

AMESBURY PLANNING BOARD APPROVAL

APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COVENANT TO BE RECORDED HEREWITH.

AMESBURY PLANNING BOARD

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THIS IS TO CERTIFY THAT ON _____ I RECEIVED 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 _____

LEGEND

- W WATER MAIN
- WG WATER GATE
- HYDRANT
- SS SAN. SEWER MAIN
- S SEWER MANHOLE
- D STORM DRAIN
- D DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- OHW OVERHEAD WIRE
- FENCE
- SHRUB
- TREES

NOTES:

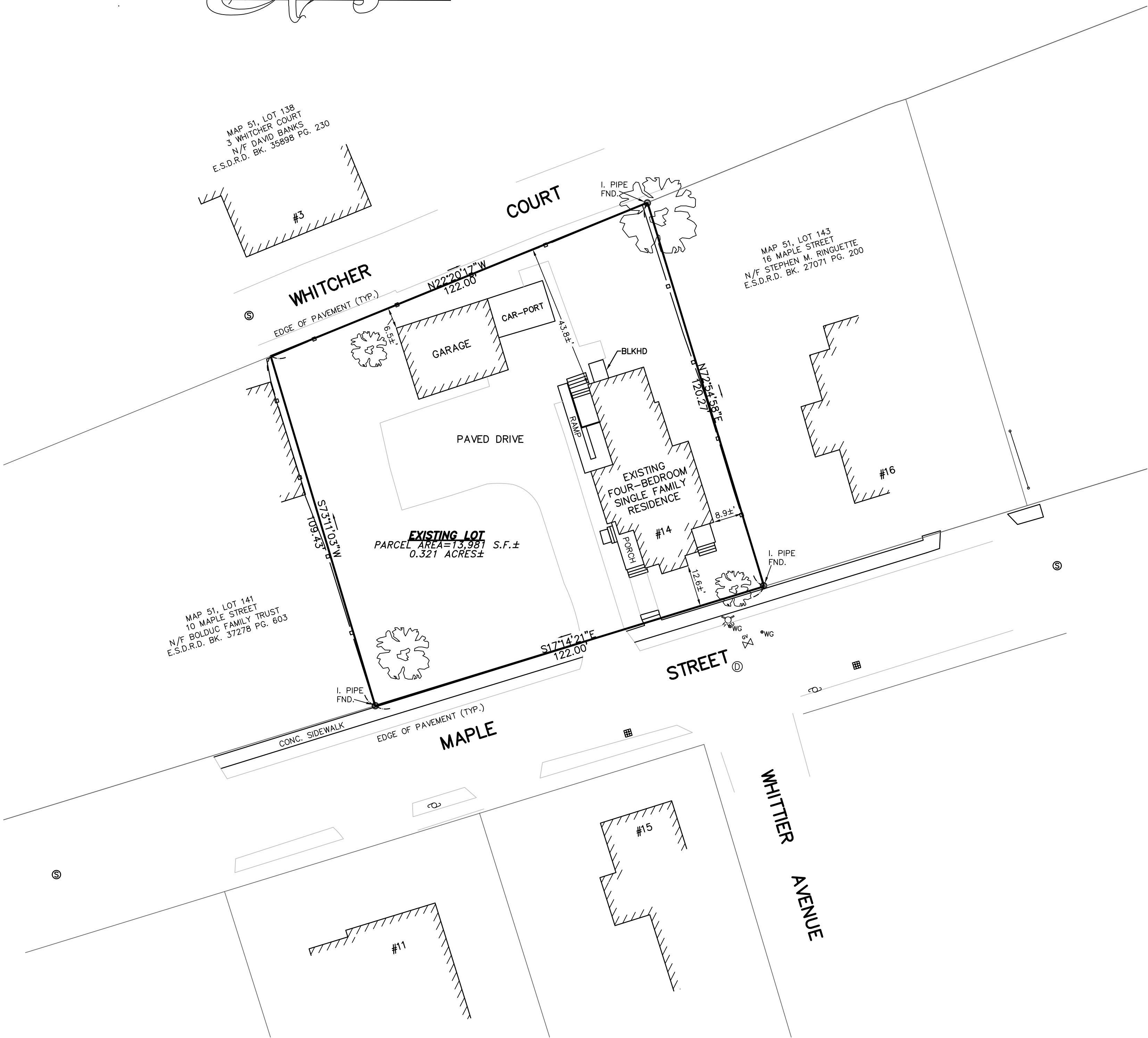
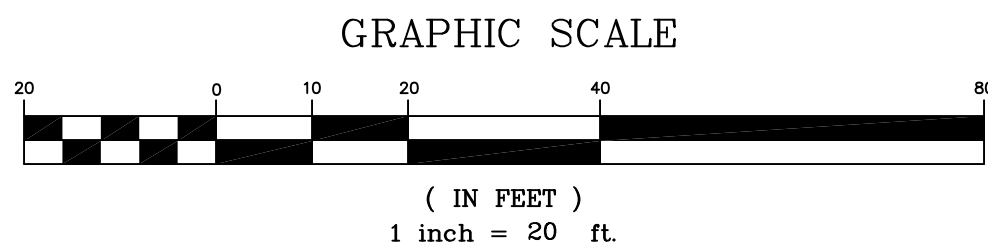
- OWNERSHIP OF ABUTTING LOTS SHOWN HEREON ARE ACCORDING TO CITY OF AMESBURY ASSESSOR'S DEPARTMENT AT THE TIME OF THE SURVEY.
- THIS PLAN IS PREPARED FOR OUR CLIENT USE AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT WRITTEN CONSENT BY GA CONSULTANTS, INC.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA. REFERENCE: FEMA MAP NUMBER 25009C0102G, EFFECTIVE DATE JULY 8, 2025.

ASSESSORS REFERENCE: MAP 51, LOT 142

DEED REFERENCE: E.S.D.R.D. BOOK 47298, PAGE 224

PLAN REFERENCES: E.S.D.R.D. PLAN BOOK 40933, PLAN 352
E.S.D.R.D. PLAN BOOK 407, PLAN 55
E.S.D.R.D. PLAN BOOK 397, PLAN 97
E.S.D.R.D. PLAN BOOK 354, PLAN 37

ZONING DISTRICT: R8



EXISTING CONDITIONS SITE PLAN

ASSESSOR'S MAP 51, LOT 142
14 MAPLE STREET
AMESBURY, MASSACHUSETTS

OWNER AND APPLICANT:

WOJCICKI HOLDINGS, LLC
110 MAIN STREET
AMESBURY, MA 01913

JOHN W. HARGREAVES, PE/PLS

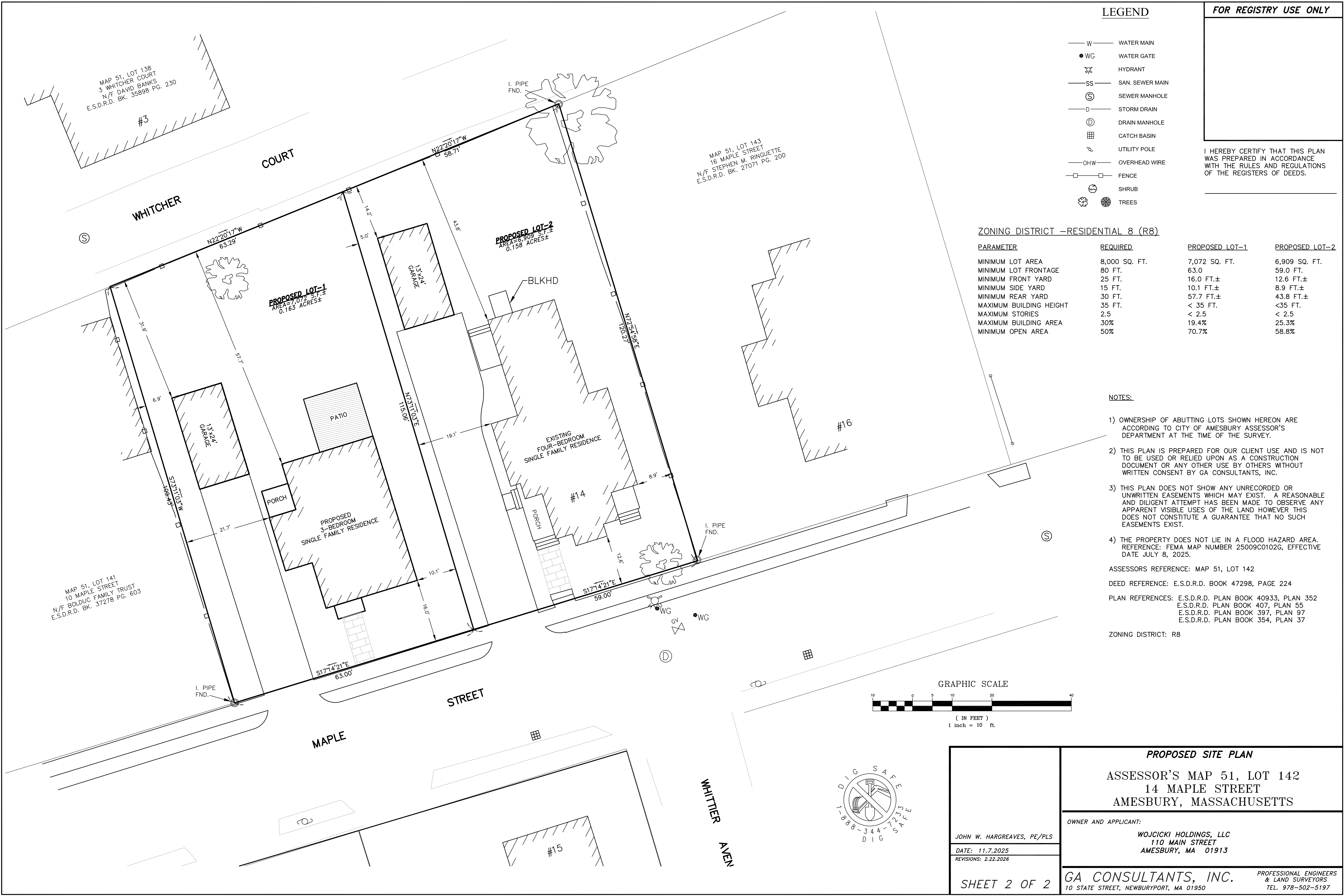
DATE: 7.14.2025

REVISIONS:

SHEET 1 OF 2

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

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



LEGEND

- W WATER MAIN
- WG WATER GATE
- HYDRANT
- SS SAN. SEWER MAIN
- S SEWER MANHOLE
- D STORM DRAIN
- DM DRAIN MANHOLE
- CB CATCH BASIN
- UP UTILITY POLE
- OHW OVERHEAD WIRE
- F FENCE
- S SHRUB
- T TREES

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

ZONING DISTRICT -RESIDENTIAL 8 (R8)

PARAMETER	REQUIRED	PROPOSED LOT-1	PROPOSED LOT-2
MINIMUM LOT AREA	8,000 SQ. FT.	7,072 SQ. FT.	6,909 SQ. FT.
MINIMUM LOT FRONTAGE	80 FT.	63.0	59.0 FT.
MINIMUM FRONT YARD	25 FT.	16.0 FT.±	12.6 FT.±
MINIMUM SIDE YARD	15 FT.	10.1 FT.±	8.9 FT.±
MINIMUM REAR YARD	30 FT.	57.7 FT.±	43.8 FT.±
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	<35 FT.
MAXIMUM STORIES	2.5	< 2.5	< 2.5
MAXIMUM BUILDING AREA	30%	19.4%	25.3%
MINIMUM OPEN AREA	50%	70.7%	58.8%

NOTES:

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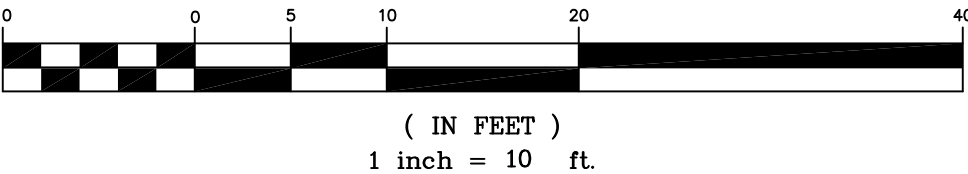
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E.S.D.R.D. PLAN BOOK 354, PLAN 37

ZONING DISTRICT: R8

GRAPHIC SCALE



PROPOSED SITE PLAN

ASSESSOR'S MAP 51, LOT 142
14 MAPLE STREET
AMESBURY, MASSACHUSETTS

OWNER AND APPLICANT:

WOJCICKI HOLDINGS, LLC
110 MAIN STREET
AMESBURY, MA 01913

GA CONSULTANTS, INC.

PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 STATE STREET, NEWBURYPORT, MA 01950
TEL. 978-502-5197

JOHN W. HARGREAVES, PE/PLS
DATE: 11.7.2025
REVISIONS: 2.22.2026

**RENOVATIONS/ ALTERATIONS
TO THE:**

FRANK P. TODD HOUSE

14 MAPLE STREET
AMESBURY, MA 01913

REVISION & REISSUE NOTES		
No.	Date	Notes
A	2-23-26	PB RESUBMISSION

Project #	Project Manager	Date
2025-23	X.X.	4-08-26

Scale: 1" = 10'-0"

PROPOSED ARCHITECTURAL SITE PLAN

A0.0

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RENOVATIONS/ ALTERATIONS

Scale:	AS NOTED
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PROPOSED LANDSCAPING PLAN

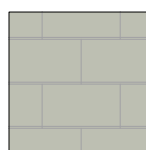
A0.1

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4. No permanent irrigation system is proposed.

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.

14B MAPLE		
SIDING	TRIM	WINDOW
 BM: CUSTOM MATCH CUSTOMS	 BM: CUSTOM MATCH CUSTOMS	 MARVIN ELEVATE STONE WHITE
ENTRY DOORS	SHUTTERS	SHINGLES
 HARDWOOD SPECIES TBD	 BM: HC-190 BLACK	 HARVARD SLATE

14A MAPLE		
SIDING	TRIM	WINDOW
 BM: HC-126 AVON GREEN	 BM: HC-118 SHERWOOD GREEN	 MARVIN ELEVATE PEBBLE GRAY
ENTRY DOORS	SHINGLES	
 FINISH GRADE WALNUT OR EQUAL	 HARVARD SLATE	



1 MAPLE STREET ELEVATION
Scale: N/A

14 Maple_CD.vwx
CAD FILE NAME

SCOTT^M BROWN

ESTD | ARCHITECTS | 2007

48 MARKET STREET
NEWBURYPORT, MA 01950
T. 978.465.3535
WWW.SCOTTBROWNNARCHITECT.COM

RENOVATIONS/ ALTERATIONS
TO THE:
FRANK P. TODD HOUSE
14 MAPLE STREET
AMESBURY, MA 01913

REVISION & REISSUE NOTES		
No.	Date	Notes
A	2-23-26	PB RESUBMISSION
Project #	Project Manager	Date
2025-23	X.X.	04-08-26
Scale: AS NOTED		

STREET ELEVATION

A2

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TO THE:
FRANK P. TODD HOUSE

**14 MAPLE STREET
AMESBURY, MA 01913**

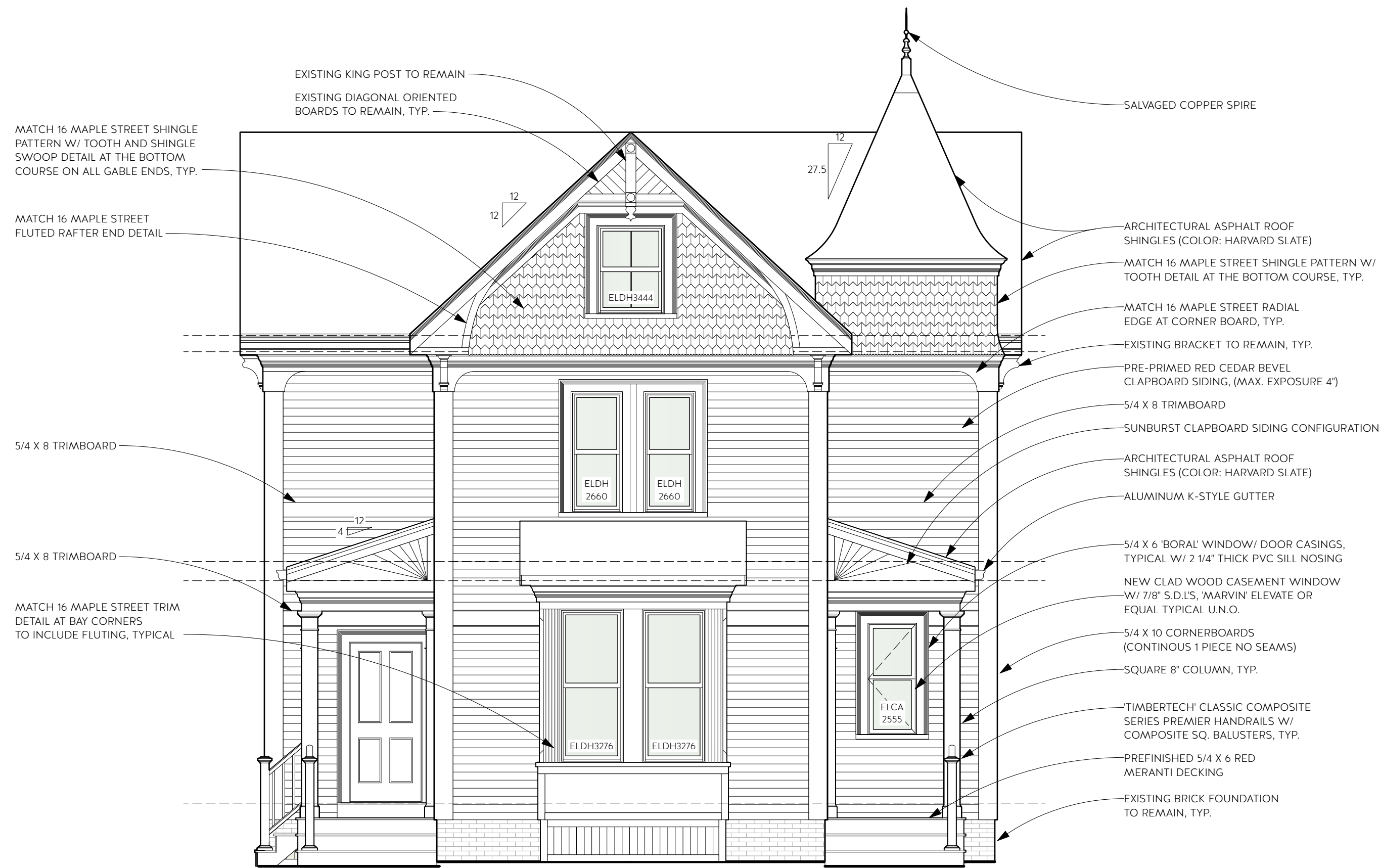
Scale: AS NOTED

**NORTH EAST (FRONT)
ELEVATION**

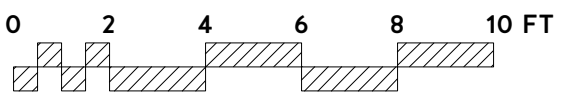
A3



2 EXISTING NORTH EAST (FRONT) ELEVATION
Scale: 1/4" = 1'-0"

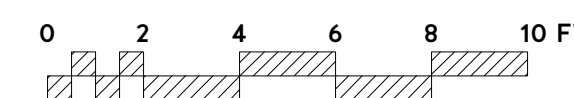


1 PROPOSED NORTH EAST (FRONT) ELEVATION
Scale: 1/4" = 1'-0"



[illegible]

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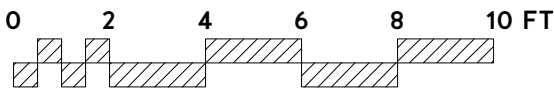


14 MAPLE STREET
AMESBURY, MA 01913

Scale: AS NOTED

A5

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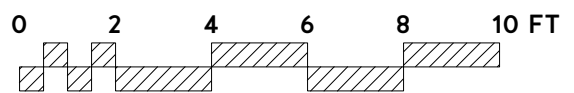


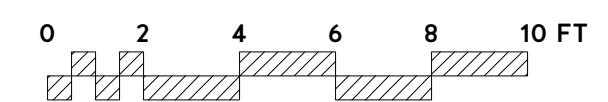
RENOVATIONS/ ALTERATIONS

Scale: AS NOTED

A6

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RENOVATIONS/ ALTERATIONS
TO THE:
FRANK P. TODD HOUSE
14 MAPLE STREET
AMESBURY, MA 01913

REVISION & REISSUE NOTES		
No.	Date	Notes
A	12/30/25	PB PRESENTATION
Project # 2025-23	Project Manager X.X.	Date 04-08-26

Scale: AS NOTED

EXTERIOR IMAGES

A7

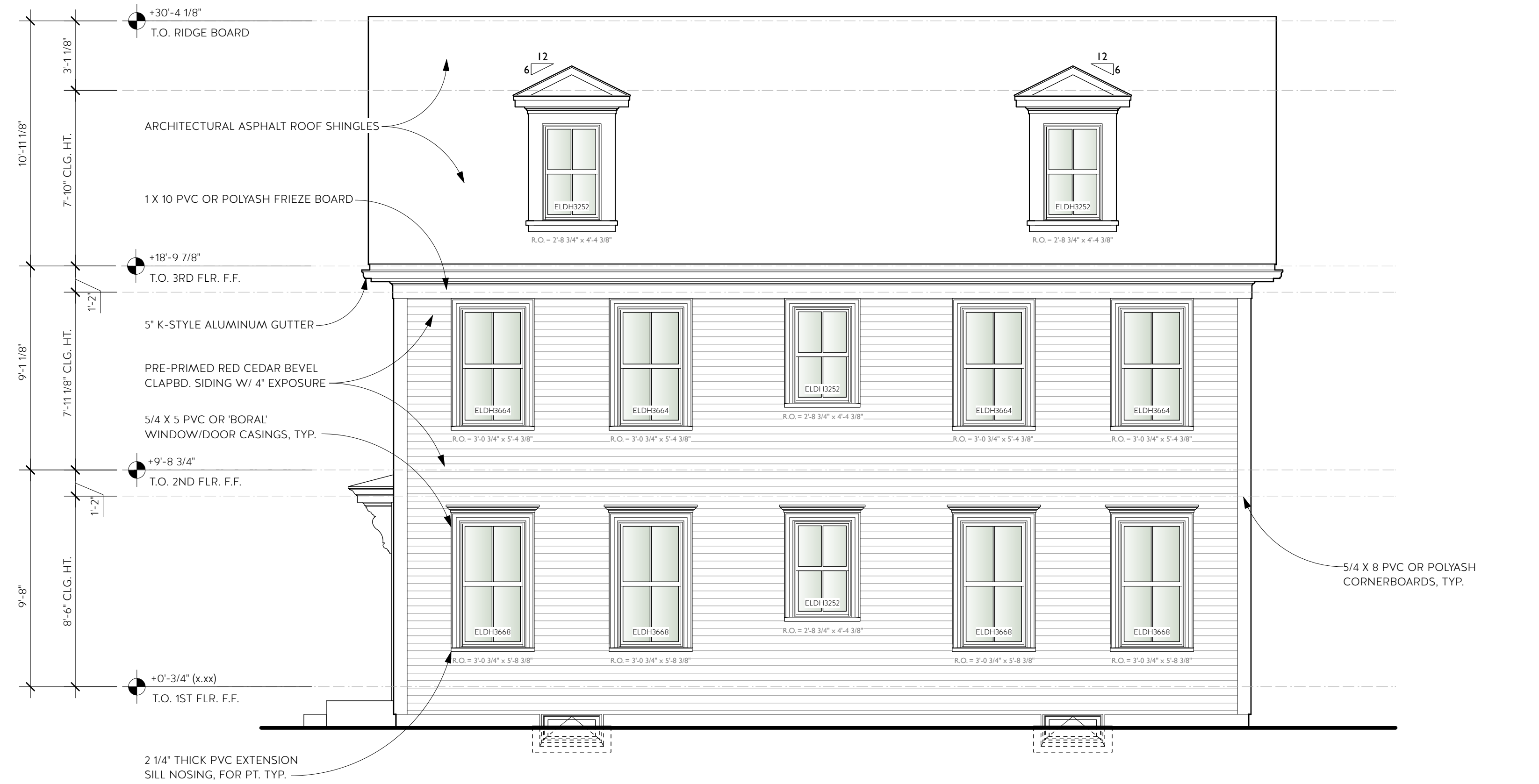
PROPOSED NEW RESIDENCE
AT
14 B MAPLE STREET AMESBURY, MA 01913

REVISION & REISSUE NOTES		
No.	Date	Notes
A	2-23-26	PB RESUBMISSION
Project # 2025-23	Project Manager X.X.	Date 2-23-26

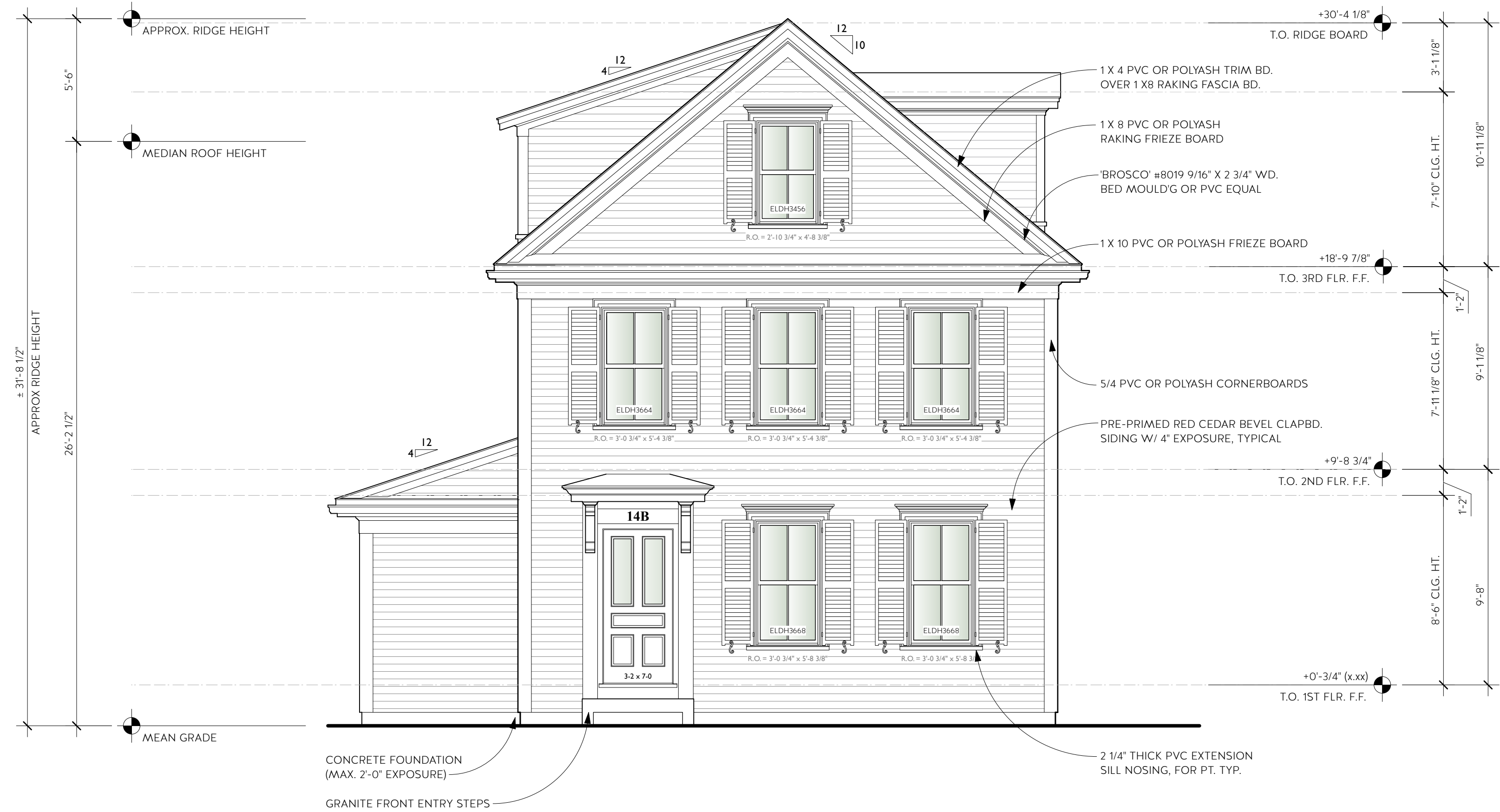
FRONT/RIGHT SIDE ELEVATION

A8

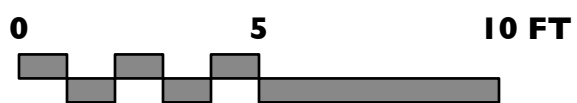
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2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



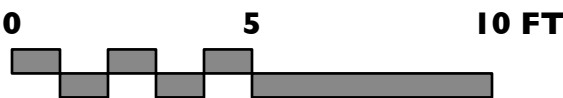
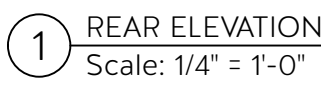
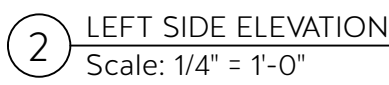
14 B MAPLE STREET AMESBURY, MA 01913

Scale: AS NOTED

**REAR/LEFT SIDE
ELEVATION**

A9

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Scale: AS NOTED

A10

