



*VIEW FROM NORTHWEST*

*11-12-25*

REDEVELOPMENT OF THE:  
ORDWAY SCHOOL/BALEY HOUSE  
5 & 9 SCHOOL STREET AMESBURY, MA 01913



LEGEND

- GG GAS GATE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ STREET LAMP
- ⊙ UTILITY POLE
- CHAIN LINK FENCE
- STOCKADE FENCE

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

DATE

AMESBURY PLANNING BOARD

APPROVED SUBJECT TO THE PLANNING BOARD DECISION  
DATED \_\_\_\_\_ RECORDED IN THE ESSEX SOUTH REGISTRY  
OF DEEDS IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DEED REFERENCES

PLAN BOOK 132, PLAN 20  
DEED BOOK: 193, PAGE 75  
DEED BOOK: 294, PAGE 233  
DEED BOOK: 657, PAGE 57  
DEED BOOK: 17615, PAGE 527  
DEED BOOK: 2316, PAGE 582  
DEED BOOK: 1585, PAGE 196

ZONING DISTRICT: R8

ZONING DISTRICT –RESIDENTIAL 8 (R8)

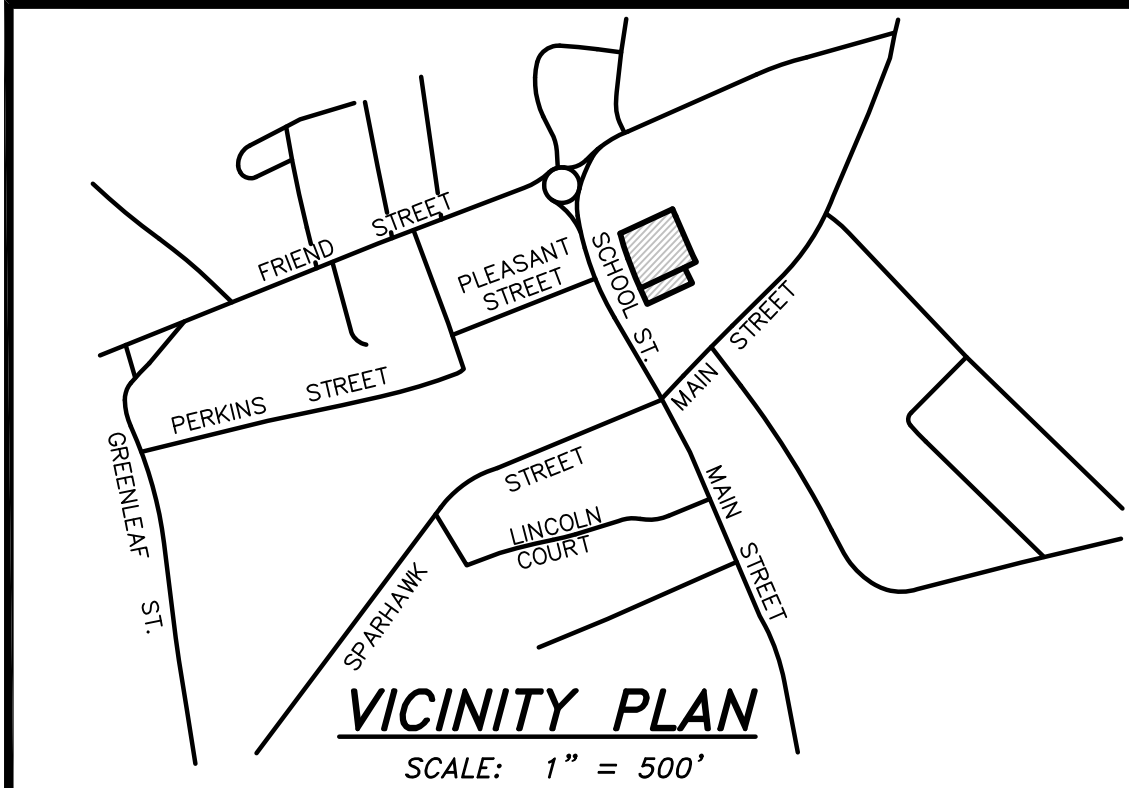
| PARAMETER               | REQUIRED      |
|-------------------------|---------------|
| MINIMUM LOT AREA        | 8,000 SQ. FT. |
| MINIMUM LOT FRONTAGE    | 80 FT.        |
| MINIMUM FRONT YARD      | 25 FT.        |
| MINIMUM SIDE YARD       | 15 FT.        |
| MINIMUM REAR YARD       | 30 FT.        |
| MAXIMUM BUILDING HEIGHT | 35 FT.        |
| MAXIMUM STORIES         | 2.5           |
| MAXIMUM BUILDING AREA   | 30%           |
| MINIMUM OPEN AREA       | 50%           |

CITY OF AMESBURY  
OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ I RECIEVED FROM AMESBURY PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION

CLERK

DATE



DRAFT EXISTING CONDITIONS PLAN

ASSESSOR'S MAP 52, LOTS 199 & 202  
5 & 13 SCHOOL STREET  
AMESBURY, MASSACHUSETTS

OWNER AND APPLICANT:

WOJCICKI HOLDINGS LLC  
110 MAIN STREET  
AMESBURY, MA 01913

GA CONSULTANTS, INC.  
10 STATE STREET, NEWBURYPORT, MA 01950

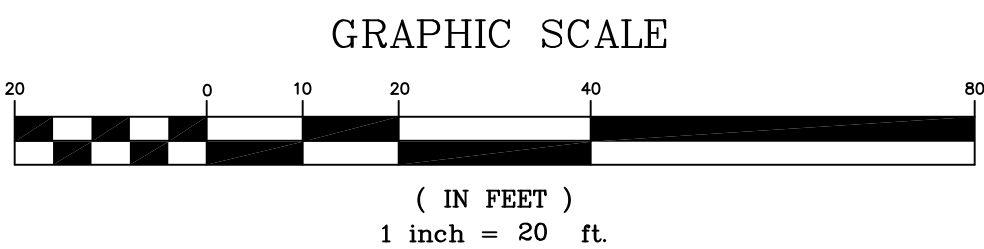
PROFESSIONAL ENGINEERS  
& LAND SURVEYORS  
TEL. 978-502-5197

SHEET 1 OF 1

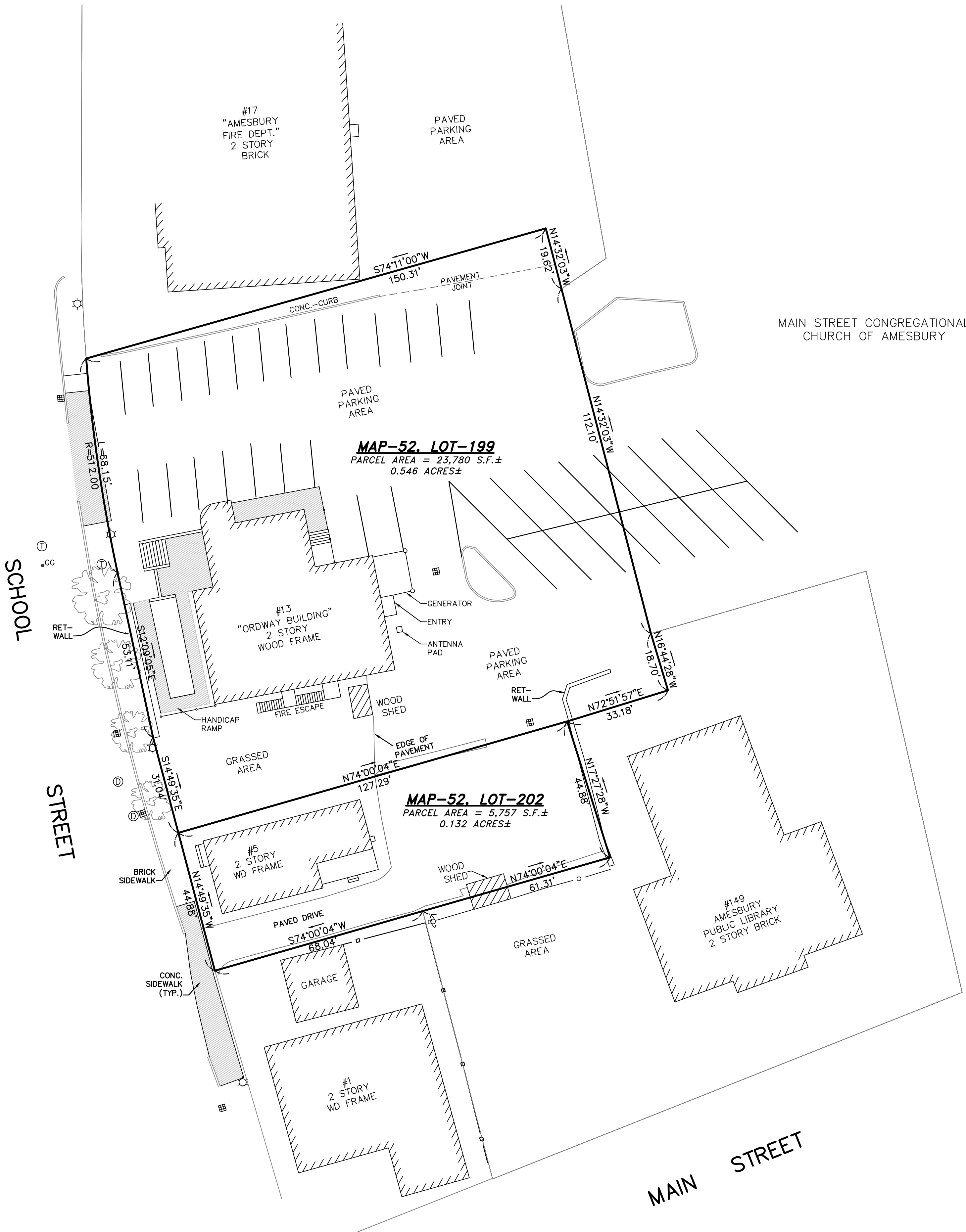
JOHN W. HARGREAVES, PE/PLS

DATE: 11.17.2025

REVISIONS:



SITE PLAN  
SCALE: 1"=20'





LEGEND

- GG GAS GATE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
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ZONING DISTRICT: R8

ZONING DISTRICT –RESIDENTIAL 8 (R8)

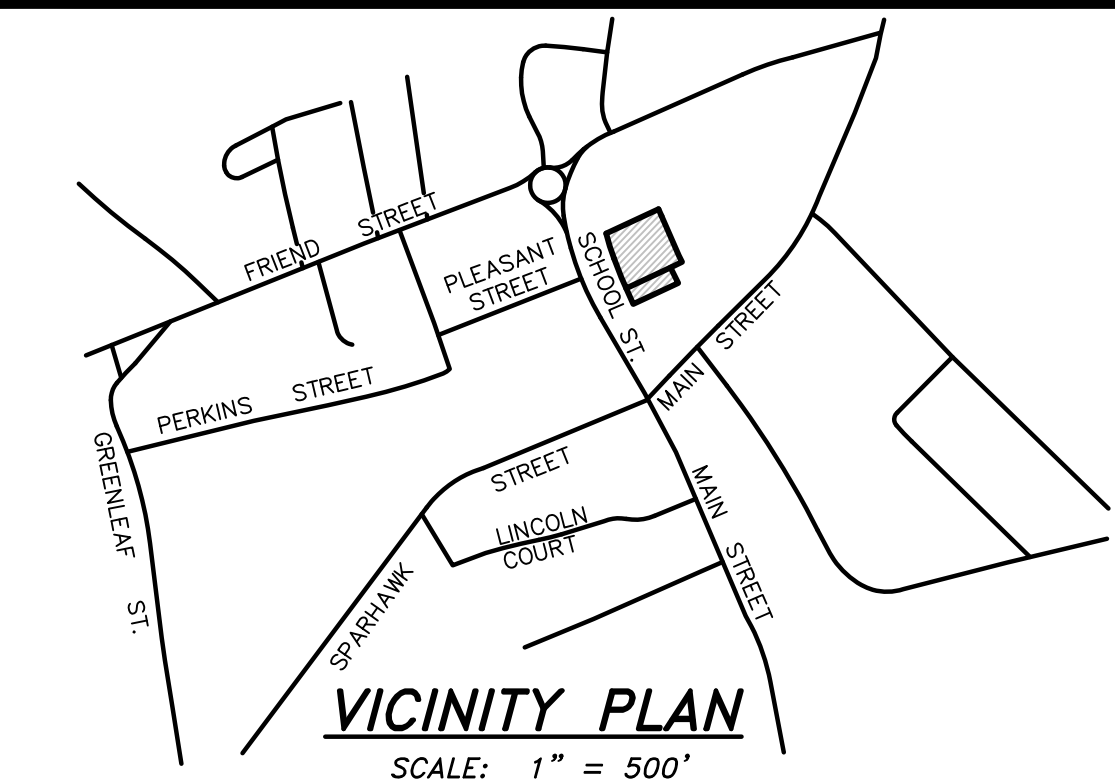
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CITY OF AMESBURY  
OFFICE OF THE CITY CLERK

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CLERK

DATE



PROPOSED SITE PLAN

ASSESSOR'S MAP 52, LOTS 199 & 202  
5 & 13 SCHOOL STREET  
AMESBURY, MASSACHUSETTS

OWNER AND APPLICANT:

WOJCICKI HOLDINGS LLC  
110 MAIN STREET  
AMESBURY, MA 01913

JOHN W. HARGREAVES, PE/PLS

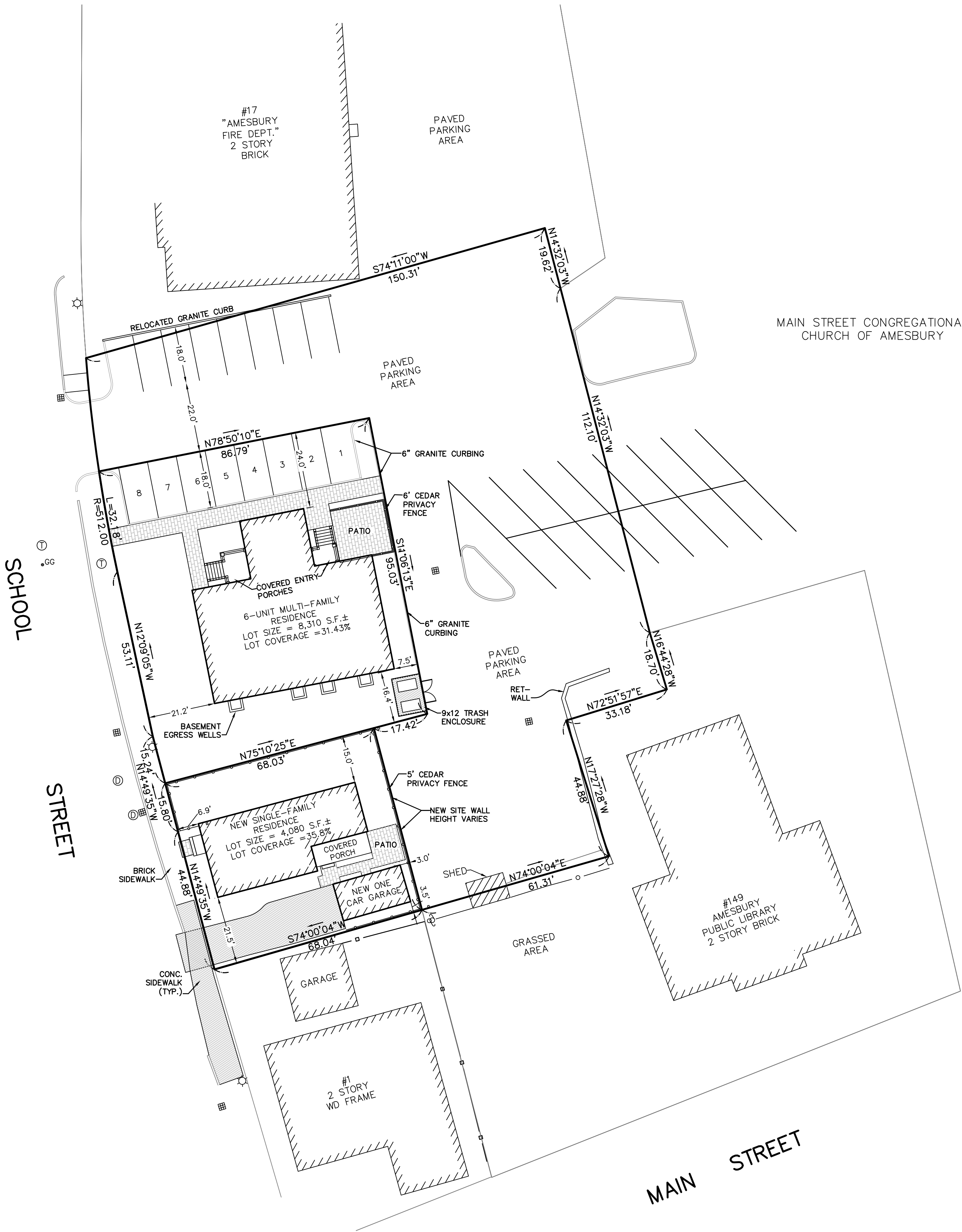
DATE: 1.19.2026

REVISIONS:

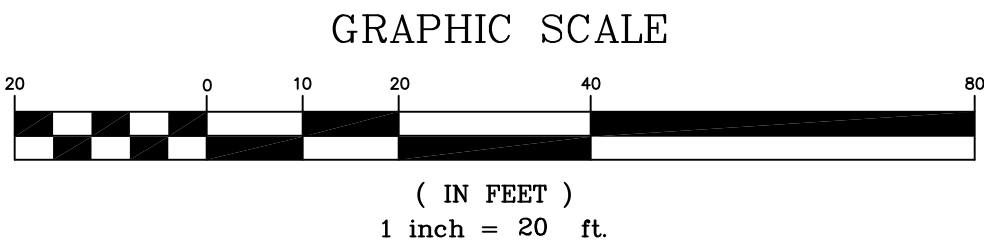
GA CONSULTANTS, INC.  
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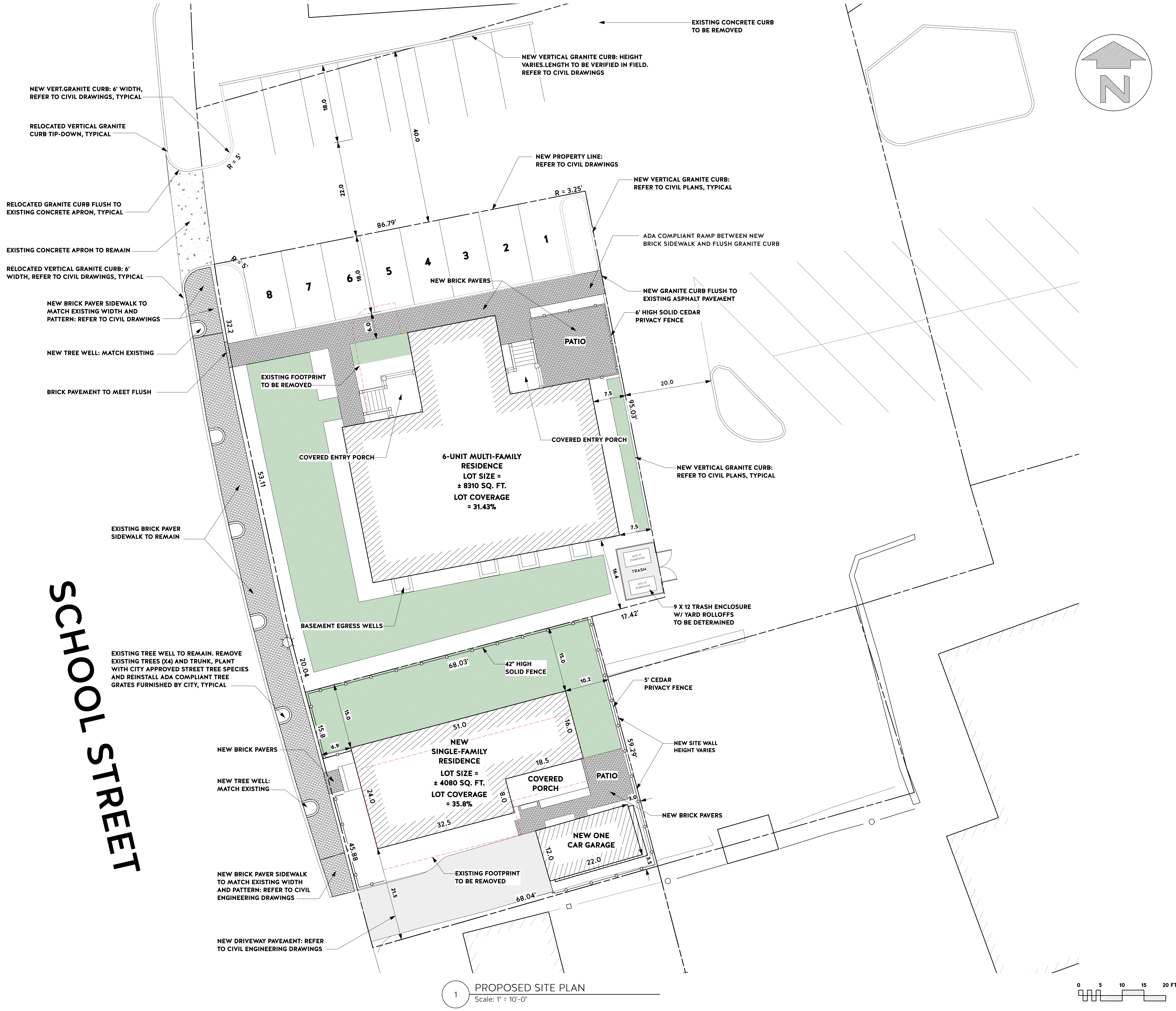
SHEET 2 OF 2



SITE PLAN  
SCALE: 1"=20'







REDEVELOPMENT  
OF:  
**5 & 9 SCHOOL STREET**  
AMESBURY, MA 01913

| REVISION & REISSUE NOTES |          |                   |
|--------------------------|----------|-------------------|
| No.                      | Date     | Notes             |
| A                        | 11-12-25 | PB SUBMISSION SET |
| B                        | 1-17-26  | REVISIONS         |
| C                        | 1-26-26  | REVISIONS         |

|                      |                         |                 |
|----------------------|-------------------------|-----------------|
| Project #<br>2025-27 | Project Manager<br>X.X. | Date<br>1-25-26 |
|----------------------|-------------------------|-----------------|

Scale: AS NOTED

**PROPOSED SITE PLAN**

**A0.0**

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OPPOSITE PLANTING BED NOT  
SHOWN IN ACTUAL LOCATION

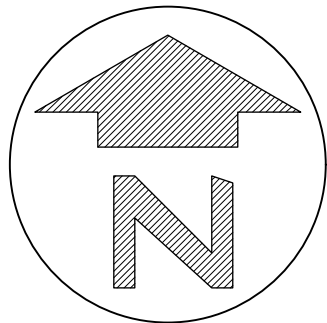
COMBINE GROWTH AND PRUNING TO  
DEVELOP AND MAINTAIN SOLID FORMAL  
HEDGE 4' IN HEIGHT AND 3' IN WIDTH

COMBINE GROWTH AND PRUNING TO  
DEVELOP AND MAINTAIN SOLID FORMAL  
HEDGE 2' IN HEIGHT AND 2' IN WIDTH

CENTER GROUPING OF 5 AU UNDER  
EACH BASEMENT WINDOW.

COMBINE GROWTH AND PRUNING TO  
DEVELOP AND MAINTAIN SOLID FORMAL  
HEDGE 3' HEIGHT X 4' SQUARE

CENTER GROUPING OF 8 TC UNDER  
EACH BASEMENT WINDOW



PLANT SCHEDULE: 9 SCHOOL STREET

| STREET TREES      | SIZE             | NOTES   | QTY     |
|-------------------|------------------|---------|---------|
| Quercus palustris | 3.0" - 3.5" Cal. | Zone: 4 |         |
| Pin Oak           |                  |         | KEY: QP |
| Tilia cordata     | 3.0" - 3.5" Cal. | Zone: 3 |         |
| Litsea-linden     |                  |         | KEY: TC |

| SHADE TREES                       | SIZE             | NOTES   | QTY     |
|-----------------------------------|------------------|---------|---------|
| Carpinus betulus var 'Fastigiata' | 2.5" - 3.0" Cal. | Zone: 4 | 2       |
| Fastigate Hornbeam                |                  |         | KEY: CB |

| DECIDUOUS SHRUBS                    | SIZE     | NOTES   | QTY     |
|-------------------------------------|----------|---------|---------|
| Clethra alnifolia                   | 2 Gallon | Zone: 3 | 4       |
| Sweet Pepperbush                    |          |         | KEY: CA |
| Hibiscus syriacus 'Diana'           | 5 Gallon | Zone: 5 | 9       |
| Rose of Sharon var 'Diana'          |          |         | KEY: HS |
| Hydrangea paniculata                | 5 Gallon | Zone: 3 | 9       |
| Panicle Hydrangea var. Puffer Fish® |          |         | KEY: PH |
| Rosa var. Autumn Damask Rose        | 1 Gal    | Zone: 4 | 8       |
| Rambling Damask Rose                |          |         | KEY: RD |
| Potentilla fruticosa 'Abbotswood'   | 1 Gal    | Zone: 3 | 27      |
| Shrubby Cinquefoil                  |          |         | KEY: PF |
| Symphoricarpos albus                | 5 Gallon | Zone: 3 | 3       |
| Common Snowberry                    |          |         | KEY: SA |

| EVERGREEN SHRUBS                   | SIZE     | NOTES   | QTY      |
|------------------------------------|----------|---------|----------|
| Buxus sempervirens                 | 2 Gallon | Zone: 5 | 16       |
| Common American Boxwood            |          |         | KEY: BS  |
| Buxus sinica                       | 2 Gallon | Zone: 4 | 6        |
| var. insularis 'Wintergreen'       |          |         | KEY: BSW |
| Camellia japonica 'April Dawn'     | 5 Gal    | Zone: 6 | 1        |
| Camellia var 'Spring's Promise'    |          |         | KEY: CJ  |
| Ilex crenata 'Sky Pencil'          | 5 Gallon | Zone: 5 | 1        |
| Japanese Holly                     |          |         | KEY: IC  |
| Juniperus scopulorum 'Blue Arrow's | Gal      | Zone: 4 | 12       |
| Juniper var. Blue Arrow            |          |         | KEY: JS  |
| Kalmia latifolia 'Bullseye'        | 5 Gallon | Zone: 4 | 3        |
| Mountain Laurel var Bullseye       |          |         | KEY: KL  |

| PERENNIALS                       | SIZE     | NOTES   | QTY     |
|----------------------------------|----------|---------|---------|
| Achillea 'Moonshine'             | 1 Gallon | Zone: 3 | 12      |
| Yarrow                           |          |         | KEY: AM |
| Astilbe x arendsii 'Cattleya'    | 1 Gallon | Zone: 4 | 6       |
| Astilbe var 'Cattleya'           |          |         | KEY: AC |
| Echinacea purpurea               | 1 Gallon | Zone: 3 | 40      |
| Purple Coneflower                |          |         | KEY: PE |
| Lavandula angustifolia 'Hidcote' | 1 Gal    | Zone: 5 | 20      |
| English Lavender var Hidcote     |          |         | KEY: LA |
| Tiarella cordifolia              | 1 Gallon | Zone: 4 | 24      |
| Foam Flower                      |          |         | KEY: TC |
| Veronica 'Hocus Pocus'           | 1 Gallon | Zone: 4 | 15      |
| Speedwell var. Hocus Pocus       |          |         | KEY: V  |

| GROUNDCOVERS            | SIZE     | NOTES   | QTY     |
|-------------------------|----------|---------|---------|
| Arctostaphylos uva-ursi | 1 Gallon | Zone: 4 | 16      |
| Kinnikinnick            |          |         | KEY: AU |

| VINES                 | SIZE     | NOTES   | QTY     |
|-----------------------|----------|---------|---------|
| Lonicera sempervirens | 1 Gallon | Zone: 4 |         |
| Trumpet Honeysuckle   |          |         | KEY: LS |

| LANDSCAPE MATERIALS                                                  | QTY                    |
|----------------------------------------------------------------------|------------------------|
| Bark Mulch                                                           | 3" depth in 1,485 S.F. |
| Shredded Organic Bark Mulch                                          | noted planting areas   |
| Lawn (Sod)                                                           | 1,010 S.F.             |
| Cool season grass blend                                              | Noted planting areas   |
| Landscape Border                                                     | 240 LN. FT.            |
| Aluminum landscape edging material at planting beds and select trees |                        |

PLANT SCHEDULE: 5 SCHOOL STREET

| STREET TREES      | SIZE             | NOTES   | QTY     |
|-------------------|------------------|---------|---------|
| Acer rubrum       | 3.0" - 3.5" Cal. | Zone: 3 |         |
| Red Maple         |                  |         | KEY: AR |
| Quercus palustris | 3.0" - 3.5" Cal. | Zone: 4 |         |
| Pin Oak           |                  |         | KEY: QP |

| ORNAMENTAL TREES    | SIZE             | NOTES   | QTY     |
|---------------------|------------------|---------|---------|
| Magnolia virginiana | 2.0" - 2.5" Cal. | Zone: 5 | 1       |
| Sweet Bay Magnolia  |                  |         | KEY: MV |

| DECIDUOUS SHRUBS                             | SIZE     | NOTES   | QTY      |
|----------------------------------------------|----------|---------|----------|
| Cornus sericea 'Allemands'                   | 5 Gallon | Zone: 3 | 3        |
| Red Twig Dogwood                             |          |         | KEY: CS  |
| Fothergilla gardenii                         | 1 Gallon | Zone: 5 | 5        |
| Dwarf Fothergilla                            |          |         | KEY: FG  |
| Hydrangea arborescens                        | 2 Gallon | Zone: 4 | 2        |
| Smooth hydrangea invincibelle Mini Mauvette® |          |         | KEY: HA1 |
| Physocarpus opulifolius 'Diablo'             | 2 Gallon | Zone: 3 | 1        |
| Eastern Ninebark                             |          |         | KEY: PO  |

| EVERGREEN SHRUBS                       | SIZE  | NOTES   | QTY     |
|----------------------------------------|-------|---------|---------|
| Rhododendron                           | 5 Gal | Zone: 5 | 4       |
| Rhododendron var. Scarlet Wonder Dwarf |       |         | KEY: R1 |

| PERENNIALS           | SIZE     | NOTES   | QTY      |
|----------------------|----------|---------|----------|
| Achillea millefolium | 1 Gallon | Zone: 3 | 14       |
| Common Yarrow        |          |         | KEY: AM1 |
| Digitalis purpurea   | 1 Gallon | Zone: 4 | 3        |
| Common Foxglove      |          |         | KEY: DP  |
| Heuchera americana   | 1 Gallon | Zone: 4 | 7        |
| Coral Bells          |          |         | KEY: HA2 |

| GROUNDCOVERS            | SIZE     | NOTES   | QTY     |
|-------------------------|----------|---------|---------|
| Arctostaphylos uva-ursi | 1 Gallon | Zone: 4 |         |
| Kinnikinnick            |          |         | KEY: AU |

| LANDSCAPE MATERIALS                                                  | QTY                  |
|----------------------------------------------------------------------|----------------------|
| Bark Mulch                                                           | 3" depth in 300 S.F. |
| Shredded Organic Bark Mulch                                          | noted planting areas |
| Lawn (Sod)                                                           | 1,165 S.F.           |
| Cool season grass blend                                              | Noted planting areas |
| Landscape Border                                                     | 100 LN. FT.          |
| Aluminum landscape edging material at planting beds and select trees |                      |
| STONE DRIP EDGE                                                      | 185 S.F.             |
| Peastone or River Rock                                               |                      |

NOTES:

1. USDA Hardiness Zone for Amesbury, MA, is 6b.
2. Not all plant material species and quantities shown will be used. Final plant material specifications dependent on conformance to applicable, and approval by, local and state regulations and agencies.
3. Plant material specified shall conform to ANLA American Standard for Nursery Stock, ANSI Z60.1 current edition.
4. No permanent irrigation system is proposed.

SCOTT BROWN

ESTD ARCHITECTS 2007

48 MARKET STREET

NEWBURYPORT, MA 01950

T. 978.465.3535

WWW.SCOTTBROWNARCHITECT.COM

REDEVELOPMENT

OF:

5 & 9 SCHOOL STREET

AMESBURY, MA 01913

REVISION & REISSUE NOTES

| No. | Date    | Notes     |
|-----|---------|-----------|
| A   | 1-26-26 | REVISIONS |

| Project # | Project Manager | Date    |
|-----------|-----------------|---------|
| 2025-27   | X.X.            | 1-25-26 |

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

PROPOSED  
LANDSCAPE PLAN

A0.1

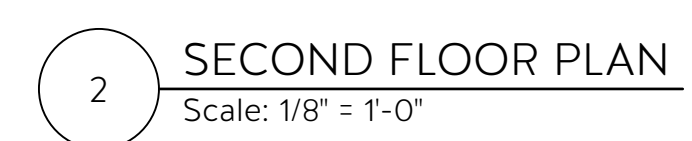
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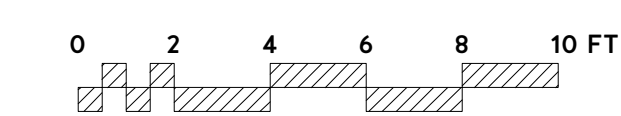


| REVISION & REISSUE NOTES |                         |                   |
|--------------------------|-------------------------|-------------------|
| No.                      | Date                    | Notes             |
| A                        | 11-12-25                | PB SUBMISSION SET |
|                          |                         |                   |
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|                          |                         |                   |
|                          |                         |                   |
| Project #<br>2025-27     | Project Manager<br>X.X. | Date<br>12-30-25  |

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| UNIT | SQUARE FOOTAGE  |
|------|-----------------|
| 1    | ± 947 SQ. FT.   |
| 2    | ± 947 SQ. FT.   |
| 3    | ± 1,031 SQ. FT. |
| 4    | ± 1,031 SQ. FT. |
| 5    | ± 1,031 SQ. FT. |
| 6    | ± 1,031 SQ. FT. |







RESTORATION/REHABILITATION

TO:

THE ORDWAY SCHOOL

9 SCHOOL STREET AMESBURY, MA 01913

Scale: AS NOTED

**SOUTH WEST  
(FRONT) ELEVATION**

**A3**

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RESTORATION/REHABILITATION  
TO:  
THE ORDWAY SCHOOL  
9 SCHOOL STREET AMESBURY, MA 01913

| <b>REVISION &amp; REISSUE NOTES</b> |                                |                         |
|-------------------------------------|--------------------------------|-------------------------|
| <b>No.</b>                          | <b>Date</b>                    | <b>Notes</b>            |
| A                                   | 11-12-25                       | PB SUBMISSION SET       |
|                                     |                                |                         |
|                                     |                                |                         |
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| <b>Project #</b><br>2025-27         | <b>Project Manager</b><br>X.X. | <b>Date</b><br>12-30-25 |

**NORTH WEST (LEFT  
SIDE) ELEVATION**

A4









RESTORATION/REHABILITATION  
TO:  
THE ORDWAY SCHOOL  
9 SCHOOL STREET AMESBURY, MA 01913

Scale: AS NOTED

**SOUTH EAST (RIGHT  
SIDE) ELEVATION**

A6





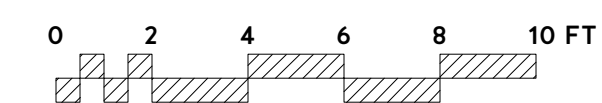
RESTORATION/REHABILITATION  
TO:  
THE ORDWAY SCHOOL  
9 SCHOOL STREET AMESBURY, MA 01913

| REVISION & REISSUE NOTES |                         |                   |
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| Project #<br>2025-27     | Project Manager<br>X.X. | Date<br>12-30-25  |

## EXISTING IMAGES

A7





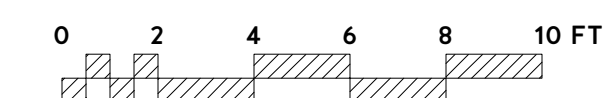
RECONSTRUCTION  
OF THE :  
THE BAILEY HOUSE  
5 SCHOOL STREET AMESBURY, MA 01913

Scale: AS NOTED

## PROPOSED ELEVATIONS

A8





RECONSTRUCTION  
OF THE :  
THE BAILEY HOUSE  
5 SCHOOL STREET AMESBURY, MA 01913

| REVISION & REISSUE NOTES |          |                   |
|--------------------------|----------|-------------------|
| No.                      | Date     | Notes             |
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|                      |                         |                  |
|----------------------|-------------------------|------------------|
| Project #<br>2025-26 | Project Manager<br>X.X. | Date<br>12-30-25 |
|----------------------|-------------------------|------------------|

Scale: AS NOTED

## PROPOSED ELEVATIONS

A9





RECONSTRUCTION  
OF THE :  
THE BAILEY HOUSE  
5 SCHOOL STREET AMESBURY, MA 01913

Scale: AS NOTED

# A10





RECONSTRUCTION  
OF THE :  
THE BAILEY HOUSE  
5 SCHOOL STREET AMESBURY, MA 01913

| REVISION & REISSUE NOTES |                         |                   |
|--------------------------|-------------------------|-------------------|
| No.                      | Date                    | Notes             |
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|                          |                         |                   |
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|                          |                         |                   |
| Project #<br>2025-26     | Project Manager<br>X.X. | Date<br>12-30-25  |

## EXISTING EXTERIOR IMAGES

# A11