

111 STATE STREET ADDITION & RENOVATION

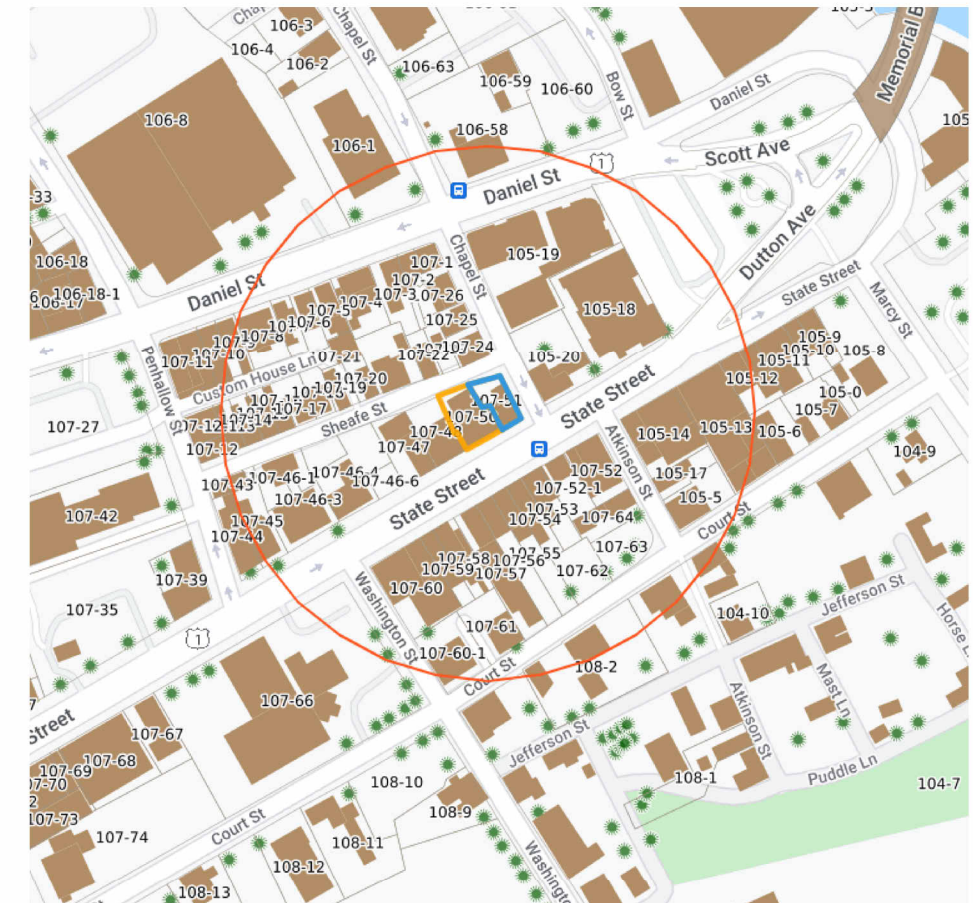
MINOR REVISIONS TO PREVIOUSLY APPROVED APPLICATION

Changes pertaining to change of use at second floor from Restaurant to Apartment.

1. Remove left chimney at proposed new dormer
2. Reconstruct right chimney at parapet wall
3. At State Street facade street level, replace existing left side door and window with folding Nana-windows to match approved Nana-windows at right side.

DRAWING LIST

- HR0.1 COVER
- HR0.4 EXISTING CONDITIONS
- HR1.3B ROOF PLAN
- HR2.1 STATE STREET ELEVATION
- HR3.1 AXONOMETRIC
- HR3.3 VIGNETTE, STATE STREET



COVENTRY REALTY, LLC

**HDC PUBLIC HEARING
JULY 2023**

HR0.1 COVER
111 STATE STREET
SCALE:
06/14/23



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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.

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: RESIDENTIAL
1st FLOOR: RESTAURANT
BASEMENT: RESTAURANT FOOD PREP, STORAGE, MEP, & SUPPORT

HR0.2 LOCUS MAP & SUMMARY
111 STATE STREET

SCALE:
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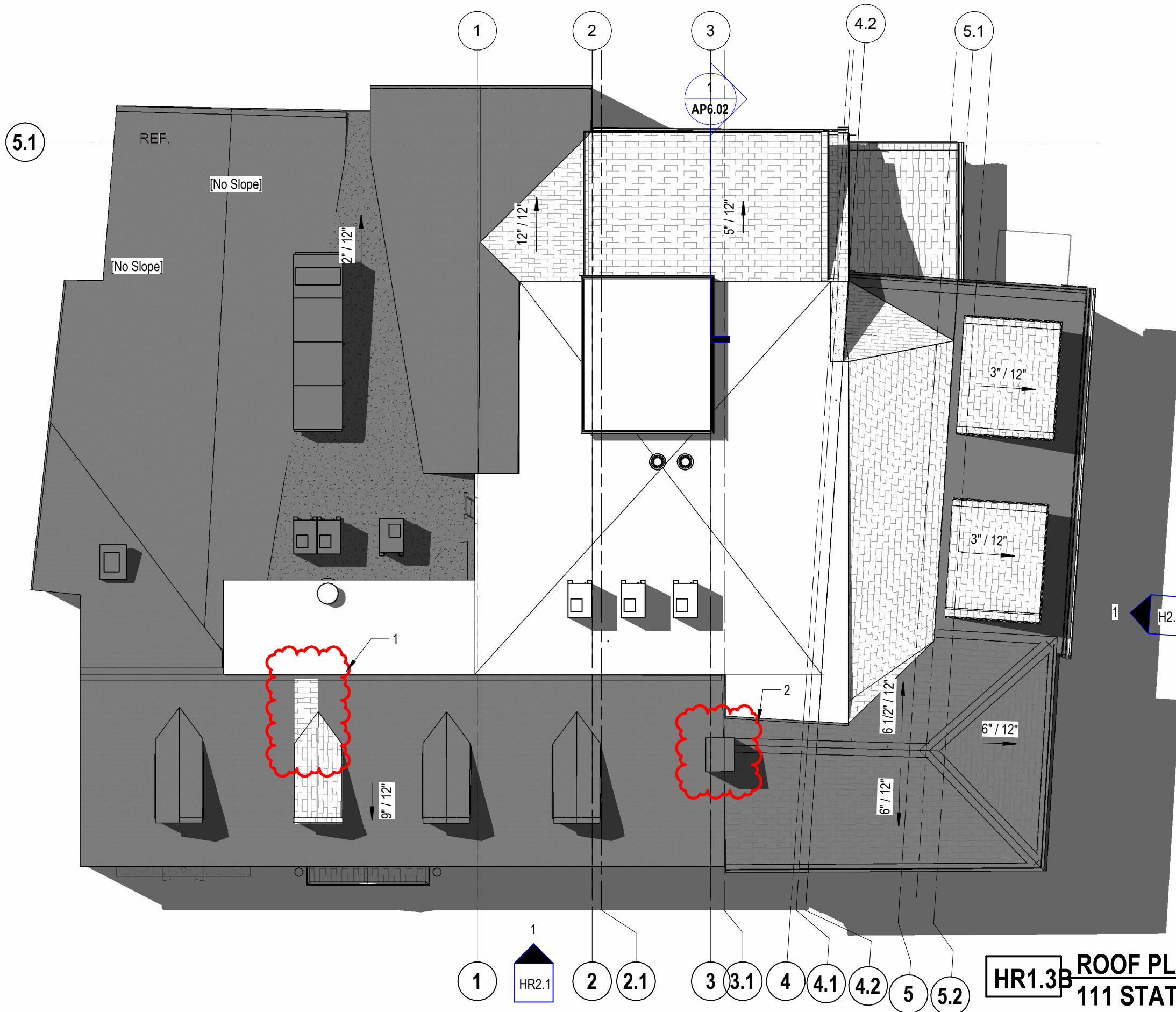


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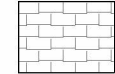


HR0.4 EXISTING CONDITIONS
111 STATE STREET

SCALE:
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LEGEND

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

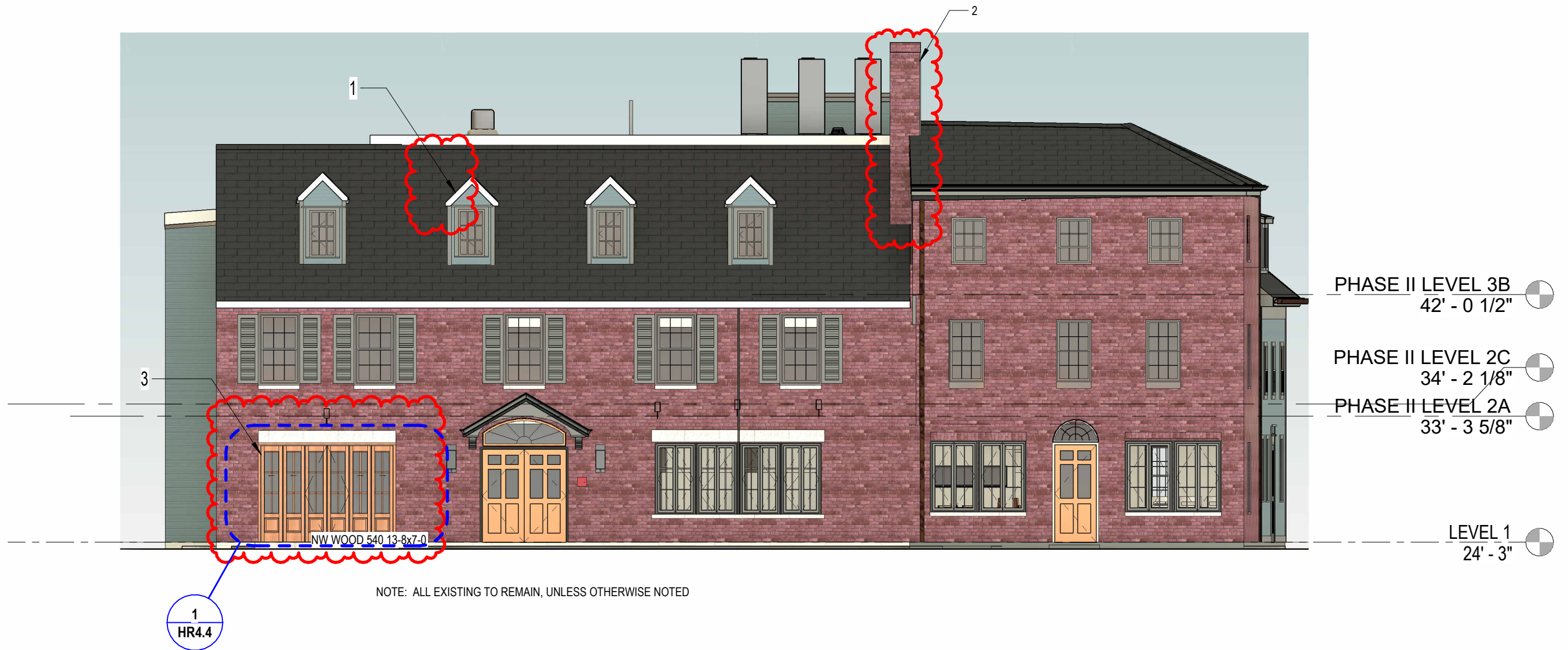
Key Notes

1. Remove left chimney at proposed new dormer
2. Reconstruct right chimney at parapet wall
3. At State Street facade street level, replace existing left side door and window with folding Nana-windows to match approved Nana-windows at right side.

HR1.3B ROOF PLAN
111 STATE STREET

SCALE: 1/8" = 1'-0"
 06/14/23





Key Notes

1. Remove left chimney at proposed new dormer
2. Reconstruct right chimney at parapet wall
3. At State Street facade street level, replace existing left side door and window with folding Nana-windows to match approved Nana-windows at right side.

HR2.1 STATE STREET ELEVATION 111 STATE STREET

SCALE: 1/8" = 1'-0"
06/14/23



Key Notes

1. Remove left chimney at proposed new dormer
2. Reconstruct right chimney at parapet wall
3. At State Street facade street level, replace existing left side door and window with folding Nana-windows to match approved Nana-windows at right side.

HR3.1 **AXONOMETRIC**
111 STATE STREET

SCALE:
06/14/23

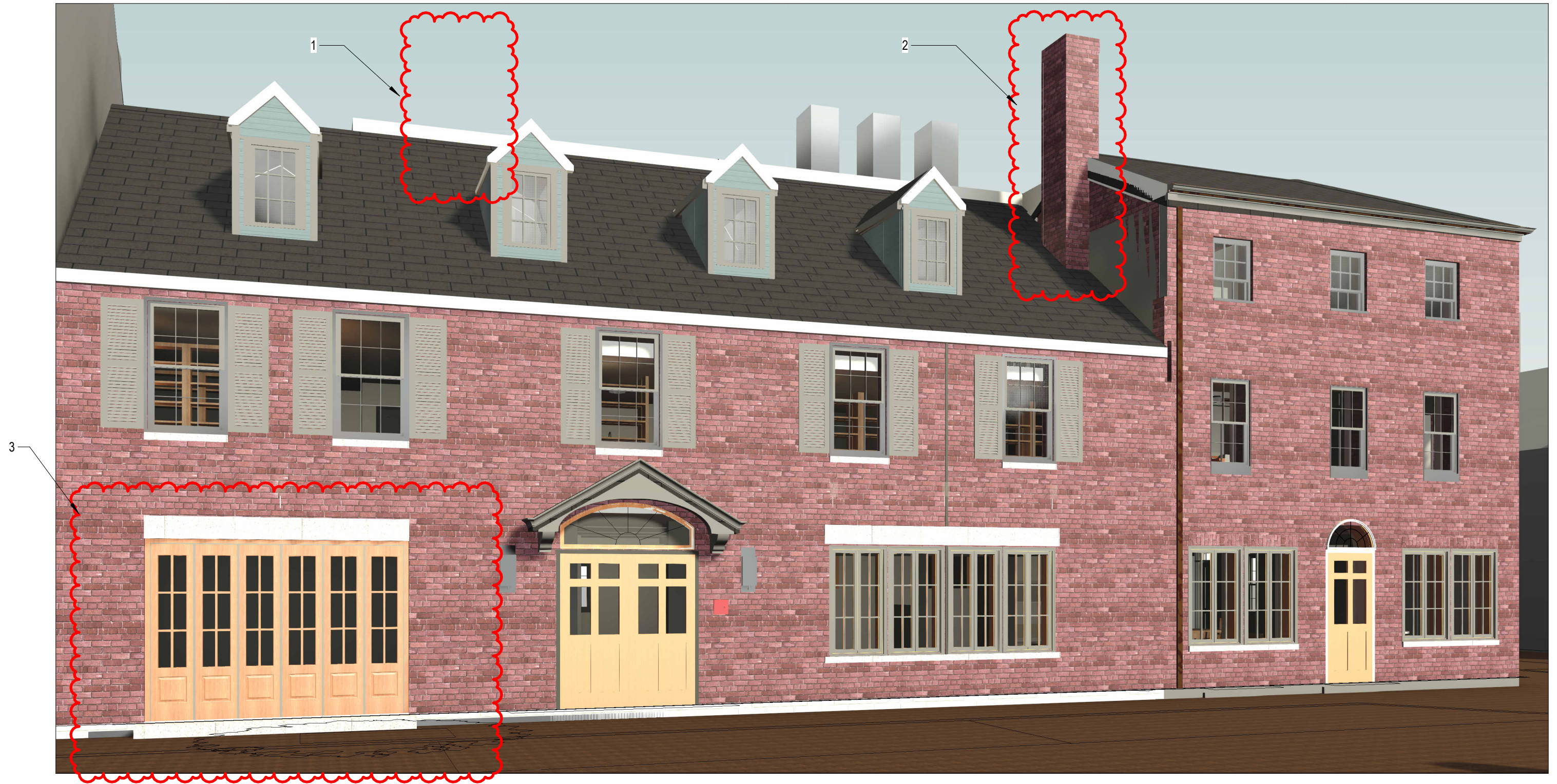


Key Notes

1. Remove left chimney at proposed new dormer
2. Reconstruct right chimney at parapet wall
3. At State Street facade street level, replace existing left side door and window with folding Nana-windows to match approved Nana-windows at right side.

HR3.3 **VIGNETTE - STATE STREET EAST**
111 STATE STREET

SCALE:
06/14/23



Key Notes

1. Remove left chimney at proposed new dormer
2. Reconstruct right chimney at parapet wall
3. At State Street facade street level, replace existing left side door and window with folding Nana-windows to match approved Nana-windows at right side.

HR3.5 **VIGNETTE - STATE STREET WEST**
111 STATE STREET

SCALE:
06/14/23



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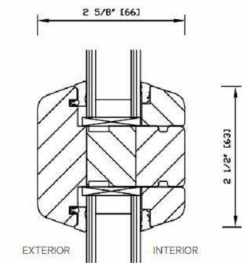


Nanawall - NW Wood 540 Slimmest Wood Framed Folding Glass Wall

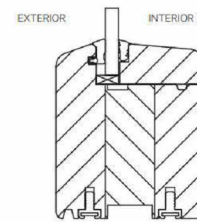
OTHER SECTION DETAILS | WD65

All Cross Sectional Views Are Half Size

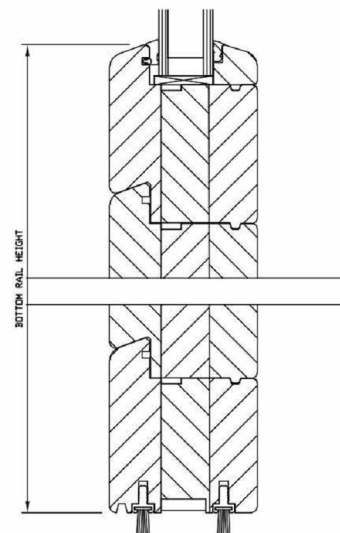
Typical Mullion Profile (Note that different mullion widths are available)



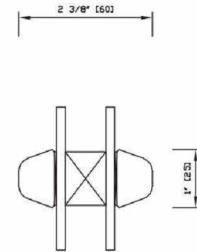
Typical Stile and Rail with Single 1/4\"/>



Typical Higher Bottom Rail

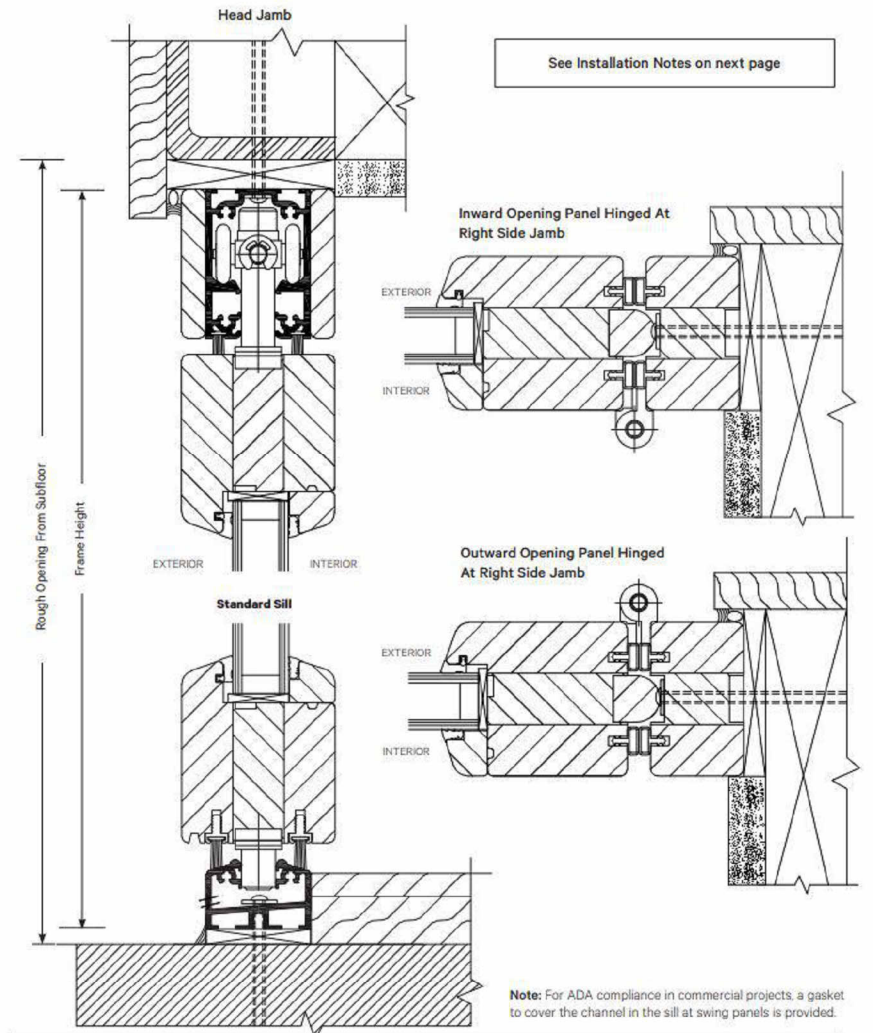


Typical Simulated Divided Lites Mullions with Spacers Between Insulated Glass (SDL)



SUGGESTED TYPICAL INSTALLATION FOR BOTH INWARD AND OUTWARD OPENING | WD65

Shown are 3 1/8\"/>



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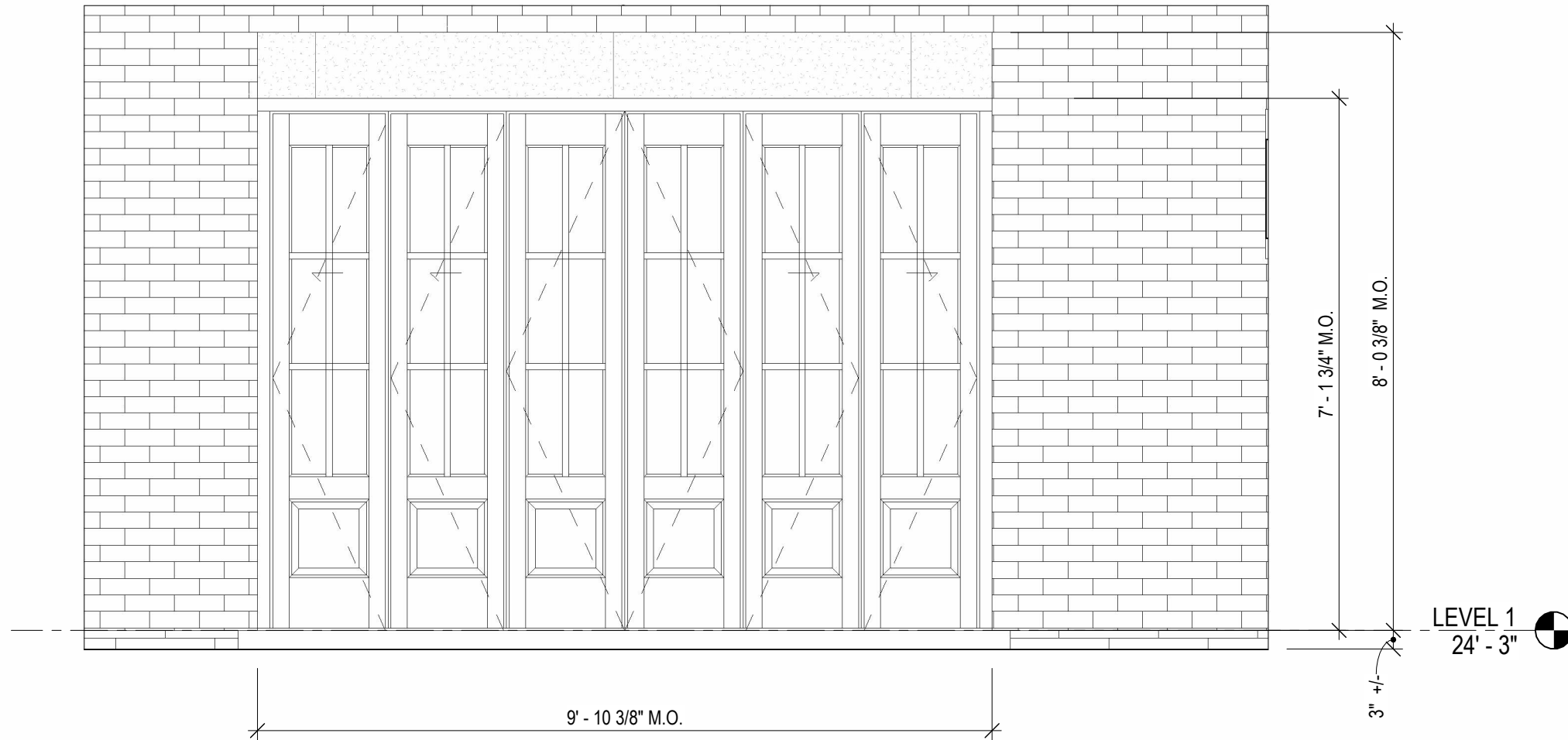
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20

HR4.3 MATERIALS
111 STATE STREET
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HR4.4 DOOR DETAIL
111 STATE STREET

SCALE: 1/2" = 1'-0"
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