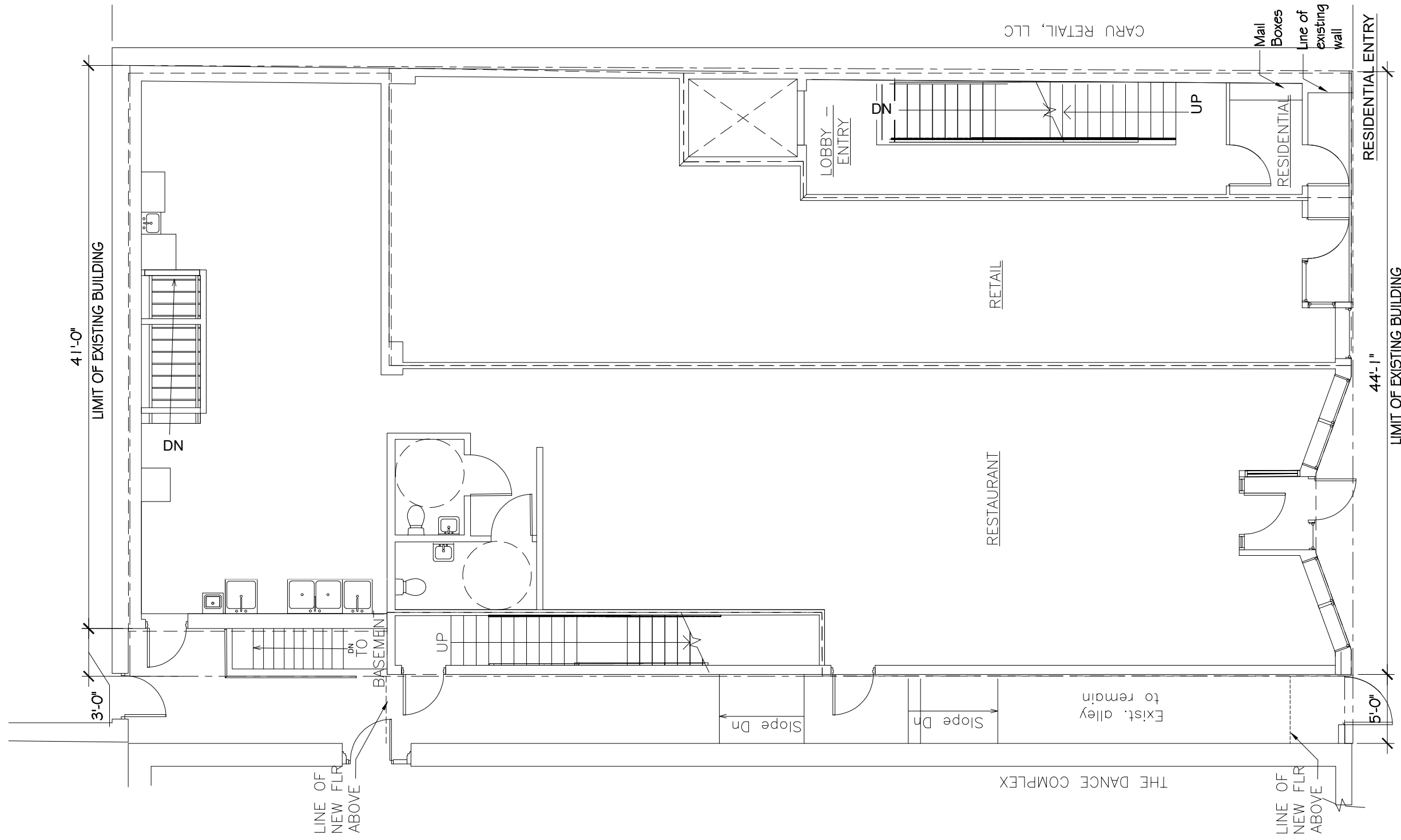
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project **544 MASS AVE CAMBRIDGE**

title **Basement Floor Plan**

drawing no.

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



1st FLOOR PLAN



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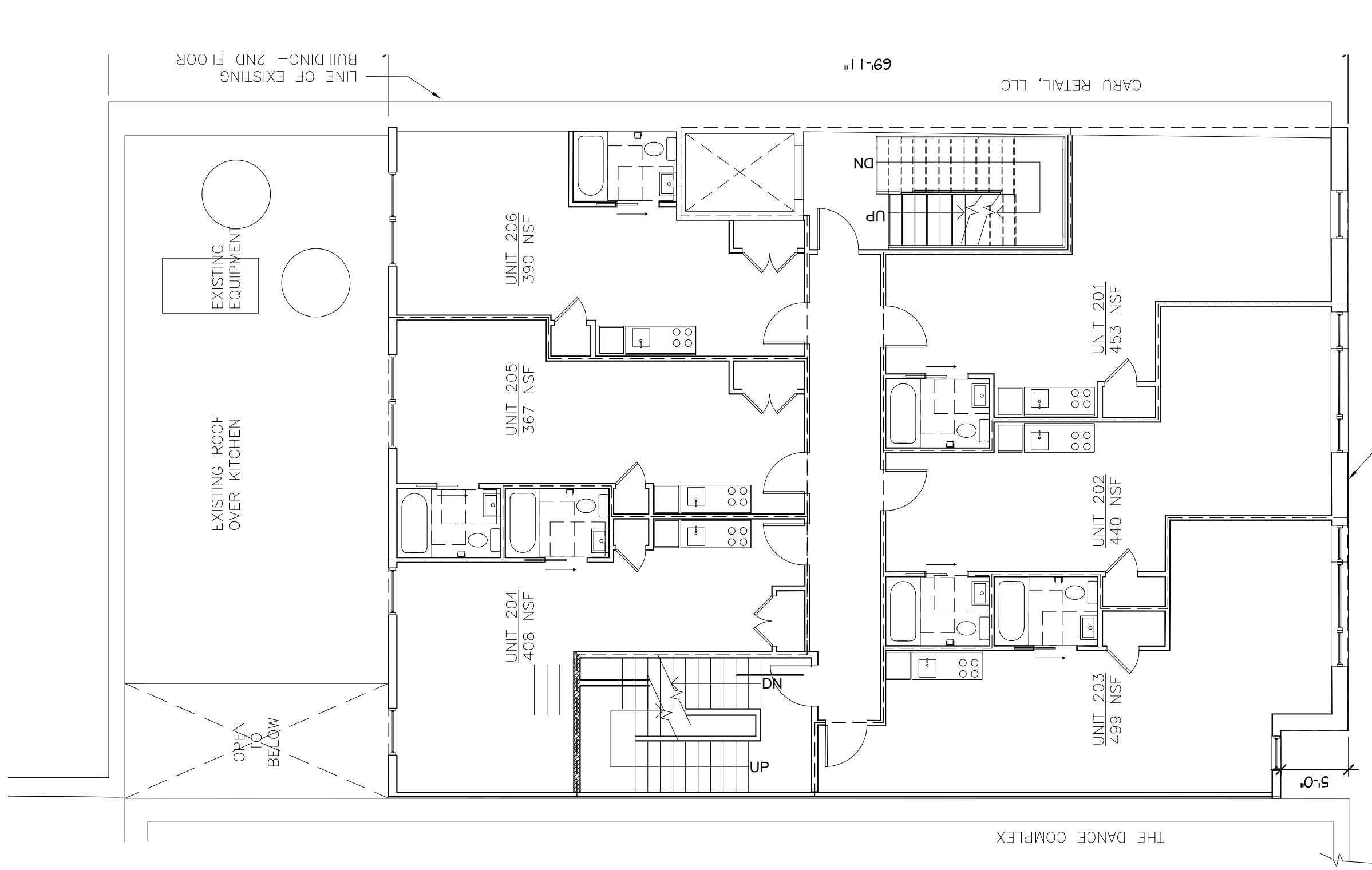
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Planners
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project **544 MASS AVE CAMBRIDGE**

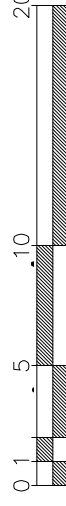
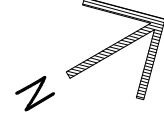
title **1st Floor Plan**

drawing no.

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



2nd FLOOR PLAN



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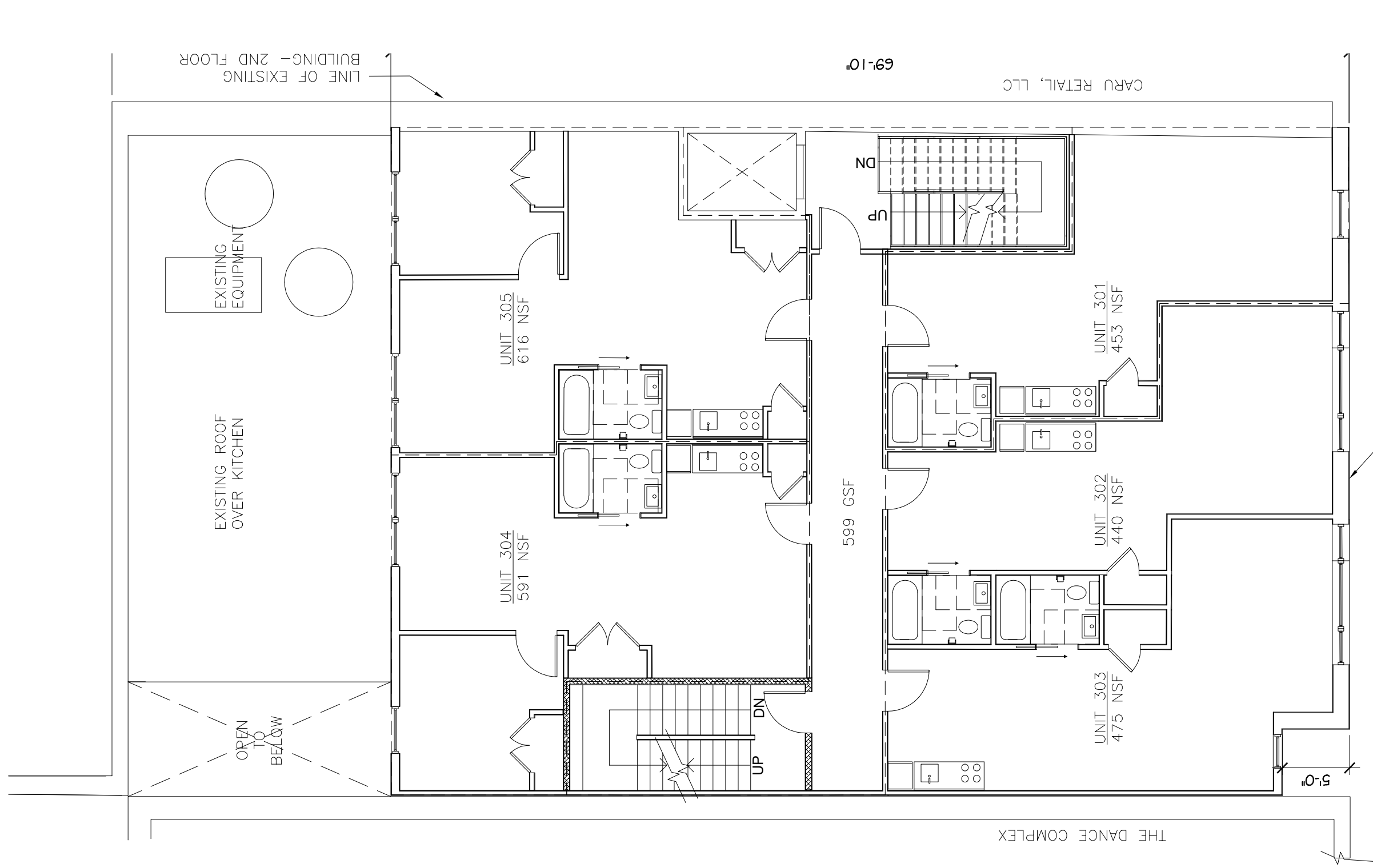
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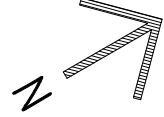
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drawing no.

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



3rd FLOOR PLAN



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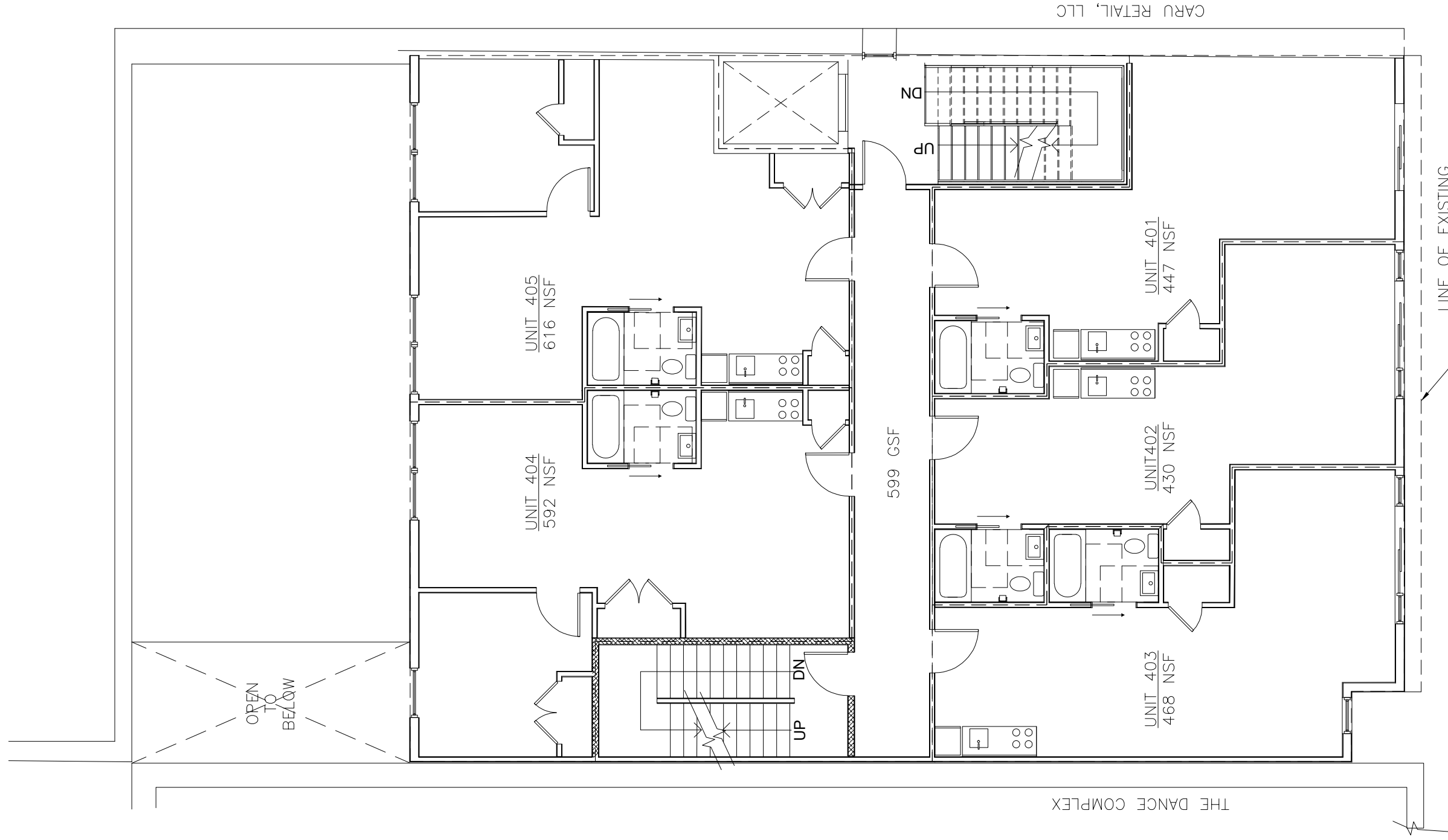
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project **544 MASS AVE CAMBRIDGE**

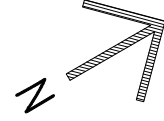
title **3rd Floor Plan**

drawing no.

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



4th FLOOR PLAN



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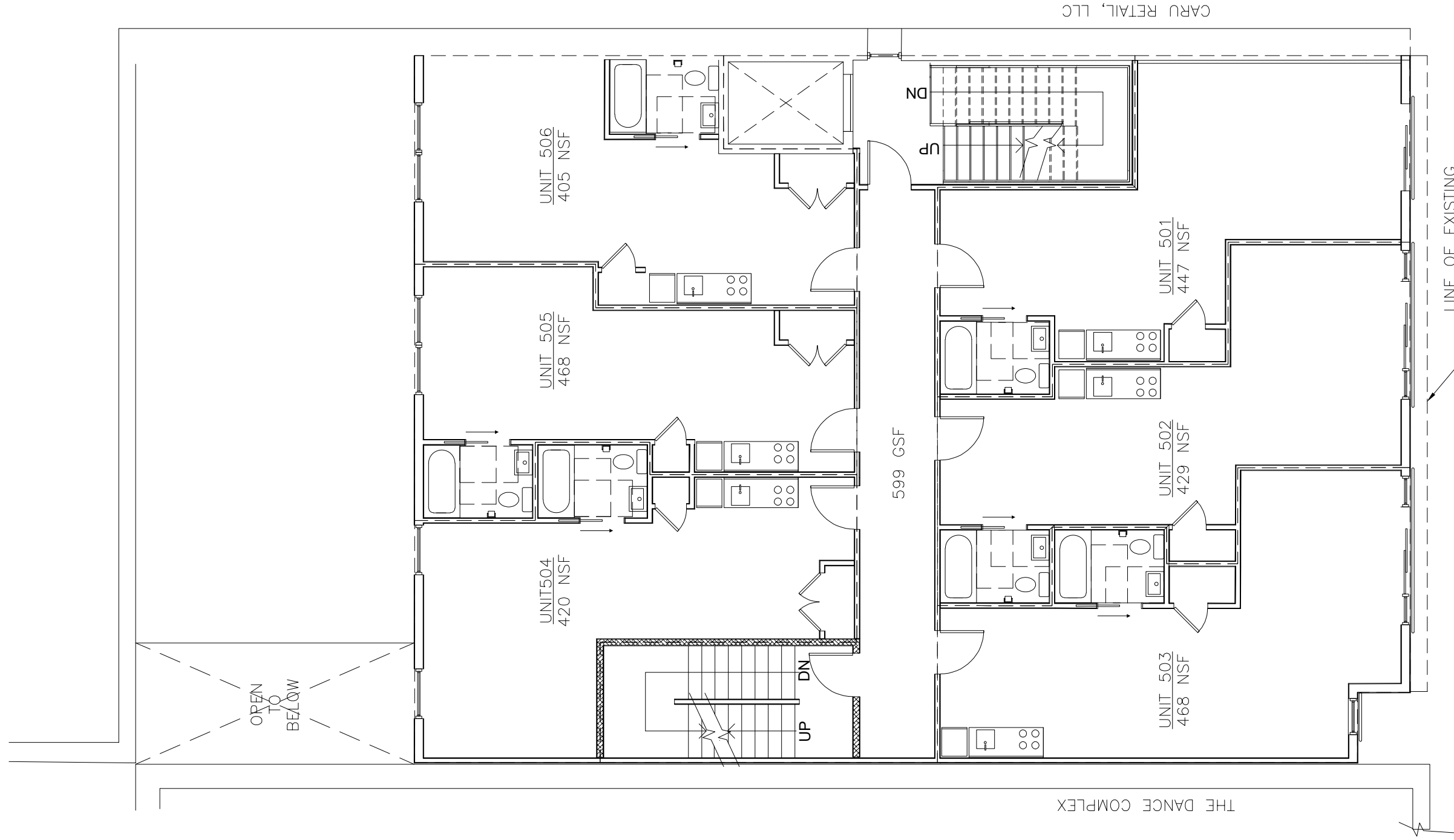
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project **544 MASS AVE CAMBRIDGE**

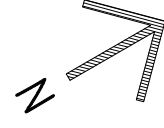
title **4th Floor Plan**

drawing no.

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



5th FLOOR PLAN



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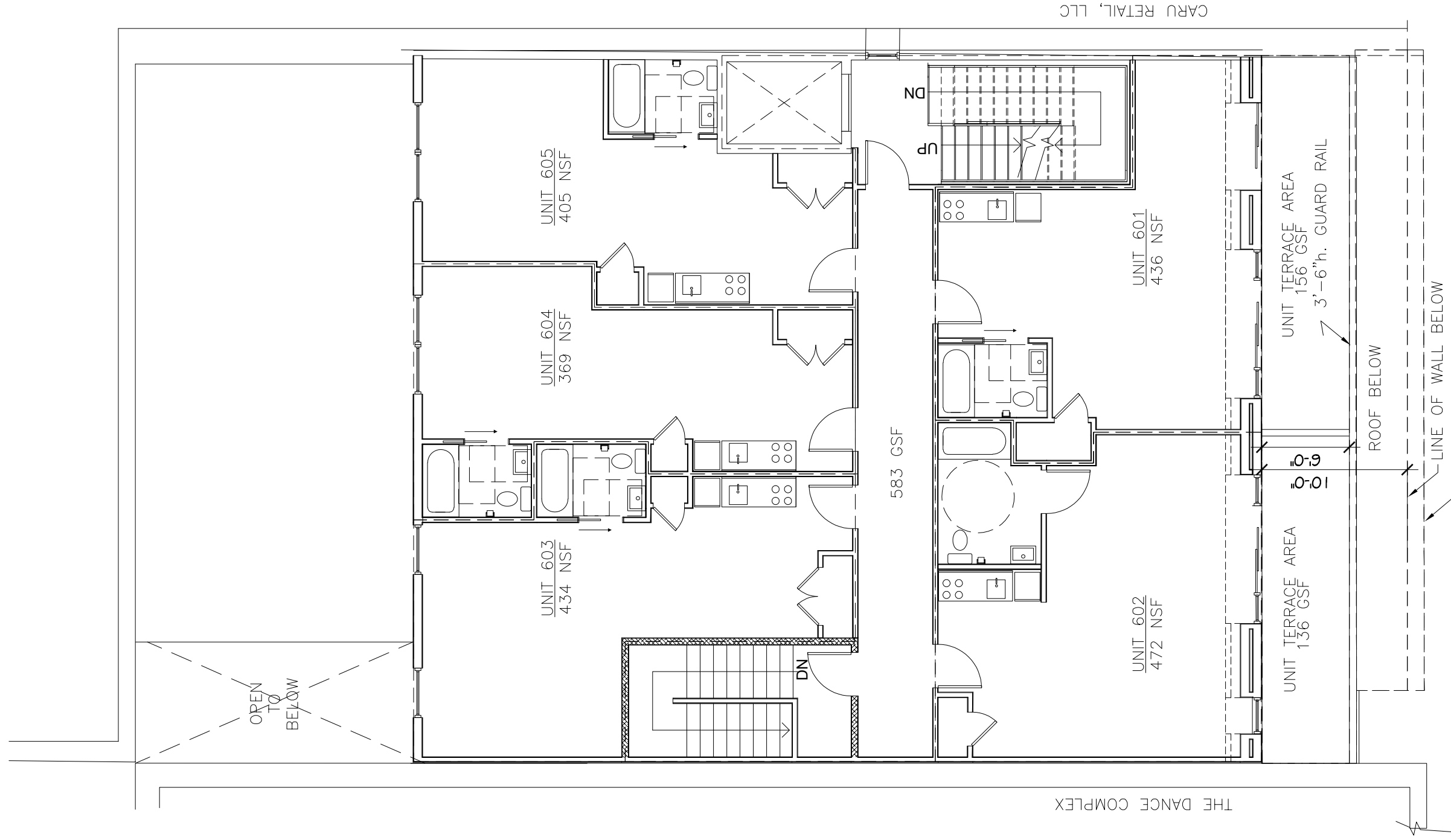
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project **544 MASS AVE CAMBRIDGE**

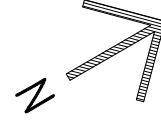
title **5th Floor Plan**

drawing no.

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



6th FLOOR PLAN



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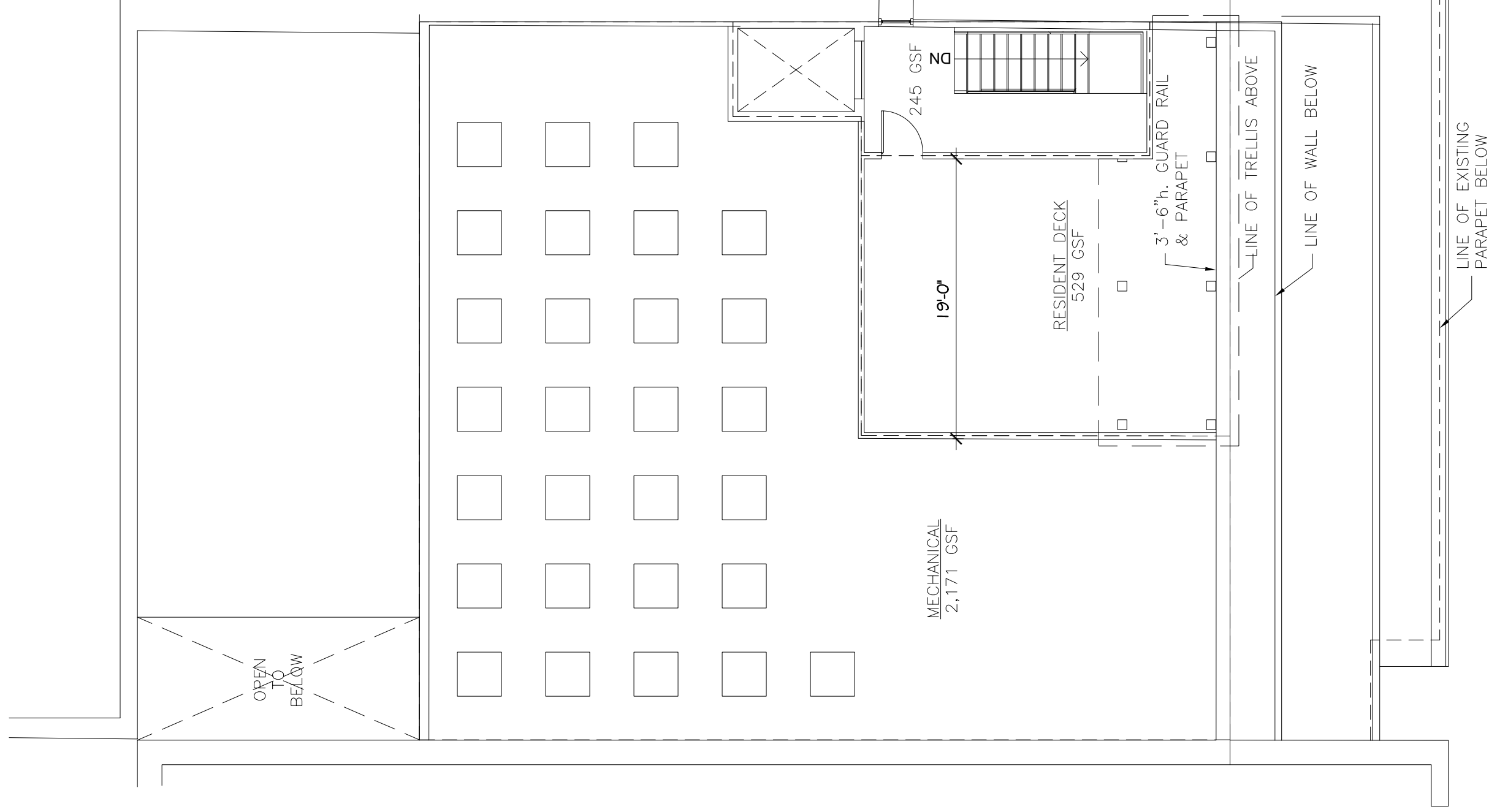
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project **544 MASS AVE CAMBRIDGE**

title **6th Floor Plan**

drawing no.

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



ROOF PLAN

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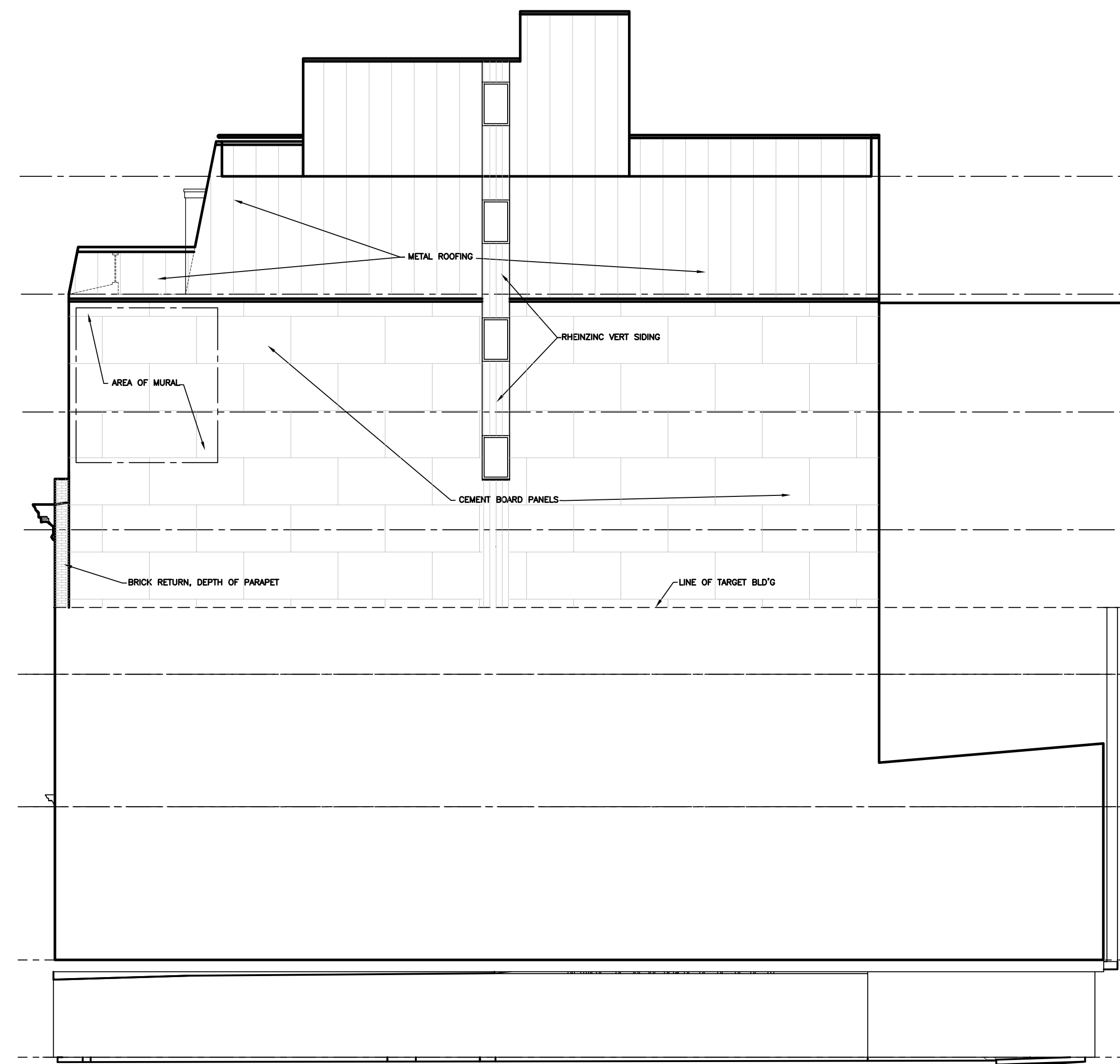
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scale **1/8" = 1'-0"** date **22 May 2022**

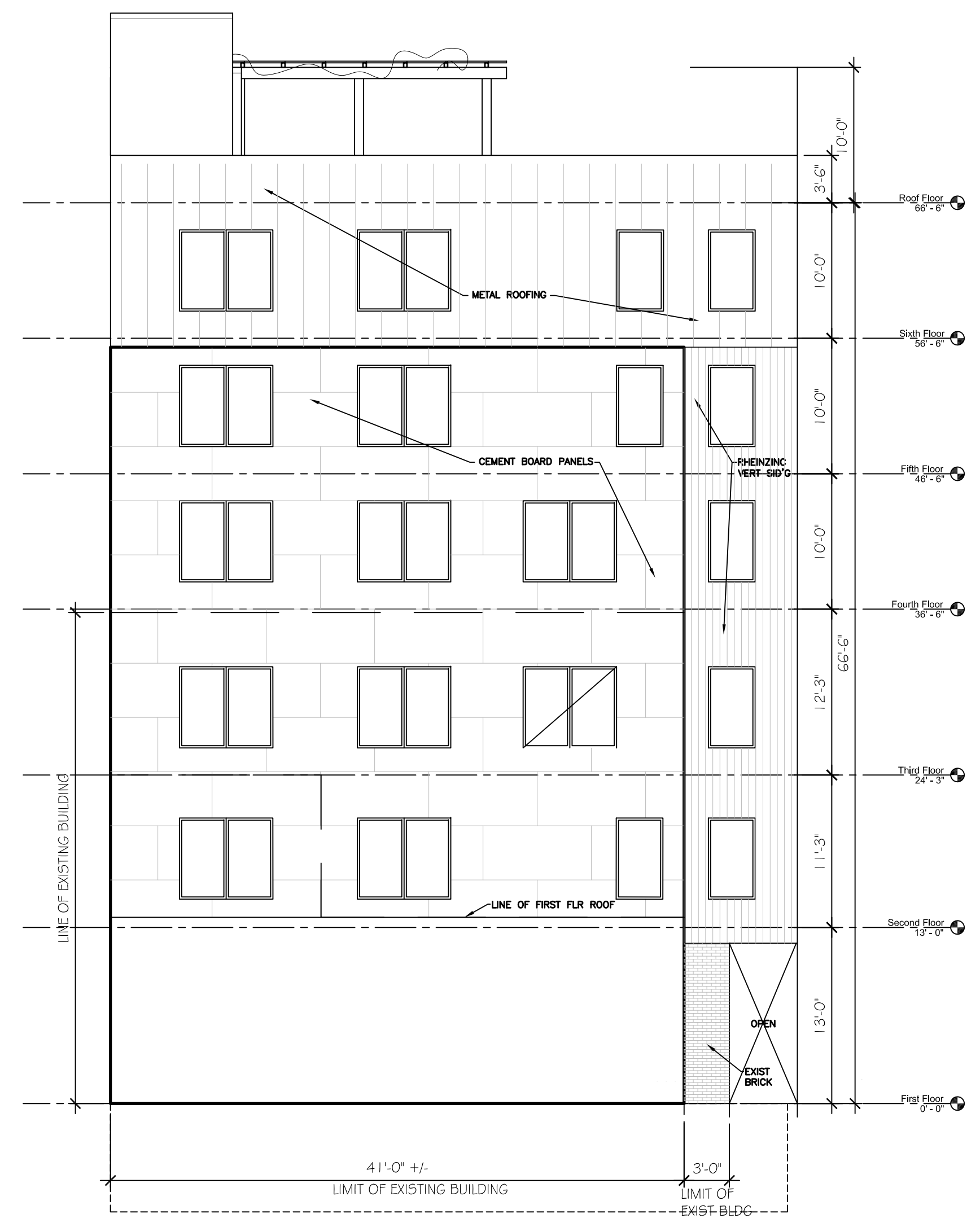
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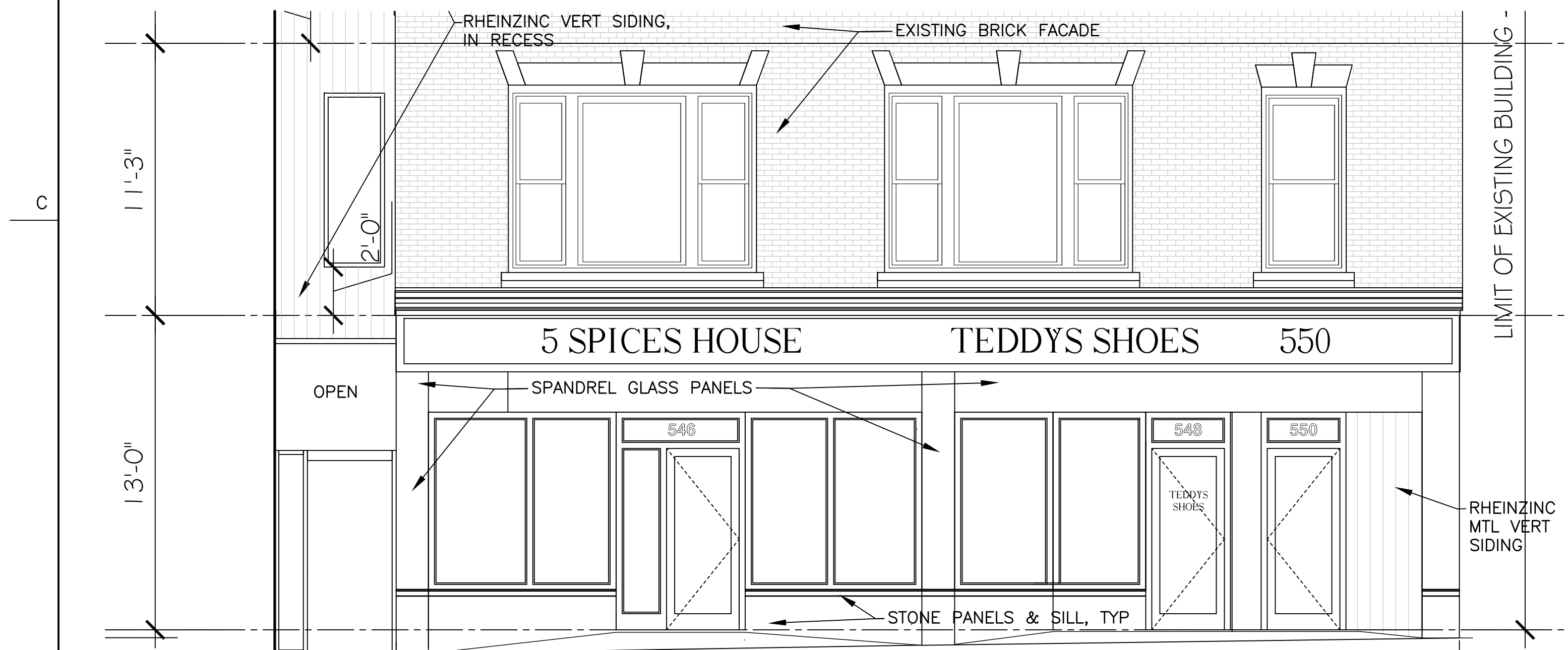
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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

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drawing title:
**PROPOSED FRONT, SIDE
& REAR ELEVATIONS**

scale: 1/8" = 1'-0", UNO drawing no:
date: 4/28/2021 R: 8/23/21,
9/13/21, Jan 2022, 4/22/22, 5/22/22
drawn by:
project #: 1703

A2.1



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PROPOSED STOREFRONT ELEVATION

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drawing title:
**PROPOSED EXTERIOR
ELEVATIONS**
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

A2.2



STREET VIEW ELEVATION

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

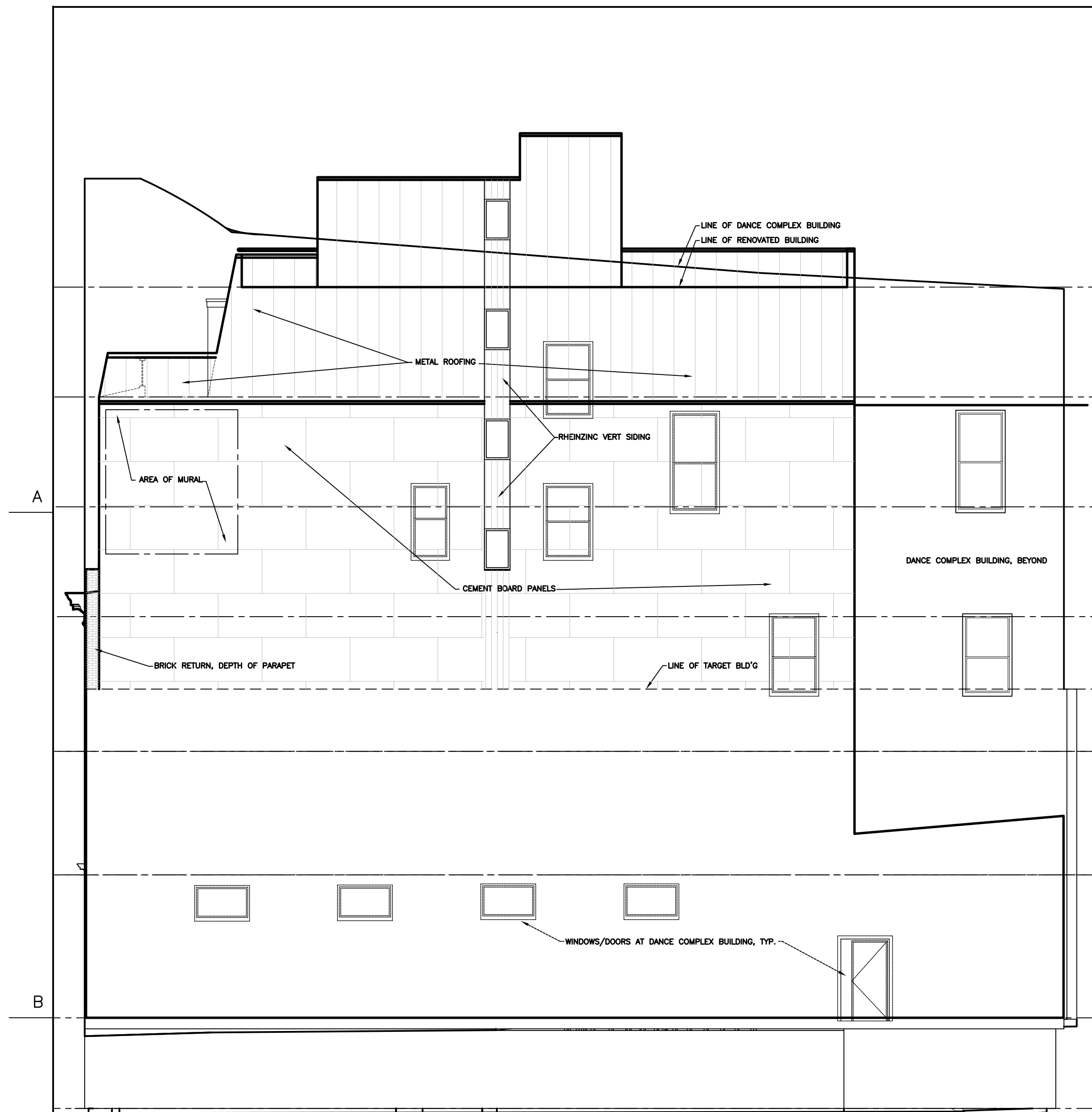
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 Cambridge, MA 02140
 617 661-6566 TEL
 617 661-6822 FAX
 Incorporated 1980

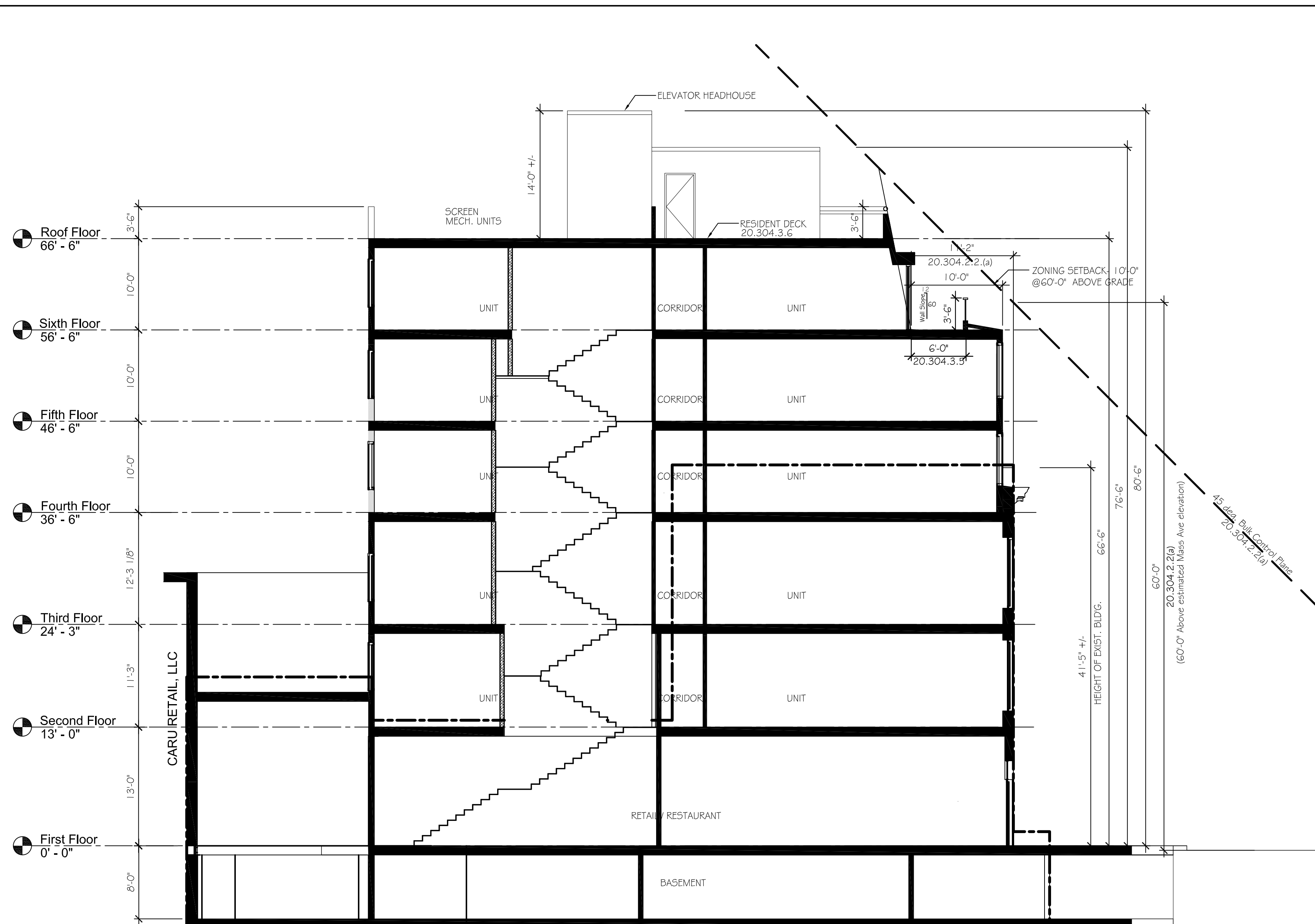
drawing title:
**PROPOSED STREET
 VIEW ELEVATION**
 Illustrative

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

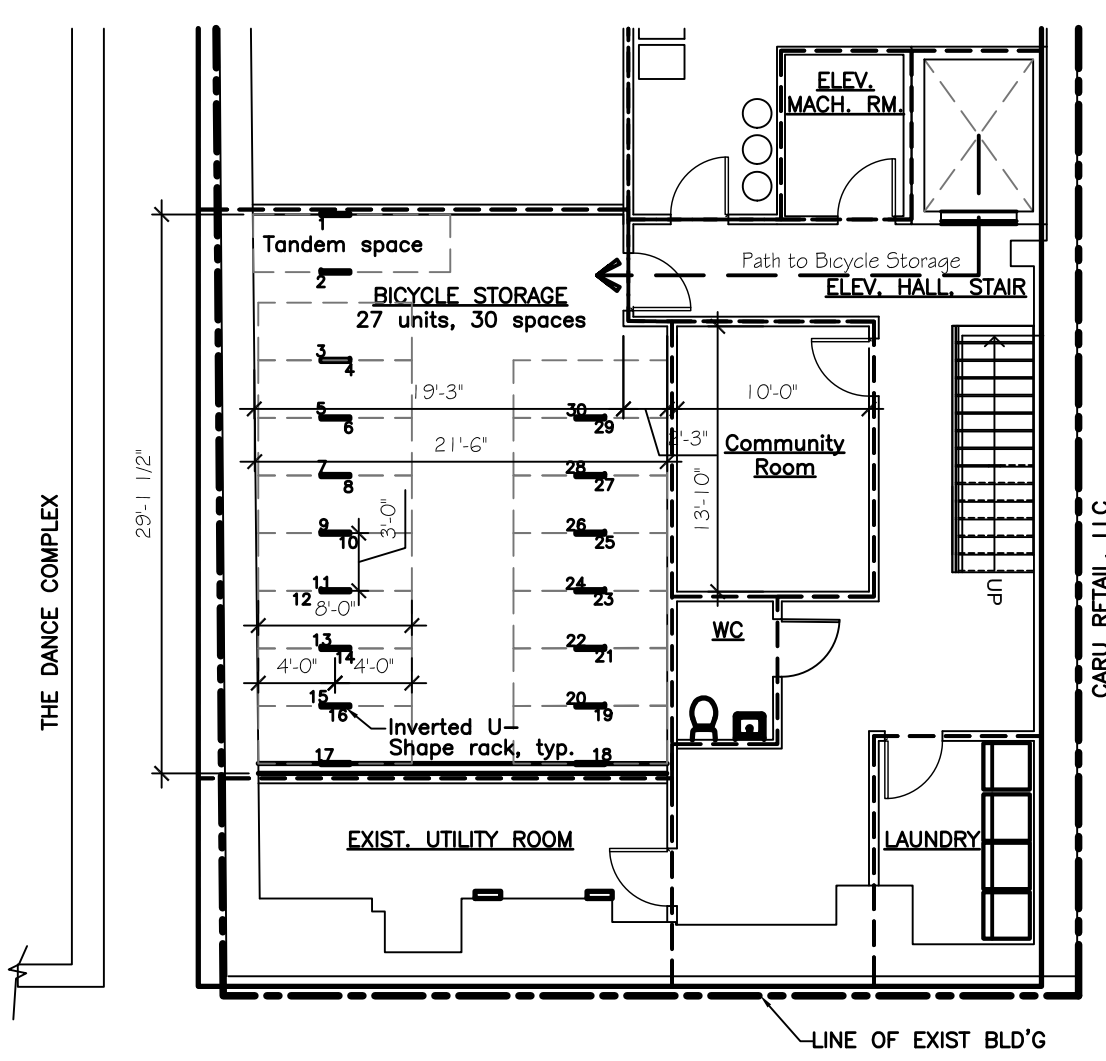
A2.3



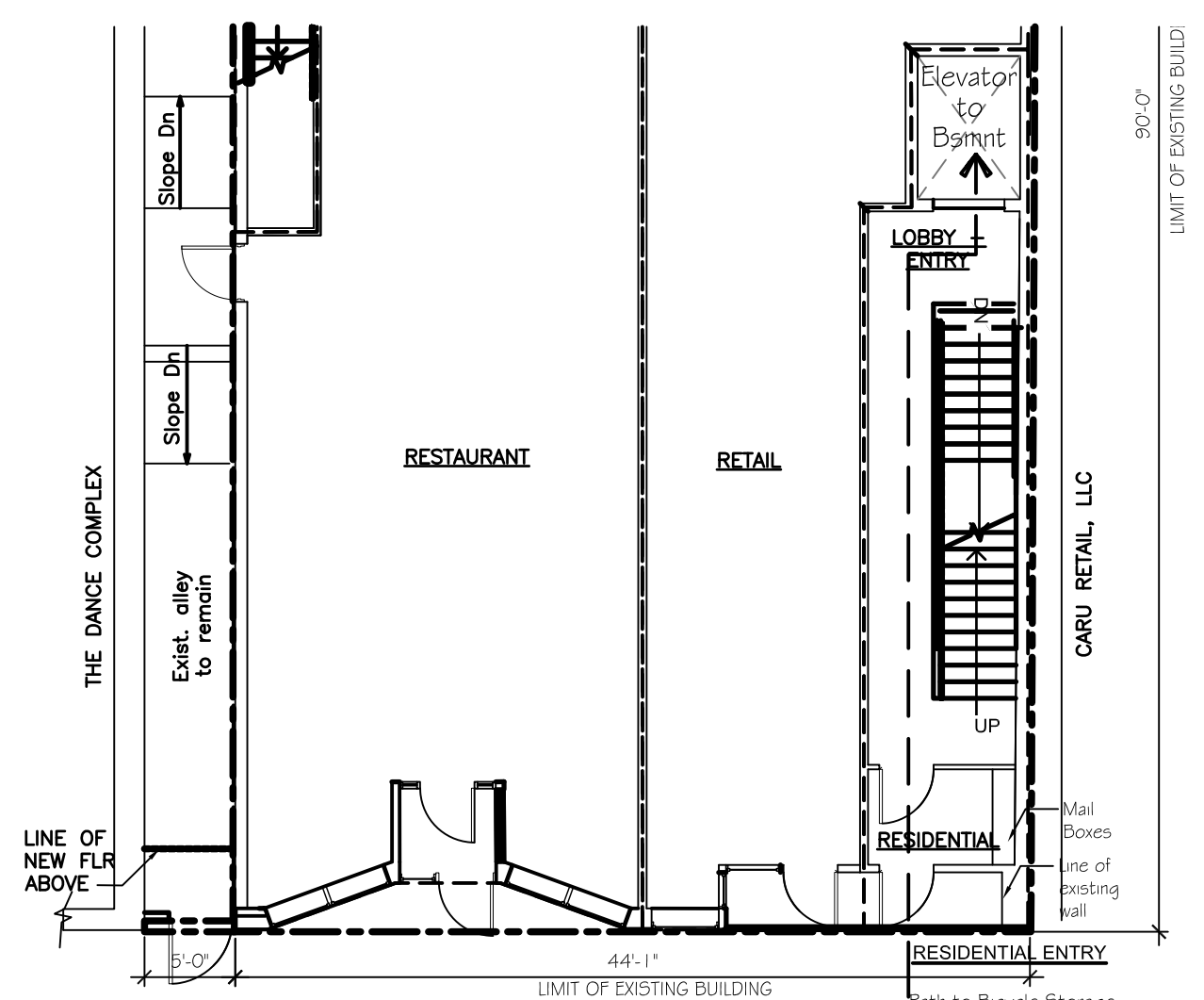
SIDE ELEVATION



SECTION I



BASEMENT FLOOR PLAN
BICYCLE STORAGE ROOM PLAN & ACCESS ROUTE



1st FLOOR PLAN

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

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

scale: 1/8" = 1'-0" UNO drawing no:
date: 4/28/2021
R: 8/23/21, 9/13/21, Jan 2022, 5/22/22
drawn by:
project #: 1703

A3.1



Key Plan

544-550 Mass Ave
Cambridge

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Cambridge, MA 02140
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617 661-6522 FAX
Incorporated 1980

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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drawing title:
**CONTEXT MASSING
 DIAGRAMS**

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

drawing no:
A4.1