

# NEWBURYPORT CROSSING AT PARKER ST

166-168 Newburyport Turnpike, Newburyport, MA 01950

**ARROWSTREET**  
ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE  
SUITE 700N  
BOSTON MA 02109  
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Release Date SD	Release Date DD	Release Date CD	SHEET NUMBER	SHEET NAME
			C.10	SITE PLAN
			L1.00	LANDSCAPE PLAN
			L1.1	CONCEPT LANDSCAPE PLAN
			A1.00	VISUALIZATION
			A2.00	LEVEL PLANS
			A2.10	PARKING LEVEL
			A2.11	FIRST FLOOR PLAN
			A2.12	SECOND FLOOR PLAN
			A2.13	THIRD FLOOR PLAN
			A2.14	FOURTH LEVEL PLAN
			A2.15	ROOF PLAN
			A3.00	BUILDING ELEVATIONS
			A3.01	BUILDING ELEVATIONS
			A6.00	TYPICAL UNIT PLANS

**PROJECT TEAM**

**OWNER**  
MINCO DEVELOPMENT CORPORATION  
231 SUTTON STREET, SUITE 1B  
NORTH ANDOVER, MA 01845  
TEL: 978.687.6200

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DANVERS, MA 01923  
TEL: 978.777.8586

**LANDSCAPE**  
HALVORSON TIGHE & BOND STUDIO  
25 KINGSTON STREET, 5TH FLOOR  
BOSTON, MA 02111  
TEL: 617.536.0380

**TRAFFIC**  
VANASSE & ASSOCIATES INC.  
35 NEW ENGLAND  
BUSINESS CENTER DR STE 140  
ANDOVER, MA 01810  
TEL: 978.474.8800

**STRUCTURAL**

**MEP/FP**

**ACOUSTICAL**

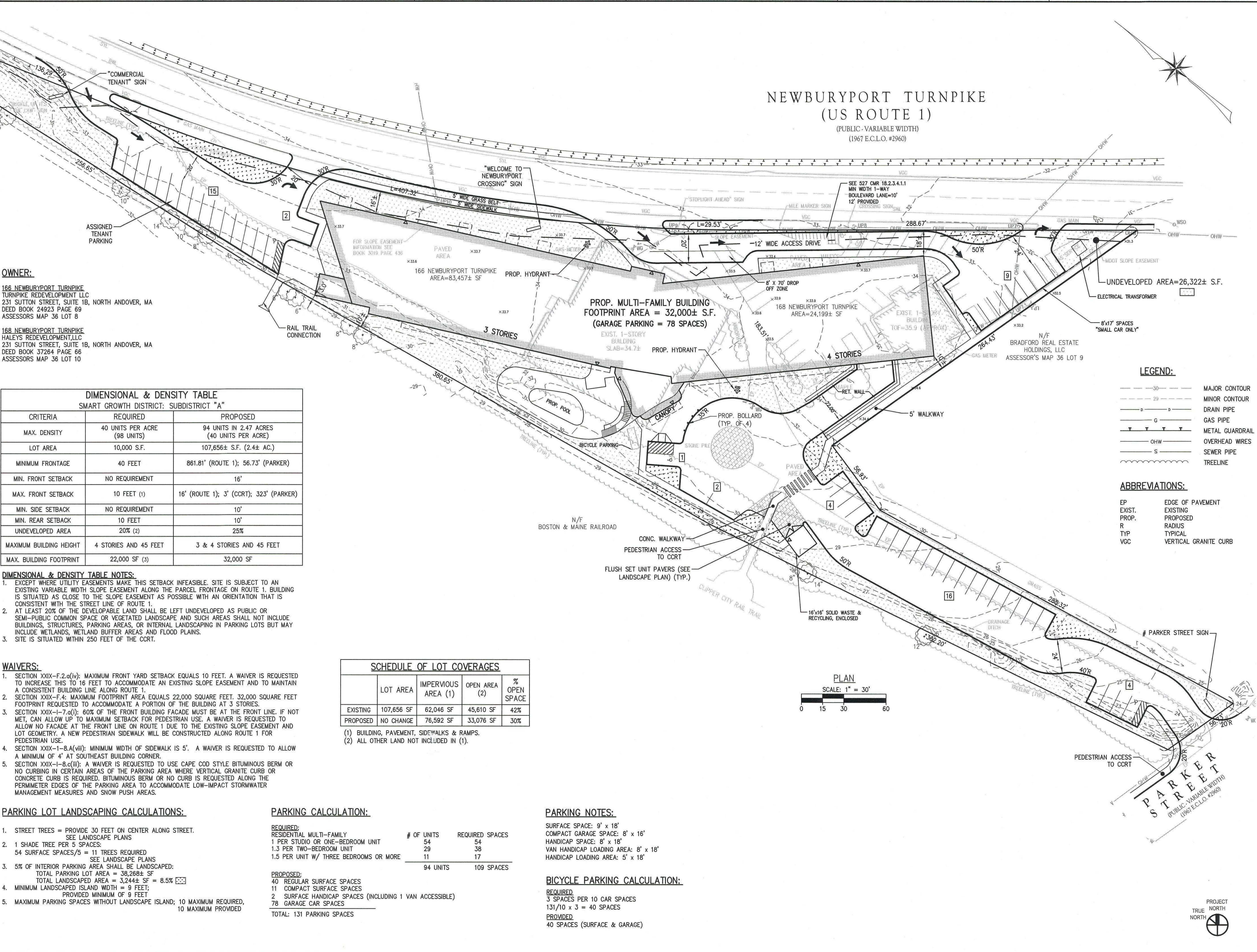
**SPECIFICATIONS**

10/05/2021

CONCEPT DESIGN



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**OWNER:**  
 166 NEWBURYPORT TURNPIKE  
 TURNPIKE REDEVELOPMENT LLC  
 231 SUTTON STREET, SUITE 1B, NORTH ANDOVER, MA  
 DEED BOOK 24923 PAGE 69  
 ASSESSORS MAP 36 LOT 8  
  
 168 NEWBURYPORT TURNPIKE  
 HALEYS REDEVELOPMENT LLC  
 231 SUTTON STREET, SUITE 1B, NORTH ANDOVER, MA  
 DEED BOOK 37264 PAGE 66  
 ASSESSORS MAP 36 LOT 10

DIMENSIONAL & DENSITY TABLE		
SMART GROWTH DISTRICT: SUBDISTRICT "A"		
CRITERIA	REQUIRED	PROPOSED
MAX. DENSITY	40 UNITS PER ACRE (98 UNITS)	94 UNITS IN 2.47 ACRES (40 UNITS PER ACRE)
LOT AREA	10,000 S.F.	107,656± S.F. (2.4± AC.)
MINIMUM FRONTAGE	40 FEET	861.81' (ROUTE 1); 56.73' (PARKER)
MIN. FRONT SETBACK	NO REQUIREMENT	16'
MAX. FRONT SETBACK	10 FEET (1)	16' (ROUTE 1); 3' (CCRT); 323' (PARKER)
MIN. SIDE SETBACK	NO REQUIREMENT	10'
MIN. REAR SETBACK	10 FEET	10'
UNDEVELOPED AREA	20% (2)	25%
MAXIMUM BUILDING HEIGHT	4 STORIES AND 45 FEET	3 & 4 STORIES AND 45 FEET
MAX. BUILDING FOOTPRINT	22,000 SF (3)	32,000 SF

**DIMENSIONAL & DENSITY TABLE NOTES:**  
 1. EXCEPT WHERE UTILITY EASEMENTS MAKE THIS SETBACK INFEASIBLE, SITE IS SUBJECT TO AN EXISTING VARIABLE WIDTH SLOPE EASEMENT ALONG THE PARCEL FRONTAGE ON ROUTE 1. BUILDING IS SITUATED AS CLOSE TO THE SLOPE EASEMENT AS POSSIBLE WITH AN ORIENTATION THAT IS CONSISTENT WITH THE STREET LINE OF ROUTE 1.  
 2. AT LEAST 20% OF THE DEVELOPABLE LAND SHALL BE LEFT UNDEVELOPED AS PUBLIC OR SEMI-PUBLIC COMMON SPACE OR VEGETATED LANDSCAPE AND SUCH AREAS SHALL NOT INCLUDE BUILDINGS, STRUCTURES, PARKING AREAS, OR INTERNAL LANDSCAPING IN PARKING LOTS BUT MAY INCLUDE WETLANDS, WETLAND BUFFER AREAS AND FLOOD PLAINS.  
 3. SITE IS SITUATED WITHIN 250 FEET OF THE CCRT.

**WAIVERS:**  
 1. SECTION XXIX-F.2.a(iv): MAXIMUM FRONT YARD SETBACK EQUALS 10 FEET. A WAIVER IS REQUESTED TO INCREASE THIS TO 16 FEET TO ACCOMMODATE AN EXISTING SLOPE EASEMENT AND TO MAINTAIN A CONSISTENT BUILDING LINE ALONG ROUTE 1.  
 2. SECTION XXIX-F.4: MAXIMUM FOOTPRINT AREA EQUALS 22,000 SQUARE FEET. 32,000 SQUARE FEET FOOTPRINT REQUESTED TO ACCOMMODATE A PORTION OF THE BUILDING AT 3 STORIES.  
 3. SECTION XXIX-I-7.a(i): 60% OF THE FRONT BUILDING FACADE MUST BE AT THE FRONT LINE. IF NOT MET, CAN ALLOW UP TO MAXIMUM SETBACK FOR PEDESTRIAN USE. A WAIVER IS REQUESTED TO ALLOW NO FACADE AT THE FRONT LINE ON ROUTE 1 DUE TO THE EXISTING SLOPE EASEMENT AND LOT GEOMETRY. A NEW PEDESTRIAN SIDEWALK WILL BE CONSTRUCTED ALONG ROUTE 1 FOR PEDESTRIAN USE.  
 4. SECTION XXIX-1-8.A(viii): MINIMUM WIDTH OF SIDEWALK IS 5'. A WAIVER IS REQUESTED TO ALLOW A MINIMUM OF 4' AT SOUTHEAST BUILDING CORNER.  
 5. SECTION XXIX-1-8.c(iii): A WAIVER IS REQUESTED TO USE CAPE COD STYLE BITUMINOUS BERM OR NO CURBING IN CERTAIN AREAS OF THE PARKING AREA WHERE VERTICAL GRANITE CURB OR CONCRETE CURB IS REQUIRED. BITUMINOUS BERM OR NO CURB IS REQUESTED ALONG THE PERIMETER EDGES OF THE PARKING AREA TO ACCOMMODATE LOW-IMPACT STORMWATER MANAGEMENT MEASURES AND SNOW PUSH AREAS.

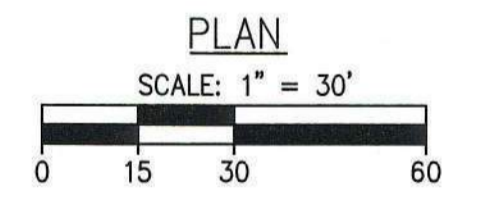
**PARKING LOT LANDSCAPING CALCULATIONS:**  
 1. STREET TREES = PROVIDE 30 FEET ON CENTER ALONG STREET. SEE LANDSCAPE PLANS  
 2. 1 SHADE TREE PER 5 SPACES:  
 54 SURFACE SPACES/5 = 11 TREES REQUIRED  
 SEE LANDSCAPE PLANS  
 3. 5% OF INTERIOR PARKING AREA SHALL BE LANDSCAPED:  
 TOTAL PARKING LOT AREA = 35,288± SF  
 TOTAL LANDSCAPED AREA = 3,244± SF = 8.5%  
 4. MINIMUM LANDSCAPED ISLAND WIDTH = 9 FEET;  
 PROVIDED MINIMUM OF 9 FEET  
 5. MAXIMUM PARKING SPACES WITHOUT LANDSCAPE ISLAND; 10 MAXIMUM REQUIRED, 10 MAXIMUM PROVIDED

**PARKING CALCULATION:**  
**REQUIRED:**  
 RESIDENTIAL MULTI-FAMILY  
 1 PER STUDIO OR ONE-BEDROOM UNIT 54  
 1.3 PER TWO-BEDROOM UNIT 29  
 1.5 PER UNIT W/ THREE BEDROOMS OR MORE 11  
 94 UNITS 109 SPACES  
  
**PROVIDED:**  
 40 REGULAR SURFACE SPACES  
 11 COMPACT SURFACE SPACES  
 2 SURFACE HANDICAP SPACES (INCLUDING 1 VAN ACCESSIBLE)  
 78 GARAGE CAR SPACES  
 TOTAL: 131 PARKING SPACES

**PARKING NOTES:**  
 SURFACE SPACE: 9' x 18'  
 COMPACT GARAGE SPACE: 8' x 16'  
 HANDICAP SPACE: 8' x 18'  
 VAN HANDICAP LOADING AREA: 8' x 18'  
 HANDICAP LOADING AREA: 5' x 18'  
  
**BICYCLE PARKING CALCULATION:**  
**REQUIRED:**  
 3 SPACES PER 10 CAR SPACES  
 131/10 x 3 = 40 SPACES  
**PROVIDED:**  
 40 SPACES (SURFACE & GARAGE)

SCHEDULE OF LOT COVERAGES				
	LOT AREA	IMPERVIOUS AREA (1)	OPEN AREA (2)	% OPEN SPACE
EXISTING	107,656 SF	62,046 SF	45,610 SF	42%
PROPOSED	NO CHANGE	76,592 SF	33,076 SF	30%

(1) BUILDING, PAVEMENT, SIDEWALKS & RAMPS.  
 (2) ALL OTHER LAND NOT INCLUDED IN (1).



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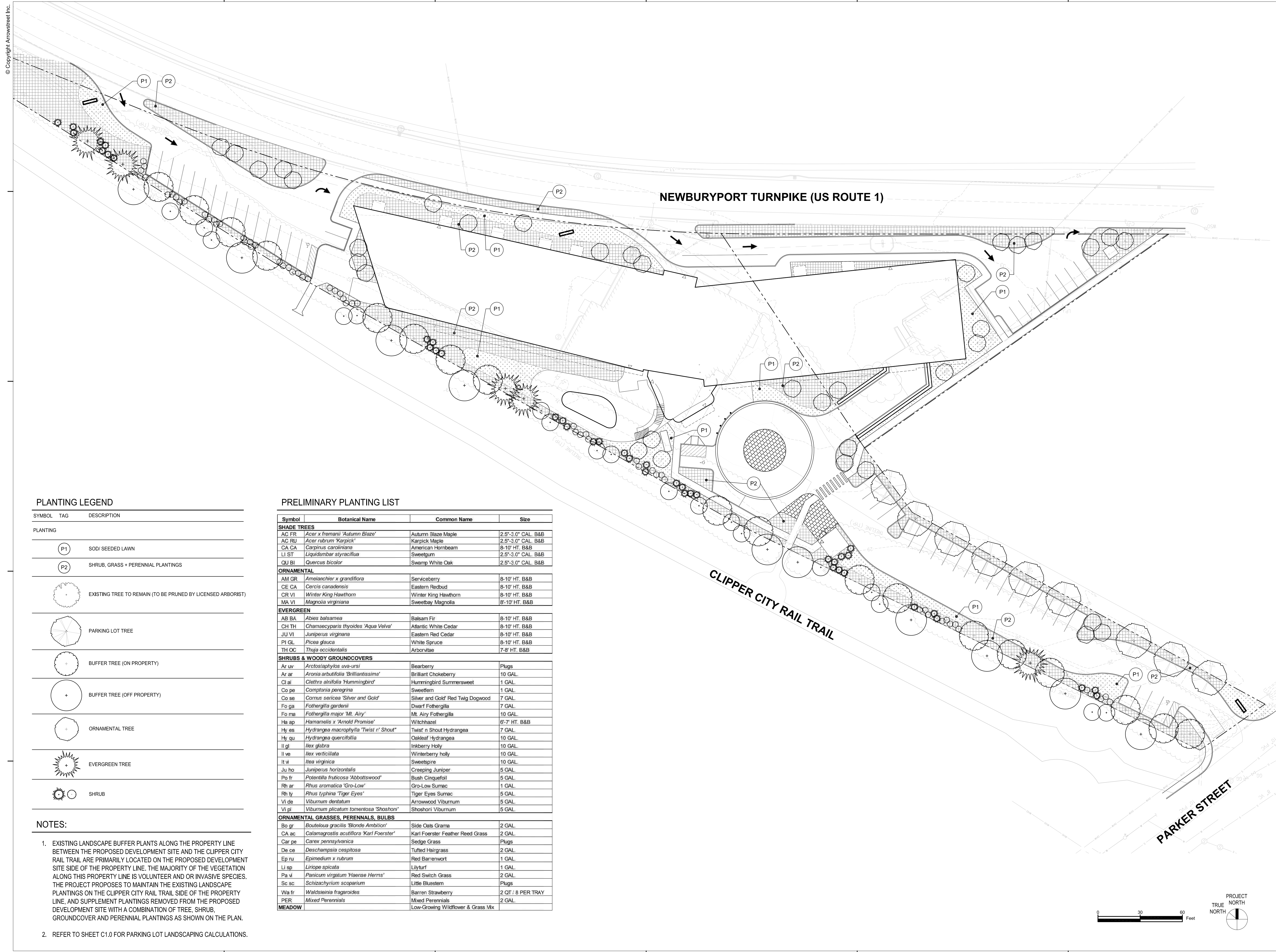
No.	Date	Description

DRAWING TITLE:  
**SITE PLAN**

Project No.	3539
Drawn By	CEM
Date	10/04/2021
Scale	AS NOTED

DRAWING NUMBER:  
**C1.0**





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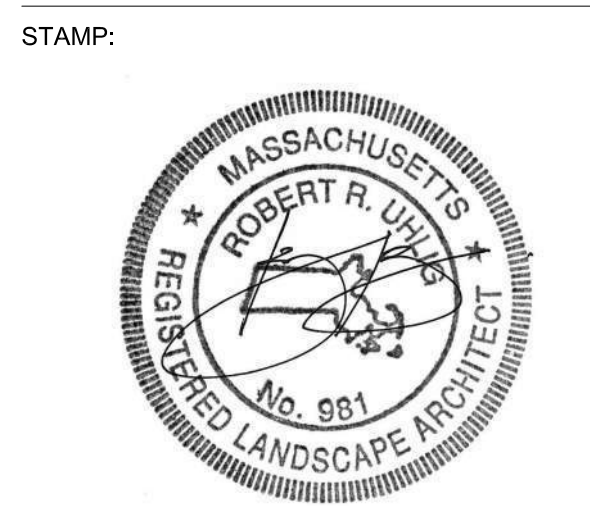
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CONSULTANTS:  
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Tight&Bond STUDIO

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ISSUANCE:  
**CONCEPT DESIGN**



REVISIONS:

No.	Date	Description

DRAWING TITLE:  
**LANDSCAPE PLAN**

Project No.	
Drawn By	JM
Date	05/10/2021
Scale	

DRAWING NUMBER:  
**L1.00**

**PLANTING LEGEND**

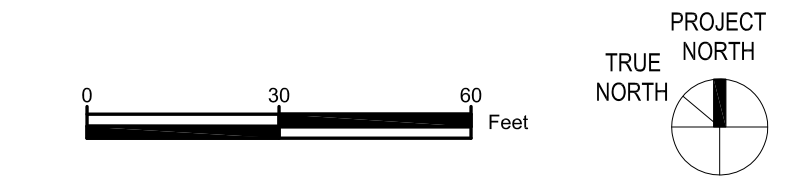
SYMBOL	TAG	DESCRIPTION
PLANTING		
(P1)		SOD/ SEEDED LAWN
(P2)		SHRUB, GRASS + PERENNIAL PLANTINGS
(Circle with star)		EXISTING TREE TO REMAIN (TO BE PRUNED BY LICENSED ARBORIST)
(Circle with dot)		PARKING LOT TREE
(Circle with cross)		BUFFER TREE (ON PROPERTY)
(Circle with plus)		BUFFER TREE (OFF PROPERTY)
(Circle with asterisk)		ORNAMENTAL TREE
(Starburst)		EVERGREEN TREE
(Sunburst)		SHRUB

**NOTES:**

- EXISTING LANDSCAPE BUFFER PLANTS ALONG THE PROPERTY LINE BETWEEN THE PROPOSED DEVELOPMENT SITE AND THE CLIPPER CITY RAIL TRAIL ARE PRIMARILY LOCATED ON THE PROPOSED DEVELOPMENT SITE SIDE OF THE PROPERTY LINE. THE MAJORITY OF THE VEGETATION ALONG THIS PROPERTY LINE IS VOLUNTEER AND/OR INVASIVE SPECIES. THE PROJECT PROPOSES TO MAINTAIN THE EXISTING LANDSCAPE PLANTINGS ON THE CLIPPER CITY RAIL TRAIL SIDE OF THE PROPERTY LINE, AND SUPPLEMENT PLANTINGS REMOVED FROM THE PROPOSED DEVELOPMENT SITE WITH A COMBINATION OF TREE, SHRUB, GROUND COVER AND PERENNIAL PLANTINGS AS SHOWN ON THE PLAN.
- REFER TO SHEET C1.0 FOR PARKING LOT LANDSCAPING CALCULATIONS.

**PRELIMINARY PLANTING LIST**

Symbol	Botanical Name	Common Name	Size
<b>SHADE TREES</b>			
AC FR	<i>Acer x fremanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2.5'-3.0' CAL. B&B
AC RU	<i>Acer rubrum</i> 'Karpick'	Karpick Maple	2.5'-3.0' CAL. B&B
CA CA	<i>Carpinus caroliniana</i>	American Hornbeam	8-10' HT. B&B
LI ST	<i>Liquidambar styraciflua</i>	Sweetgum	2.5'-3.0' CAL. B&B
QU BI	<i>Quercus bicolor</i>	Swamp White Oak	2.5'-3.0' CAL. B&B
<b>ORNAMENTAL</b>			
AM GR	<i>Amelanchier x grandiflora</i>	Serviceberry	8-10' HT. B&B
CE CA	<i>Cercis canadensis</i>	Eastern Redbud	8-10' HT. B&B
CR VI	<i>Viburnum acerifolium</i>	Winter King Hawthorn	8-10' HT. B&B
MA VI	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8-10' HT. B&B
<b>EVERGREEN</b>			
AB BA	<i>Abies balsamea</i>	Balsam Fir	8-10' HT. B&B
CH TH	<i>Chamaecyparis thyoides</i> 'Aqua Velva'	Atlantic White Cedar	8-10' HT. B&B
JU VI	<i>Juniperus virginiana</i>	Eastern Red Cedar	8-10' HT. B&B
PI GL	<i>Picea glauca</i>	White Spruce	8-10' HT. B&B
TH OC	<i>Thuja occidentalis</i>	Arborvitae	7-8' HT. B&B
<b>SHRUBS &amp; WOODY GROUNDCOVERS</b>			
Ar uv	<i>Arctostaphylos uva-ursi</i>	Bearberry	Plugs
Ar ar	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Chokeberry	10 GAL.
Cl al	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	1 GAL.
Co pe	<i>Comptonia peregrina</i>	Sweetfern	1 GAL.
Co se	<i>Cornus sericea</i> 'Silver and Gold'	Silver and Gold Red Twig Dogwood	7 GAL.
Fo ga	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	7 GAL.
Fo ma	<i>Fothergilla major</i> 'Mt. Airy'	Mt. Airy Fothergilla	10 GAL.
Ha ap	<i>Hamelis x 'Arnold Promise'</i>	Witchhazel	6-7' HT. B&B
Hy es	<i>Hydrangea macrophylla</i> 'Twist n' Shout'	Twist n Shout Hydrangea	7 GAL.
Hy qu	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	10 GAL.
Il gl	<i>Ilex glabra</i>	Inkberry Holly	10 GAL.
Il ve	<i>Ilex verticillata</i>	Winterberry holly	10 GAL.
It vi	<i>Itea virginica</i>	Sweetspire	10 GAL.
Ju ho	<i>Juniperus horizontalis</i>	Creeping Juniper	5 GAL.
Po fr	<i>Potentilla fruticosa</i> 'Abbotswood'	Bush Cinquefoil	5 GAL.
Rh ar	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	1 GAL.
Rh ty	<i>Rhus typhina</i> 'Tiger Eyes'	Tiger Eyes Sumac	5 GAL.
Vi de	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 GAL.
Vi pl	<i>Viburnum plicatum tomentosum</i> 'Shoshoni'	Shoshoni Viburnum	5 GAL.
<b>ORNAMENTAL GRASSES, PERENNIALS, BULBS</b>			
Bo gr	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Side Oats Grama	2 GAL.
CA ac	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 GAL.
Car pe	<i>Carex pennsylvanica</i>	Sedge Grass	Plugs
De ce	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	2 GAL.
Ep ru	<i>Epidendrum x rubrum</i>	Red Barrenwort	1 GAL.
Li sp	<i>Liriope spicata</i>	Lilyturf	1 GAL.
Pa vi	<i>Panicum virgatum</i> 'Haense Herms'	Red Switch Grass	2 GAL.
Sc sc	<i>Schizachyrium scoparium</i>	Little Bluestem	Plugs
Wa fr	<i>Waldsteinia fragaroides</i>	Barren Strawberry	2 QT / 8 PER TRAY
PER	Mixed Perennials	Mixed Perennials	2 GAL.
MEADOW		Low-Growing Wildflower & Grass Mx	



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**PLANTING LEGEND**

 DECIDUOUS TREE	 LAWN
 CONIFEROUS TREE	 ORNAMENTAL GRASS, PERENNIALS, AND GROUNDCOVER
 ORNAMENTAL TREE	

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**HALVORSON Tighe&Bond STUDIO**

PROJECT INFORMATION:  
**166-168 NEWBURYPORT TURNPIKE**  
 166-168 Newburyport Turnpike,  
 Newburyport, MA 01950

ISSUANCE:  
**CONCEPT DESIGN**

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REVISIONS:

No.	Date	Description

DRAWING TITLE:  
**CONCEPT LANDSCAPE PLAN**

Project No.	21039.00
Drawn By	---
Date	
Scale	10/05/2021

DRAWING NUMBER:  
**L1.1**



**KEY**

- A** THE ALCHEMY GARDEN
- B** CLYDE THE HORSE SCULPTURE
- C** THE SPARROWS SCULPTURE
- D** RAIL TRAIL GATEWAY
- E** CONNECTION TO ROUTE 1
- F** CONNECTION TO COMMERCIAL / RETAIL
- G** SIGNAGE
- H** RIVERWALK BREWING COMPANY BEER GARDEN





VIEW LOOKING NORTH



VIEW AT MAIN BUILDING ENTRANCE

CLIENT:

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No.	Date	Description

DRAWING TITLE:

**VISUALIZATION**

Project No. 21039.00

Drawn By Author

Date 10/05/2021

Scale

DRAWING NUMBER:

**A1.00**



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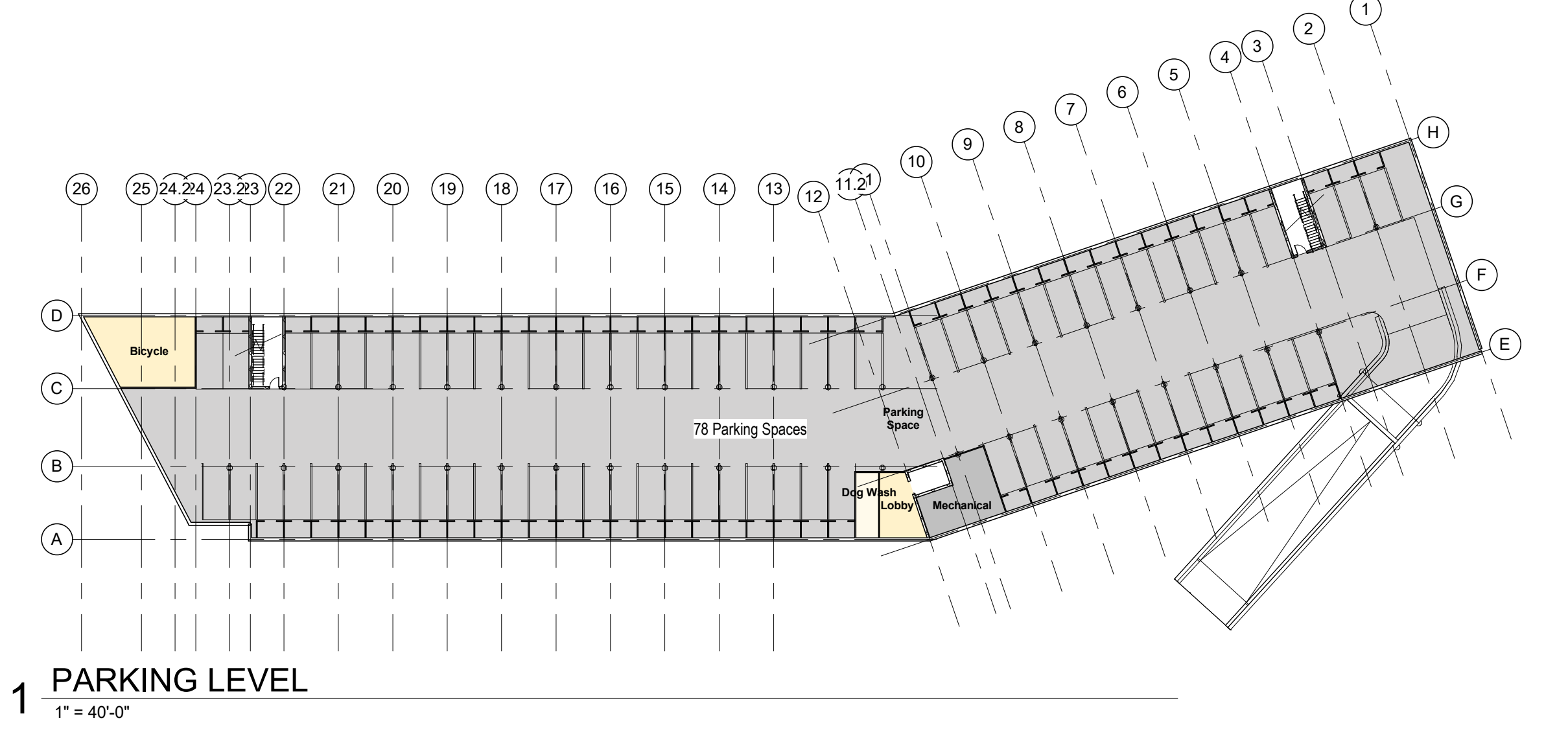
**LEVEL PLANS**

**Project No.** 21039.00  
**Drawn By** Author  
**Date** 10/06/2021  
**Scale** 1" = 40'-0"

DRAWING NUMBER:

**A2.00**

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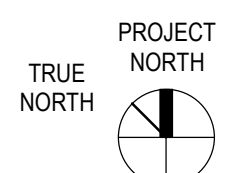


UNIT TYPE	COUNT	AFFORD. (25%)
STUDIO	25	7
1 BEDROOM	29	8
2 BEDROOM	29	7
3 BEDROOM	11	2
<b>TOTAL</b>	<b>94</b>	<b>24 OUT OF 94</b>

FLOOR	AREA IN SF
FIRST FLOOR	30,450
SECOND FLOOR	27,915
THIRD FLOOR	27,610
FOURTH FLOOR	13,910
<b>TOTAL BUILDING AREA</b>	<b>99,885</b>

FLOOR	AREA IN SF
FIRST FLOOR	780

TOTAL L-W UNITS AREA	4,540 SF
TOTAL BUILDING AREA	99,885 SF
% OF L-W UNITS (COMM.)	5% OF TOTAL









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DRAWING TITLE:

**FIRST FLOOR  
PLAN**

Project No. 21039.00

Drawn By ---

Date 10/06/2021

Scale 1/16" = 1'-0"

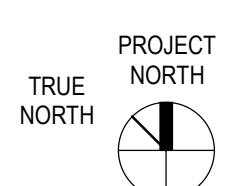
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**A2.11**



**1 LEVEL 1**  
1/16" = 1'-0"

- STUDIO
- 1 BR
- 2 BR
- 3 BR



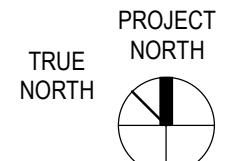


No.	Date	Description



**1 LEVEL 2**  
1/16" = 1'-0"

- STUDIO
- 1 BR
- 2 BR
- 3 BR



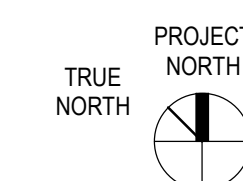


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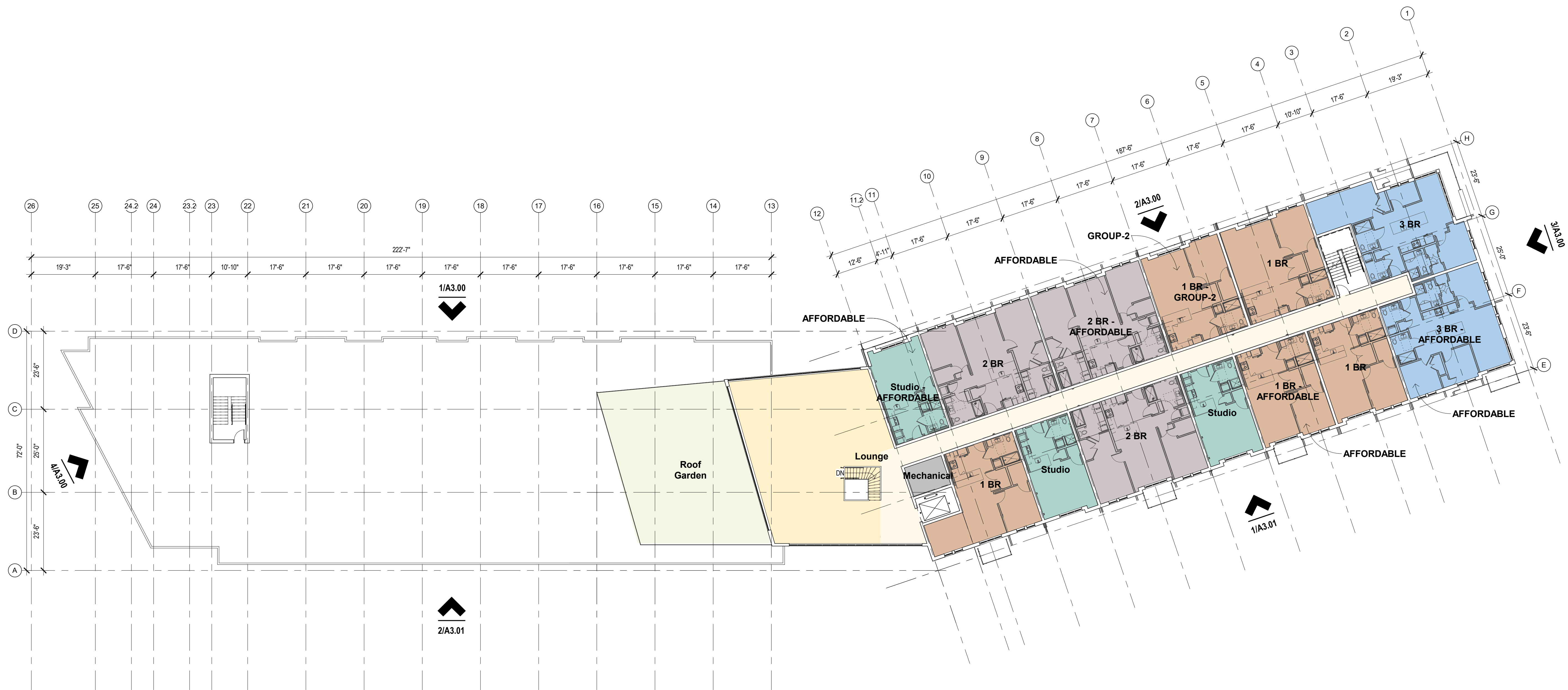
**1 LEVEL 3**  
1/16" = 1'-0"

- STUDIO
- 1 BR
- 2 BR
- 3 BR



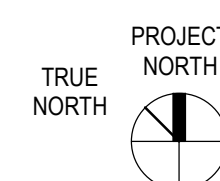


No.	Date	Description



**1 LEVEL 4**  
1/16" = 1'-0"

- STUDIO
- 1 BR
- 2 BR
- 3 BR





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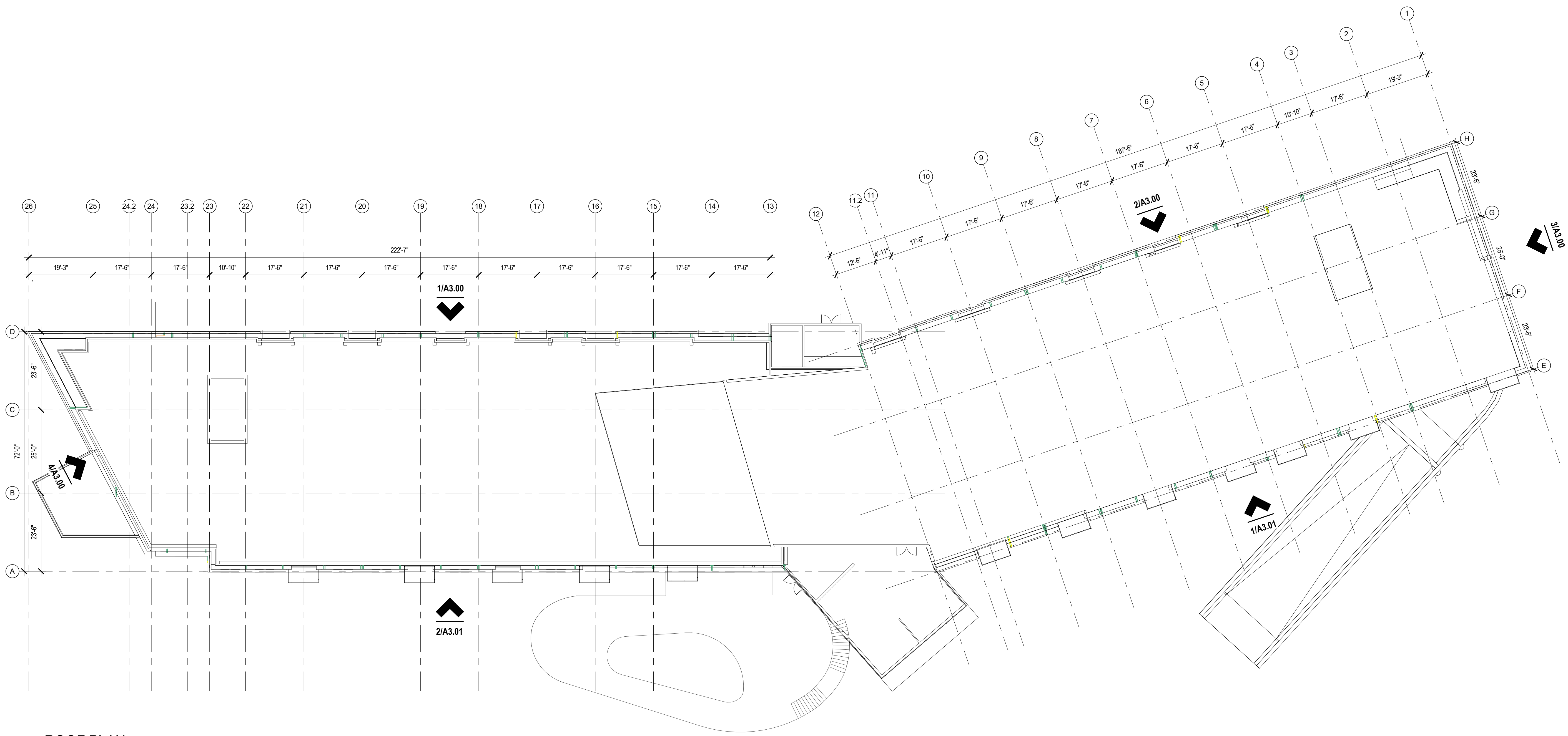
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DESIGN**

No.	Date	Description

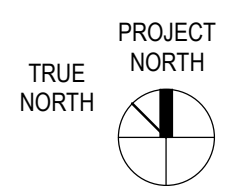
**ROOF PLAN**

**Project No.** 21039.00  
**Drawn By** ---  
**Date** 10/06/2021  
**Scale** 1/16" = 1'-0"

**A2.15**



**1 ROOF PLAN**  
1/16" = 1'-0"







4 NORTH ELEVATION  
1/16" = 1'-0"



3 SOUTH ELEVATION  
1/16" = 1'-0"



2 PARTIAL EAST ELEVATION - A  
1/16" = 1'-0"



1 PARTIAL EAST ELEVATION - B  
1/16" = 1'-0"



PARTIAL EAST ELEVATION - A PARTIAL EAST ELEVATION - B  
EAST ELEVATION KEY

CLIENT:

**MINCO  
DEVELOPMENT  
CORPORATION**

231 SUTTON STREET, SUITE 1B  
NORTH ANDOVER, MA 01845

ARCHITECT:  
**ARROWSTREET**  
ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE  
SUITE 700N  
BOSTON MA 02109  
617.623.5555  
arrowstreet.com

CONSULTANTS:

PROJECT INFORMATION:

**NEWBURYPORT  
CROSSING AT  
PARKER ST**

166-168 Newburyport Turnpike,  
Newburyport, MA 01950

ISSUANCE:

**CONCEPT  
DESIGN**

STAMP:

REVISIONS:

No.	Date	Description

DRAWING TITLE:

**BUILDING  
ELEVATIONS**

Project No. 21039.00

Drawn By ---

Date 10/05/2021

Scale 1/16" = 1'-0"

DRAWING NUMBER:

**A3.00**



**MINCO  
DEVELOPMENT  
CORPORATION**

231 SUTTON STREET, SUITE 1B  
NORTH ANDOVER, MA 01845

ARCHITECT:

**ARROWSTREET  
ARCHITECTURE & DESIGN**

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617.623.5555  
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CONSULTANTS:

PROJECT INFORMATION:

**NEWBURYPORT  
CROSSING AT  
PARKER ST**

166-168 Newburyport Turnpike,  
Newburyport, MA 01950

ISSUANCE:

**CONCEPT  
DESIGN**

STAMP:

REVISIONS:

No.	Date	Description

DRAWING TITLE:

**BUILDING  
ELEVATIONS**

Project No. 21039.00  
Drawn By ---  
Date 10/05/2021  
Scale 1/16" = 1'-0"

DRAWING NUMBER:

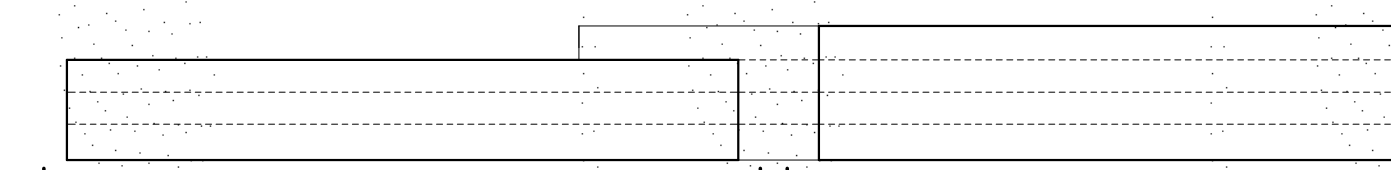
**A3.01**



**2 PARTIAL WEST ELEVATION - B**  
1/16" = 1'-0"

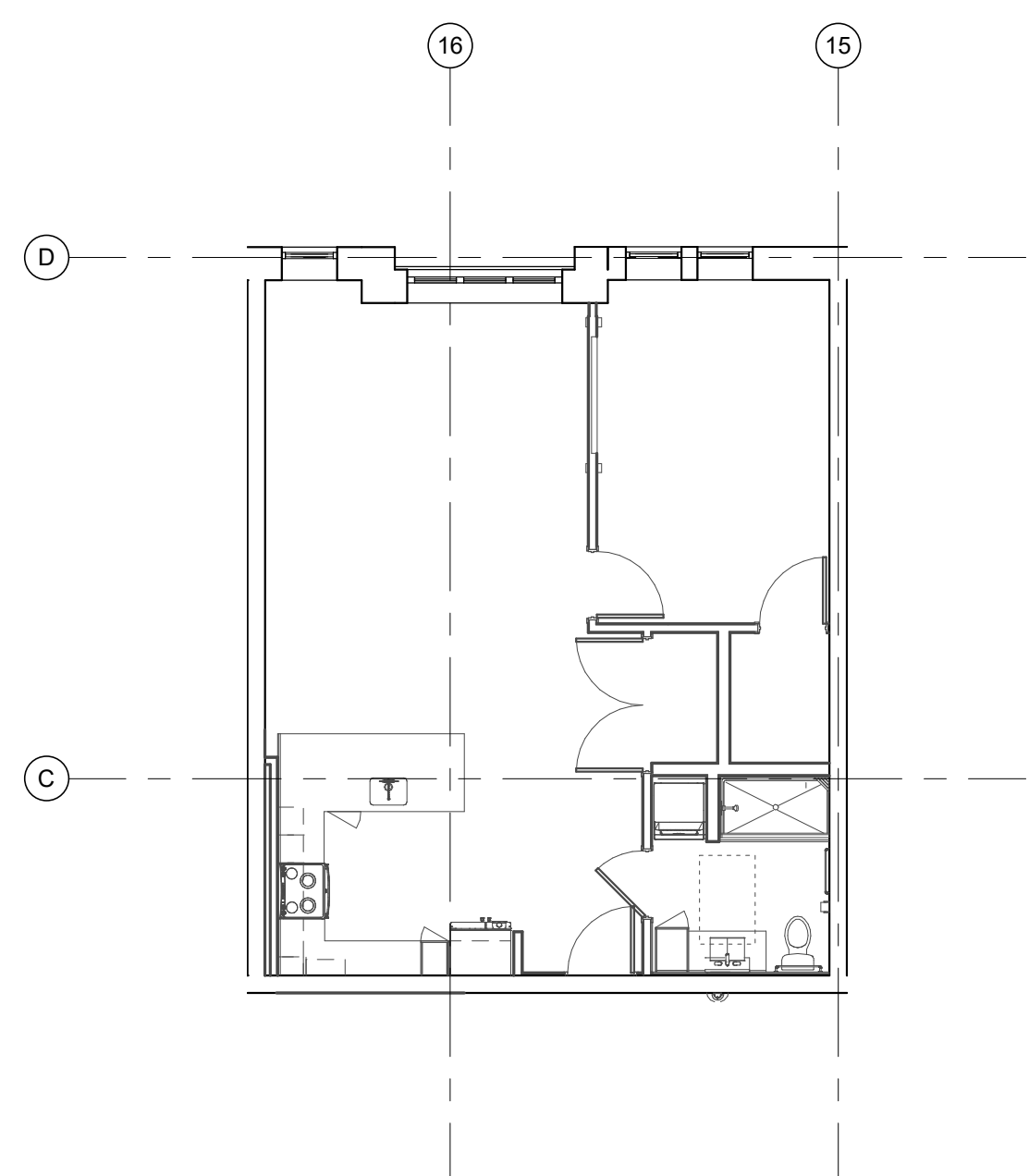


**1 PARTIAL WEST ELEVATION - A**  
1/16" = 1'-0"

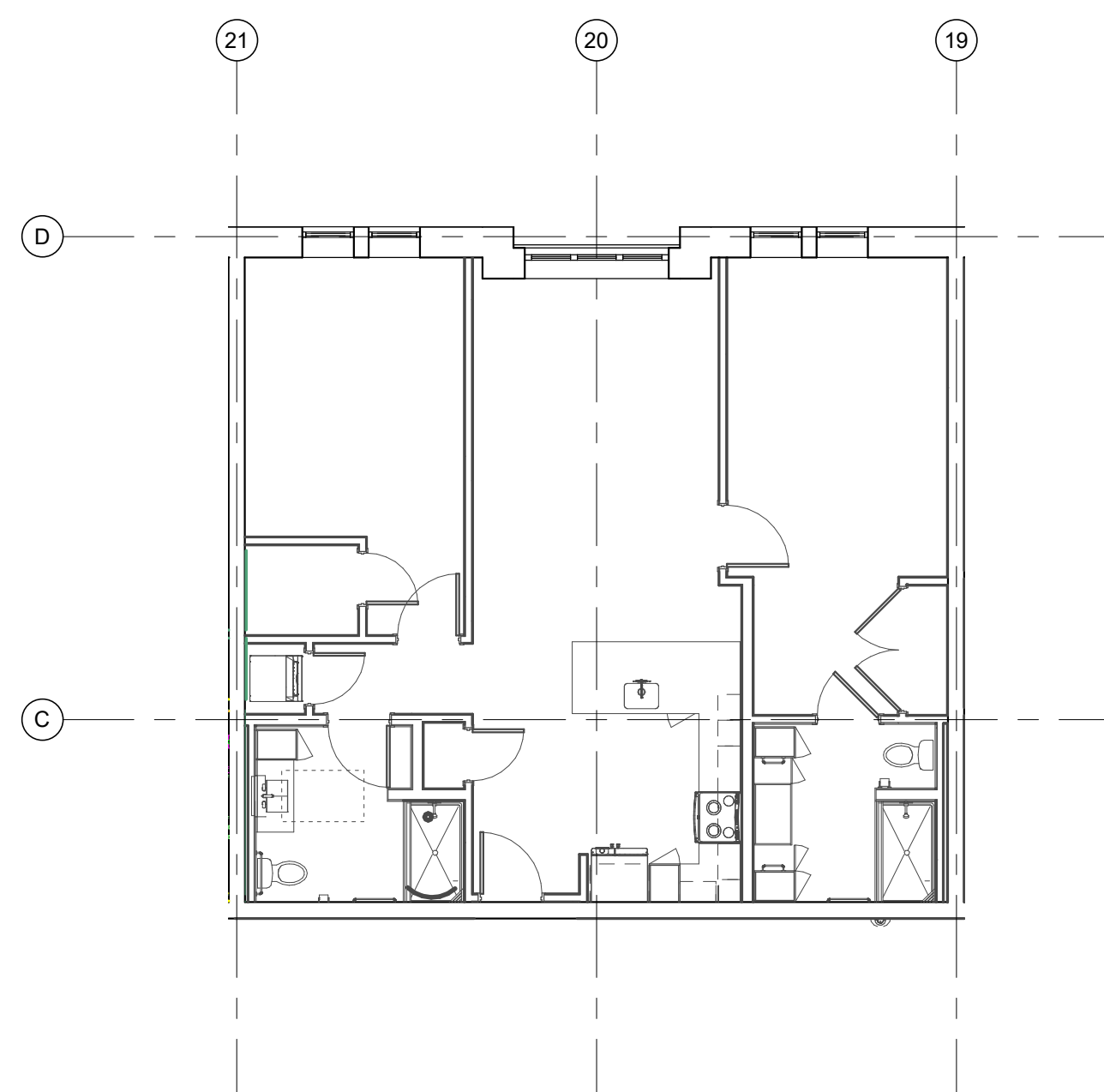


**PARTIAL WEST ELEVATION - B      PARTIAL WEST ELEVATION - A**  
WEST ELEVATION KEY

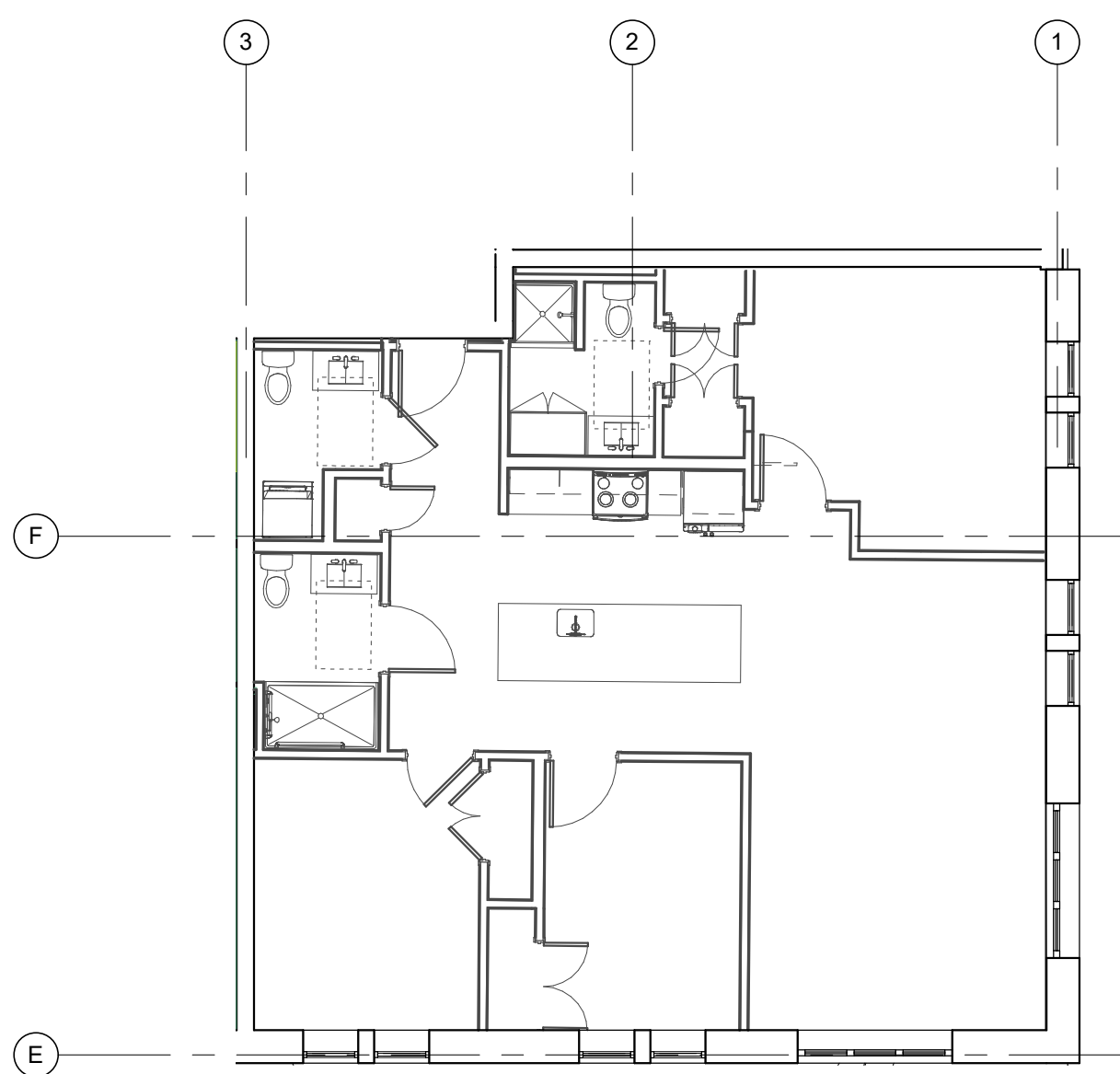




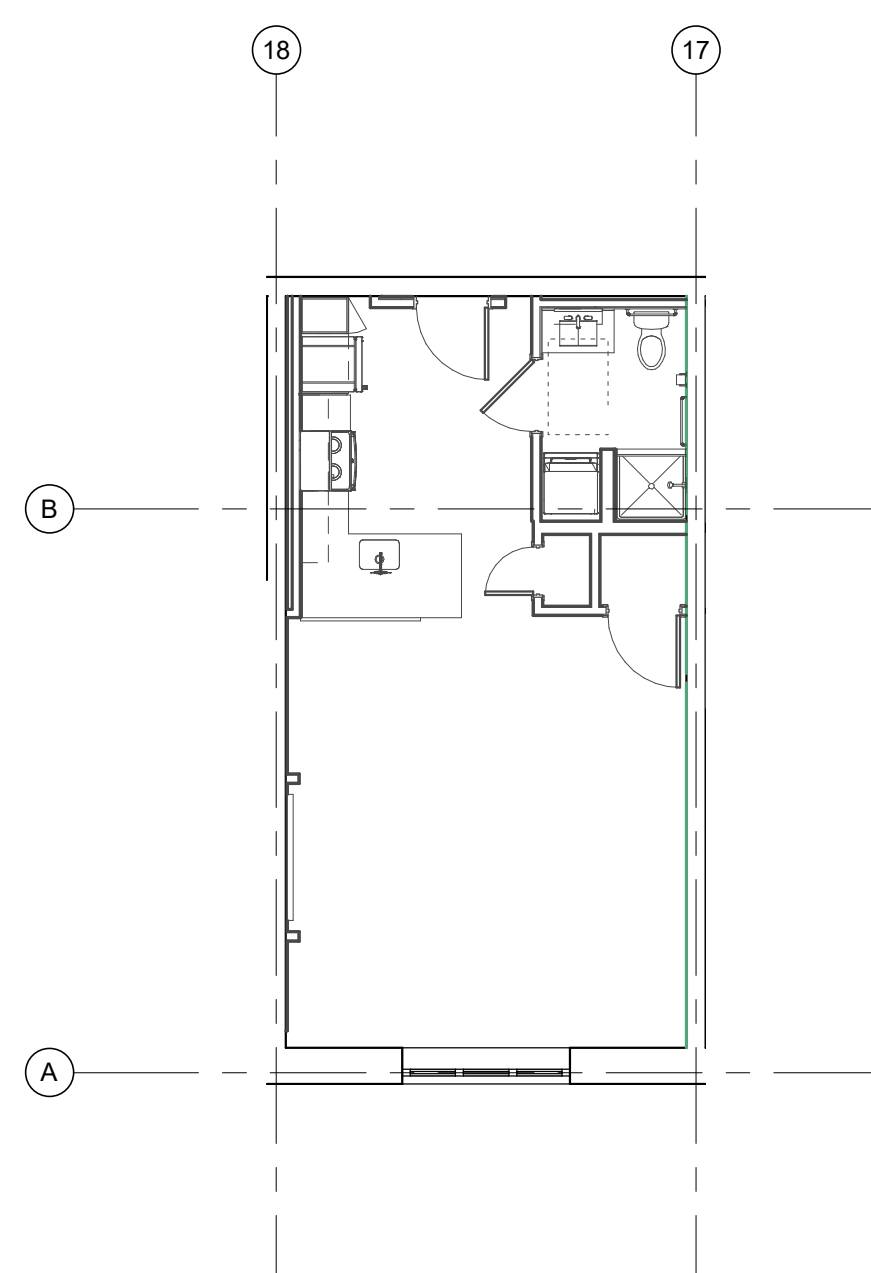
1 UNIT 1  
1/8" = 1'-0"



2 UNIT 2  
1/8" = 1'-0"



3 UNIT 3  
1/8" = 1'-0"



4 UNIT S  
1/8" = 1'-0"

CLIENT:

**MINCO  
DEVELOPMENT  
CORPORATION**

231 SUTTON STREET, SUITE 1B  
NORTH ANDOVER, MA 01845

ARCHITECT:

**ARROWSTREET  
ARCHITECTURE & DESIGN**

10 POST OFFICE SQUARE  
SUITE 700N  
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arrowstreet.com

CONSULTANTS:

PROJECT INFORMATION:

**NEWBURYPORT  
CROSSING AT  
PARKER ST**

166-168 Newburyport Turnpike,  
Newburyport, MA 01950

ISSUANCE:

**CONCEPT  
DESIGN**

STAMP:

REVISIONS:

No.	Date	Description

DRAWING TITLE:

**TYPICAL UNIT  
PLANS**

Project No.	21039.00
Drawn By	---
Date	10/05/2021
Scale	1/8" = 1'-0"

DRAWING NUMBER:

**A6.00**

