CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA



SUBMISSIONS :

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LOCUS MAP :



Consultant:

Revision:

Architect of Record:



Drawn: RP

Checked: JS

Scale:

Key Plan:

Project Name:
CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
PROJECT COVER

Project Number:
23032

Issue Date:
OCTOBER 06, 2025

Sheet Number:
T0.01

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DRAWING LIST	
SHEET NUMBER	**SHEET NAME**
T0.01	PROJECT COVER
T0.02	DRAWING LIST
T0.03	PROJECT INFORMATION
C.102	LAYOUT & MATERIALS PLAN
C.103	GRADING & DRAINAGE PLAN
C.104	UTILITIES PLAN
L0.00	LANDSCAPE NOTES AND PLANT SCHEDULE
L0.01	TREE REMOVAL AND PROTECTION PLAN
L1.00	CONCEPTUAL LANDSCAPE PLAN
L1.01	LIGHTING AND PHOTOMETRICS PLAN
A0.01	ARCHITECTURAL SITE PLAN
A1.01	OVERALL PLAN - LEVEL 1
A1.02	OVERALL PLAN - LEVEL 2
A1.03	OVERALL PLAN - LEVEL 3
A1.04	OVERALL PLAN - ROOF
A2.01	BUILDING A - ENLARGED PLAN - LEVEL 1
A2.02	BUILDING A - ENLARGED PLAN - LEVEL 2
A2.03	BUILDING A - ENLARGED PLAN - LEVEL 3
A2.04	BUILDING A - ENLARGED PLAN - ROOF
A2.05	BUILDING B, C & D - ENLARGED PLANS - LEVEL 1 & ROOF
A4.01	BUILDING A - EXTERIOR ELEVATIONS
A4.02	BUILDING A - EXTERIOR ELEVATIONS
A4.03	BUILDING B, C & D - EXTERIOR ELEVATIONS
A5.01	BUILDING A - SECTIONS
A5.02	BUILDING B, C & D - SECTIONS
A5.03	RENDERINGS
A5.04	RENDERINGS
A5.05	RENDERINGS

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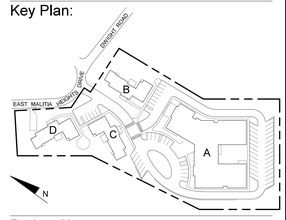
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Key Plan:



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CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

DRAWING LIST

Project Number:

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Issue Date:

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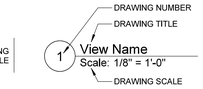
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TYPICAL ABBREVIATIONS :

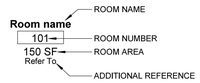
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
ASL	ACOUSTIC SEALANT	MAT	MATERIAL
ACT	ACOUSTICAL CEILING TILE	MO	MASONRY OPENING
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	MED	MEDIUM
		MTL	METAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MSDG	METAL SIDING
		MIL	MILLIMETER
APPROX	APPROXIMATE	MIN	MINIMUM
AV	AUDIO VISUAL FIRE ALARM	MISC	MISCELLANEOUS
AUTO	AUTOMATIC DOOR	MUL	MULLION
AS	AS SPECIFIED		
		NEC	NATIONAL ELECTRIC CODE
BR	BACKER ROD	NOM	NOMINAL
BD	BOARD	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BYOT	BY OTHERS	NO	NUMBER
CR	CARD READER	OC	ON CENTER
CPT	CARPET	OPNG	OPENING
C	CAULKING	OP	OPERABLE
CLG	CEILING	OPP	OPPOSITE
℄ OR CL	CENTER LINE		
CT	CERAMIC TILE		
CLR	CLEAR	PTD	PAINTED
COL	COLUMN	PH	PHONE
CONC	CONCRETE	PL	PLATE / PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PLUMB	PLUMBING
CONT	CONTINUOUS	PLYWD	PLYWOOD
CB	CORNER BEAD	PSF	POUNDS PER SQUARE FOOT
CSK	COUNTERSINK	PF	PRE OR FACTORY FINISH
		PT	PRESSURE TREATED
DTL	DETAIL		
DIA	DIAMETER	R	RADIUS OR RISER
DIM	DIMENSION	RECP	RECEPTACLE
DW	DISH WASHER	RCP	REFLECTED CEILING PLAN
DIV	DIVIDED (DIVISION)	REFR	REFRIGERATOR
DN	DOWN	REQD	REQUIRED
DS	DOWNSPOUT	RD	ROAD
DSL	DOWNSPOUT LEADER	RUFD	ROLL-UP FIRE DOOR
DWG	DRAWING	RO	ROUGH OPENING
D	DRYER		
		SCH	SCHEDULE
EA	EACH	SL	SEALANT
E	EAST	SECT	SECTIONAL
EOD	EDGE OR DECK	SHT	SHEET
EOS	EDGE OF SLAB	SIM	SIMILAR
ELEC	ELECTRICAL	SGL	SINGLE SHELF
EL	ELEVATION	SLDS	SOLID SURFACE
ELEV	ELEVATOR	S	SOUTH
ENCL	ENCLOSURE	SPEC	SPECIFICATION
ENT	ENTRANCE	SF	SQUARE FEET
EP	EPOXY PAINT (SEE SPECS)	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EX	EXISTING	ST	STREET
ETW	EXPOSED TO THE WEATHER	STRUCT	STRUCTURAL
EXT	EXTERIOR		
		TEL	TELEPHONE
FOF	FACE OF FINISH	TEMP	TEMPERATURE
FOS	FACE OF STUD	TST	THERMOSTAT
FRP	FIBERGLASS REINFORCED PLASTIC	T&G	TONGUE AND GROOVE
FIN	FINISH	TS	TRANSITION STRIP
FAPS	FIRE ALARM PULL SYSTEM	T	TREAD OR TAPE
FP	FIRE PROTECTION	TYP	TYPICAL
FRT	FIRE RETARDANT		
FLR	FLOOR		
FD	FLOOR DRAIN	UON	UNLESS OTHERWISE NOTED
FLUOR	FLUORESCENT		
FT	FOOT		
FTG	FOOTING	VB	VAPOR BARRIER
		VENT	VENTILATION
		VERT	VERTICAL
GALV	GALVANIZED		
GA	GAUGE		
GL	GLASS	W	WASHER
GFRC	GLASS FIBER REINFORCED CONCRETE	WD	WASHER/DRYER
		WP	WATERPROOFING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WRB	WEATHER RESISTANT BARRIER
		W	WEST
GYP	GYPSUM	WD	WOOD
GWB	GYPSUM WALL BOARD		
HGT	HEIGHT		
HP	HIGH POINT OR HANDICAP		
HB	HOSE BIB		
HR	HOUR		
IN	INCH		
ID	INSIDE DIAMETER		
IC	INTERCOM		
INT	INTERIOR		
INTP	INTERMEDIATE POINT		
JB	J-BEAD		
JT	JOINT		
LAM	LAMINATED SAFETY GLASS		
LDG	LANDING		
LA	LANDSCAPE		
L	LENGTH		
LGM	LIGHT GAUGE METAL		
LS	LINEN SHELVES		
LP	LOW POINT		
LB	POUND		

TYPICAL ANNOTATIONS :

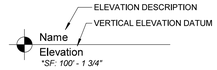
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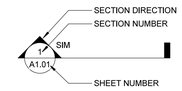
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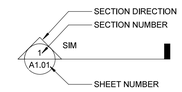
VERTICAL ELEVATION



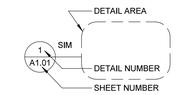
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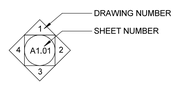
WALL SECTION



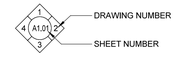
DETAIL CALLOUT



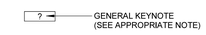
EXTERIOR ELEVATION



INTERIOR ELEVATION



GENERAL KEYNOTE



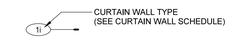
PARTITION TAG



PARTITION FIRE RATING TAG



CURTAIN WALL TAG



STOREFRONT TAG



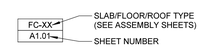
DOOR TAG



WINDOW TAG



SLAB/FLOOR/ ROOF TAG



CEILING TAG



HANDICAP SYMBOL



HEARING IMPAIRED SYMBOL



VISUALLY IMPAIRED SYMBOL



BUILDING CODE SUMMARY :

ZONING CODE SUMMARY :

BUILDING INFORMATION :

BUILDING A

LEVEL	RESIDENTIAL	AMENITY	CIRCULATION	MECH./ SERVICES	RESIDENT SERVICES	GSF	STUDIO	1BR	2BR
BLDG A - LEVEL 1	11,287 SF	5,582 SF	3,765 SF	1,221 SF	945 SF	22,800 SF	5	11	2
BLDG A - LEVEL 2	16,657 SF	1,244 SF	3,171 SF	1,364 SF	-	22,436 SF	5	16	4
BLDG A - LEVEL 3	16,657 SF	1,244 SF	3,171 SF	1,364 SF	-	22,436 SF	5	16	4
TOTAL	44,601 SF	8,070 SF	10,107 SF	3,949 SF	945 SF	67,672 SF	15	43	10

BUILDING B

LEVEL	RESIDENTIAL	AMENITY	CIRCULATION	GSF	STUDIO
BLDG B - LEVEL 1	2,626 SF	978 SF	420 SF	4,024 SF	6
TOTAL	2,626 SF	978 SF	420 SF	4,024 SF	6

BUILDING C

LEVEL	RESIDENTIAL	AMENITY	CIRCULATION	GSF	STUDIO
BLDG C - LEVEL 1	2,626 SF	978 SF	420 SF	4,024 SF	6
TOTAL	2,626 SF	978 SF	420 SF	4,024 SF	6

BUILDING D

LEVEL	RESIDENTIAL	AMENITY	CIRCULATION	GSF	STUDIO
BLDG D - LEVEL 1	2,626 SF	978 SF	420 SF	4,024 SF	6
TOTAL	2,626 SF	978 SF	420 SF	4,024 SF	6

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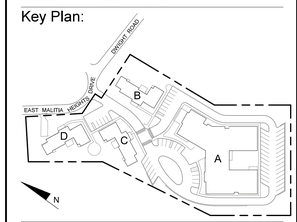
REGISTERED ARCHITECT
JAMES J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 3/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

PROJECT INFORMATION

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

T0.03

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Zoning Summary Chart

Zoning District(S):	Single Residence A (SRA)**
Overlay District(S):	None

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	43,560 SF	152,850± SF
FRONTAGE	150.0 Feet	348.3 Feet
FRONT YARD SETBACK	35.0 Feet	9.7 Feet
SIDE YARD SETBACK	25.0 Feet	23.5 Feet
REAR YARD SETBACK	25.0 Feet	83.2 Feet
MINIMUM LOT WIDTH	120 Feet	>120 Feet
MAXIMUM BUILDING HEIGHT	35 Feet	-
MAXIMUM BUILDING COVERAGE	15.0 %	23.0 %
INTERIOR PARKING LANDSCAPING PERCENTAGE	10.0 %	>10 %

* Zoning regulation requirements as specified in the Zoning Bylaw of the Town of Needham, dated June, 2024.
** Dimensional requirements listed are for institutional uses in the SRA district per Table 4.2.4 in the zoning bylaw.

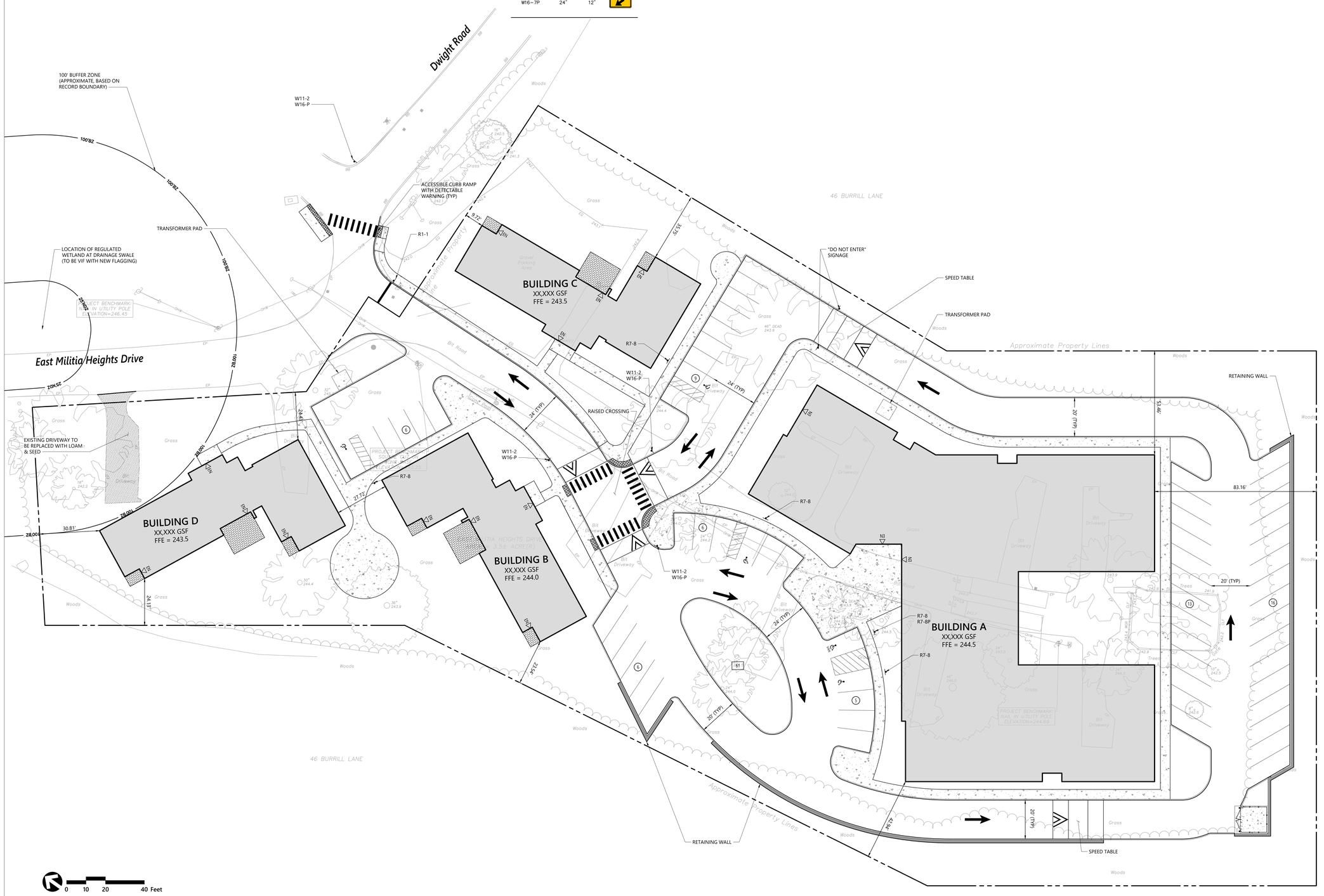
Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9 x 18.5	9 x 18.5	125	57
PARALLEL SPACES	7x22	7x22	-	0
STANDARD ACCESSIBLE SPACES *	9 x 18.5	9 x 18.5	3	3
VAN ACCESSIBLE SPACES	9 x 18.5	9 x 18.5	1	1
TOTAL SPACES			129	61
LOADING BAYS			0	0

* ADA/STATE/LOCAL REQUIREMENTS
** 86 UNITS x 1.5 SPACES PER UNIT = 129 TOTAL SPACES PER NEEDHAM ZONING BYLAW SECTION 5.1.4
*** PER SECTION 5.1.4 IF A MULTIFAMILY STRUCTURE IS RESERVED FOR SPECIAL OCCUPANCIES, THE BOARD OF APPEALS MAY AUTHORIZE A SMALLER NUMBER OF SPACES BY SPECIAL PERMIT

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN
W11-2	30"	30"	
W16-7P	24"	12"	



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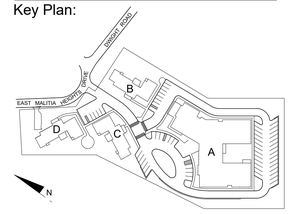
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Revision:

Engineer of Record:
COMMONWEALTH OF MASSACHUSETTS
JOSEPH V. CAPPELLINO
CIVIL
No. 52703
REGISTERED PROFESSIONAL ENGINEER

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Scale: 1"=20'
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Project Name:
CHARLES RIVER HEIGHTS

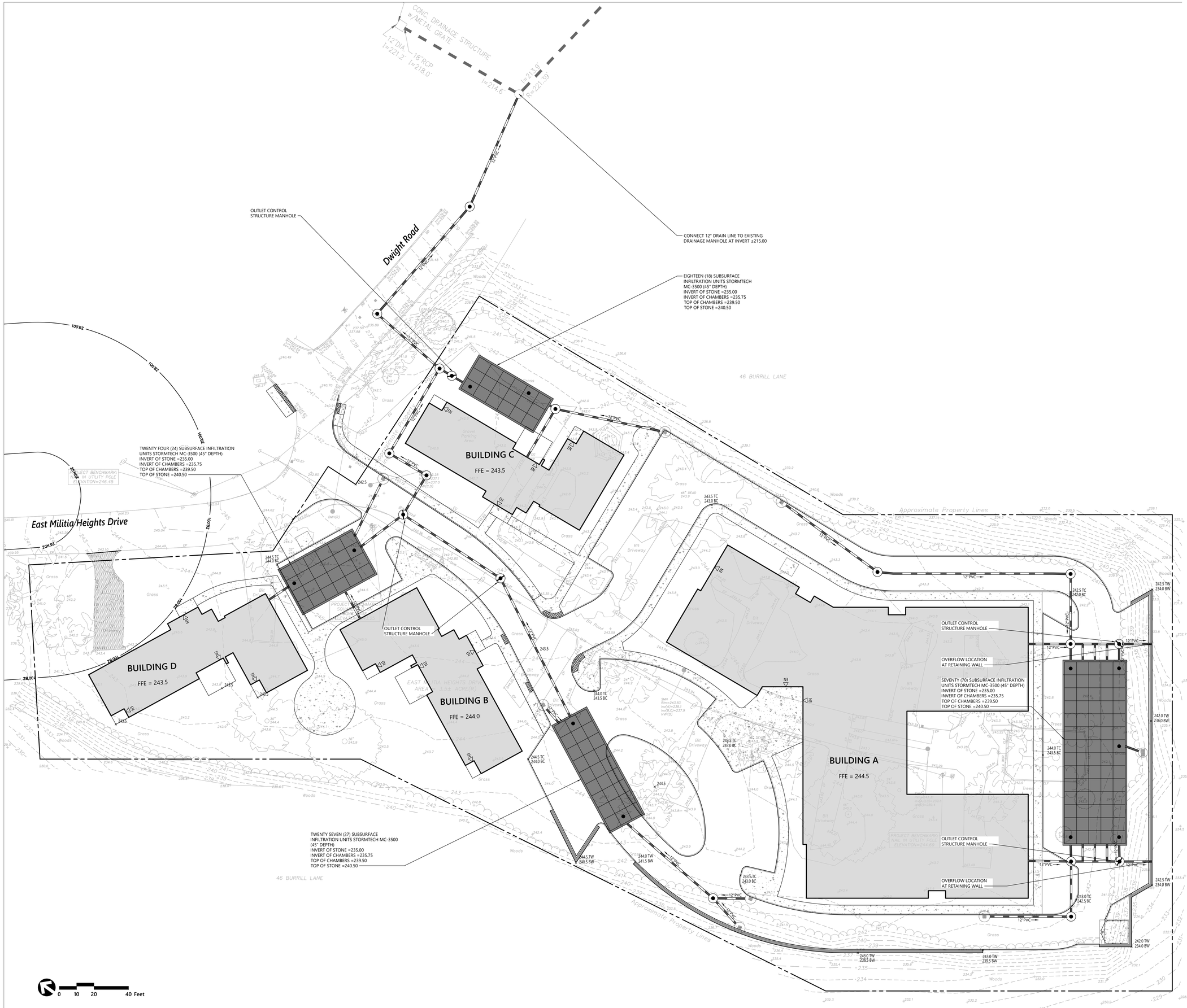
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Sheet Name:
LAYOUT & MATERIALS PLAN

Project Number:
16594

Issue Date:
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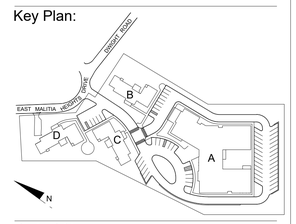
COMMONWEALTH OF MASSACHUSETTS
JOSEPH V. CAPPELLINO
CIVIL
No. 52703
REGISTERED PROFESSIONAL ENGINEER

Drawn: KEL

Checked: JVC

Scale: 1"=20'

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

GRADING & DRAINAGE PLAN

Project Number:

16594

Issue Date:

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Sheet Number:

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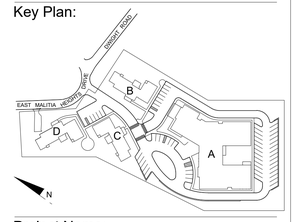
COMMONWEALTH OF MASSACHUSETTS
JOSEPH V. CAPPELLINO
CIVIL
No. 52703
REGISTERED PROFESSIONAL ENGINEER

Drawn: KEL

Checked: JVC

Scale: 1"=20'

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

UTILITIES PLAN

Project Number:

16594

Issue Date:

OCTOBER 06, 2025

Sheet Number:

C.104

TREE PROTECTION SPECIFICATIONS

SECTION 01 56 39

PART 1 - GENERAL

1.01 GENERAL PROVISIONS
A. ATTENTION IS DIRECTED TO THE CONTRACT AND GENERAL CONDITIONS AND ALL SECTIONS WITHIN DIVISION 01 - GENERAL REQUIREMENTS WHICH ARE HEREBY MADE A PART OF THIS SECTION OF THE SPECIFICATIONS.
B. CONTRACTOR SHALL COMPLY WIT THESE SPECIFICATIONS ICITY OF CAMBRIDGE SPECIFICATION 00910 SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS

1.02 DESCRIPTION OF WORK
A. WORK INCLUDED: PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK OF THIS SECTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- PROTECTION OF EXISTING TREES.
- SELECTIVE THINNING AND PRUNING.

1.03 QUALITY ASSURANCE
A. PRUNING OF EXISTING TREES SHALL BE DONE BY A CERTIFIED ARBORIST AS APPROVED BY THE OWNER'S REPRESENTATIVE.

PART 2 - MATERIALS

2.01 TREE PROTECTION MATERIALS
A. TREE PROTECTION FENCING SHALL CONSIST OF 1-1/2" O.D. STEEL PIPE, 6'-0" LENGTH, AND 4'-0" TOTAL HEIGHT SNOW FENCING FORMING AN ENCLOSURE AROUND TREES TO BE PROTECTED AS DESIGNATED ON CONTRACT DRAWINGS AT THE CANOPY LINE OR DRIPLINE OF EACH TREE.
B. TREE PROTECTION SHALL CONSIST OF 8'-0" HIGH CONSTRUCTION FENCE, FORMING AN ENCLOSURE AROUND TREES TO BE PROTECTED AS DESIGNATED ON CONTRACT DRAWINGS AT THE CANOPY LINE OR DRIP LINE OF EACH TREE.
C. TRUNK PROTECTION SHALL CONSIST OF BURLAP AND STANDARD SNOW FENCE, SECURED WITH WIRE.
D. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE TREE PROTECTION LOCATIONS AND INSTALLATION BEFORE ANY CONSTRUCTION OR DEMOLITION CAN BEGIN.
E. WOOD CHIP MULCH SHALL BE AGED SIX MONTHS MINIMUM.
F. WATER SHALL BE POTABLE AND SUITABLE FOR USE ON PLANTS.
G. SLOW RELEASE FERTILIZER SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE, PRIOR TO USE.

PART 3 - EXECUTION

3.01 GENERAL PROVISION
A. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE OWNER TO IDENTIFY TREES TO BE PROTECTED.

3.02 TREE PROTECTION
A. FENCING SHALL BE ERECTED BEFORE SITE DEMOLITION ACTIVITY OF ANY KIND BEGINS. FENCING SHALL BE SECURELY ERECTED, BE VERTICALLY PLUMB, BE MAINTAINED UNTIL DIRECTED FOR REMOVAL BY THE OWNER'S REPRESENTATIVE, AND SHALL PROTECT INDIVIDUAL TREES OR SHRUBS OR GROUPS OF TREES OR SHRUBS.
B. TREE PROTECTION FENCING SHALL BE LOCATED BELOW THE DRIPLINE OF THE TREE OR AROUND SHRUBS.
C. DAMAGE NO TREES TO REMAIN BY BURNING, BY PUMPING OF WATER, BY CUTTING OF LIVE ROOTS OR BRANCHES, OR BY ANY OTHER MEANS. NO TREES TO BE SAVED SHALL BE USED FOR CRANE STAYS, GUYS OR OTHER FASTENINGS. VEHICLES SHALL NOT BE PARKED WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED, I.E. UNDER THE CANOPY OF THE EXISTING TREES. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
D. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE AND/OR DISTURBANCE TO EXISTING TREES. ACTUAL PENALTIES FOR DAMAGE TO PLANTS SHALL BE IN ACCORDANCE WITH THE SCHEDULES DEFINED HEREIN, WITH ASSESSED DAMAGES TO BE DEDUCTED FROM SUMS PAYABLE UNDER THE CONSTRUCTION CONTRACT.
E. EXISTING TREES WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, HAVE BECOME DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE ASSESSED AT FULL REPLACEMENT COSTS, OR IF NOT APPLICABLE AS DETERMINED BY THE OWNER'S REPRESENTATIVE, AT A MINIMUM COST OF ONE HUNDRED AND FIFTY DOLLARS ($150.00) PER CALIPER INCH, OR GREATER, IN ACCORDANCE WITH THE 'GUIDE FOR ESTABLISHING VALUES OF TREES AND OTHER PLANTS', LATEST EDITION, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, URBANA, ILLINOIS.
E. NO MATERIAL SHALL BE STORED WITHIN THE DRIPLINE OF ANY TREE THAT IS TO BE SAVED.
F. DURING DEMOLITION OPERATIONS, THE TRUNKS OF THE TREES SHALL BE EFFECTIVELY PROTECTED BURLAP AND SNOW FENCING PLACED AS PROTECTIVE HOUSING. PARTICULAR CARE SHALL BE TAKEN IN THE USE OF HEAVY MACHINERY DURING DEMOLITION OPERATIONS TO PREVENT INJURY TO ROOTS AND BRANCHES.

3.03 TREE ROOT PROTECTION
A. THE CONTRACTOR SHALL ASSUME THAT THE MAJORITY OF TREE ROOTS EXTEND TO THE TREE DRIPLINE OR EDGE OF CANOPY. ANY DISTURBANCE WITHIN THIS ZONE SHALL RESULT IN ROOT REDUCTION. IN CERTAIN INSTANCES, DEMOLITION MAY NEED TO OCCUR WITHIN THIS ZONE. TREE PROTECTION FENCING SHALL BE LOCATED AT THE TREE'S DRIPLINE, OR AS INDICATED ON THE DRAWINGS. THE ROOTS SHALL BE FIRST CUT BY A TRENCHER AND ROOTS OVER 2 INCHES IN DIAMETER SHALL BE HAND TRIMMED. DIGGING BY BACKHOE AT TREE ROOTS UNDER CANOPY IS NOT PERMITTED UNTIL TRENCHER HAS BEEN THROUGH FIRST AND SHALL BE GROUNDS FOR ASSESSING TREE DAMAGE.

3.04 WATERING / INSECT AND DISEASE CONTROL
A. THE TREES WHICH HAVE ROOTS THAT ARE OVER 20% AFFECTED BY DEMOLITION, AS DETERMINED BY A CERTIFIED ARBORIST AND REVIEWED BY THE OWNER'S REPRESENTATIVE, SHALL BE DEEP ROOT WATERED DURING THE GROWING SEASON AS MUCH AS REQUIRED (AT LEAST ONCE), AND DEEP ROOT FERTILIZED WITH A SLOW RELEASE FERTILIZER BETWEEN NOVEMBER AND APRIL UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE ARBORIST SHALL ALSO RECOMMEND ANY REMEDIAL INSECT OR DISEASE CONTROL MEASURES THAT MAY BE REQUIRED FOR TREES AND SHRUBS TO REMAIN.

3.05 ROOT COVERING
A. TREE ROOTS THAT ARE EXPOSED DURING THE GROWING SEASON FOR MORE THAN TWO WEEKS SHALL BE COVERED WITH FILTER FABRIC STAKED SECURELY OR COVERED WITH AGED WOODCHIPS TO A MINIMUM DEPTH OF 3 INCHES.
B. TREES THAT HAVE OVER A 30% ROOT ZONE LOSS DUE TO DEMOLITION SHALL HAVE THEIR ENTIRE REMAINING ROOT ZONE COVERED BY AGED WOOD CHIPS TO A MINIMUM DEPTH OF 3 INCHES.

3.06 TREE PRUNING
A. NO PRUNING OF EXISTING TREES SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ENGAGE CERTIFIED ARBORISTS WHO SHALL BE RESPONSIBLE TO PERFORM ALL WORK OF TREE PRUNING ONLY AFTER HAVING BEEN APPROVED BY THE OWNER'S REPRESENTATIVE AND THE CITY OR TOWN ARBORIST.
B. TREE PRUNING SHALL INCLUDE THE FOLLOWING MINIMUM WORK REQUIREMENTS:
- ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. IN ADDITION, SELECTIVE PRUNING SHALL BE UNDERTAKEN AS NECESSARY TO IMPROVE THE APPEARANCE OF EACH TREE AND TO ALLOW ADDITIONAL LIGHT TO REACH LAWN AREAS.
- TREE PRUNING SHALL APPLY TO THE FULL HEIGHT OF TREES.
- DURING THE LENGTH OF CONSTRUCTION AND TREE DAMAGED BY WIND OR OTHER CAUSES SHALL BE PRUNED INITIALLY IN ACCORDANCE WITH THE CLASS II NATIONAL ARBORIST ASSOCIATION STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, UPON THE APPROVAL OR DIRECTION OF THE OWNER'S REPRESENTATIVE.
- TREES WITH A LOSS OF ROOT SYSTEMS OF OVER 20% DUE TO DEMOLITION OPERATIONS SHALL BE CONSTRUCTION PRUNED, IN ADDITION TO CLASS II PRUNING, THE TREE CANOPY SHALL BE PRUNED IN PROPORTION TO THE AMOUNT OF ROOT ZONE LOST TO THE DEMOLITION OPERATIONS. ALL PRUNING SHALL INCLUDE COLLAR CUTS. NO FLUSH CUTS ARE PERMITTED.

C. TREE PRUNING WORK MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND THE CITY OR TOWN ARBORIST BEFORE FINAL PAYMENT IS MADE.
D. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS, INCLUDING COMPENSATORY PRUNING FOR ROOT LOSS, SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON UNDER OBSERVATION BY THE OWNER'S REPRESENTATIVE AT NO COST TO THE OWNER.
E. ANY ACCIDENTAL INJURIES TO THE BARK, TRUNK AND BRANCHES SHALL BE REPAIRED IMMEDIATELY BY PRUNING AND TRACE CUTTING WITH A CLEAN, SHARP KNIFE, AS REQUIRED.
F. WITHIN THE BRANCH SPREAD OF TREES, THE CONTRACTOR WILL NOT EXCAVATE OR FILL MORE THAN TWO INCHES UNLESS DIRECTED TO DO SO BY THE OWNER'S REPRESENTATIVE.

3.07 DISPOSAL OF CLEARED AND GRUBBED MATERIAL/PROJECT CLOSE-OUT
A. UPON COMPLETION OF THE OPERATIONS, ALL DEBRIS SHALL BE REMOVED WITHIN THE LIMIT OF WORK INCLUDING CLIPPINGS AND DEBRIS WITHIN THE PROTECTED ROOT ZONES OF TREES AND SHRUBS TO REMAIN.
B. AT THE COMPLETION OF OPERATIONS, CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE A REQUEST TO VISIT THE SITE TO REVIEW WITH THE CERTIFIED ARBORISTS THE OVERALL HEALTH AND MAINTENANCE REQUIREMENTS OF THE PLANT MATERIAL TO REMAIN AND TO BE PROTECTED WITHIN THE TREE PROTECTION FENCING, AS SHOWN ON THE PLANS OR AMENDED IN THE FIELD AS A CONDITION OF FINAL ACCEPTANCE.

END OF SECTION 015639

TREE PROTECTION DURING CONSTRUCTION

CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS
DIVISION OF URBAN FORESTRY

PUBLIC TREES ARE PROTECTED BY MASSACHUSETTS STATE LAW, CHAPTER 87, SECTION 12 STATES THAT A FINE OF UP TO FIVE HUNDRED DOLLARS, ($500.00) PER INCIDENT OF DAMAGE TO PUBLIC SHADE TREES CAN BE LEVIED. EACH BRANCH BROKEN OR IMPROPERLY PRUNED, EACH IMPROPER WOUNDING OF THE TRUNKS OF THE TREES, AND EACH ROOT IMPROPERLY PRUNED SHALL CONSTITUTE AN INFRACTION. SECTION 12 FURTHER PROVIDES THAT ANYONE WHO NEGLIGENTLY OR WILLFULLY DAMAGES A TREE WILL BE LIABLE TO THE CITY FOR ALL DAMAGES.

DURING ALL CONSTRUCTION PROJECTS, THE UTMOST CARE SHALL BE TAKEN BY THE CONTRACTOR TO AVOID UNAUTHORIZED, UNNECESSARY OR IMPROPER WOUNDING OF PUBLIC OR PRIVATE SHADE TREES, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A TREE PROTECTION PLAN AND WORK SCHEDULE. A MASSACHUSETTS OR INTERNATIONAL CERTIFIED ARBORIST SHALL BE SUB-CONTRACTED BY THE CONTRACTOR TO PROVIDE A PROTECTION PLAN AND PERFORM SPECIFIED WORK.

ALL PLANS AND SCHEDULES SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY TREE WARDEN.

INFRACTION OF MASSACHUSETTS STATE LAW CHAPTER 87 OR FAILURE TO PROVIDE A PROTECTION PLAN AND WORK SCHEDULE WILL RESULT IN FINES OR
THE IMMEDIATE CANCELLATION OF THE CONTRACT.

PRE-CONSTRUCTION TREE PROTECTION MEASURES SHALL INCLUDE THE FOLLOWING:

11. WRAPPING THE TRUNKS OF TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF 6" OR GREATER WITH A DURABLE MATERIAL SUCH AS TWO BY FOUR LUMBER SUFFICIENT TO PROTECT TREE TRUNKS FROM MECHANICAL DAMAGE. REMOVAL OF PROTECTIVE WRAPPING SHALL BE DONE BY THE CONTRACTOR AFTER CONSTRUCTION IN COMPLETE.
12. THE PROPER PRUNING (RAISE PRUNING) OF LOW BRANCHES TO A HEIGHT NO GREATER THAN FOURTEEN FEET (14') ABOVE THE ROADWAY AND EIGHT FEET (8') ABOVE THE SIDEWALK. THIS INCLUDES TREES ENDANGERED BY TRAFFIC RE-ROUTING AS THE RESULT OF CONSTRUCTIO OPERATIONS.
13. TRAFFIC CONTROL PLANS SHALL BE DESIGNED IN SUCH A WAY AS TO DIRECT TRAFFIC AWAY FROM TREE TRUNKS AND BRANCHES.
14. TUNNELING SHALL BE THE PREFERRED METHOD OF EXCAVATION ADJACENT TO TREE ROOTS TO AVOID ROOT PRUNING. IF ROOT PRUNING IS UNAVOIDABLE, CERTIFIED PERSONNEL SHALL EXECUTE THE OPERATION WITH SUFFICIENTLY SHARPENED HAD TOOLS AND IN SUCH A FASHION S TO HAVE MINIMUM NEGATIVE IMPACT ON TREE HEALTH AND SAFETY.
15. TRUCKS AND HEAVY EQUIPMENT SHALL NOT PASS OVER OR PARK ON ROOTS OF PUBLIC SHADE TREES. A PROTECTION ZONE SHALL BE ESTABLISHED BY ERECTING A RIDGED FENCE OUTSIDE THE PERIMETER OF THE DRIPLINE OF THE TREE. FOR OCCASIONAL OR ONE TIME ACCESS OVER ROOTS, ½" PLYWOOD OVERLAPPED MAY BE USED. PERMEABLE MATERIALS SUCH AS GRAVEL OR WOOD CHIPS SHALL BE PLACED OVER ROOT SYSTEMS OF TREES WHICH ARE NOT COVERED BY HARDSCAPE AND OVER WHICH TRUCKS AND HEAVY EQUIPMENT MUST TRAVEL DURING CONSTRUCTION OPERATIONS, WHEN SUCH TRAVEL IS UNAVOIDABLE. TO PREVENT SOIL COMPACTION AND ROOT DAMAGE. MATERIAL SHALL BE REPLACED AS NEEDED.
16. ALL TREE PROTECTION MEASURES AND OPERATIONS SHALL BE SUBJECT TO REVIEW, APPROVAL OR CHANGE BY THE CITY TREE WARDEN.

END OF TECHNICAL SPECIFICATIONS FOR TREE PLANTING 00910

TREE PROTECTION NOTES

1. REFER TO NOTES 1-9 , BELOW FOR GENERAL PROJECT REQUIREMENTS.
2. THE PROJECT TREE PROTECTION AND REMOVAL PLAN SHALL BE COORDINATED WITH THE EFFORTS OF THE PROJECT ARBORIST. PRIOR TO CONSTRUCTION START, THE CONTRACTOR SHALL REFER TO THE PROJECT'S ARBORIST REPORT REGARDING EXISTING TREES ON SITE AND TREES IN THE PUBLIC WAY OR ON ADJACENT PROPERTIES THAT MAY BE IMPACTED BY THE CONSTRUCTION.
3. CONTRACTOR SHALL REFER TO ARBORIST'S REPORT FOR ADDITIONAL RECOMMENDATIONS FOR PROTECTION, PRUNING, AND/OR TREATMENT OF TREES TO REMAIN PRE-CONSTRUCTION, DURING CONSTRUCTION, AND POST-CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE TO CONSTRUCTION START.
5. TREE PROTECTION SHALL BE IN CONFORMANCE WITH THE SPECIFICATION SECTION 015639, (LEFT).

GENERAL LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.
2. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
3. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE TOPOGRAPHIC PLAN OF LAND PREPARED BY SAMIOTES CONSULTANTS INC. OF FRAMINGHAM, MA, DATED 3-19-2025.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
5. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, CONSERVATION COMMISSION NOTICE OF INTENT, AND SITE CONDITIONS, AND CONFIRM ALL DIMENSIONS AND QUANTITIES SHOWN PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
6. CONTRACTOR(S) SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, FIELD MEASUREMENTS, AND/OR SITE CONDITIONS IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
6. THIS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR CONTRACTOR'S MEANS AND METHODS, INCLUDING THE FAILURE TO PROPERLY MEASURE AND/OR CALCULATE REQUIRED QUANTITIES.
7. ALL WORK CONDUCTED WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE MUNICIPAL HIGHWAY DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS STANDARDS.
8. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
9. OWNER'S REPRESENTATIVE TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
10. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
11. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
12. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
13. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
14. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
15. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.

SUGGESTED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	QUALITY	SYMBOL
DECIDUOUS TREES					
Betula populifolia 'Whitespire'	Whitespire Gray Birch	8/10' CLUMP	4	/ *	
Celtis occidentalis	Hackberry	3-3 1/2" CAL	3	/ *	
Halesia carolina (tetraptera)	Silverbell	6/8' CLUMP	3	/ *	
Ostrya virginiana	American Hop Hornbeam	3-3 1/2" CAL	3	/ *	
Liquidambar styraciflua	American Sweetgum	3-3 1/2" CAL	7	*	
Quercus alba	White Oak	3-3 1/2" CAL	3	/ *	
Quercus coccinea	Scarlet Oak	3-3 1/2" CAL	3	/ *	
EVERGREEN TREES					
Juniperus virginiana	Red Cedar	3-3 1/2" CAL	6	/ *	ε
Pinus strobus	White Pine	3-3 1/2" CAL	3	/ *	ε

PLANT SUBSTITUTIONS

In conformance with MA EOHLC Appendix N:
all new plantings shall be native, low maintenance, drought tolerant, and non-invasive.

If making substitutions on plant selections, care shall be taken to match the qualities shown in note section, as described to the right.

Plant qualities noted are based on local extension services resources and nursery catalogs.

Legend
Shade Tolerant ®
Part Shade Tolerant /
Full Sun Tolerant *
Inundation Tolerant ∞
Evergreen ε

Designer Source for Plant Qualities: Native Plant Trust, Framingham, MA

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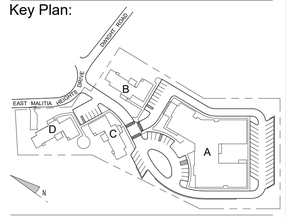
Revision:

Architect of Record:

COMMONWEALTH OF MASSACHUSETTS
REBECCA A BROOKS
NO. 3308
REGISTERED LANDSCAPE ARCHITECT

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Checked: RAB
Scale: AS SHOWN

Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

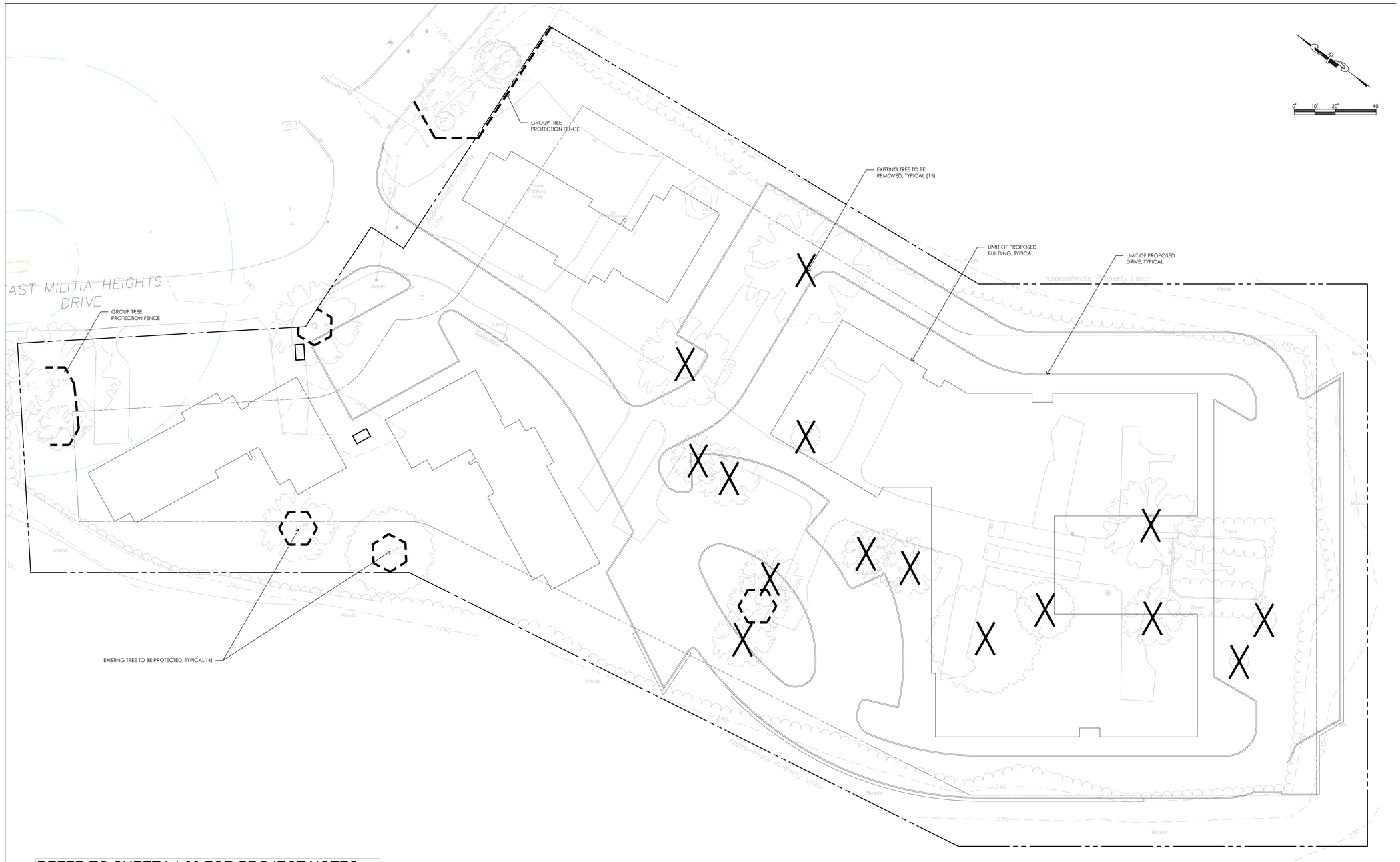
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LANDSCAPE NOTES AND PLANT SCHEDULE

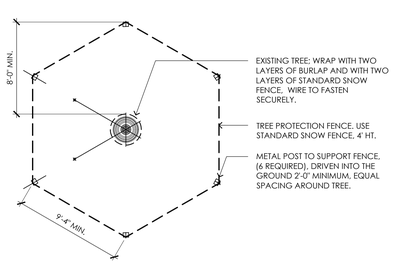
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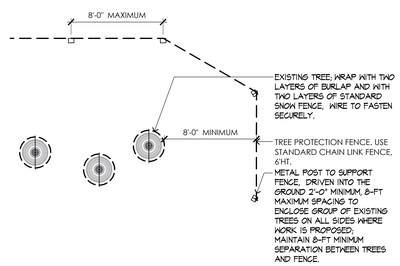
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REFER TO SHEET L1.00 FOR PROJECT NOTES AND TREE PROTECTION SPECIFICATIONS



1 SINGLE TREE PROTECTION



2 GROUP TREE PROTECTION

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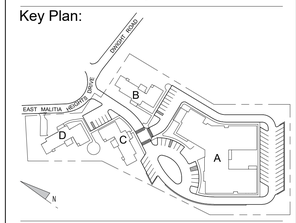


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Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

TREE REMOVAL AND PROTECTION PLAN

Project Number:

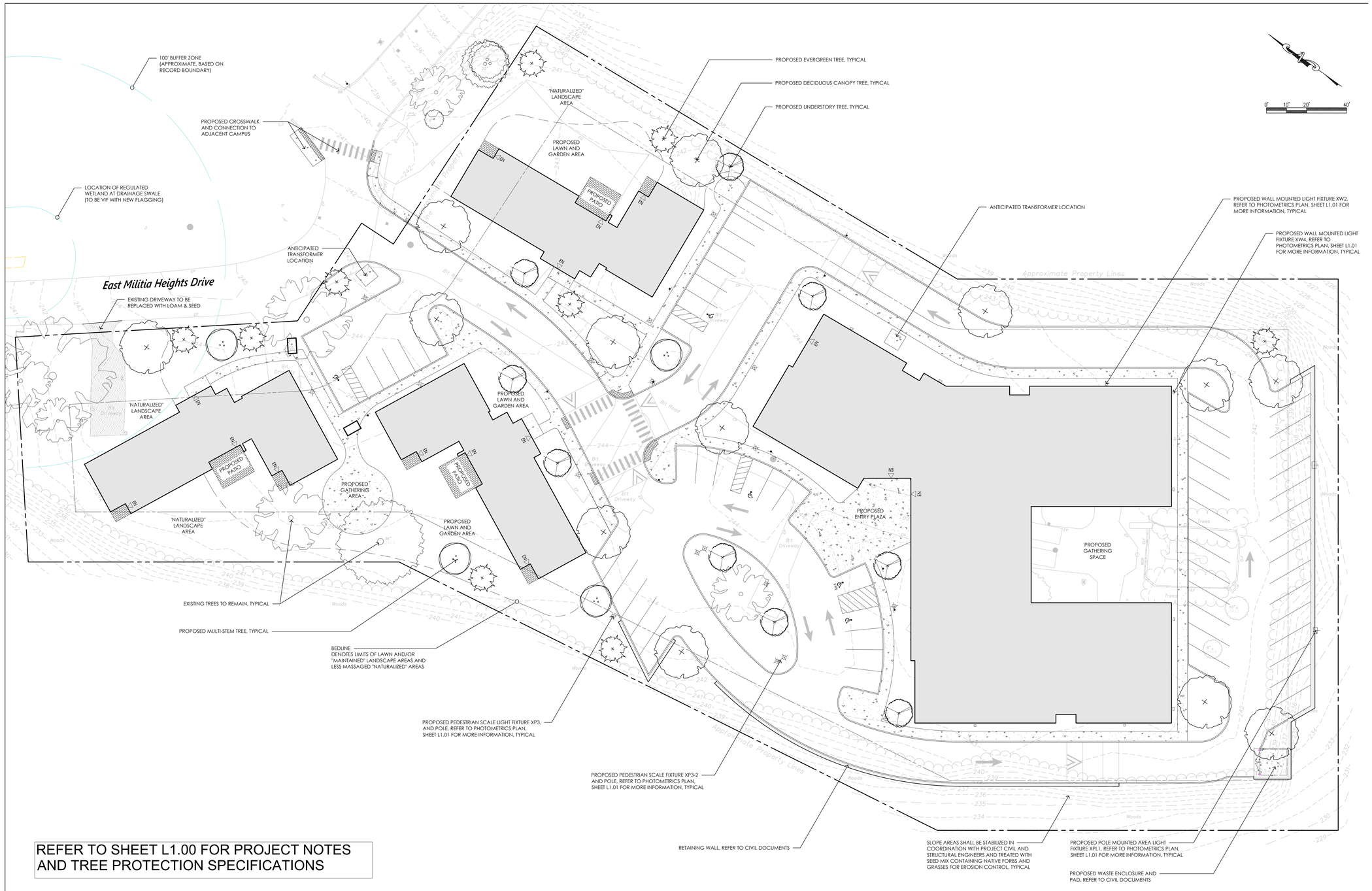
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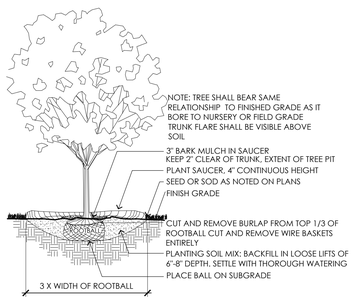
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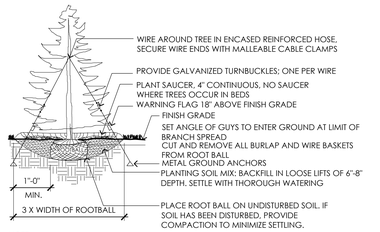
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REFER TO SHEET L1.00 FOR PROJECT NOTES AND TREE PROTECTION SPECIFICATIONS



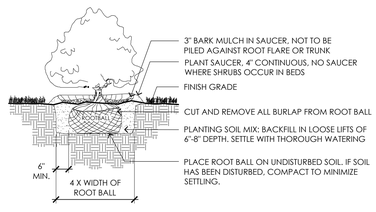
1 TYPICAL DECIDUOUS TREE PLANTING



NOTE:

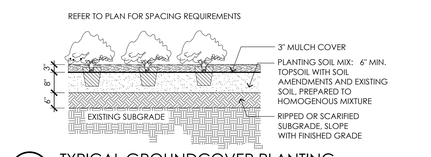
1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL, ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

2 TYPICAL EVERGREEN TREE PLANTING

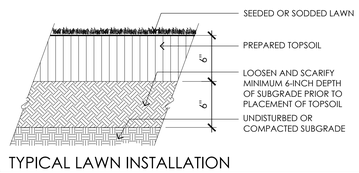


NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE CONTINUOUS LOAM BED DEPTH OF ROOT BALL.

3 TYPICAL SHRUB PLANTING



4 TYPICAL GROUNDCOVER PLANTING



5 TYPICAL LAWN INSTALLATION

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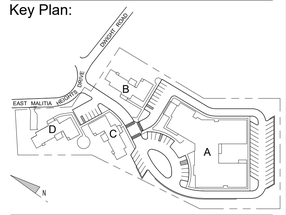


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Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

CONCEPTUAL LANDSCAPE PLAN

Project Number:

23032 | rbla 2504

Issue Date:

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Sheet Number:

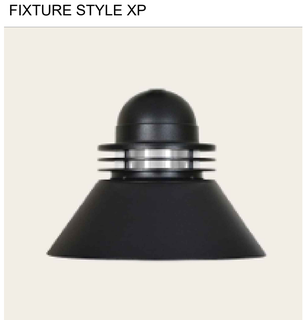
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Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
5	XP1-BL	38.8	SINGLE	0.900	GL1960LED-12L40T2-MDL012-SV1-BLOC
2	XP2-BL	38.8	SINGLE	0.900	GL1960LED-12L40T3-MDL012-SV1-BLOC
1	XP3	38.8	SINGLE	0.900	GL1960LED-12L40T4-MDL012-SV1
2	XP3-2	77.6	BACK-BACK	0.900	GL1960LED-12L40T4-MDL012-SV1
9	XP3-BL	38.8	SINGLE	0.900	GL1960LED-12L40T4-MDL012-SV1-BLOC
2	XPL1	72	SINGLE	0.900	VP-1-160L-75-3K7-4W
2	XW1	28.8	SINGLE	0.900	VPW2-48L-30-3K7-2
3	XW2	28.8	SINGLE	0.900	VPW2-48L-30-3K7-3
2	XW3	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4F
2	XW4	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4W

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.78	7.8	0.0	N.A.	N.A.



FIXTURE STYLE XP



FIXTURE STYLE XPL



FIXTURE STYLE XW



Project:
59 East Militia Heights Road - Site

Contact:
Sean Goulding
Specification Sales
(781) 272-2300 X211
sgoulding@omnilite.com

Generated For:
RBLA Design LLC

Detail: Photometric Calculation
Date: 08/06/2025
Revision:----
Scale: 1" = 20'-0"
Drawn By: SHJ

illuminate
263 Winn Street
Burlington, MA 01803
(781) 272-2300

Drawing Number:
L-1
Sheet 1 of 1

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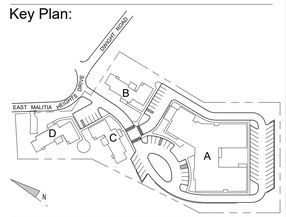
rbla DESIGN
RBLA Design LLC
rbladesign.com
781.686.4486

Revision:

Architect of Record:

Drawn: ILLUMINATE NE
Checked: RBLA
Scale: AS SHOWN

Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
LIGHTING AND PHOTOMETRICS PLAN

Project Number:
23032 | rbla 2504

Issue Date:
OCTOBER 06, 2025

Sheet Number:
L1.01



10 SITE PLAN
Scale: 1" = 20'-0"

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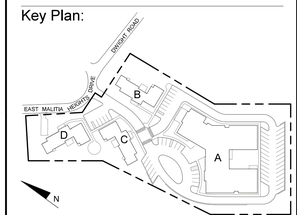
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Drawn: RP

Checked: JS

Scale: 1" = 20'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

ARCHITECTURAL SITE PLAN

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A0.01



10 OVERALL PLAN - LEVEL 1
Scale: 1" = 20'-0"

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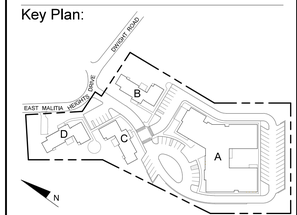
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JAMES J. SZYDLOWSKI
No. 10712
BOARD OF REGISTRATION OF ARCHITECTS
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1" = 20'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

OVERALL PLAN - LEVEL 1

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A1.01



10 OVERALL PLAN - LEVEL 2
Scale: 1" = 20'-0"

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Revision:

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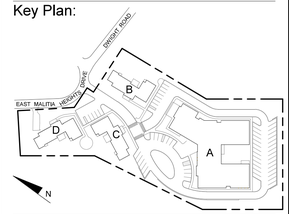
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Drawn: RP

Checked: JS

Scale: 1" = 20'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

OVERALL PLAN - LEVEL 2

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A1.02

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10 OVERALL PLAN - LEVEL 3
Scale: 1" = 20'-0"

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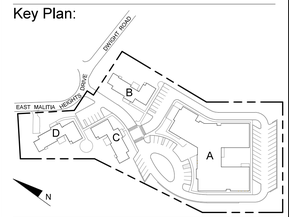
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JAMES I. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1" = 20'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

OVERALL PLAN - LEVEL 3

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A1.03



10 OVERALL PLAN - ROOF
Scale: 1" = 20'-0"

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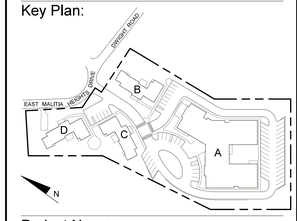
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JAMES T. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1" = 20'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

OVERALL PLAN - ROOF

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A1.04



10 BUILDING A - ENLARGED PLAN - LEVEL 1
Scale: 1/8" = 1'-0"

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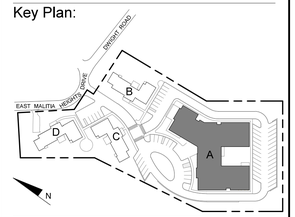
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Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING A - ENLARGED PLAN - LEVEL 1

Project Number:

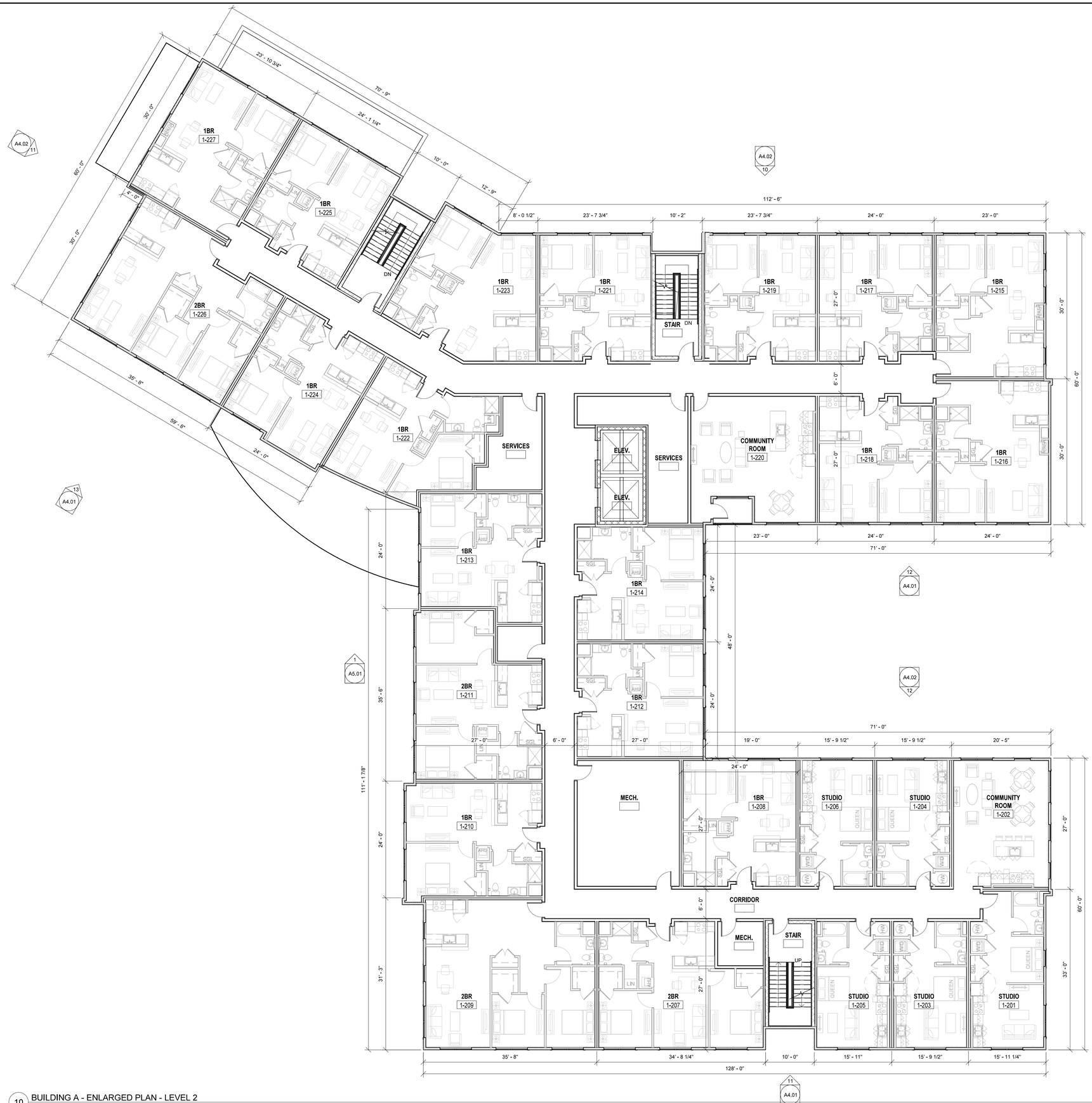
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Issue Date:

OCTOBER 06, 2025

Sheet Number:

A2.01



10 BUILDING A - ENLARGED PLAN - LEVEL 2
Scale: 1/8" = 1'-0"

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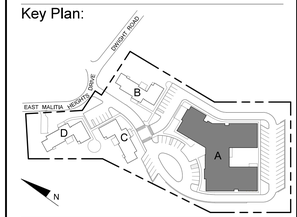
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Drawn: RP

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Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING A - ENLARGED PLAN - LEVEL 2

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A2.02



10 BUILDING A - ENLARGED PLAN - LEVEL 3
Scale: 1/8" = 1'-0"

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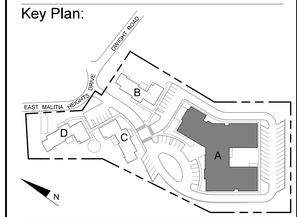
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Drawn: RP

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Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING A - ENLARGED PLAN - LEVEL 3

Project Number:

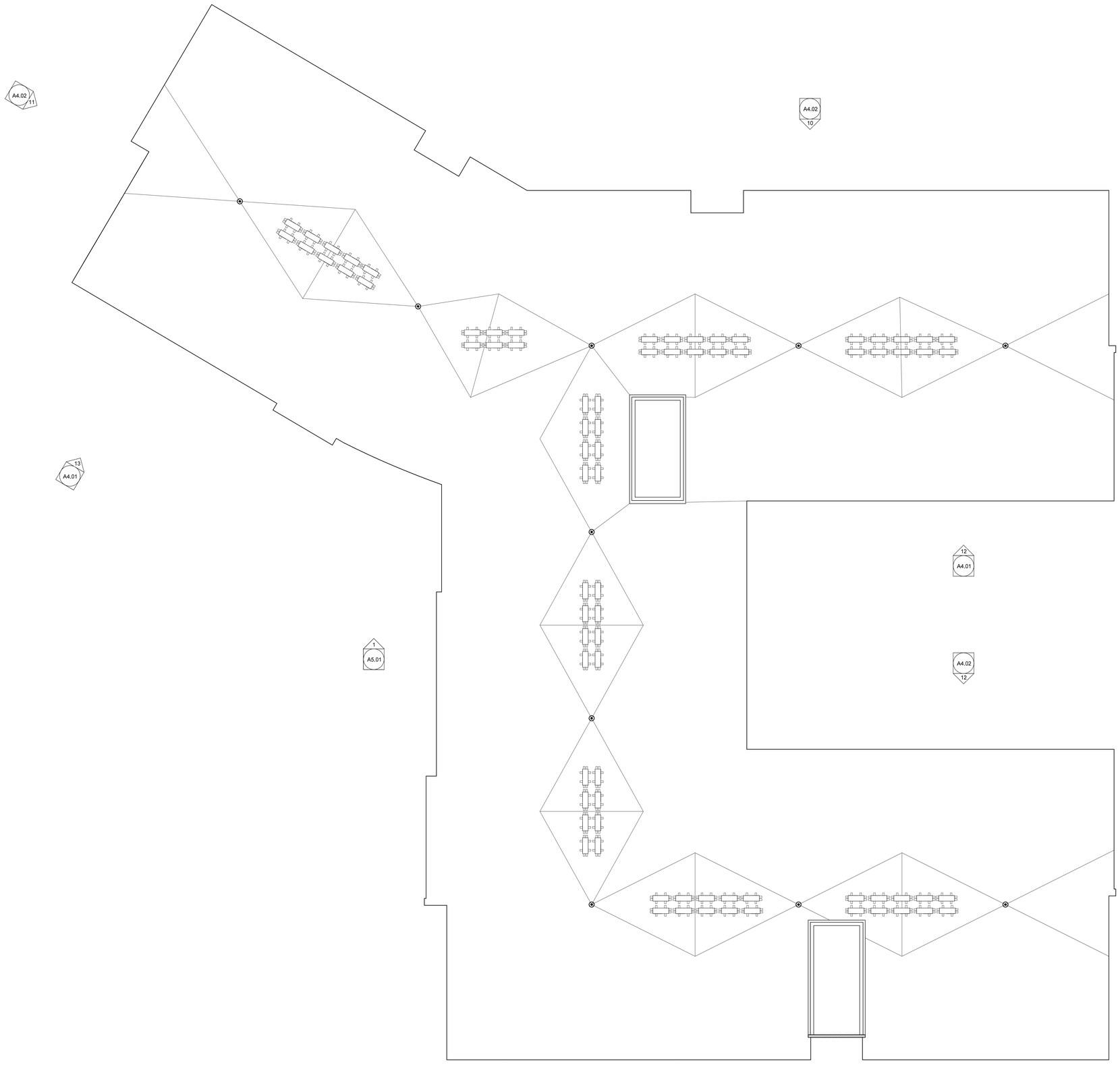
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Issue Date:

OCTOBER 06, 2025

Sheet Number:

A2.03



10 BUILDING A - ENLARGED PLAN - ROOF
Scale: 1/8" = 1'-0"

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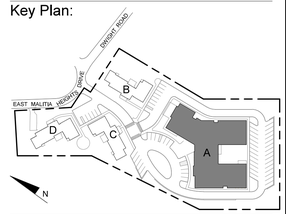
REGISTERED ARCHITECT
JAMES I. SZYDLOWSKI
No. 10712
BOSTON
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING A - ENLARGED PLAN - ROOF

Project Number:

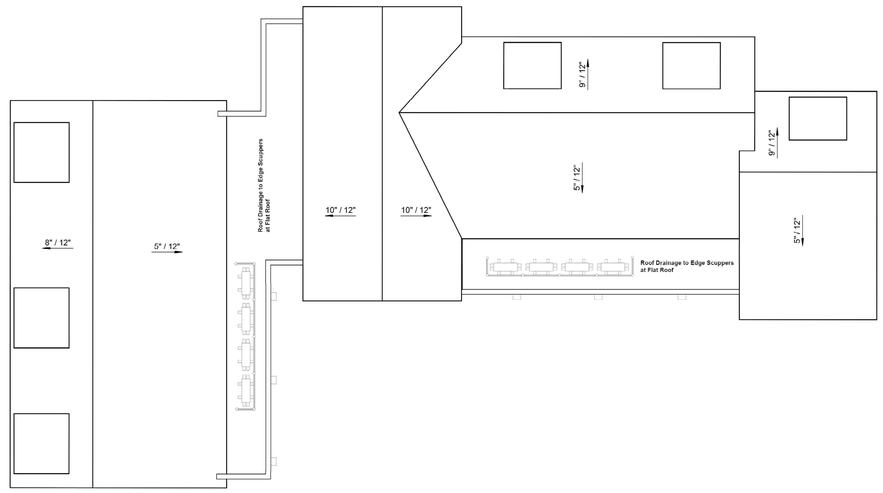
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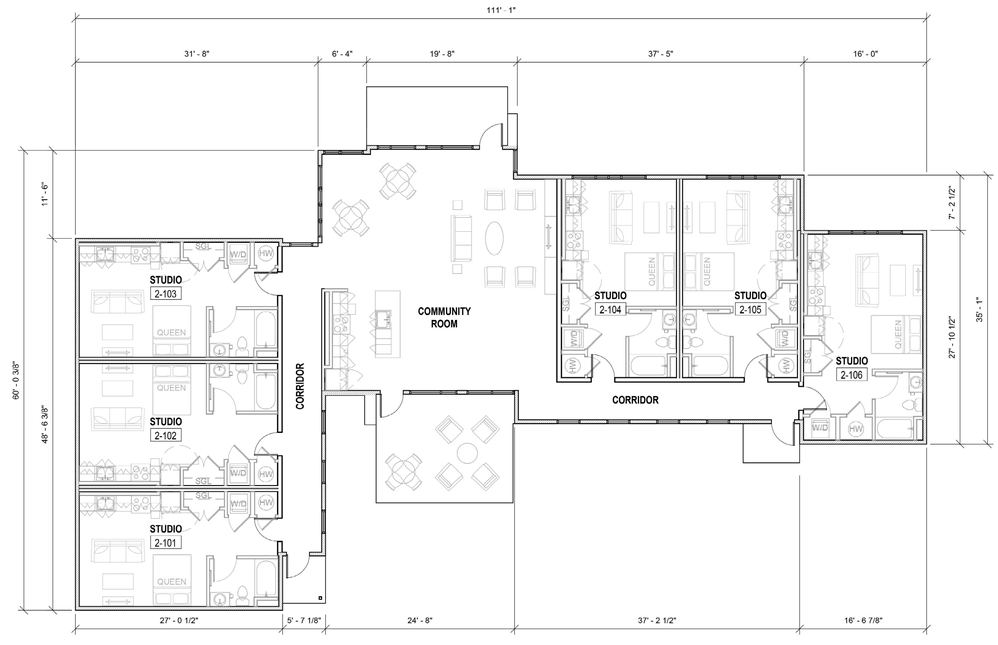
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Sheet Number:

A2.04



11 BUILDING B, C & D - ENLARGED PLAN - ROOF
Scale: 1/8" = 1'-0"



10 BUILDING B, C & D - ENLARGED PLAN - LEVEL 1
Scale: 1/8" = 1'-0"

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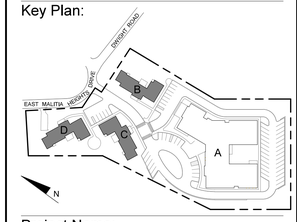
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No. 10712
BOSTON
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

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Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

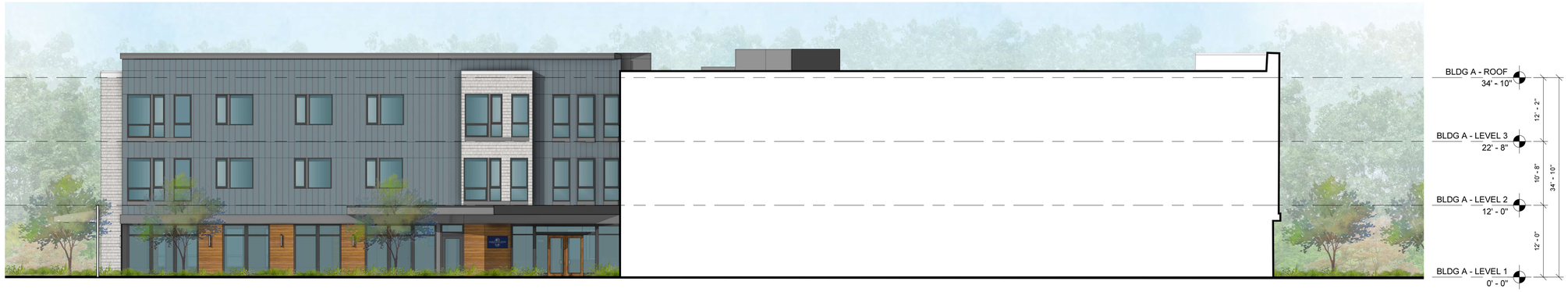
EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
BUILDING B, C & D - ENLARGED PLANS - LEVEL 1 & ROOF

Project Number:
23032

Issue Date:
OCTOBER 06, 2025

Sheet Number:
A2.05



13 BUILDING A - ELEVATION 4
Scale: 1/8" = 1'-0"



12 BUILDING A - ELEVATION 3
Scale: 1/8" = 1'-0"



11 BUILDING A - ELEVATION 2
Scale: 1/8" = 1'-0"



10 BUILDING A - ELEVATION 1
Scale: 1/8" = 1'-0"

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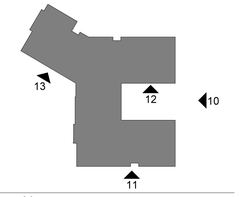
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JAMES J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

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Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING A - EXTERIOR ELEVATIONS

Project Number:

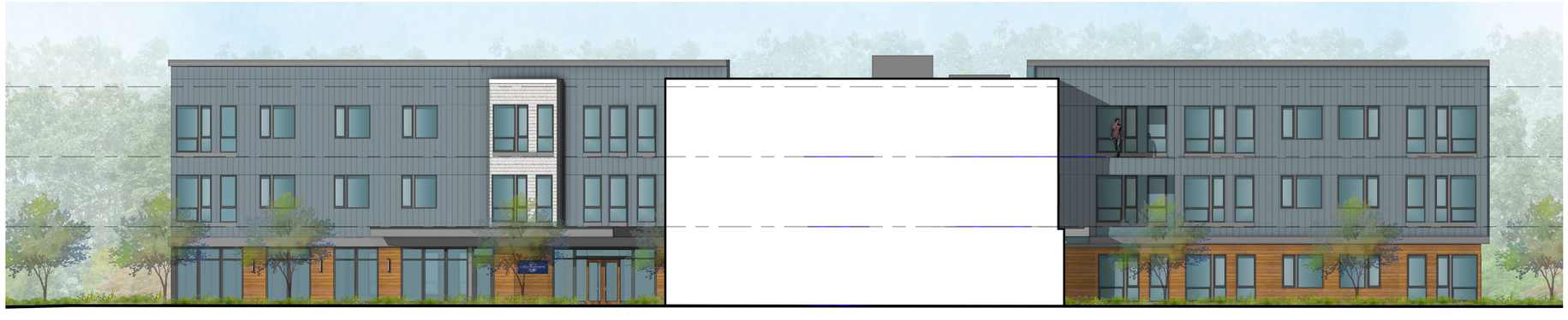
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Issue Date:

OCTOBER 06, 2025

Sheet Number:

A4.01



13 BUILDING A - ELEVATION 8
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12 BUILDING A - ELEVATION 7
Scale: 1/8" = 1'-0"



11 BUILDING A - ELEVATION 6
Scale: 1/8" = 1'-0"



10 BUILDING A - ELEVATION 5
Scale: 1/8" = 1'-0"

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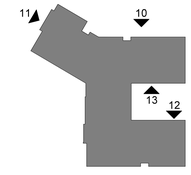
REGISTERED ARCHITECT
JAMES J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
BUILDING A - EXTERIOR ELEVATIONS

Project Number:
23032

Issue Date:
OCTOBER 06, 2025

Sheet Number:
A4.02



13 BUILDING B, C & D - ELEVATION 4
Scale: 1/8" = 1'-0"



12 BUILDING B, C & D - ELEVATION 3
Scale: 1/8" = 1'-0"



11 BUILDING B, C & D - ELEVATION 2
Scale: 1/8" = 1'-0"



10 BUILDING B, C & D - ELEVATION 1
Scale: 1/8" = 1'-0"

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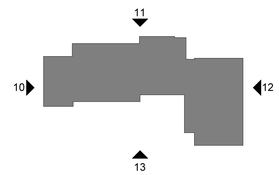
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JAMES J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING B, C & D - EXTERIOR ELEVATIONS

Project Number:

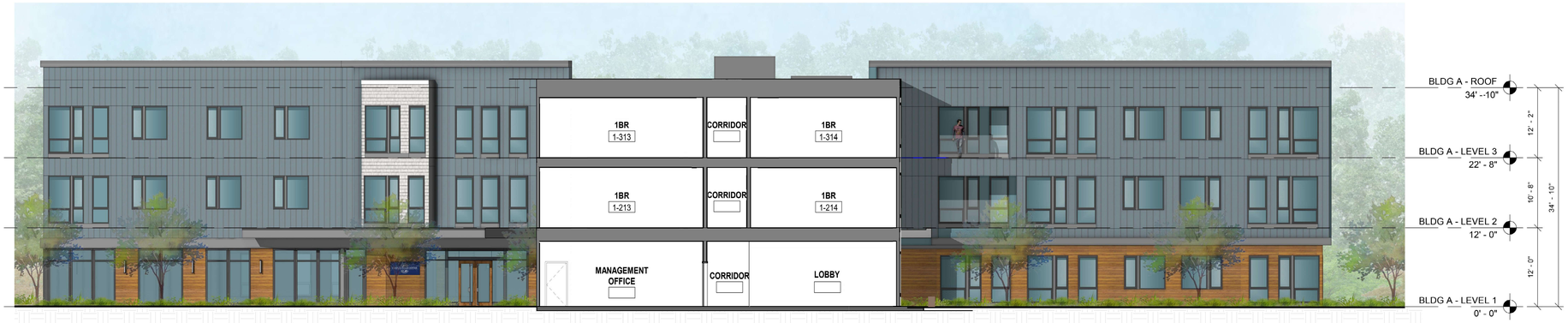
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OCTOBER 06, 2025

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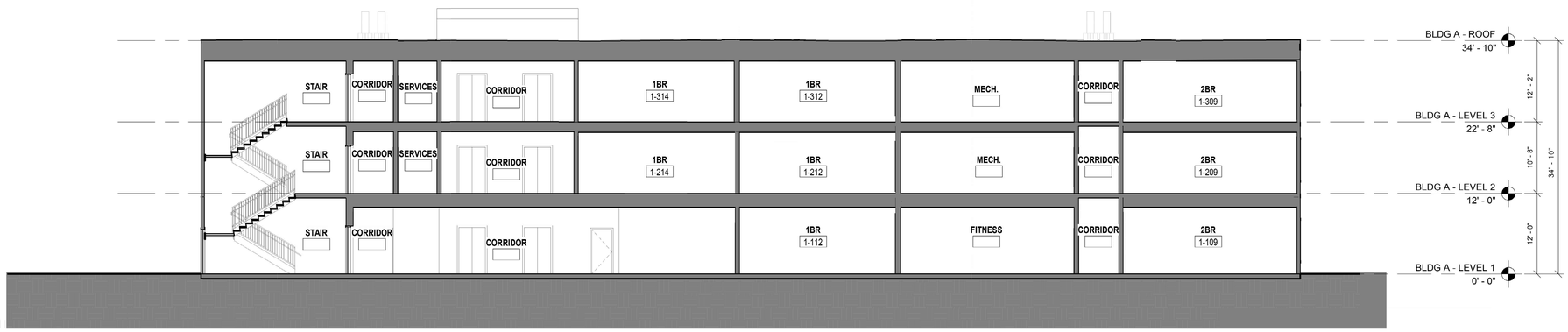
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13 BUILDING A - SECTION 3
Scale: 1/8" = 1'-0"



11 BUILDING A - SECTION 2
Scale: 1/8" = 1'-0"



10 BUILDING A - SECTION 1
Scale: 1/8" = 1'-0"

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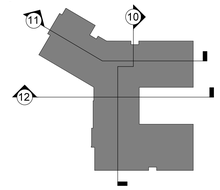
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JAMES A. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

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Scale: 1/8" = 1'-0"

Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

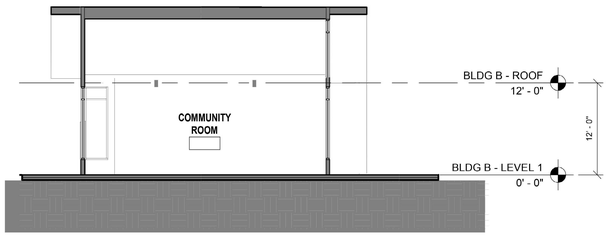
EAST MILITIA HEIGHTS DR
NEEDHAM, MA

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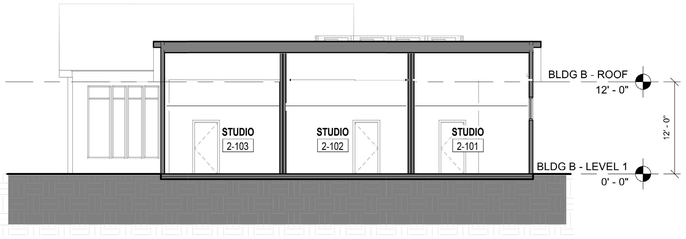
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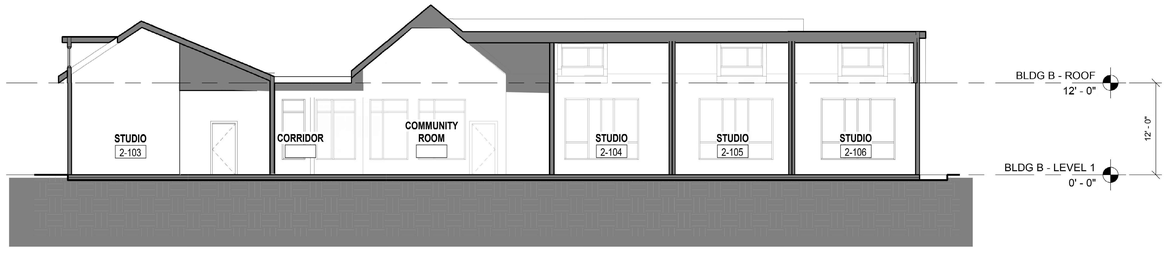
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12 BUILDING B - SECTION 3
Scale: 1/8" = 1'-0"



11 BUILDING B - SECTION 2
Scale: 1/8" = 1'-0"



10 BUILDING B - SECTION 1
Scale: 1/8" = 1'-0"

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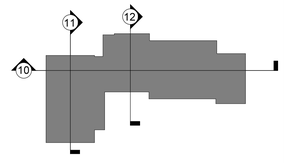
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JAMES J. SZYDLOWSKI
No. 10712
BOSTON
COMMONWEALTH OF MASSACHUSETTS

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CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING B, C & D - SECTIONS

Project Number:

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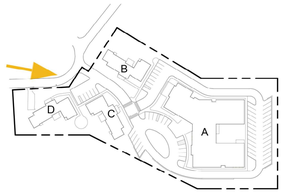
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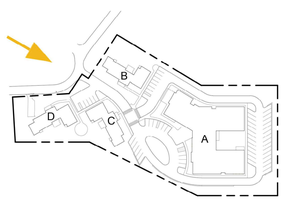
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View at East Malitia Heights Drive





Aerial View Looking South East

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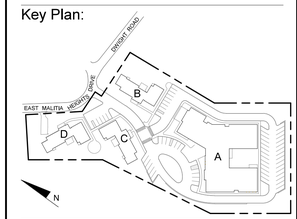
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EAST MILITIA HEIGHTS DR
NEEDHAM, MA

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Project Number:

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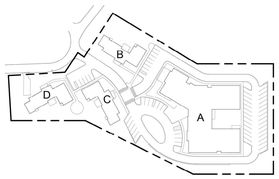
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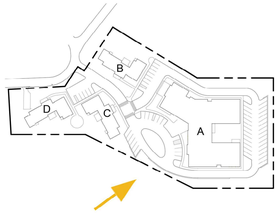
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View Looking To Building A
South Residential Entry





View Looking To Building A
North Residential Entry



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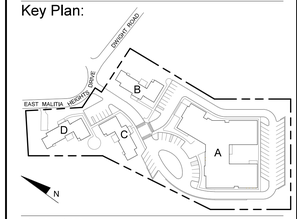
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EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

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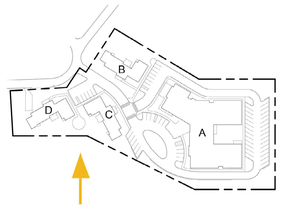
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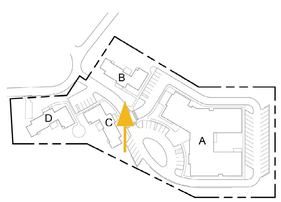
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Rear View at Buildings C, D Group Cottage





Front View at Building B Group Cottage



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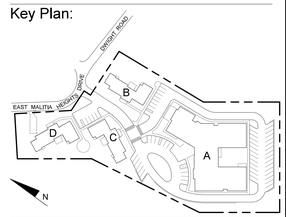
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