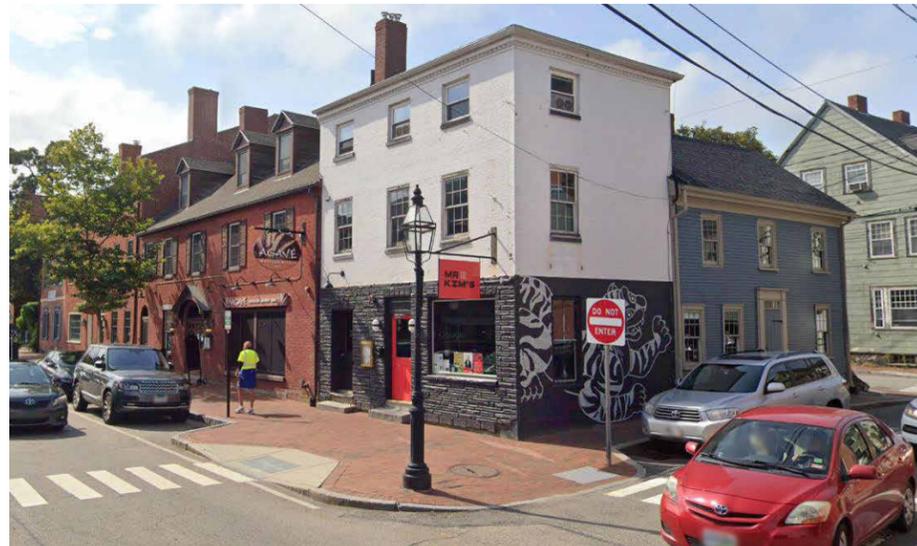


111 STATE STREET ADDITION & RENOVATION



DRAWING LIST

H0.1 COVER
H0.2 LOCUS MAP & SUMMARY
H0.4 EXISTING CONDITIONS
H1.1 EXISTING SITE SURVEY
H1.2A EXISTING/DEMO FIRST FLOOR PLAN
H1.2B PROPOSED FIRST FLOOR PLAN
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H2.1 STATE STREET ELEVATION
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H3.2 VIGNETTE, CHAPEL STREET
H3.3 VIGNETTE, STATE STREET
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H4.1 MATERIALS
H4.2 MATERIALS

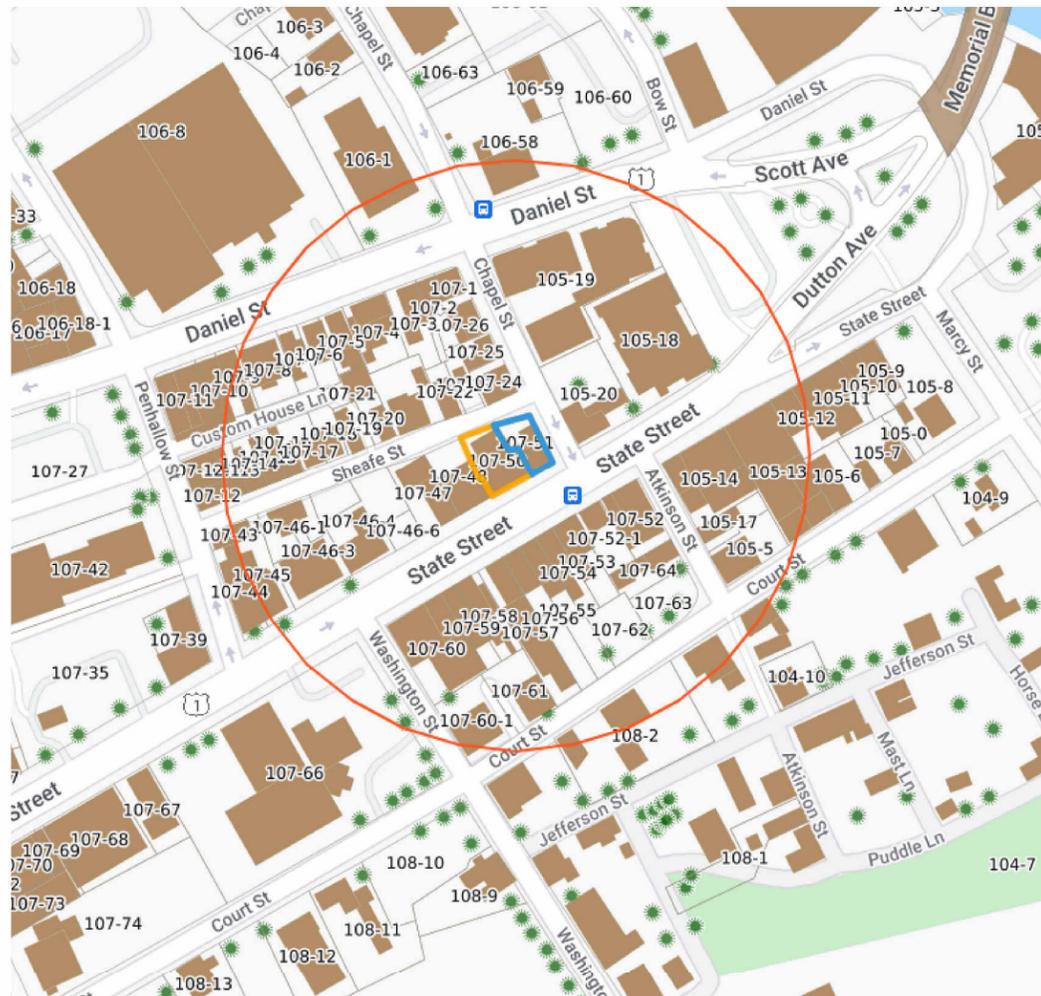
COVENTRY REALTY, LLC

**HDC PUBLIC HEARING
JUNE 17, 2022**

H0.1 **COVER**
111 STATE STREET
SCALE:
6/17/22



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Overlay Districts

- OLOD Osprey Landing Overlay District
- Downtown Overlay District
- Historic District

Attribution
City of Portsmouth

Height requirement area

Transparency

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

*Penthouse Levels may exceed the building height by 2 feet.

PROJECT SUMMARY

NOTE: LOTS 107 AND 111 STATE STREET HAVE BEEN RECENTLY MERGED INTO ONE PARCEL - LOT 111 STATE STREET.

PROPOSED REAR ADDITION IS FOR LIFE SAFETY EGRESS STAIR & ELEVATOR, AS REQUIRED FOR OCCUPANCY OF UPPER FLOORS AND BASEMENT BY PORTSMOUTH INSPECTIONS DEPARTMENT. REMOVE REAR PRESURE TREATED WOOD DECKS AND STAIR AND REAR DORMER; REPLACE WITH NEW 2 STORY ADDITION INFILL, WITH CODE COMPLIANT EGRESS STAIR AND ELEVATOR.

AT FRONT CORNER BUILDING (PREVIOUSLY 107 STATE ST):

REMOVE MODERN SIMULATED STONE VENEER AT FIRST FLOOR, FRONT OF CORNER BUILDING, RESTORE ORIGINAL BRICK FACADE.

REPLACE ONE DOOR AND ONE WINDOW AT FIRST FLOOR FRONT FACADE, WITH NEW NANA WINDOWS TO MATCH ADJACENT NANAWALL STOREFRONT. REPLACE ENTRY DOOR AND TRANSOM.

ADD 1 GABLE DORMER AT 111 STATE TO MATCH THE EXISTING OTHER 3 DORMERS.

REPLACE EXISTING WINDOWS AND 1 DOOR ON EXISTING REAR BUILDING ON CHAPEL STREET. ADD TWO NEW SHED DORMERS FACING CHAPEL STREET.

ZONING SUMMARY
CHARACTER DISTRICT CD-4

HEIGHT ALLOWED -
STATE STREET: 2-3 STORIES, 40'
SHEAFE STREET: 2 STORIES, 35'

CURRENT USE:
3rd FLOOR: RESIDENTIAL & RESTAURANT-OFFICE
2nd, 1st & BASEMENT: RESTAURANT

PROPOSED USE:
3rd FLOOR: RESIDENTIAL
2nd FLOOR: RESTAURANT & RESIDENTIAL
1st FLOOR: RESTAURANT
BASEMENT: RESTAURANT FOOD PREP, STORAGE, MEP, & SUPPORT

CHANGES SINCE LAST WORKSESSION
REPLACE EXISTING FRONT DOOR TO 107 STATE (CORNER BUILDING), INSTEAD OF REPLACING WITH NANA WINDOW.
PROVIDE 2'X4' SHED ROOF AWNING OVER REAR FIRE EXIT DOOR, INSTEAD OF PORCH.
ADDITION FACADE DETAIL ARTICULATION.
MATERIALS CUT SHEETS AND DATA

H0.2 LOCUS MAP & SUMMARY
111 STATE STREET

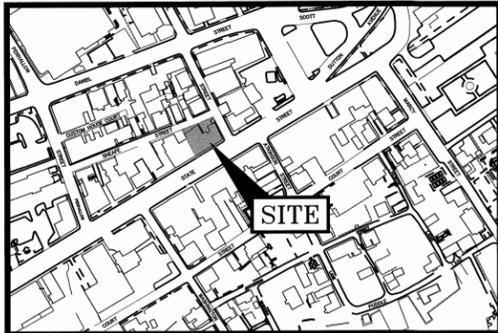
SCALE:
6/21/22





H0.4 EXISTING CONDITIONS
111 STATE STREET

SCALE:
6/17/22



LOCATION MAP SCALE: 1" = 200'

LEGEND:

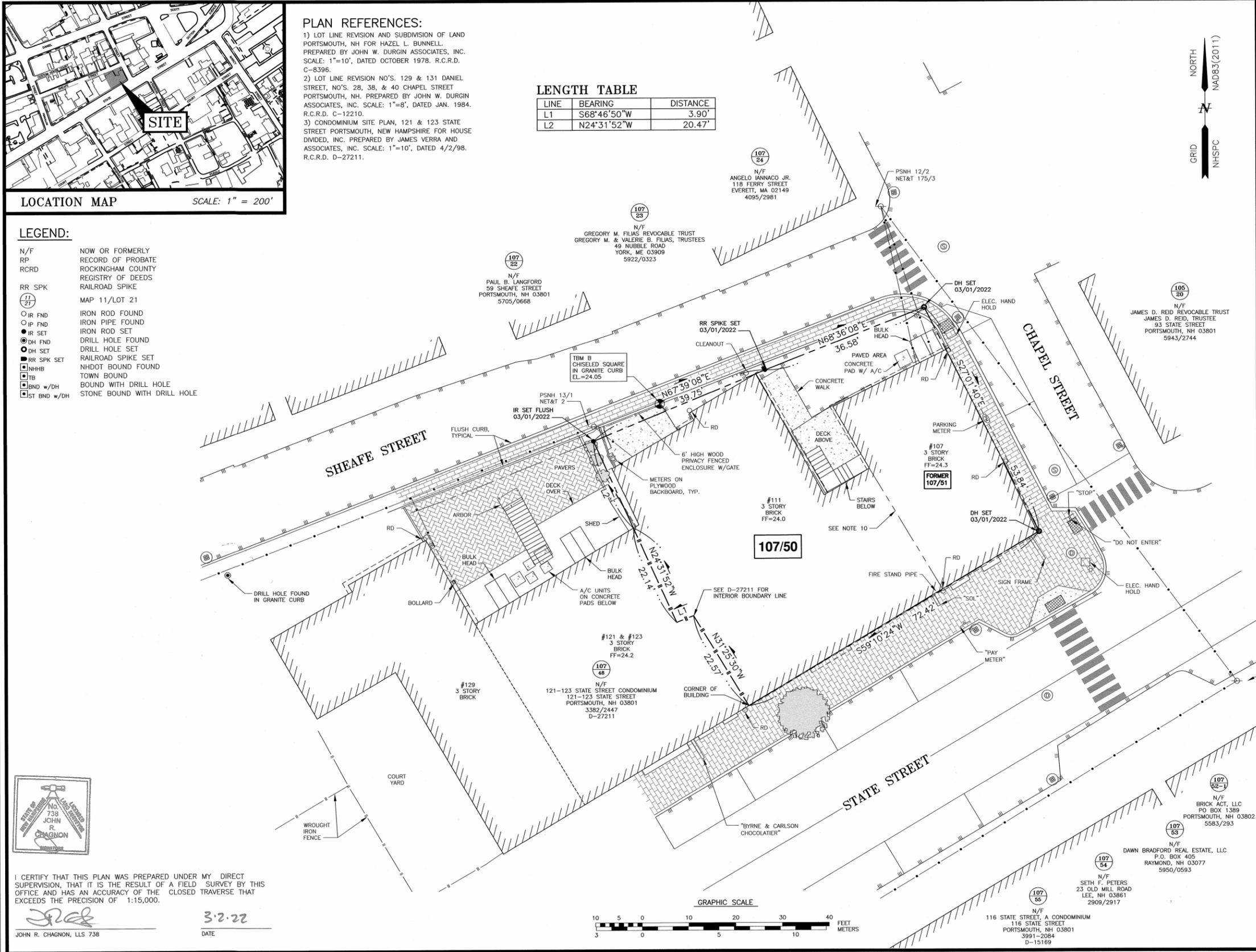
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- RR SPK SET RAILROAD SPIKE SET
- NHFB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

- 1) LOT LINE REVISION AND SUBDIVISION OF LAND PORTSMOUTH, NH FOR HAZEL L. BUNNELL. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1"=10', DATED OCTOBER 1978. R.C.R.D. C-8396.
- 2) LOT LINE REVISION NO'S. 129 & 131 DANIEL STREET, NO'S. 28, 38, & 40 CHAPEL STREET PORTSMOUTH, NH. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1"=8', DATED JAN. 1984. R.C.R.D. C-12210.
- 3) CONDOMINIUM SITE PLAN, 121 & 123 STATE STREET PORTSMOUTH, NEW HAMPSHIRE FOR HOUSE DIVIDED, INC. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. SCALE: 1"=10', DATED 4/2/98. R.C.R.D. D-27211.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S68°46'50"W	3.90'
L2	N24°31'52"W	20.47'



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 107 AS LOT 50.
 - 2) OWNER OF RECORD:
COVENTRY REALTY, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
5229/2271
6362/2635
 - 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4).
 - 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - 5) FORMER LOT AREAS: MAP 107 LOT 50 1,764 S.F. 0.0405 ACRES
MAP 107 LOT 51 2,766 S.F. 0.0635 ACRES
NEW COMBINED LOT AREA (MAP 107 LOT 50): 4,530 S.F. 0.1040 ACRES
 - 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON TAX MAP 107 LOT 50 IN PORTSMOUTH, NH.
 - 8) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
 - 9) FORMER PORTSMOUTH ASSESSOR'S MAP 107 LOT 50 IS SUBJECT TO LAND USE RESTRICTIONS. SEE DECLARATION OF LAND USE RESTRICTIONS AT RCRD 3626/600.
 - 10) ASSESSOR'S MAP 107 LOTS 50 AND 51 HAVE BEEN VOLUNTARILY MERGED. SEE RCRD 6381/1530. MERGED PARCEL RETAINS MAP 107 LOT 50 DESIGNATION.

NO.	DESCRIPTION	DATE
1	ADD MONUMENTS SET	3/2/22
0	ISSUED FOR COMMENT	2/17/22

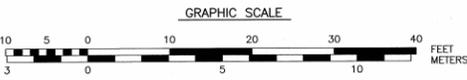
**STANDARD BOUNDARY SURVEY
TAX MAP 107
LOT 50**

OWNER OF RECORD:
COVENTRY REALTY, LLC

PROPERTY LOCATED AT:
107-111 STATE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

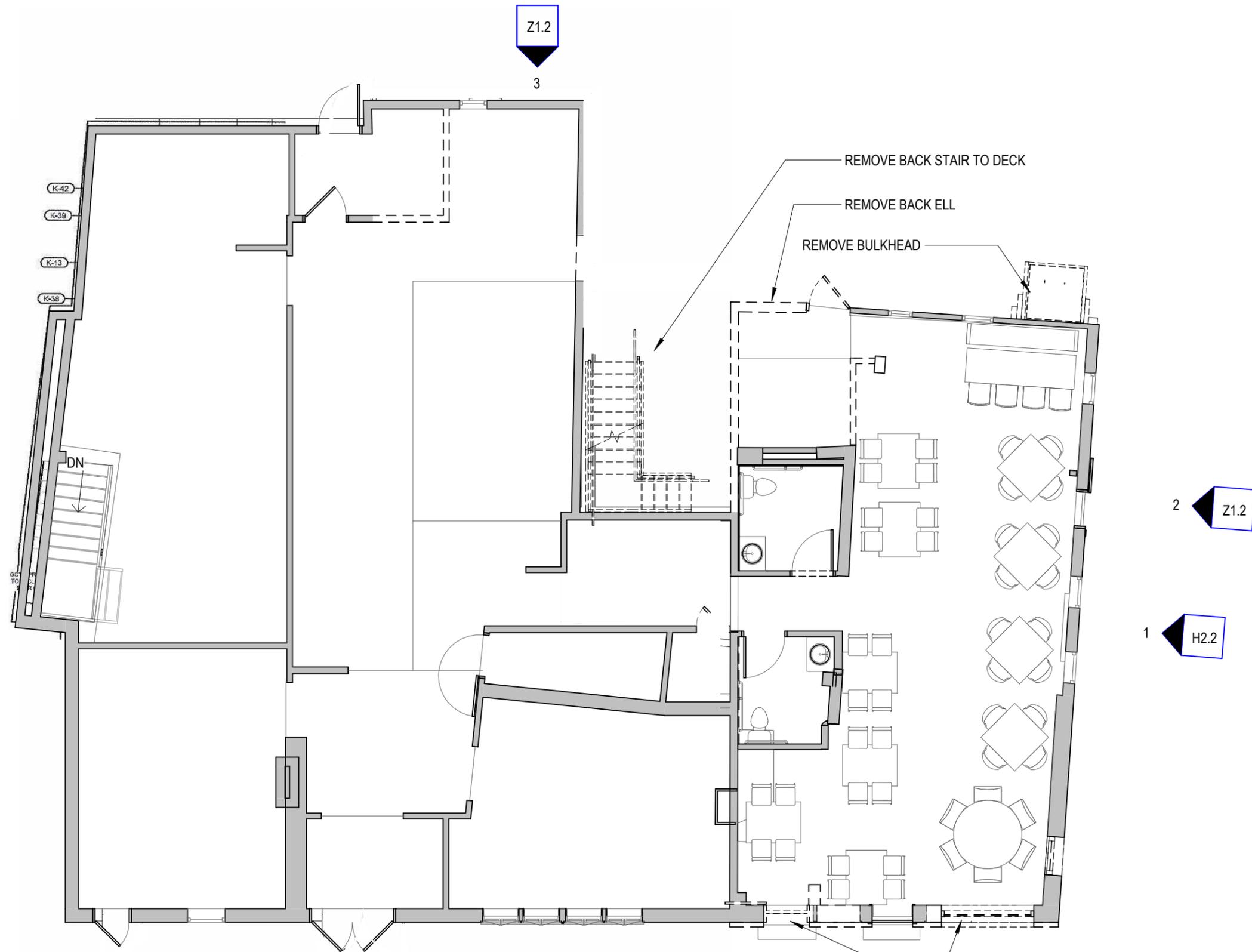
John R. Chagnon
JOHN R. CHAGNON, LLS 738
DATE: 3-2-22



**H1.1 EXISTING SITE SURVEY
111 STATE STREET**

SCALE:
6/17/22

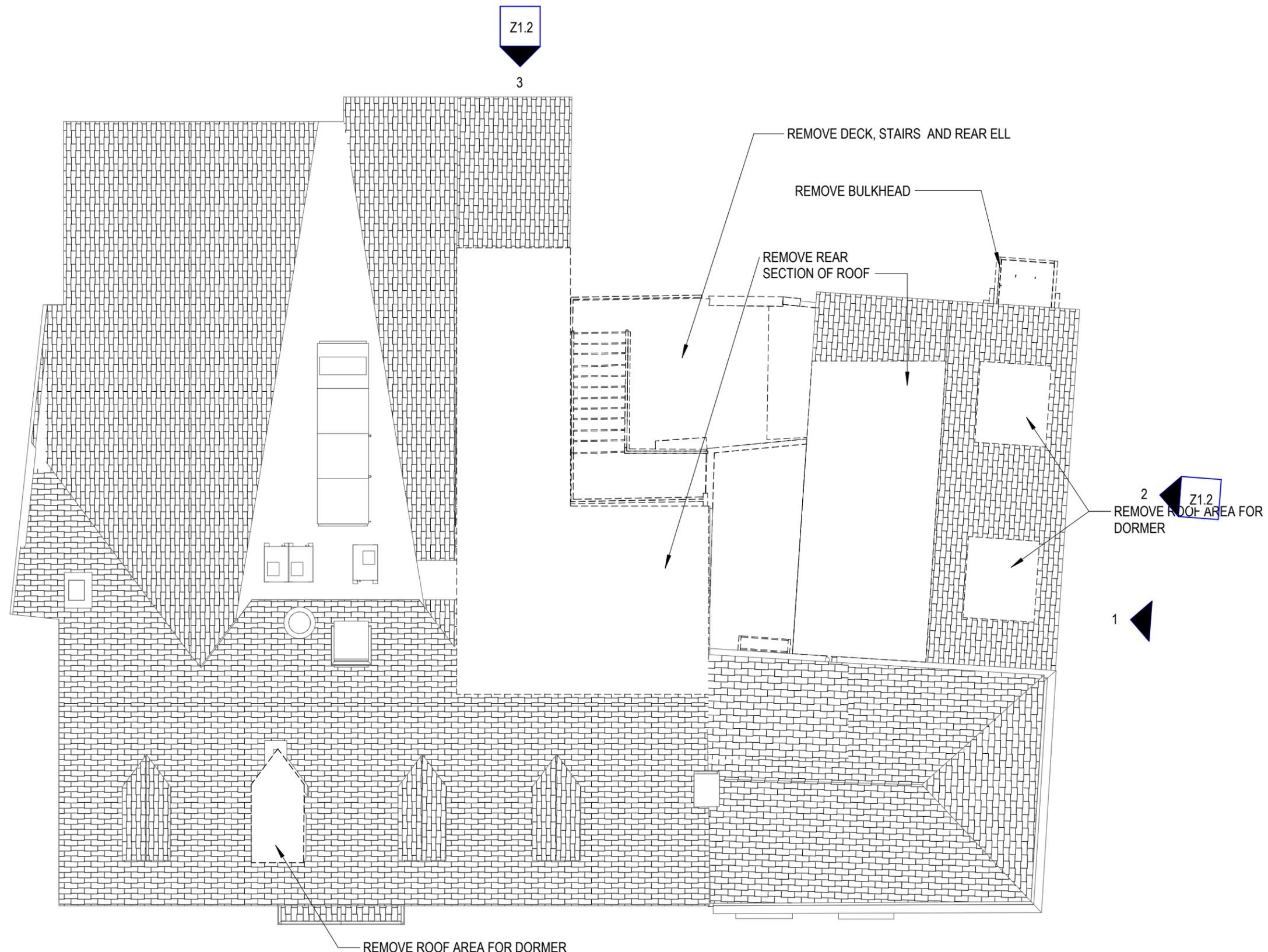




H1.2A EXISTING/DEMO FIRST FLOOR PLAN
111 STATE STREET

SCALE: 1/8" = 1'-0"
 6/17/22





H1.3A EXISTING/DEMO ROOF PLAN
111 STATE STREET

SCALE: 1/8" = 1'-0"
 6/17/22





LEGEND

	EXISTING ROOF - SHALLOW SLOPE, MEMBRANE
	EXISTING ROOF - STEEP SLOPED, SHINGLES
	NEW ROOF - FLAT, MEMBRANE
	NEW ROOF - SLOPED, SHINGLES

H1.3B **PROPOSED ROOF PLAN**
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 6/17/22

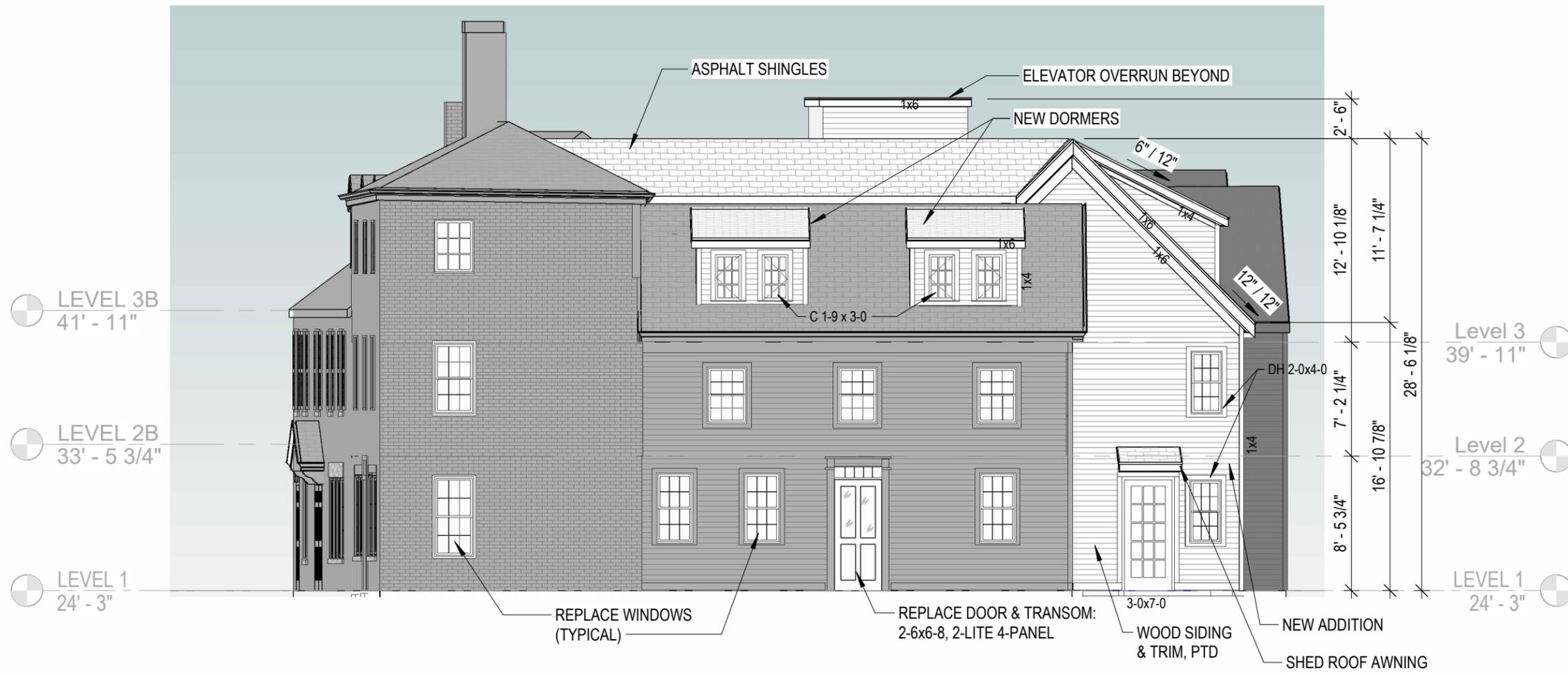




H2.1 STATE STREET ELEVATION
111 STATE STREET

SCALE: 1/8" = 1'-0"
 6/17/22





H2.2 CHAPEL STREET ELEVATION
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 6/17/22



**H2.3 SHEAFE STREET ELEVATION
111 STATE STREET**

SCALE: 1/8" = 1'-0"
6/17/22





H3.1 **AXONOMETRIC**
111 STATE STREET

SCALE:
6/17/22



H3.2 VIGNETTE - CHAPEL STREET
111 STATE STREET

SCALE:
6/17/22



H3.3 VIGNETTE - STATE STREET
111 STATE STREET

SCALE:
6/17/22



H3.4 **VIGNETTE - SHEAFE STREET**
111 STATE STREET

SCALE:
6/17/22

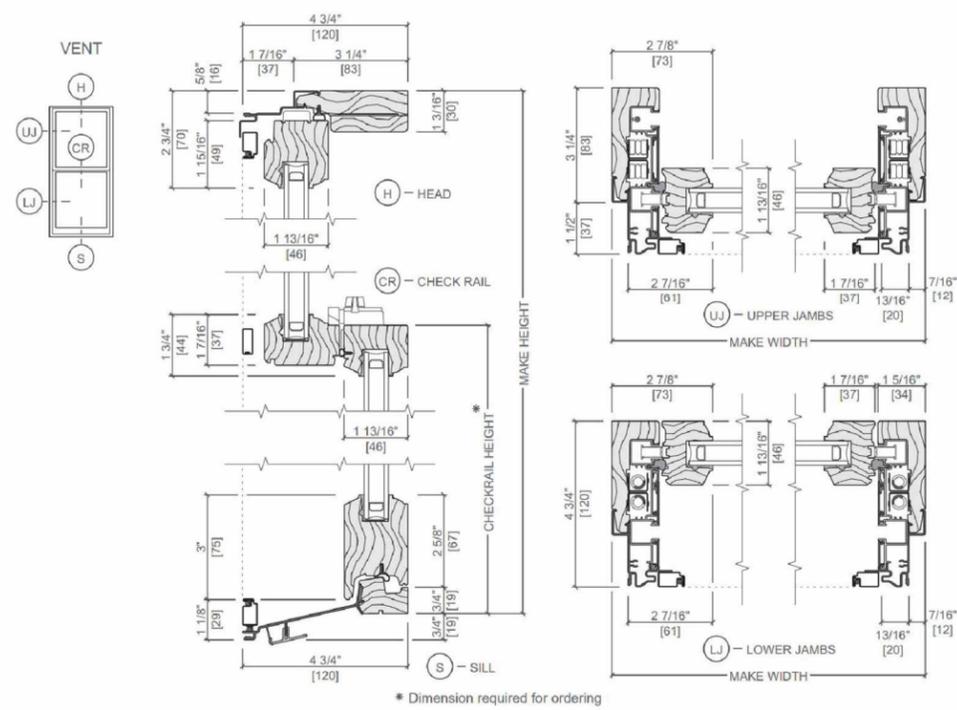


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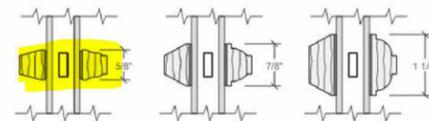


Architect Series® Traditional Precision-Fit Hung Window

Unit Section - Wood Exterior Sash Putty Exterior Glazing Profile



Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Architect Series® Traditional Precision-Fit Hung Window

Detailed Product Description - Wood Exterior Sash

Frame

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the frame.
- Interior exposed surfaces are pine.
- Exterior surfaces are clad with aluminum.
- Pocket depth is 3-1/4" (83mm).
- Vinyl Jamb liner includes wood / clad inserts.

Sash

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the sash.
- Interior exposed surfaces are pine.
- Exterior surfaces are pine.
- Sash thickness is 1-13/16" (46mm).
- Upper sash has surface-mounted wash locks.
- Lower sash has concealed wash locks in lower check rail.

Weatherstripping

- Water-stop Santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner or jamb liner components to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [Advanced Low-E with argon] [SunDefense™ Low-E with argon] [Advanced Comfort Low-E with argon] [Natural Sun Low-E with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].
- Custom and high altitude glazing available.

Exterior

- [Factory primed with one coat acrylic latex.

Interior

- [Unfinished, ready for site finishing] [primed with one coat acrylic latex] [prefinished [paint] [stain] 4].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed, lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-rubbed Bronze].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid pine. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [factory prefinished [paint] [stain] 4].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile that are pine. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer

Grilles-Between-the-Glass

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [Prairie] [Cross] [Top Row]
- Interior color is [White] [Tan 3] [Brown 3] [Putty 3] [Black] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
- Exterior color is [Standard 4].

Screens

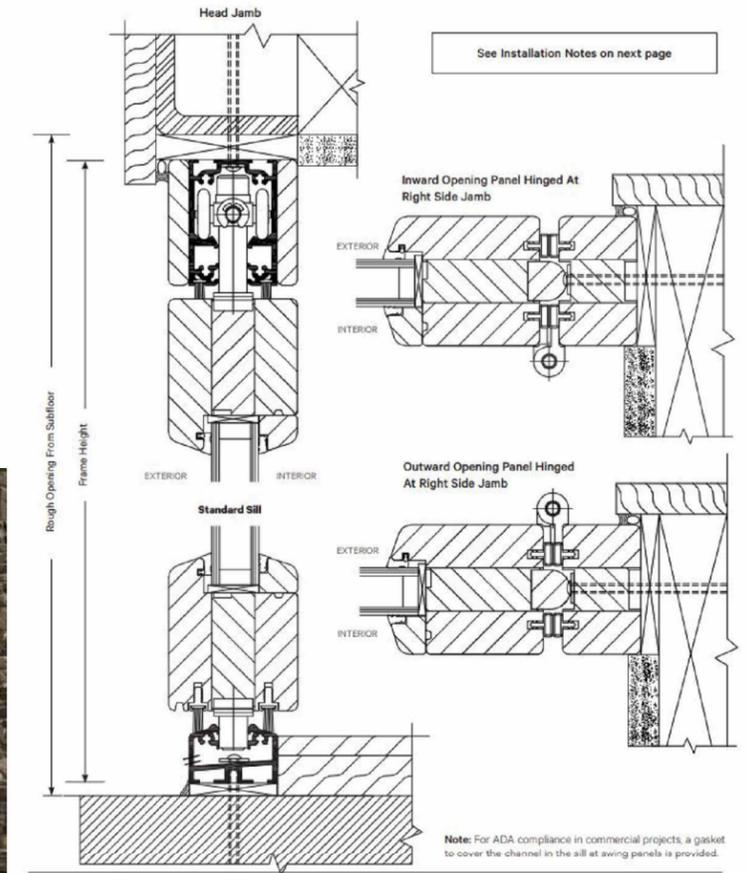
- InView™ Screens
 - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Spreader bar placed on units > 37" width or 64-1/4" make height.
 - Screen frame finish is [baked enamel [Champagne] [White] [Brown] [Black]] [Wrapped in wood veneer, finished to match interior finish].

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation with a release mechanism

SUGGESTED TYPICAL INSTALLATION FOR BOTH INWARD AND OUTWARD OPENING | WD65

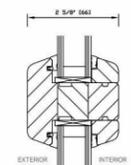
Shown are 3 1/16" (78 mm), nominal stile and rail widths. Nominal 3 3/4" (95 mm) stile and rail widths are available as an option as well as 2 5/8" (66 mm) for units without a swing door.



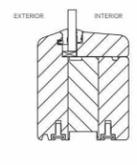
NanaWall
Engineering the Exceptional

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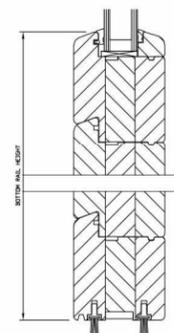
Typical Mullion Profile (Note that different mullion widths are available)



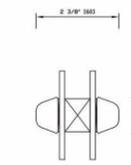
Typical Stile and Rail with Single 1/4" Glass



Typical Higher Bottom Rail



Typical Simulated Divided Lites Mullions with Spacers Between Insulated Glass (SDL)



H4.1 **MATERIALS**
111 STATE STREET
 SCALE:
 6/17/22

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Custom Exterior Doors

Make a grand entrance.

When it comes to first impressions of your home or business, make a statement with a custom wood exterior door.

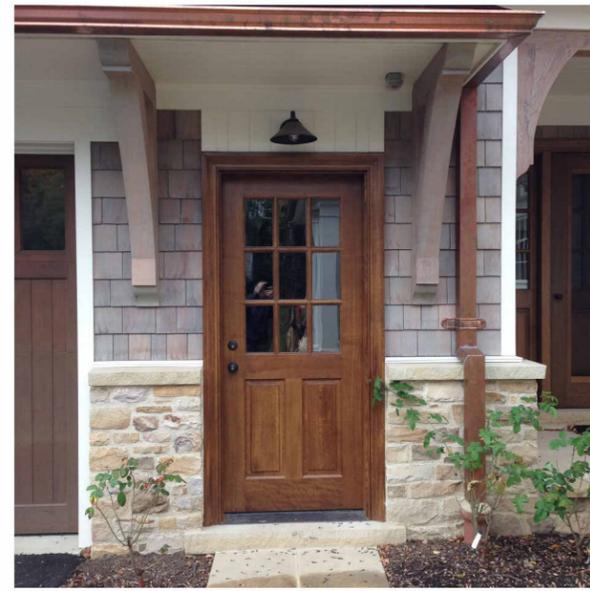
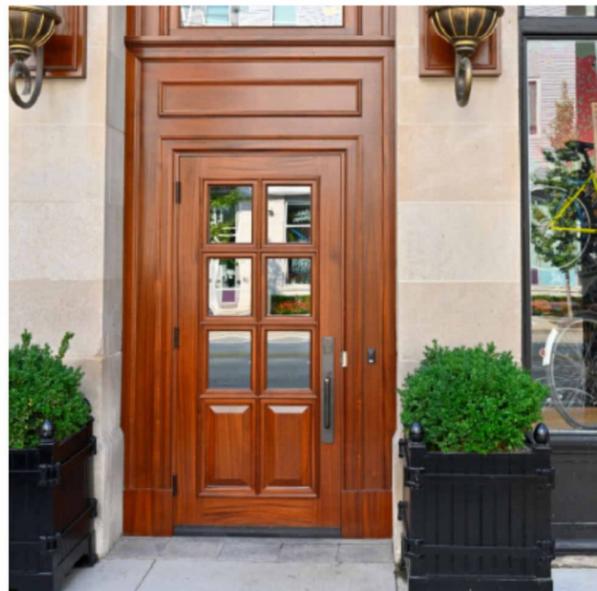
Rockwood doors are crafted with precision, making the installation process smooth and simple. The time and attention devoted to each piece is seen in the beauty and craftsmanship of our work.

Whether it's an elegant arched entryway or a sleek, modern design, our luxury front doors offer incomparable quality.

Custom front door design options

From the millwork to glass, creating your solid wood entry door is all about attention to detail. As we work with you through the design process, we offer a wide range of capabilities, including:

- The best construction method for the door's style and use.
- True divided lites that maintain architectural integrity.
- Raised panel profiles to complement any style.
- Applied moldings to provide greater detail and dimension.
- Precision joinery for maximum strength and stability.
- Metal or wood inlays for a truly unique look.
- High-quality exterior finishes in a full range of colors.



Trusted Classic

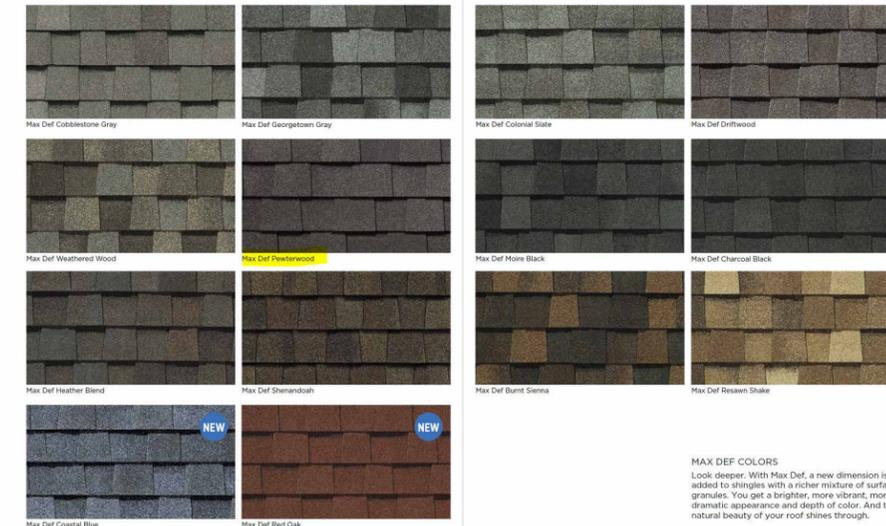
LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



LANDMARK® PRO COLOR PALETTE



MAX DEF COLORS
 Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

H4.2 MATERIALS
111 STATE STREET
 SCALE:
 6/17/22