

111 STATE STREET ADDITION & RENOVATION



REVISIONS TO PREVIOUSLY APPROVED APPLICATION

1. RAISE CENTER REAR GABLE, ADD RECESSED PORCH
2.
 - a. REVISE TRIM AT REAR CENTER GABLE (ADD FRIEZE BOARD, OMIT HORIZONTAL BAND, WIDEN CORNER BOARDS, ADD WATER TABLE, & SKIRT BOARD).
 - b. RAISE 2ND FLOOR WINDOWS & LOWER ATTIC WINDOW OPENING.
 - c. REVISE WEST GABLE
 - OPTION 1: CHANGE TO SHED DORMER WITH 2 WINDOWS
 - OPTION 2: RAISE EXISTING GABLE. LARGER ATTIC WINDOW. RAISE 2ND FLOOR WINDOWS. ADD SKIRT BOARD AT WATER TABLE. ADD FRIEZE BOARD, WIDER CORNER TRIM.
3. EXTEND FLAT ROOF BEHIND GABLES
4. ADD FOUR WINDOWS TO EXISTING REAR CENTER GABLE
6. GUARDRAIL @ SHEAFE ST ROOF ACCESS
7. FRONT ENTRY DOOR CHANGED FROM DOUBLE TO SINGLE WITH SOLID PANELED SIDELITES

DRAWING LIST

- H0.1 COVER HDC-6
- H0.2 EXISTING CONDITION
- H0.3 3D AXONOMETRIC NORTHEAST
- H1.3 ROOF PLAN
- H2.1 STATE STREET ELEVATION
- H2.4 SHEAFE STREET ELEVATION
- H2.5 CHAPEL STREET ELEVATION
- H2.6 GABLE DETAIL
- H3.0 VIGNETTE - SHEAFE ST EAST
- H3.1 VIGNETTE - SHEAFE ST MIDDLE
- H3.2 VIGNETTE SHEAFE ST WEST

COVENTRY REALTY, LLC

HDC- Revision 6B

CONTINUATION

PUBLIC HEARING

AUGUST 2024

LU-22-125

H0.1

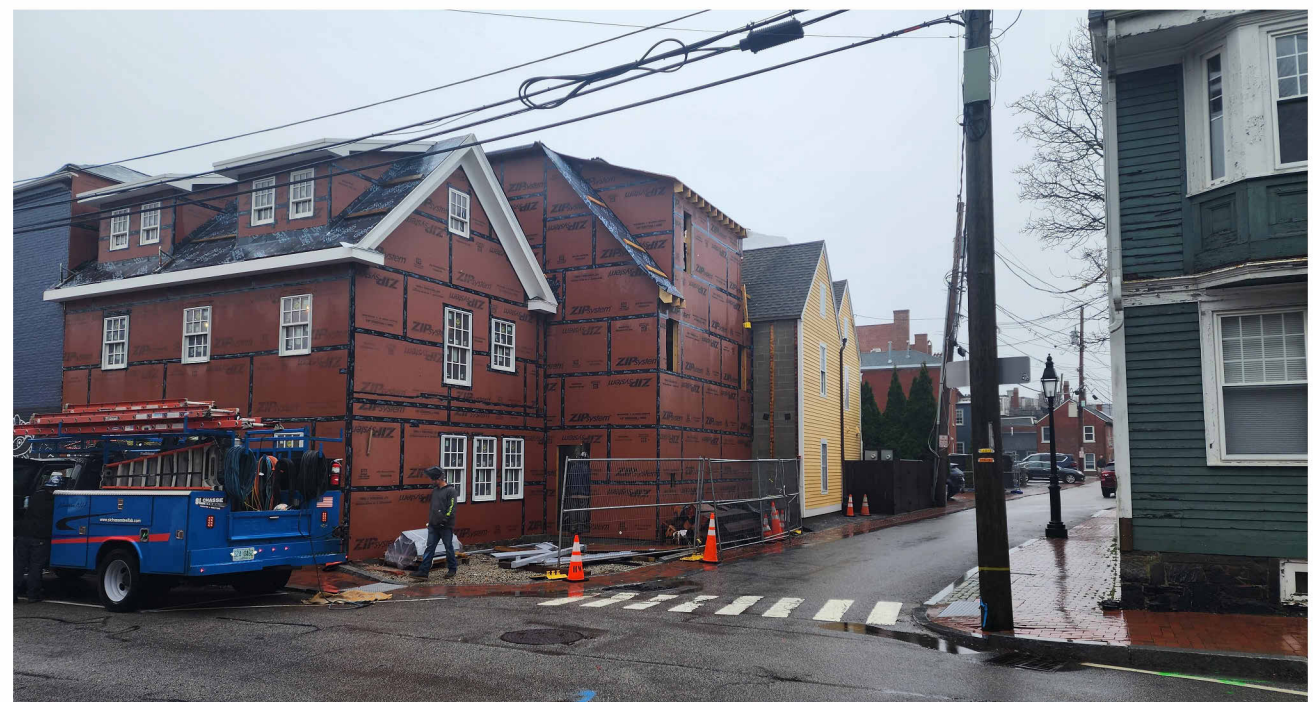
COVER

111 STATE STREET

SCALE:
07/26/2024



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H0.2 EXISTING CONDITIONS
111 STATE STREET
SCALE:
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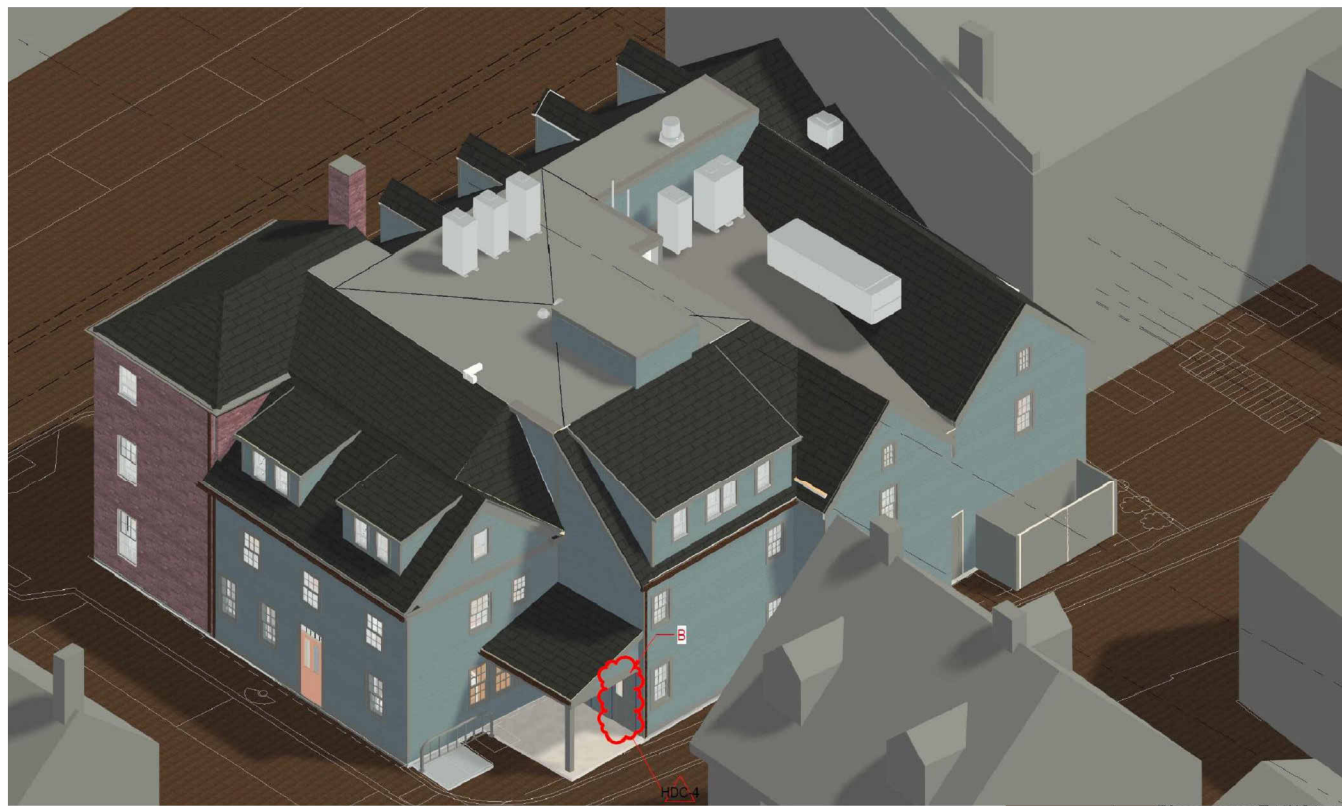
RAILING FOR ROOF ACCESS HATCH
 EXTEND FLAT ROOF
 CHANGE GABLE TO SHED
 RAISE GABLE WITH RECESSED PORCH

2 AXONOMETRIC, NE PREVIOUSLY APPROVED
 1/4" = 1'-0"

1 AXONOMETRIC, NE PROPOSED

H0.3 3D AXONOMETRIC NORTHEAST - OPTION 1
 111 STATE STREET

SCALE: 1/4" = 1'-0"
 07/26/2024



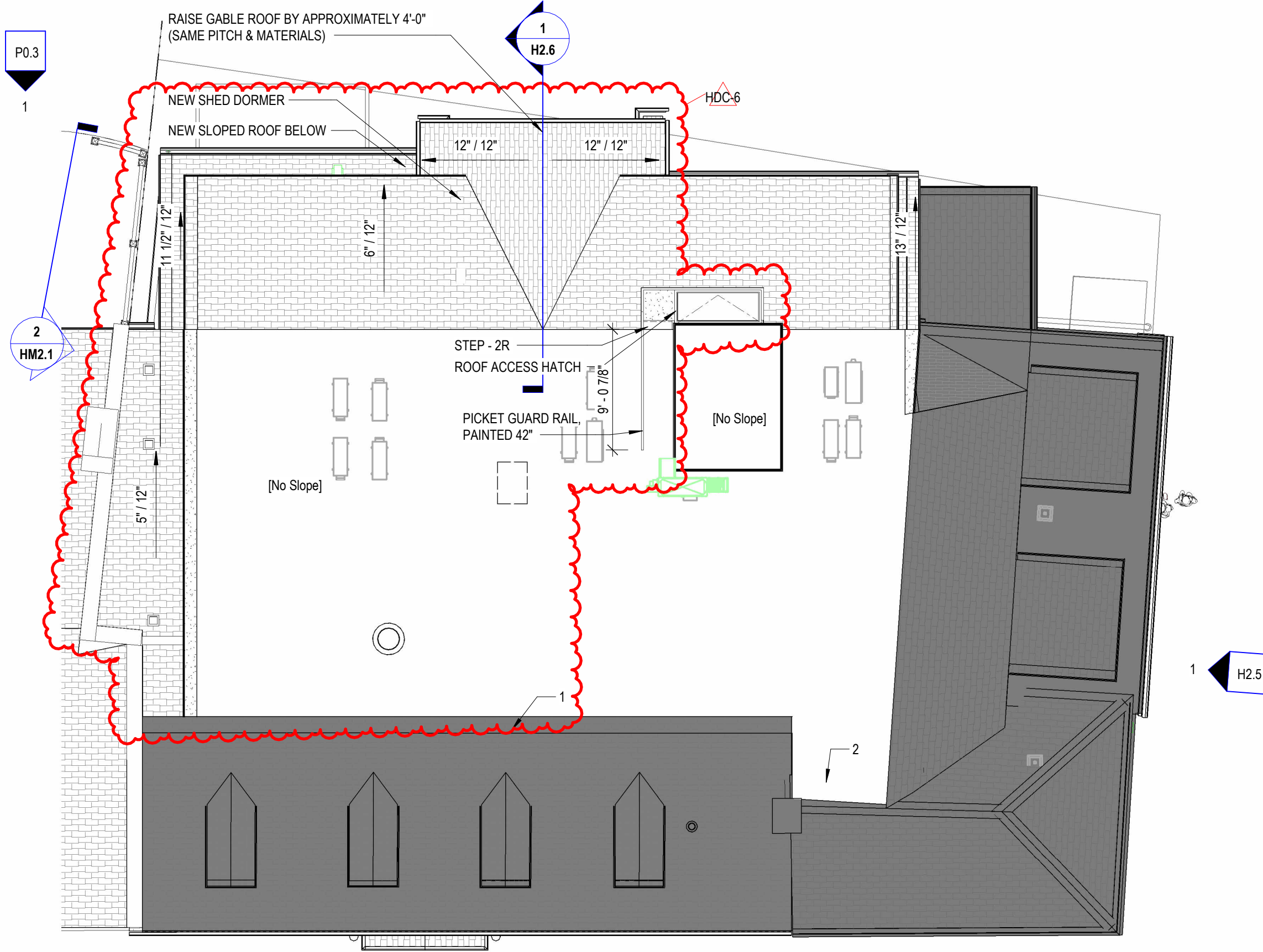
RAISED GABLE

RAISE GABLE WITH RECESSED PORCH





2 AXONOMETRIC, NE PREVIOUSLY APPROVED
1/4" = 1'-0"

1 AXONOMETRIC, NE PROPOSED

H0.3 3D AXONOMETRIC NORTHEAST - OPTION 2
111 STATE STREET
SCALE: 1/4" = 1'-0"
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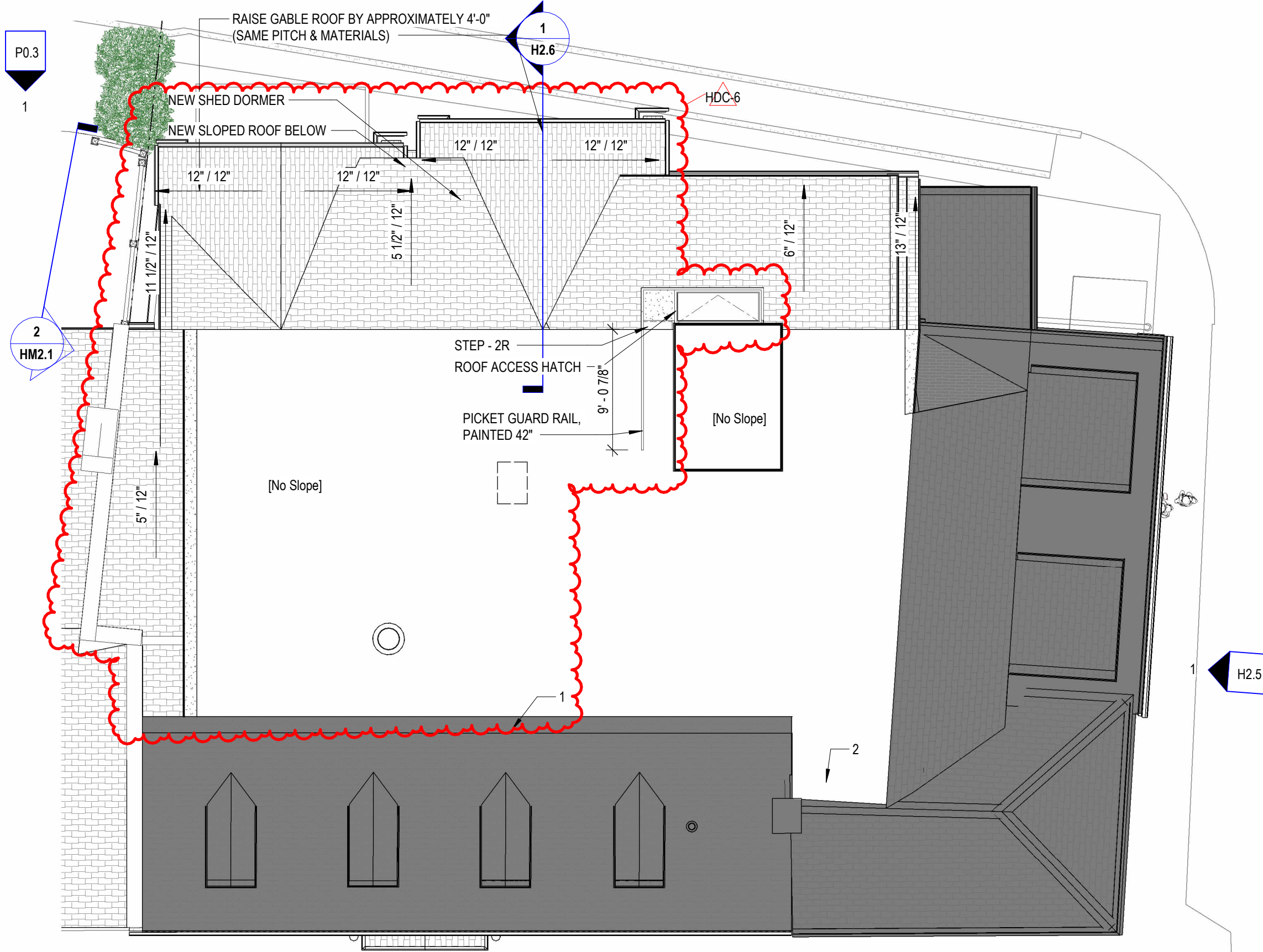
LEGEND

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

H1.3 **ROOF PLAN - OPTION 1**
111 STATE STREET

SCALE: 1/8" = 1'-0"
 07/26/2024





LEGEND

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

H1.3 **ROOF PLAN - OPTION 2**
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 07/26/2024





HDC-5

LEVEL 1
24' - 3"

HDC-6 (CHANGE EXISTING DOUBLE DOOR TO SINGLE DOOR WITH SOLID SIDELITES)

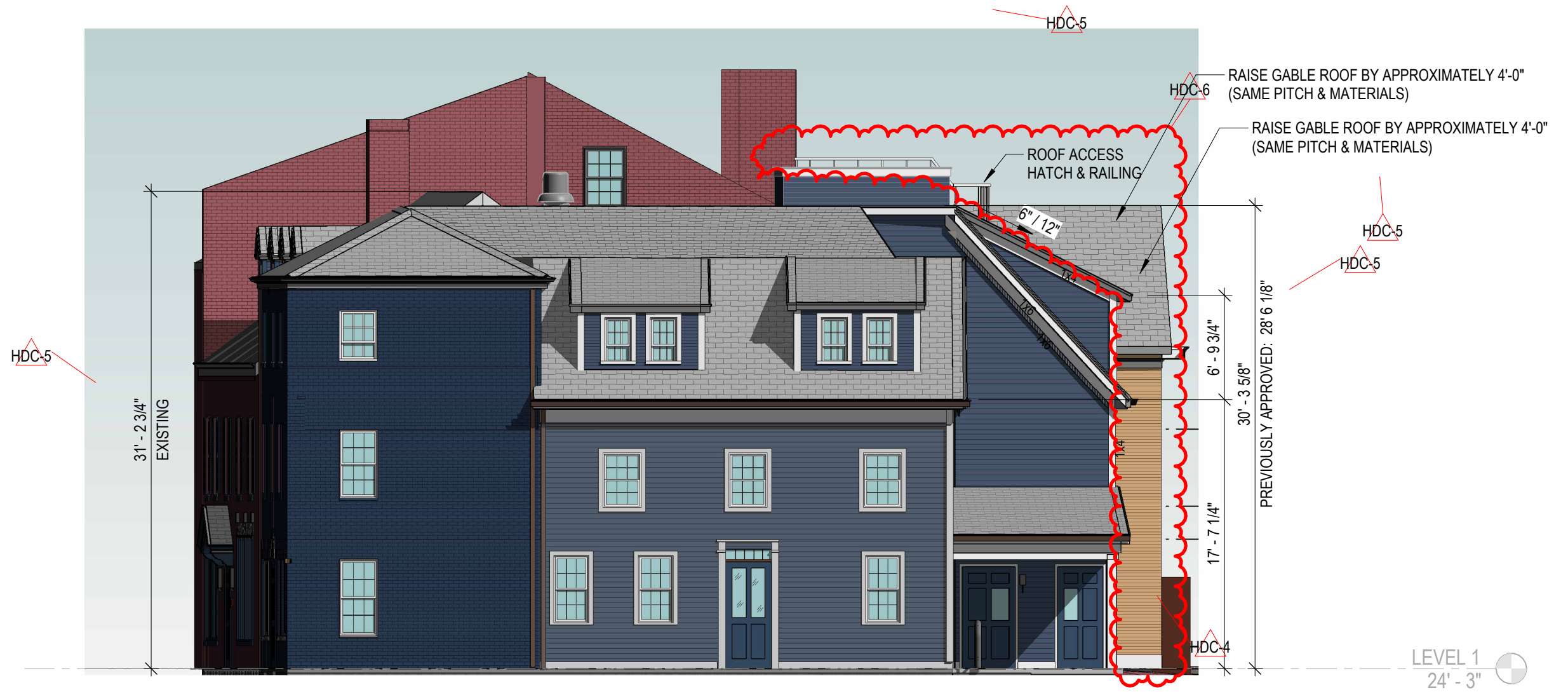


EXISTING

**H2.1 STATE STREET ELEVATION
111 STATE STREET**

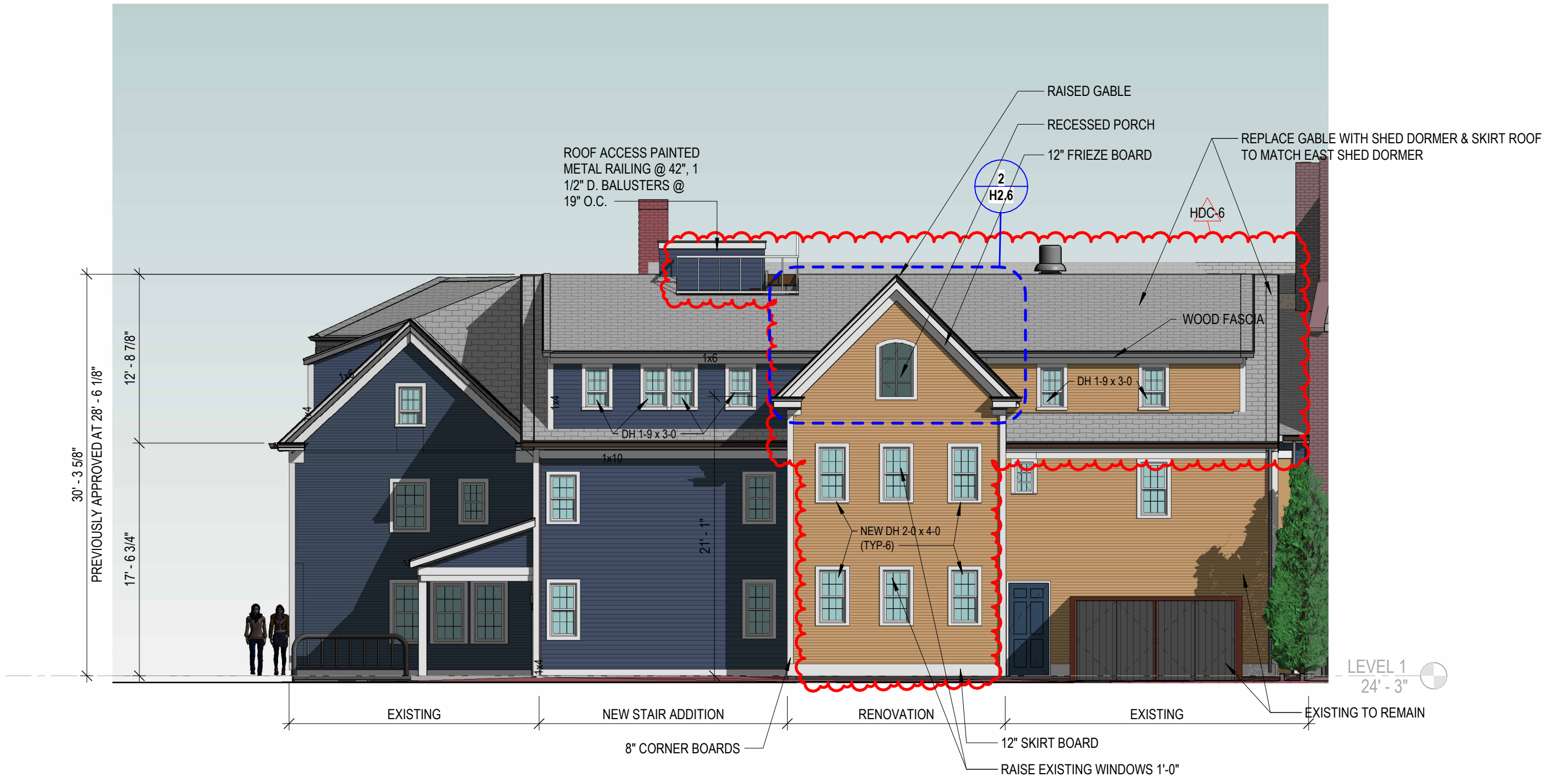
SCALE: 1/8" = 1'-0"
07/26/2024





**H2.5 CHAPEL STREET ELEVATION
111 STATE STREET**

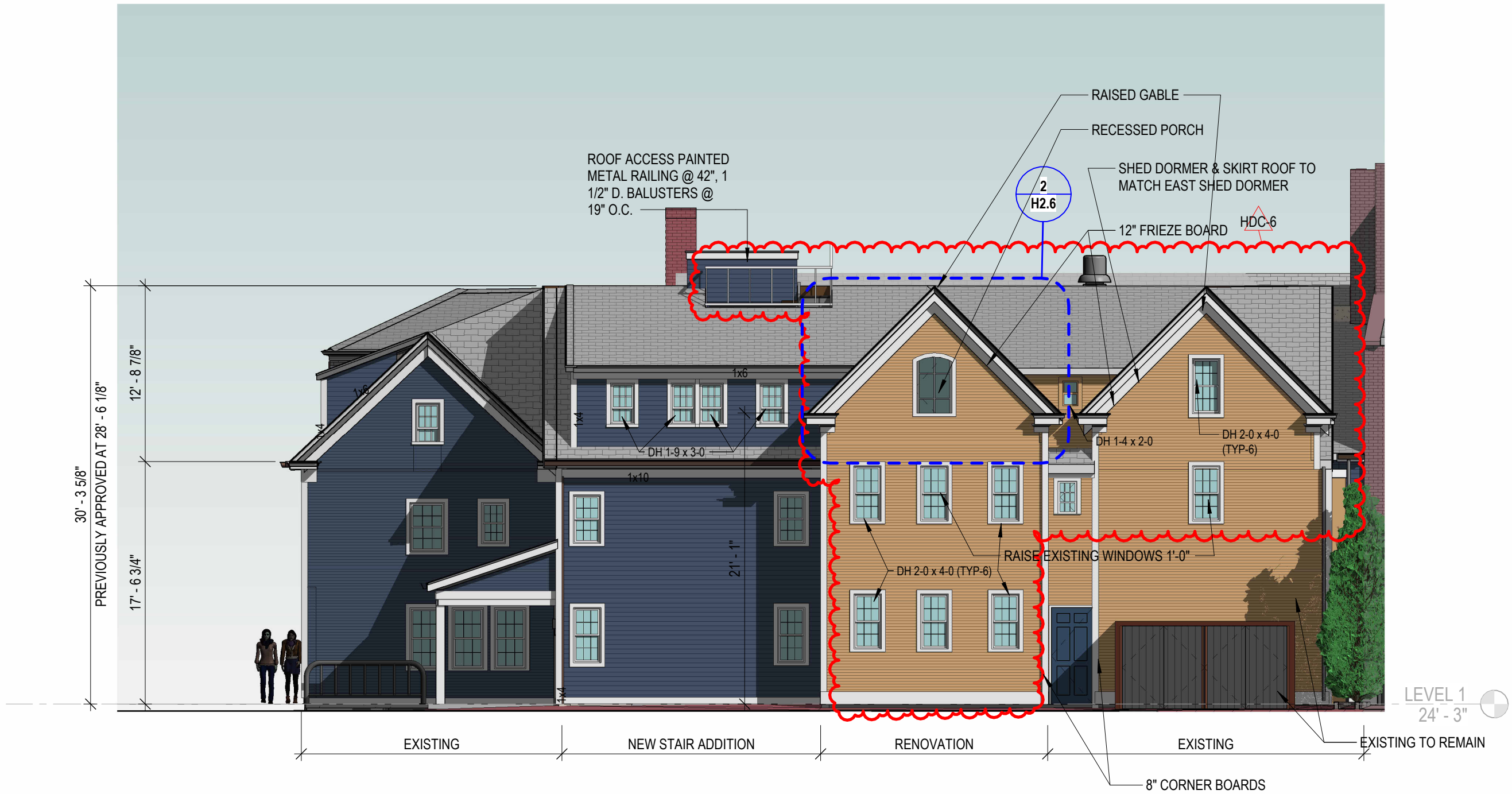
SCALE: 1/8" = 1'-0"
07/26/2024



H2.4 SHEAFE STREET ELEVATION - OPTION 1
111 STATE STREET

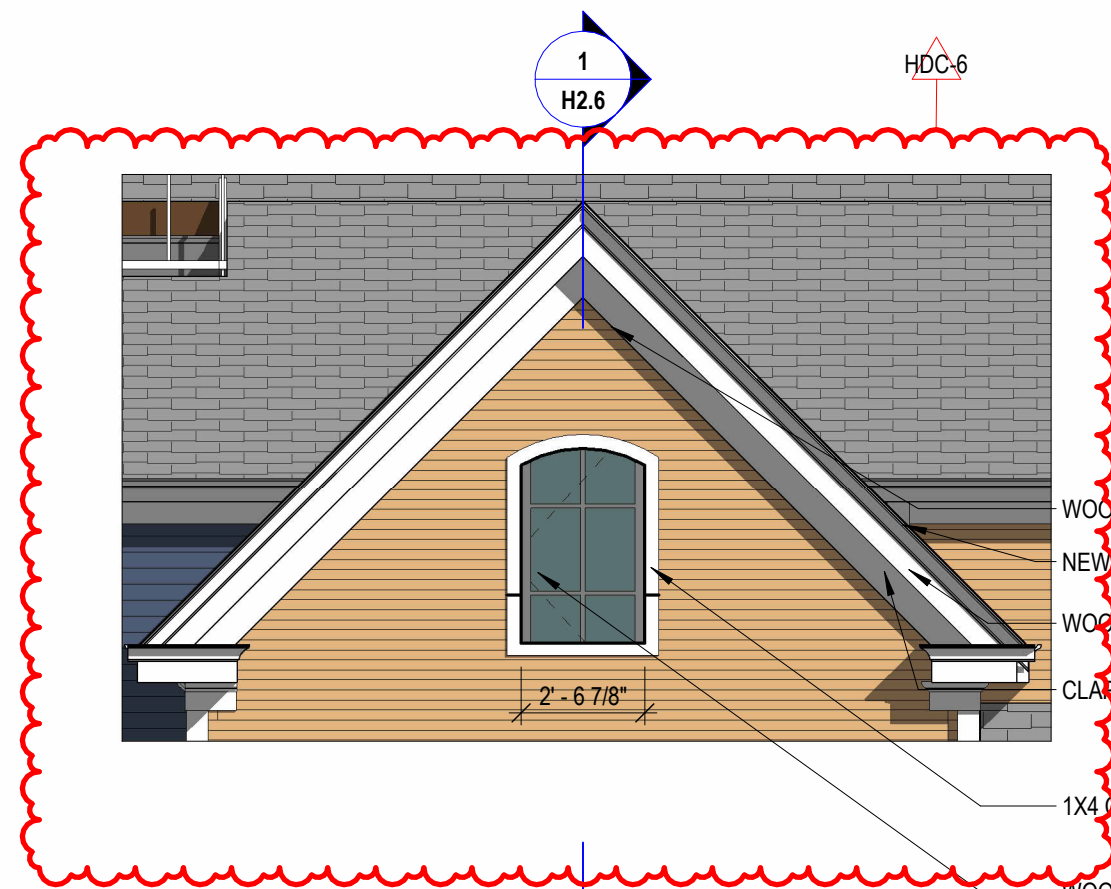
SCALE: 1/8" = 1'-0"
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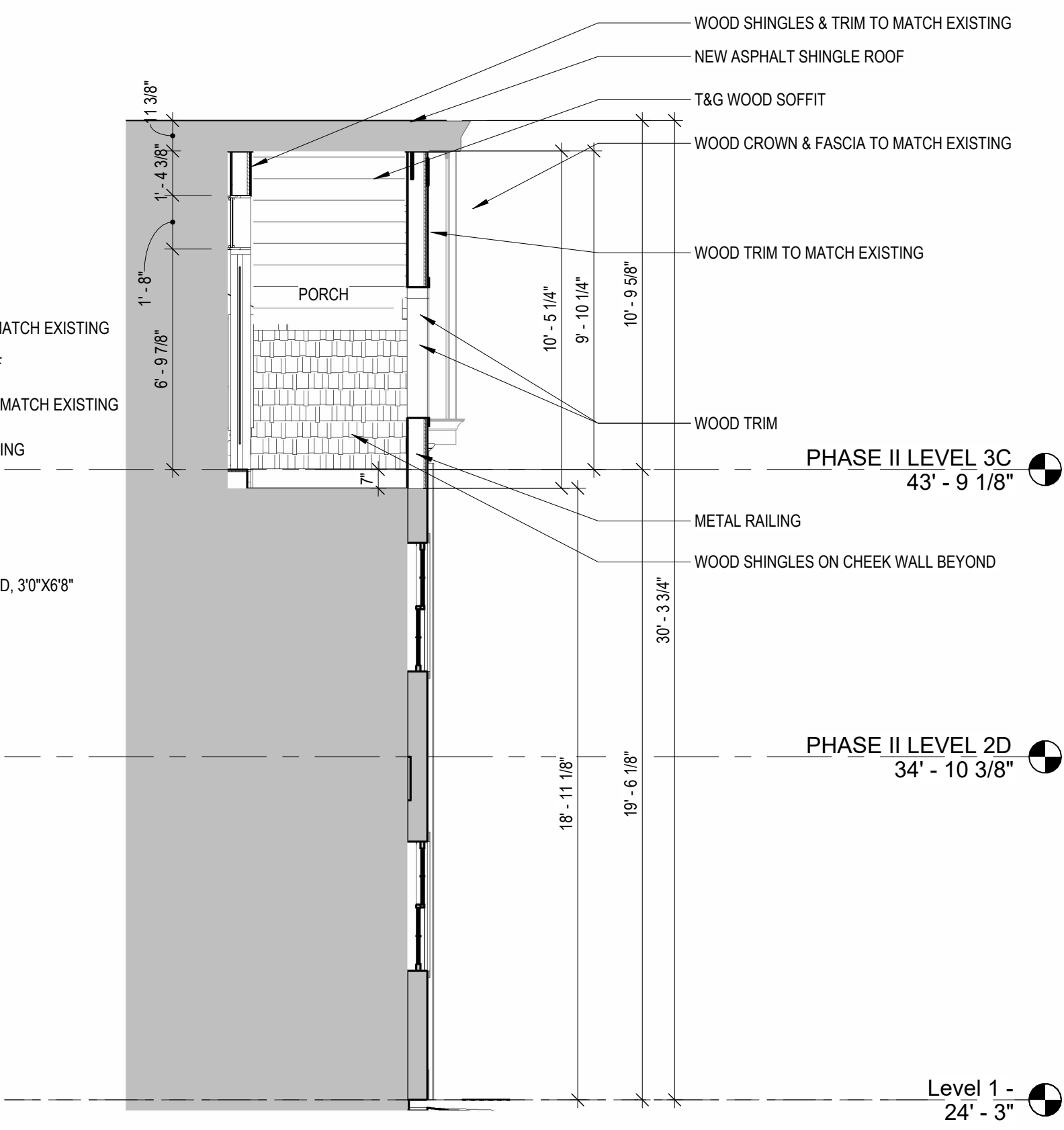


H2.4 SHEAFE STREET ELEVATION - OPTION 2
111 STATE STREET

SCALE: 1/8" = 1'-0"
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WOOD SHINGLES & TRIM TO MATCH EXISTING
 NEW ASPHALT SHINGLE ROOF
 WOOD CROWN & FASCIA TOP MATCH EXISTING
 CLAPBOARD TO MATCH EXISTING
 1X4 CASING
 WOOD & GLASS DOOR BEYOND, 3'0\"X6'8\"



WOOD SHINGLES & TRIM TO MATCH EXISTING
 NEW ASPHALT SHINGLE ROOF
 T&G WOOD SOFFIT
 WOOD CROWN & FASCIA TO MATCH EXISTING
 WOOD TRIM TO MATCH EXISTING
 WOOD TRIM
 METAL RAILING
 WOOD SHINGLES ON CHEEK WALL BEYOND

PHASE II LEVEL 3C
 43' - 9 1/8"

PHASE II LEVEL 2D
 34' - 10 3/8"

Level 1 -
 24' - 3"

H2.6 GABLE DETAIL - SHEAFE STREET
111 STATE STREET

SCALE: 1/4" = 1'-0"
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ASI-4





H3.0 VIGNETTE - SHEAFE ST EAST - OPTION 1
111 STATE STREET

SCALE:
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H3.0 VIGNETTE - SHEAFE ST EAST - OPTION 2
111 STATE STREET

SCALE:
07/26/2024



H3.1

VIGNETTE - SHEAFE ST MIDDLE - OPTION 1
111 STATE STREET

SCALE:
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1 SHEAFE MIDDLE HDC REV6.b

H3.1 VIGNETTE - SHEAFE ST MIDDLE - OPTION 2
111 STATE STREET

SCALE:
07/26/2024

ASI-5



H3.2 VIGNETTE - SHEAFE ST WEST - OPTION 1
111 STATE STREET

SCALE:
07/26/2024



ASI-5

H3.2 VIGNETTE - SHEAFE ST WEST - OPTION 2
111 STATE STREET

SCALE:
07/26/2024