

Planning Board
Site Plan Review

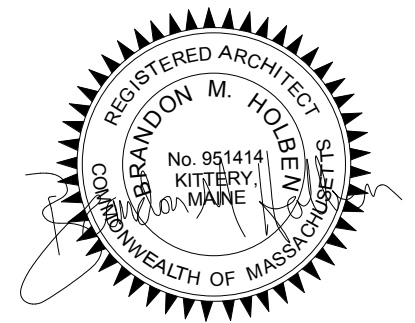
Plum Island, LLC

**WINTER
HOLBEN**
architecture + design

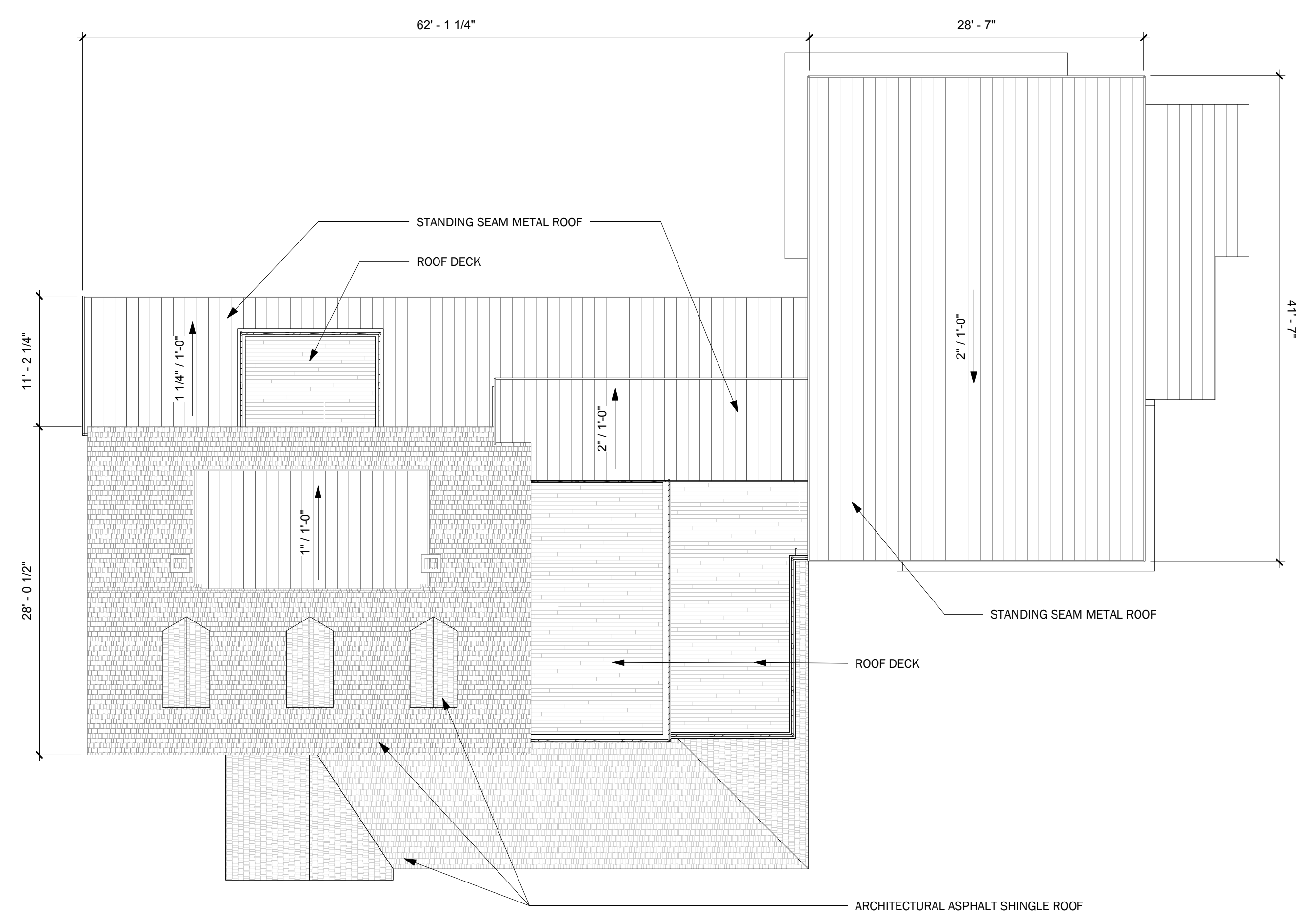
7 WALLINGFORD SQ
UNIT 2099
KITTER, MAINE 03904
207.994.3104

Drawn By:	MTR
Drawing Checked By:	BMH
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	2/19/18
Project Number:	17071

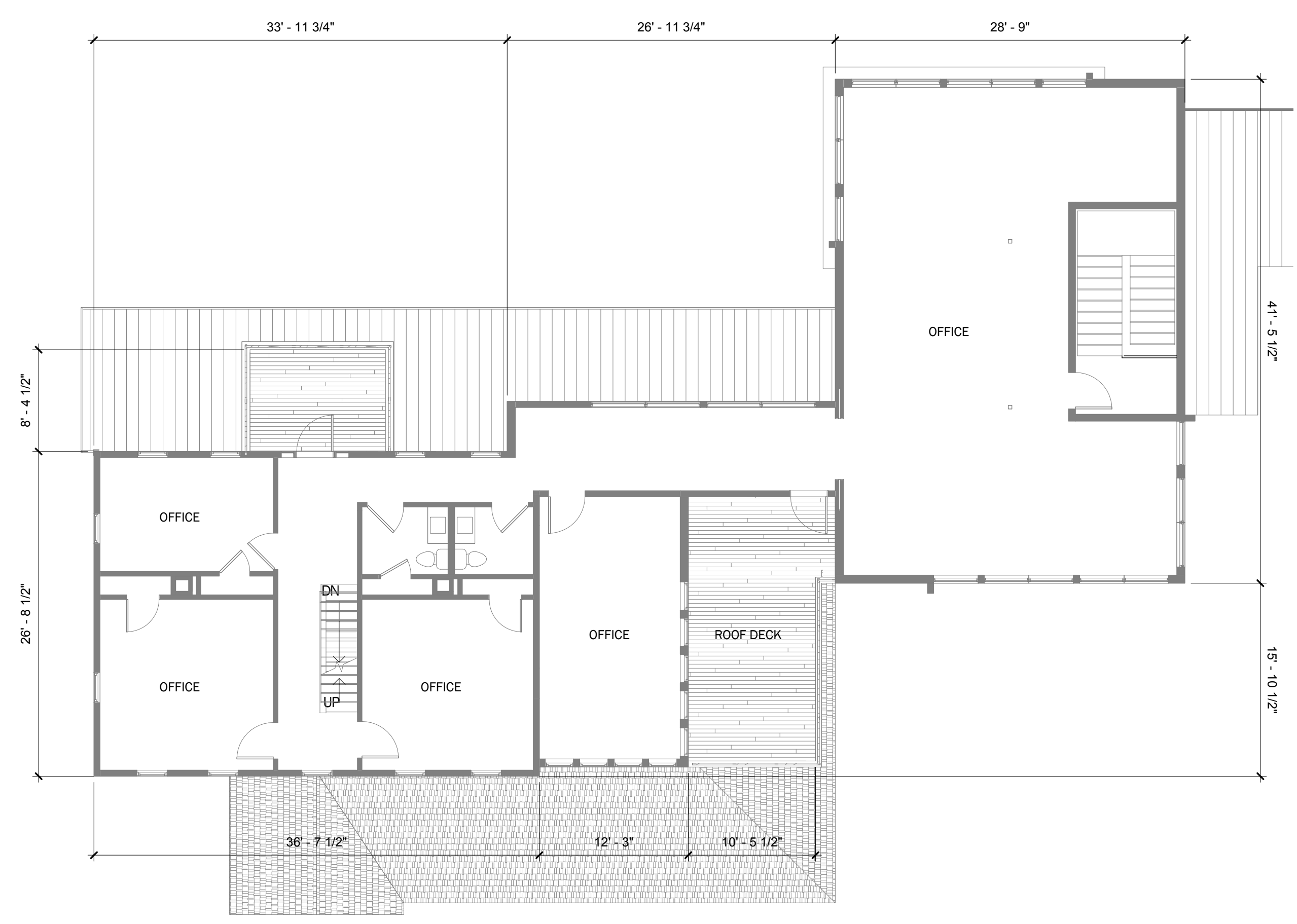
drawing revisions:		
No.	Description	Date



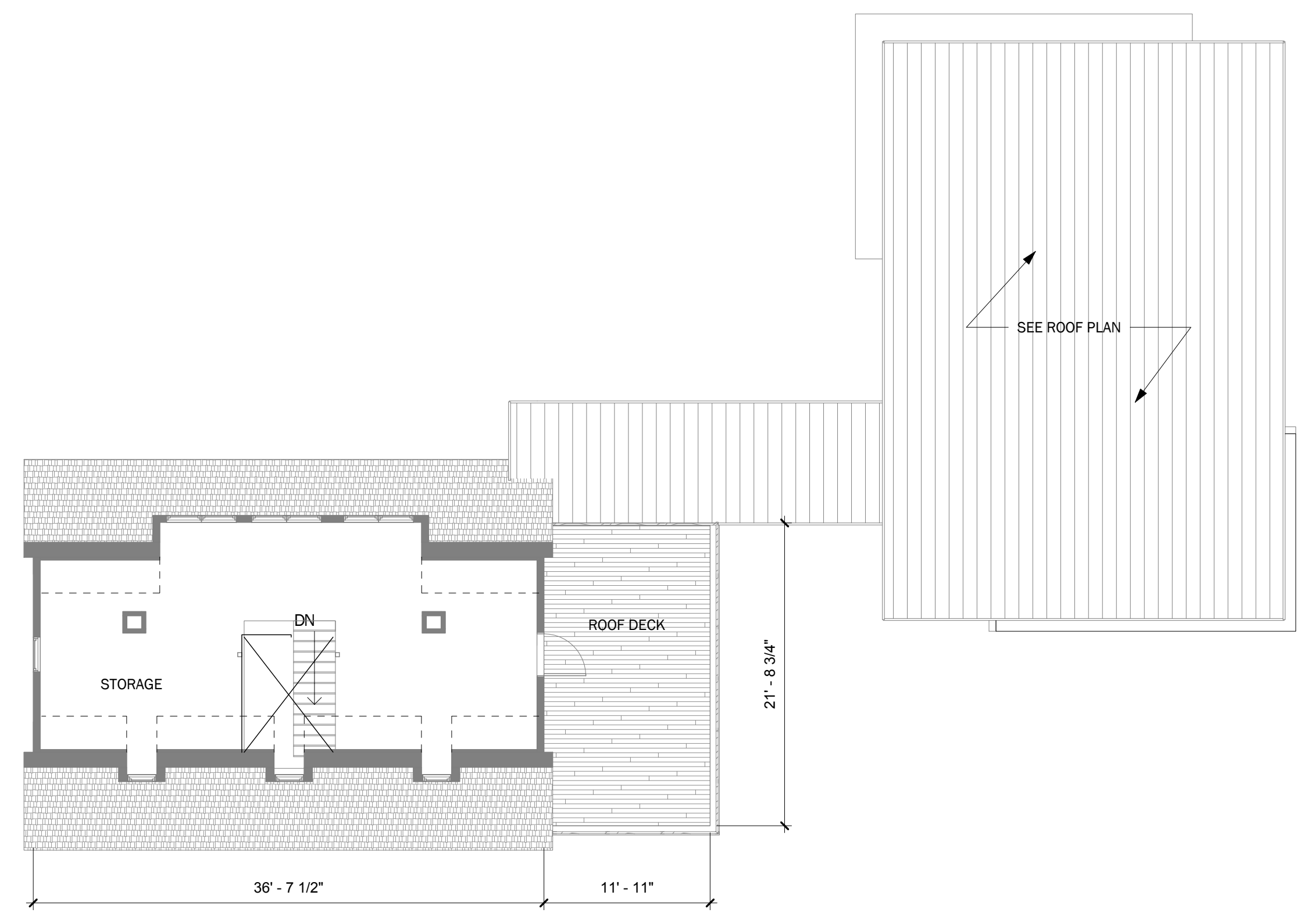
Farmhouse
Plans



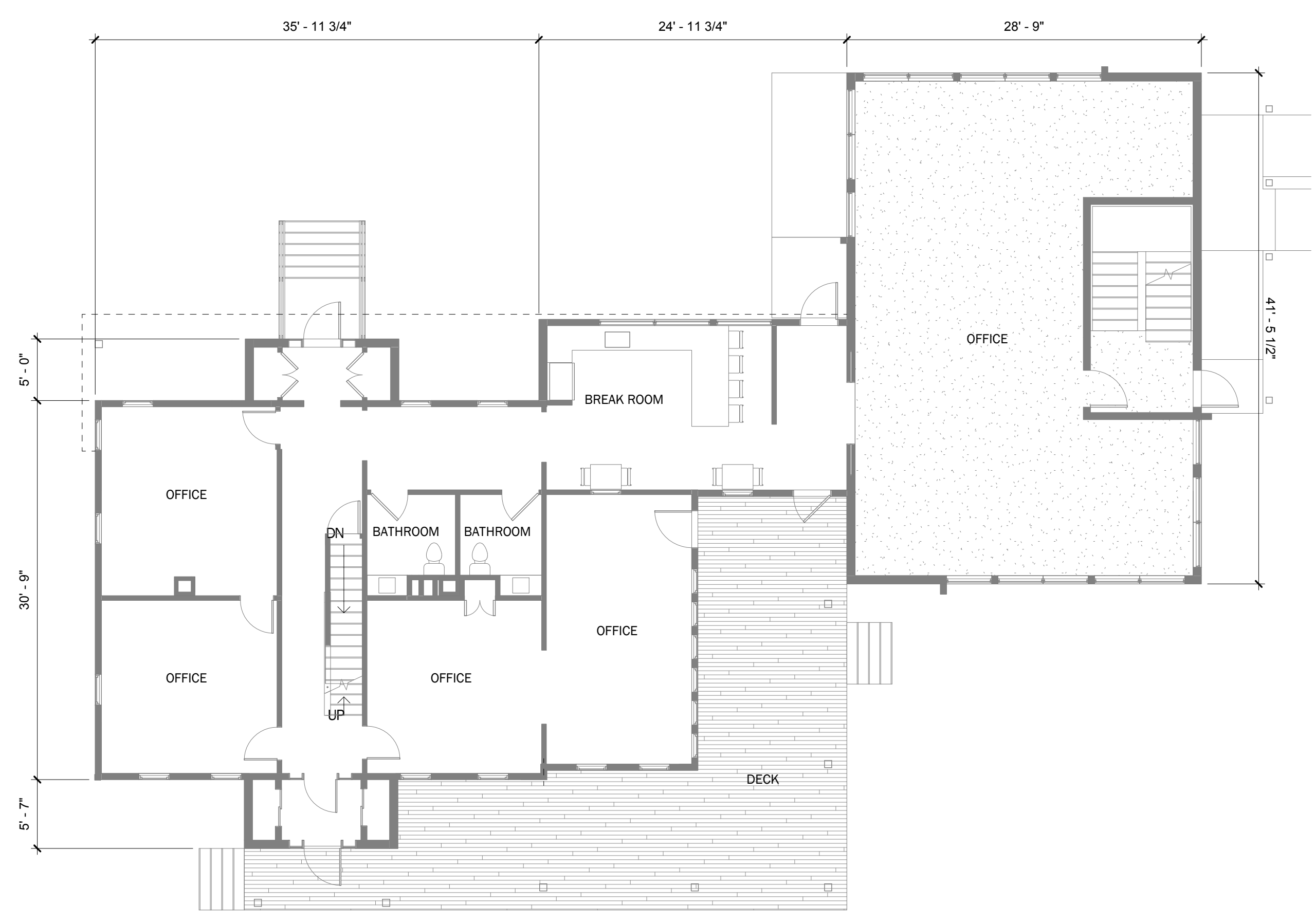
4 Roof Plan
1/8" = 1'-0"



2 Second Floor Plan
1/8" = 1'-0"



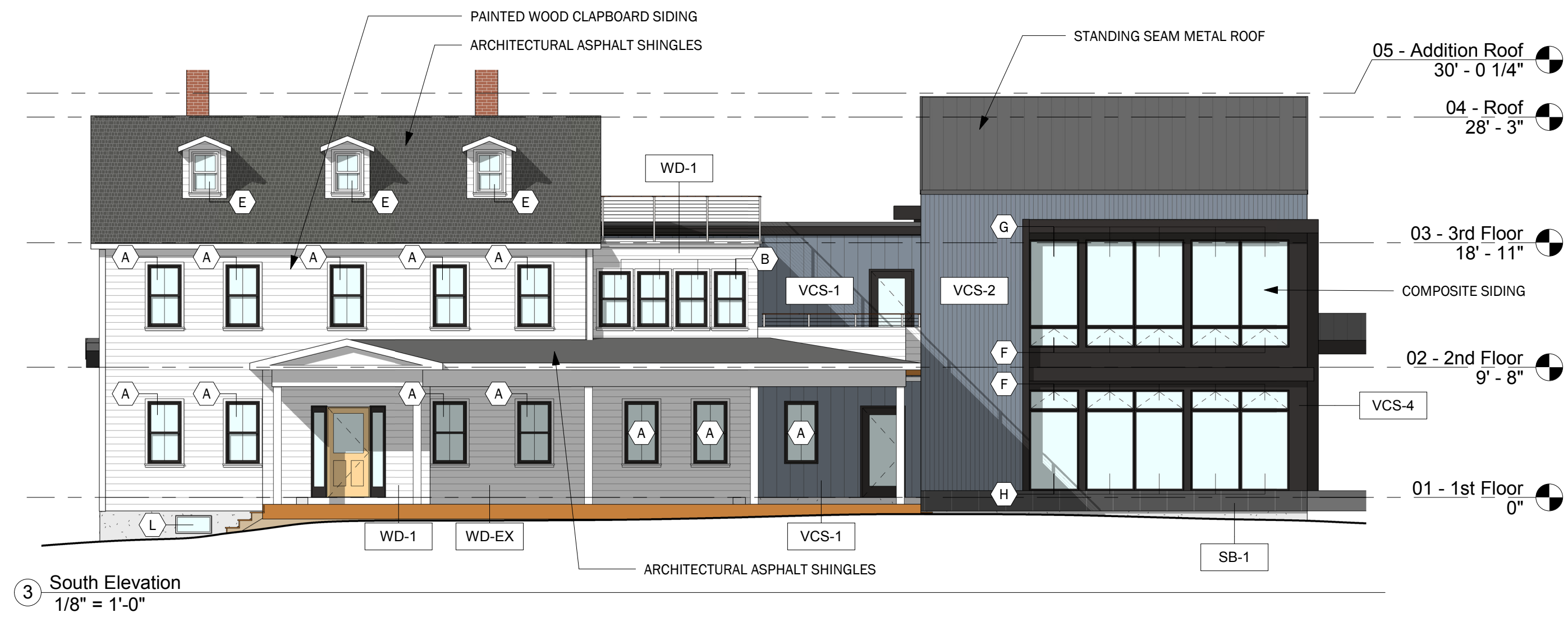
3 Third Floor Plan
1/8" = 1'-0"



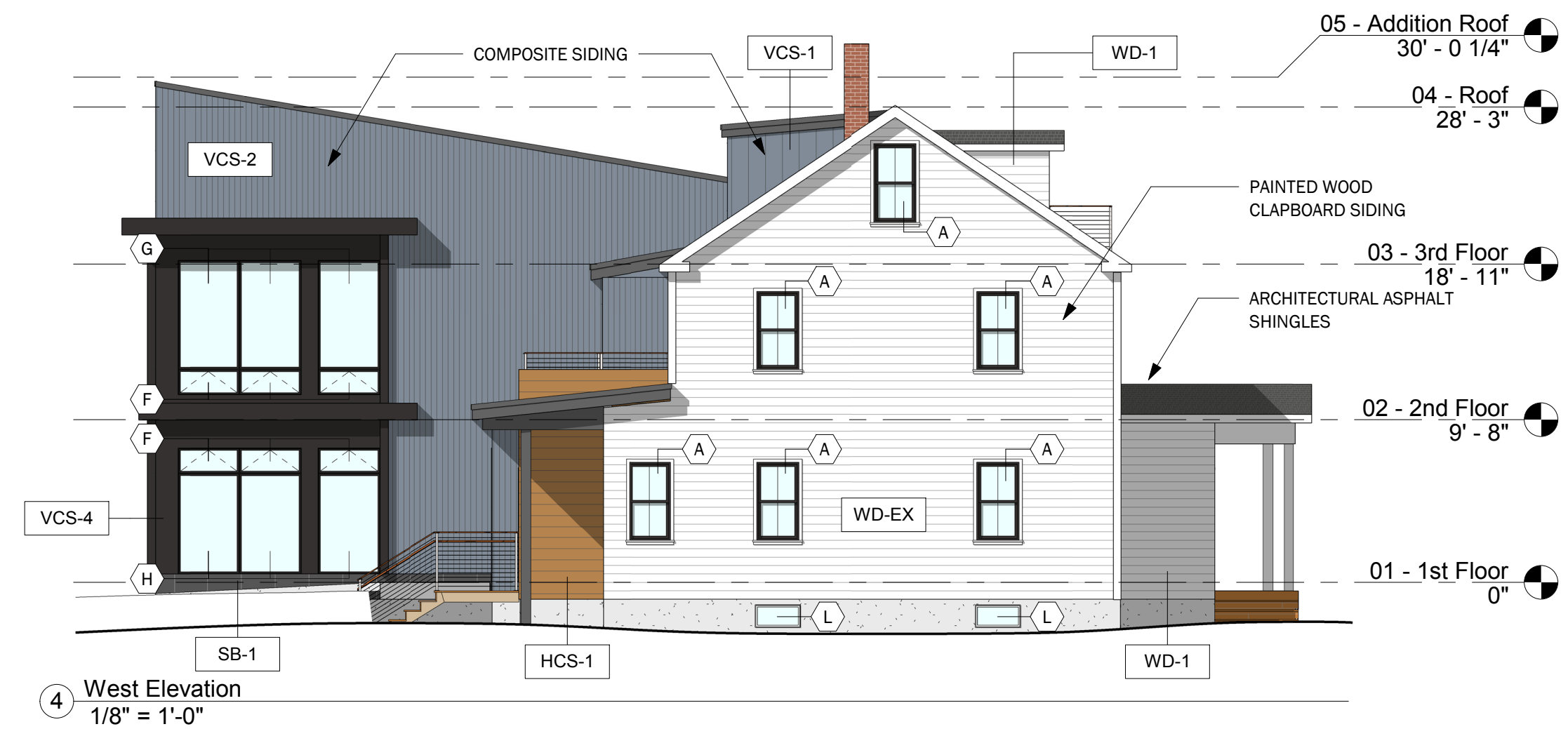
1 First Floor Plan
1/8" = 1'-0"

Window Schedule				
Type Mark	Type	Description	Comments	Type Comments
A	30" x 56"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
B	28" x 50"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
C	24" x 56"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
D	30" x 48"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
E	24" x 36"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
F	44" x 18"	Aluminum Frame Awning Window		Black Frame
G	44" x 78"	Aluminum Frame Picture Window		Black Frame
H	44" x 72"	Aluminum Frame Picture Window		Black Frame
J	54" x 42"	Aluminum Frame Picture Window		Black Frame
K	44" x 36"	Aluminum Frame Picture Window		Black Frame
L	16" x 32"	Andersen A-Series Picture Window	Basement window	White Frame
M	72" x 48"	Andersen A-Series Picture Window		Black Frame

Exterior Materials				
Mark	Description	Manufacturer	Model / Line	Comments
ACP-1	Aluminum Corrugated Panel	ATAS International	Belvedere 6" Short Rib	Clear Satin Anodized
HCS-1	Horizontal Composite Siding	Fiberon	Symmetry Collection	Color: Warm Sienna
SB-1	Granite Base			Color: Absolute Black
VCS-1	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Boothbay Blue or similar
VCS-2	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Boothbay Blue or similar
VCS-3	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Light Mist or similar
VCS-4	Composite Siding Accent	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Iron Gray or similar
WD-1	New Wood Siding		New Clapboard	Match existing clapboard, painted Sherwin Williams 7005 Pure White
WD-EX	Existing Wood Siding		Existing Clapboard	Repair/replace as needed, painted Sherwin Williams 7005 Pure White



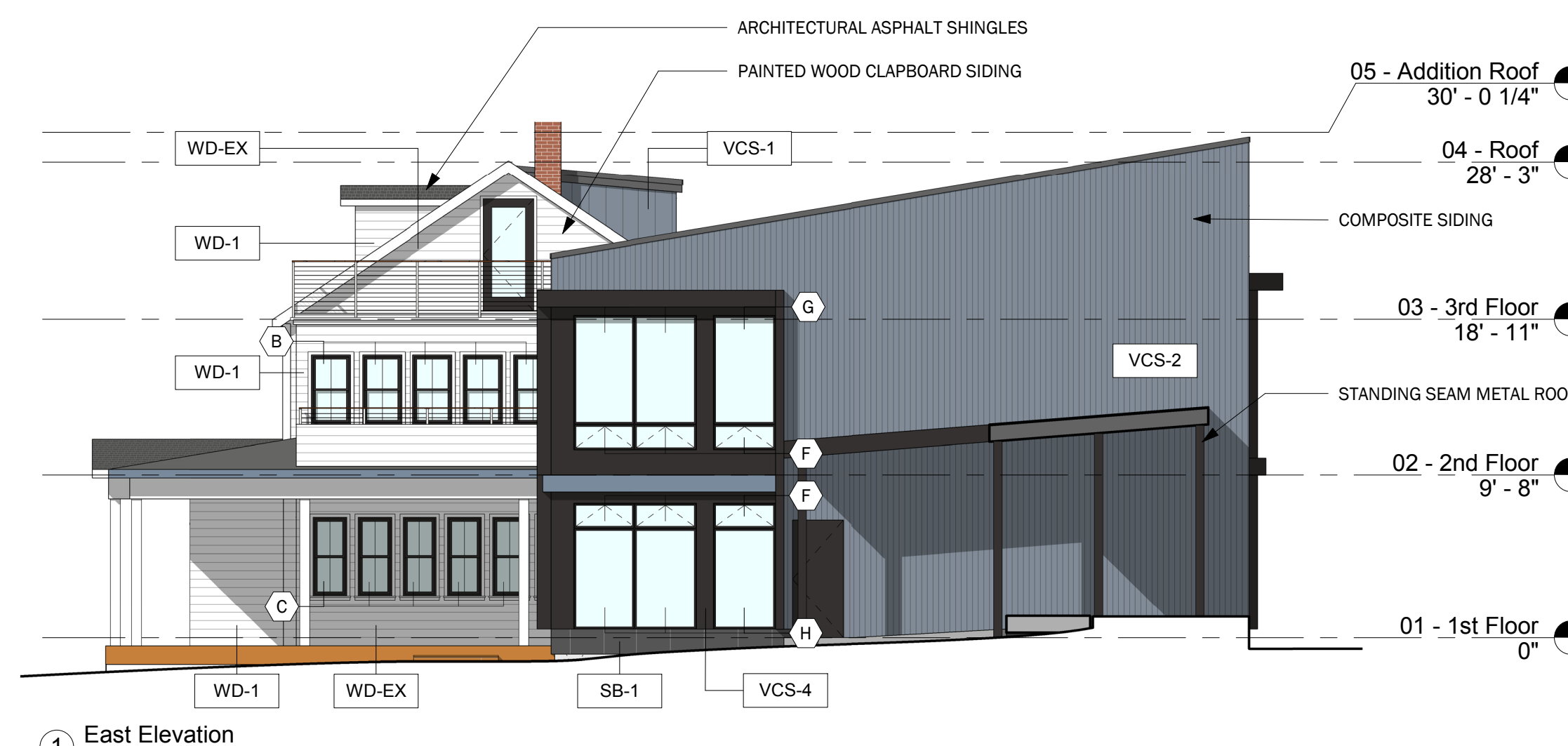
3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

79 PARKER STREET

Newburyport, MA

Planning Board
Site Plan Review

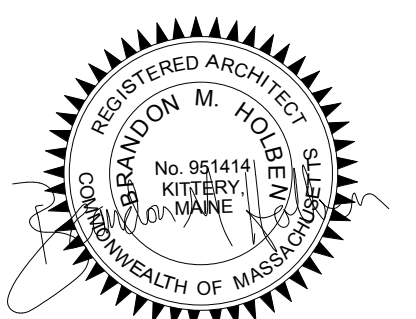
Plum Island, LLC

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTER, MAINE 03904
207.994.3104

Drawn By: MTR
Drawing Checked By: BMH
Drawing Scale: 1/8" = 1'-0"
Drawing Date: 2/19/18
Project Number: 17071

drawing revisions:
No. Description Date

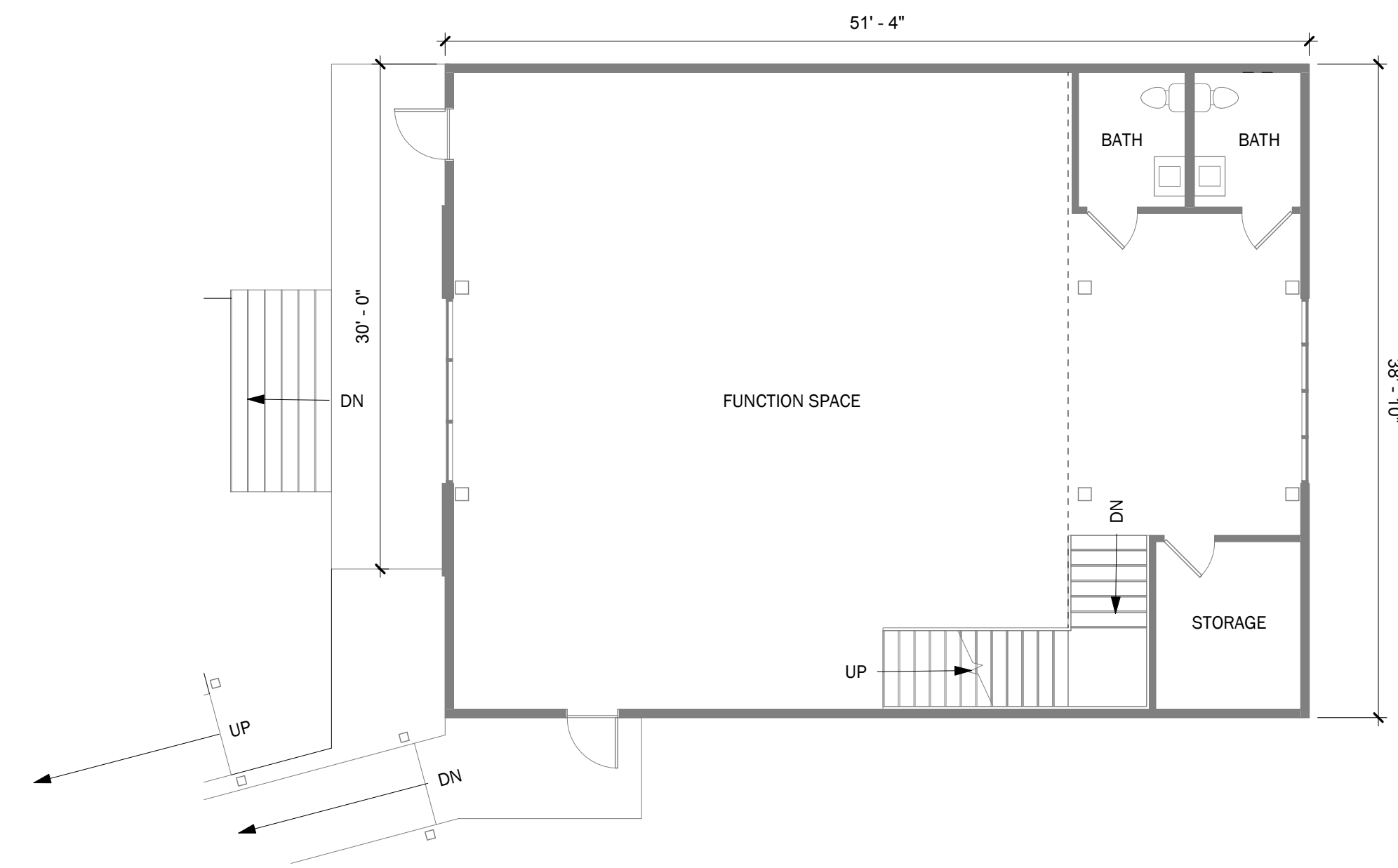


Farmhouse
Elevations

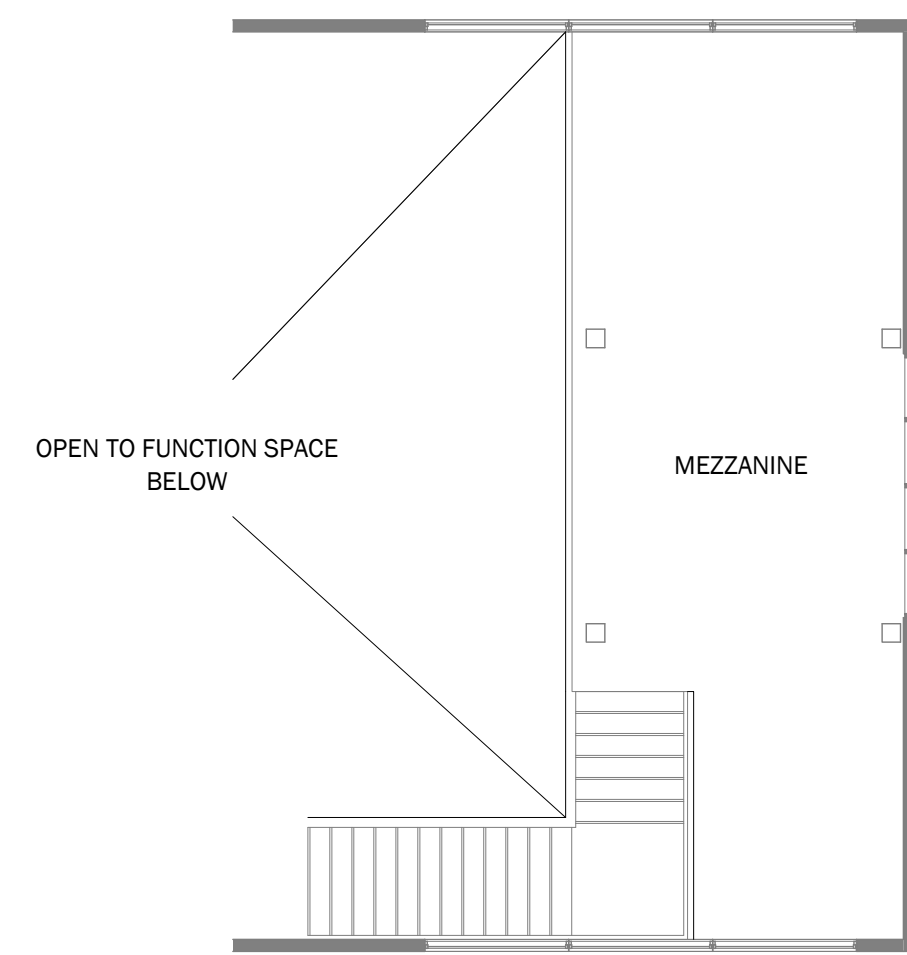
A2



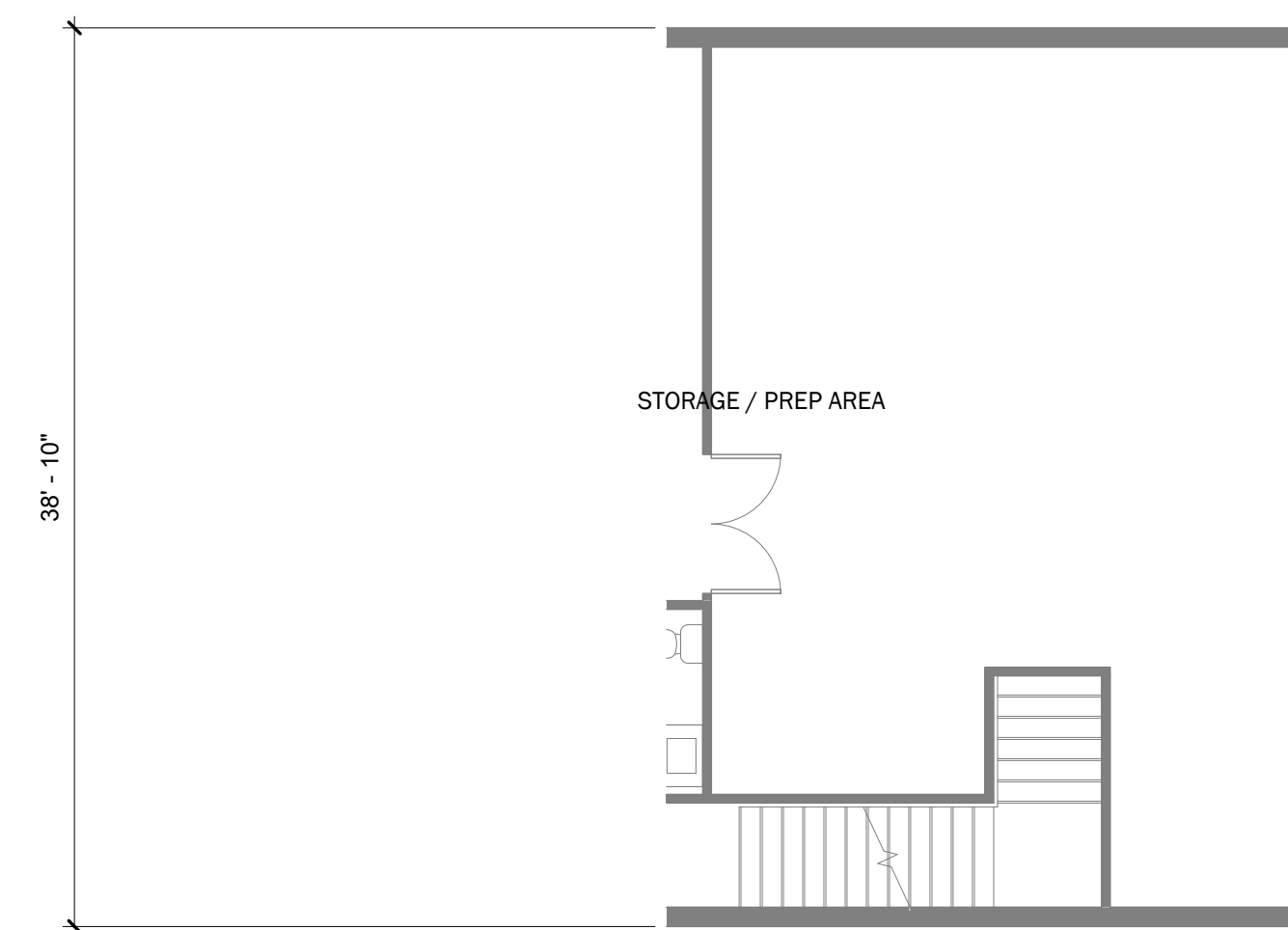
④ Barn - 03 Roof - Planning Board
1/8" = 1'-0"



② Barn - 01 First Floor - Planning Board
1/8" = 1'-0"



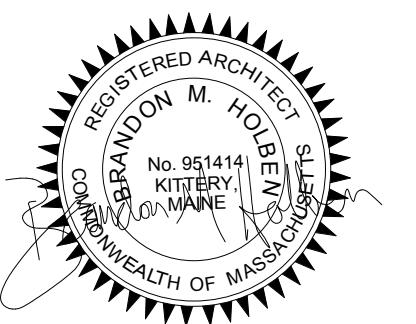
③ Barn - 02 Mezzanine - Planning Board
1/8" = 1'-0"



① Barn - 00 Basement - Planning Board
1/8" = 1'-0"

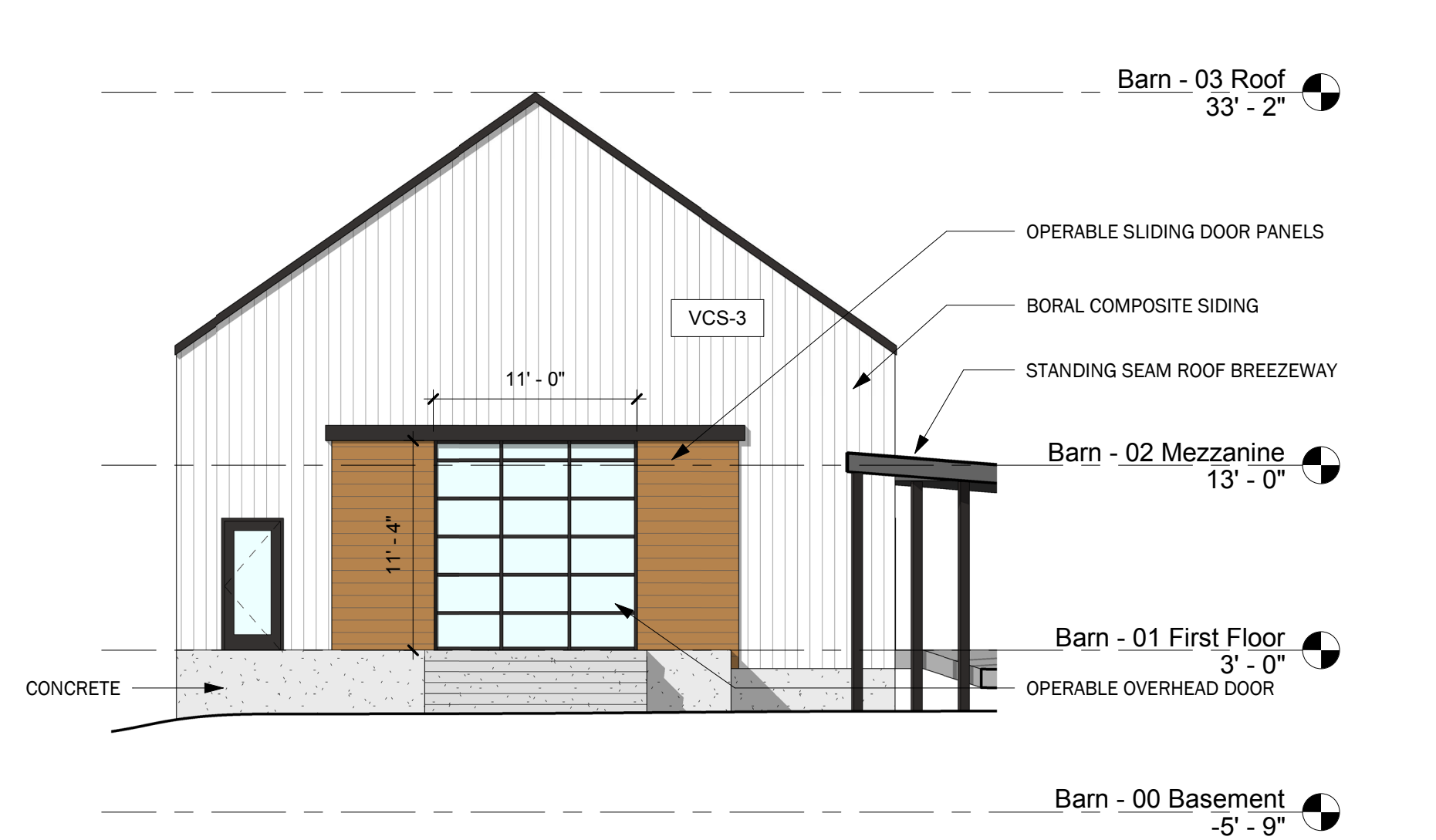
Drawn By:	MTR
Drawing Checked By:	BMH
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	2/19/18
Project Number:	17071

drawing revisions:		
No.	Description	Date

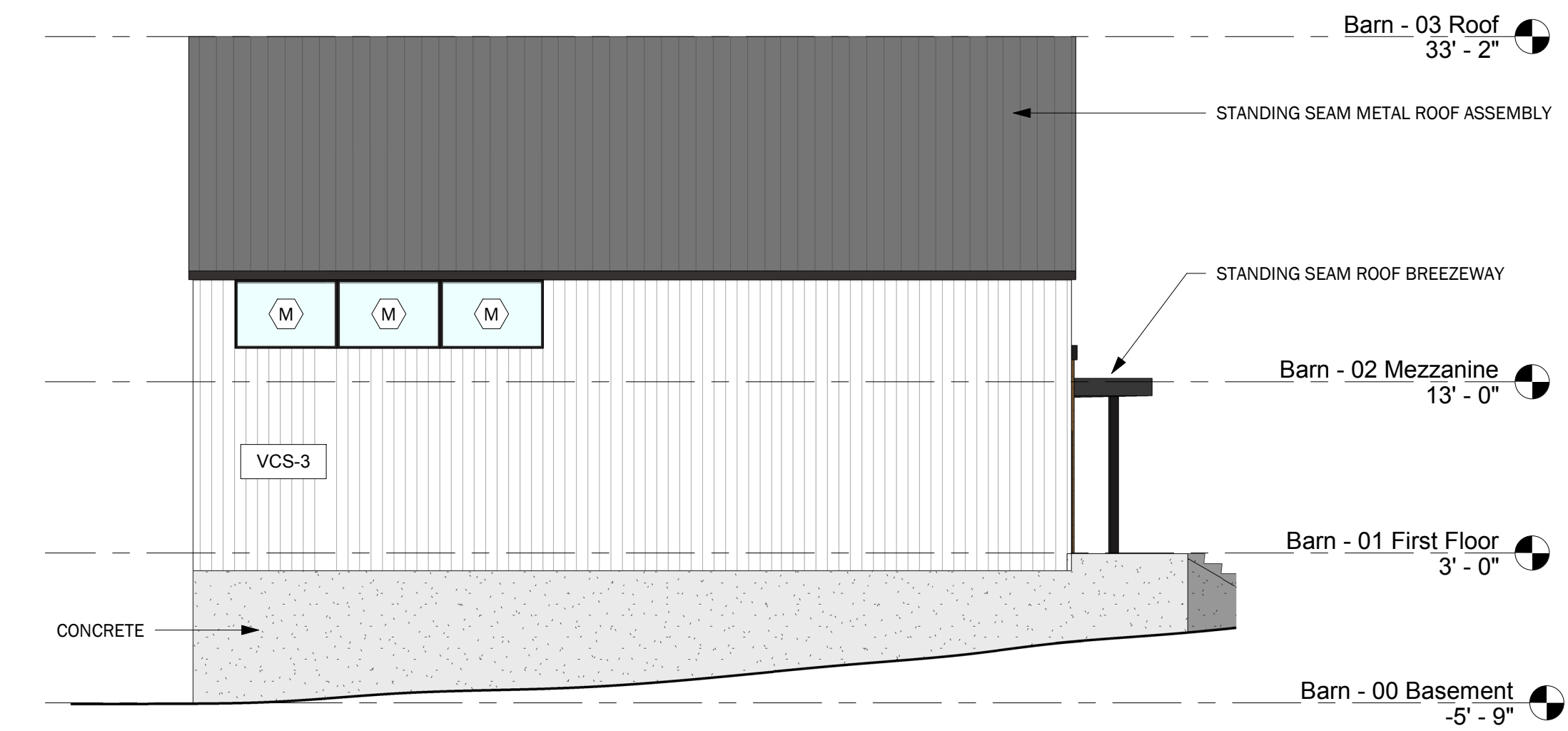


Window Schedule				
Type Mark	Type	Description	Comments	Type Comments
A	30" x 56"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
B	28" x 50"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
C	24" x 56"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
D	30" x 48"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
E	24" x 36"	Andersen A-Series Double Hung Window	Two-over-two applied muntin divided lites	Black Frame
F	44" x 18"	Aluminum Frame Awning Window		Black Frame
G	44" x 78"	Aluminum Frame Picture Window		Black Frame
H	44" x 72"	Aluminum Frame Picture Window		Black Frame
J	54" x 42"	Aluminum Frame Picture Window		Black Frame
K	44" x 36"	Aluminum Frame Picture Window		Black Frame
L	16" x 32"	Andersen A-Series Picture Window	Basement window	White Frame
M	72" x 48"	Andersen A-Series Picture Window		Black Frame

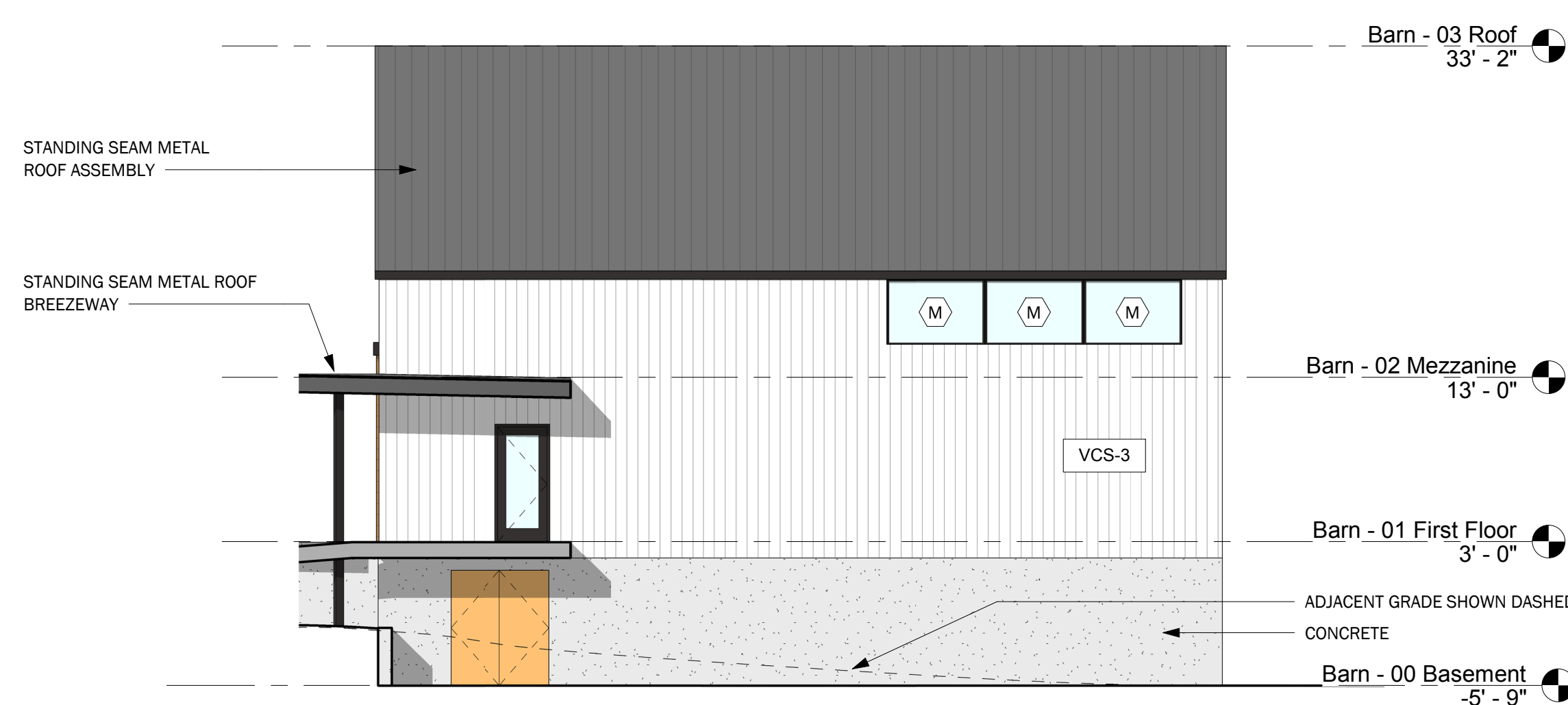
Exterior Materials				
Mark	Description	Manufacturer	Model / Line	Comments
ACP-1	Aluminum Corrugated Panel	ATAS International	Belvedere 6" Short Rib	Clear Satin Anodized
HCS-1	Horizontal Composite Siding	Fiberon	Symmetry Collection	Color: Warm Sienna
SB-1	Granite Base			Color: Absolute Black
VCS-1	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Boothbay Blue or similar
VCS-2	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Boothbay Blue or similar
VCS-3	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Light Mist or similar
VCS-4	Composite Siding Accent	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Iron Gray or similar
WD-1	New Wood Siding		New Clapboard	Match existing clapboard, painted Sherwin Williams 7005 Pure White
WD-EX	Existing Wood Siding		Existing Clapboard	Repair/replace as needed, painted Sherwin Williams 7005 Pure White



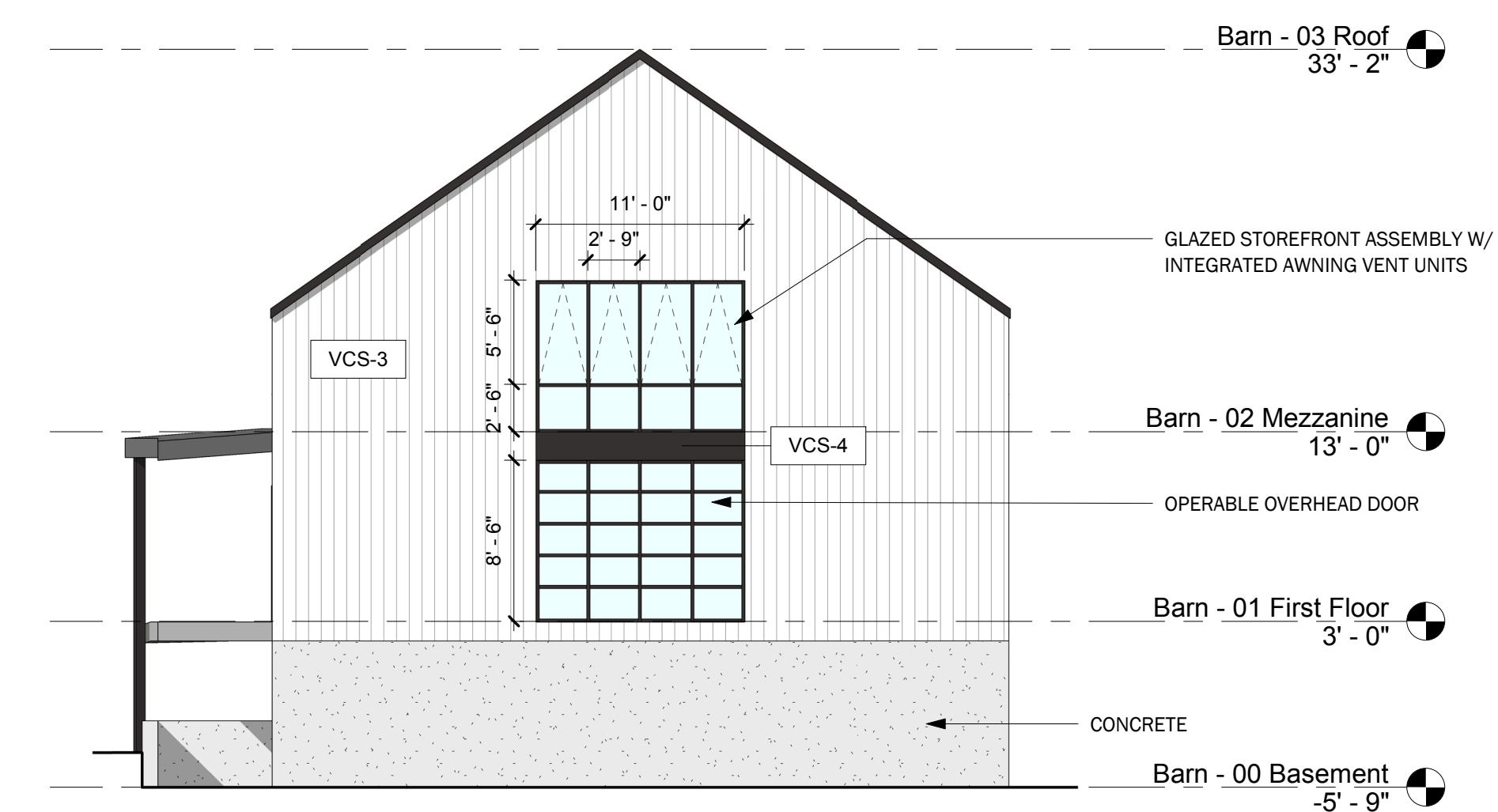
④ Barn - West Copy 1
1/8" = 1'-0"



② Barn - North Copy 1
1/8" = 1'-0"



③ Barn - South Copy 1
1/8" = 1'-0"



① Barn - East Copy 1
1/8" = 1'-0"

79 PARKER STREET

Newburyport, MA

Planning Board
Site Plan Review

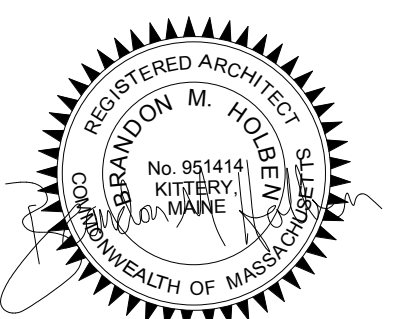
Plum Island, LLC

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTER, MAINE 03904
207.994.3104

Drawn By: MTR
Drawing Checked By: BMH
Drawing Scale: 1/8" = 1'-0"
Drawing Date: 2/19/18
Project Number: 17071

drawing revisions:
No. Description Date



Function Hall
Elevations

A4

Planning Board
Site Plan Review

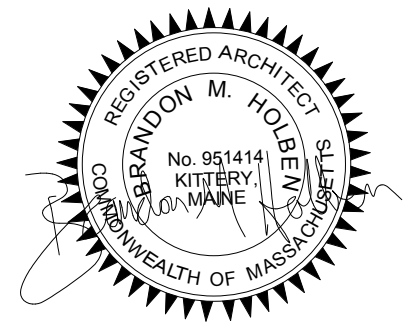
Plum Island, LLC

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTER, MAINE 03904
207.994.3104

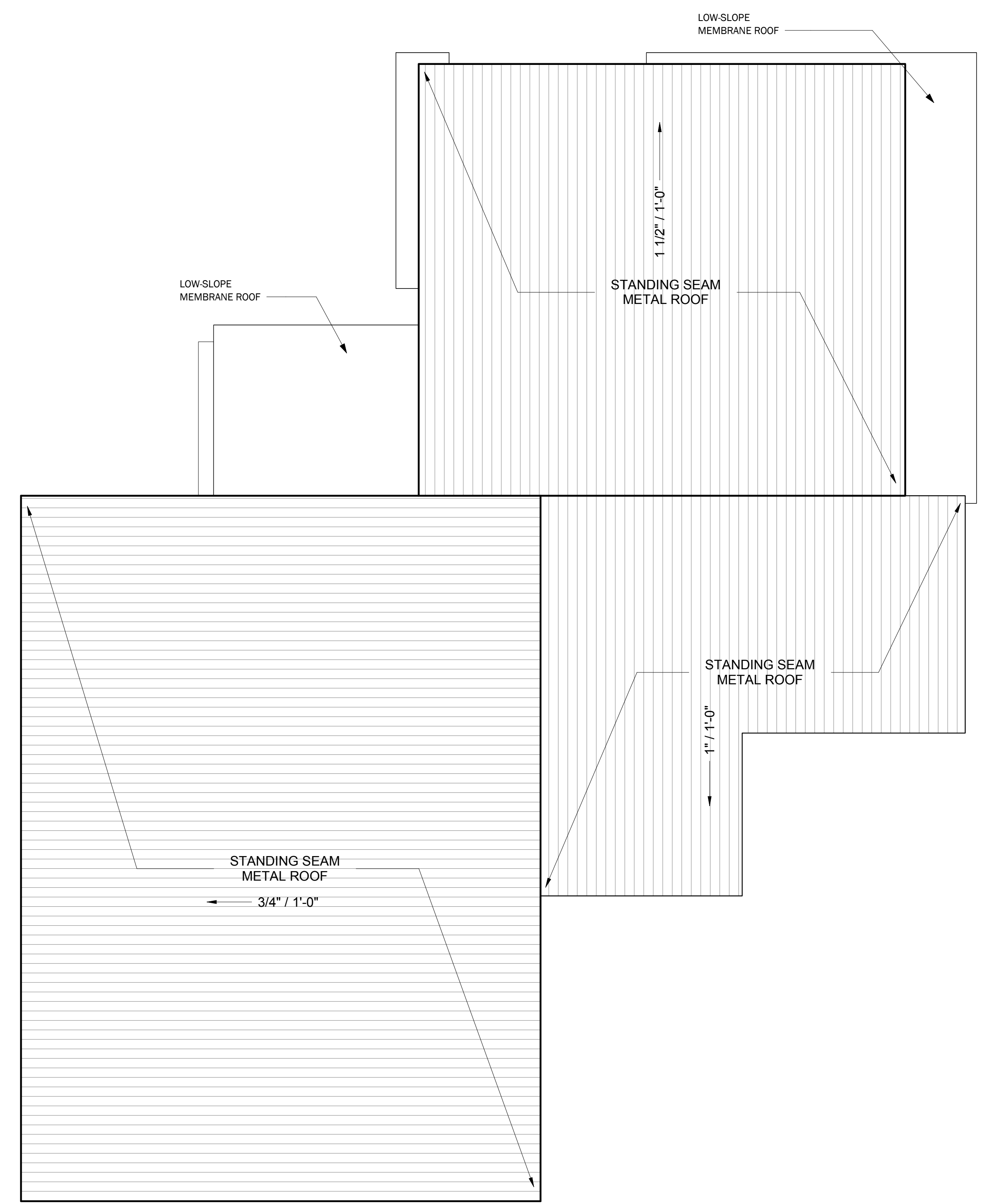
Drawn By: MTR
 Drawing Checked By: BMH
 Drawing Scale: 1" = 10'-0"
 Drawing Date: 2/19/18
 Project Number: 17071

drawing revisions:
 No. Description Date

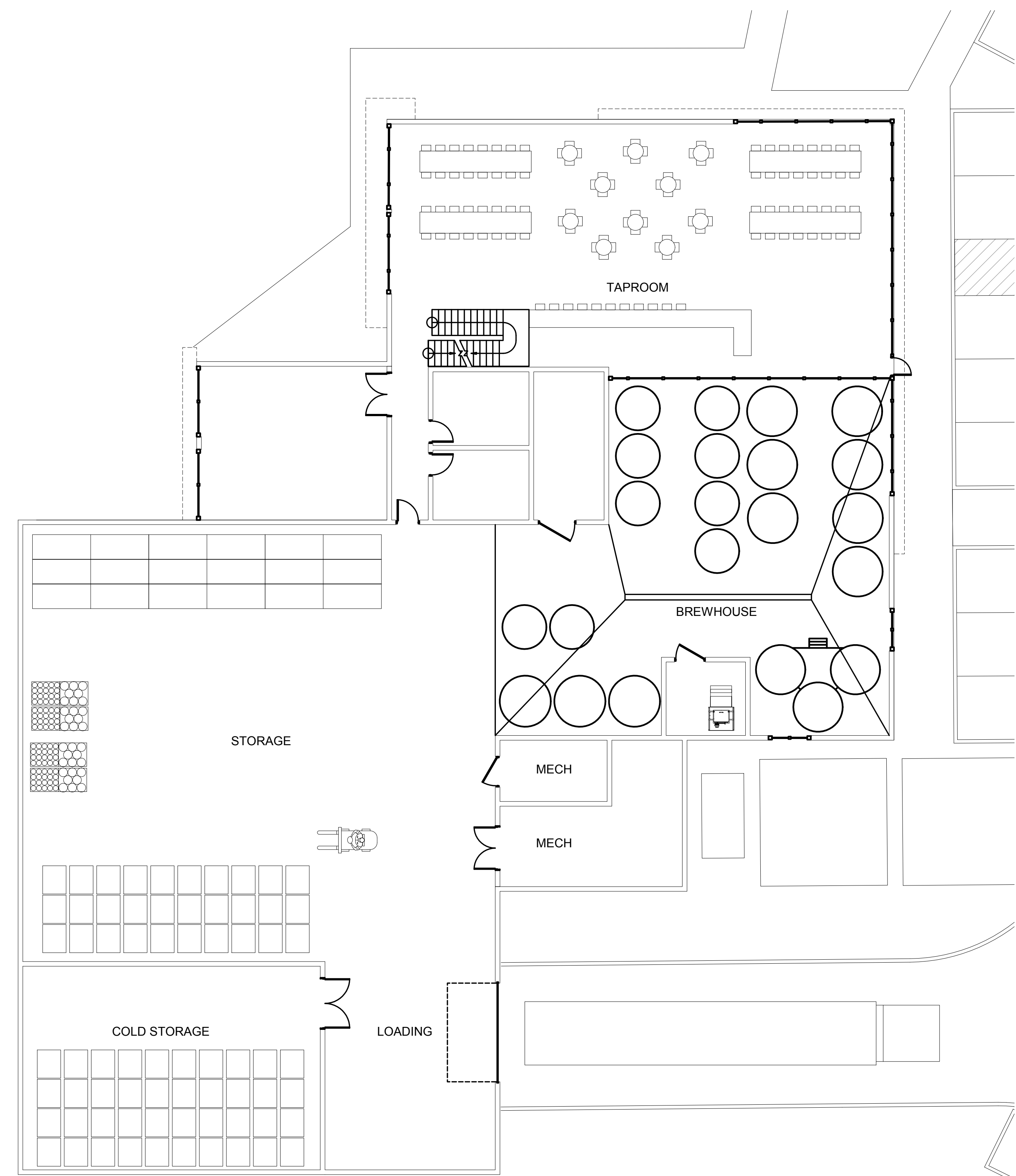


Brewery Plans

A5



② 04 - Roof
1" = 10'-0"



① Brewery Floor Plan
1" = 10'-0"

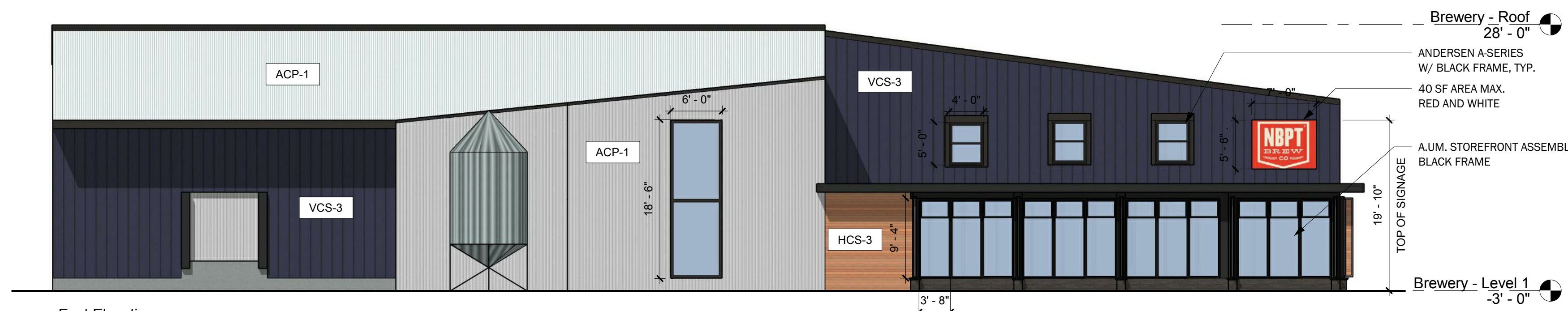
Exterior Materials				
Mark	Description	Manufacturer	Model / Line	Comments
ACP-1	Aluminum Corrugated Panel	ATAS International	Belvedere 6" Short Rib	Clear Satin Anodized
HCS-1	Horizontal Composite Siding	Fiberon	Symmetry Collection	Color: Warm Sienna
SB-1	Granite Base			Color: Absolute Black
VCS-1	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Boothbay Blue or similar
VCS-2	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Boothbay Blue or similar
VCS-3	Vertical Composite Siding	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Light Mist or similar
VCS-4	Composite Siding Accent	James Hardie	Hardie Panel Vertical Siding - Smooth	Color: Iron Gray or similar
WD-1	New Wood Siding	New Clapboard		Match existing clapboard, painted Sherwin Williams 7005 Pure White
WD-EX	Existing Wood Siding	Existing Clapboard		Repair/replace as needed, painted Sherwin Williams 7005 Pure White



④ West Elevation
1" = 10'-0"



③ South Elevation
1" = 10'-0"



② East Elevation
1" = 10'-0"



① North Elevation
1" = 10'-0"

79 PARKER STREET
Newburyport, MA

Planning Board
Site Plan Review

Plum Island, LLC

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTER, MAINE 03904
207.994.3104

Drawn By: MTR

Drawing Checked By: BMH

Drawing Scale: 1" = 10'-0"

Drawing Date: 2/19/18

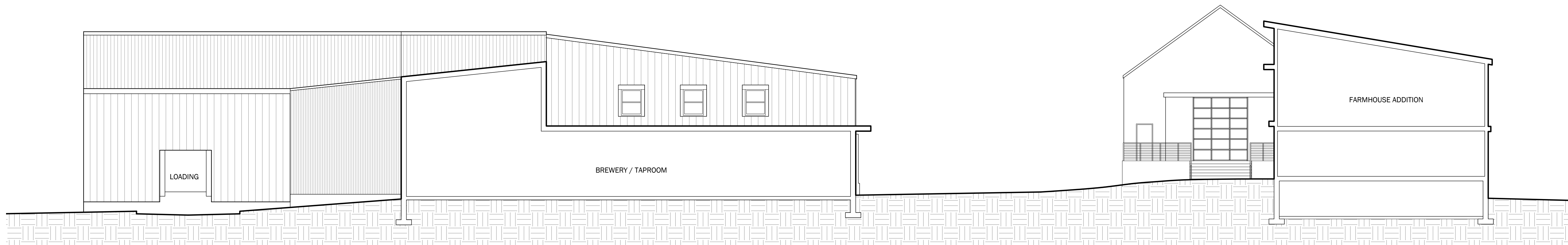
Project Number: 17071

drawing revisions:
No. Description Date

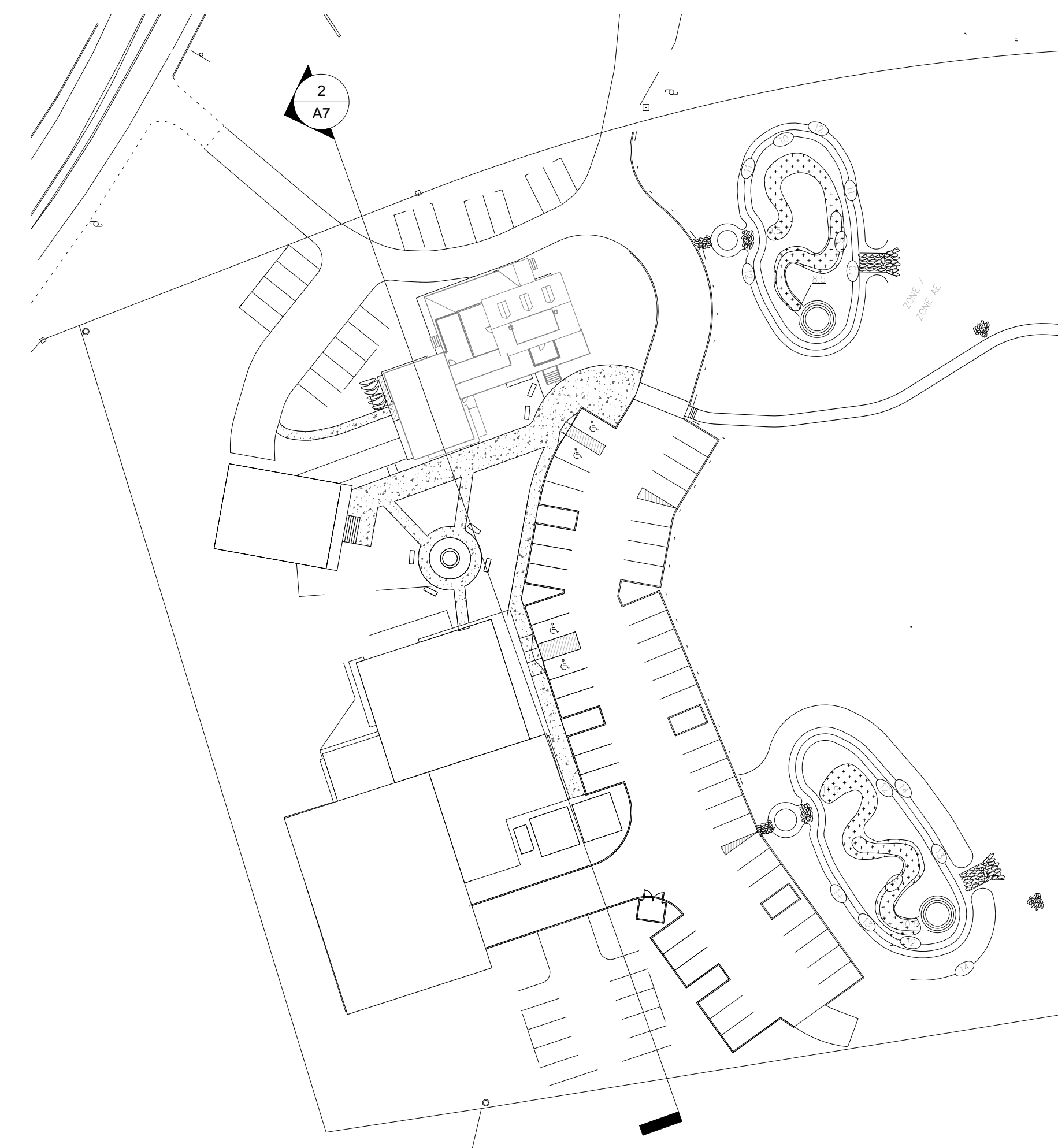


Brewery
Elevations

A6



2 Site Section
3/32" = 1'-0"



1 Site Plan
1" = 50'-0"

NOTE - SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING / BUILDING LOCATION INFORMATION

79 PARKER STREET

Newburyport, MA

Planning Board
Site Plan Review

Plum Island, LLC

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTER, MAINE 03904
207.994.3104

Drawn By: MTR

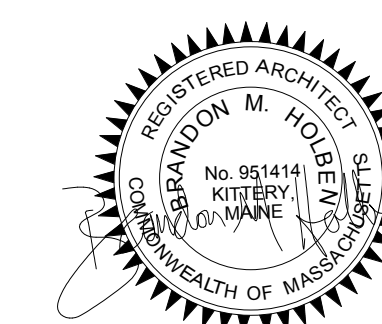
Drawing Checked By: BMJH

Drawing Scale: As indicated

Drawing Date: 2/19/18

Project Number: 17071

drawing revisions:
No. Description Date



Site Section

A7