

# 121 STATE STREET DECK RENOVATION



**HDC  
PUBLIC HEARING**

**SCOPE OF WORK NARRATIVE**

1. REBUILD DECK WITH NONCOMBUSTIBLE MATERIALS (STEEL WITH WOOD TRIM); EXTEND FRONT EDGE 4' 00" FURTHER OUT TOWARDS SHEAFE STREET

**DRAWING LIST**

- HM0.1 COVER**
- HM0.2 EXISTING CONDITIONS**
- HM0.3 CONTEXT**
- HM1.1 PLANS**
- HM2.1 ELEVATION-SECTION**
- HM2.2 MATERIALS**
- HM3.0 VIGNETTES**
- HM3.1 VIGNETTES**
- HM3.2 3D AXONOMETRIC**

**121 State Street - deck expansion**

Owner: ONE HUNDRED TWENTY ONE TWENTY THREE STATE STREET CONDOS

**Zoning Summary**

5/24/2024

Zone CD4	Total area for whole lot, both condo's			
	Allowed	Existing	Proposed	Change
Lot size (sf)	NR	2,614	2,614	0
building footprint, max	15,000	1,789	1,789	0
deck & stair footprint		427	508	81
parking area open to sky, pavers		549	490	-59
Open space (landscaping)		46	41	-5
Open Space, min	10.00%	1.76%	1.57%	-0.19%
Building Coverage, max	90.00%	84.77%	87.87%	3.10%
Setback, side	NR	NR	NR	NR
Setback max ft, Primary Front (State St)	10	0	0	0
Setback max ft, Secondary front (Sheafe St)	15	13.67	9.83	-3.84
Setback rear min, 5'	n/a	n/a	n/a	n/a

**HM0.1 COVER  
121 STATE STREET**

SCALE:  
06/28/2024



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**HM0.2** EXISTING CONDITIONS  
121 STATE STREET

SCALE:  
06/28/2024



DANIEL STREET



DANIEL STREET



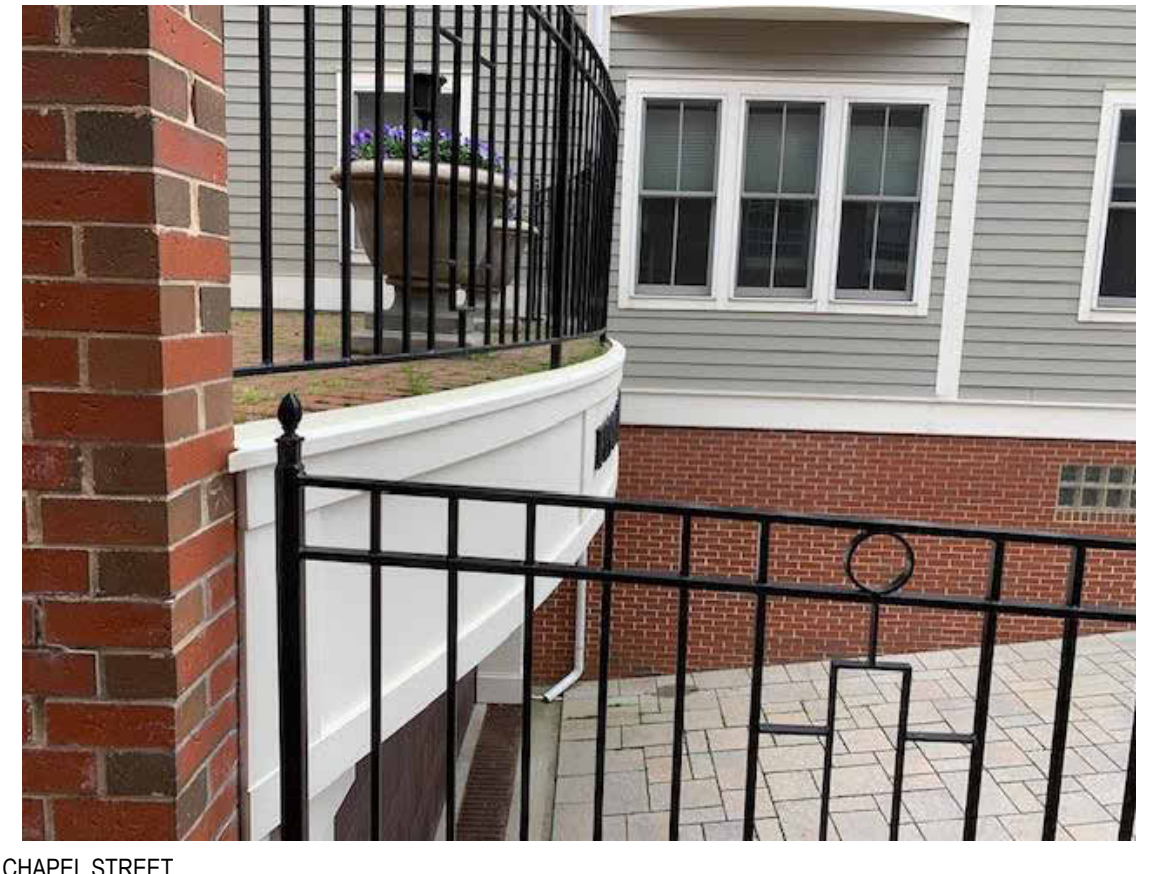
CHAPEL STREET



CHAPEL STREET



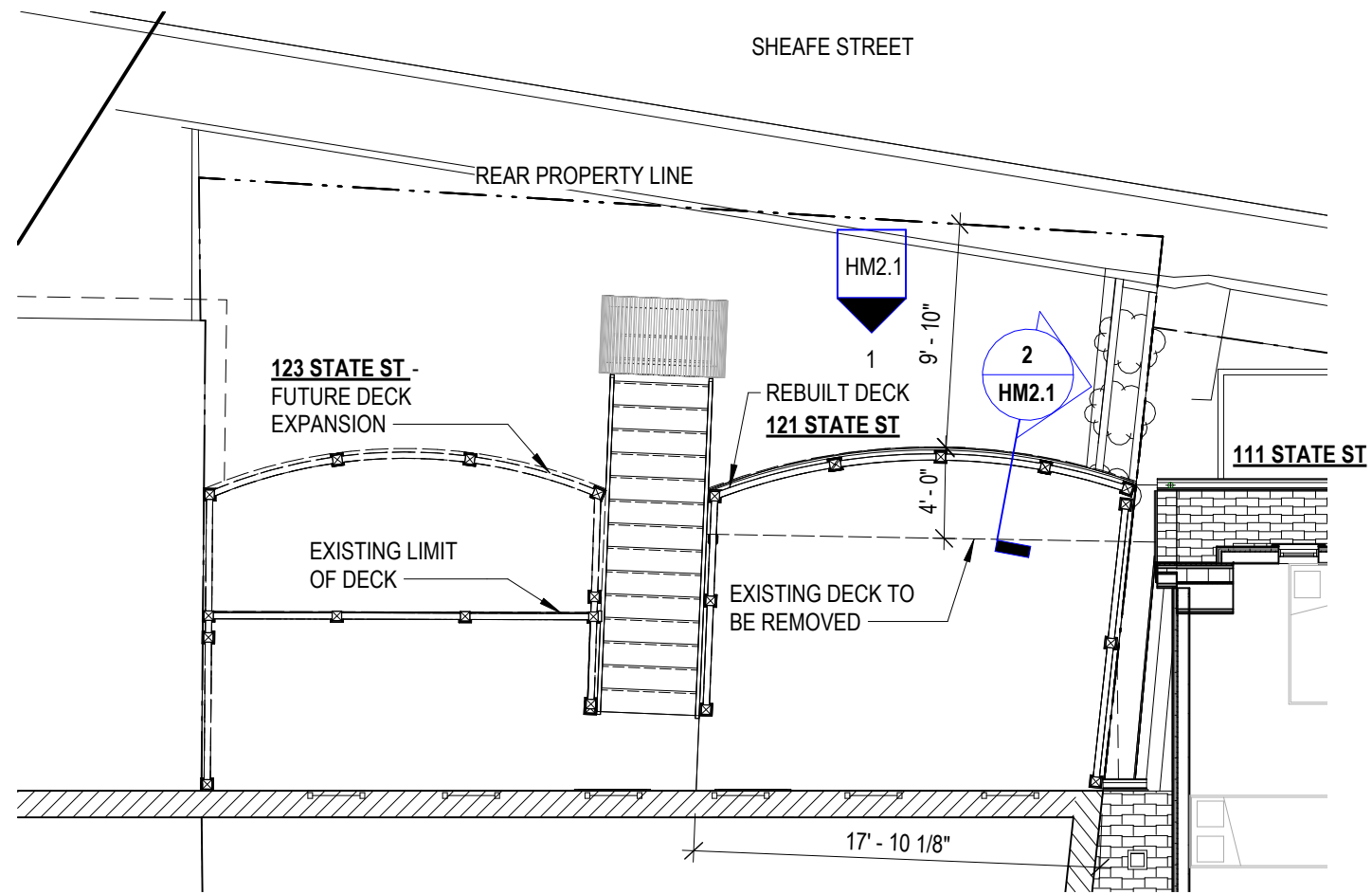
COURT STREET



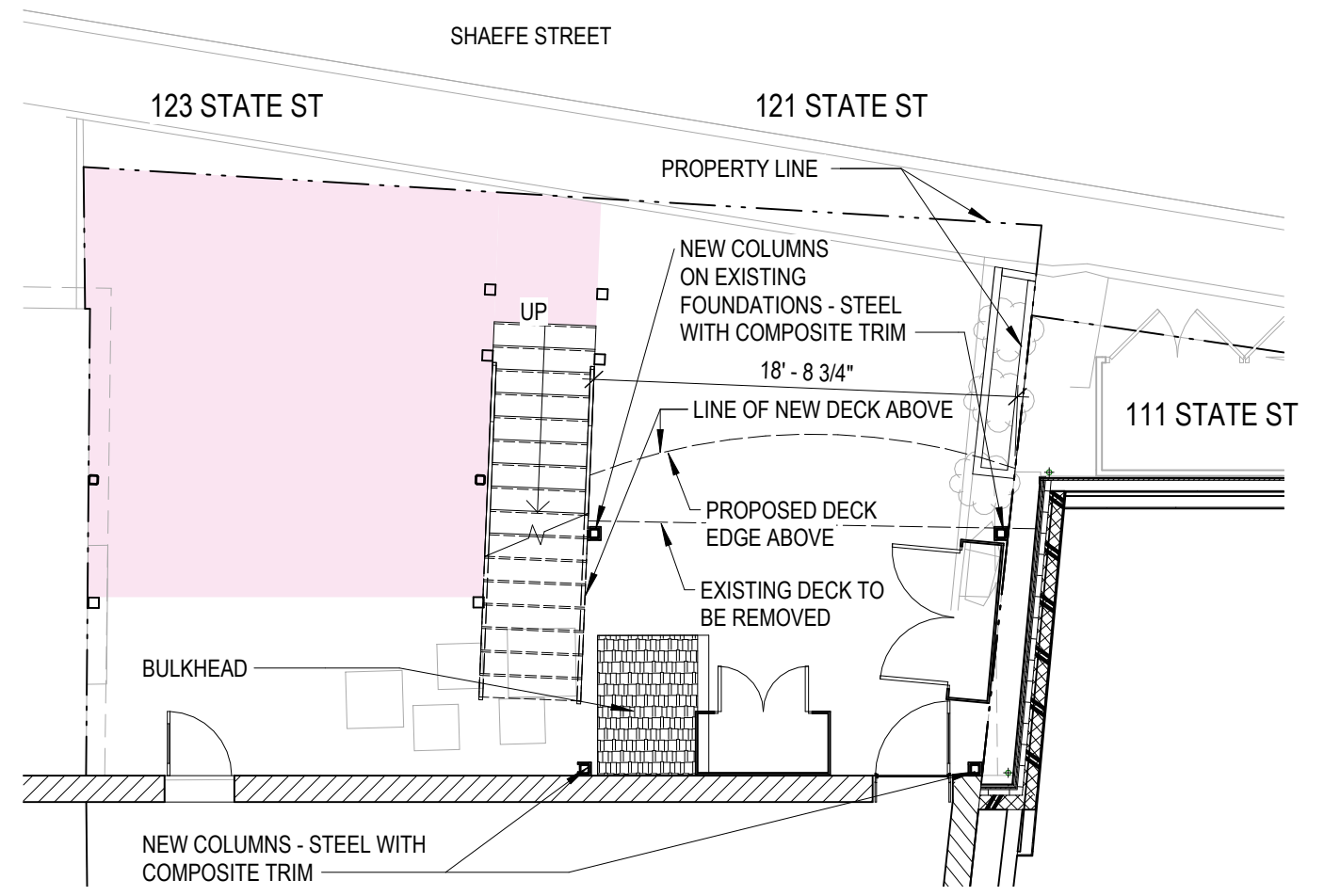
CHAPEL STREET

**HM0.3** **CONTEXT**  
**121 STATE STREET**

SCALE:  
06/28/2024



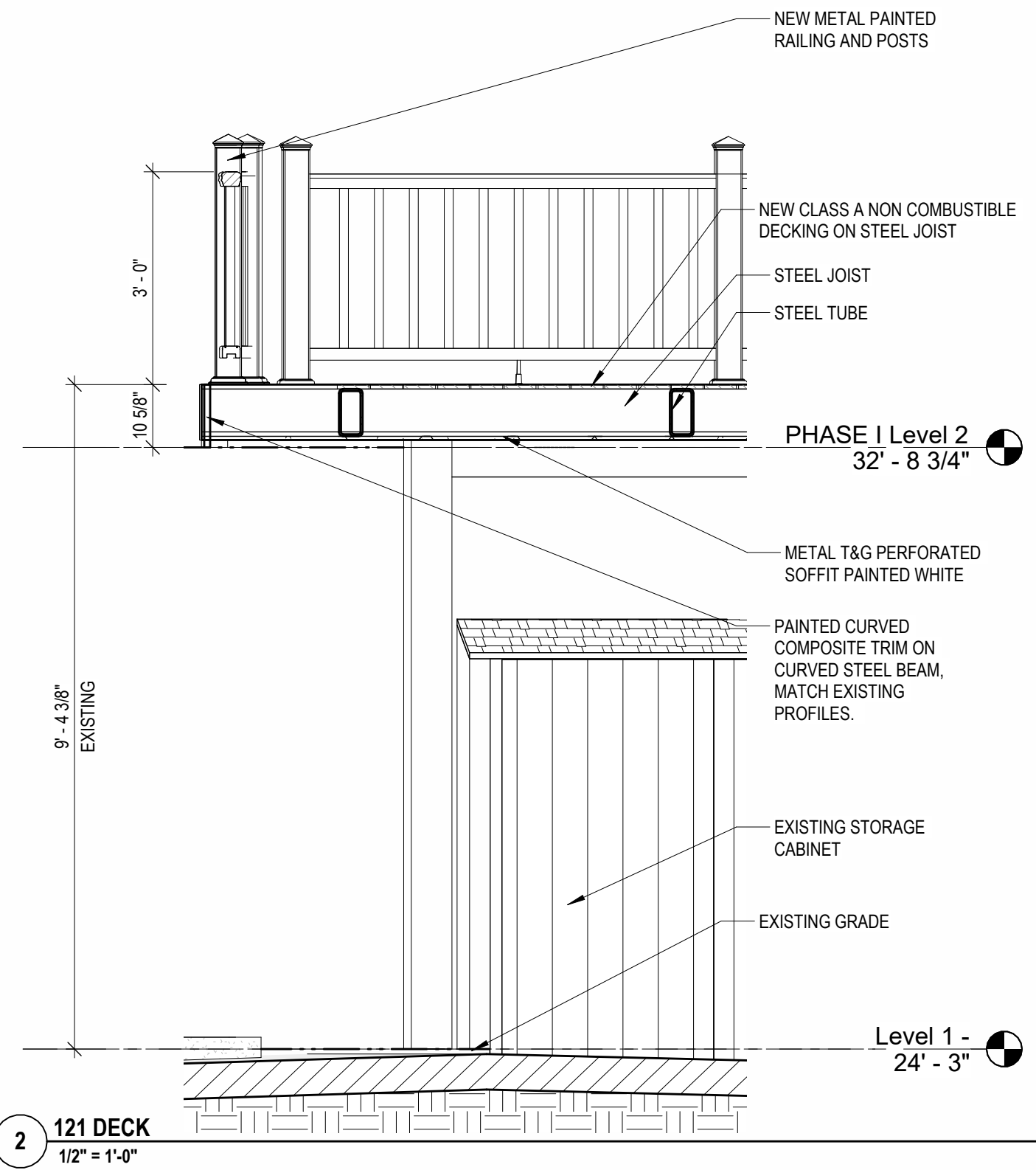
**2** ROOF PLAN AT DECK  
1/8" = 1'-0"



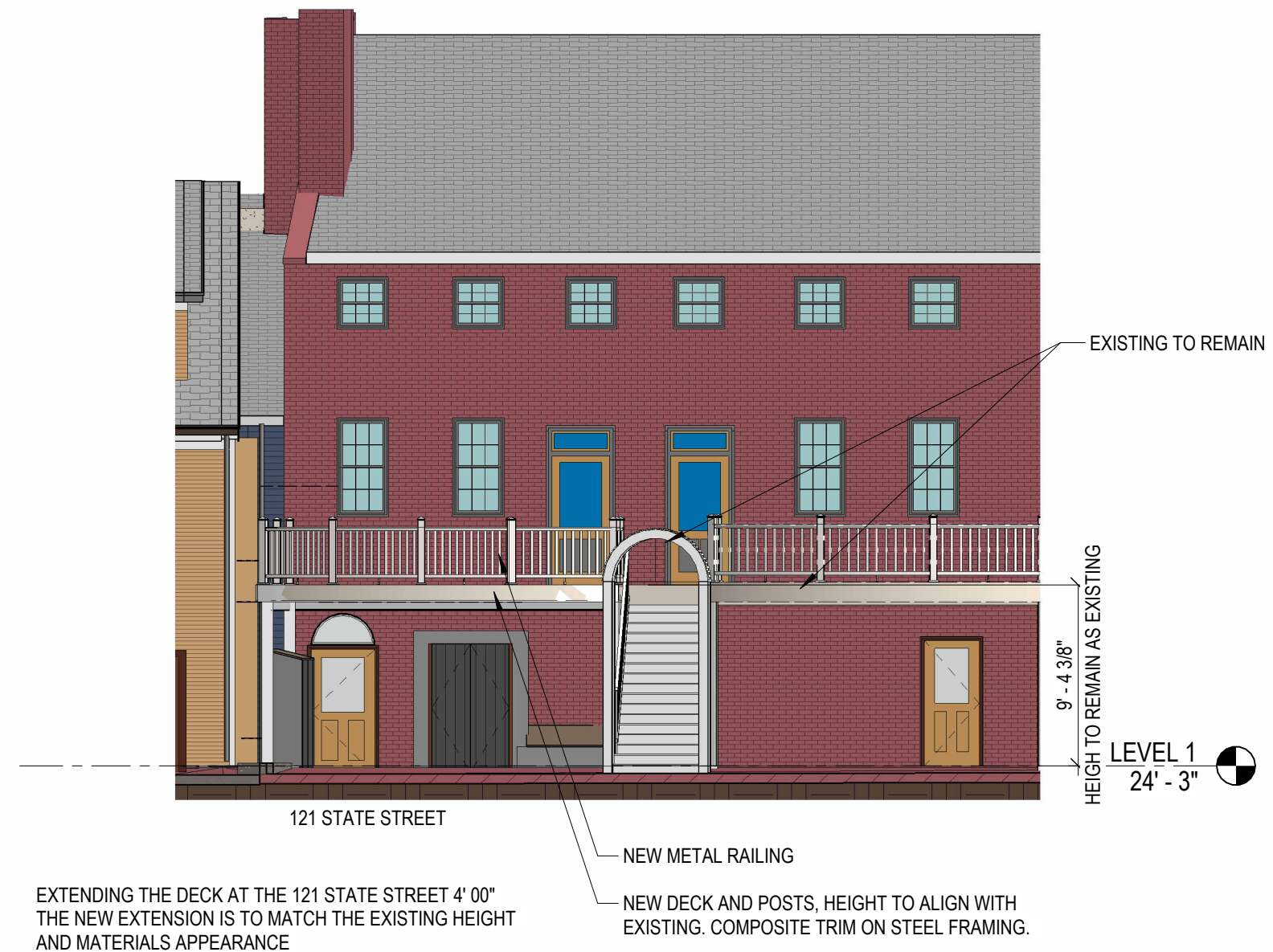
**1** FIRST FLOOR PLAN  
1/8" = 1'-0"

**HM1.1 PLANS**  
**121 STATE STREET**  
SCALE: 1/8" = 1'-0"  
06/28/2024





2 121 DECK  
1/2" = 1'-0"



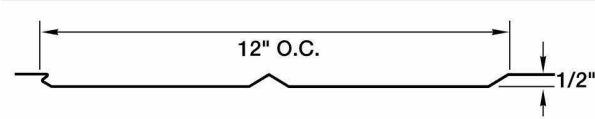
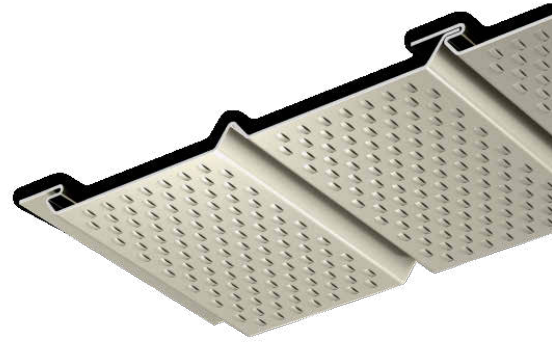
1 NORTH - SHEAFE ST ELEVATION  
1/8" = 1'-0"

HM2.1 ELEVATION-SECTION  
121 STATE STREET

SCALE: As indicated  
06/28/2024



**METAL SOFFIT:**  
Painted Aluminum, PAC-CLAD PETERSEN PAC-750



**DECKING: BAMBOO COMPOSITE,  
MOSO® Bamboo Lumbe**

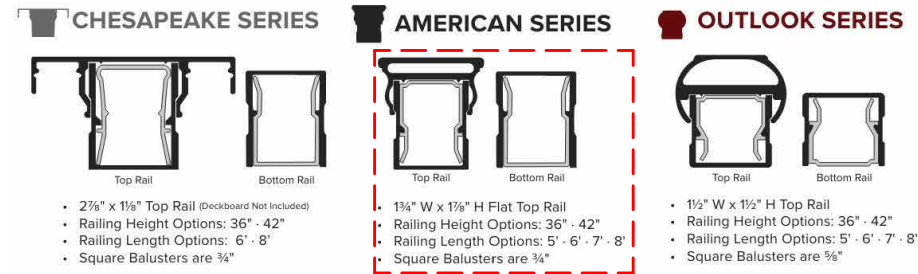


Nominal: 1 x 6  
Actual Size: 3/4" H x 5 3/4" W x 6' L

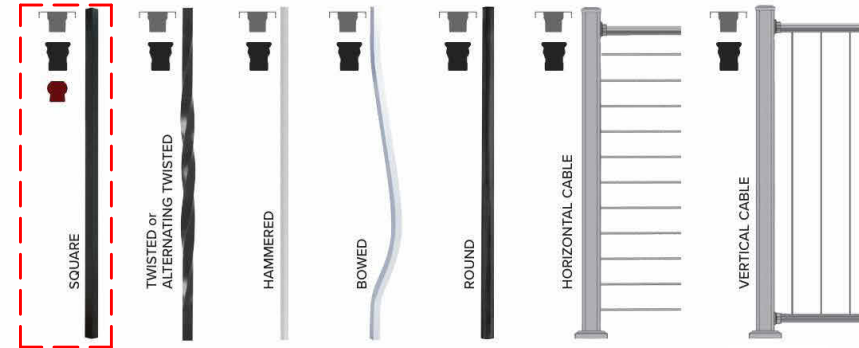


Decking Board

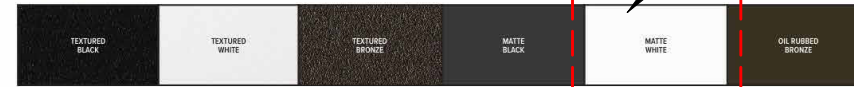
**METAL RAILING: KEY-LINK**



**INFILL OPTIONS**



**KEY-LINK'S STANDARD COLOR OPTIONS**



**KEY-LINK'S SPECIAL ORDER COLOR OPTIONS\***



**KEY-LINK'S COASTAL UPGRADE COLOR OPTIONS\***



**HM2.2 MATERIALS**  
**121 STATE STREET**

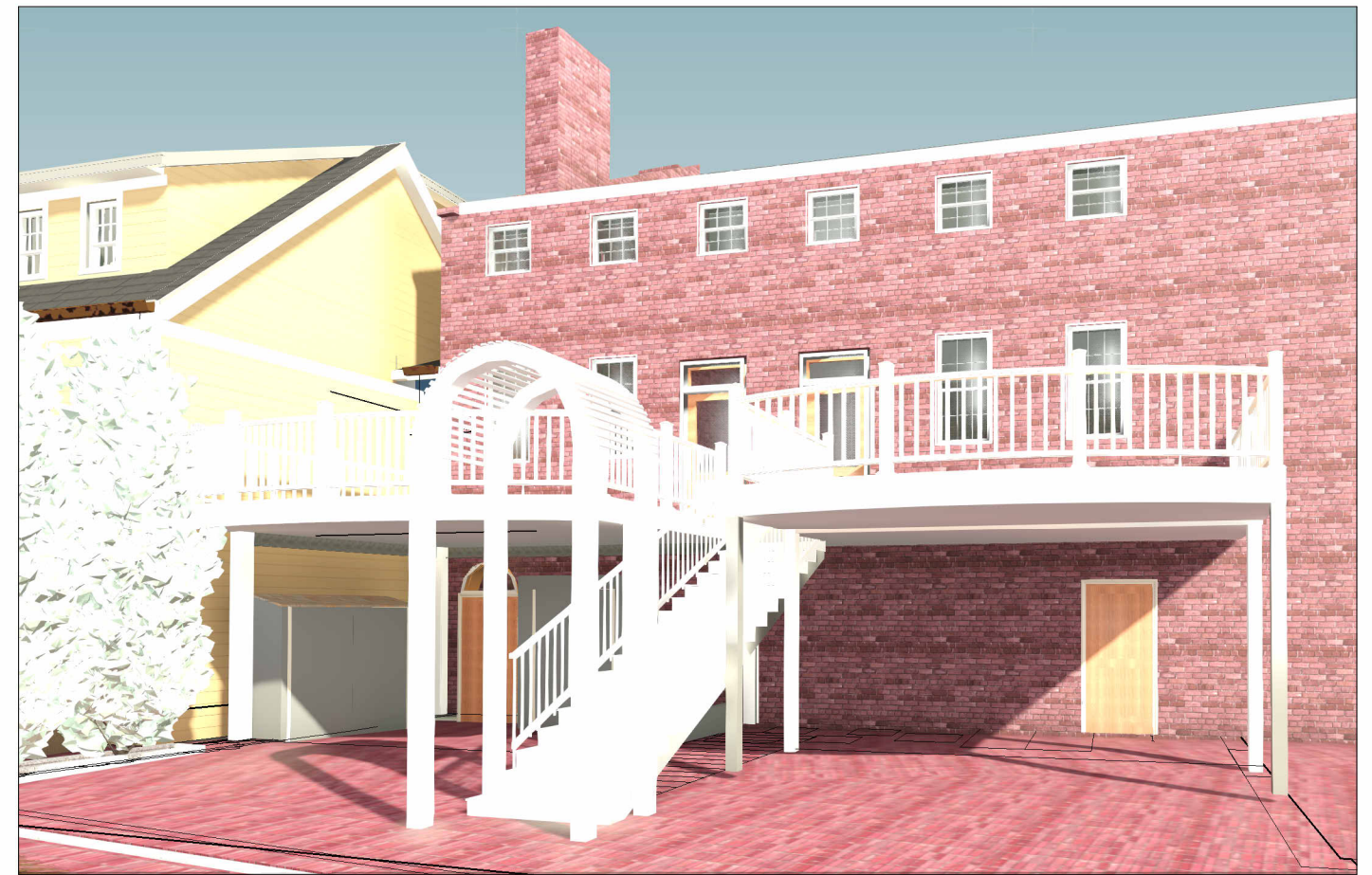
SCALE:  
06/19/2024



**HM3.0** **VIGNETTES**  
**121 STATE STREET**  
SCALE:  
06/28/2024



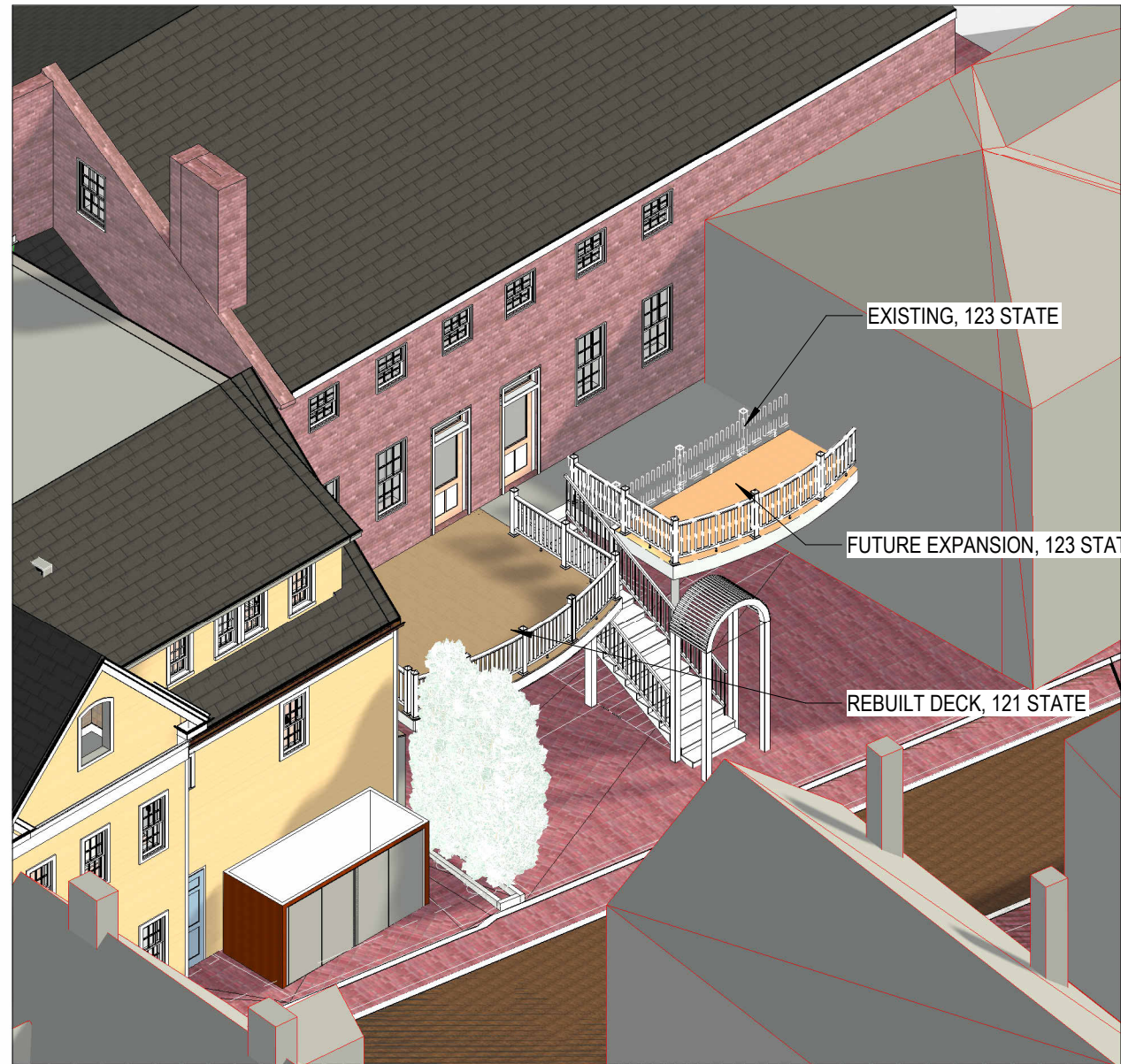
2 121 STATE DECK ACROSS SHEAFE HDC FUTURE DEVELOPMENT



1 121 STATE STREET DECK FROM SHEAFE W FUTURE DEVELOPMENT

**HM3.1 VIGNETTES**  
**121 STATE STREET**  
SCALE:  
06/28/2024





1 AXONOMETRIC, NE PROPOSED

**HM3.2** 3D AXONOMETRIC  
121 STATE STREET  
SCALE:  
06/28/2024