

**David Cowie**

Plum Island LLC

**Eric Botterman**

Millennium Engineering, Inc.

**Lisa Mead**

Mead, Talerman & Costa, LLC  
Attorneys at Law

**Chris Webb**

**Bill Fisher**

NBPT Brewing Co

**Brandon Holben AIA**

WINTER HOLBEN

architecture + design

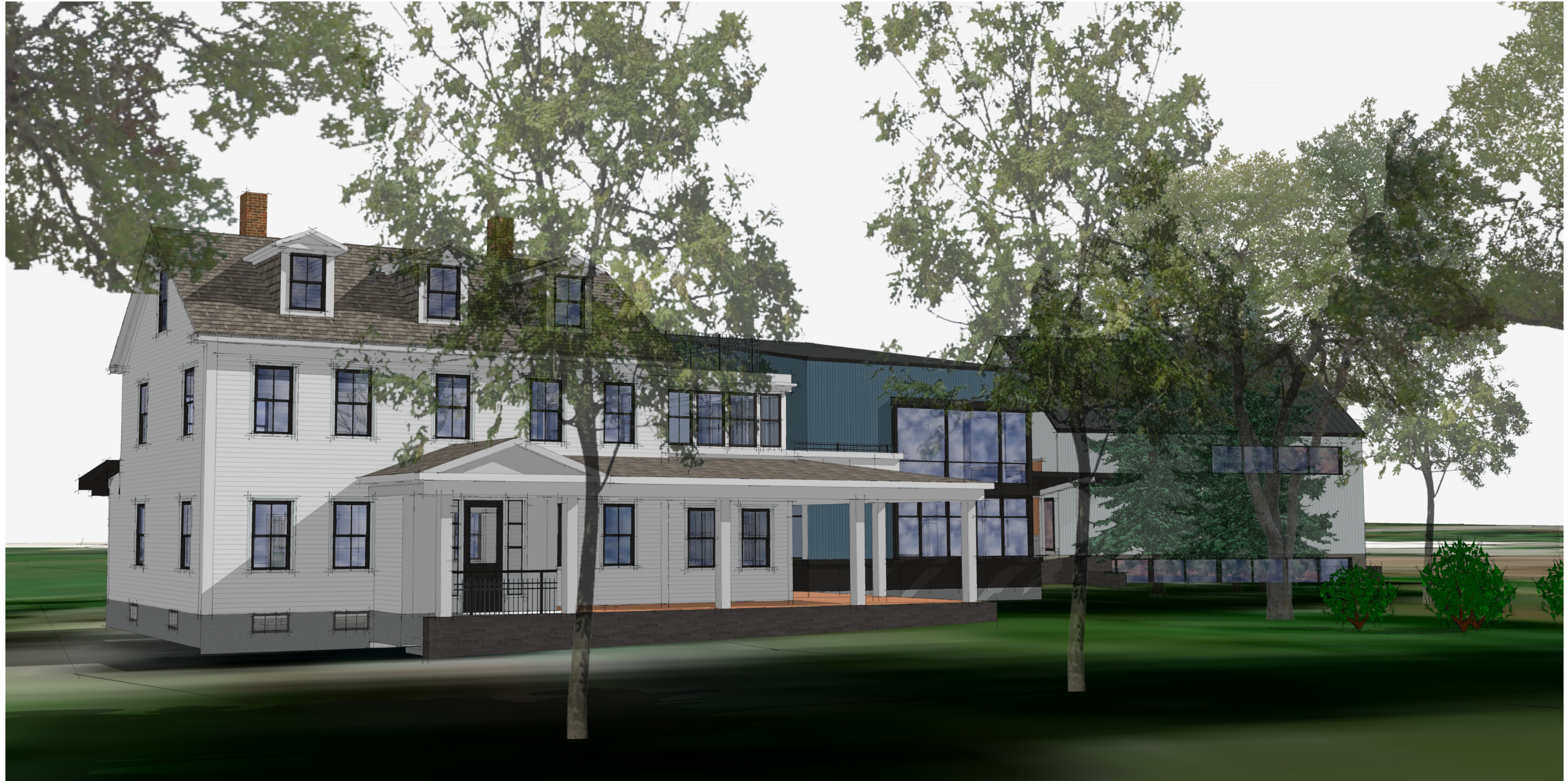


**79 PARKER STREET**  
NEWBURYPORT, MA





**79 PARKER STREET**  
NEWBURYPORT, MA





**79 PARKER STREET**  
NEWBURYPORT, MA





**79 PARKER STREET**  
NEWBURYPORT, MA





**79 PARKER STREET**  
NEWBURYPORT, MA





# 79 PARKER STREET NEWBURYPORT, MA

## FARMHOUSE RENO/ADDITION

USE: 416 PROFESSIONAL/OFFICE  
1 SPACE/300 SF GFA  
BLDG AREA: 6,406 SF = **22 SPACES**

## BARN / FUNCTION SPACE

USE: 501 RESTAURANT  
1 SPACE/4 SEATS  
SEAT COUNT: 125 SEATS = **32 SPACES**

## BREWERY

USE: 501 RESTAURANT  
1 SPACE/4 SEATS  
SEAT COUNT: 175 SEATS = **44 SPACES**  
USE: 602 LIGHT MANUFACTURING  
.75 SPACES/EMPLOYEE + 1  
EMPLOYEES: 5 TOTAL = **6 SPACES**

## TOTAL REQUIRED PARKING

FARMHOUSE: 22 SPACES  
BARN: 32 SPACES  
BREWERY: 44 SPACES  
6 SPACES  
**104 SPACES**

## TOTAL PROVIDED PARKING

ON-SITE: 68 SPACES  
OVERFLOW: 40 SPACES  
**108 SPACES**

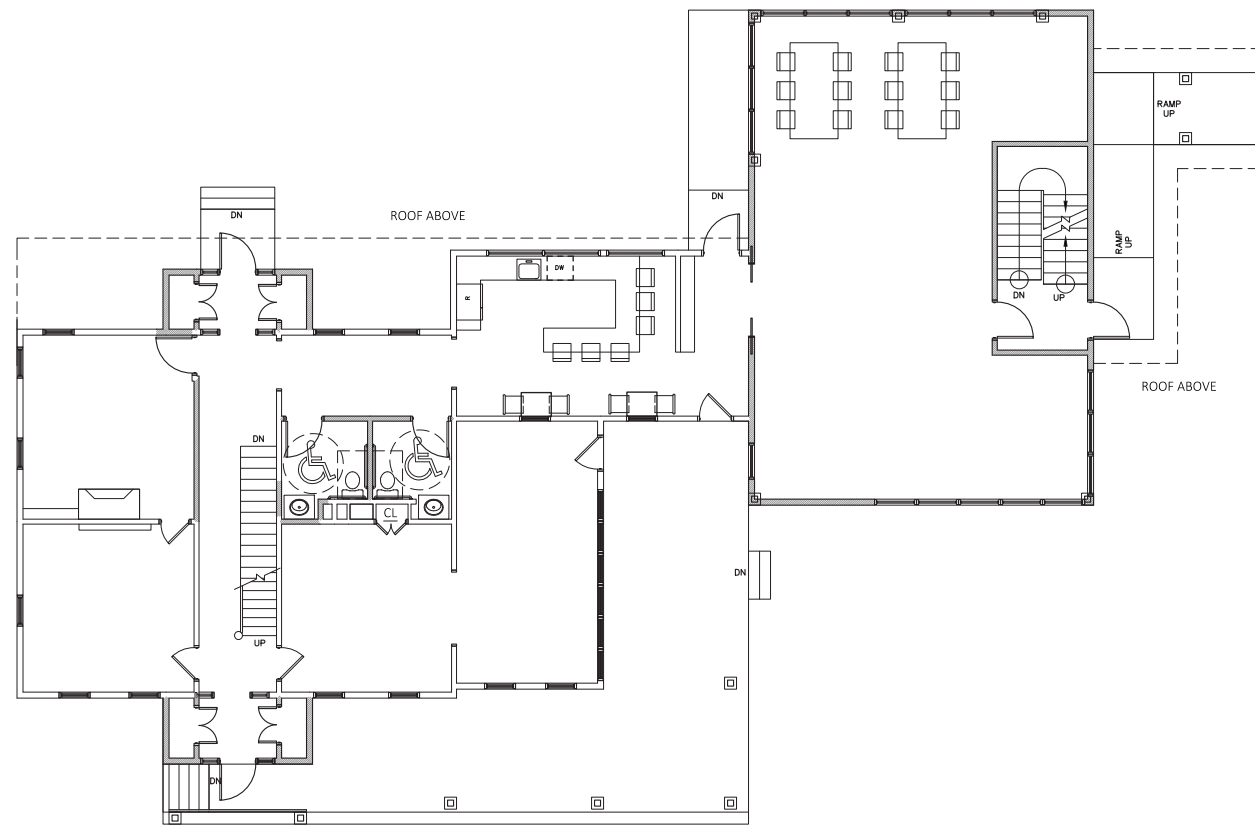




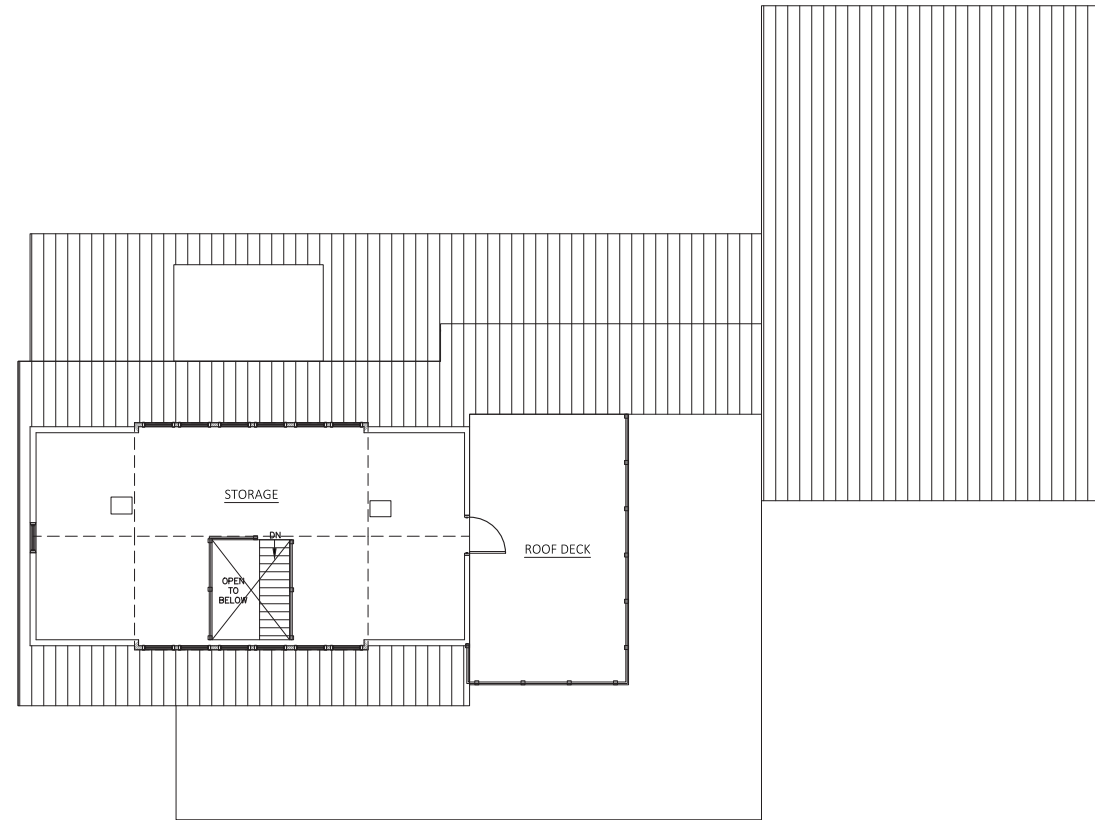
# 79 PARKER STREET NEWBURYPORT, MA

## FARMHOUSE RENO/ADDITION

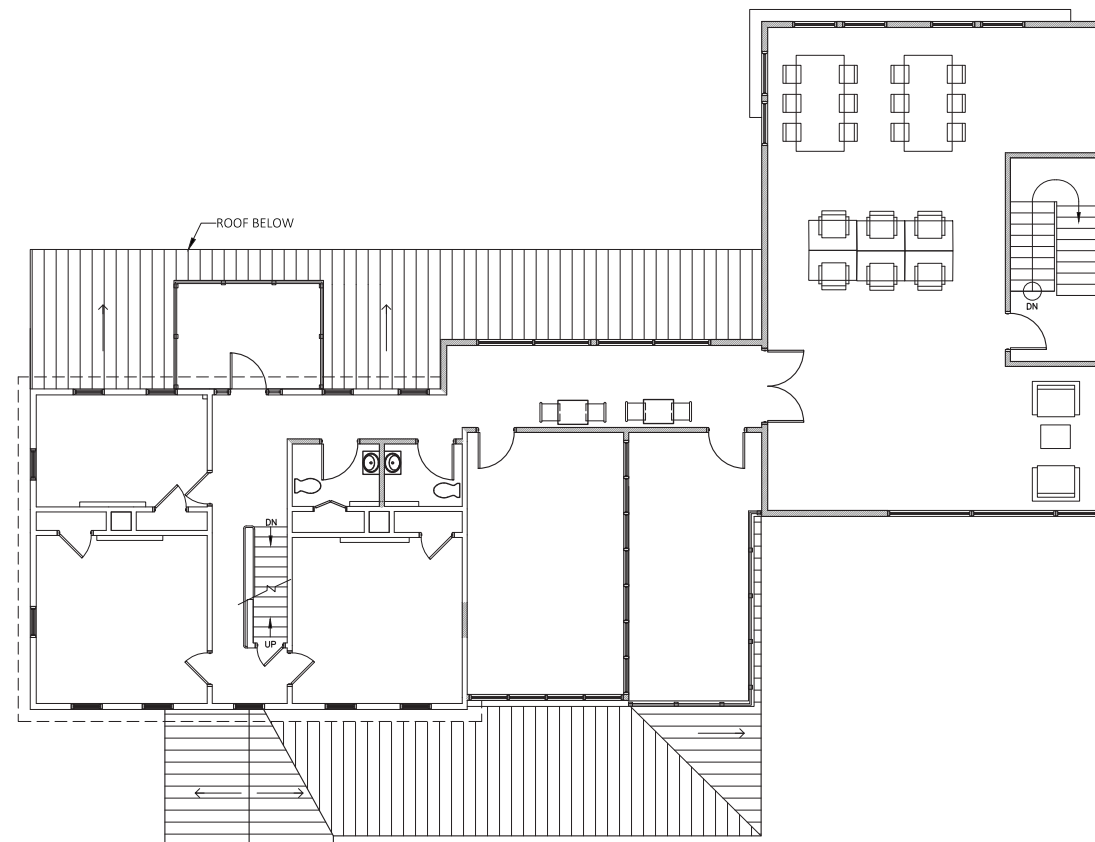
BUILDING FOOTPRINT: 3,840 SF  
BUILDING AREA: 6,406 SF  
FARMHOUSE HEIGHT: 26'-6"  
ADDITION HEIGHT: 26'-11"



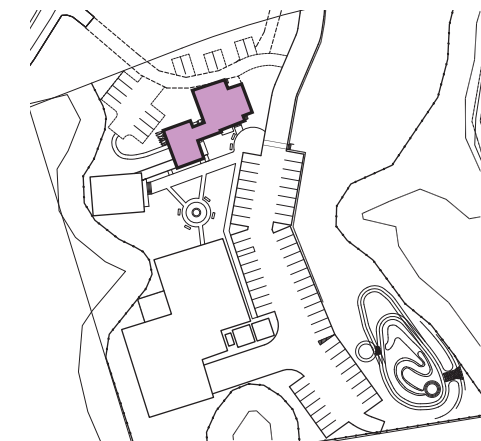
FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



KEY



# 79 PARKER STREET NEWBURYPORT, MA

## FARMHOUSE RENO/ADDITION

USE: 416 PROFESSIONAL/OFFICE  
1 SPACE/300 SF GFA  
BLDG AREA: 6,406 SF = **22 SPACES**

## BARN / FUNCTION SPACE

USE: 501 RESTAURANT  
1 SPACE/4 SEATS  
SEAT COUNT: 125 SEATS = **32 SPACES**

## BREWERY

USE: 501 RESTAURANT  
1 SPACE/4 SEATS  
SEAT COUNT: 175 SEATS = **44 SPACES**  
USE: 602 LIGHT MANUFACTURING  
.75 SPACES/EMPLOYEE + 1  
EMPLOYEES: 5 TOTAL = **6 SPACES**

## TOTAL REQUIRED PARKING

FARMHOUSE: 22 SPACES  
BARN: 32 SPACES  
BREWERY: 44 SPACES  
6 SPACES  
**104 SPACES**

## TOTAL PROVIDED PARKING

ON-SITE: 68 SPACES  
OVERFLOW: 40 SPACES  
**108 SPACES**



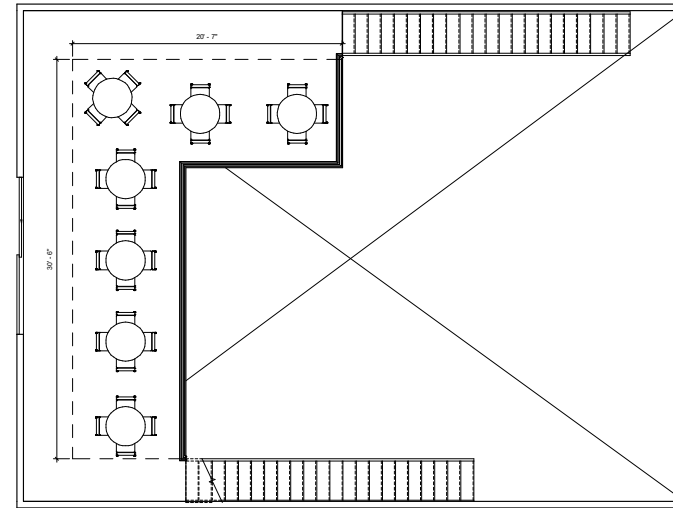


**79 PARKER STREET  
NEWBURYPORT, MA**



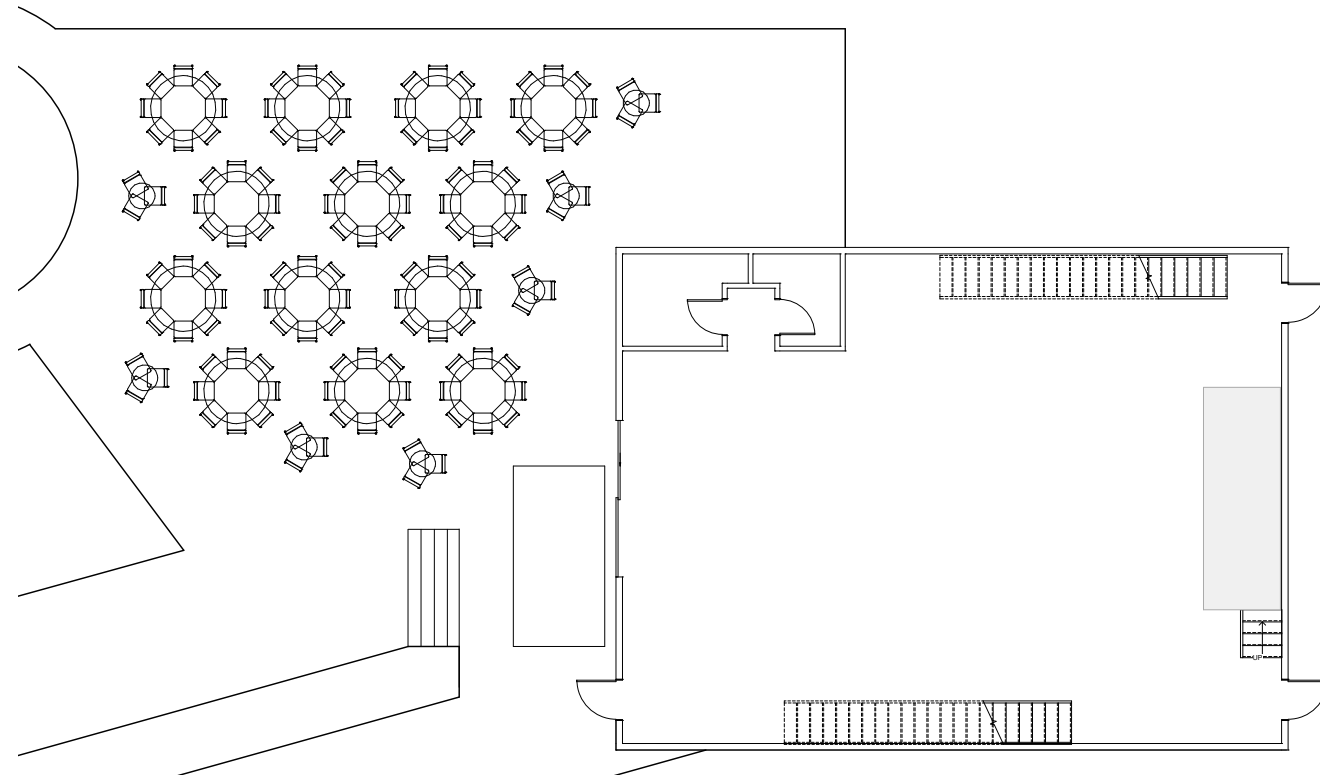
**BARN / FUNCTION SPACE**

BUILDING FOOTPRINT: 2,000 SF  
 BUILDING AREA: 2,500 SF  
 BUILDING HEIGHT: 30'-7"



**MEZZANINE SEATING LAYOUT**

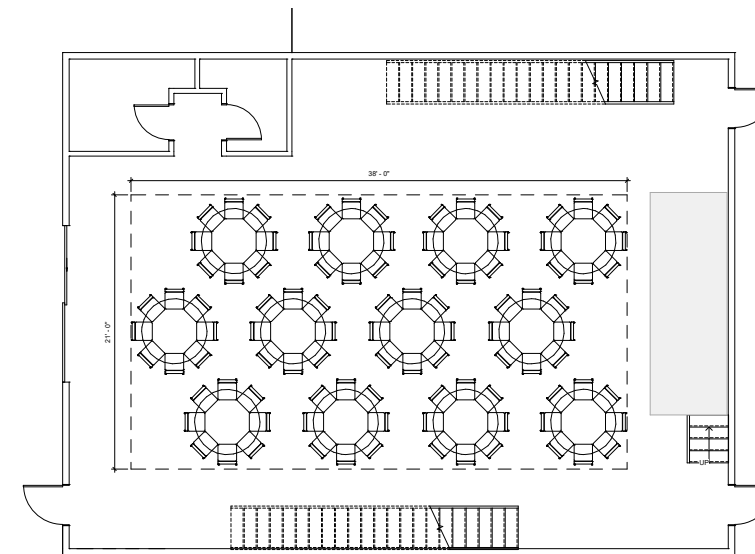
(7) 36" 4-PERSON TABLES = 28 SEATS



**PATIO SEATING LAYOUT**

(13) 60" 8-PERSON TABLES = 104 SEATS  
 (7) 24" 3-PERSON TABLES = 21 SEATS

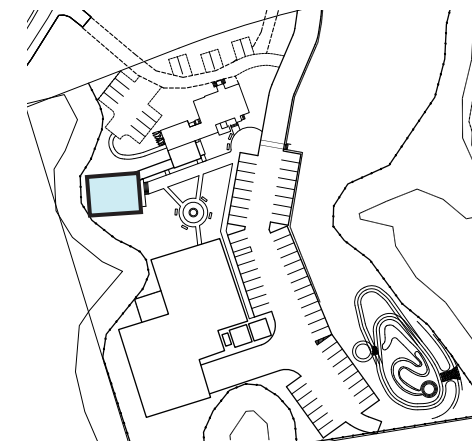
**OUTDOOR LAYOUT: 125 SEATS**



**FIRST FLOOR SEATING LAYOUT**

(12) 60" 8-PERSON TABLES = 96 SEATS

**INDOOR LAYOUT: 125 SEATS**



**KEY**



# 79 PARKER STREET NEWBURYPORT, MA

## FARMHOUSE RENO/ADDITION

USE: 416 PROFESSIONAL/OFFICE  
1 SPACE/300 SF GFA  
BLDG AREA: 6,406 SF = **22 SPACES**

## BARN / FUNCTION SPACE

USE: 501 RESTAURANT  
1 SPACE/4 SEATS  
SEAT COUNT: 125 SEATS = **32 SPACES**

## BREWERY

USE: 501 RESTAURANT  
1 SPACE/4 SEATS  
SEAT COUNT: 175 SEATS = **44 SPACES**  
USE: 602 LIGHT MANUFACTURING  
.75 SPACES/EMPLOYEE + 1  
EMPLOYEES: 5 TOTAL = **6 SPACES**

## TOTAL REQUIRED PARKING

FARMHOUSE: 22 SPACES  
BARN: 32 SPACES  
BREWERY: 44 SPACES  
6 SPACES  
**104 SPACES**

## TOTAL PROVIDED PARKING

ON-SITE: 68 SPACES  
OVERFLOW: 40 SPACES  
**108 SPACES**





# 79 PARKER STREET NEWBURYPORT, MA



## BREWERY

BUILDING FOOTPRINT: 13,200 SF  
 BUILDING AREA: 14,450 SF  
 BUILDING HEIGHT: 29'-0"



**RESTAURANT**  
3,500 SF



**MANUFACTURING**  
3,500 SF



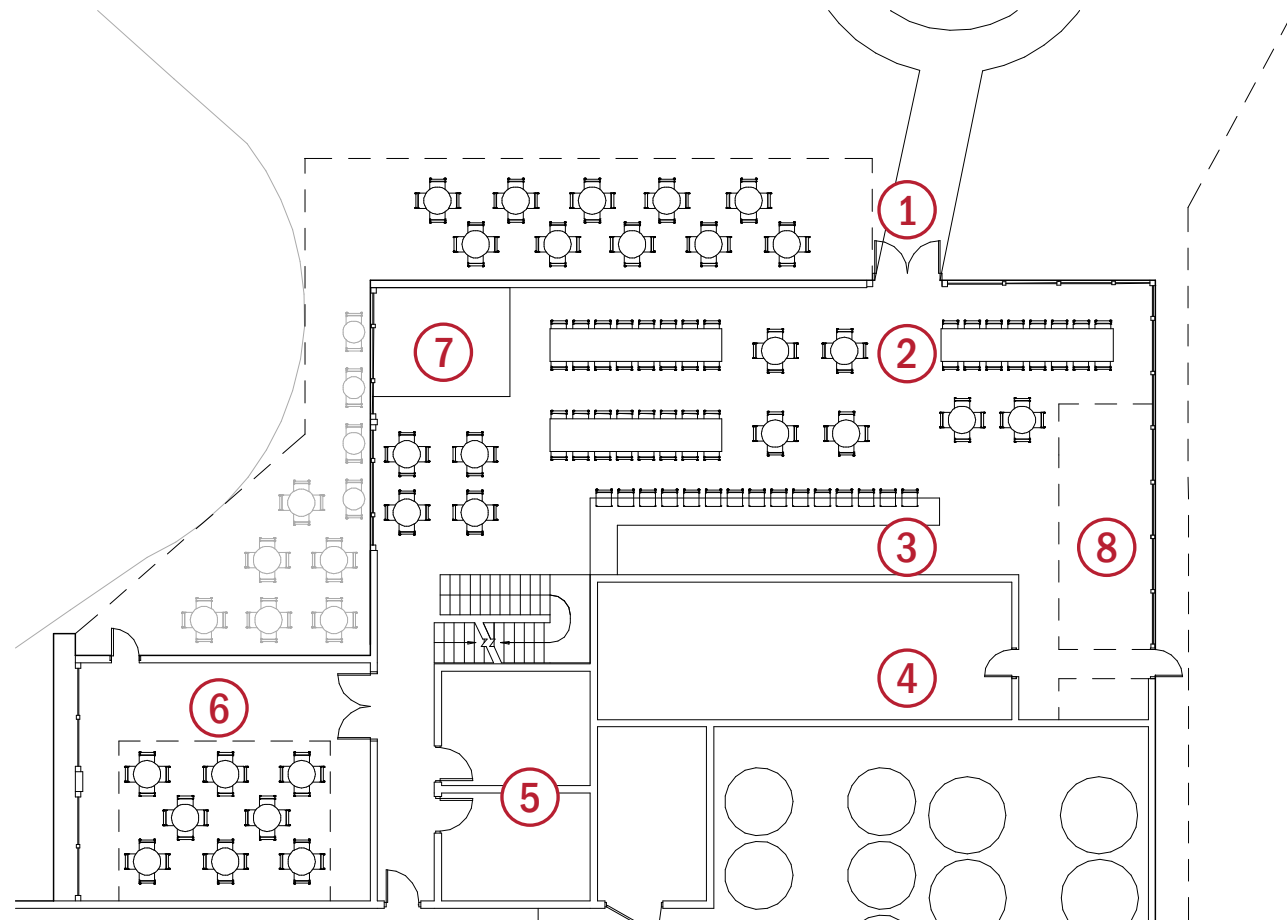
**PACKAGING / STORAGE**  
5,300 SF



**MEP**  
900 SF

### LEGEND

- 1 Entry
- 2 Dining Area
- 3 Bar
- 4 Kitchen / Back of House
- 5 Restroom
- 6 Dining Area / Private Function Room
- 7 Stage
- 8 Retail



### RESTAURANT SEATING PLAN

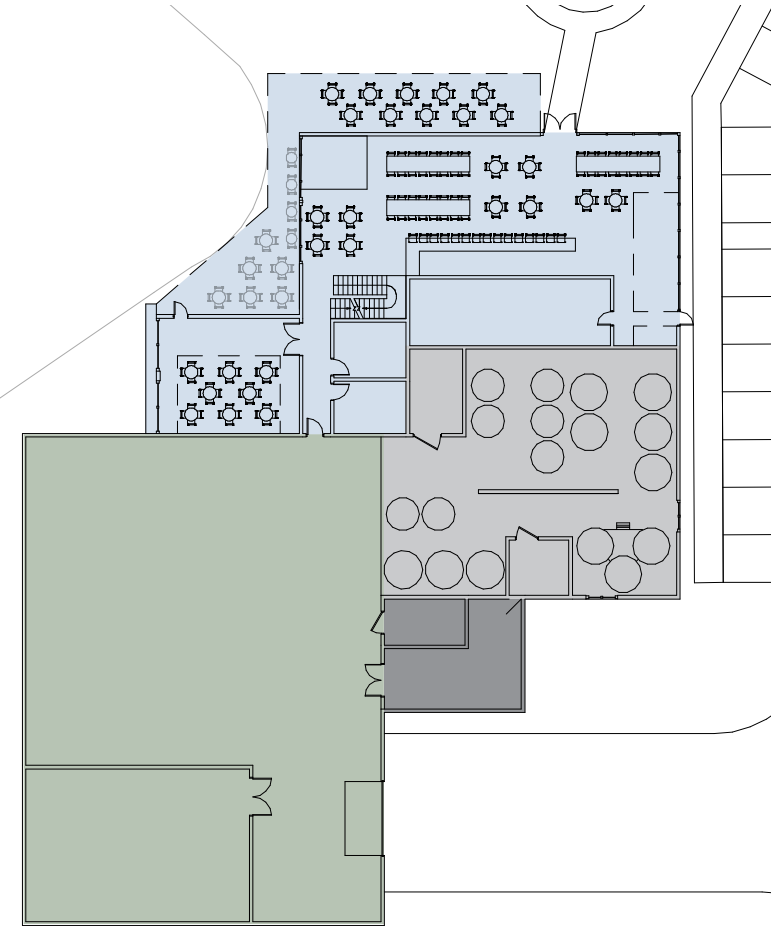
#### INDOOR SEATING LAYOUT

(18) 30" 4-PERSON TABLES = 72 SEATS  
 (3) 15' 16-PERSON TABLES = 48 SEATS  
 (15) BAR SPACES = 15 SEATS  
**135 INDOOR SEATS**

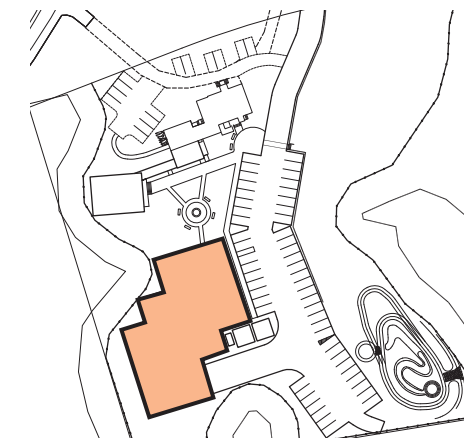
#### OUTDOOR SEATING LAYOUT

(10) 30" 4-PERSON TABLES = 40 SEATS  
**40 OUTDOOR SEATS**

**TOTAL SEAT COUNT: 175**



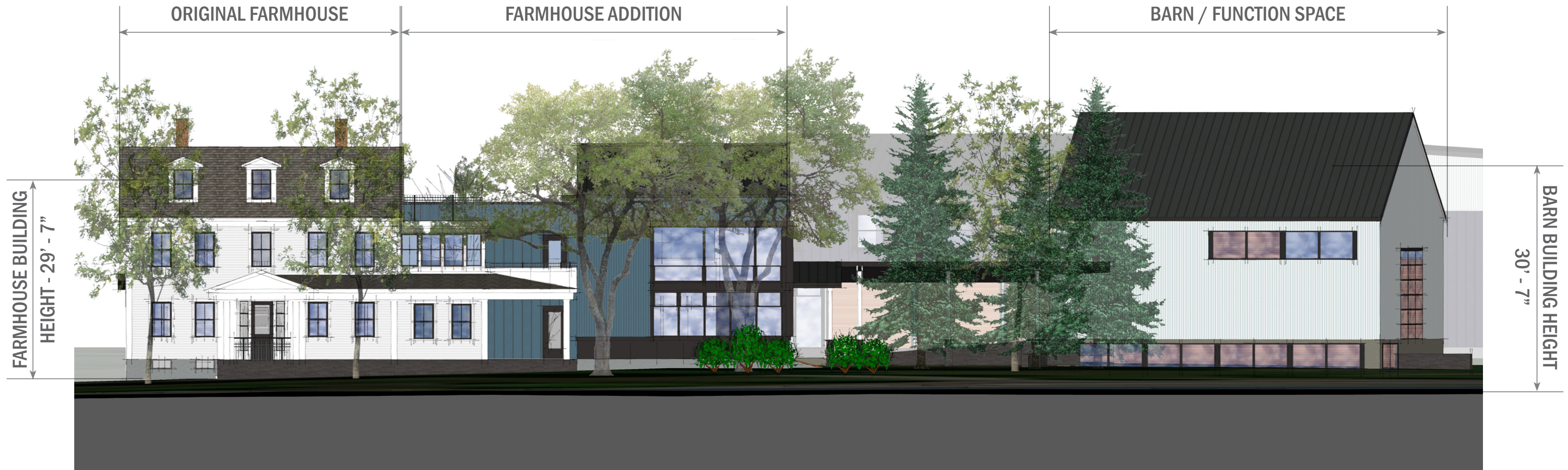
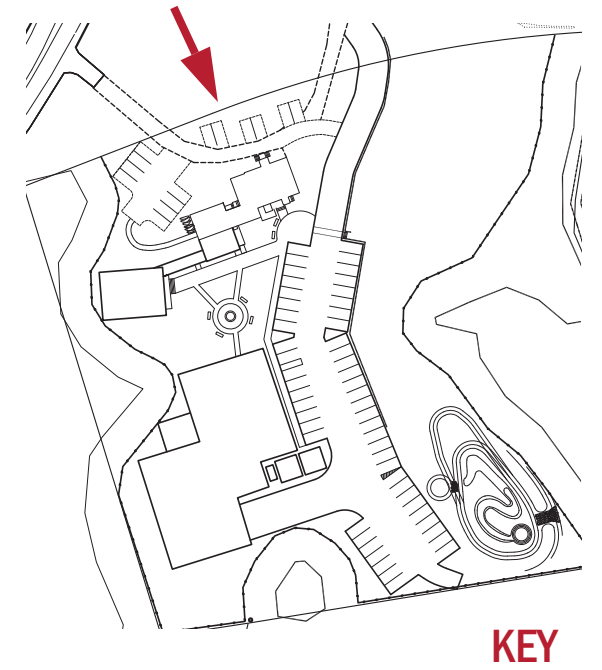
### BUILDING FOOTPRINT



KEY

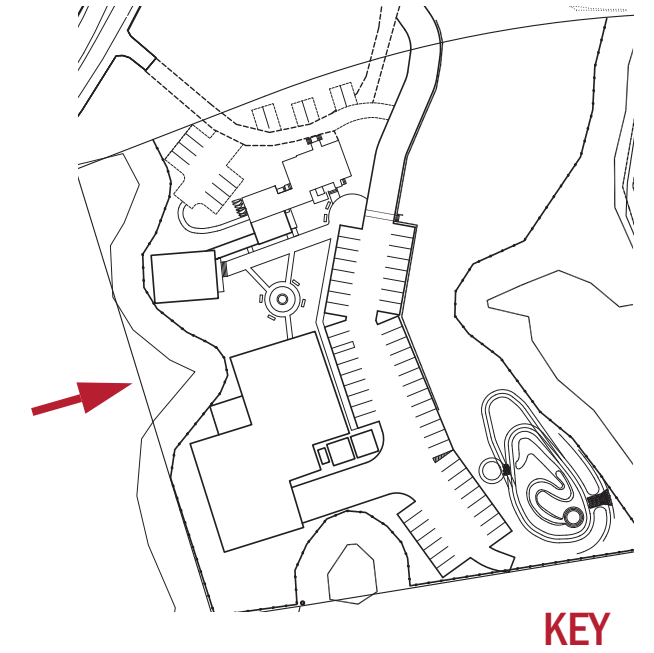


79 PARKER STREET  
NEWBURYPORT, MA



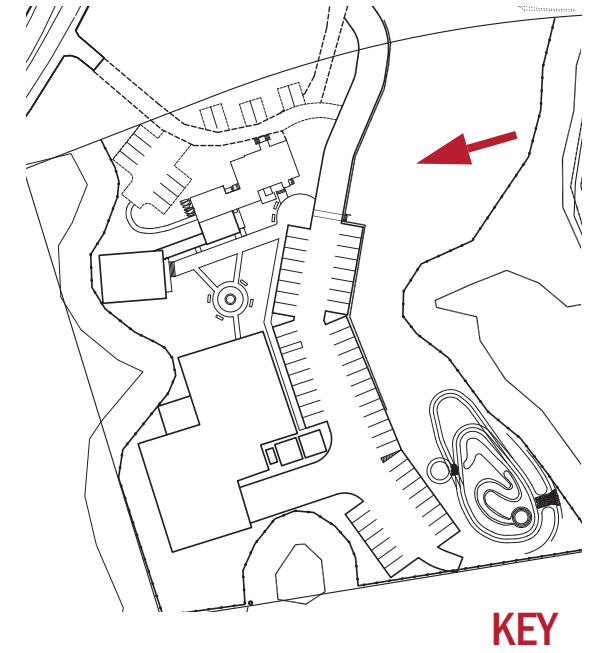


**79 PARKER STREET  
NEWBURYPORT, MA**



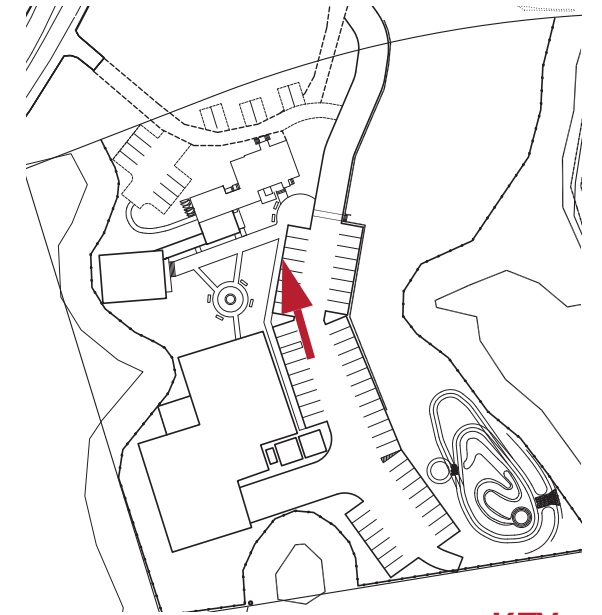


**79 PARKER STREET  
NEWBURYPORT, MA**





**79 PARKER STREET**  
NEWBURYPORT, MA



**KEY**

BARN / FUNCTION SPACE

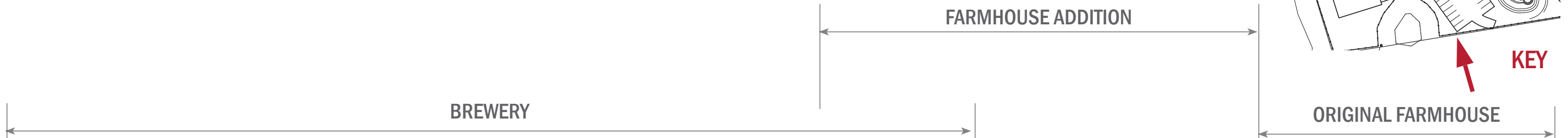
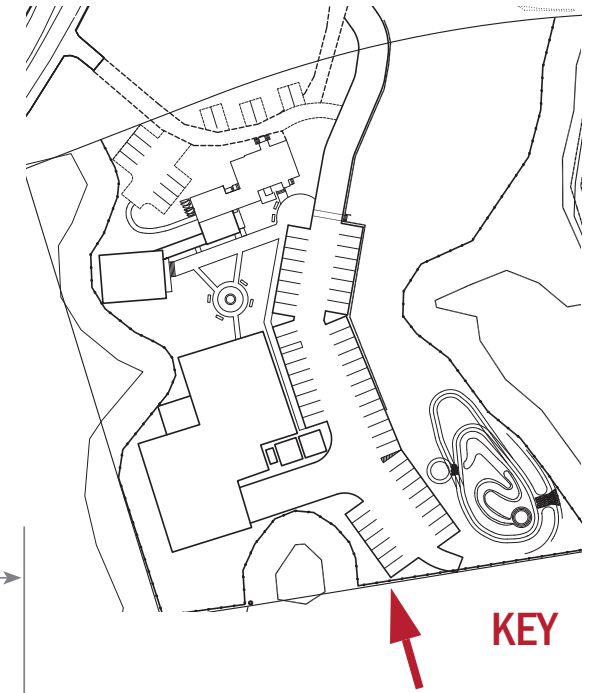
FARMHOUSE ADDITION

ORIGINAL FARMHOUSE





**79 PARKER STREET**  
NEWBURYPORT, MA





**79 PARKER STREET**  
NEWBURYPORT, MA

