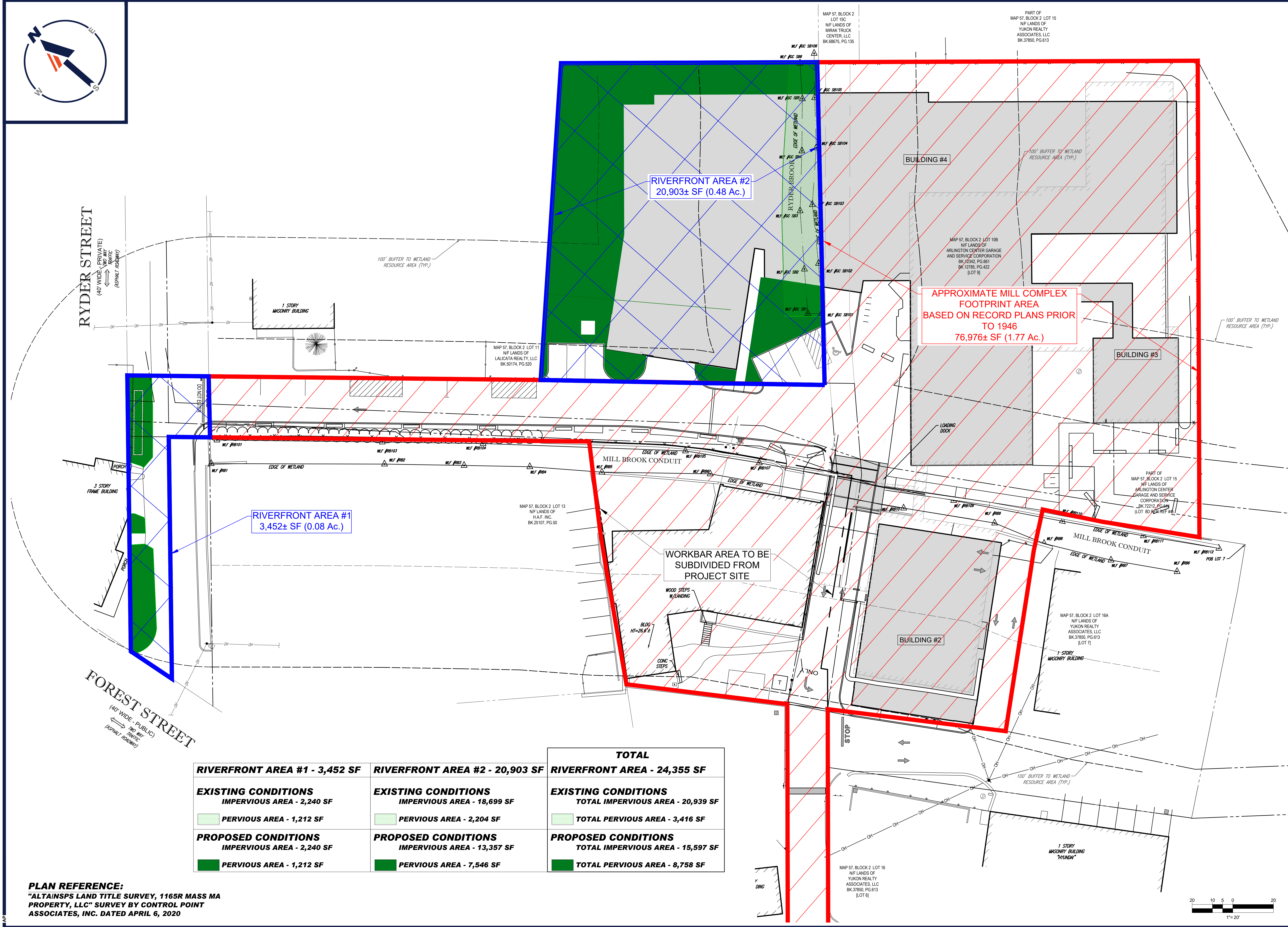


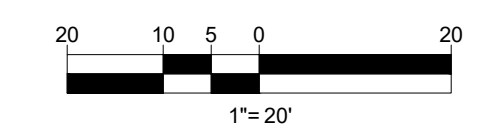
**APPENDIX TO WETLANDS/RESOURCE
AREA REGULATORY PEER REVIEW LETTER**

<u><i>Exhibit No.</i></u>	<u><i>Exhibit</i></u>
1	Riverfront conditions plan
2	Planting plan
3	Swale planting plan
4	Preliminary bridge elevation plan
5	Aura Plan
6	Layout and materials plans



TOTAL		
RIVERFRONT AREA #1 - 3,452 SF	RIVERFRONT AREA #2 - 20,903 SF	RIVERFRONT AREA - 24,355 SF
EXISTING CONDITIONS	EXISTING CONDITIONS	EXISTING CONDITIONS
IMPERVIOUS AREA - 2,240 SF	IMPERVIOUS AREA - 18,699 SF	TOTAL IMPERVIOUS AREA - 20,939 SF
PERVIOUS AREA - 1,212 SF	PERVIOUS AREA - 2,204 SF	TOTAL PERVIOUS AREA - 3,416 SF
PROPOSED CONDITIONS	PROPOSED CONDITIONS	PROPOSED CONDITIONS
IMPERVIOUS AREA - 2,240 SF	IMPERVIOUS AREA - 13,357 SF	TOTAL IMPERVIOUS AREA - 15,597 SF
PERVIOUS AREA - 1,212 SF	PERVIOUS AREA - 7,546 SF	TOTAL PERVIOUS AREA - 8,758 SF

PLAN REFERENCE:
 "ALTAINSPS LAND TITLE SURVEY, 1165R MASS MA PROPERTY, LLC" SURVEY BY CONTROL POINT ASSOCIATES, INC. DATED APRIL 6, 2020



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PRELIMINARY
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W191330
 DRAWN BY: AWP
 CHECKED BY: LMD
 DATE: 03/08/2021
 CAD ID: W191330 RDA EXHIBITS

PROPOSED EXHIBIT PLAN
 FOR
1165R MASS MA PROPERTY LLC
 PROPOSED RESIDENTIAL DEVELOPMENT
 1165R MASSACHUSETTS AVE.
 MIDDLESEX COUNTY
 TOWN OF ARLINGTON, MA
 MAP #57, BLOCK #2, LOT #10B AND PART OF LOT #15

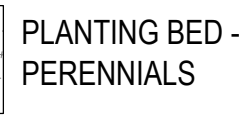
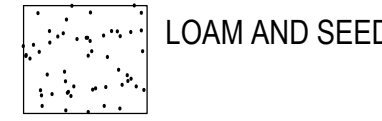
BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
 www.BohlerEngineering.com

J.G. SWERLING
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 41887
 NEW HAMPSHIRE LICENSE No. 14592
 MAINE LICENSE No. 13819
 CONNECTICUT LICENSE No. 34185
 RHODE ISLAND LICENSE No. 11425

SHEET TITLE:
RIVERFRONT EXHIBIT
 SHEET NUMBER:
1
 ORG. DATE - 03/08/2021

P:\191330\DRAWINGS\EXHIBITS\RDA EXHIBITS\191330 RDA EXHIBITS - JAYCUT - RIVERFRONT EXHIBIT

LEGEND



SEE ENLARGEMENT- SHEET L103

PLANTING PALETTE:

- SERVICEBERRY
- AMERICAN HOLLY
- RED MAPLE
- BLACK GUM
- ATLANTIC WHITE CEDAR
- SILKY DOGWOOD
- INKBERRY
- SPECKLED ALDER
- ELDERBERRY
- SWEET PEPPERBUSH
- HAYSCENTED FERN
- GOLDENROD
- RIVERBANK RYE

SHADE

- RED MAPLE
- STRIPED MAPLE
- MAPLELEAF VIBURNUM
- SPICEBUSH
- HOBBLEBUSH
- ARROWWOOD VIBURNUM
- STRIPED MAPLE
- GRAY DOGWOOD
- WOOD ASTER
- PENNSYLVANIA SEDGE
- CINNAMON FERN
- OSTRICH FERN

PLANTING PALETTE:

- GRAY BIRCH
- SERVICEBERRY
- ARROWWOOD VIBURNUM
- SEDGE

(2) DECIDUOUS TREES - MULTISTEM

LAWN - LOAM AND SEED TO BE IRRIGATED

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

PLANTING BED TO BE IRRIGATED

(2) DECIDUOUS TREES - MULTISTEM

(3) DECIDUOUS TREES

(1) DECIDUOUS TREE

(3) DECIDUOUS TREES

(6) SHRUBS

LAWN LOAM AND SEED

(1) EVERGREEN TREE

(6) SHRUBS

PLANTING PALETTE:

- RED MAPLE
- BLACK GUM
- EASTERN RED CEDAR
- BOTTLEBRUSH
- BUCKEYE
- VIRGINIA SWEETSPIRE
- ARROWWOOD
- VIBURNUM

PLANTING BED TO BE IRRIGATED

(1) DECIDUOUS TREE

(3) SHRUBS

(5) EVERGREEN TREES

PLANTING PALETTE:

- EASTERN RED CEDAR
- FERNS (OSTRICH, CINNAMON, LADY, CHRISTMAS)
- PENNSYLVANIA SEDGE
- TRILLIUM
- FOAM FLOWER
- MOUNTAIN LAUREL

PLANTING BED WITH PERENNIALS AND BULBS, TYP. - TO BE IRRIGATED

(5) DECIDUOUS TREES

LAWN - LOAM AND SEED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(3) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

PLANTING PALETTE:

- RED MAPLE
- BLACK GUM
- EASTERN RED CEDAR
- BOTTLEBRUSH
- BUCKEYE
- VIRGINIA SWEETSPIRE
- ARROWWOOD
- VIBURNUM

PLANTING BED TO BE IRRIGATED

(1) DECIDUOUS TREE

(3) SHRUBS

(5) EVERGREEN TREES

PLANTING PALETTE:

- EASTERN RED CEDAR
- FERNS (OSTRICH, CINNAMON, LADY, CHRISTMAS)
- PENNSYLVANIA SEDGE
- TRILLIUM
- FOAM FLOWER
- MOUNTAIN LAUREL

PLANTING BED WITH PERENNIALS AND BULBS, TYP. - TO BE IRRIGATED

(5) DECIDUOUS TREES

LAWN - LOAM AND SEED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

(3) SHRUBS

PLANTING BED TO BE IRRIGATED

(6) DECIDUOUS TREES - MULTISTEM

ARCHITECT



Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street
Boston, MA 02210
617 350-0450 Tel
www.bhplus.com

PROJECT NAME

Redevelopment of 1165R Massachusetts Avenue

1165R Massachusetts Avenue, Arlington, MA

CLIENT

1165R Mass MA Property LLC

c/o Spaulding & Slye Investments
One Post Office Square
26th Floor
Boston, MA 02109

PROJECT TEAM

Structural:
Veitias & Veitias
639 Granite St
Braintree, MA 02184
(781) 843-2863

MEP:
Wozny/Barbar & Associates, Inc.
Consulting Engineers
1076 Washington St
Hanover, MA 02339
(781) 826-4144

Civil:
Bohler Engineering
352 Tumpike Road
Southborough, MA 01772
(508) 480-9900

Traffic:
Nitsch Engineering
2 Center Plaza, Suite 340
Boston, MA 02108
(617) 338-0063

Landscape:
Kyle Zick Landscape Architecture
36 Bromfield Street, Suite 202
Boston, MA 02108

Revisions

#	Description	Date

DRAWING TITLE

Planting Plan

DRAWING INFORMATION

April 01, 2021
DATE OF ISSUE
Design Development
DESCRIPTION
1"=20'-0"
SCALE
3426.00
PROJECT #
Arlington Mill.rvt
FILE NAME
DRAWING NUMBER

L102

Copyright BHTA, Inc.

C:\Local Revit\3426_Arlington Mill.P20_MBanker.rvt
5/4/2020 10:17:49 AM
Author

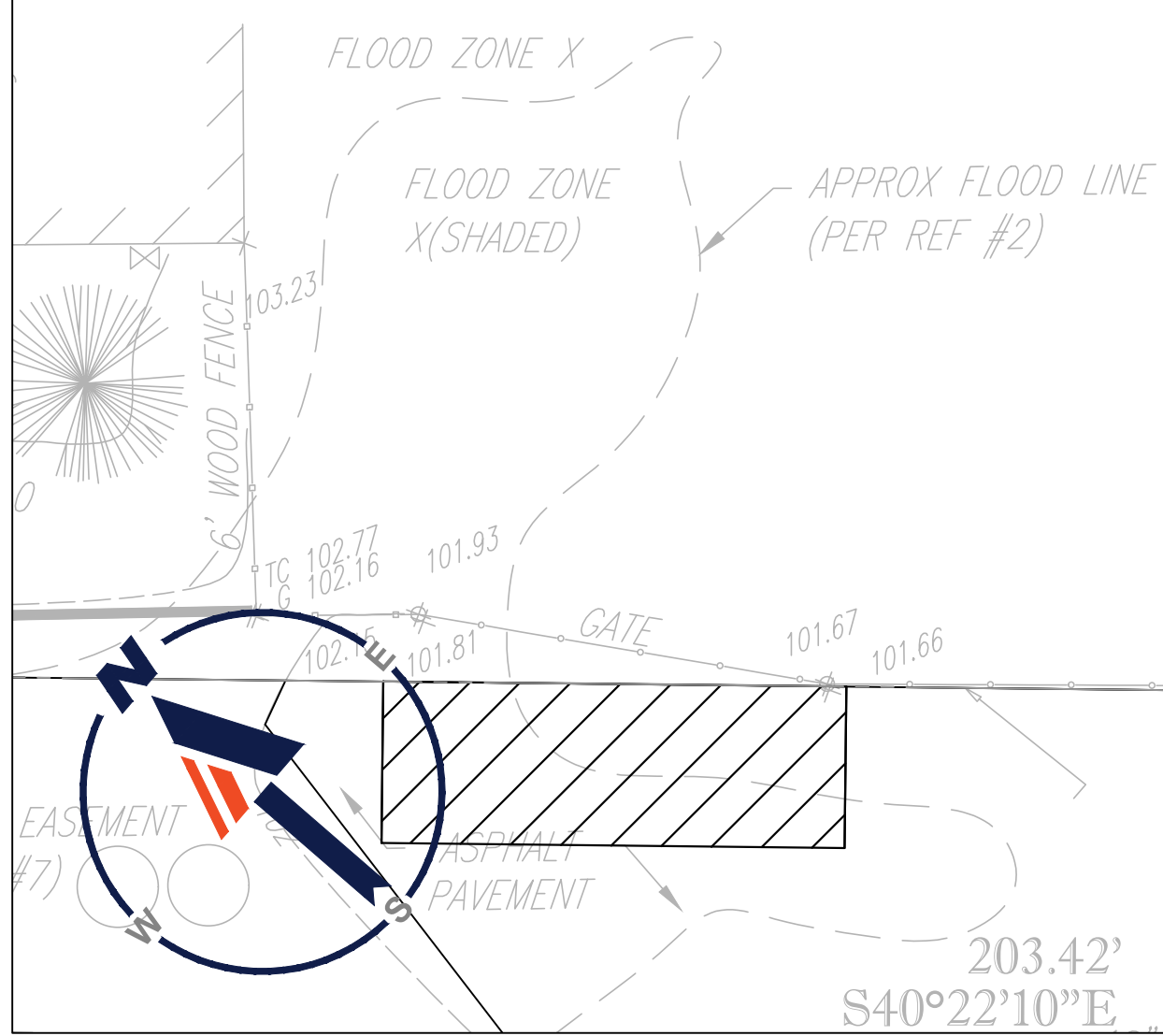
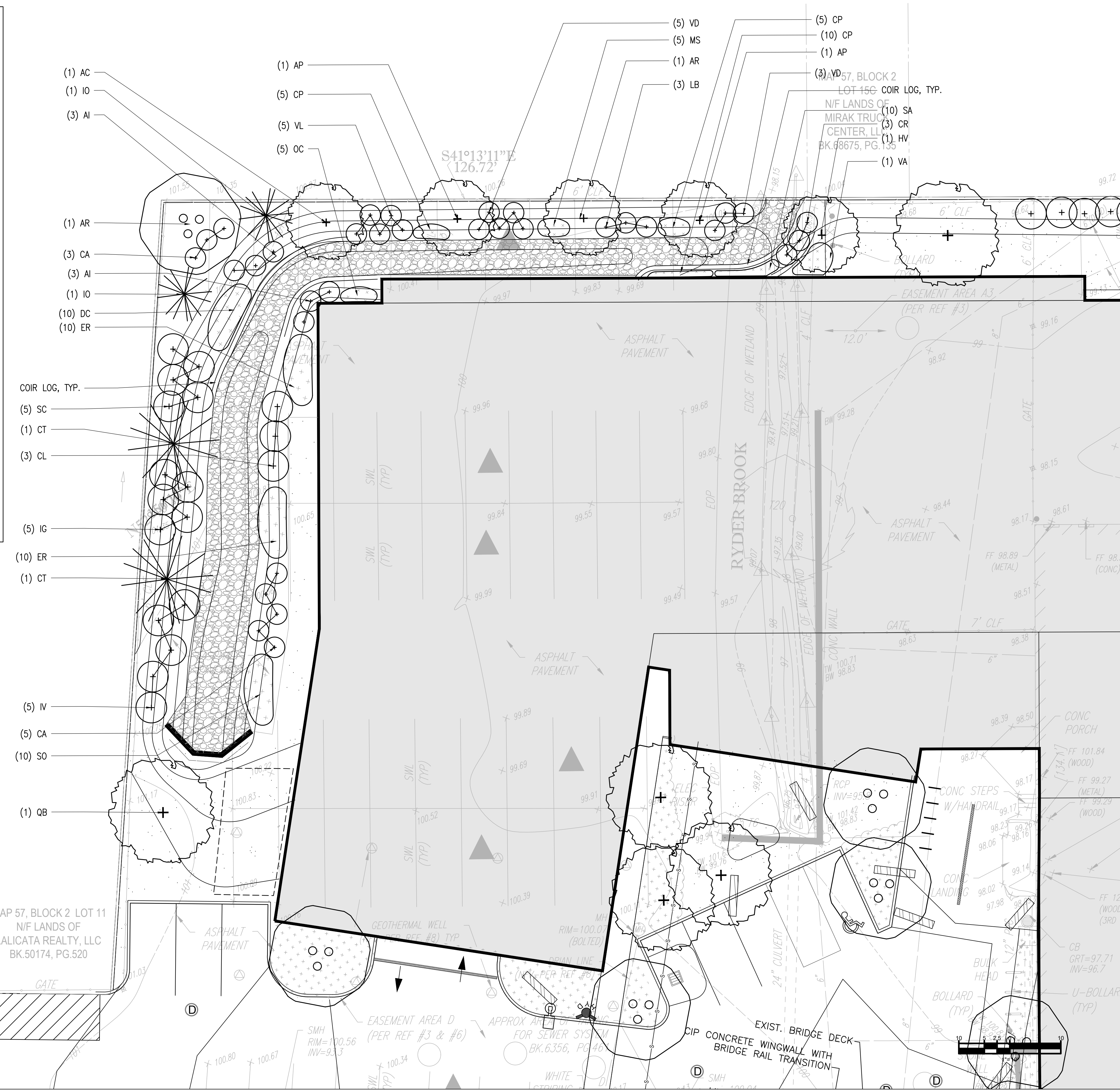


LEGEND



PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
TREES			
AP	ACER PENSYLVANICUM	STRIPED MAPLE	6-8' HT
AR	ACER RUBRUM	RED MAPLE	8' HT
AM	AMELANCHIER CANADENSIS	SERVICEBERRY	8' HT
BP	BETULA POPULIFOLIA	GRAY BIRCH 'WHITESPIRE'	12' HT
CT	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	8' HT
HV	HAMAMELIS VIRGINIANA	WITCHHAZEL	5' HT
IO	ILEX OPACA	AMERICAN HOLLY	4' HT
NS	NYSSA SYLVATICA	BLACK TUPELO	2.5-3" CAL
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5-3" CAL
SHRUBS			
AI	ALNUS INCANA	SPECKLED ALDER	4' HT
AR	ARONIA MELANOCARPA	BLACK CHOKEBERRY	4' HT
CA	CORNUS AMOMUM	SILKY DOGWOOD	4' HT
CR	CORNUS RACEMOSA	GRAY DOGWOOD	4' HT
CL	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	4' HT
IG	ILEX GLABRA	INKBERRY	4' HT
IV	ILEX VERTICILLATA	WINTERBERRY	3' HT
LB	LINDERA BENZOIN	SPICEBUSH	3' HT
SC	SAMBUCUS CANADENSIS	ELDERBERRY	4' HT
VA	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	4' HT
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4' HT
VL	VIBURNUM LANTANOIDES	HOBBLEBUSH	4' HT
PERENNIALS			
AI	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 GAL.
CP	CAREX PENSYLVANICA	SEDGE	1 GAL.
DC	DICHANTHELIUM CLANDESTINUM	DEERTONGUE	1 GAL.
ER	ELYMUS RIPARIUS	RIVERBANK RYE	1 GAL.
MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	1 GAL.
OC	OSMUNDASTRUM CINNAMOMEUM	CINNAMON FERN	1 GAL.
SO	SOLIDAGO ODORA	GOLDENROD	1 GAL.



ARCHITECT
bh+a
 Bargmann Hendrie + Archetype, Inc.
 9 Channel Center Street
 Boston, MA 02210
 617-350-0450 Tel
 www.bhplus.com

PROJECT NAME
Redevelopment of 1165R Massachusetts Avenue
 1165R Massachusetts Avenue, Arlington, MA
CLIENT
1165R Mass MA Property LLC
 c/o Spaulding & Slye Investments
 One Post Office Square
 26th Floor
 Boston, MA 02109

PROJECT TEAM
Structural:
 Veitas & Veitas
 639 Granite St
 Braintree, MA 02184
 (781) 843-2863
MEP:
 Wozny/Barbar & Associates, Inc.
 Consulting Engineers
 1076 Washington St
 Hanover, MA 02339
 (781) 826-4144
Civil:
 Bohler Engineering
 532 Tumpike Road
 Southborough, MA 01772
 (508) 480-9900
Traffic:
 Nitsch Engineering
 2 Center Plaza, Suite 340
 Boston, MA 02108
 (617) 338-0063
Landscape:
 Kyle Zick Landscape Architecture
 36 Bromfield Street, Suite 202
 Boston, MA 02108

Revisions

#	Description	Date

DRAWING TITLE
Swale Planting Plan

DRAWING INFORMATION

March 23, 2021
 DATE OF ISSUE

Design Development
 DESCRIPTION

1"=10'-0"
 SCALE

3426.00
 PROJECT #

BB_KZ
 DRAWN BY

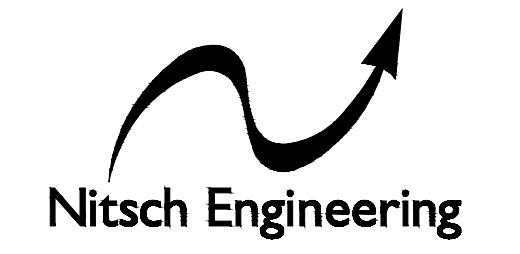
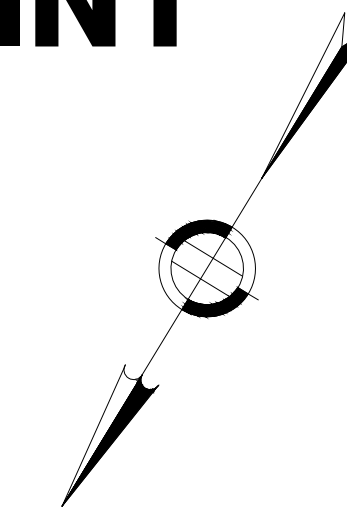
Arlington Mill.rvt
 FILE NAME

DRAWING NUMBER
L103
 Copyright BH+A, Inc.

C:\Local Revit\3426_Arlington Mill_P20_MBanker.rvt
 5/4/2020 10:17:49 AM
 Author

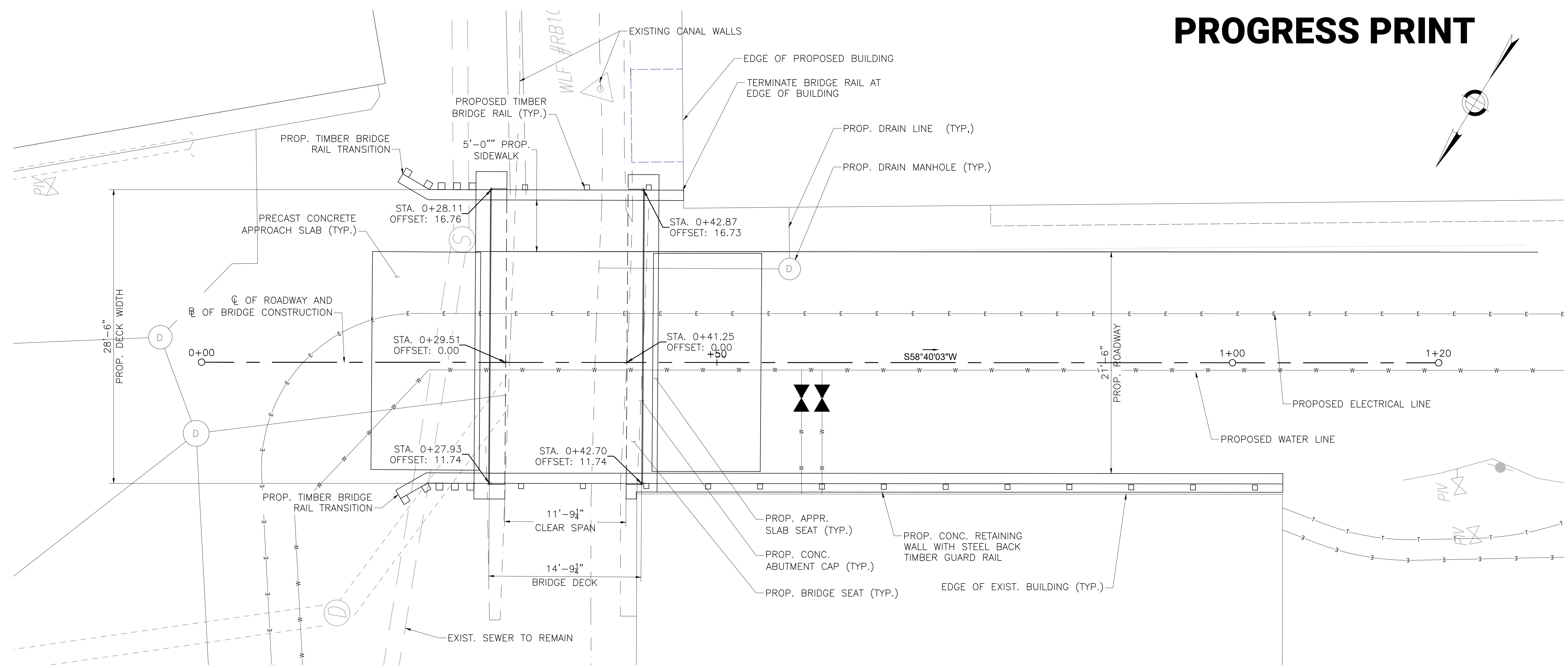
1/15/2021 6:28 PM

PROGRESS PRINT

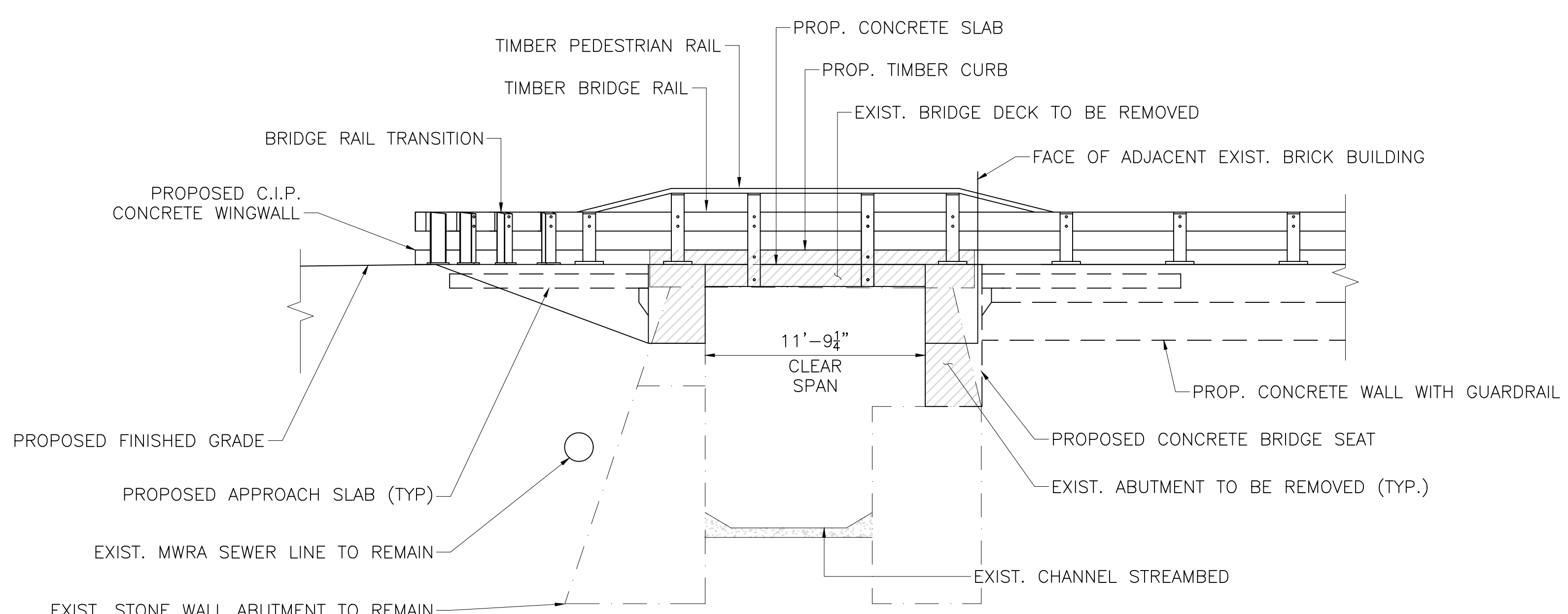


Nitsch Engineering
www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Structural Engineering
- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS



BRIDGE PLAN
SCALE: 1" = 5'



NORTH ELEVATION
SCALE: 1" = 5'

REV.	COMMENTS	DATE

NITSCH PROJECT #	I3990
FILE:	BR_1-2.DWG
SCALE:	N/A
DATE:	1/15/2021
PROJECT MANAGER:	EAE
SURVEYOR:	CONTROL POINT
DRAFTED BY:	MMS
CHECKED BY:	JWW

SHEET:

3

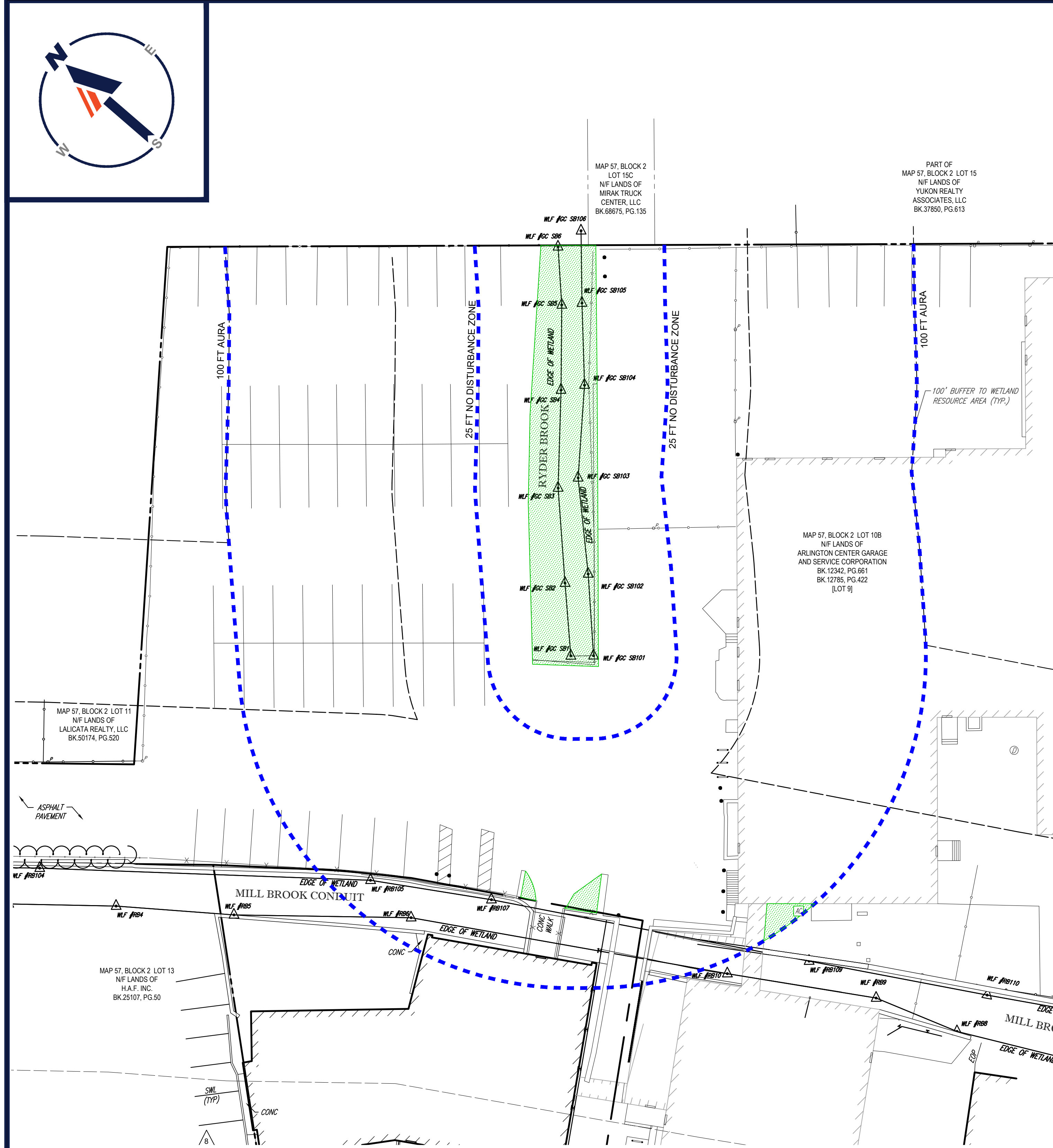
OF 6 REV.

BRIDGE PLAN & ELEVATION

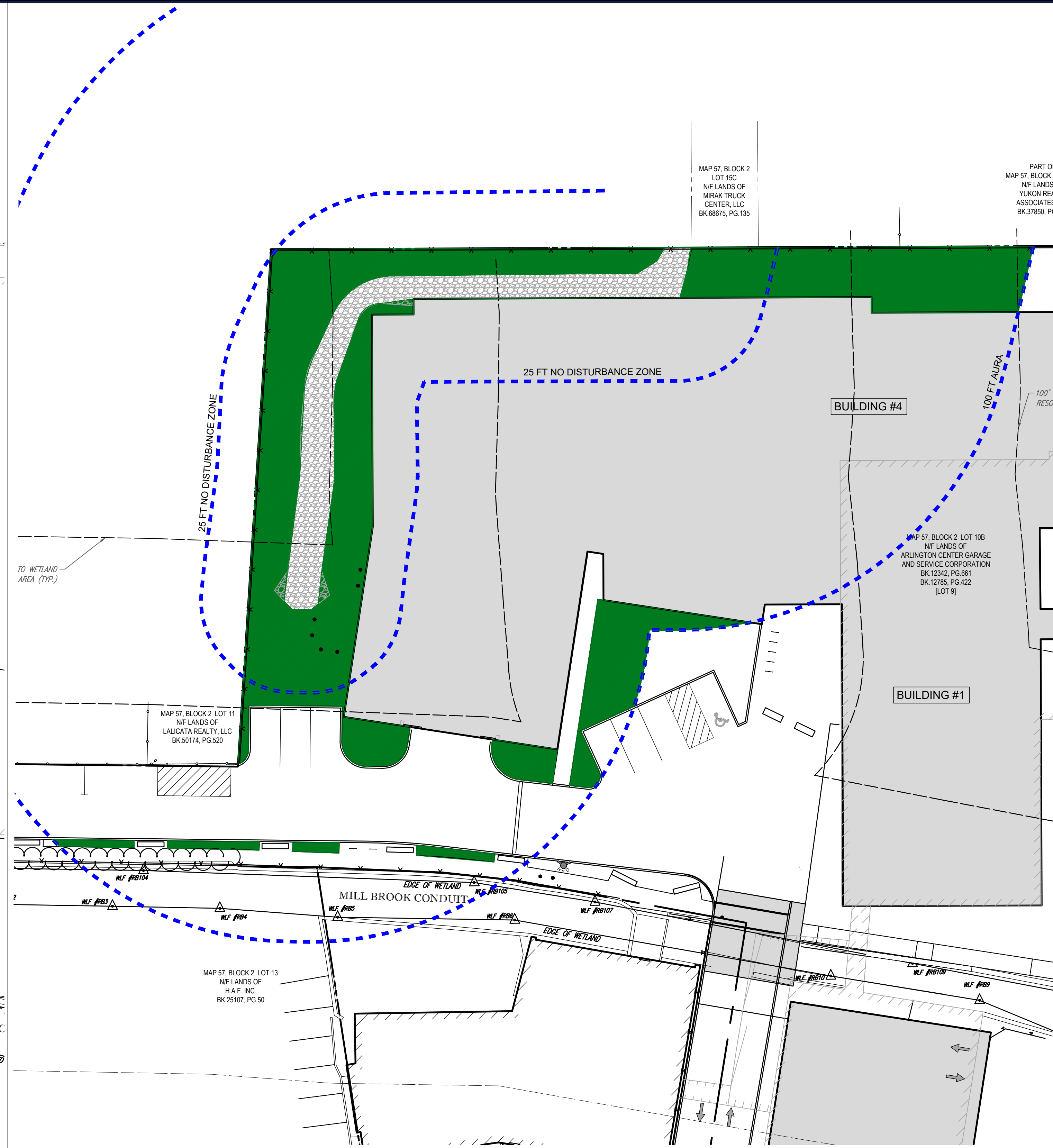
MIRAK MILL
1167 MASSACHUSETTS AVE., ARLINGTON, MA

PREPARED FOR:
SPAULDING & SLYE INVESTMENTS
1 POST OFFICE SQ., SUITE 2600, BOSTON, MA 0109

z:\13990_1167_mesa_ave\structural\cadd\13990_br_3\bridge_plan.dwg



EXISTING CONDITIONS

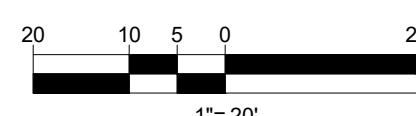


PROPOSED CONDITIONS

PERVIOUS AREAS WITHIN AURA

	WITHIN 25' NO DISTURBANCE ZONE	WITHIN 25'-100' AURA	TOTAL
EXISTING CONDITIONS	2,482 SF	168 SF	2,650 SF
PROPOSED CONDITIONS	4,606 SF	3,054 SF	7,660 SF
DIFFERENCE	+2,124 SF	+2,886 SF	+5,010 SF

PLAN REFERENCE:
 "ALTAINSPS LAND TITLE SURVEY, 1165R MASS MA PROPERTY, LLC" SURVEY BY CONTROL POINT ASSOCIATES, INC. DATED APRIL 6, 2020ec



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PRELIMINARY
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W191330
 DRAWN BY: AWP
 CHECKED BY: LMD
 DATE: 03/08/2021
 CAD I.D.: W191330 RDA EXHIBITS

PROPOSED EXHIBIT PLAN
 FOR
1165R MASS MA PROPERTY LLC
 PROPOSED RESIDENTIAL DEVELOPMENT
 1165R MASSACHUSETTS AVE.
 MIDDLESEX COUNTY
 TOWN OF ARLINGTON, MA
 MAP #57, BLOCK #2, LOT #10B
 AND PART OF LOT #15

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
 www.BohlerEngineering.com

J.G. SWERLING
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE NO. 4189
 NEW HAMPSHIRE LICENSE NO. 1450
 MAINE LICENSE NO. 13810
 CONNECTICUT LICENSE NO. 20185
 RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:
AURA EXHIBIT

SHEET NUMBER:
2

ORG. DATE - 03/08/2021

P:\191330\DRAWINGS\EXHIBITS\RDA EXHIBITS\W191330 RDA EXHIBITS - JAYTOUT - AURA EXHIBIT.dwg

PROJECT NAME

Redevelopment of 1165R Massachusetts Avenue

1165R Massachusetts Avenue,
Arlington, MA

CLIENT

1165R Mass MA Property LLC

c/o Spaulding & Slye Investments
One Post Office Square
26th Floor
Boston, MA 02109

PROJECT TEAM

Structural:
Veitas & Veitas
639 Granite St
Braintree, MA 02184
(781) 843-2863

MEP:
Wozny/Barbar & Associates, Inc.
Consulting Engineers
1076 Washington St
Hanover, MA 02339
(781) 826-4144

Civil:
Bohler Engineering
352 Turnpike Road
Southborough, MA 01772
(508) 480-9900

Traffic:
Nitsch Engineering
2 Center Plaza, Suite 340
Boston, MA 02108
(617) 338-0063

Landscape:
Kyle Zick Landscape Architecture
36 Bromfield Street, Suite 202
Boston, MA 02108

Revisions

#	Description	Date

DRAWING TITLE

Layout and Materials Plan

DRAWING INFORMATION

April 01, 2021
DATE OF ISSUE
Design Development
DESCRIPTION
1"=20'-0" RB_KZ
SCALE DRAWN BY
3426.00
PROJECT # Arlington Mill.rvt
FILE NAME

DRAWING NUMBER

L101

