

HDC PUBLIC HEARING 07/18/2025

266, 270, 278 STATE STREET AND 84 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

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mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

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PROJECT

MIXED USE DEVELOPMENT
266, 270, 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

COVER SHEET

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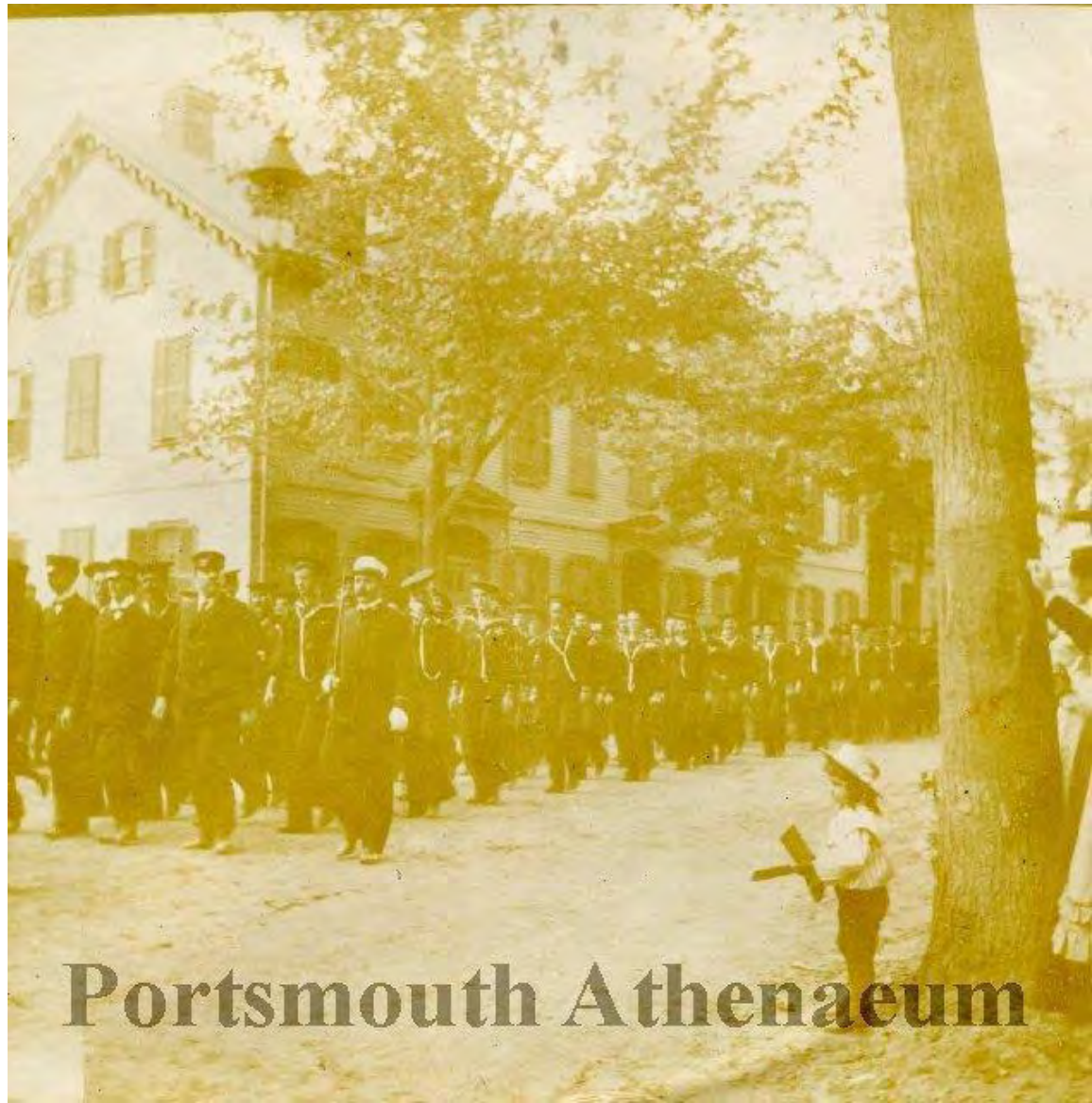
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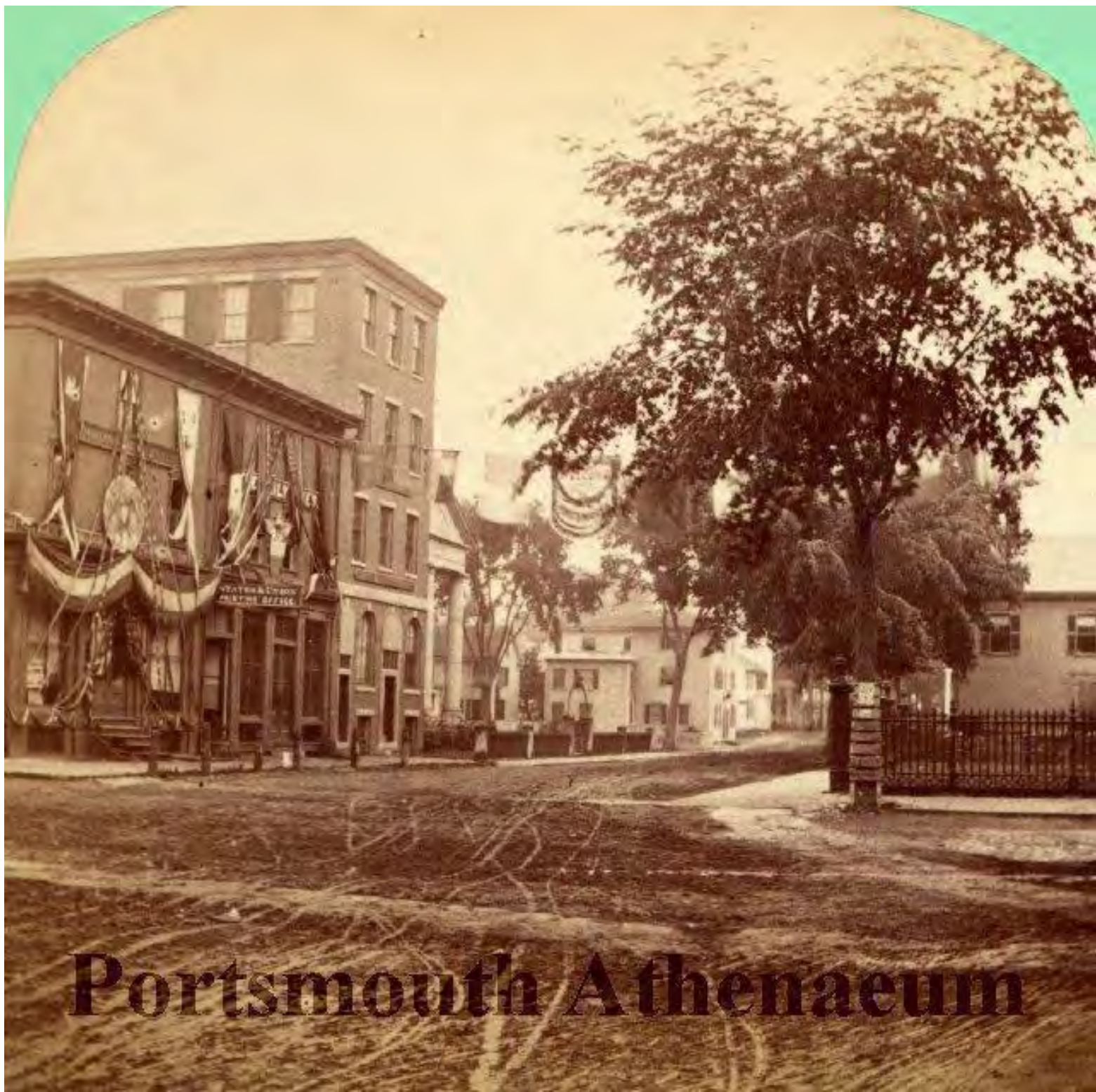
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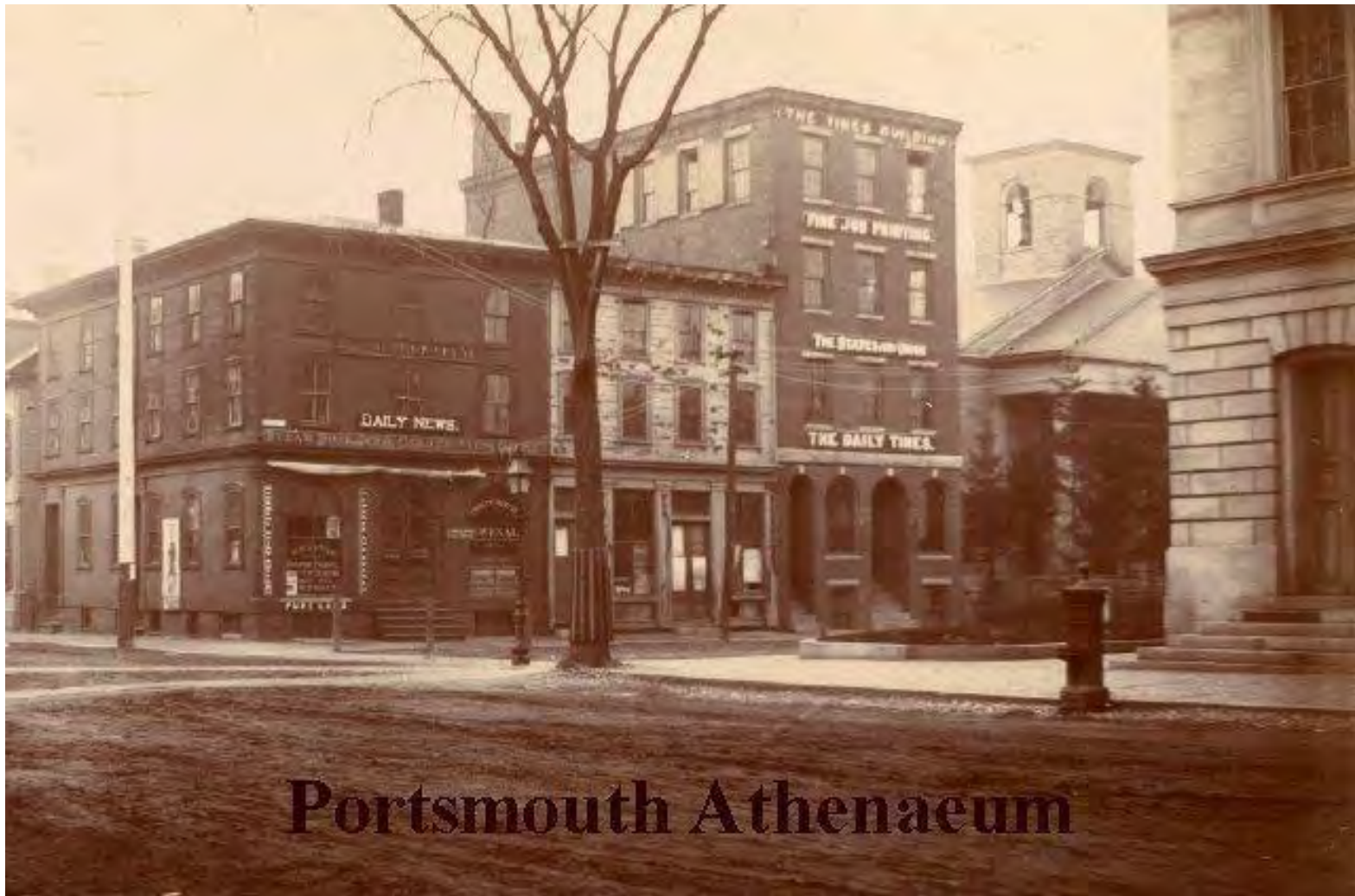
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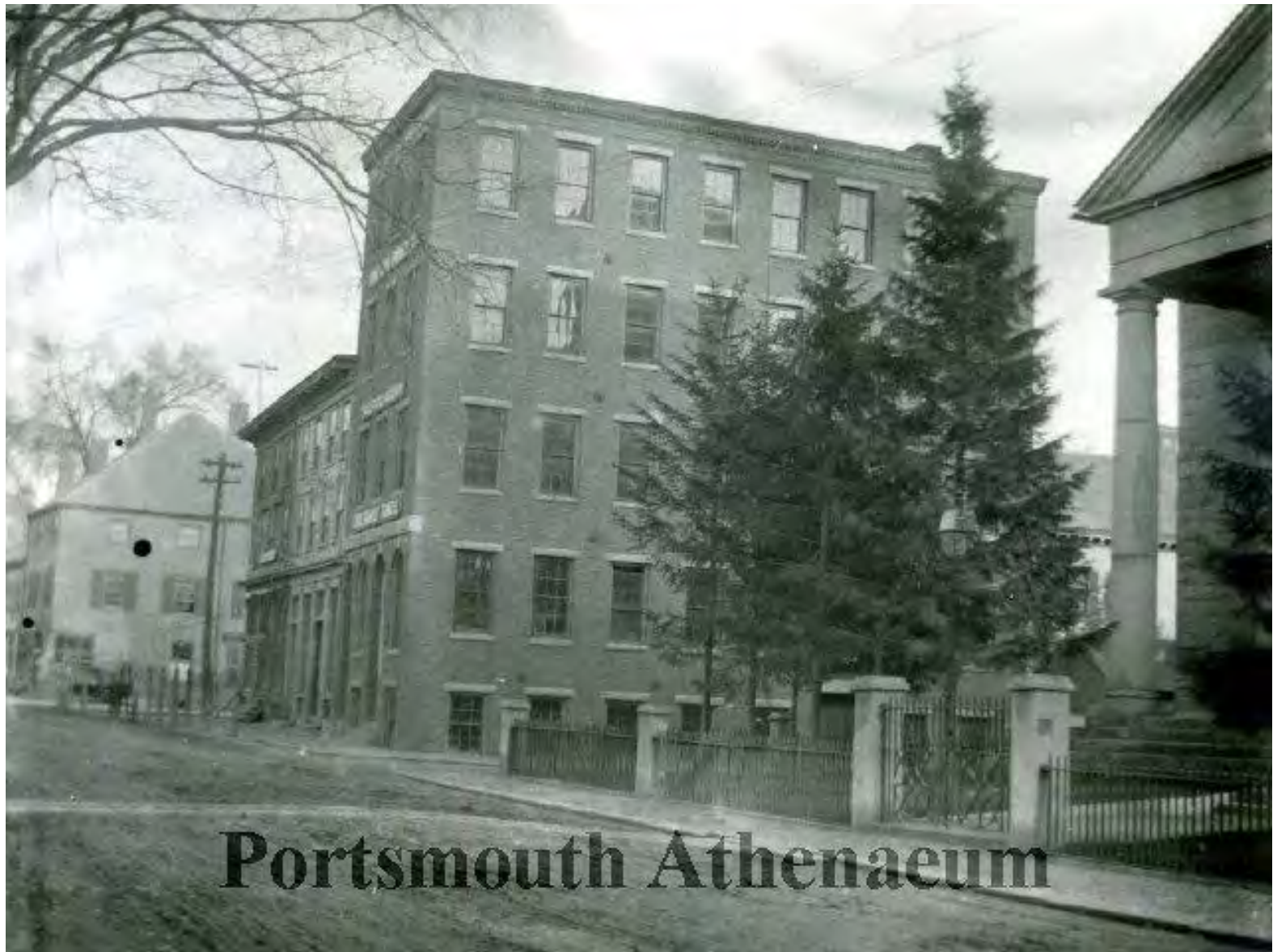
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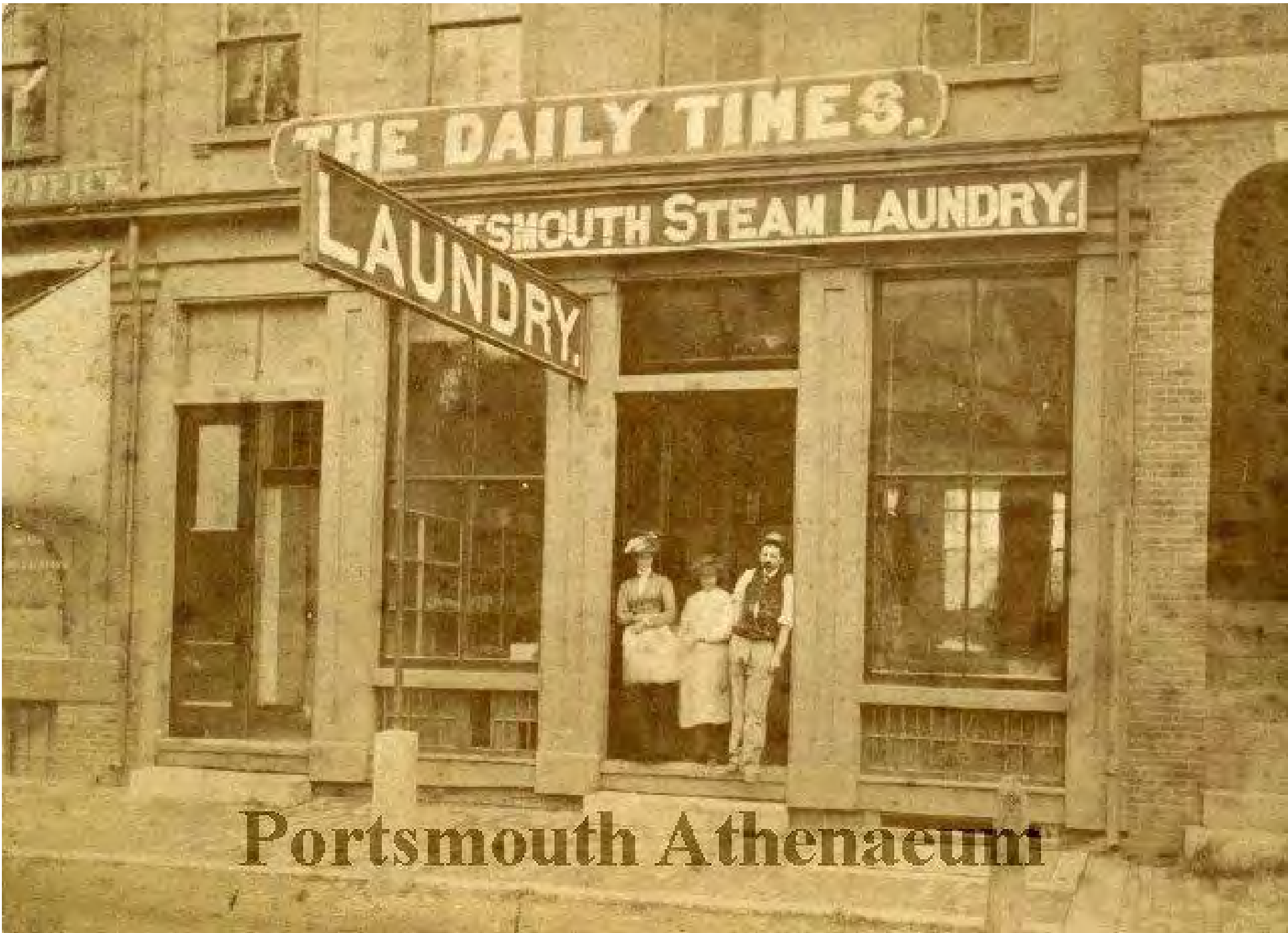
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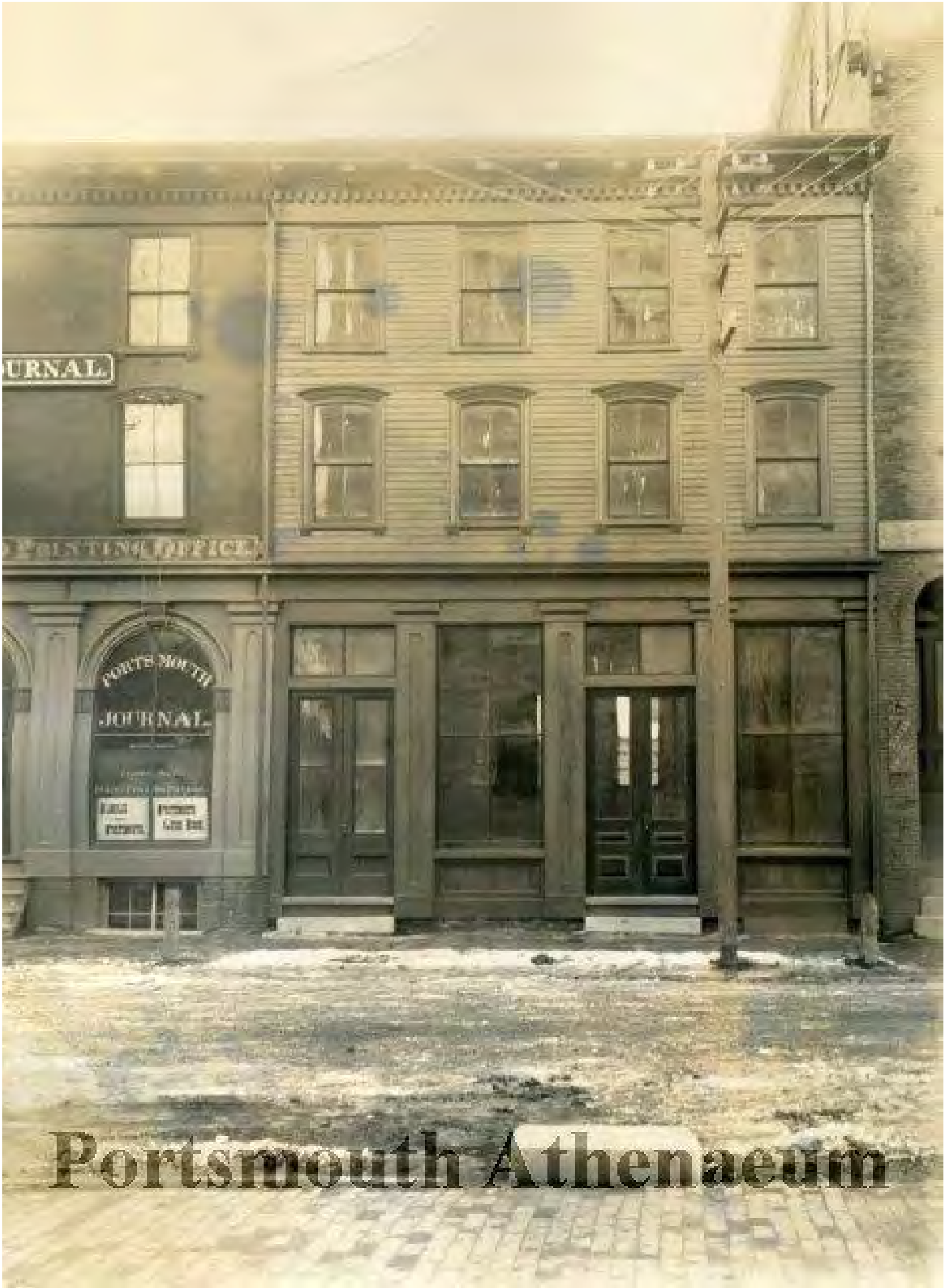
PS0821_03 COURTESY OF THE PORTSMOUTH ATHENAEUM



PS0610 COURTESY OF THE PORTSMOUTH ATHENAEUM



PS0201 COURTESY OF THE PORTSMOUTH ATHENAEUM



PS0264 COURTESY OF THE PORTSMOUTH ATHENAEUM

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Michael J. Keane
Architects, PLLC

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PLANNING
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Newmarket, NH
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603-292-1400
mjkarchitects.com

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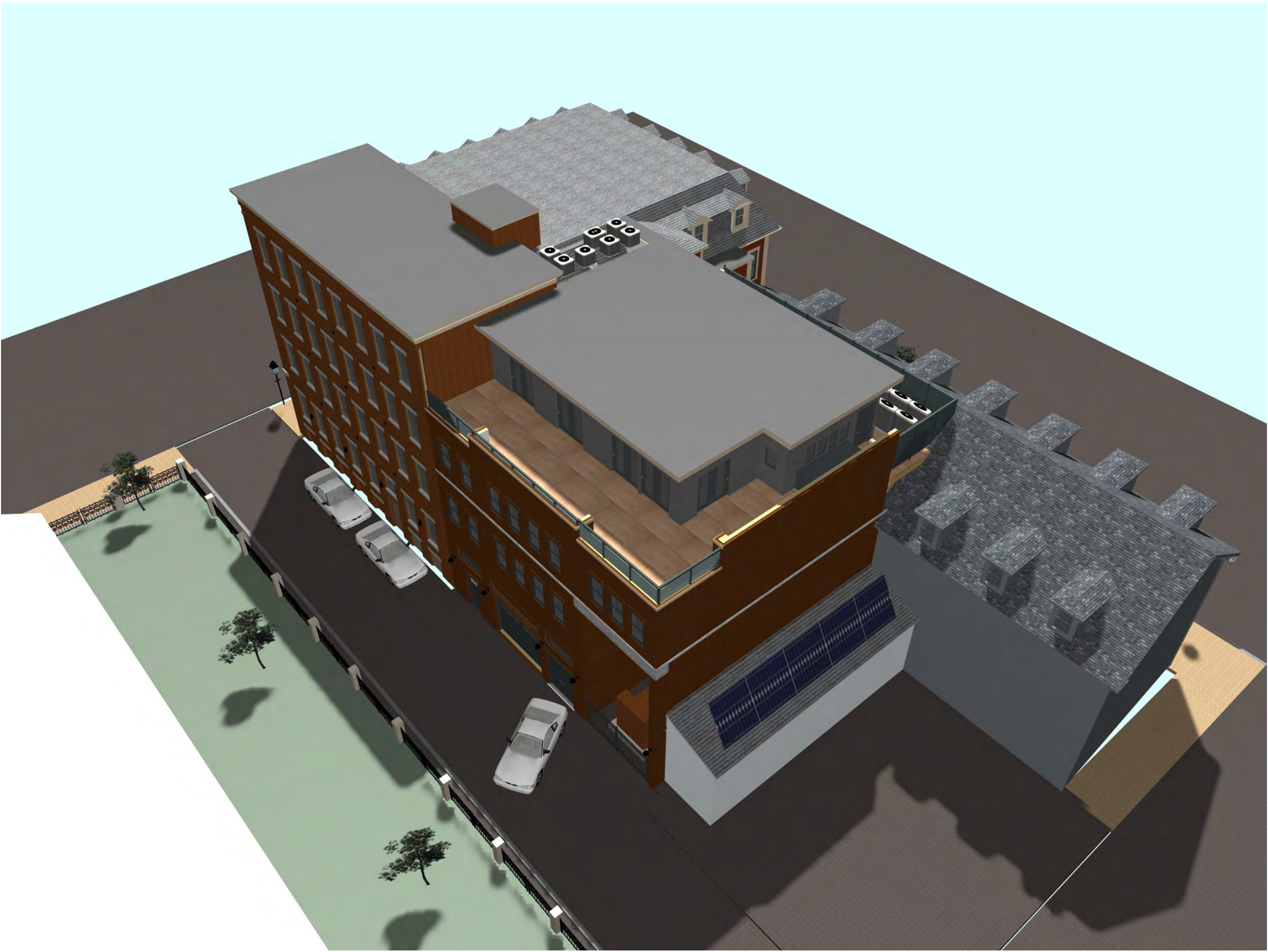
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EXISTING

HDC.4



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Architects, PLLC

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Newmarket, NH
03857

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TITLE

RENDERINGS.

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RENDERINGS

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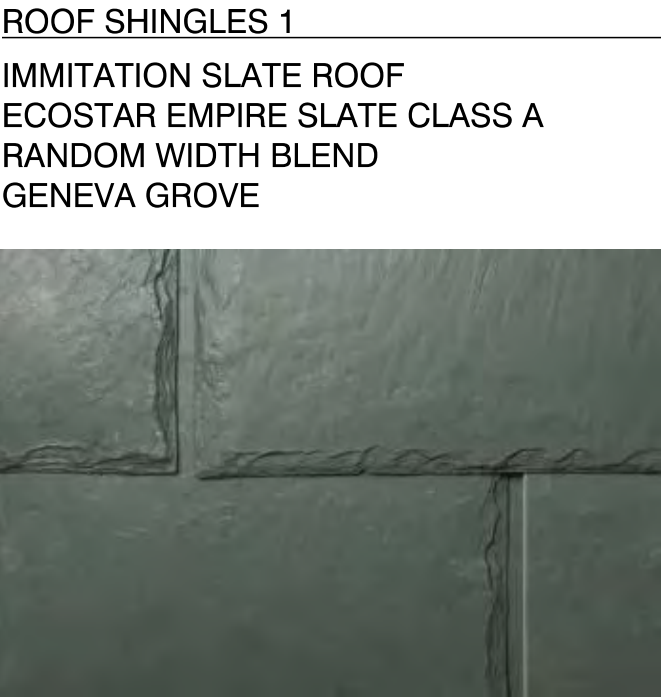
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DRAWING NO.

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ROOF SHINGLES 1
ROOF SHINGLES 1
ROOF SHINGLES 1
VERTICAL
SIDING C
SIDING C
FIBER CEMENT PANEL STOCK
SMOOTH FINISH PAINTED

FRIEZE
SIDING
CORNERBOARD
SIDING A
FIBER CEMENT LAP SIDING
SMOOTH FINISH 7" EXPOSURE

TURNCRAFT
ARCHITECTURAL
COLUMN - CEDAR
PAINTED
22" +/- DIAMETER
TUSCAN WITH CAP
AND BASE

PAINTE BORAL
STOREFRONT

GOOSENECK SIGN LIGHTING
RAB GNLED 13LGOOSE ANGLED CONE
LED LIGHT

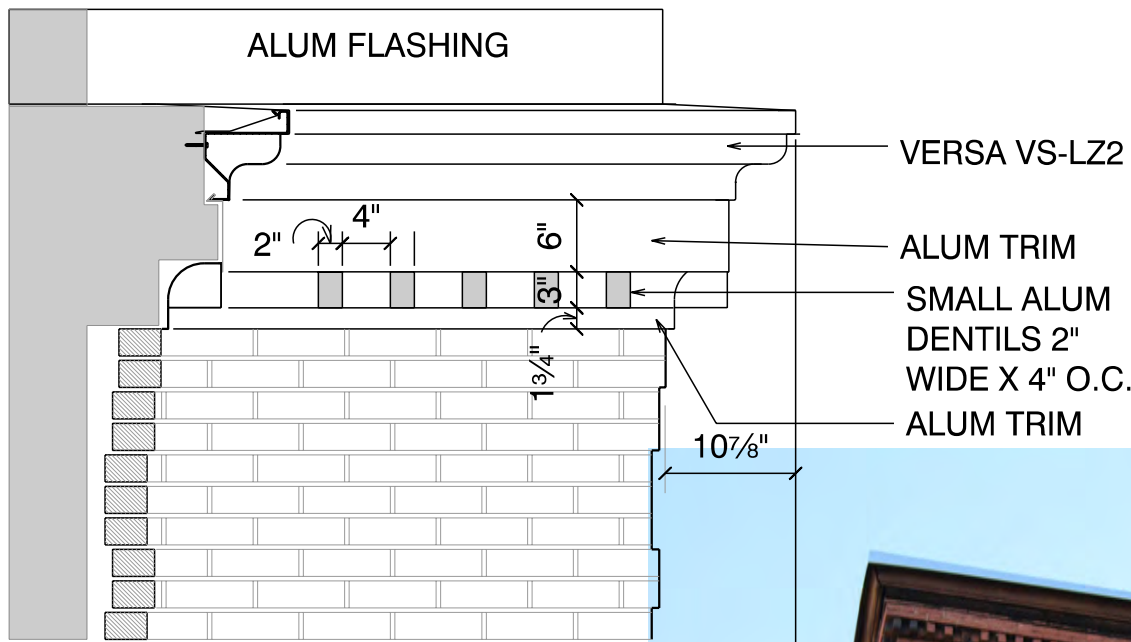
A/HDC.13

CORNICE

METAL COPING

ELEVATOR OVERRIDE BEYOND
BRICK 1

C/HDC.13



ALUM FLASHING
VERSA VS-LZ2
ALUM TRIM
SMALL ALUM
DENTILS 2"
WIDE X 4" O.C.
ALUM TRIM



ALUM CORNICE
DET
BRICK ENTABLATURE
GRANITE A+1"

GRANITE A+2"

GRANITE A+1"

GRANITE A+2"

GRANITE A+1"

GRANITE A +2"

GRANITE B+1"
BRICK ARCH +1"
SOLDIER CRS
CORBEL BRICK A +1"

BRICK A

GRANITE B
- 1/4"

BRICK A

BRICK A
BE A BLEND OF STILES AND HART WATERSTRUCK LIGHT RED
AND WATERSTRUCK BARRINGTON RED WITH 1/4" JOINTS



BARRINGTON RED WATERSTRUCK



LIGHT RED WATERSTRUCK



GRANITE
SWENSON GRANITE - WOODBURY GRAY
GRANITE A - SPLIT FACED FRONT
SAWN BALANCE
GRANITE B SAWN FACE 6 SIDES

*+ X" = PROJECTION FROM FACE OF BRICK
- X" = RECESS FROM FACE OF BRICK

STATE STREET ELEVATION

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

mjk
Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
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Newmarket, NH
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STATE STREET ELEVATION

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PLEASANT ST ELEV

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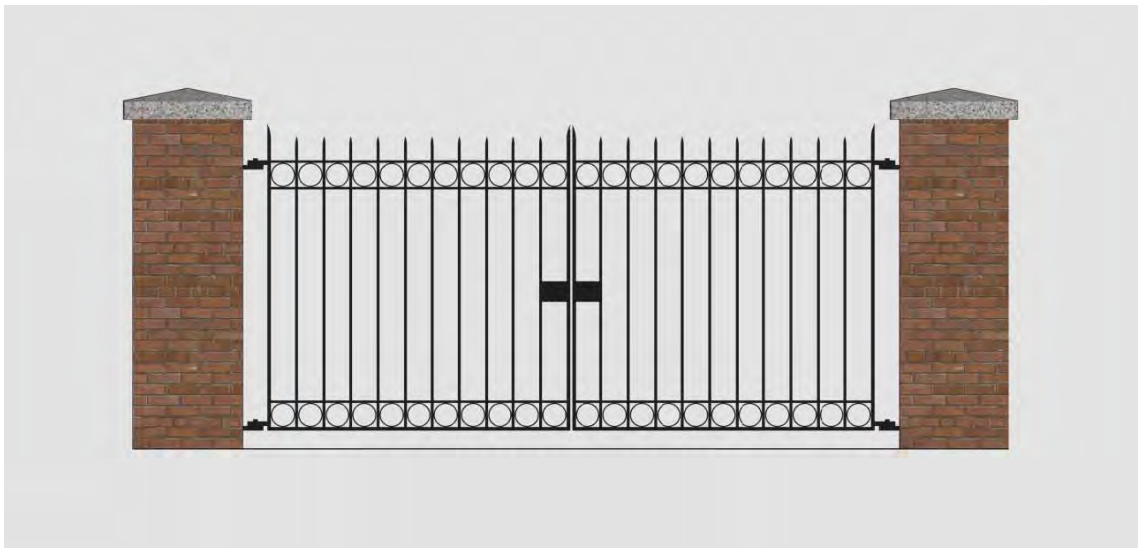
CHURCH STREET ELEVATION
SCALE: 3/16" = 1'-0"



WALL PACK LIGHT FIXTURE
RAB SLIM17FA30ADJ 30W



GARAGE DOOR
OVERHEAD DOOR SIGNATURE CARRIAGE SERIES
BRISTOL WIDE PR3 WOOD DOOR PAINTED
12' WIDE X 9' HIGH



WROUGHT IRON GATE
GREENWICH DESIGN BY CASSIDY BROS FORGE OR EQUAL 6 FEET HIGH



VENT LOUVERS
GREENHECK EAC-601 OR EQUAL
COMBINATION LOUVER AND DAMPER
COLOR MATCH TO DOORS OR WINDOWS
AS NOTED

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TITLE

CHURCH STREET ELEVATION

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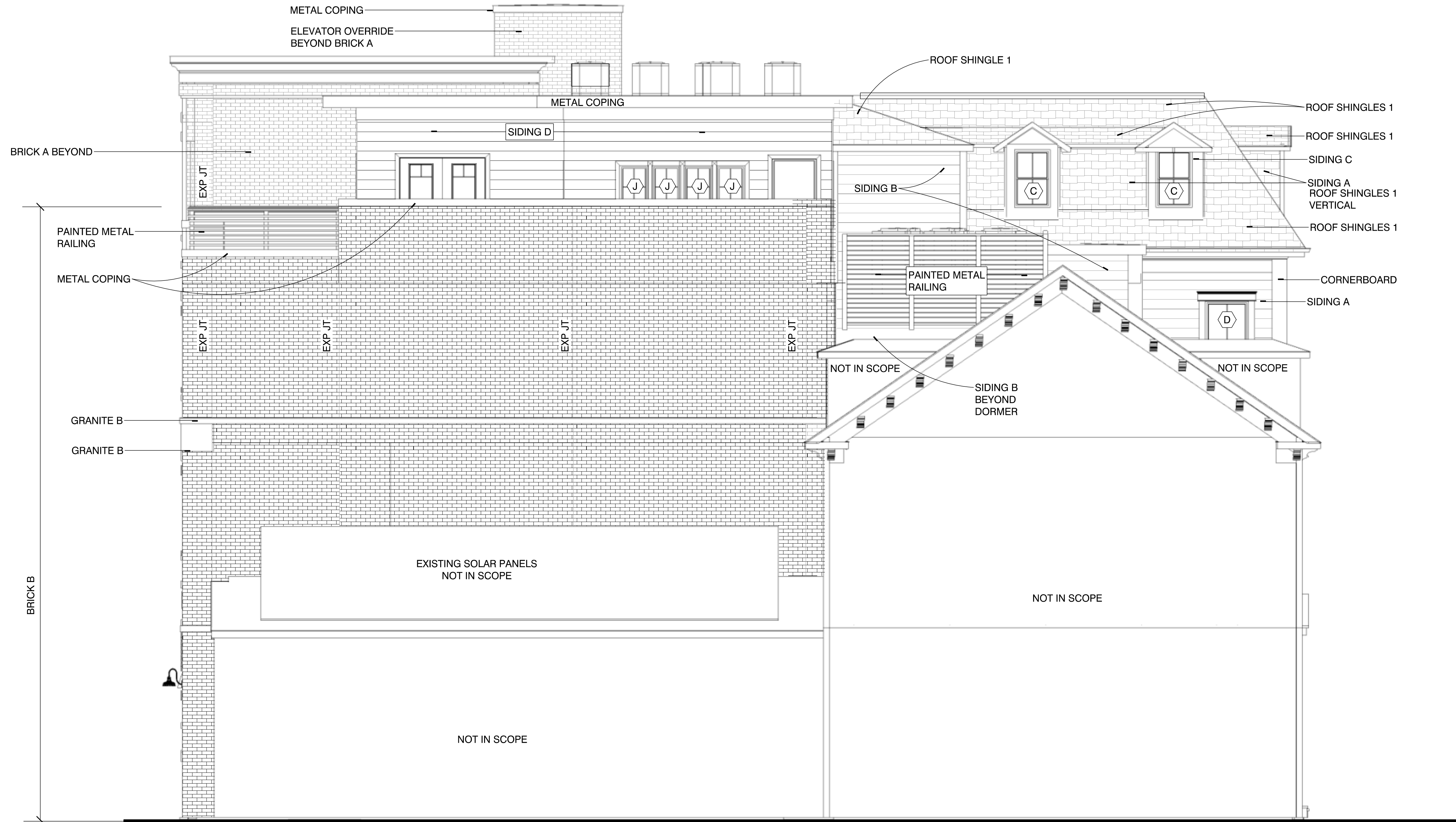
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HDC.9



COURT STREET ELEVATION
SCALE: 1/4" = 1'-0"



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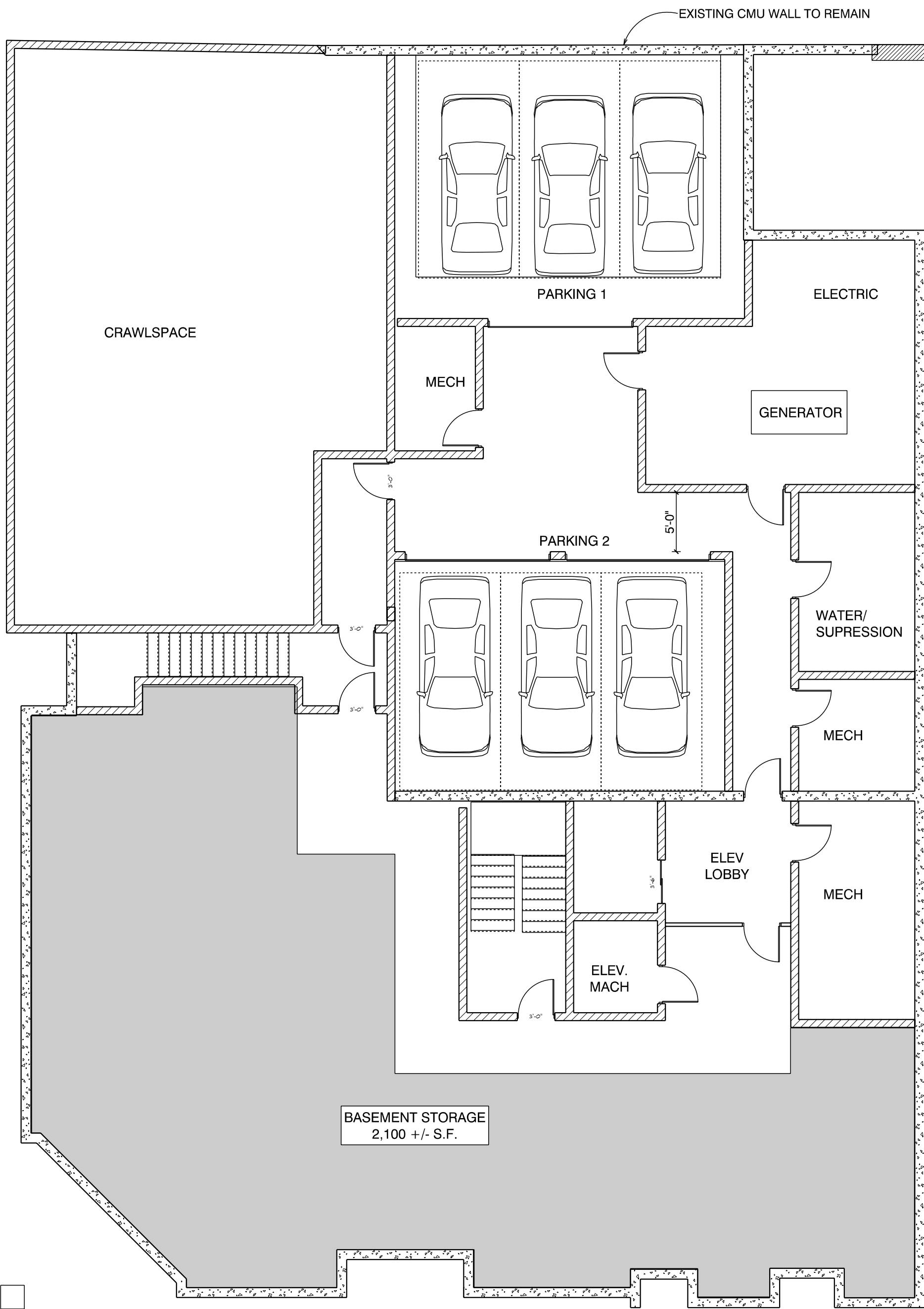
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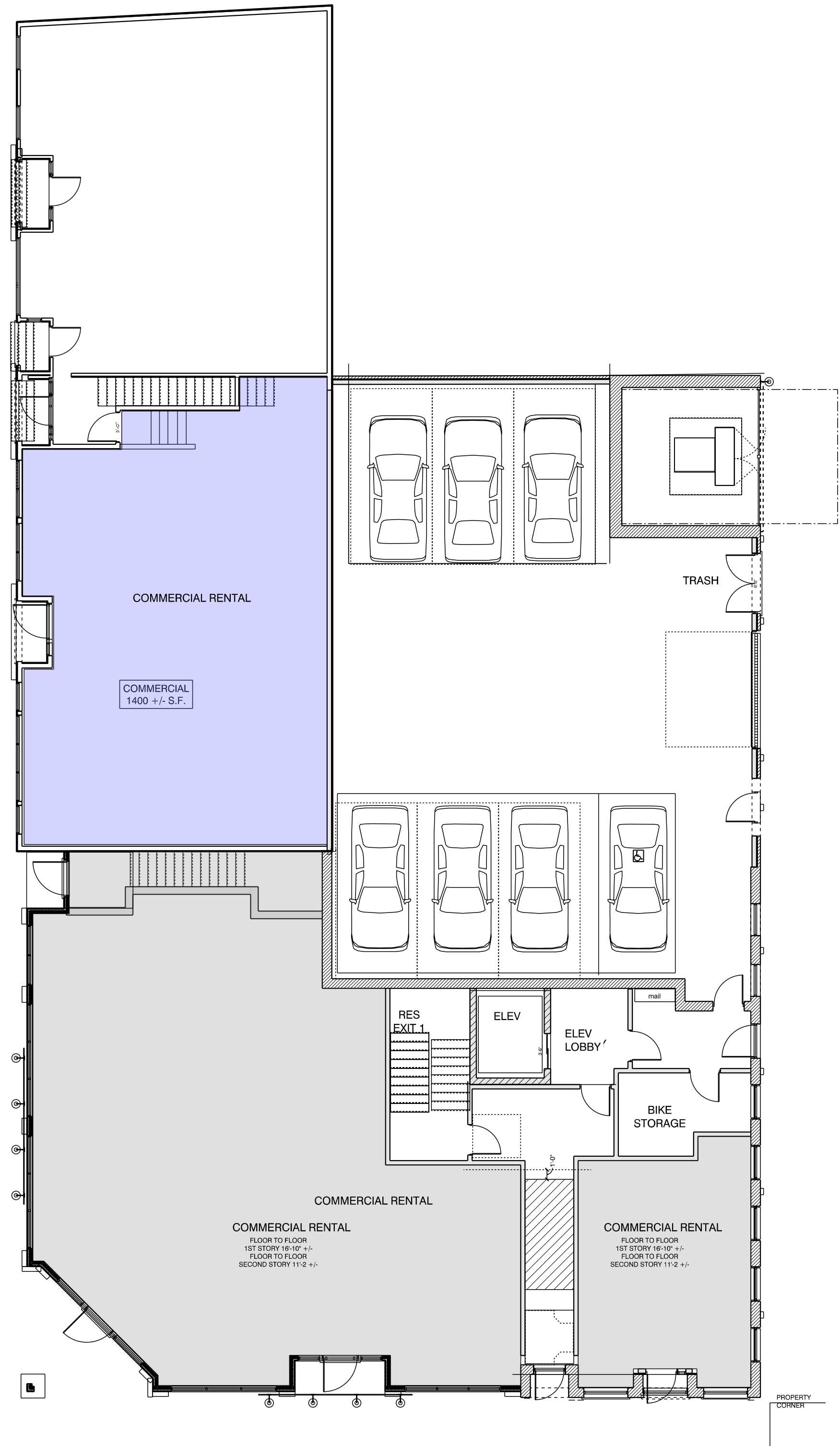
MIXED USE DEVELOPMENT
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

COURT STREET ELEVATION

HDC.10



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



FIRST FLOOR PLAN
SCALE: 0.1041" = 1'-0"

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Michael J. Keane
Architects, PLLC

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PLANNING
DESIGN

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Newmarket, NH
03857

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BASEMENT & 1ST FLR PLAN

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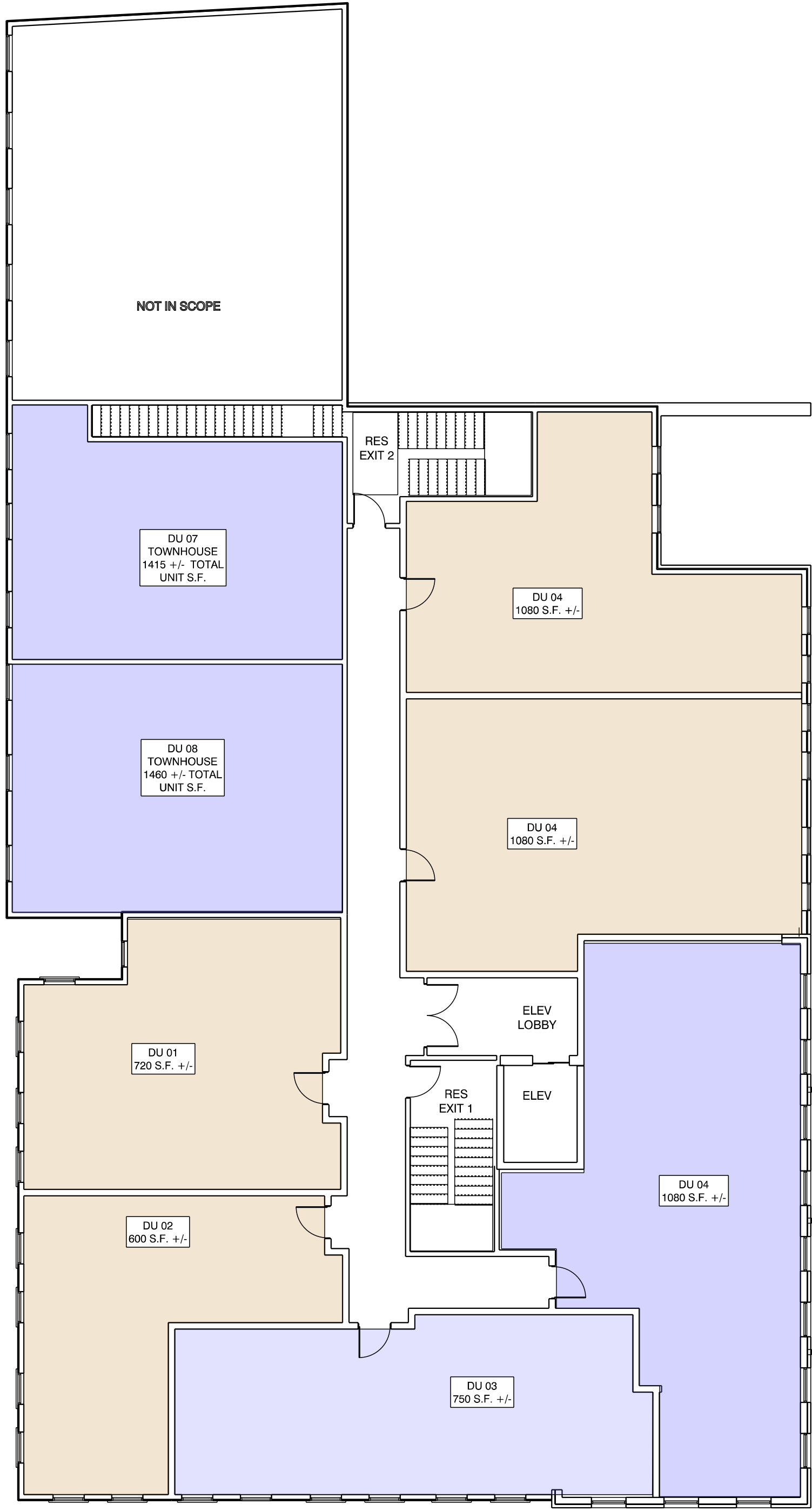
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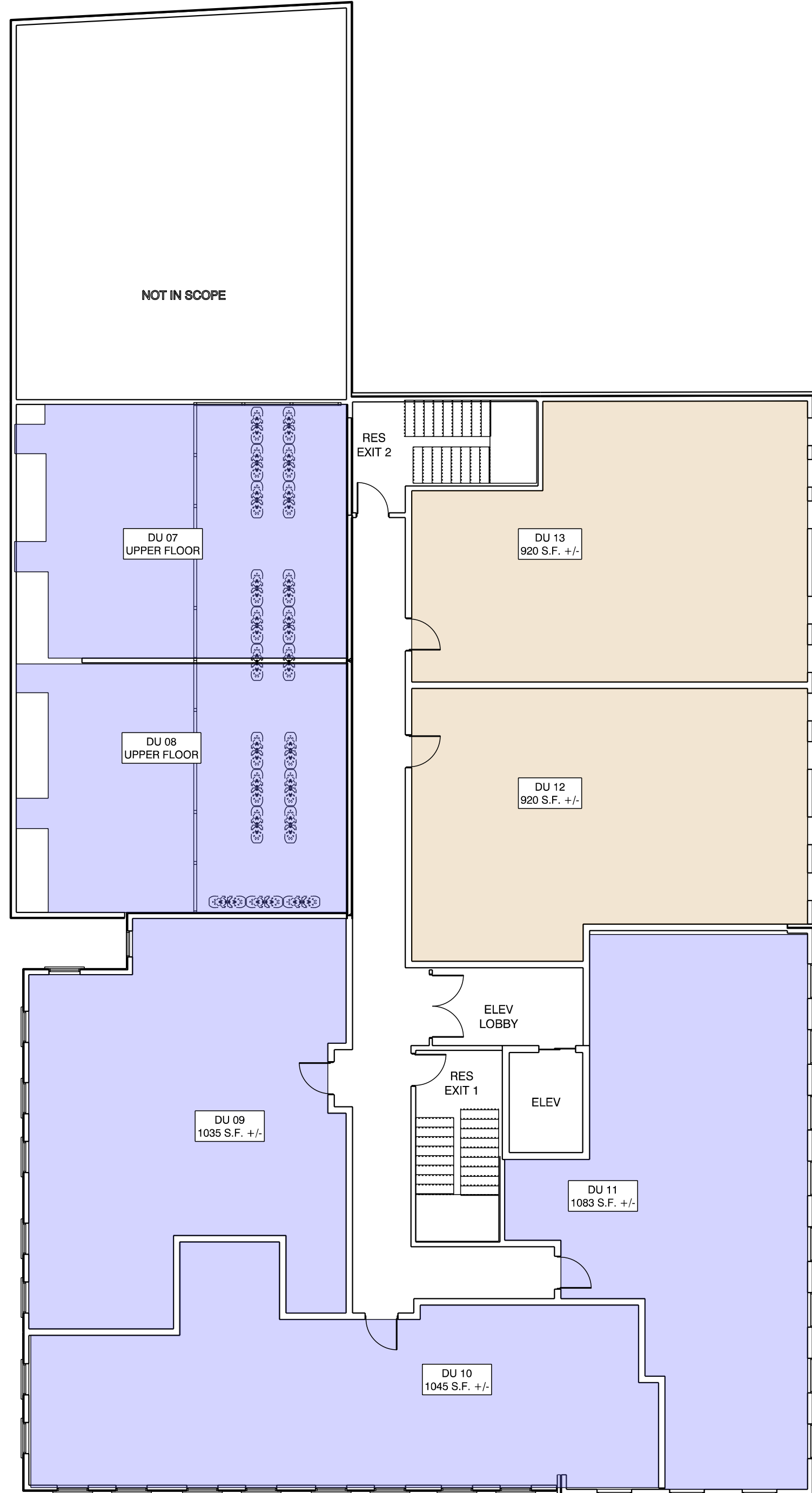
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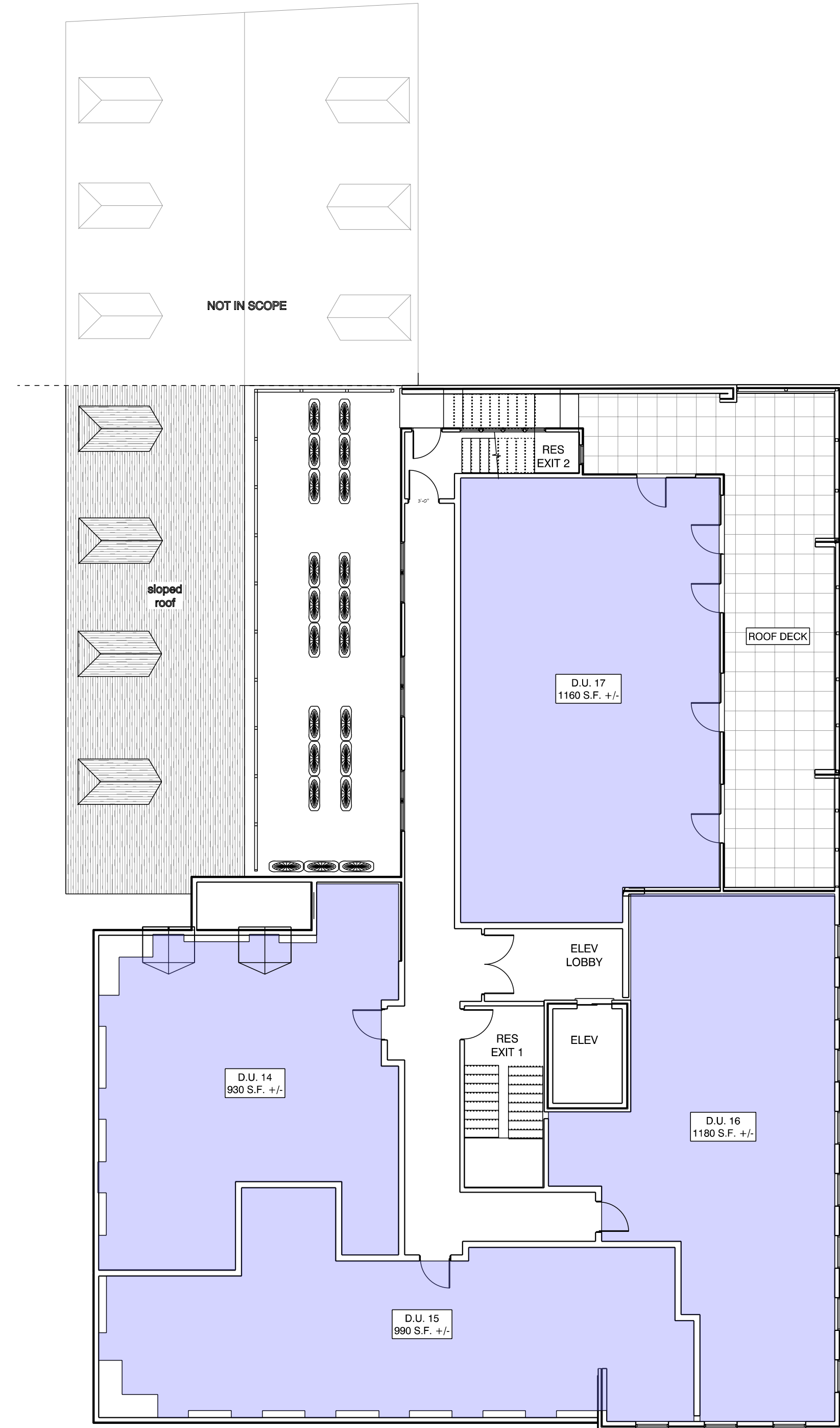
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SECOND FLOOR PLAN
SCALE: 1" = 10'-0"



THIRD FLOOR PLAN
SCALE: 1" = 10'-0"



FOURTH FLOOR PLAN
SCALE: 1" = 10'-0"

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UPPER LEVEL PLANS

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FACADE DETAIL 1

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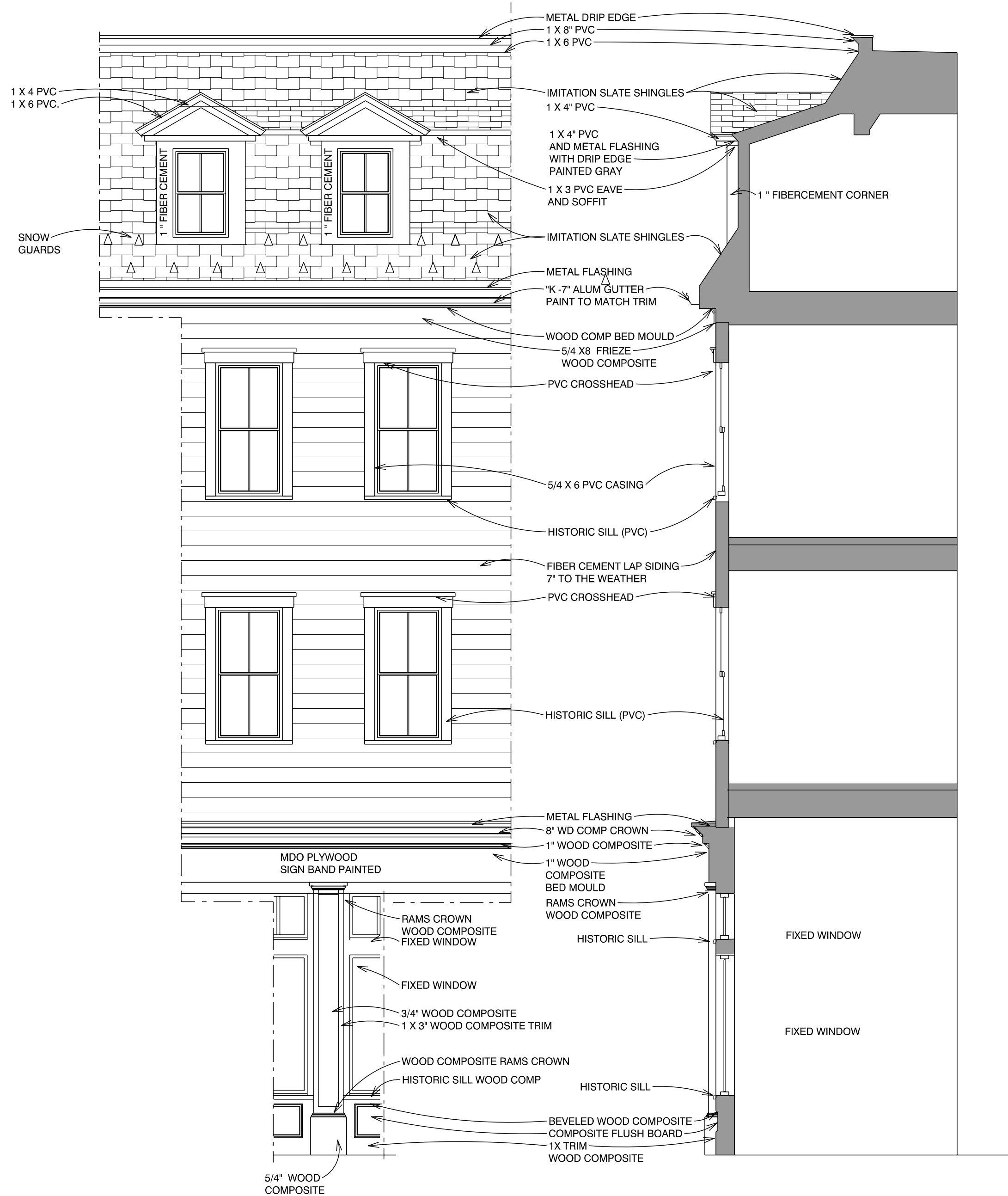
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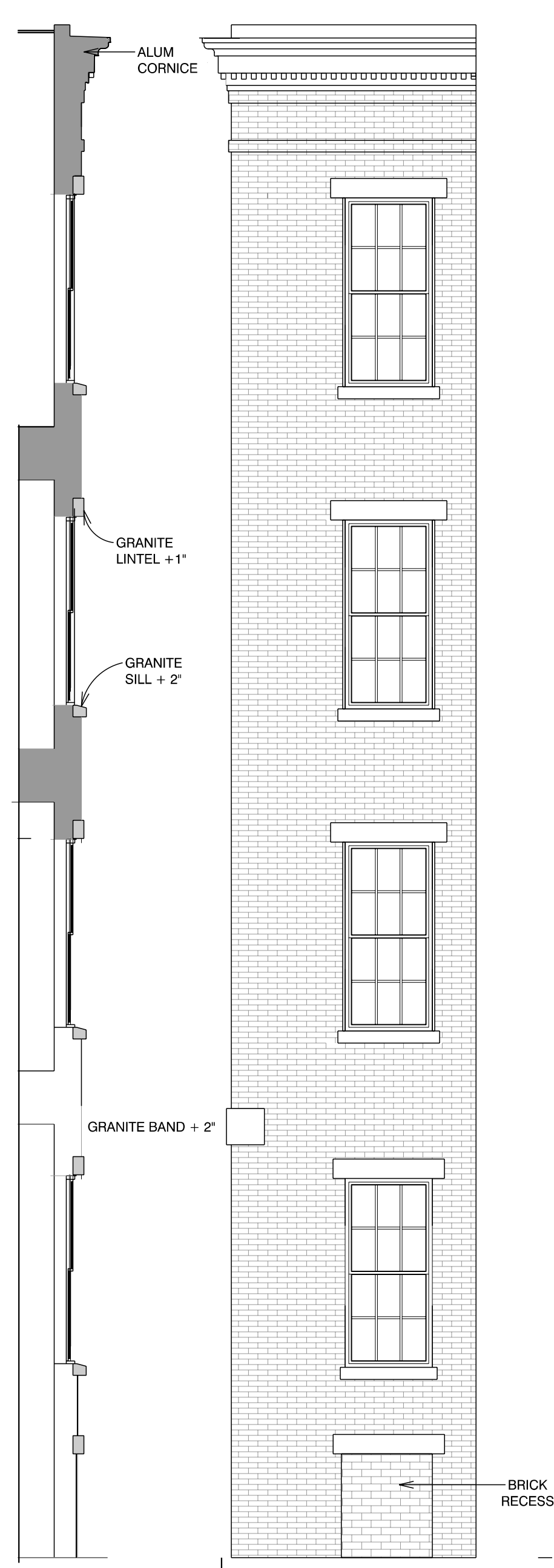
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A STATE AND PLEASANT STREET FACADES



B CHURCH STREET TIMES FACADE



C STATE STREET TIMES FACADE

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FACADE DETAIL 2

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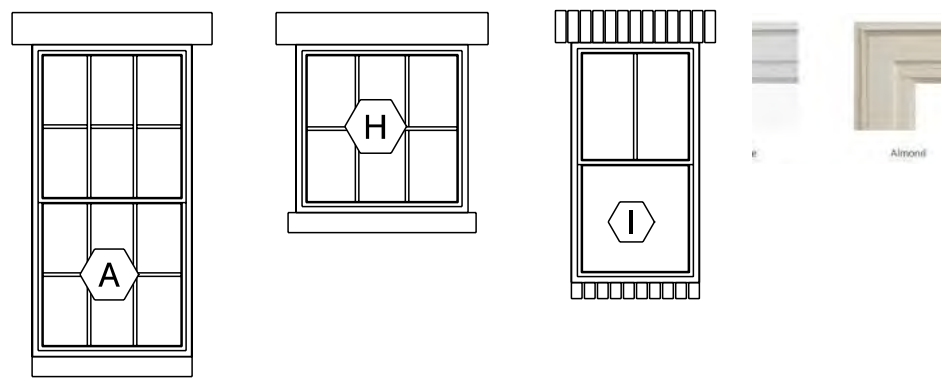
SECTION E

SECTION F

CHURCH STREET SECTIONS

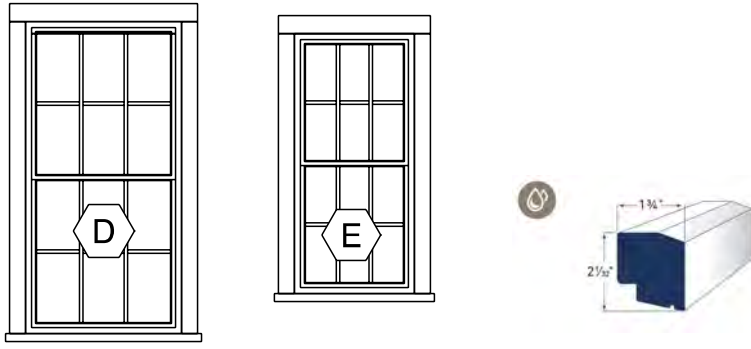
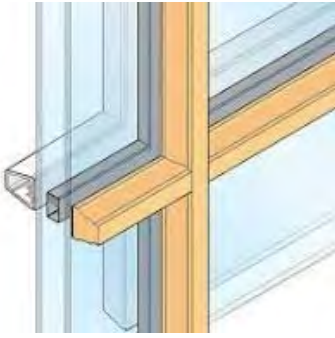
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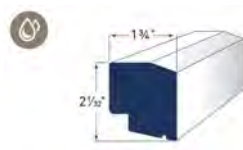
PELLA RESERVE DOUBLE HUNG AND PICTURE
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
BRICK MOULD EXTEIOR CASING

HALF SCREEN LOWER SASH ONLY

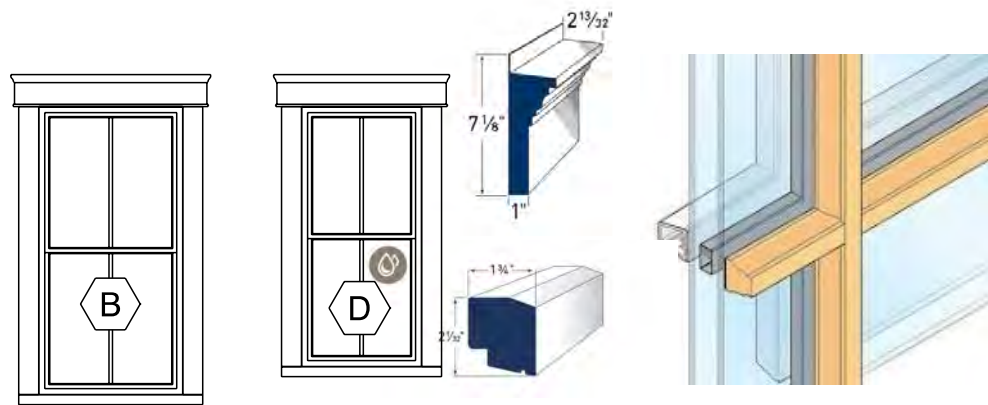


GREEN MOUNTAIN WINDOW
CLASSIC REPLACEMENT
PAINTED WOOD EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
3.5" WOOD CASING
2" HISTORIC NOSING

NO SCREEN

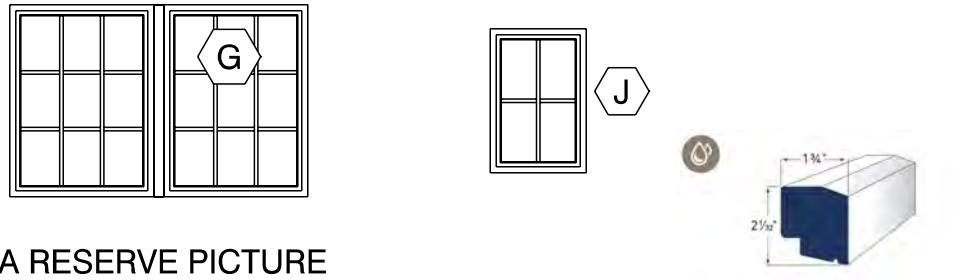


EXTERIOR DOORS
JELDWEN DESIGN PRO OR EQUAL
FIBERGLASS DOOR



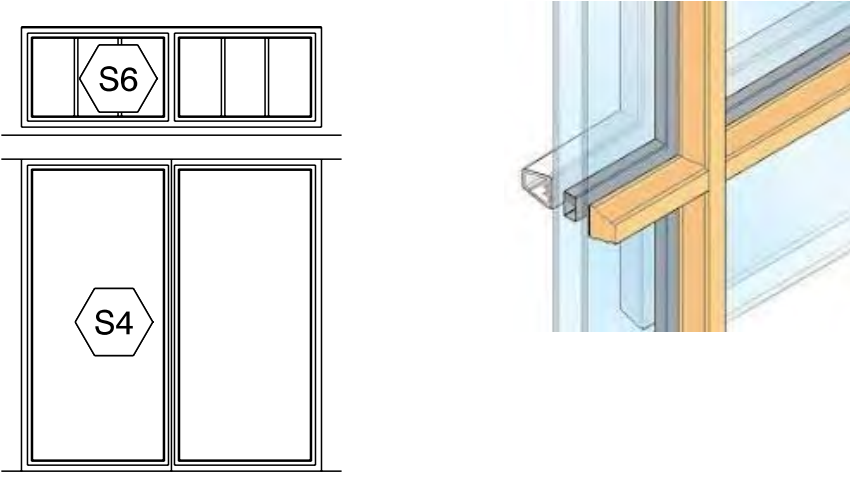
PELLA RESERVE DOUBLE HUNG
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
PVC EXTERIOR CASING
CROSSHEAD PEDIMENT, 5/4 X 5 SIDE
AND 2" HISTORIC NOSING

HALF SCREEN LOWER SASH ONLY



PELLA RESERVE PICTURE
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
NO CASING
2" HISTORIC NOSING

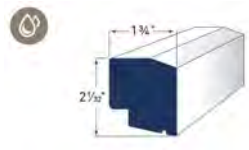
NO SCREEN



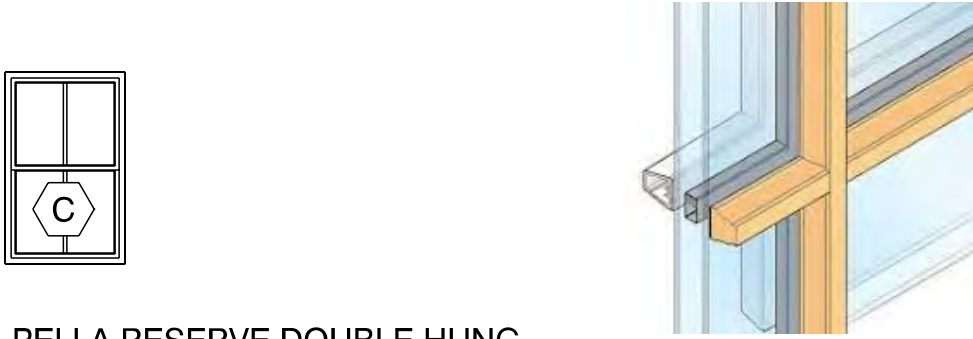
PELLA RESERVE DIRECT SET
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
NO CASING
2" HISTORIC NOSING

NO SCREEN

TYP STOREFRONT

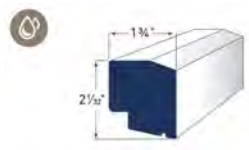


BORAL COMPOSITE
MATCH AZEK PROFILE



PELLA RESERVE DOUBLE HUNG
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
NO CASING
2" HISTORIC NOSING

HALF SCREEN LOWER SASH ONLY



mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

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CONSULTANTS

REVISIONS

APPROVALS

HDC - 07/18/25

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

MIXED USE DEVELOPMENT
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

WINDOW AND DOOR SCHEDULE

DRAWN BY:

CHECKED BY:

DATE: 7/18/2025

SCALE: AS NOTED

DRAWING NO.

HDC.15

DO NOT SCALE PRINTS