

111 STATE STREET ADDITION & RENOVATION



DRAWING LIST

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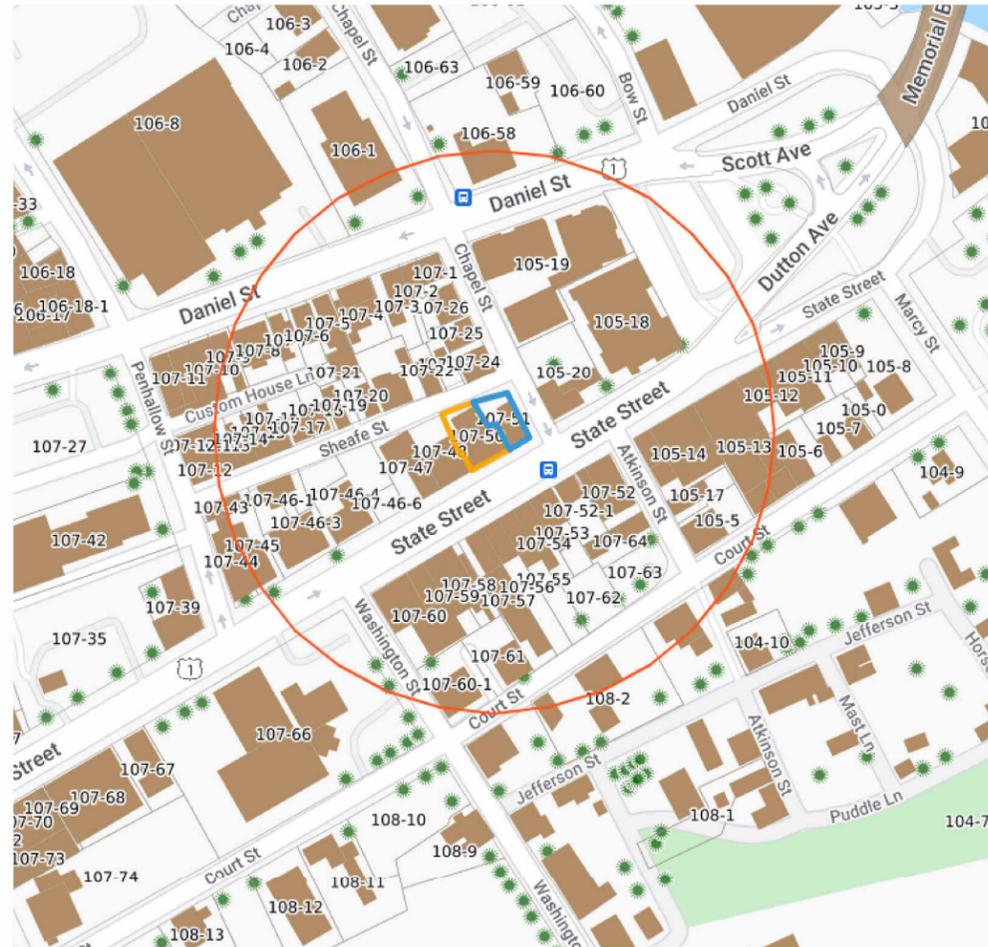
COVENTRY REALTY, LLC

**HDC WORK SESSION No. 1
MAY 13, 2022**

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



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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.

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'**

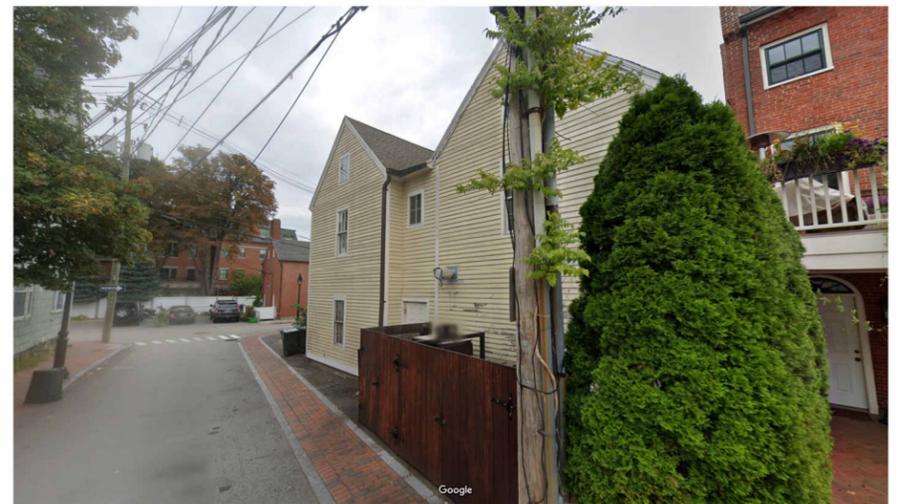
**CURRENT USE: UPPER FLOOR OFFICE, RESTAURANT BELOW
PROPOSED USE: RESIDENTIAL AT UPPER FLOORS, RESTAURANT BELOW**

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

SCALE:
5/13/22



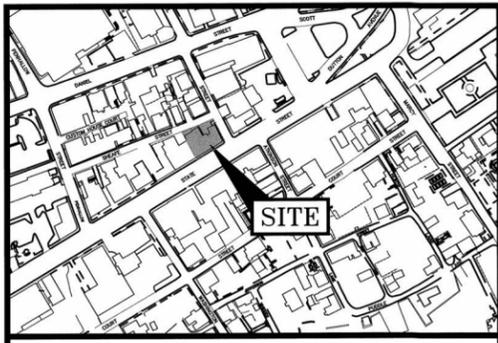
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H0.3 **CONTEXT**
111 STATE STREET
SCALE:
5/13/22



H0.4 EXISTING CONDITIONS
111 STATE STREET
SCALE:
5/13/22



LOCATION MAP SCALE: 1" = 200'

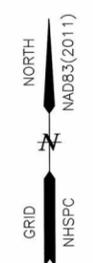
- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - REGISTRY OF DEEDS
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - RR SPK SET RAILROAD SPIKE SET
 - NHDB 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.

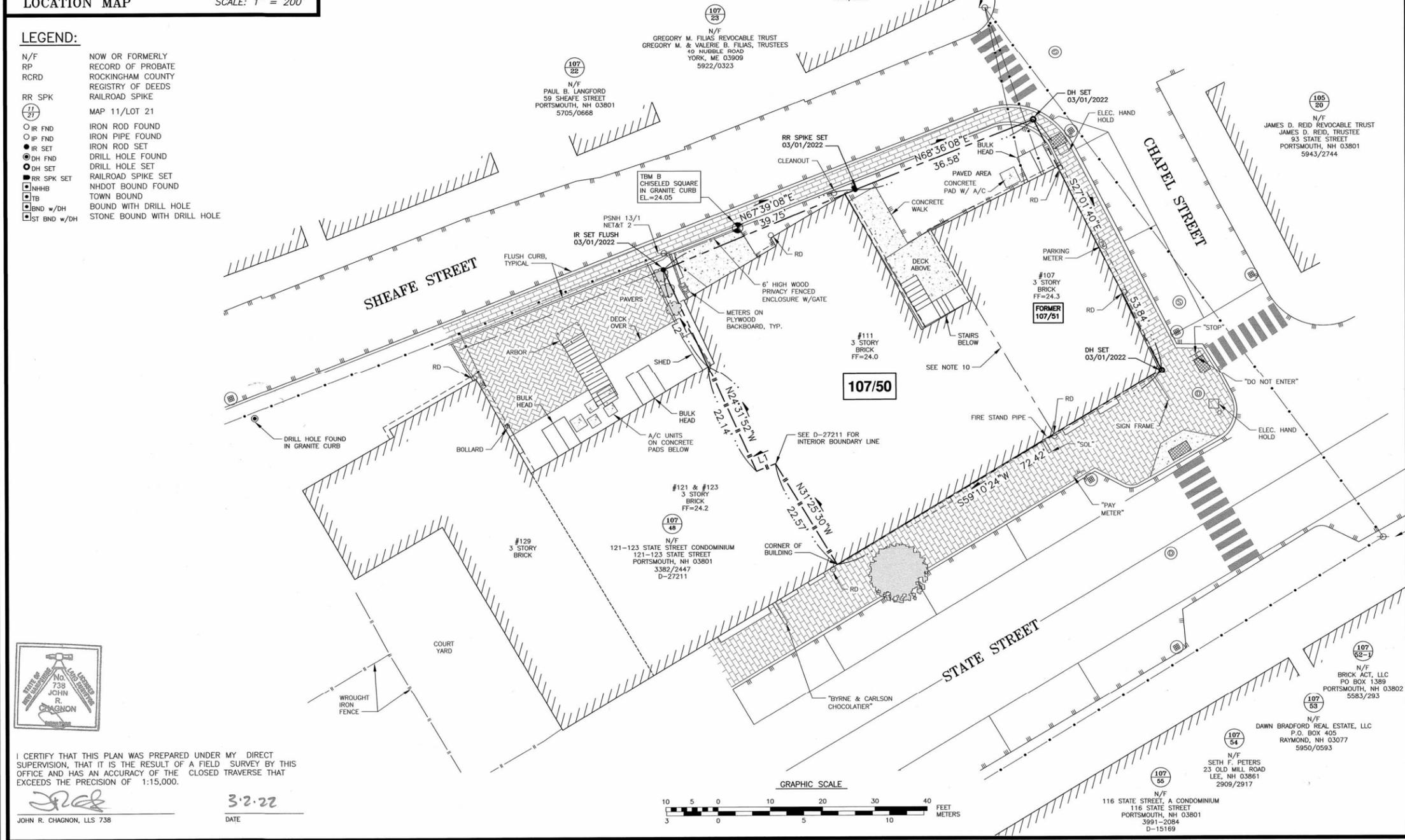
LENGTH TABLE

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



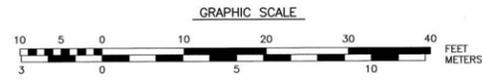
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- 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 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.



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

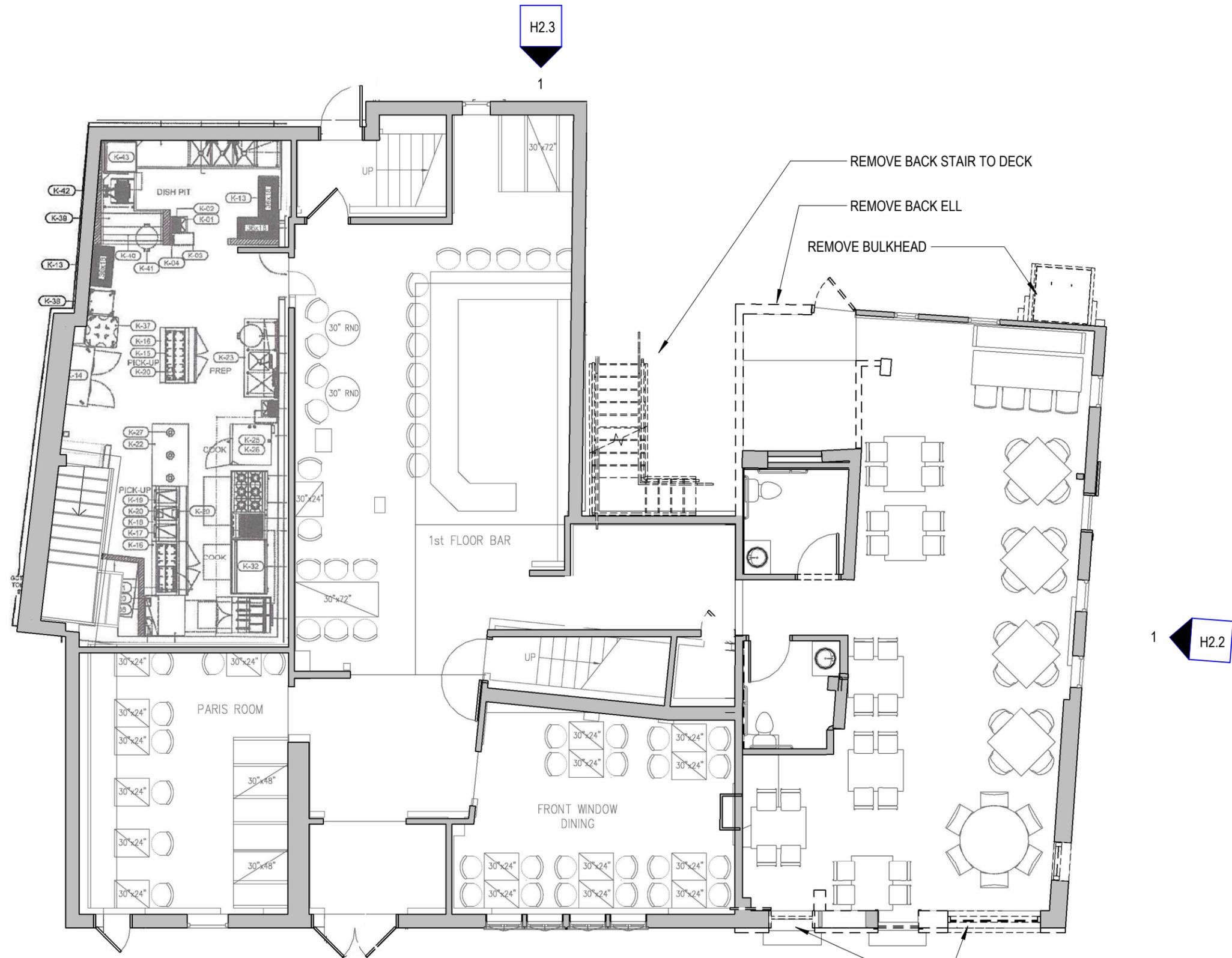


NO.	DESCRIPTION	DATE
1	ADD MONUMENTS SET	3/2/22
0	ISSUED FOR COMMENT	2/17/22

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

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



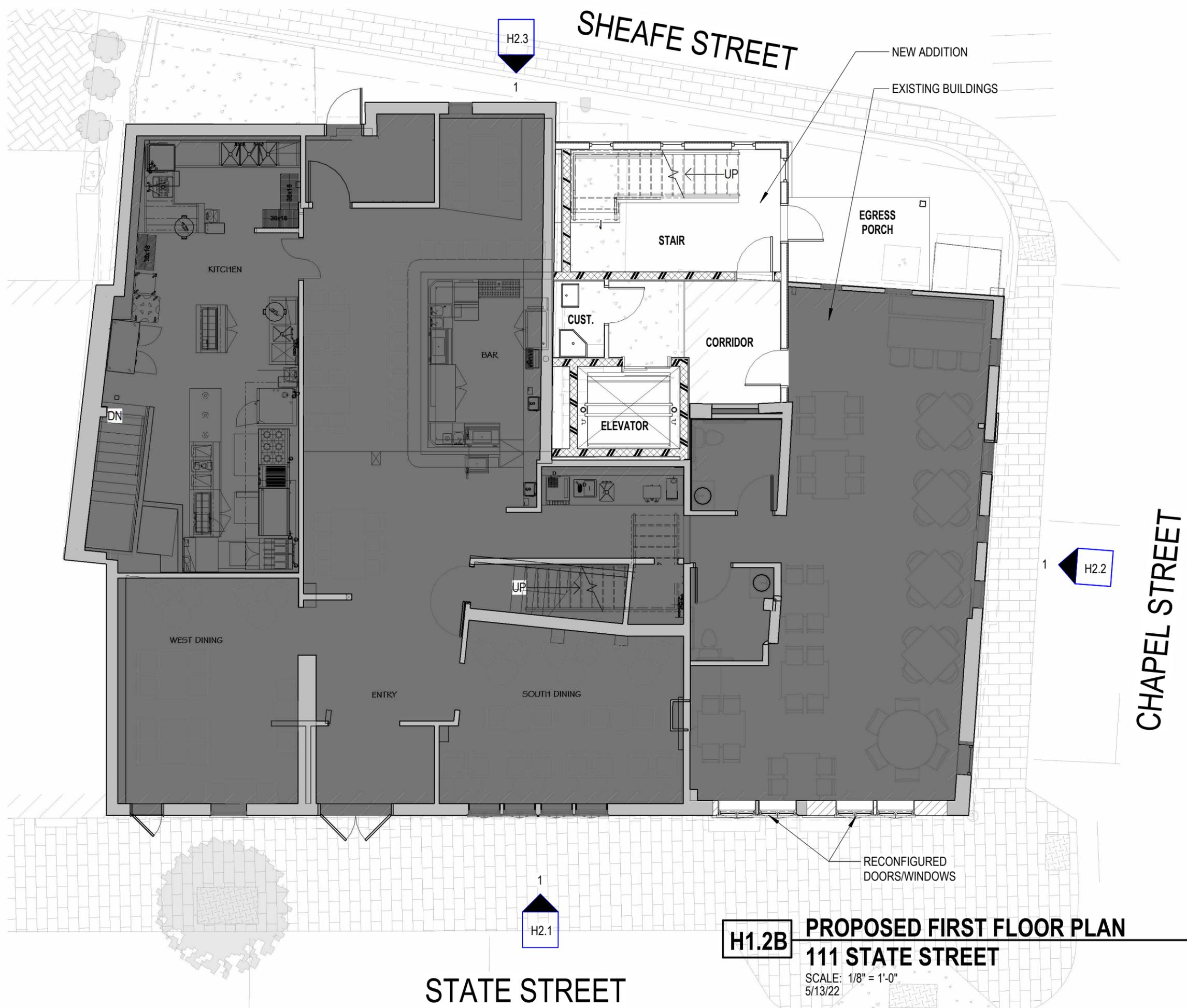


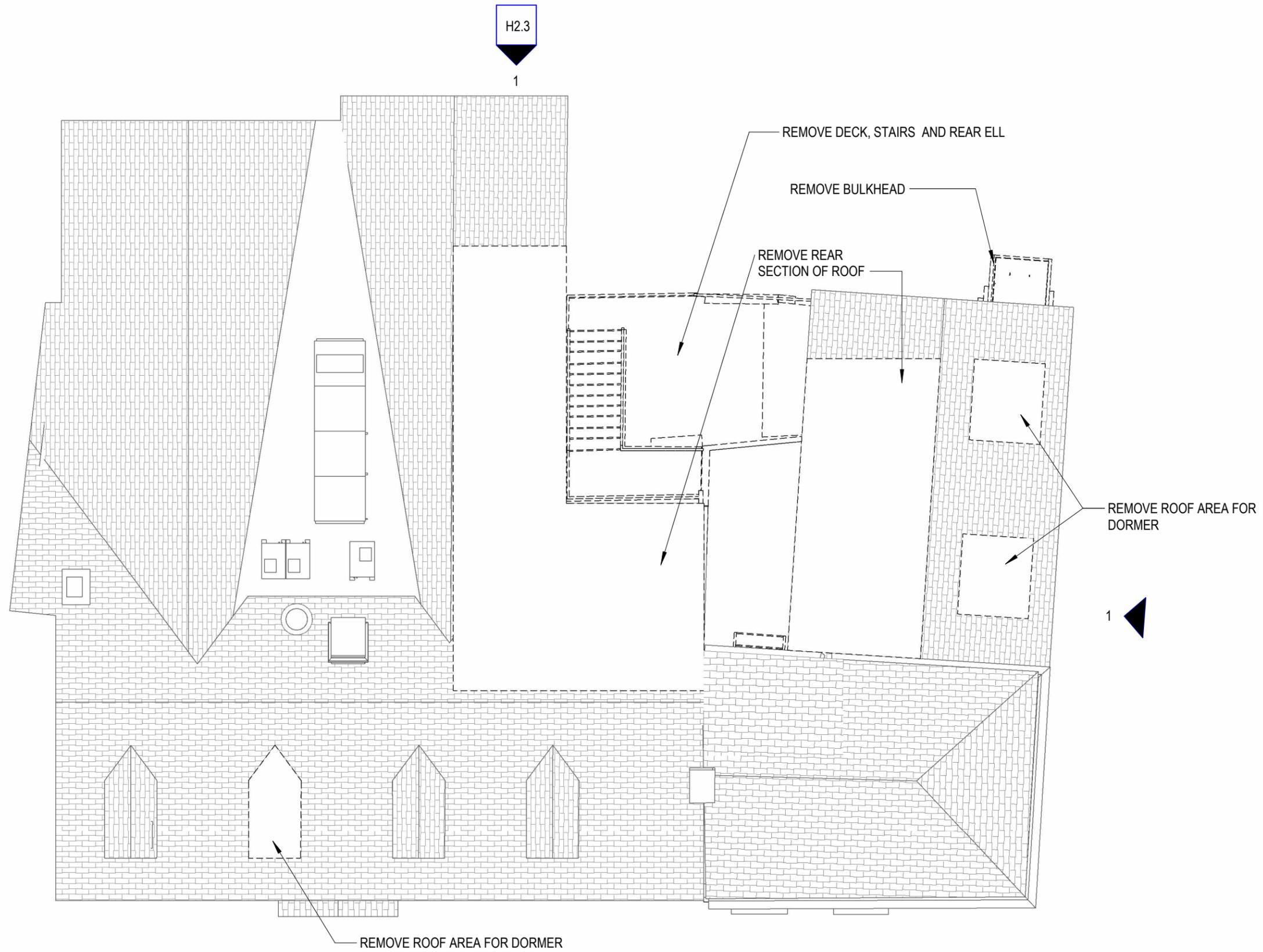
H1.2A EXISTING/DEMO FIRST FLOOR PLAN
111 STATE STREET

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



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

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



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- 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"
 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



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