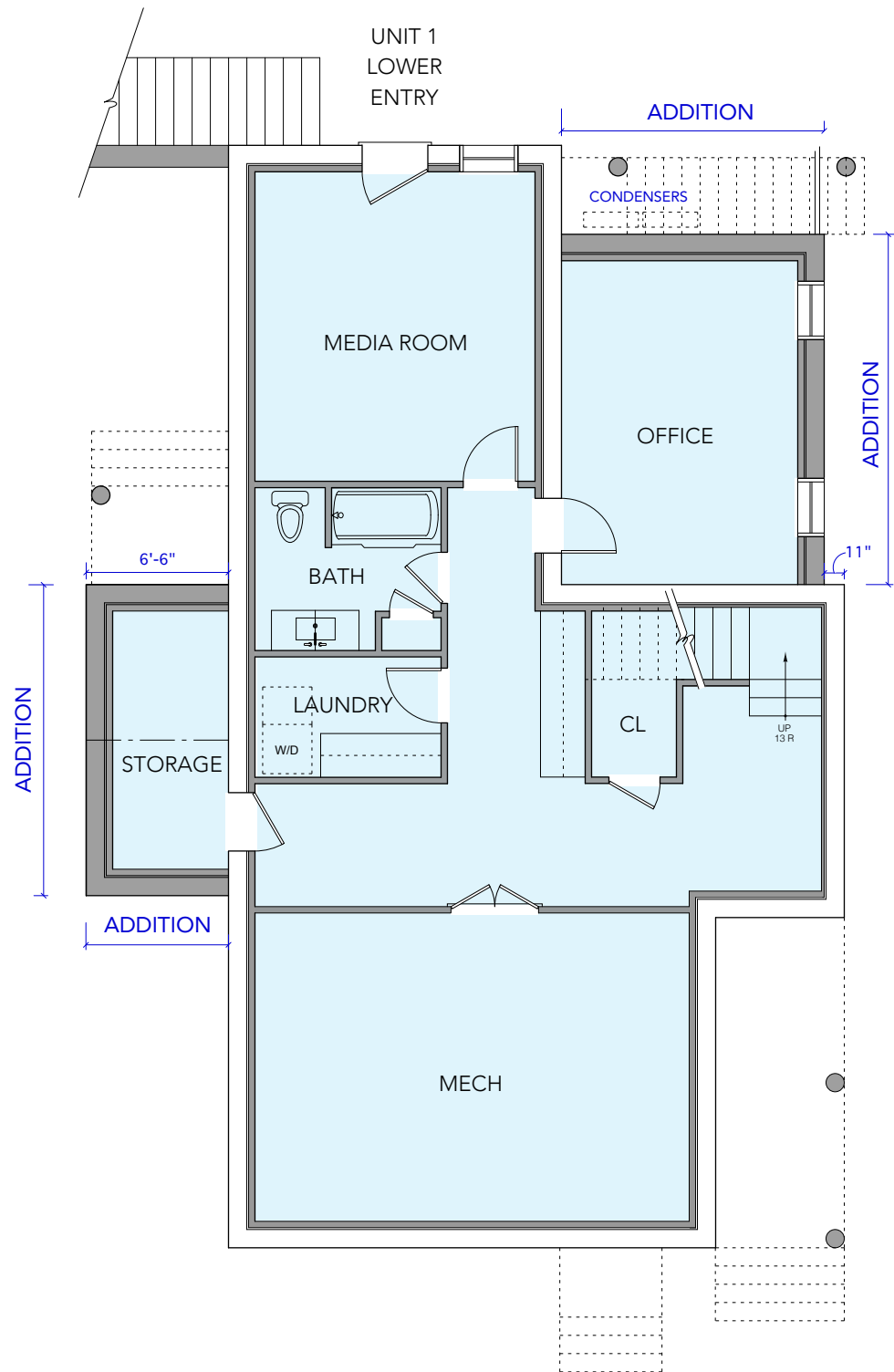
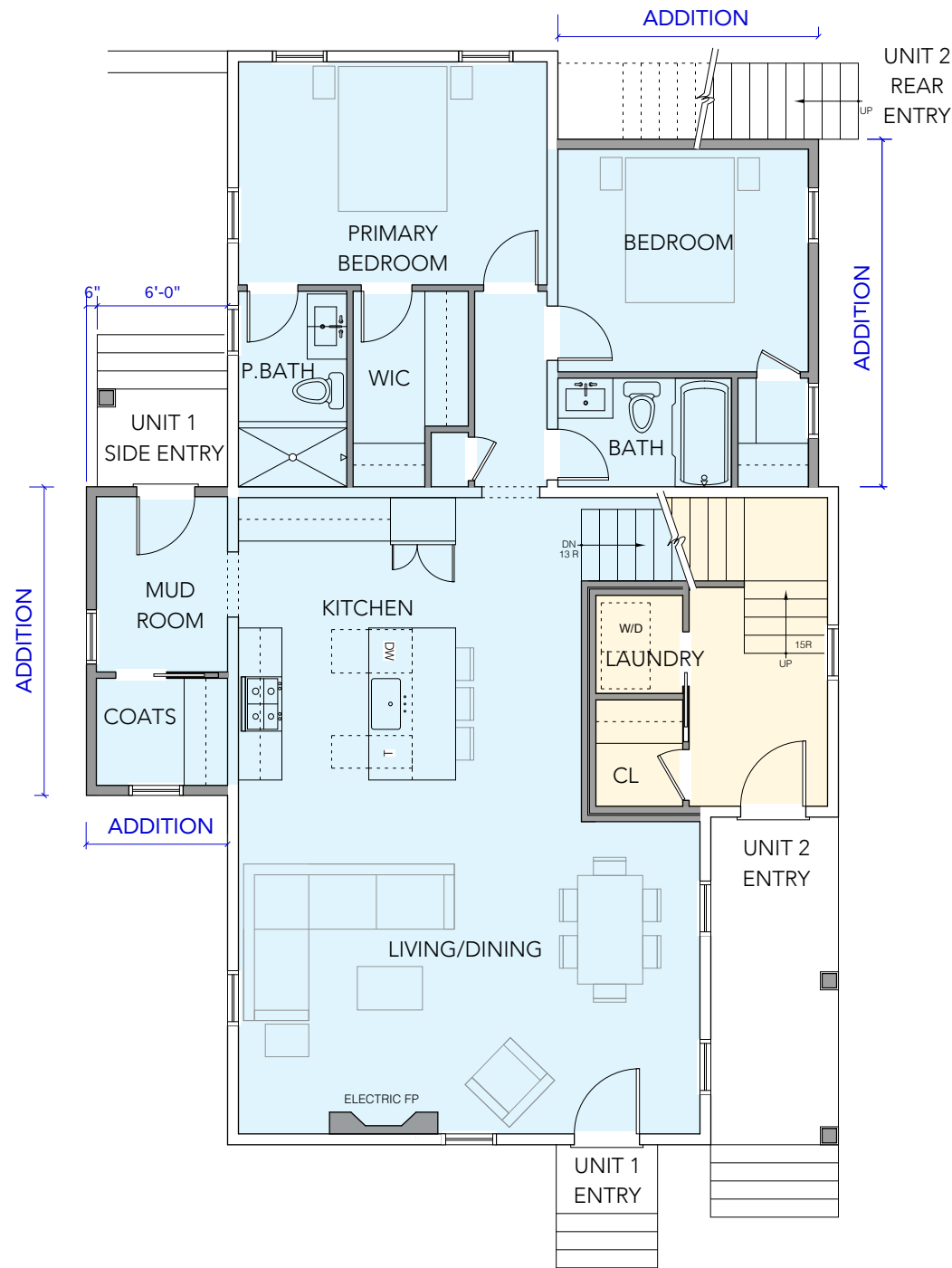




1 Ground Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"



2 First Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

SF CALCULATIONS			
UNIT 1		UNIT 2	
1ST FLOOR	1,101 SF	1ST FLOOR	103 SF
GROUND FLOOR	780 SF	2ND FLOOR	1,107 SF
TOTAL SF	1,881 SF	TOTAL SF	1,210 SF

project:

19 PROSPECT STREET

Amesbury, MA

architect:

GRAF ARCHITECTS

76 State Street, 3rd FL
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

HISTORIC HOUSE Proposed Ground + First Floor Plans

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

16 february 2026

A01

SF CALCULATIONS			
UNIT 1		UNIT 2	
1ST FLOOR	1,101 SF	1ST FLOOR	103 SF
GROUND FLOOR	780 SF	2ND FLOOR	1,107 SF
TOTAL SF	1,881 SF	TOTAL SF	1,210 SF

project:

19 PROSPECT STREET

Amesbury, MA

architect:

GRAF ARCHITECTS

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Newburyport, MA 01950
T. 978 499 9442
www.grafarch.com

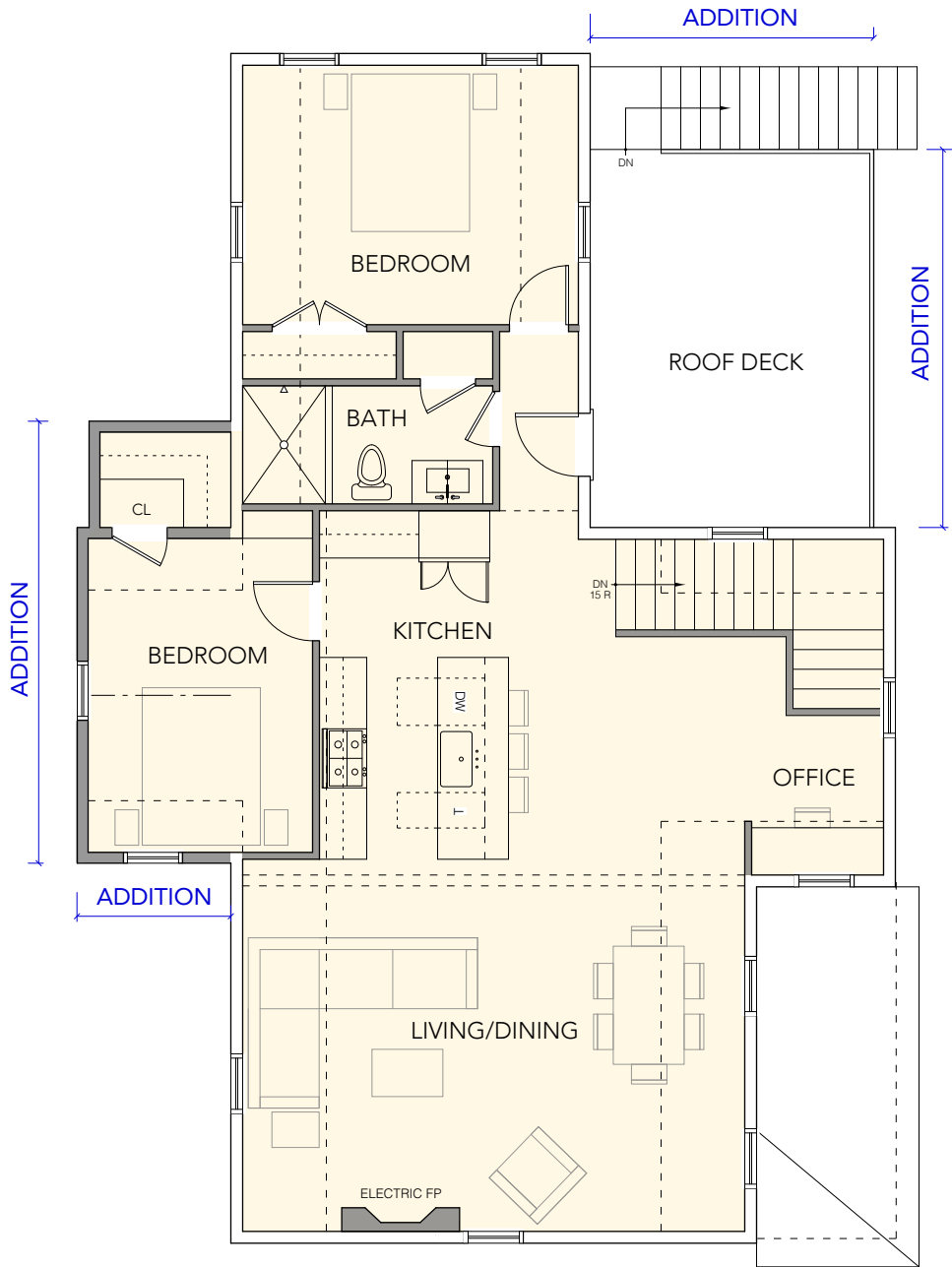
title:

HISTORIC HOUSE
Proposed
Second Floor Plan
+ Roof Plan

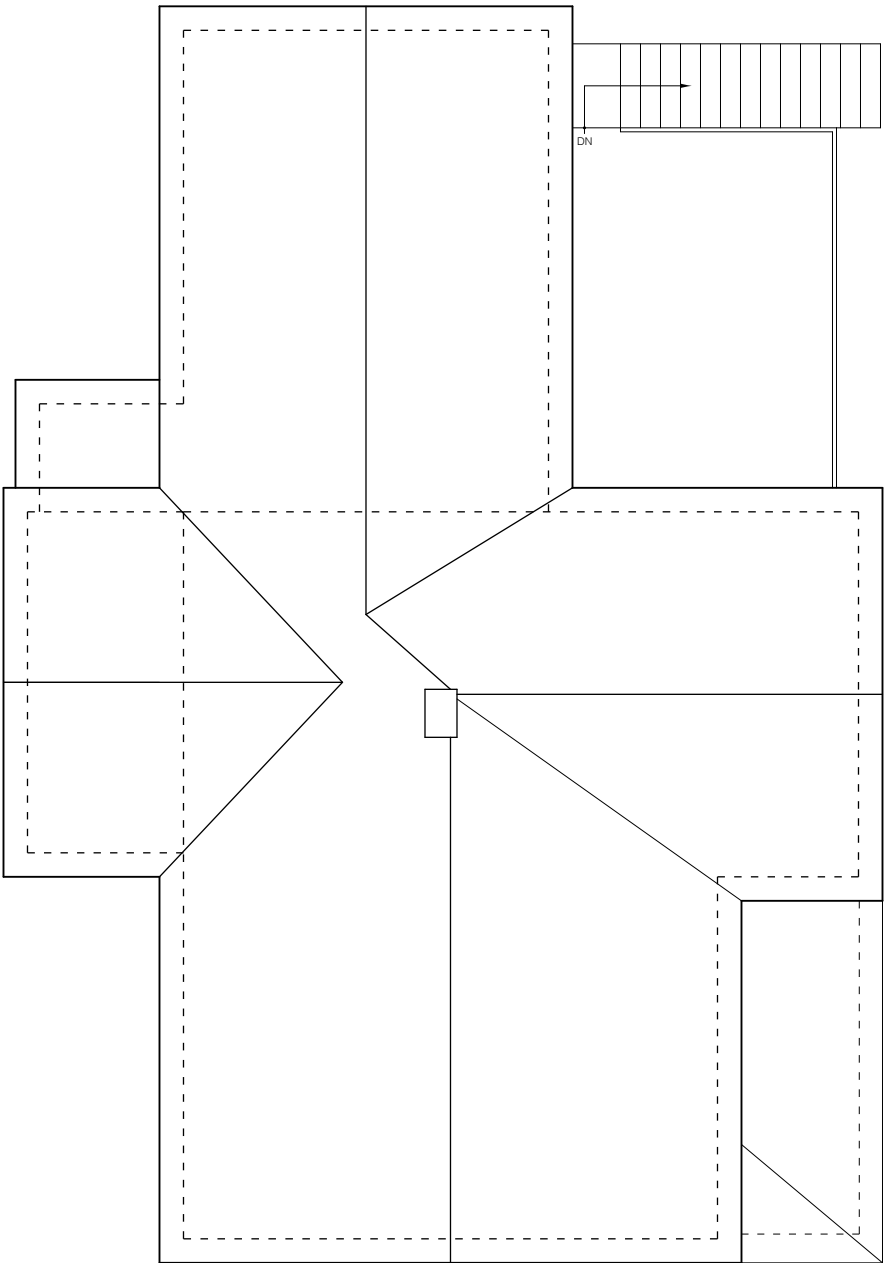
SCALE: 1/8" = 1'-0"

16 february 2026

A02

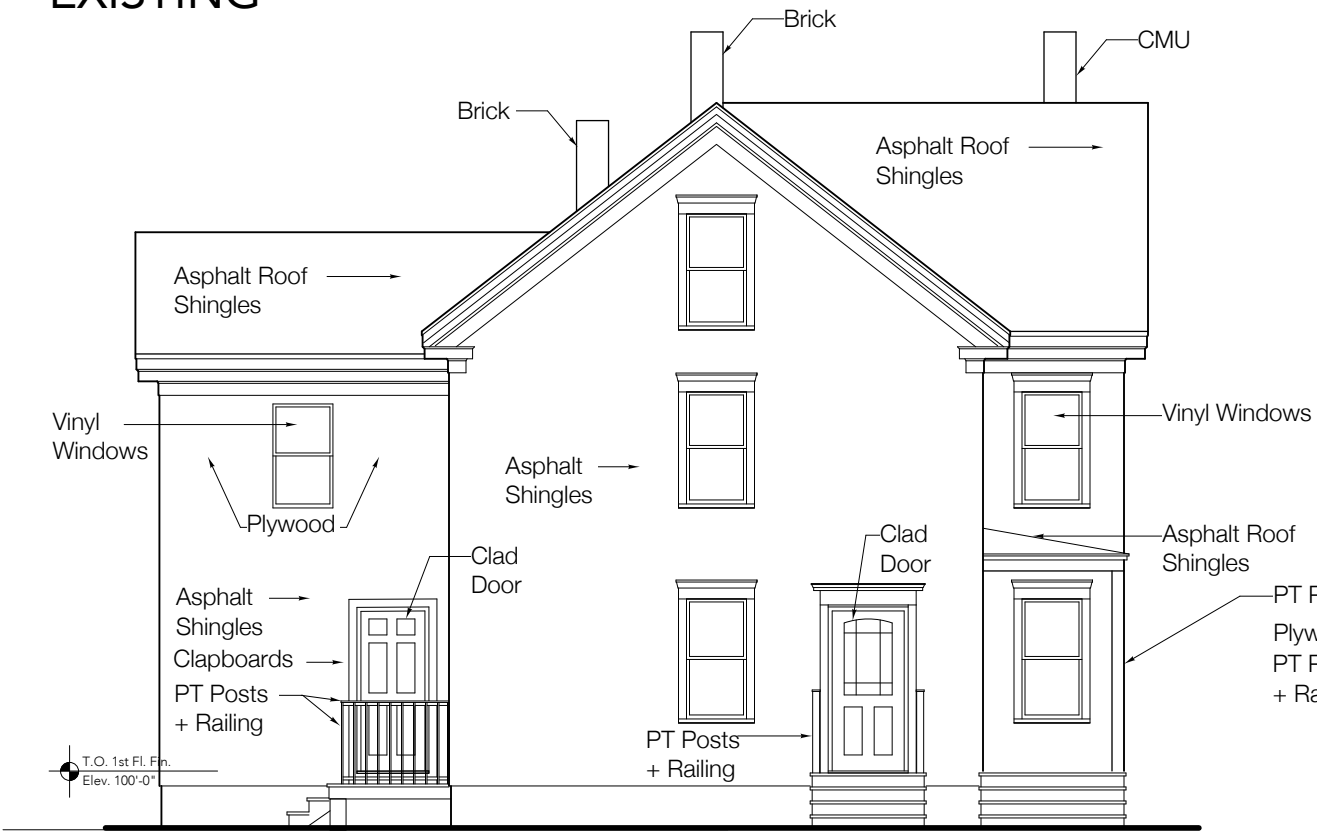


1 Second Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

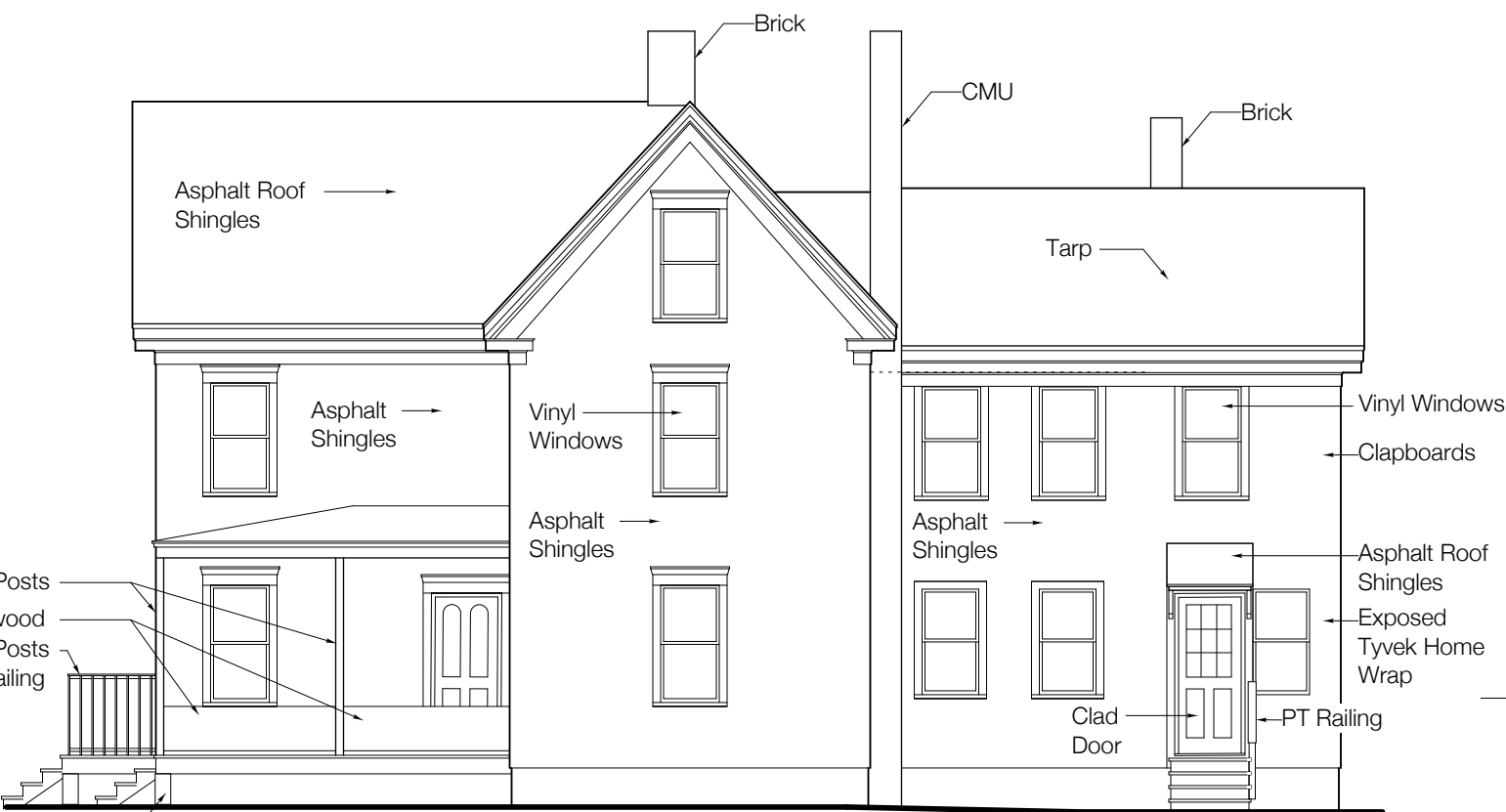


2 Roof Plan - PROPOSED
SCALE: 1/8" = 1'-0"

EXISTING

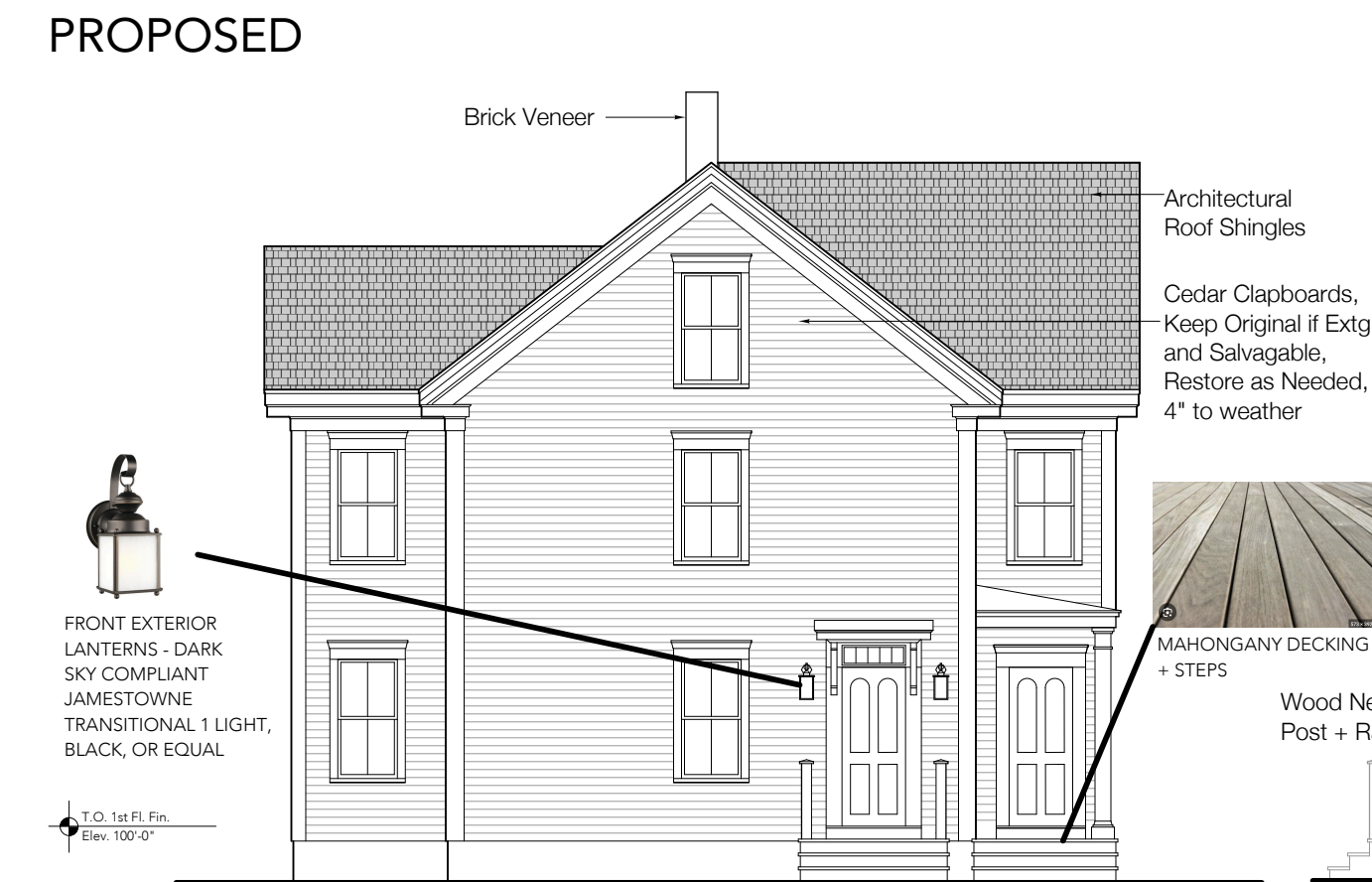


1 Front Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation
SCALE: 1/8" = 1'-0"

PROPOSED



1 Front Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation
SCALE: 1/8" = 1'-0"

project:

19 PROSPECT STREET

Amesbury, MA

architect:

GRAF ARCHITECTS

76 State Street

Newburyport, MA

01950

T. 978 499 9442

www.grafarch.com

title:

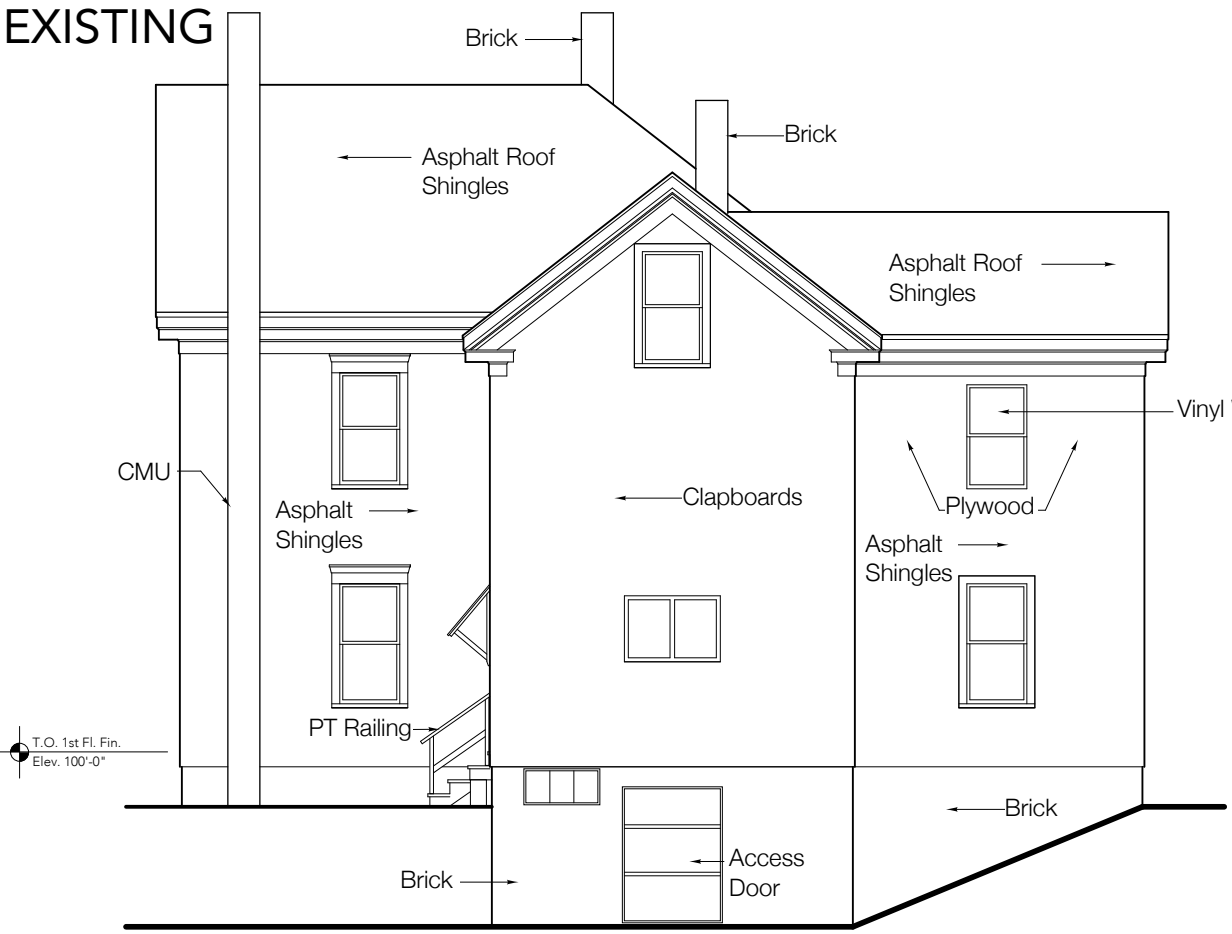
HISTORIC HOUSE
Existing + Proposed
Exterior Elevations

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

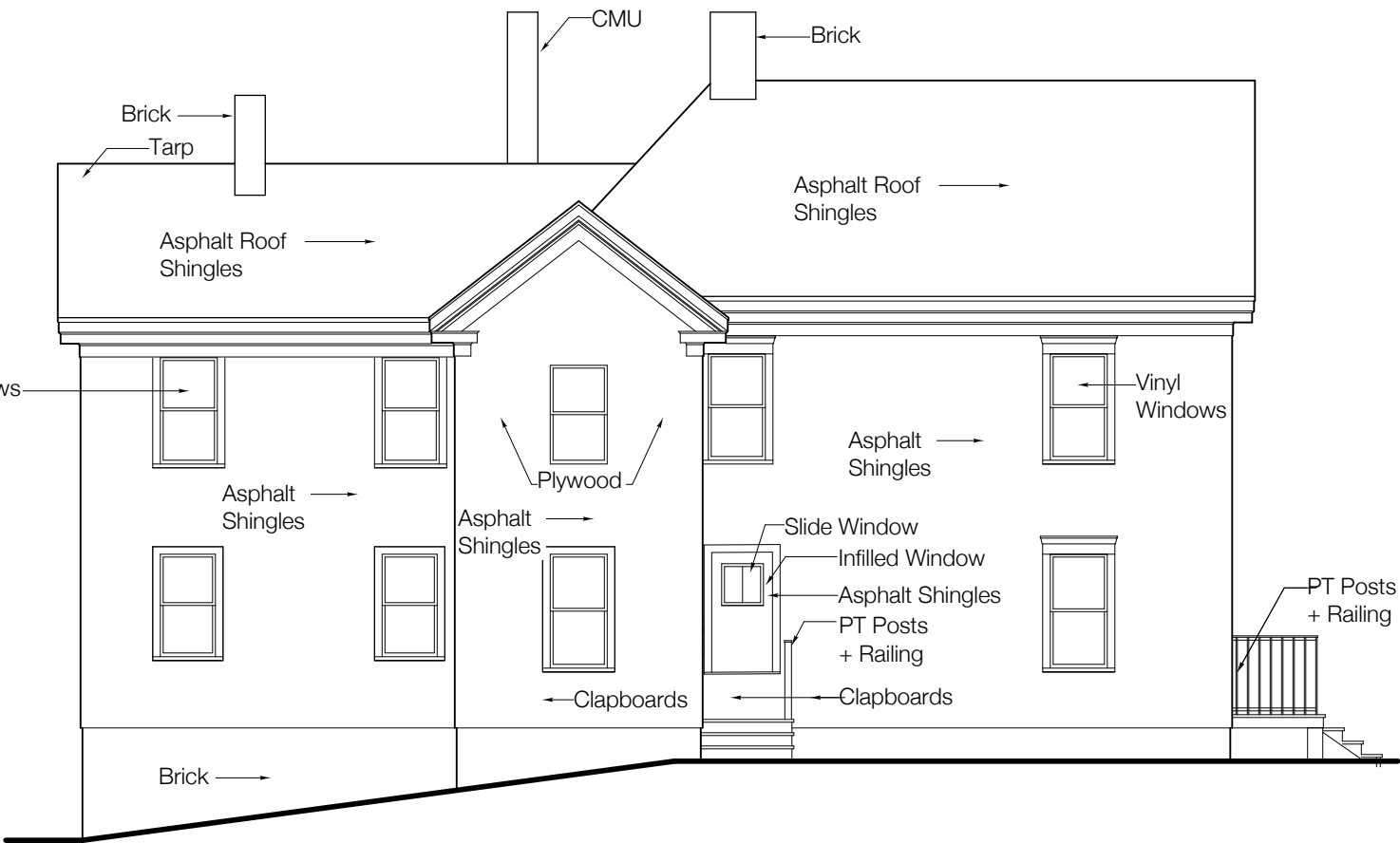
16 february 2026

A03

EXISTING

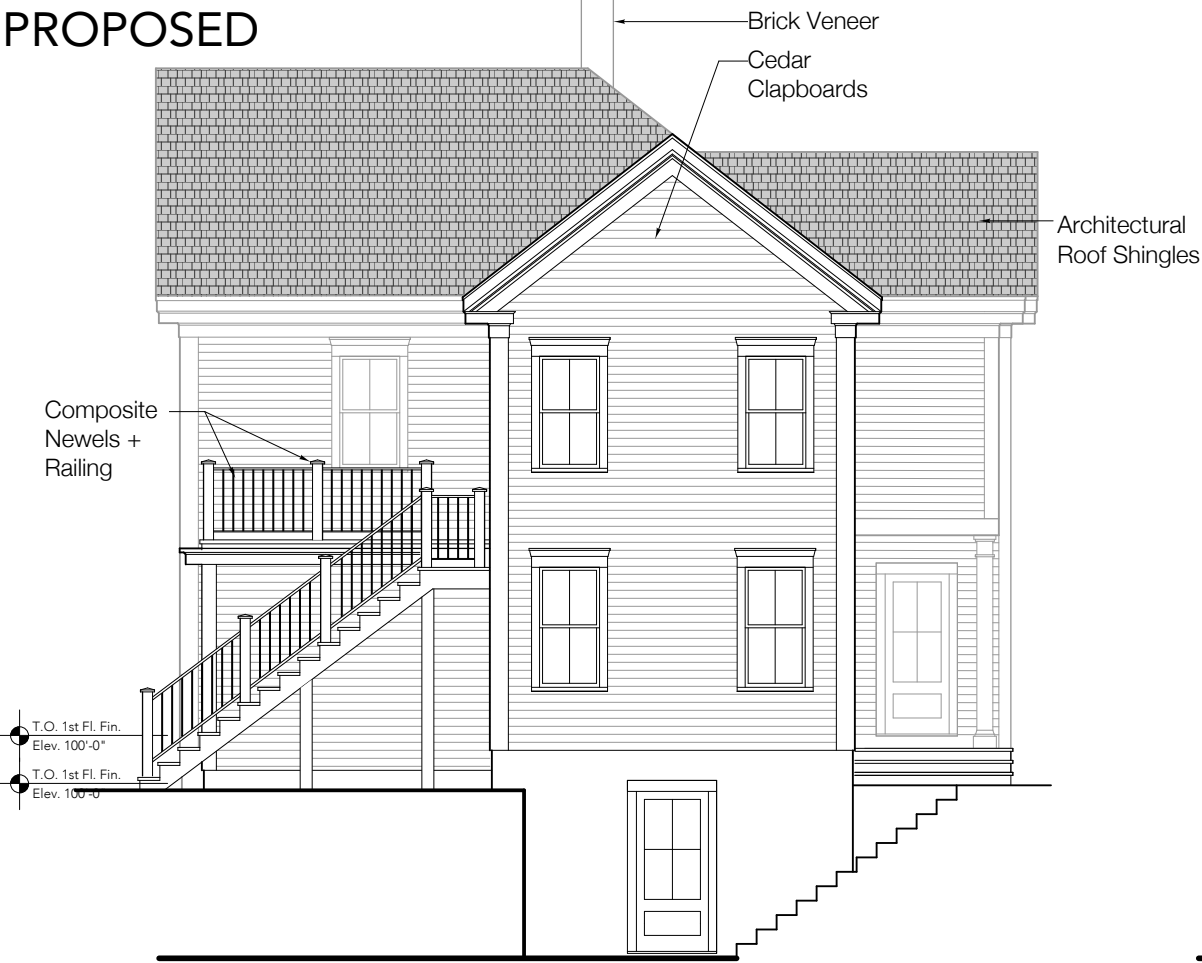


1 Rear Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation
SCALE: 1/8" = 1'-0"

PROPOSED



1 Rear Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation
SCALE: 1/8" = 1'-0"

project:

19 PROSPECT STREET
Amesbury, MA

architect:

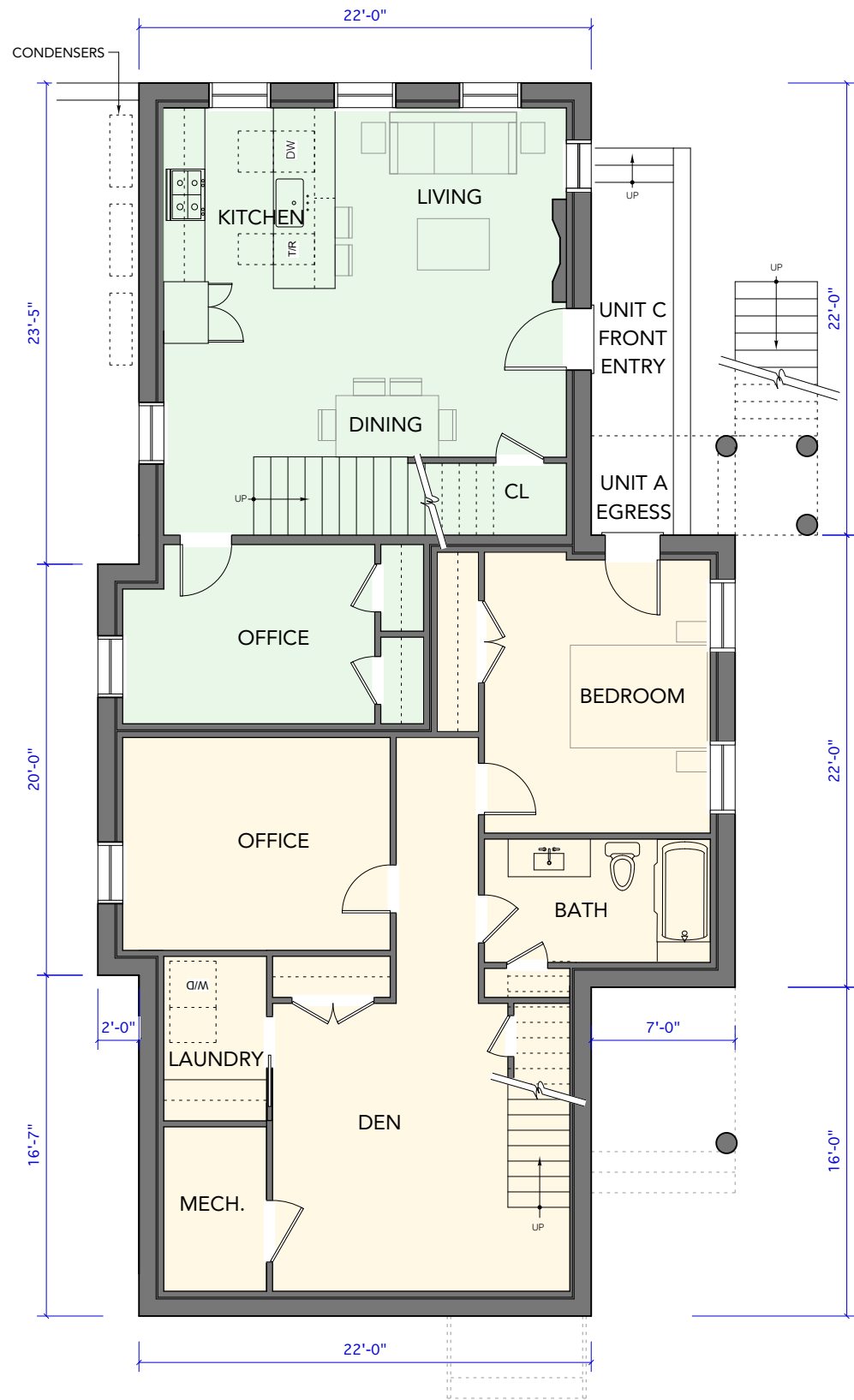
GRAF ARCHITECTS
76 State Street
Newburyport, MA 01950
T. 978 499 9442
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title:

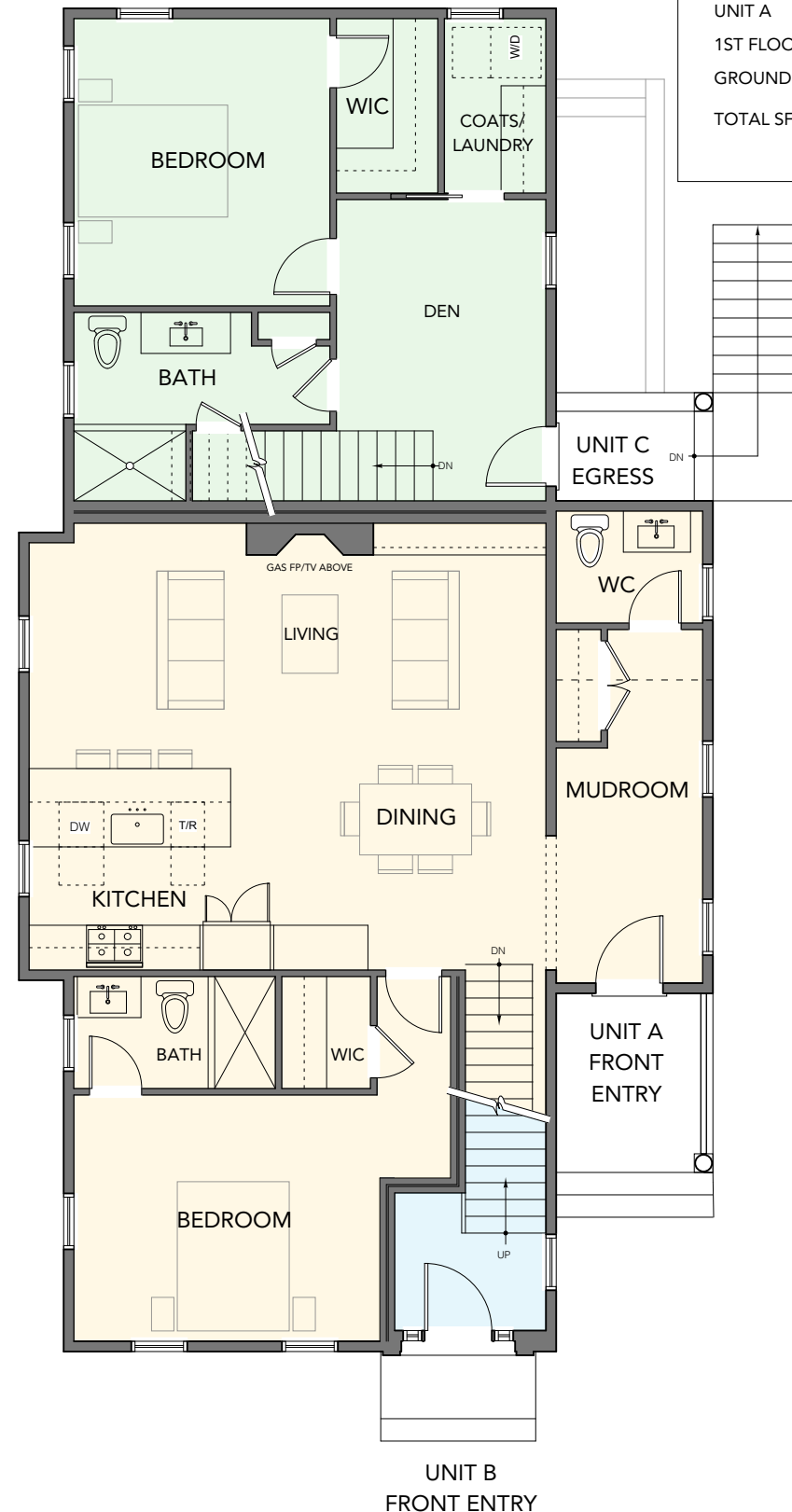
HISTORIC HOUSE
Existing + Proposed
Exterior Elevations

SCALE: 1/8" = 1'-0"
16 february 2026

A04



1 Ground Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"



2 First Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

SF CALCULATIONS					
UNIT A		UNIT B		UNIT C	
1ST FLOOR	861 SF	1ST FLOOR	41 SF	1ST FLOOR	454 SF
GROUND FLOOR	744 SF	2ND FLOOR	1136 SF	LOWER LEVEL	536 SF
TOTAL SF	1,605 SF	3RD FLOOR	746 SF	TOTAL SF	990 SF
		TOTAL SF	1,923 SF		

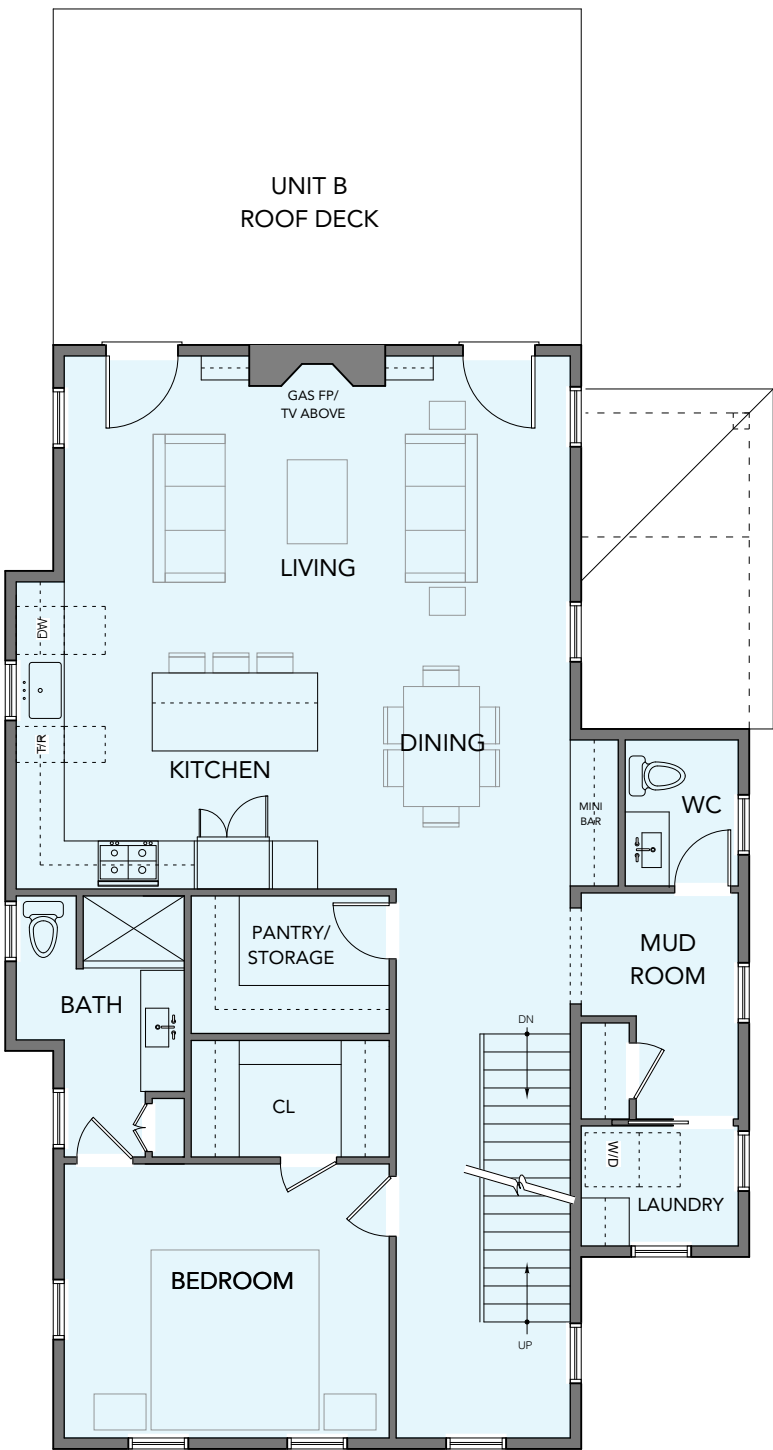
project:
19 PROSPECT STREET
Amesbury, MA

architect:
GRAF ARCHITECTS
76 State Street, 3rd FL
Newburyport, MA 01950
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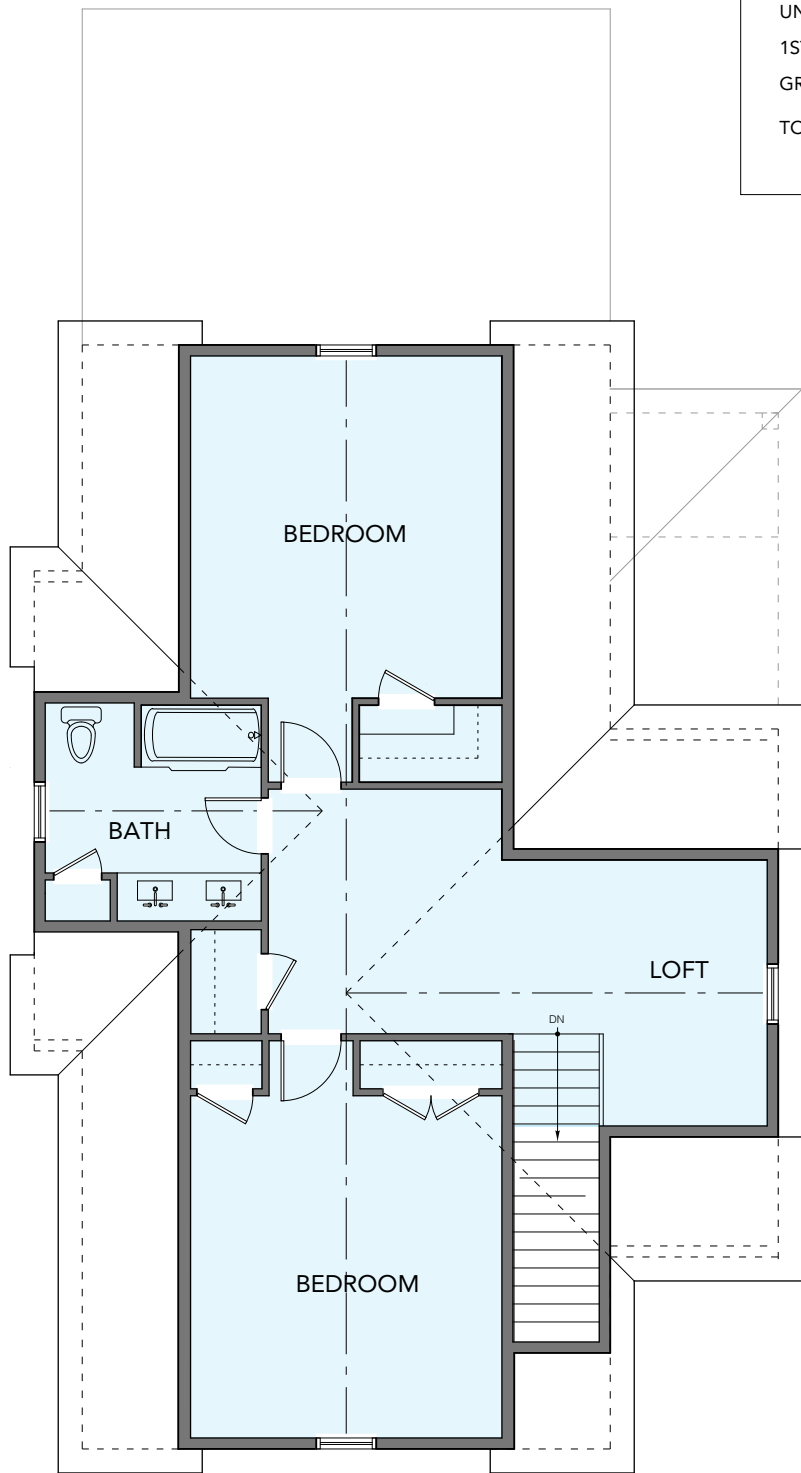
title:
NEW RESIDENCE
Ground Floor Plan +
First Floor Plan

SCALE: 1/8" = 1'-0"
16 february 2026

A05



1 Second Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"



2 Third Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

SF CALCULATIONS					
UNIT A		UNIT B		UNIT C	
1ST FLOOR	861 SF	1ST FLOOR	41 SF	1ST FLOOR	454 SF
GROUND FLOOR	744 SF	2ND FLOOR	1136 SF	LOWER LEVEL	536 SF
TOTAL SF	1,605 SF	3RD FLOOR	746 SF	TOTAL SF	990 SF
		TOTAL SF	1,923 SF		

project:

19 PROSPECT STREET
Amesbury, MA

architect:

GRAF ARCHITECTS
76 State Street, 3rd FL
Newburyport, MA 01950
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title:

NEW RESIDENCE
Second + Third
Floor Plans

SCALE: 1/8" = 1'-0"
16 february 2026

A06

project:

19 PROSPECT STREET

Amesbury, MA

architect:

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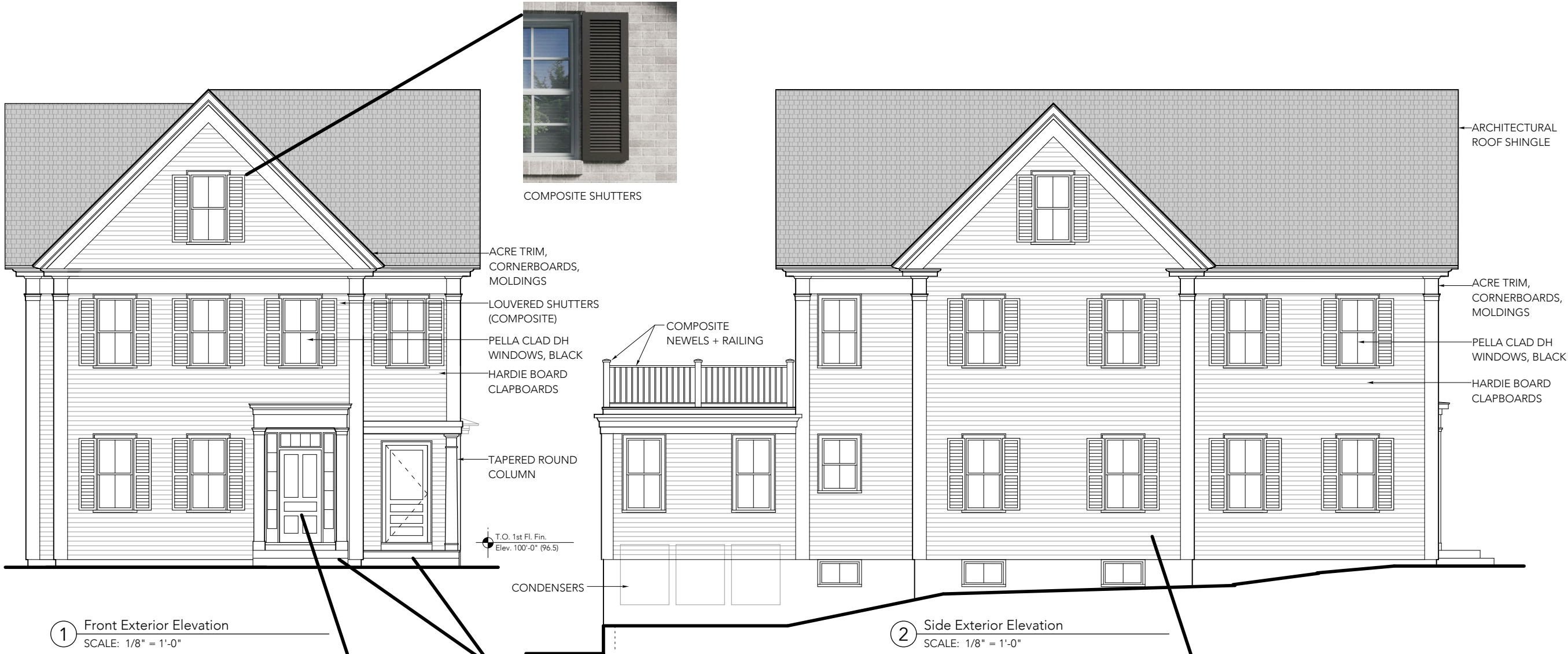
title:

NEW RESIDENCE
Exterior Elevations

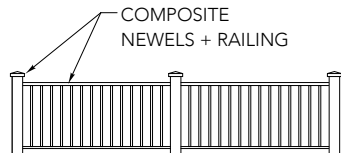
SCALE: 1/8" = 1'-0"

16 february 2026

A07



COMPOSITE SHUTTERS



COMPOSITE
NEWELS + RAILING



RECESSED FRONT ENTRY
+ DETAILING



GRANITE STEPS



HARDIE BOARD CLAPBOARD
SIDING, SMOOTH SIDE

project:

19 PROSPECT STREET

Amesbury, MA

architect:

GRAF ARCHITECTS

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Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

NEW RESIDENCE
Exterior Elevations

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

16 february 2026

A08



GAF ARCHITECTURAL
ROOF SHINGLE



ARCHITECTURAL
ROOF SHINGLE

HARDIE BOARD
CLAPBOARDS

PAINTED ACRE
TRIM, CORNER-
BOARDS,
MOLDINGS

PELLA CLAD DH
WINDOWS, BLACK,
OR EQUAL

COMPOSITE
NEWELS + RAILING

② Rear Exterior Elevation
SCALE: 1/8" = 1'-0"



ACRE TRIM, CORNERBOARDS,
MOLDINGS



ACRE TRIM,
CORNERBOARDS,
MOLDINGS

HARDIE BOARD
CLAPBOARDS

PROPOSED
ROOF DECK

PELLA CLAD
DH WINDOWS,
BLACK, OR
EQUAL

T.O. 1st Fl. Fin.
Elev. 100'-0" (96.5)

T.O. Basement Slab
Elev. (87.0)

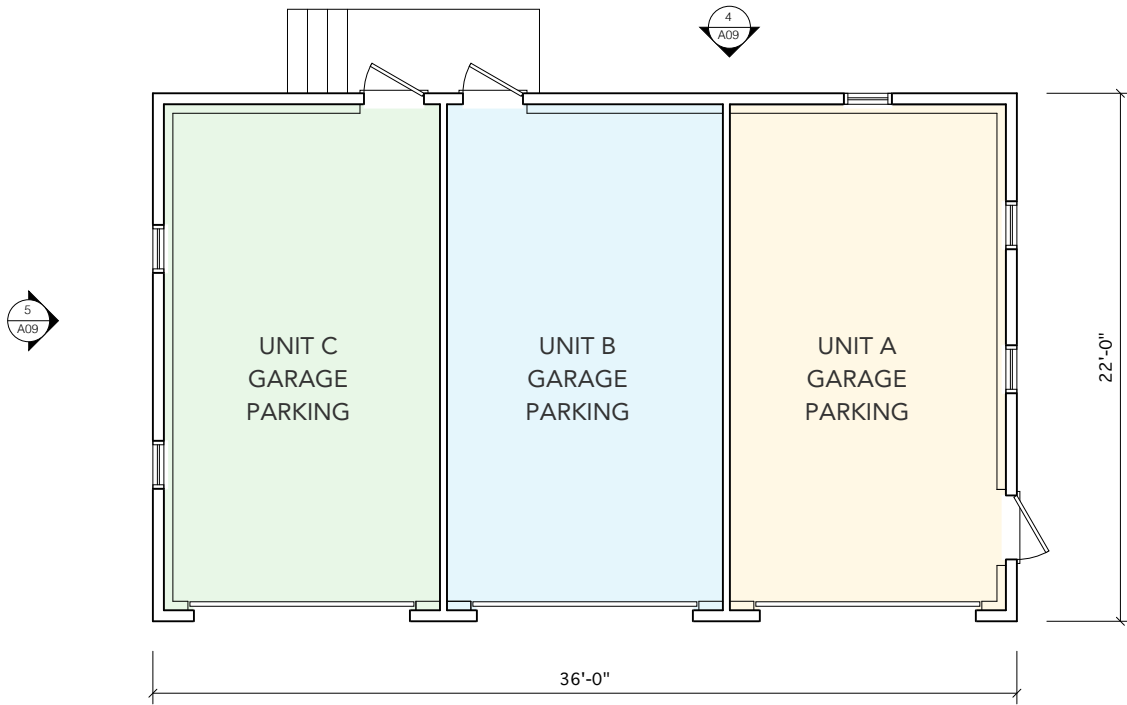
① Side Exterior Elevation
SCALE: 1/8" = 1'-0"



COMPOSITE DECK RAILING -
TIMBERTECH OR EQUAL,
WHITE



TAPERED COLUMN



1 3 Car Garage Floor Plan
SCALE: 1/8" = 1'-0"

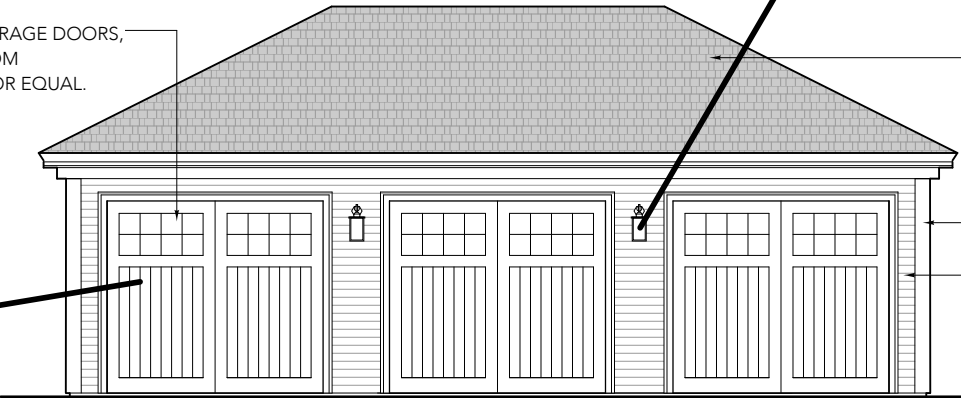
SF CALCULATIONS					
UNIT A		UNIT B		UNIT C	
GARAGE	242 SF	GARAGE	242 SF	GARAGE	242 SF

2
A09

COMPOSITE GARAGE DOORS,
ARTISAN CUSTOM
DOORWORKS, OR EQUAL.



CARRIAGE HOUSE
EXTERIOR LANTERNS -
DARK SKY COMPLIANT
JAMESTOWNE
TRANSITIONAL 1 LIGHT,
BLACK, OR EQUAL



2 Front Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"

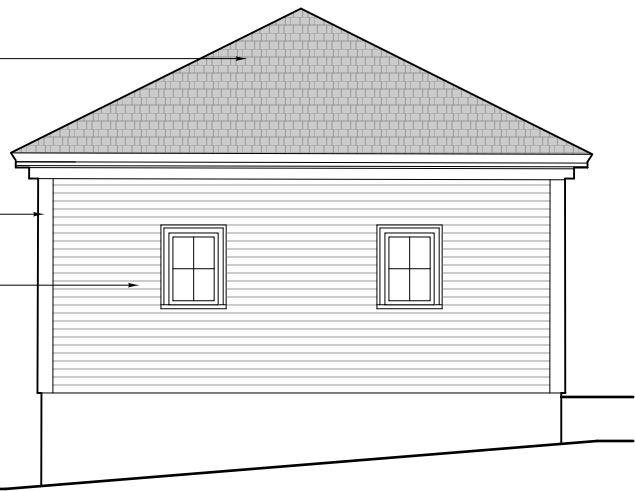


COMPOSITE GARAGE DOORS,
ARTISAN CUSTOM DOORWORKS,
OR EQUAL. SWING STYLE
OVERHEAD CARRIAGE DOOR

13'
MEAN BUILDING HEIGHT



4 Rear Elevation
SCALE: 1/8" = 1'-0"



5 Side Elevation
SCALE: 1/8" = 1'-0"

project:

19 PROSPECT
STREET
Amesbury, MA

architect:

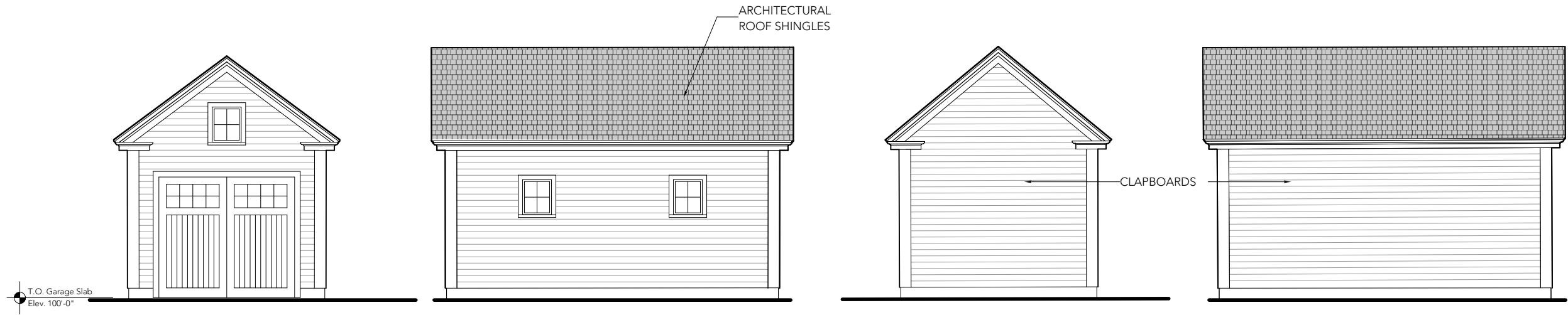
GRAF
ARCHITECTS
76 State Street, 3rd FL
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

NEW RESIDENCE
GARAGE
Floor Plan +
Exterior Elevations

SCALE: 1/8" = 1'-0"
16 february 2026

A09

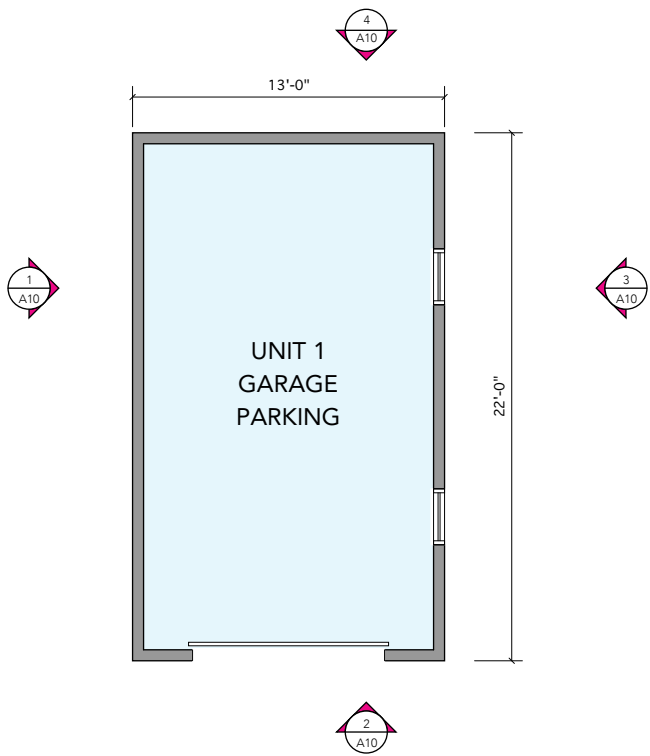


1 Front Exterior Elevation
SCALE: 1/8" = 1'-0"

2 Side Exterior Elevations
SCALE: 1/8" = 1'-0"

3 Rear Exterior Elevations
SCALE: 1/8" = 1'-0"

4 Side Exterior Elevations
SCALE: 1/8" = 1'-0"



5 1 Car Garage Floor Plan
SCALE: 1/8" = 1'-0"

project:

19 PROSPECT STREET
Amesbury, MA

architect:

GRAF ARCHITECTS
76 State Street, 3rd FL
Newburyport, MA 01950
T. 978 499 9442
www.grafarch.com

title:

HISTORIC HOUSE GARAGE
Floor Plan +
Exterior Elevations

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

16 february 2026

A10

project:

19 PROSPECT STREET

Amesbury, MA

architect:

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Newburyport, MA
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29 Prospect Street

19 Prospect Street -
New Residence

19 Prospect Street -
Historic Home

15 Prospect Street

issued:

title:

Street Elevation

SCALE: 1/16" = 1'-0"

13 february 2026

A11



project:

19 PROSPECT STREET

Amesbury, MA

architect:

GRAF ARCHITECTS
76 State Street, 3rd FL
Newburyport, MA 01950
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issued:

title:

Landscape Plan

SCALE: 1/16" = 1'-0"
16 february 2026

L01