

# 111 STATE STREET ADDITION & RENOVATION



**COVENTRY REALTY, LLC**

**HDC- Revision 6  
PUBLIC HEARING  
JUNE 2024**

## **REVISIONS TO PREVIOUSLY APPROVED APPLICATION**

1. RAISE CENTER REAR GABLE, ADD RECESSED PORCH
2. CHANGE REAR WEST GABLE TO SHED DORMER.
3. EXTEND FLAT ROOF BEHIND GABLES
4. ADD FOUR WINDOWS TO EXISTING REAR CENTER GABLE
5. CHANGE WOOD SIDING ON EXISTING CENTER REAR GABLE FROM CLAPBOARDS TO SHINGLES
6. ADD ROOF HATCH AND GUARDRAIL TO SHEAFE ST ROOF
7. FRONT ENTRY DOOR CHANGED FROM DOUBLE TO SINGLE WITH SIDELITES
8. CHANGE STOREFRONTS FROM 'NANA' FOLDING WINDOWS TO 'KOLBE' SLIDING WINDOWS.

## **DRAWING LIST**

- H0.1 COVER
- 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
- H4.1 MATERIALS

HDC-6

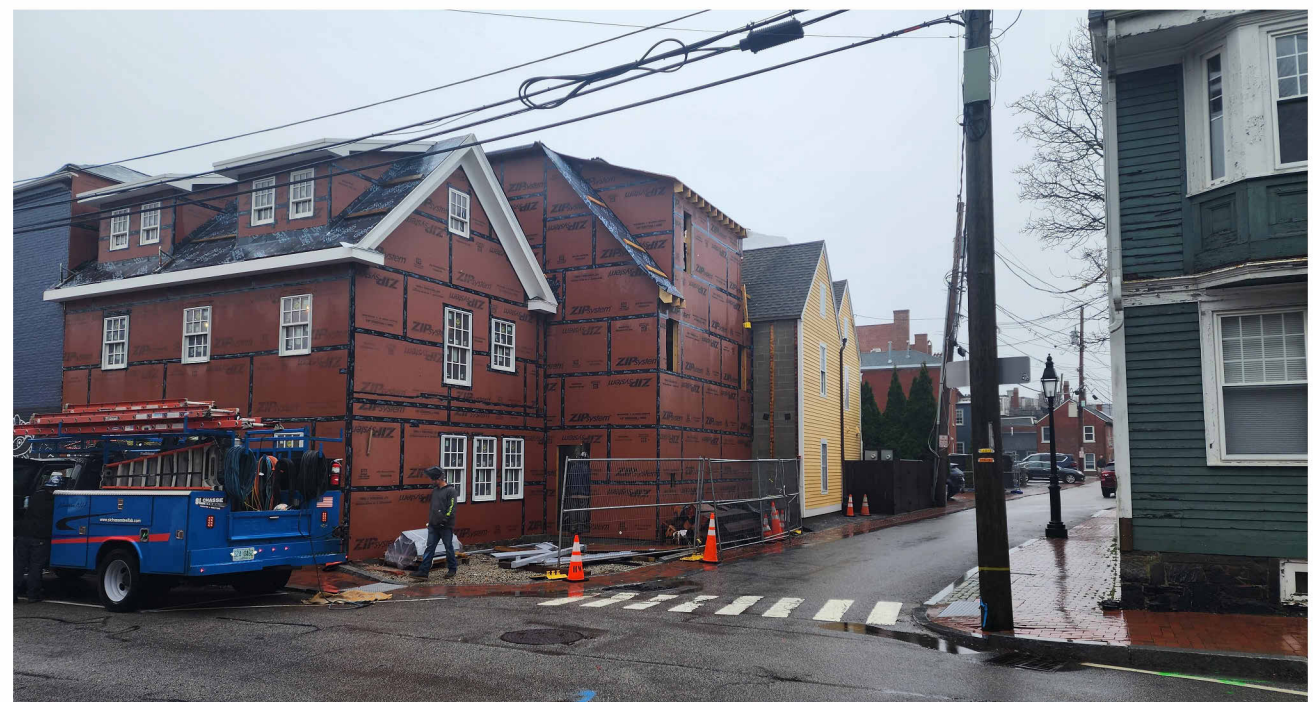
H0.1

**COVER**

**121 STATE STREET**

SCALE:  
05/28/2024





**H0.2** EXISTING CONDITIONS  
111 STATE STREET  
SCALE:  
05/17/2024



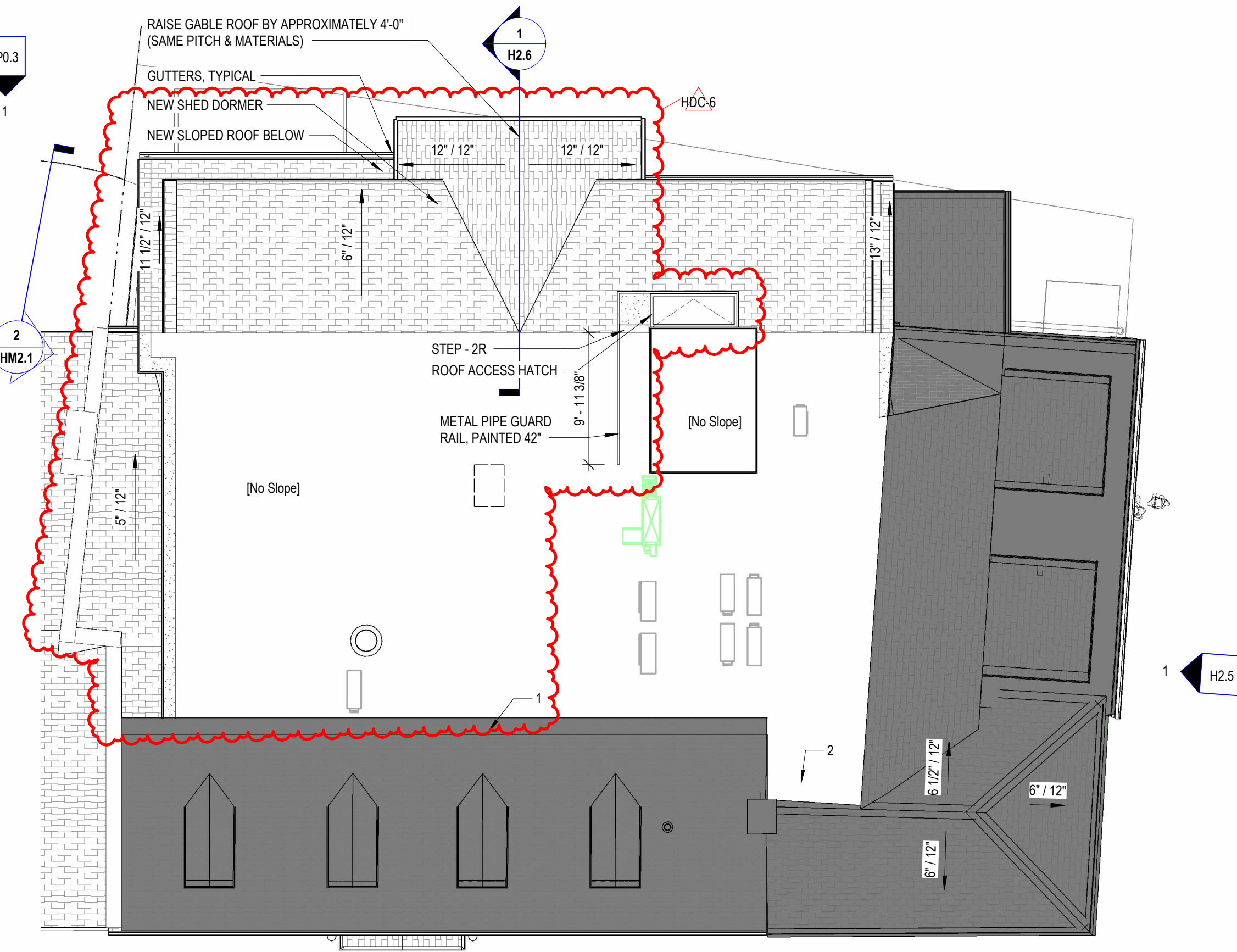
2 AXONOMETRIC, NE PREVIOUSLY APPROVED  
1/4" = 1'-0"



1 AXONOMETRIC, NE PROPOSED

**H0.3** 3D AXONOMETRIC NORTHEAST  
111 STATE STREET

SCALE: 1/4" = 1'-0"  
05/17/2024



**LEGEND**

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

**H1.3 ROOF PLAN  
111 STATE STREET**

SCALE: 1/8" = 1'-0"  
05/17/2024





NOTE: ALL EXISTING TO REMAIN, UNLESS OTHERWISE NOTED

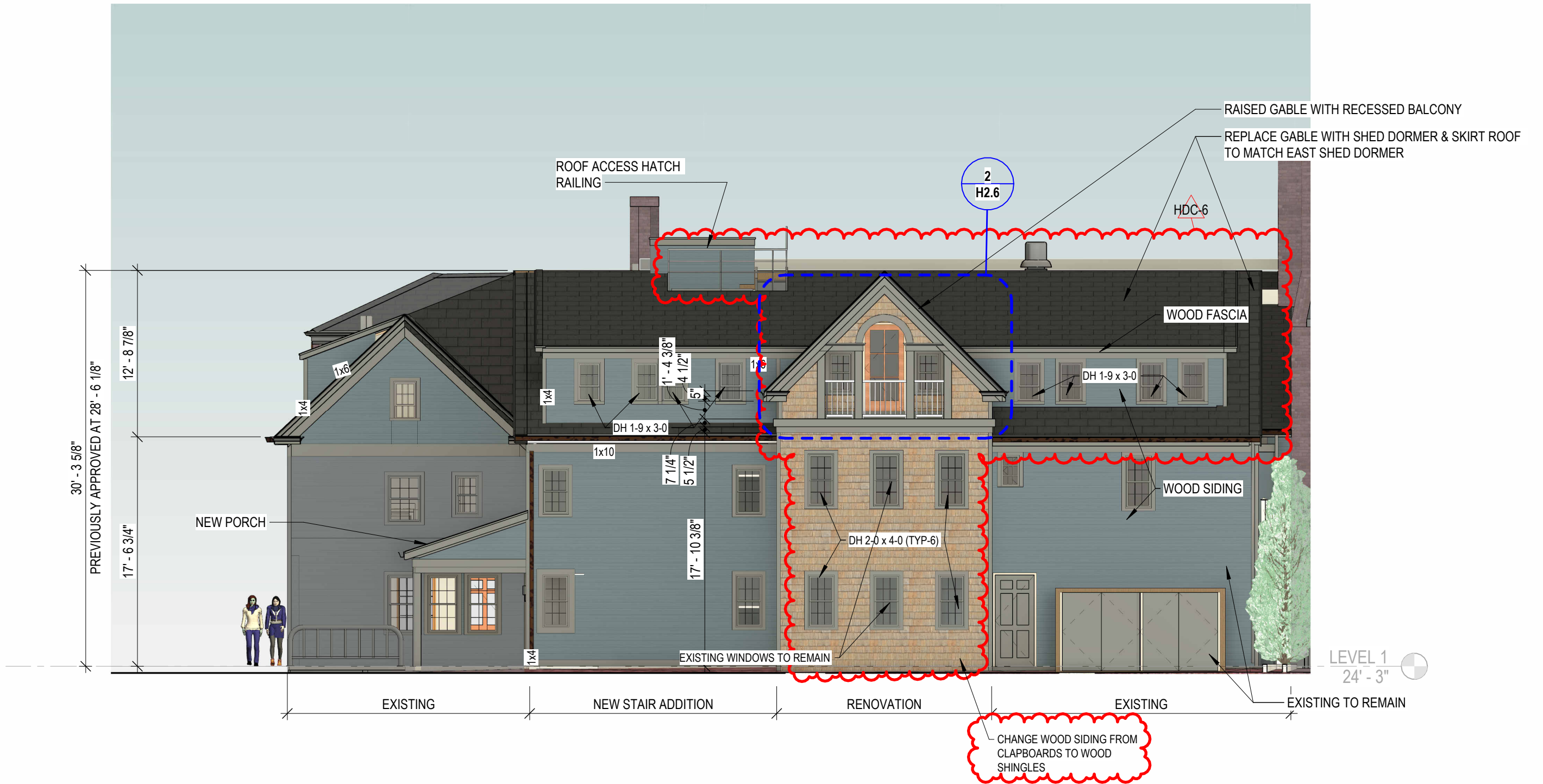


EXISTING

**H2.1 STATE STREET ELEVATION  
121 STATE STREET**

SCALE: 1/8" = 1'-0"  
05/28/2024





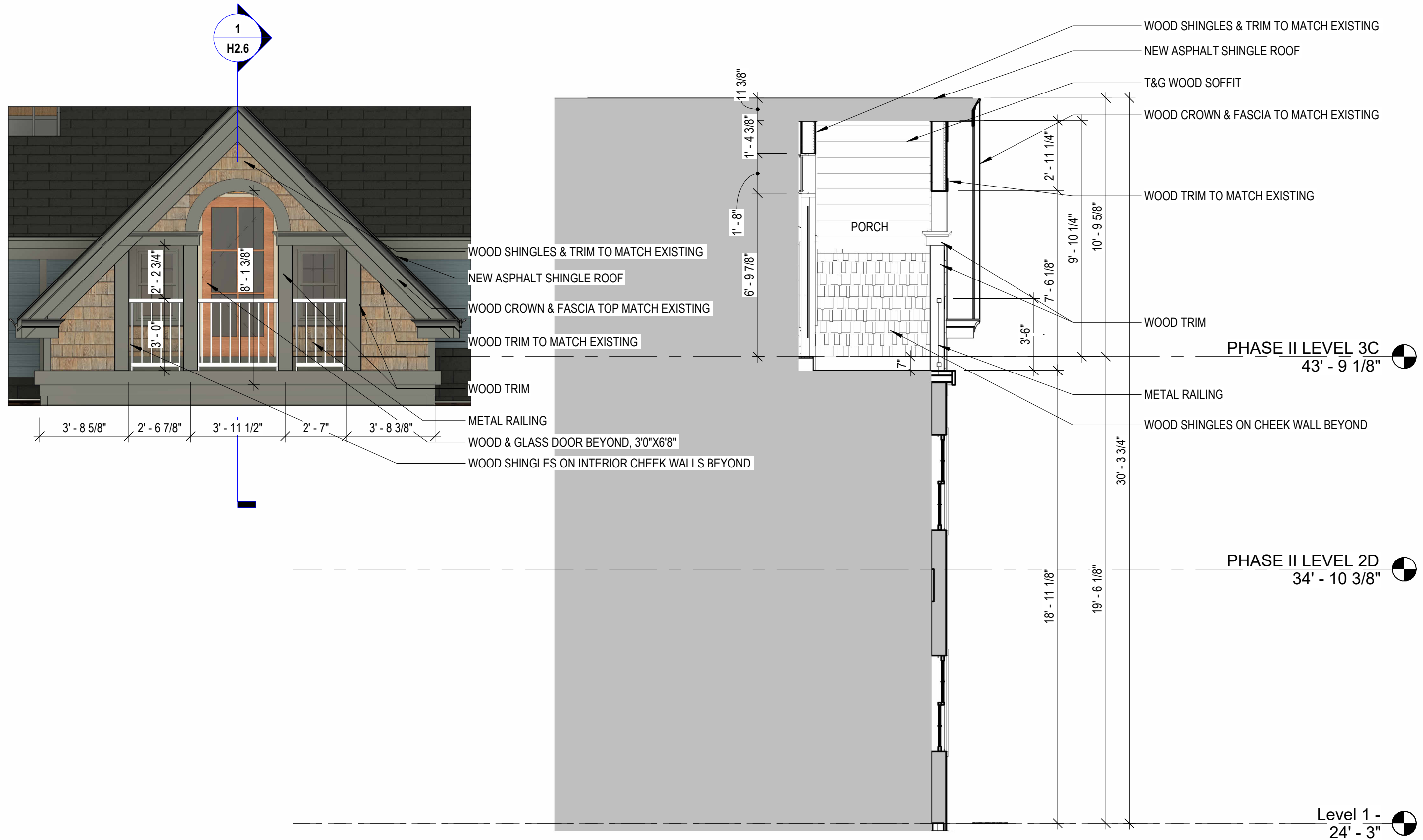
**H2.4 SHEAFE STREET ELEVATION  
111 STATE STREET**

SCALE: 1/8" = 1'-0"  
05/17/2024



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

SCALE: 1/8" = 1'-0"  
05/17/2024



ASI-4

**H2.6** **ROOF HEIGHT DETAIL - SHEAFE STREET**  
**111 STATE STREET**  
SCALE: 1/4" = 1'-0"  
05/17/2024







**H3.0** **VIGNETTE - SHEAFE ST EAST**  
**111 STATE STREET**

SCALE:  
05/17/2024



**H3.1** **VIGNETTE - SHEAFE ST MIDDLE**  
**111 STATE STREET**

SCALE:  
05/17/2024



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

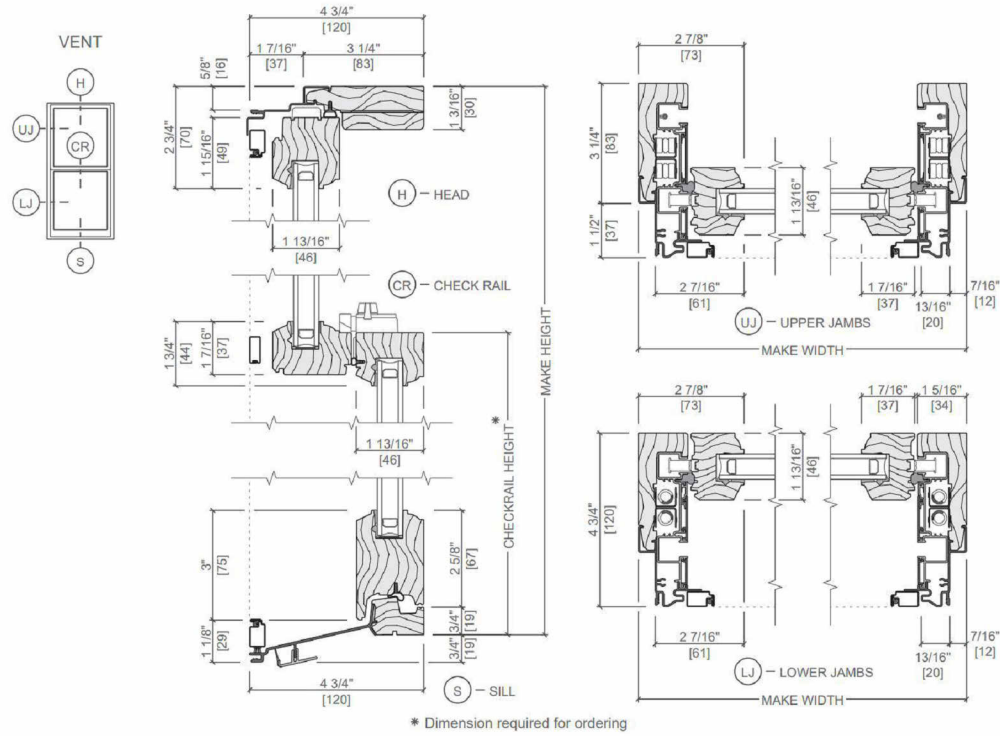
SCALE:  
05/17/2024



# WOOD DOUBLE HUNG WINDOWS - PELLA

Architect Series® Traditional Precision-Fit Hung Window

Unit Section - Wood Exterior Sash Putty Exterior Glazing Profile

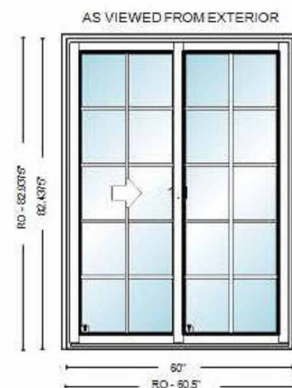


AS PREVIOUSLY APPROVED

# KOLBE - SLIDING WOOD WINDOWS

HERITAGE SERIES Window and Door Details

Line Number	002-1	Left Slab - Slab Height	79 21/32"
Label	None Assigned	Right Slab - Slab Width	30 1/4"
Product Name	Heritage Rectangle Sliding Door (GAW5068)	Right Slab - Slab Height	79 21/32"
Configured in PK Version	784	Glass Width	25 9/32"
		Glass Height	75"



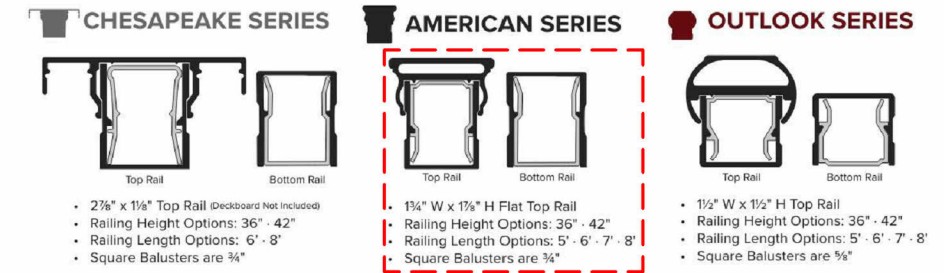
Scaled To Fit

\*\*\* Casing-Jambs-Trim \*\*\*

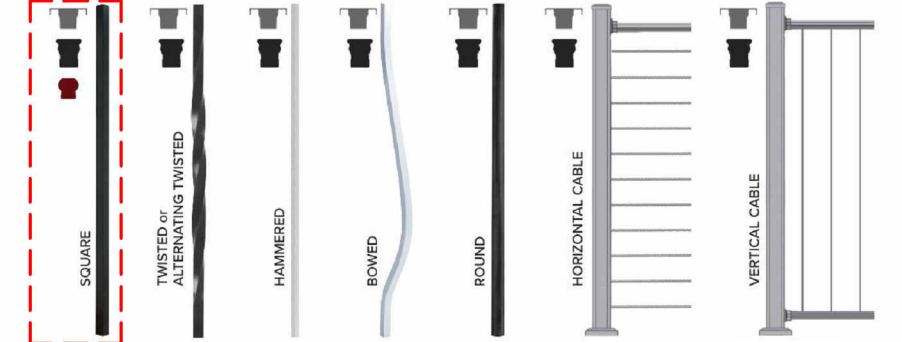
Exterior Casing/Accessories	Standard Brickmould
Back Bevel	No
Extended Horns	No
Apply Exterior Casing/Accessories	Yes
Back Priming of Casing	No
Back Priming of Frame	No
Jamb Depth	5"
Jambs Exact	No
Modern Trim Extension Jamb	No
Installation Clips	None
Kolbe Installation Consulting	No

**H4.1 MATERIALS**  
**121 STATE STREET**  
 SCALE:  
 05/28/2024

# METAL RAILING: KEY-LINK



## INFILL OPTIONS



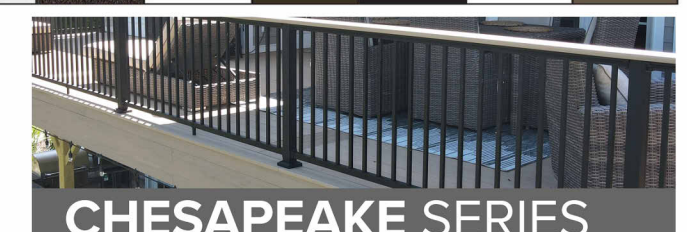
## KEY-LINK'S STANDARD COLOR OPTIONS



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

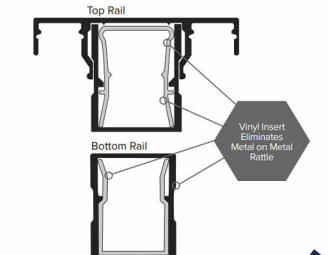


## KEY-LINK'S COASTAL UPGRADE COLOR OPTIONS\*



## PRODUCT DETAILS

- Level and stair rail lengths come in 6' or 8' sections
- Available in 36" or 42" heights
- Meets IRC and IBC (42" only) code requirements
- Boxed sections include top and bottom rails, mounting brackets and hardware, infill and the installation guide



Pictured Above:  
 a. White with Horizontal Cable Infill  
 b. Textured Black with Square Infill  
 c. Textured Bronze Chesapeake with Square Infill

