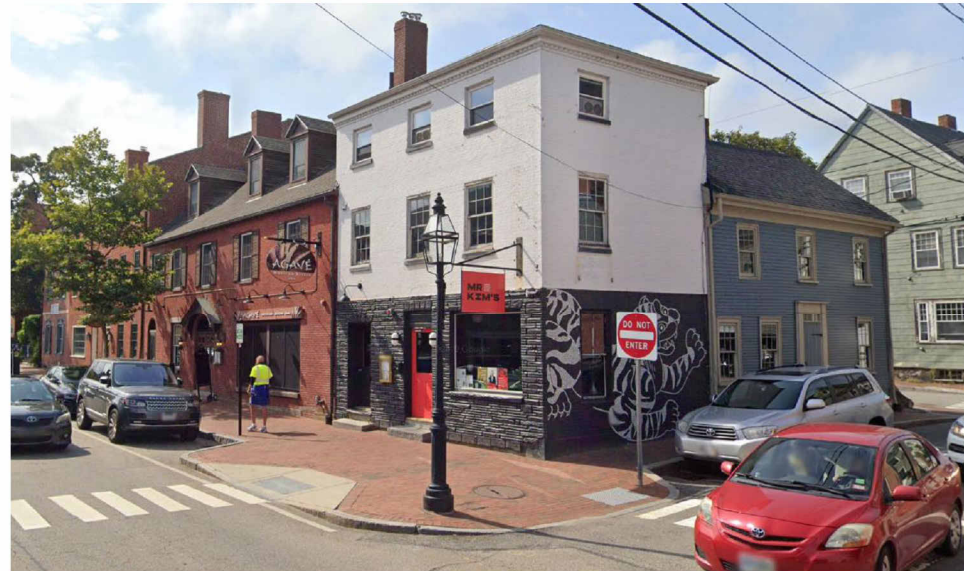


# 111 STATE STREET ADDITION & RENOVATION



## DRAWING LIST

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H0.2 LOCUS MAP & SUMMARY  
H0.3 CONTEXT  
H0.4 EXISTING CONDITIONS  
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H3.4 VIGNETTE, SHEAFE STREET

COVENTRY REALTY, LLC

HDC WORK SESSION No. 1  
MAY 13, 2022

H0.1 COVER  
111 STATE STREET  
SCALE:  
5/13/22



**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.

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

REPLACE TWO DOORS AND ONE WINDOW AT FIRST FLOOR FRONT FACADE, TO MATCH ADJACENT NANAWALL STOREFRONT AT 111 STATE (SOL).

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

REPLACE EXISTING WINDOWS AND 1 DOOR ON CORNER BUILDING.

## ZONING SUMMARY

CHARACTER DISTRICT CD-4  
DOWNTOWN OVERLAY DISTRICT  
HEIGHT -

STATE STREET: 2-3 STORIES, 40'

SHEAFE STREET: 2 STORIES, 35'

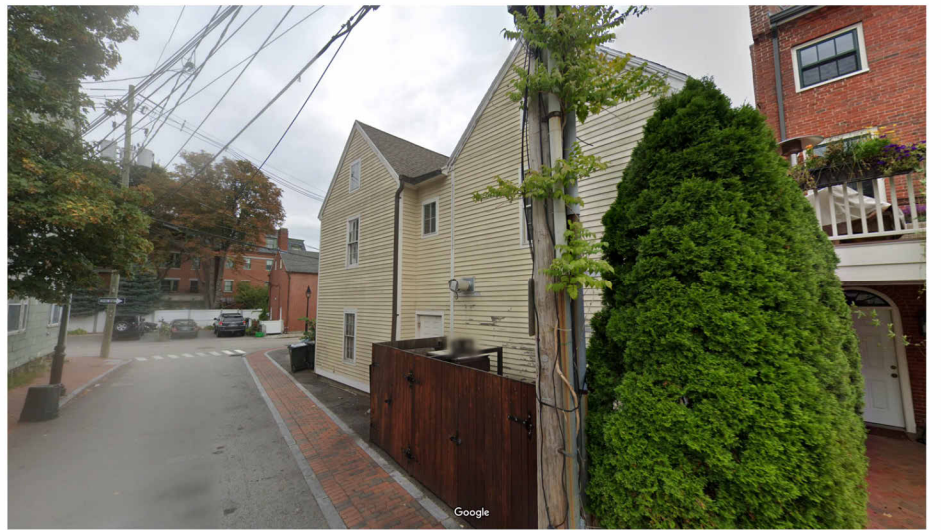
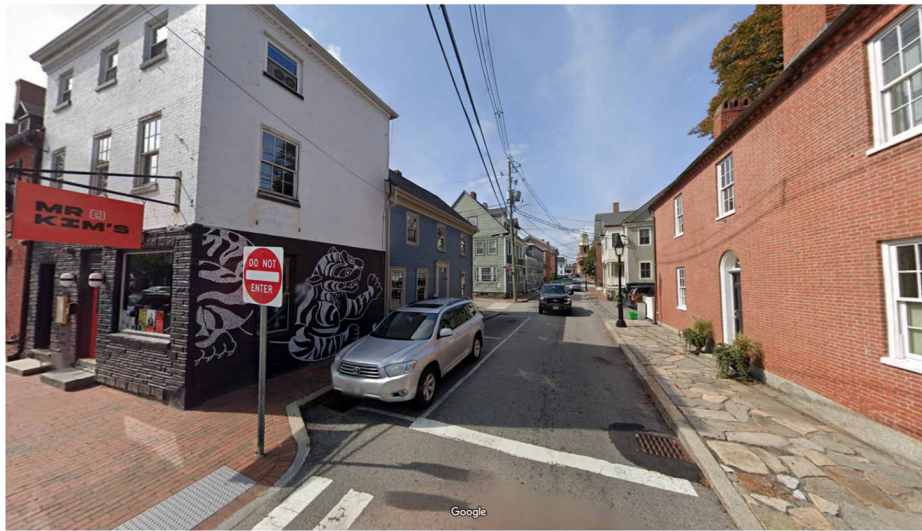
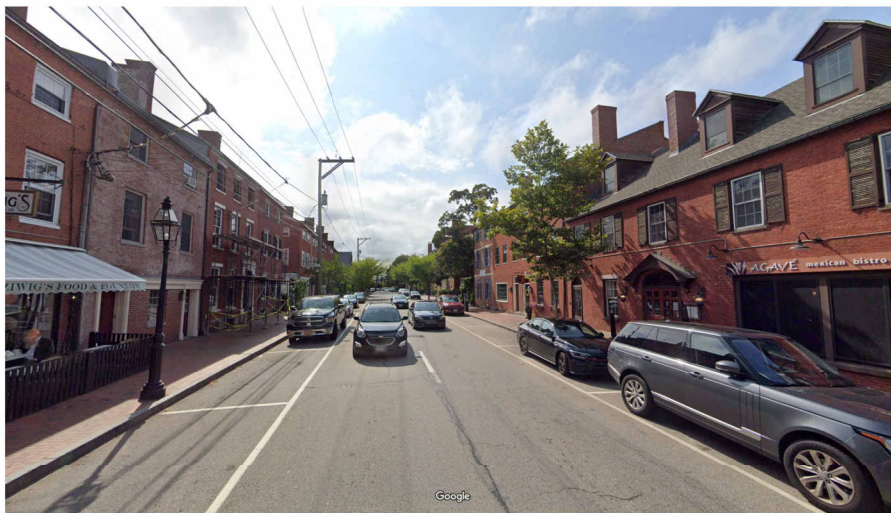
CURRENT USE: UPPER FLOOR OFFICE, RESTAURANT  
BELOW

PROPOSED USE: RESIDENTIAL AT UPPER FLOORS,  
RESTAURANT BELOW

## H0.2 LOCUS MAP & SUMMARY 111 STATE STREET

SCALE:  
5/13/22





H0.3

## CONTEXT 111 STATE STREET

SCALE:  
5/13/22



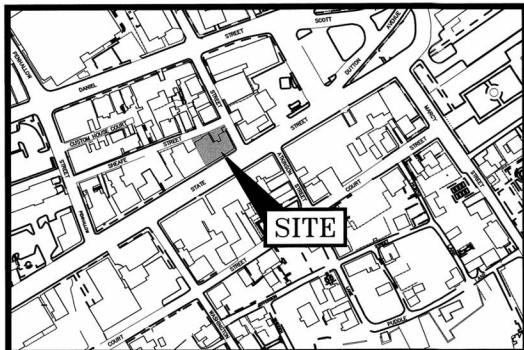


H0.4

# EXISTING CONDITIONS 111 STATE STREET

SCALE:  
5/13/22





LOCATION MAP  
SCALE: 1" = 200'

- LEGEND:**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - RCRD ROCKINGHAM COUNTY
  - RR SPK RAILROAD SPIKE
  - 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
  - NH/HB NHDOT BOUND FOUND
  - TB TOWN BOUND
  - BND BOUND WITH DRILL HOLE
  - ST BND STONE BOUND WITH DRILL HOLE

**PLAN REFERENCES:**

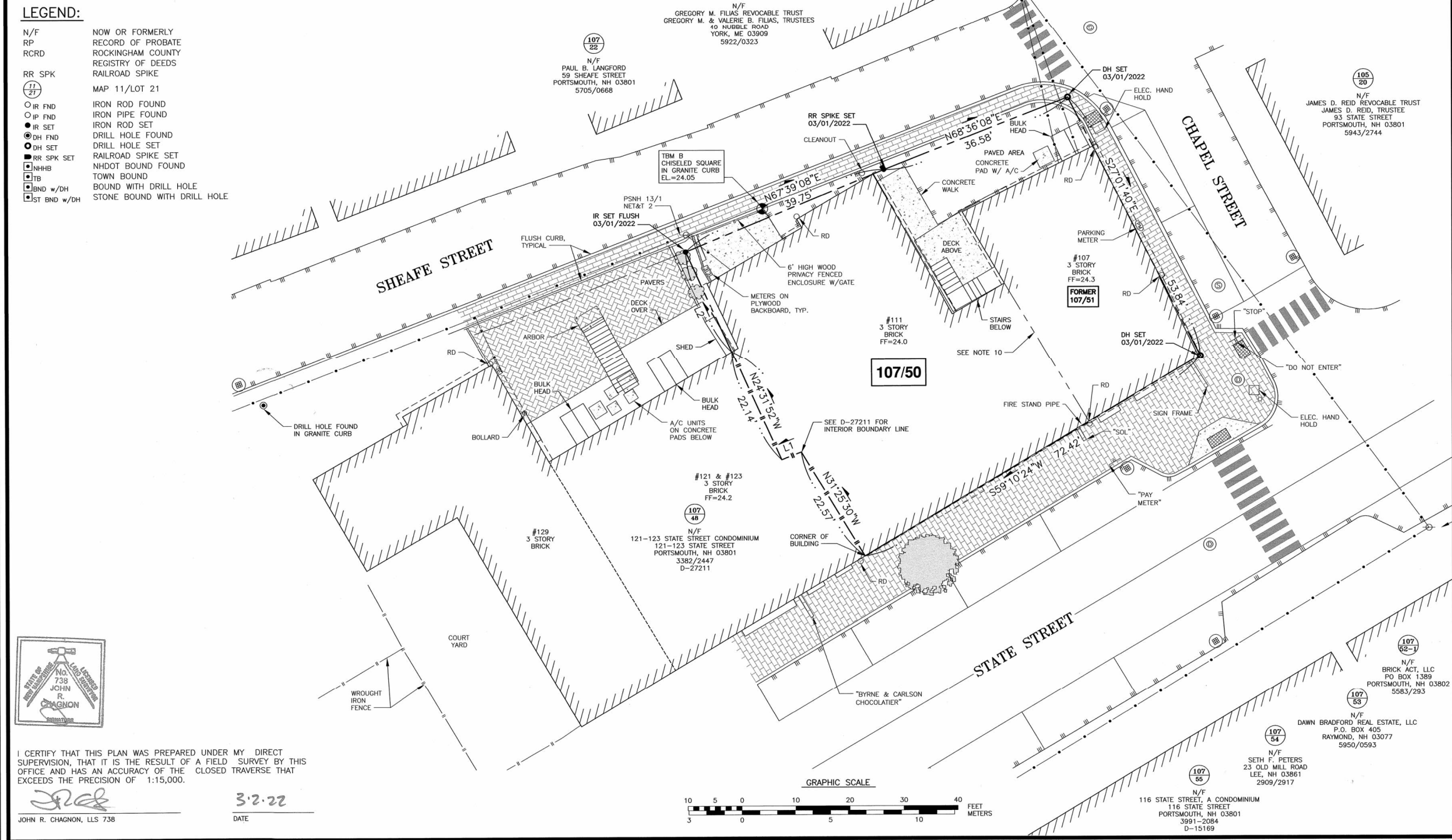
1) LOT LINE REVISION AND SUBDIVISION OF LAND PORTSMOUTH, NH FOR HAZEL L. BUNNELL. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1"=10', DATED OCTOBER 1978. R.C.R.D. C-8396.

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'



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

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

- 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 MAP 107 LOT 51  
1,764 S.F. 2,766 S.F.  
0.0405 ACRES 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 NAVD88. 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

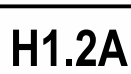
**STANDARD BOUNDARY SURVEY**  
**TAX MAP 107**  
**LOT 50**  
OWNER OF RECORD:  
**COVENTRY REALTY, LLC**  
PROPERTY LOCATED AT:  
107-111 STATE STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' FEBRUARY 2022  
FB 365 PG 40 3415

**H1.1**  
**EXISTING SITE SURVEY**  
**111 STATE STREET**  
SCALE:  
5/13/22







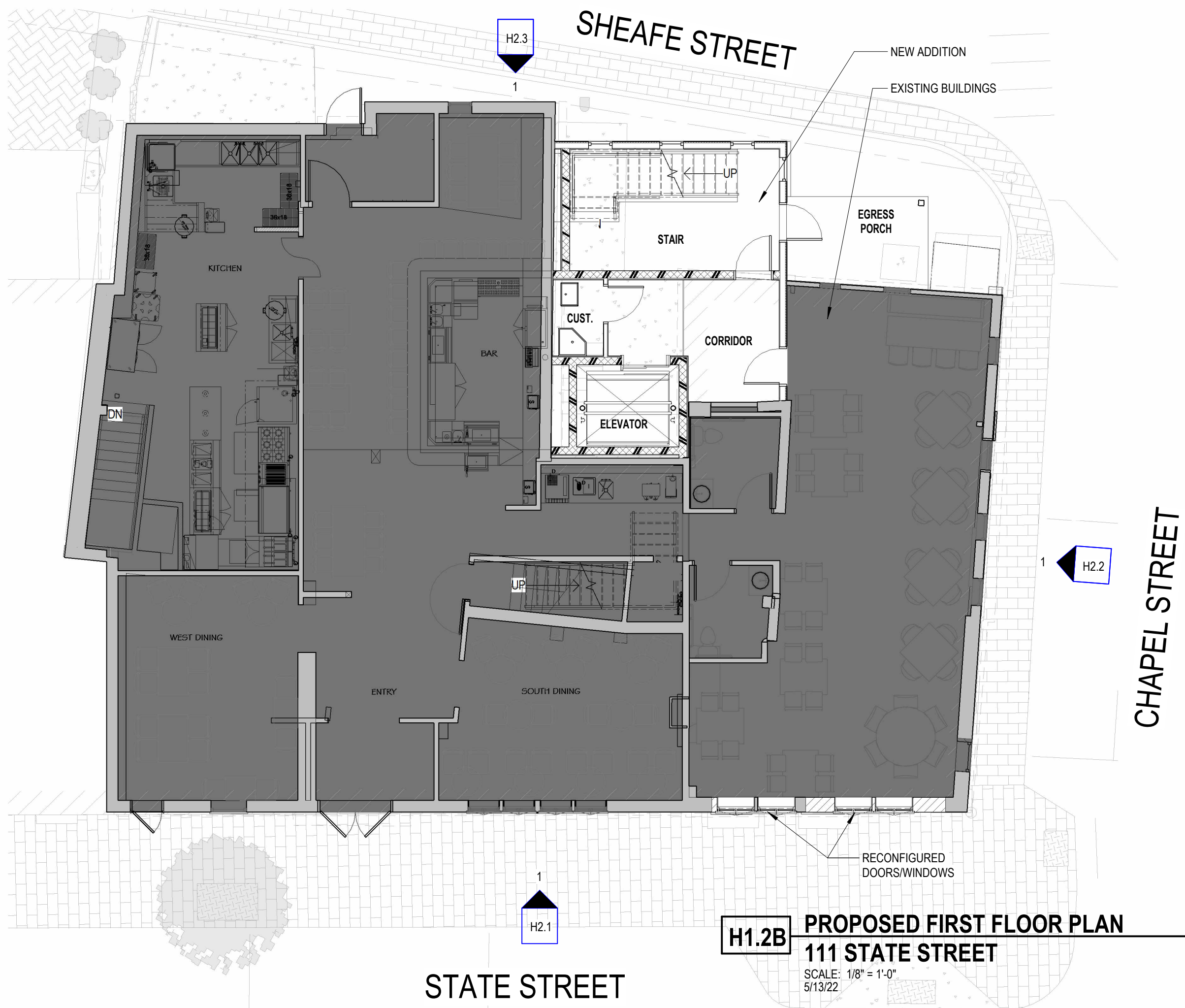
# EXISTING/DEMO FIRST FLOOR PLAN

## 111 STATE STREET

SCALE: 1/8" = 1'-0"  
5/13/22

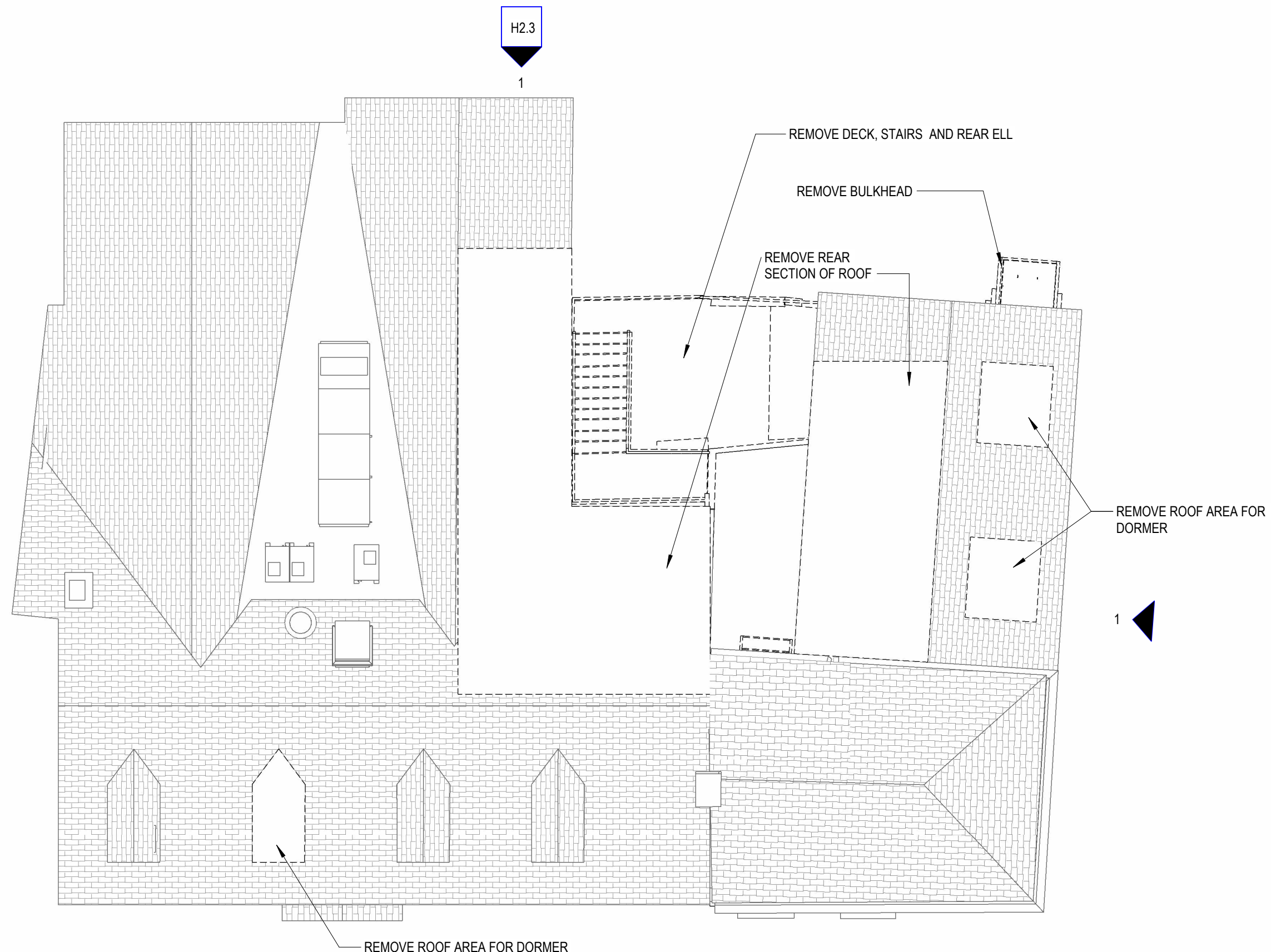






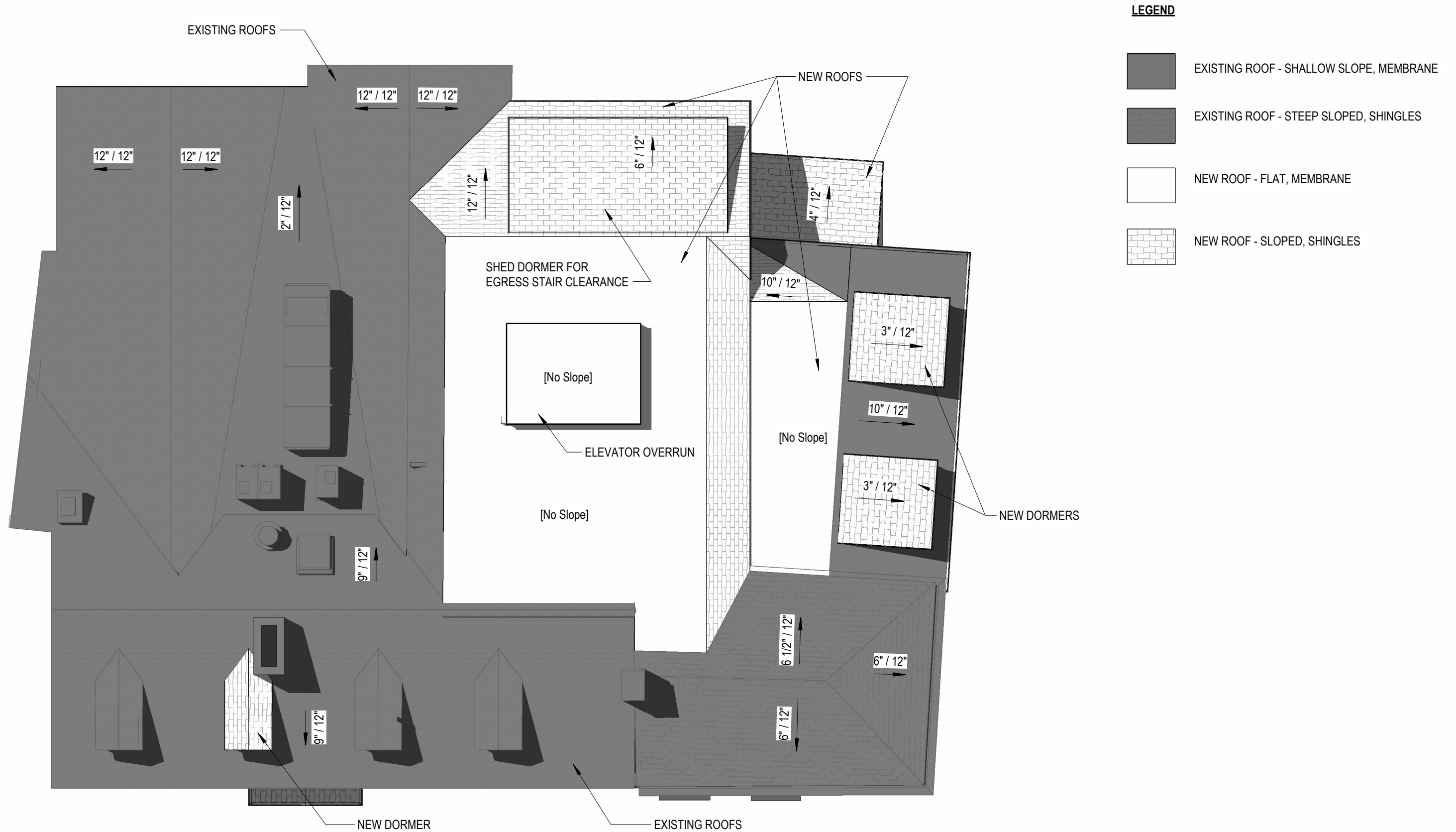
**H1.2B** **PROPOSED FIRST FLOOR PLAN**  
**111 STATE STREET**  
SCALE: 1/8" = 1'-0"  
5/13/22





**H1.3A** **EXISTING/DEMO ROOF PLAN**  
**111 STATE STREET**  
 SCALE: 1/8" = 1'-0"  
 5/13/22





**H1.3B** **PROPOSED ROOF PLAN**  
**111 STATE STREET**  
 SCALE: 1/8" = 1'-0"  
 5/13/22





**H2.1** **STATE STREET ELEVATION**  
**111 STATE STREET**  
SCALE: 1/8" = 1'-0"  
5/13/22





**H2.2** **CHAPEL STREET ELEVATION**  
**111 STATE STREET**  
 SCALE: 1/8" = 1'-0"  
 5/13/22





**H2.3** **SHEAFE STREET ELEVATION**  
**111 STATE STREET**  
 SCALE: 1/8" = 1'-0"  
 5/13/22





H3.1

**AXONOMETRIC  
111 STATE STREET**

SCALE:  
5/13/22





**H3.2** **VIGNETTE - CHAPEL STREET**  
**111 STATE STREET**  
SCALE:  
5/13/22





**H3.3** **VIGNETTE - STATE STREET**  
**111 STATE STREET**  
SCALE:  
5/13/22





H3.4

VIGNETTE - SHEAFE STREET  
111 STATE STREET

SCALE:  
5/13/22

