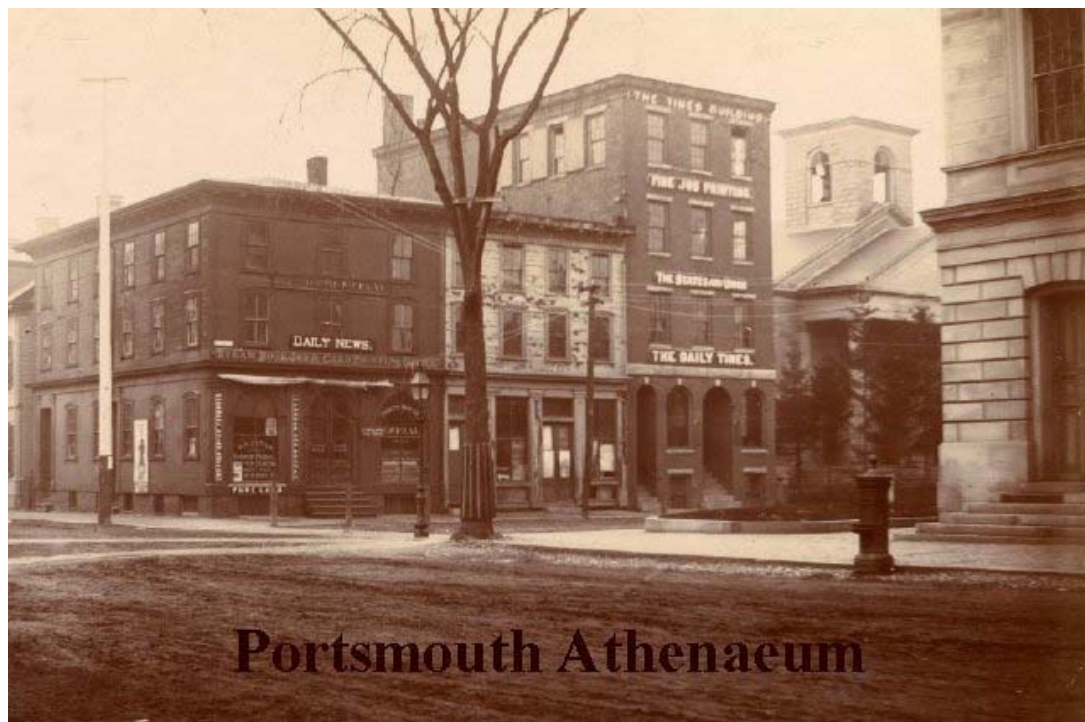
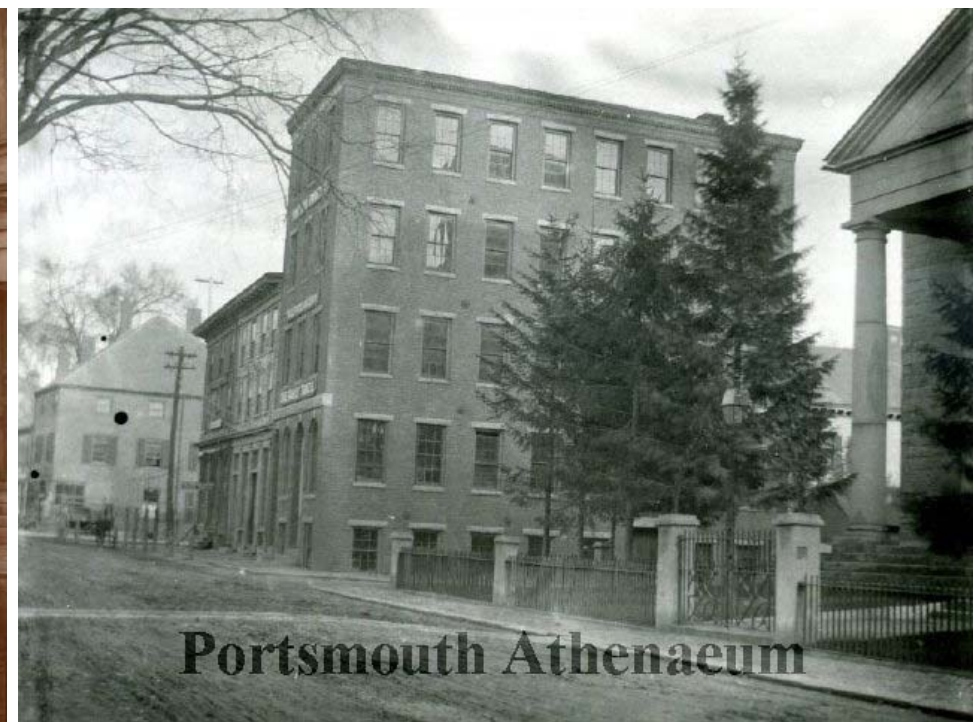


Portsmouth Athenaeum



Portsmouth Athenaeum



Portsmouth Athenaeum



**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

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03857

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PROJECT  
PROPOSED  
RESTORATION AND EXPANSION OF  
266, 270 AND 278 STATE STREET  
PORTSMOUTH, NH

FOR:  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH 03801

TITLE  
HISTORIC PHOTOS A  
HDC HEARING  
JAN. 8, 2020

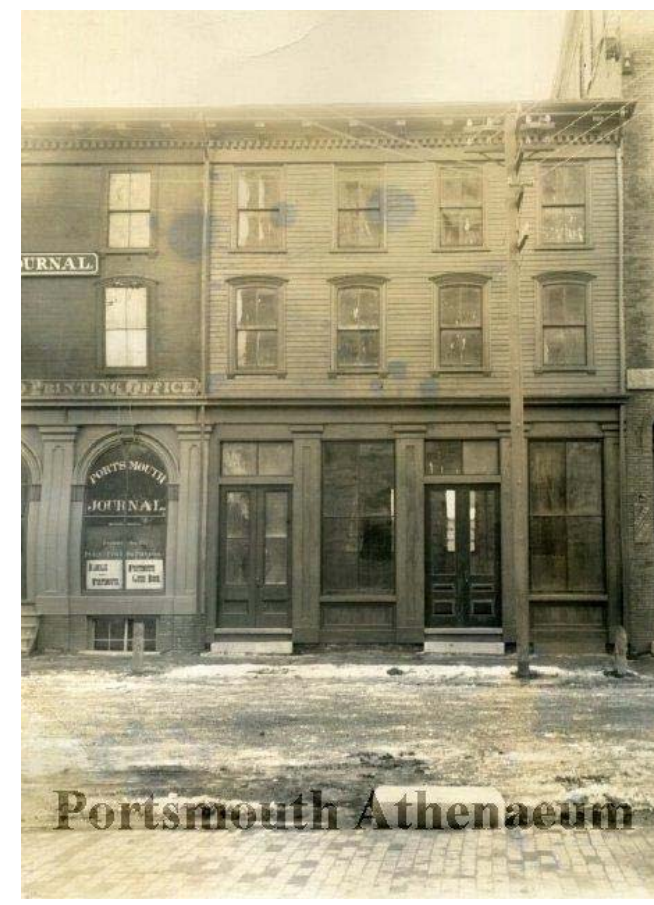
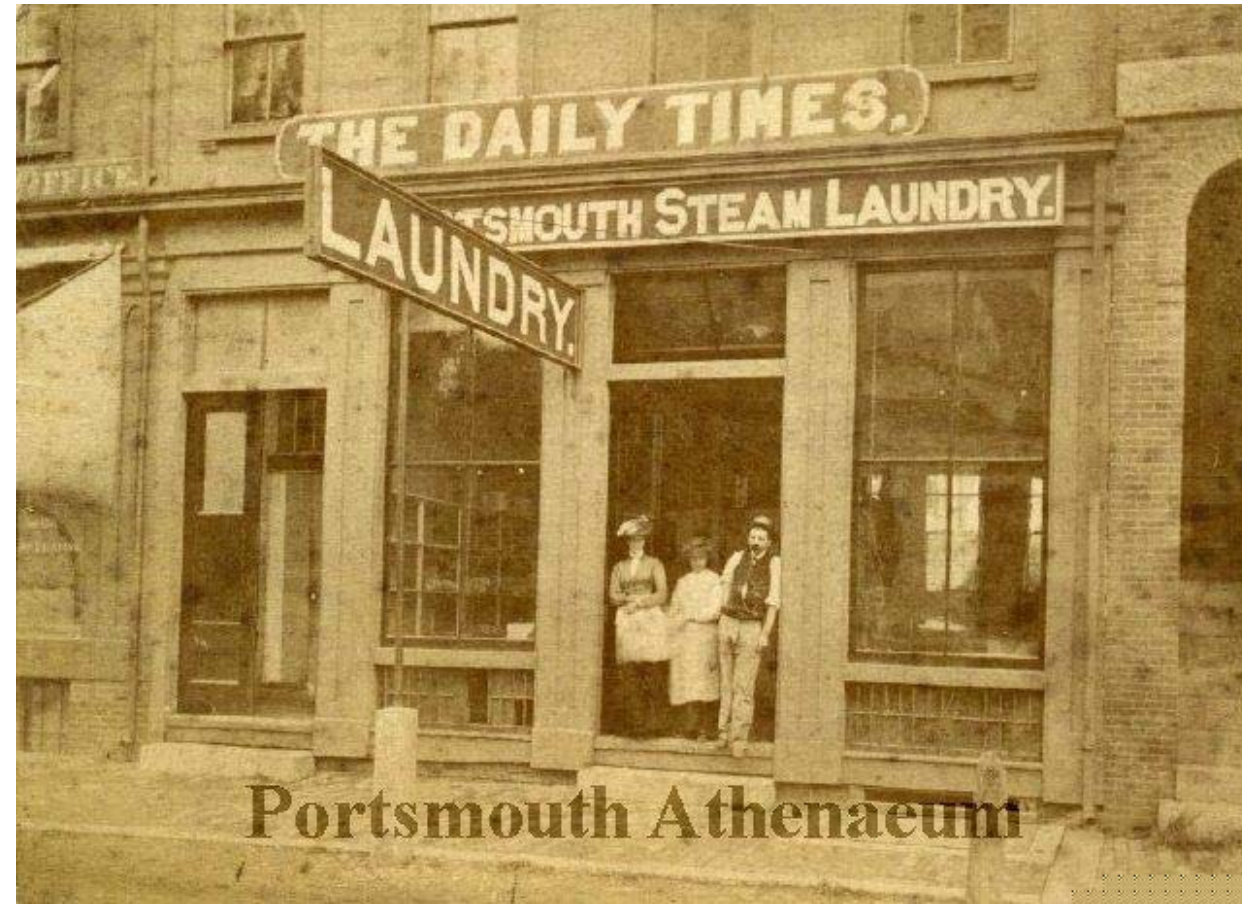
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CHECKED BY:

DATE: 12/12/2019  
SCALE: 1/8" = 1'0"

DRAWING NO.

**S 1**

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282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE  
HISTORIC PHOTOS B

HDC HEARING  
JAN. 8, 2020

DRAWN BY:

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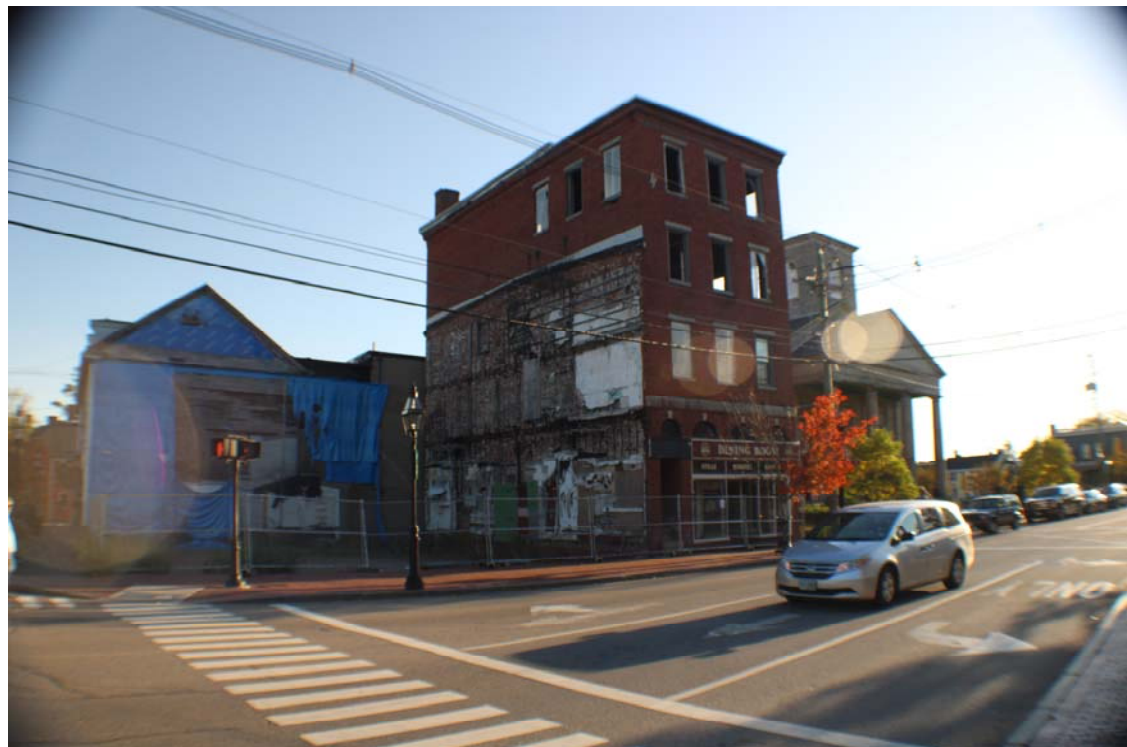
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SCALE: 1/8" = 1'0"

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RESTORATION AND EXPANSION OF  
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PORTSMOUTH, NH

FOR:  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE

EXISTING PHOTOS

HDC HEARING  
JAN. 8, 2020

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CHECKED BY:

DATE: 12/12/2019

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

DRAWING NO.

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PROJECT  
PROPOSED  
RESTORATION AND EXPANSION OF  
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PORTSMOUTH, NH

FOR:  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE  
NORTHEAST CORNER

HDC HEARING  
JAN. 8 2020

DRAWN BY:

CHECKED BY:

DATE: 12/12/2019

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

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S4



VIEW FROM STATE AND CHURCH ST

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PROJECT  
PROPOSED  
RESTORATION AND EXPANSION OF  
266, 270 AND 278 STATE STREET  
PORTSMOUTH, NH

FOR:  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE

NORTHWEST CORNER  
  
HDC HEARING  
JAN. 8 2020

DRAWN BY:

CHECKED BY:

DATE: 12/12/2019

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

DRAWING NO.

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PORTSMOUTH, NH

FOR:  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE  
SOUTHEAST CORNER

HDC HEARING  
JAN. 8 2020

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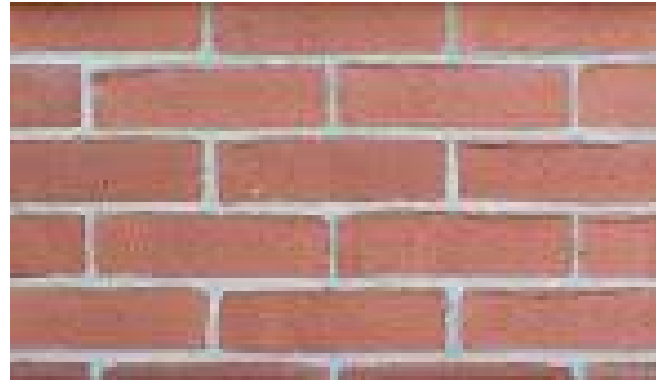
DATE: 12/12/2019

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

DRAWING NO.

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S6



MORIN OLD PORT



HARDI PLANK  
FIBER CEMENT LAP SIDING



TRUEXTERIOR  
SHIP LAP  
FLUSH BOARD SIDING



JELDWEN -DESIGN PRO  
FIBERGLASS  
MAHOGANY FINISH

**mjk**

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Architects, PLLC

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PLANNING  
DESIGN

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FOR:  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE

MATERIALS  
  
HDC HEARING  
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DRAWN BY:

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DATE: 12/12/2019

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

DRAWING NO.

DO NOT SCALE PRINTS

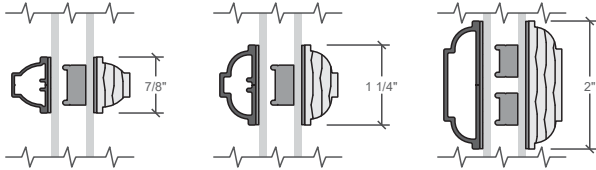
S7



### Integral Light Technology® Grilles

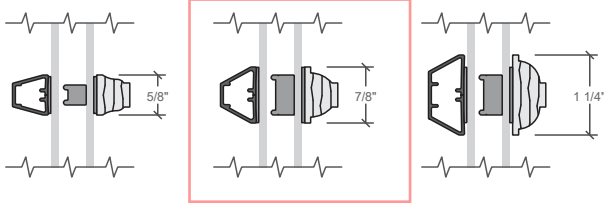
#### Ogee Grilles

##### Clad Exterior - Wood Interior



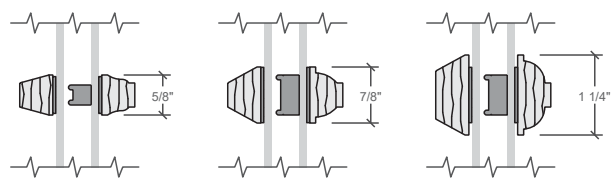
#### Putty Glaze and Ogee Grilles

##### Clad Exterior - Wood Interior

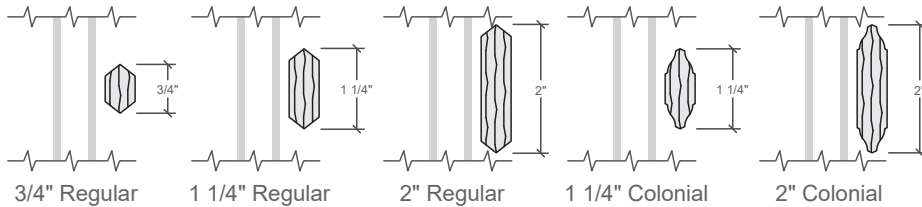


#### Putty Glaze and Ogee Grilles

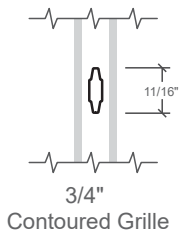
##### Wood Exterior - Wood Interior



### Roomside Removable Grilles



### Grilles-Between-the-Glass



Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.  
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.





**Special Size Frame Dimensions\***

Sash configuration	Vent-Equal	Cottage	Fixed
<b>Sash Glass Ratio Top % : Bottom %</b>	50 : 50	40 : 60	NA
<b>Shortest Unit Frame Size</b>	24-3/8" (619)	40-1/4" (1 022)	17" (432)
<b>Tallest Unit Frame Size</b>	96" (2 438)	81" (2 057)	71" (1 803)
<b>Unit Frame Width Range</b>	14" to 48" (356 to 1 219)	14" to 48" (356 to 1 219)	17" to 59" (432 to 1 499)

**Opening Dimensions**

**Clad Exterior Units:**

Dimensions shown in standard size tables are rough opening dimensions.

**Wood Exterior Units:**

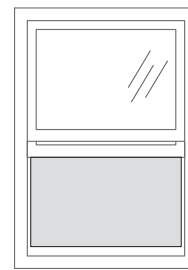
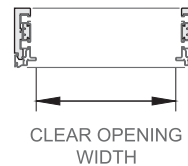
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
<b>STD</b>	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
<b>3-1/2"</b>	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

**Equal Sash Only**

	Vent Units	Fixed and Transom Units
<b>Visible Glass</b>	Width = Frame - 5.647" Height = (Frame - 8.681") ÷ 2	Width = Frame - 5.75" Height = Frame - 5.75"
<b>Actual Glass</b>	Width = Frame - 4.375" Height = (Frame - 5.983") ÷ 2	Width = Frame - 4.375" Height = Frame - 4.375"
<b>Clear Opening*</b>	COW = Frame Width - 3.4375" COH = (Frame Height ÷ 2) - 4.4375"	
<b>Vent Area Ft²</b>	(COW x COH) ÷ 144	



Shaded portion shows vent area.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

\* Some units with custom glazing may have limited travel. Integrated Rolscreen® is only available on sizes greater than or equal to 34" tall and 21" wide and less than or equal to 84" tall and 48" wide.

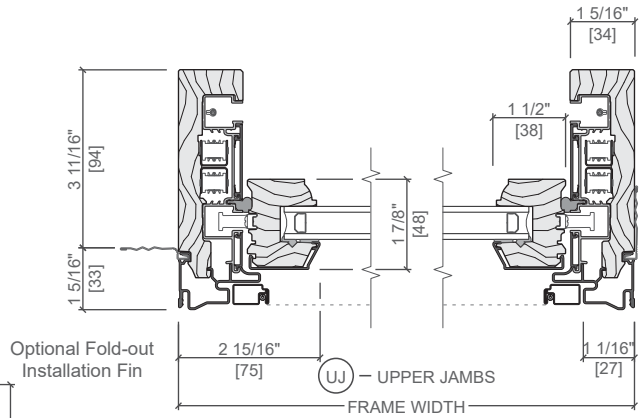
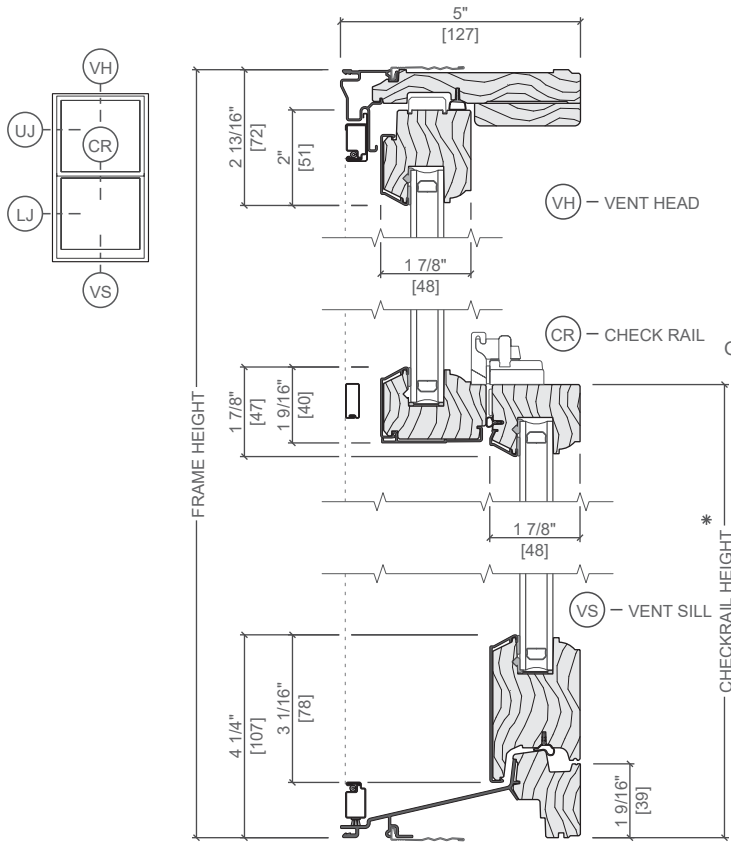
See your local Pella sales representative for specific size information.



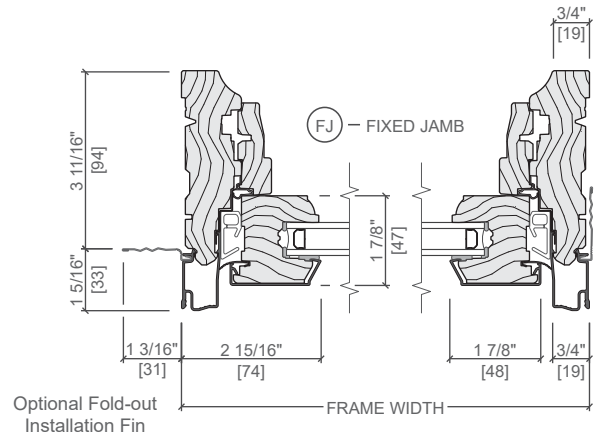
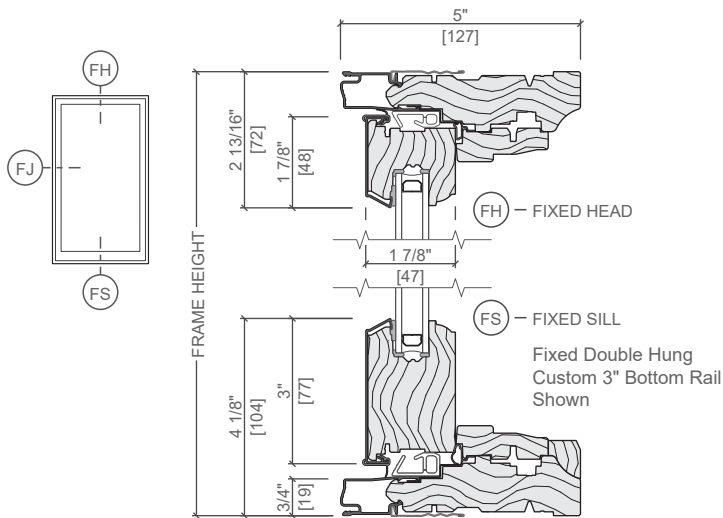
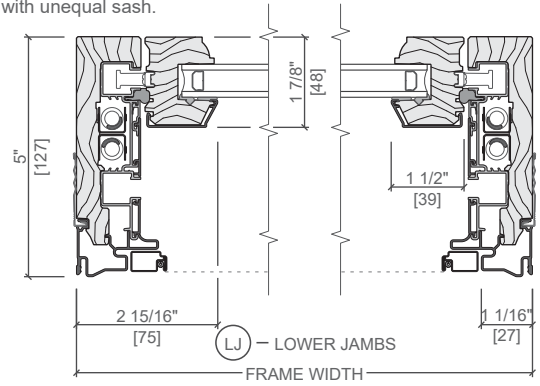
# Architect Series® Reserve™ Hung Window

## Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile

266 State Street  
Jan 08.2020  
S 10



\* Dimension required for ordering units with unequal sash.



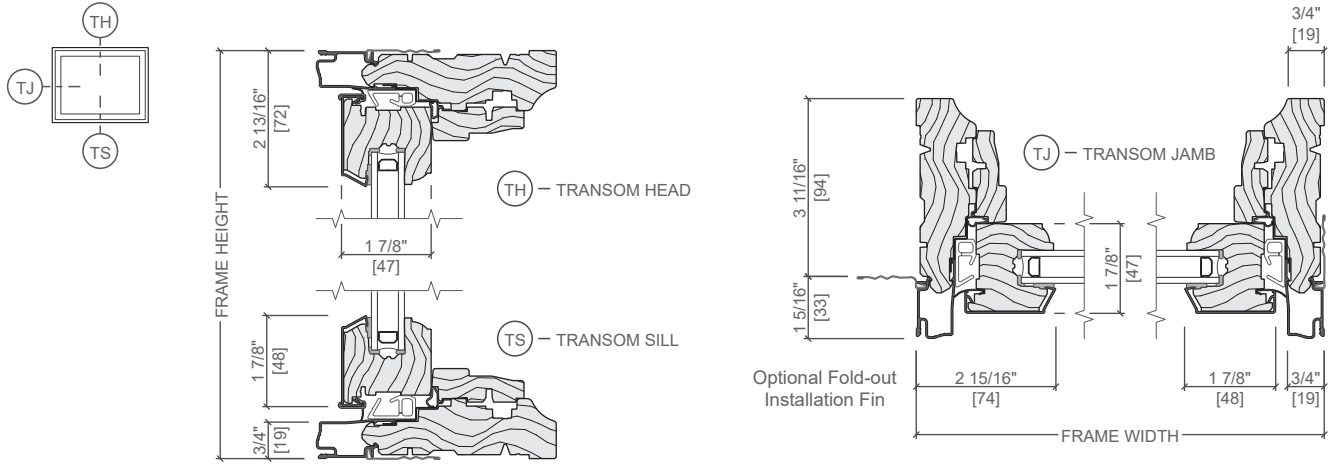
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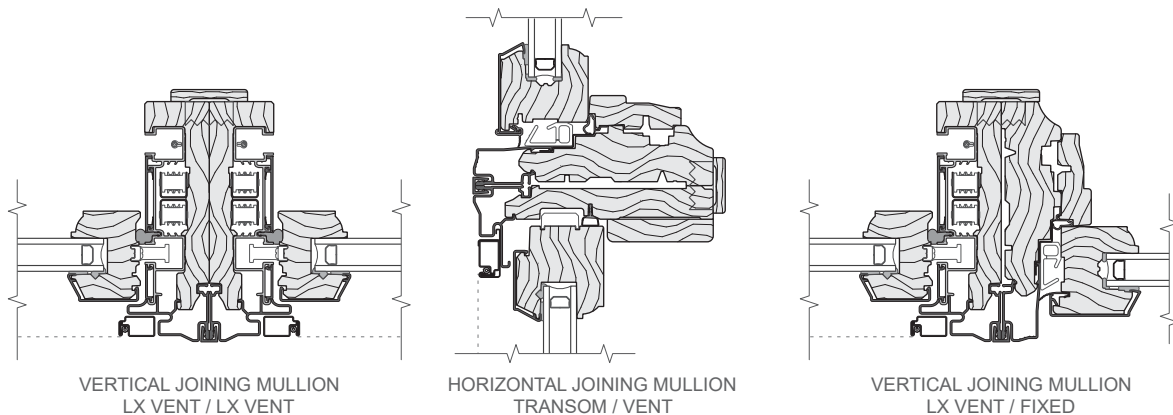
See [www.PellaADM.com](http://www.PellaADM.com) for mullion limitations and reinforcing requirements.



Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



Typical Joining Mullions



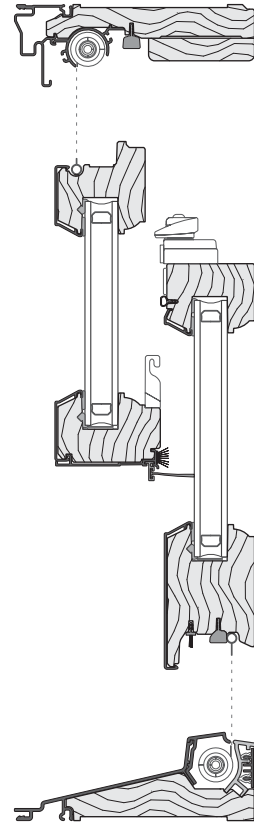
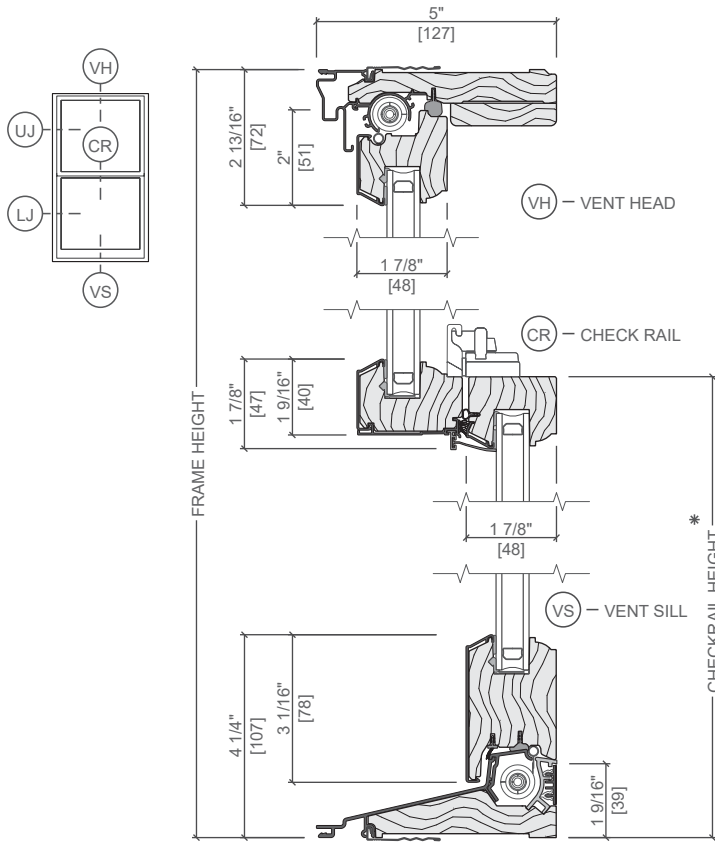
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All dimensions are approximate.

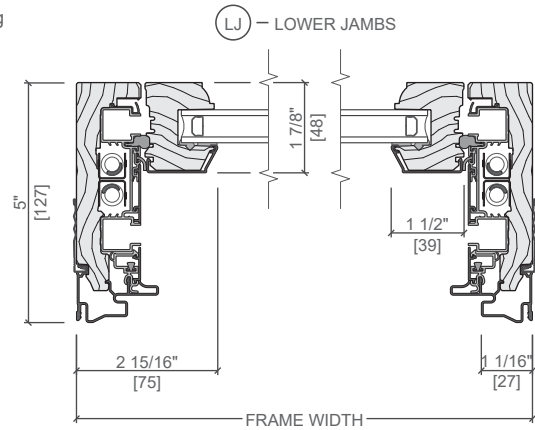
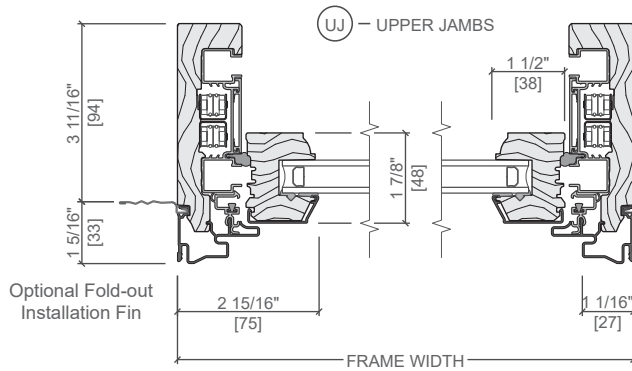
See [www.PellaADM.com](http://www.PellaADM.com) for mullion limitations and reinforcing requirements.



Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile with Integrated Rolscreen®



\* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

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RESTORATION AND EXPANSION OF  
266, 270 AND 278 STATE STREET  
PORTSMOUTH, NH

PNF TRUST OF 2013

282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

EXISTING ELEVATIONS  
HDC HEARING  
JAN. 8, 2020

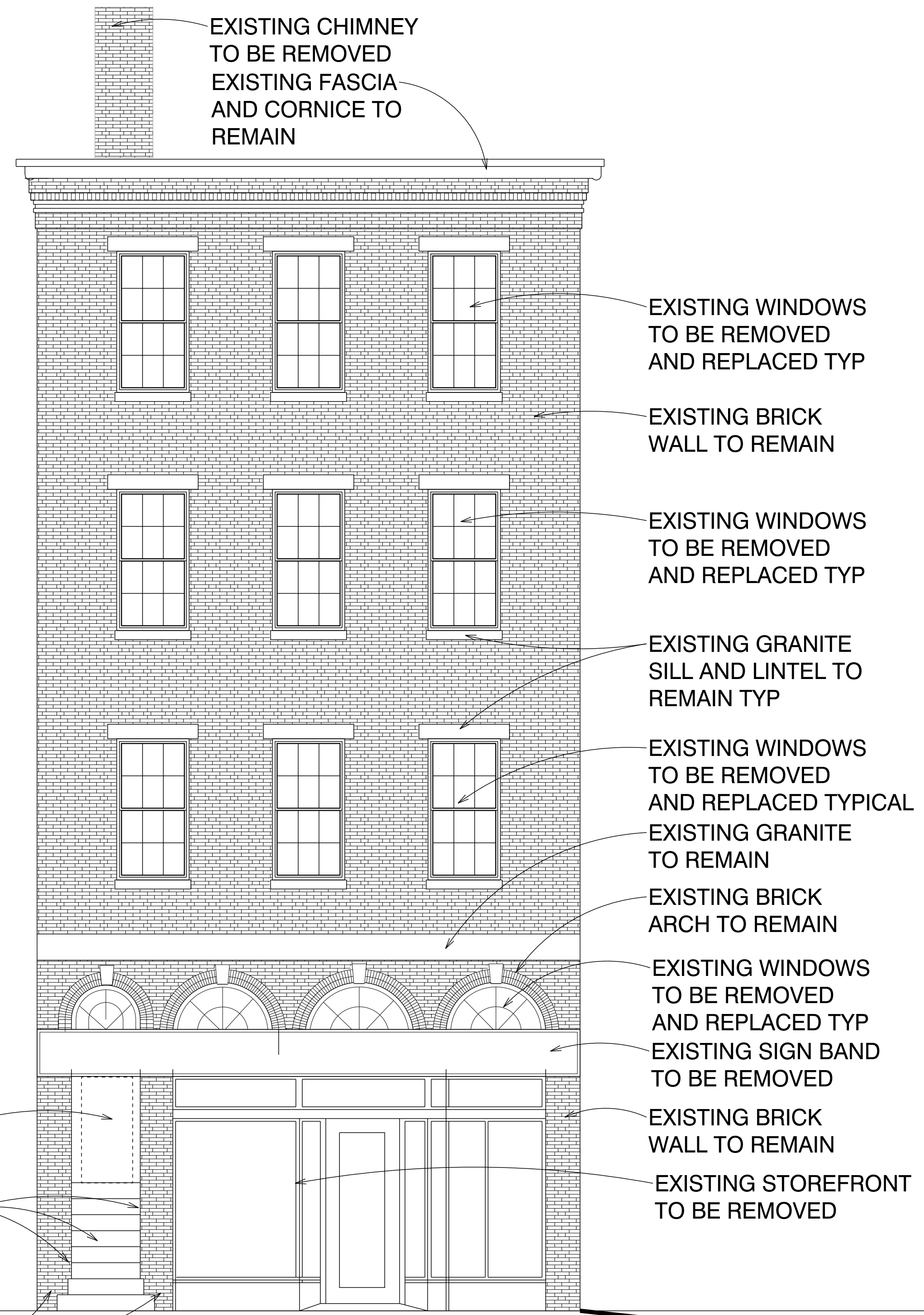
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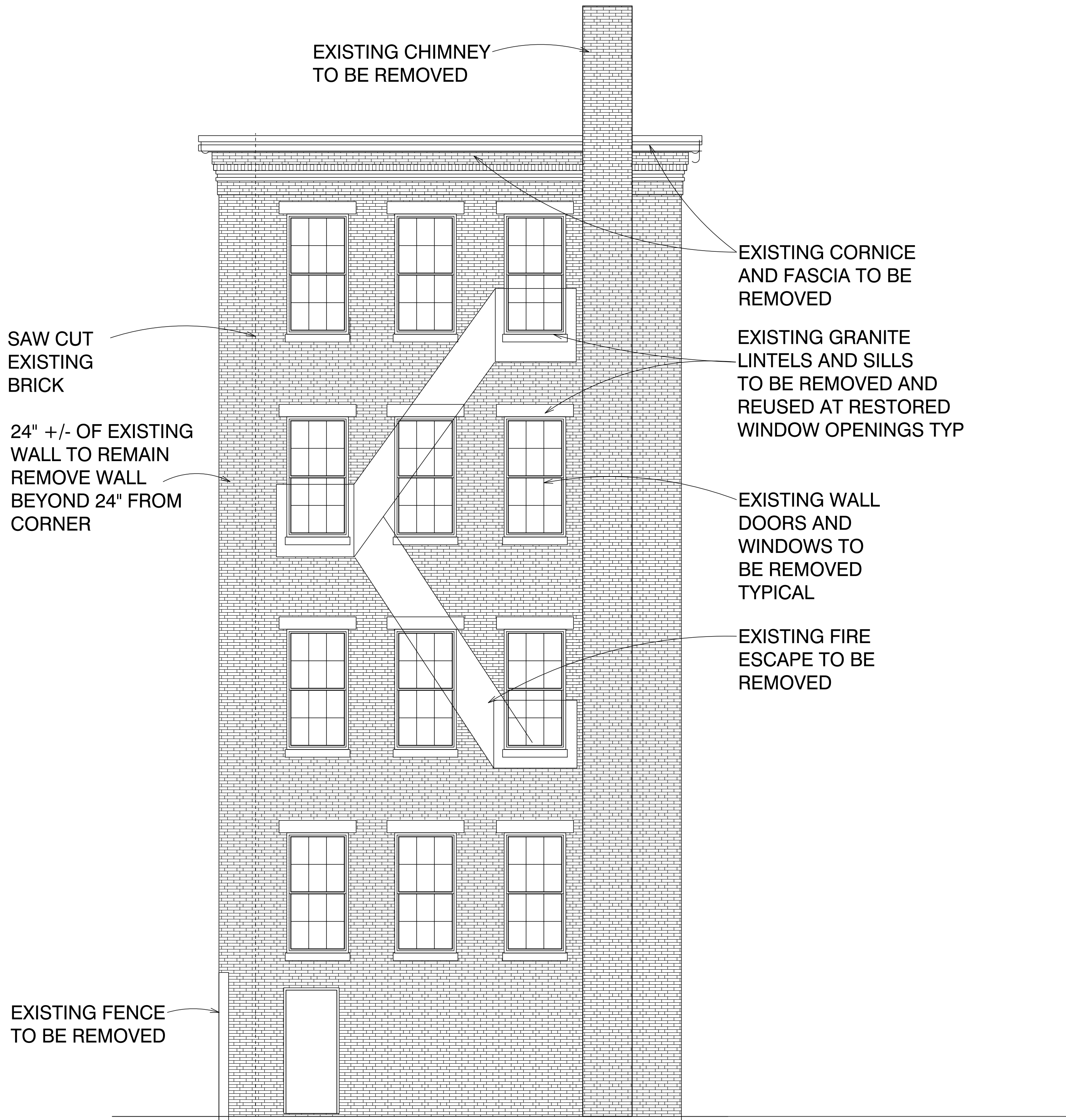
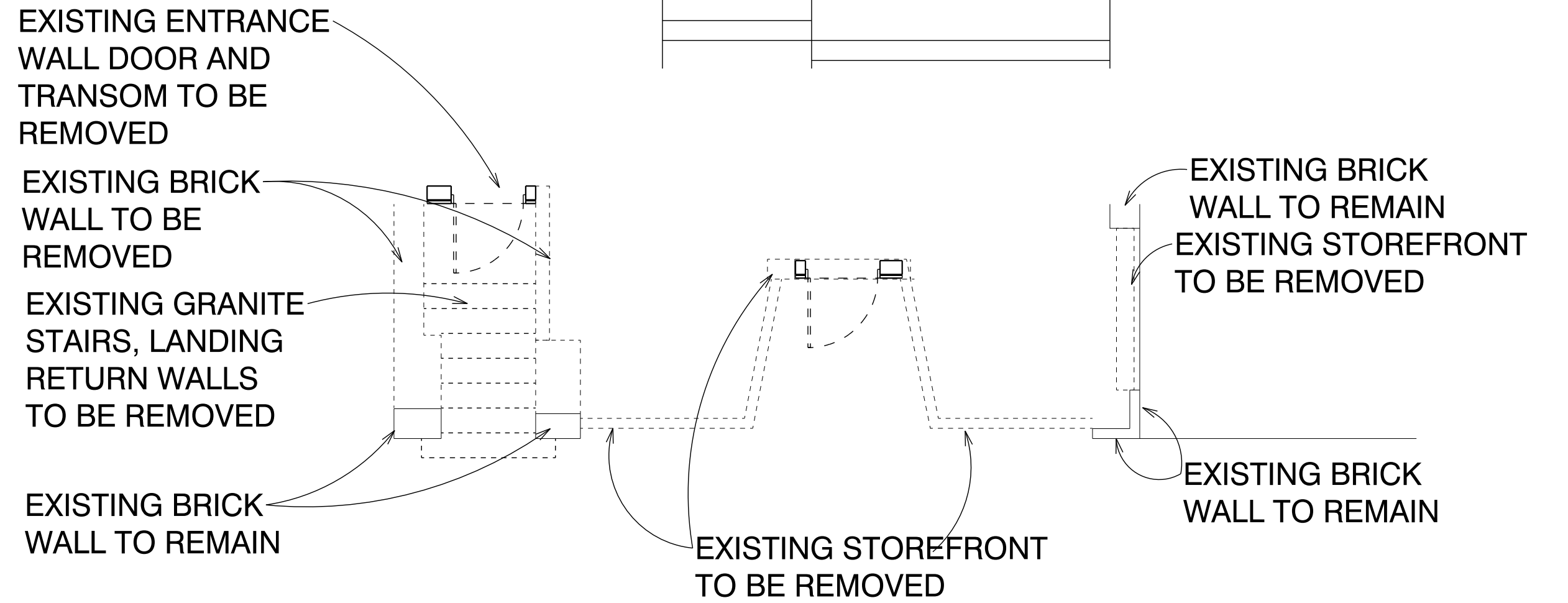
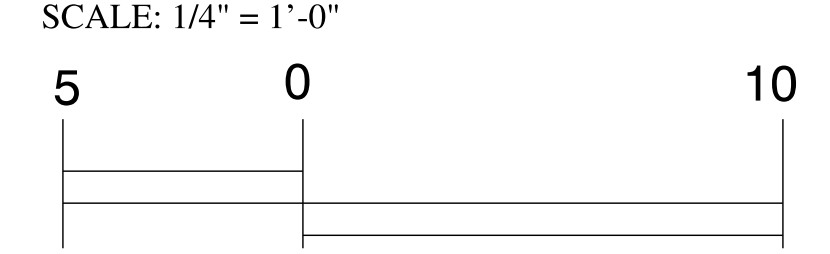
DATE: 12/12/2019

SCALE: AS NOTED

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**EXISTING NORTH ELEVATION**



**EXISTING SOUTH ELEVATION**

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

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PORTSMOUTH, NH  
03801

TITLE

EXISTING WEST ELEVATION  
HDC HEARING  
JAN. 8, 2020

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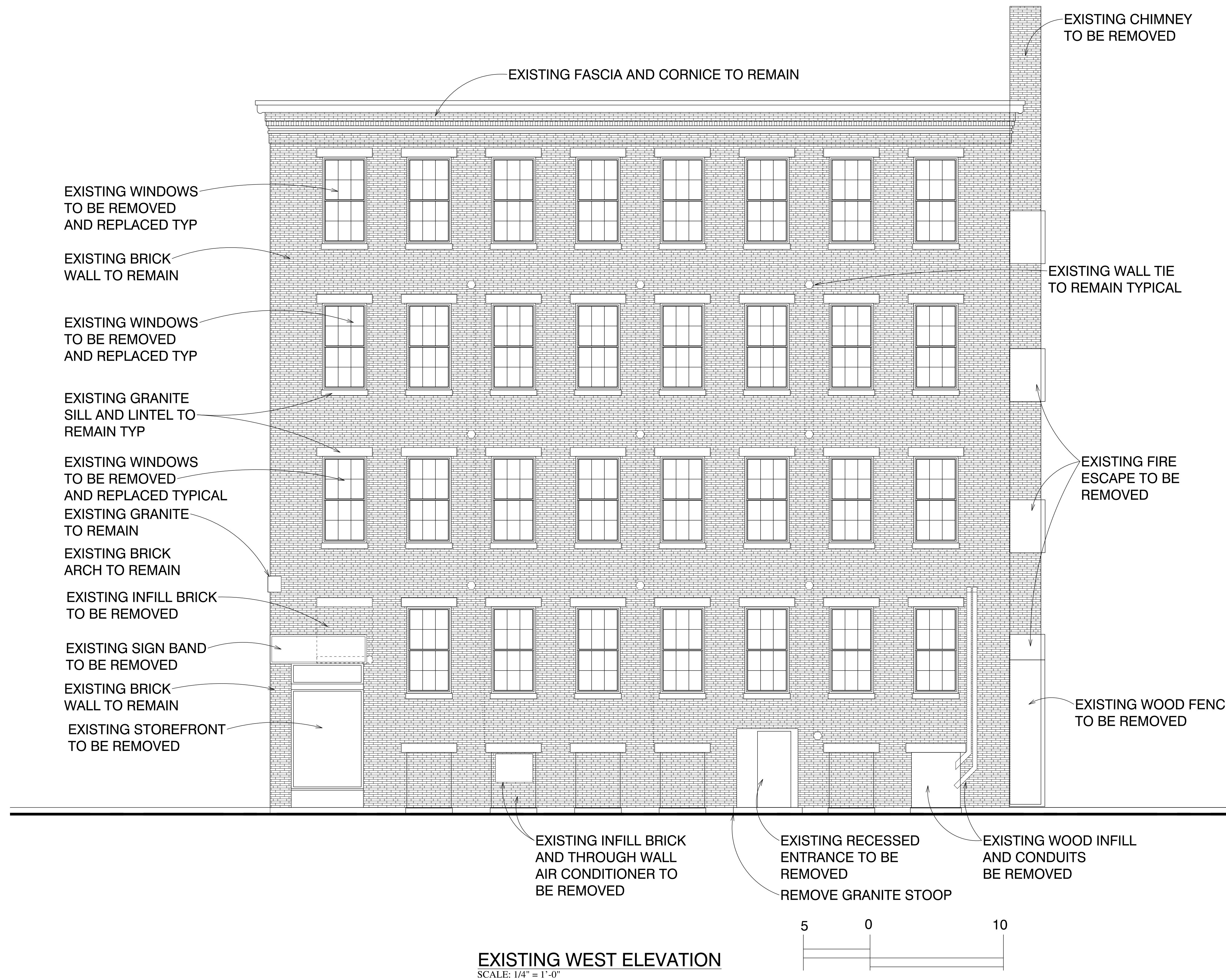
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DATE: 12/12/2019

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**EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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ARCHITECTURE  
PLANNING  
DESIGN

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RESTORATION AND EXPANSION OF  
266, 270 AND 278 STATE STREET  
PORTSMOUTH, NH

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PORTSMOUTH, NH  
03801

TITLE

EXISTING EAST ELEVATION  
HDC HEARING  
JAN. 8, 2020

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DATE: 12/12/2019

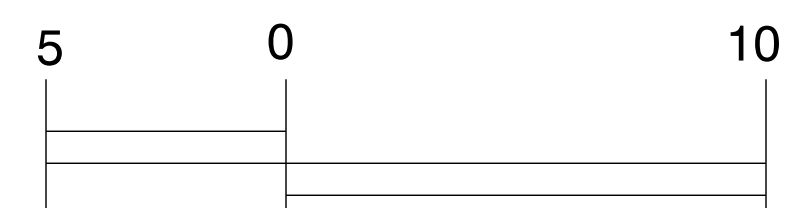
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**A-3**



**EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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03801

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PROPOSED NORTH ELEVATION

HDC HEARING  
JAN. 8, 2020

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RESTORATION AND EXPANSION OF 266, 270 AND 278 STATE STREET PORTSMOUTH, NH

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TITLE

PROPOSED WEST ELEVATION HDC HEARING JAN. 8, 2020

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SCALE: AS NOTED

DRAWING NO.

NEW ELEVATOR OVERRIDE BEYOND VENEER BRICK MATCH EXISTING

RESTORE FACIA AND BRICK CORNICE

NEW WINDOW IN EXISTING OPENING TYPICAL IN MASONRY OPENINGS

EXISTING GRANITE LINTEL AND SILL TO REMAIN TYP

NEW WINDOW IN EXISTING OPENING TYPICAL IN MASONRY OPENINGS

NEW WINDOW IN NEW OPENING

NEW BRICK INFILL TO MATCH EXISTING

GRANITE LINTEL AND SILL RELOCATED FROM THE SOUTH WALL

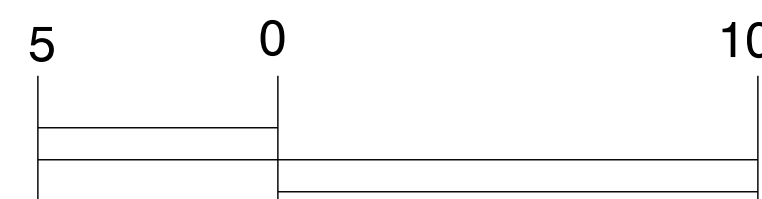
NEW BRICK INFILL RECESS 1/2" MATCH EXISTING

GRANITE LINTEL AND SILL RELOCATED FROM THE SOUTH WALL

NEW BRICK INFILL TO MATCH EXISTING NEW BRICK INFILL RECESS 1/2" MATCH EXISTING

FUTURE ADDITION PHASE 2

PROPOSED WEST ELEVATION SCALE: 1/4" = 1'-0"



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ARCHITECTURE PLANNING DESIGN

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PNF TRUST OF 2013 282 MIDDLE STREET PORTSMOUTH, NH 03801

TITLE

PROPOSED EAST ELEVATION HDC HEARING JAN. 8, 2020

DRAWN BY:

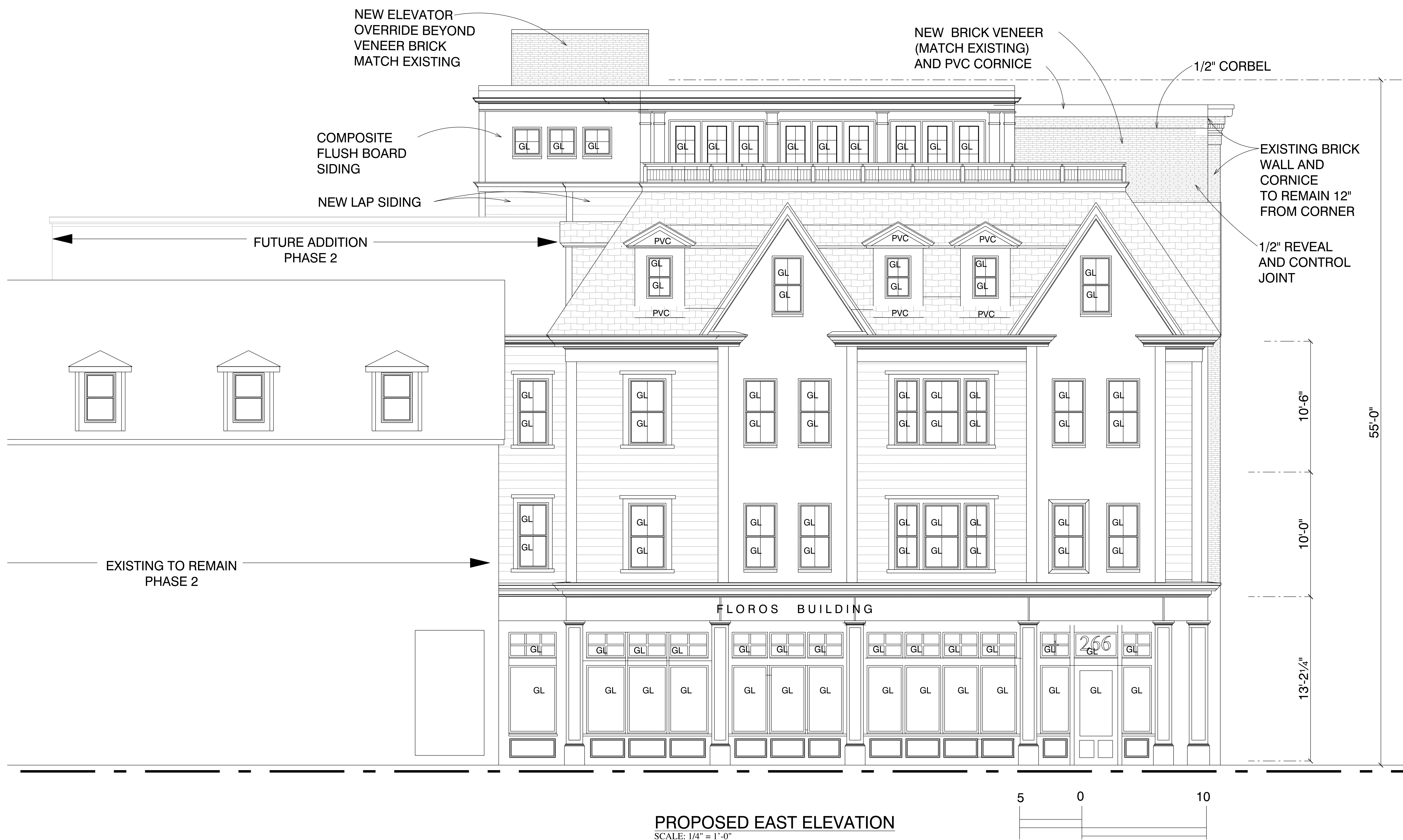
CHECKED BY:

DATE: 12/12/2019

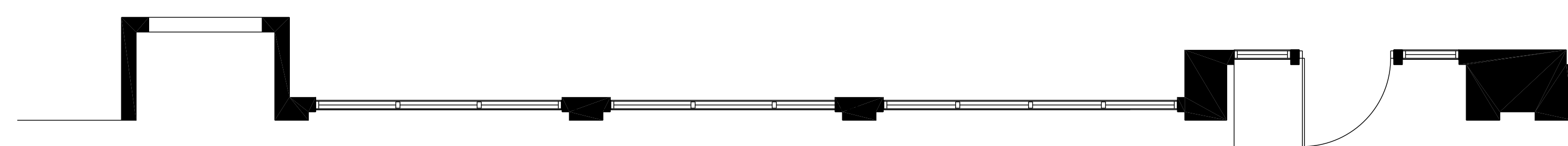
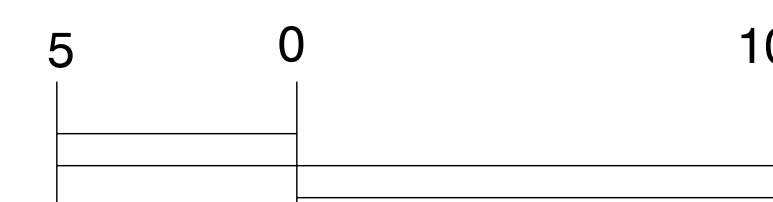
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DRAWING NO.

A-6



PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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**mjk**

Michael J. Keane  
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DESIGN

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 AND 278 STATE STREET  
PORTSMOUTH, NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

PROPOSED SOUTH ELEVATION  
HDC HEARING  
JAN. 8, 2020

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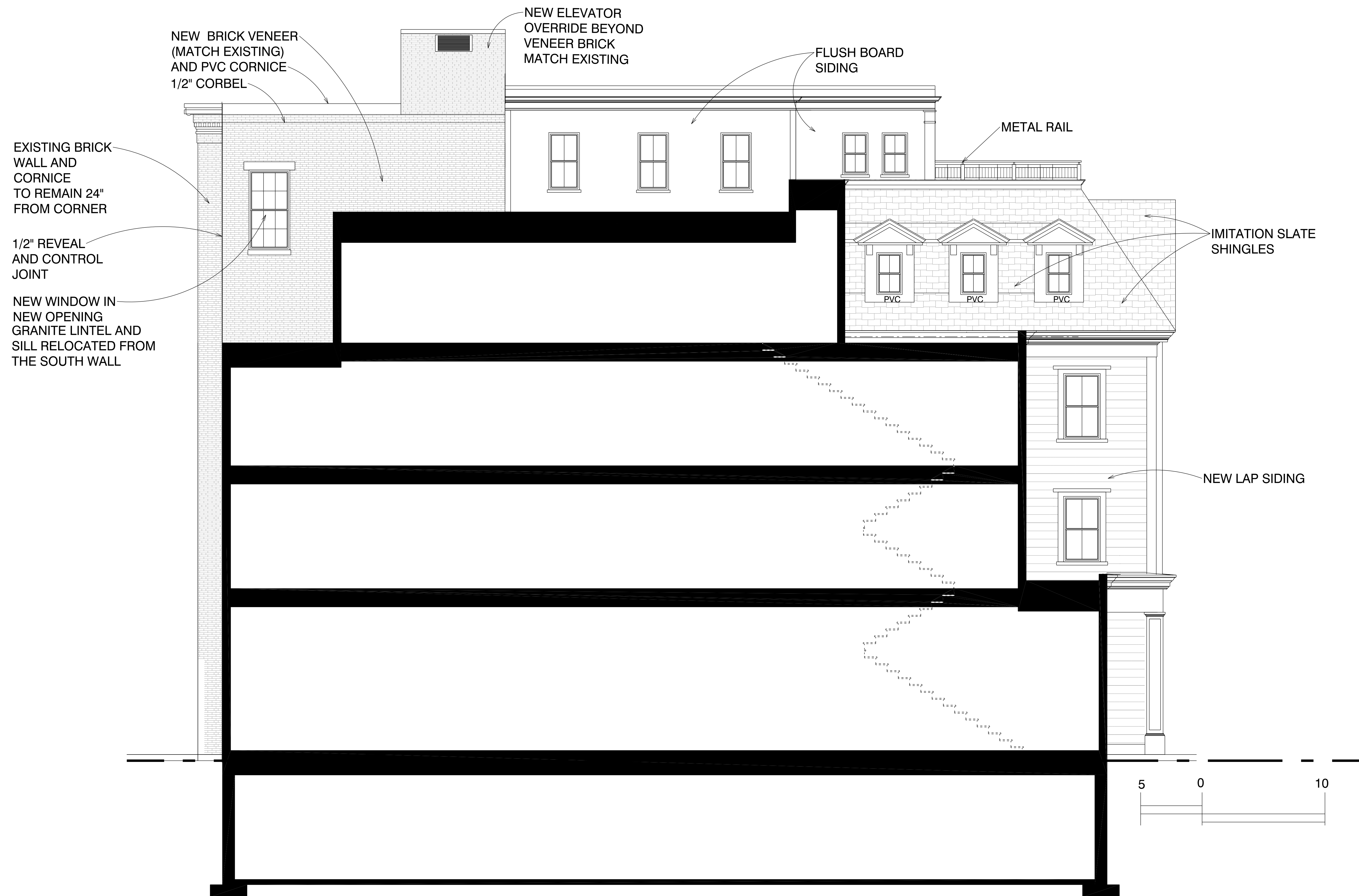
DATE: 12/12/2019

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**A-7**



NEW BRICK VENEER  
(MATCH EXISTING)  
AND PVC CORNICE  
1/2" CORBEL

NEW ELEVATOR  
OVERRIDE BEYOND  
VENEER BRICK  
MATCH EXISTING

FLUSH BOARD  
SIDING

METAL RAIL

EXISTING BRICK  
WALL AND  
CORNICE  
TO REMAIN 24"  
FROM CORNER

1/2" REVEAL  
AND CONTROL  
JOINT

NEW WINDOW IN  
NEW OPENING  
GRANITE LINTEL AND  
SILL RELOCATED FROM  
THE SOUTH WALL

IMITATION SLATE  
SHINGLES

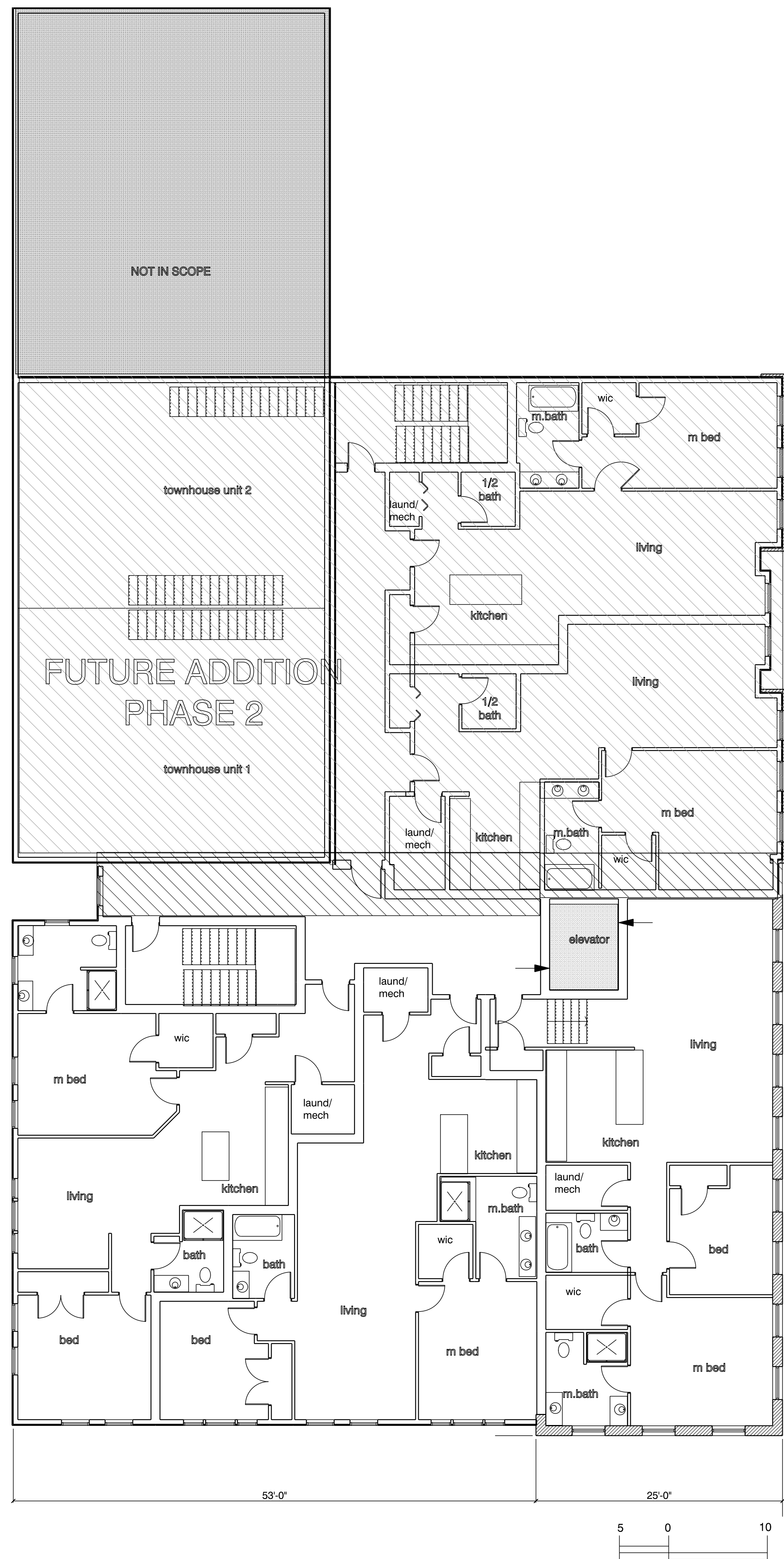
PVC PVC PVC

NEW LAP SIDING

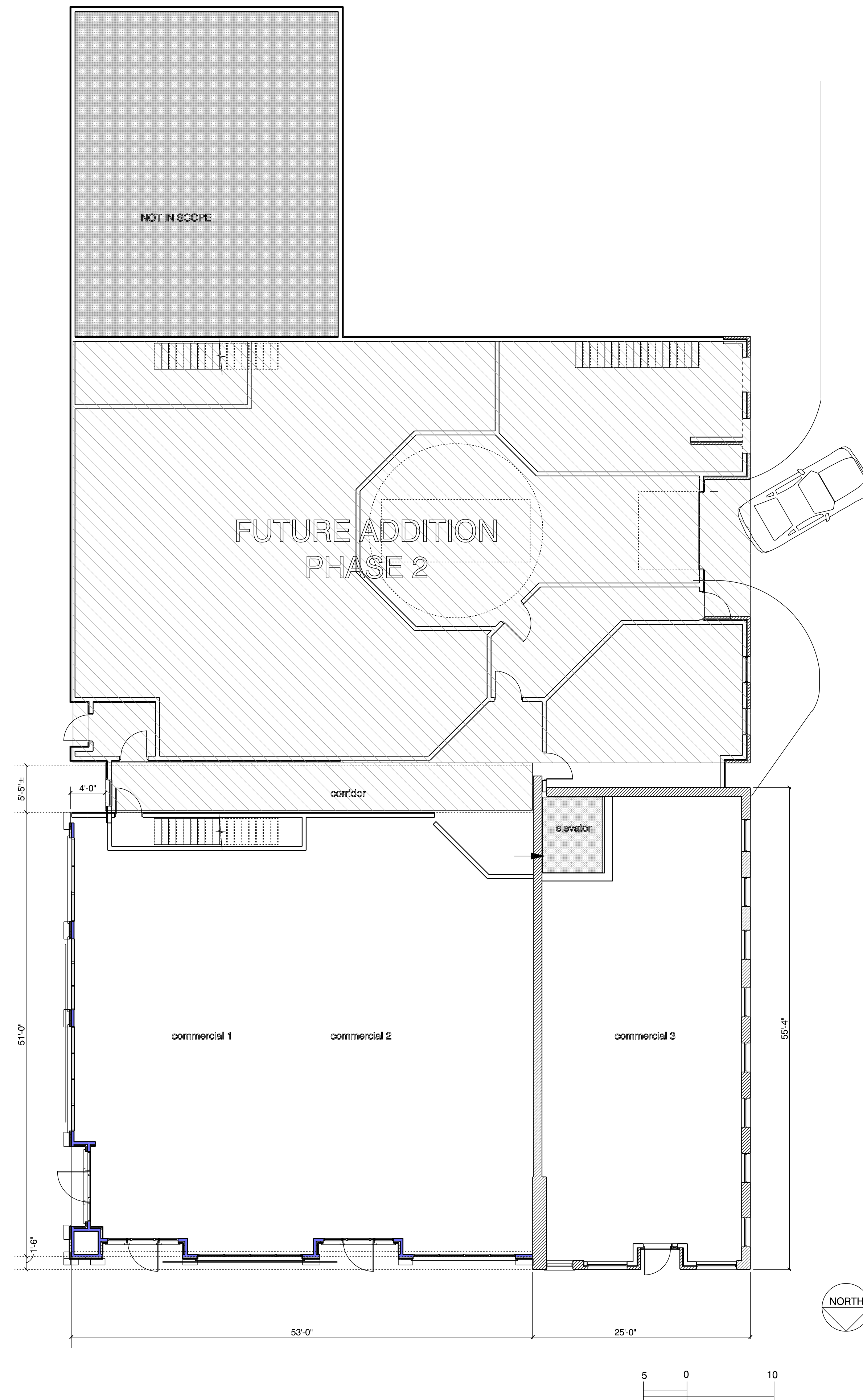
5 0 10

**PROPOSED SOUTH ELEVATION**

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



**TYPICAL SECOND AND THIRD FLOOR PLAN CONCEPT**  
SCALE: 1/8" = 1'-0"



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

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PORTSMOUTH, NH

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PROPOSED FIRST FLOOR PLAN  
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PROPOSED FOURTH 4TH AND 5TH PLAN  
HDC HEARING  
JAN. 8, 2020

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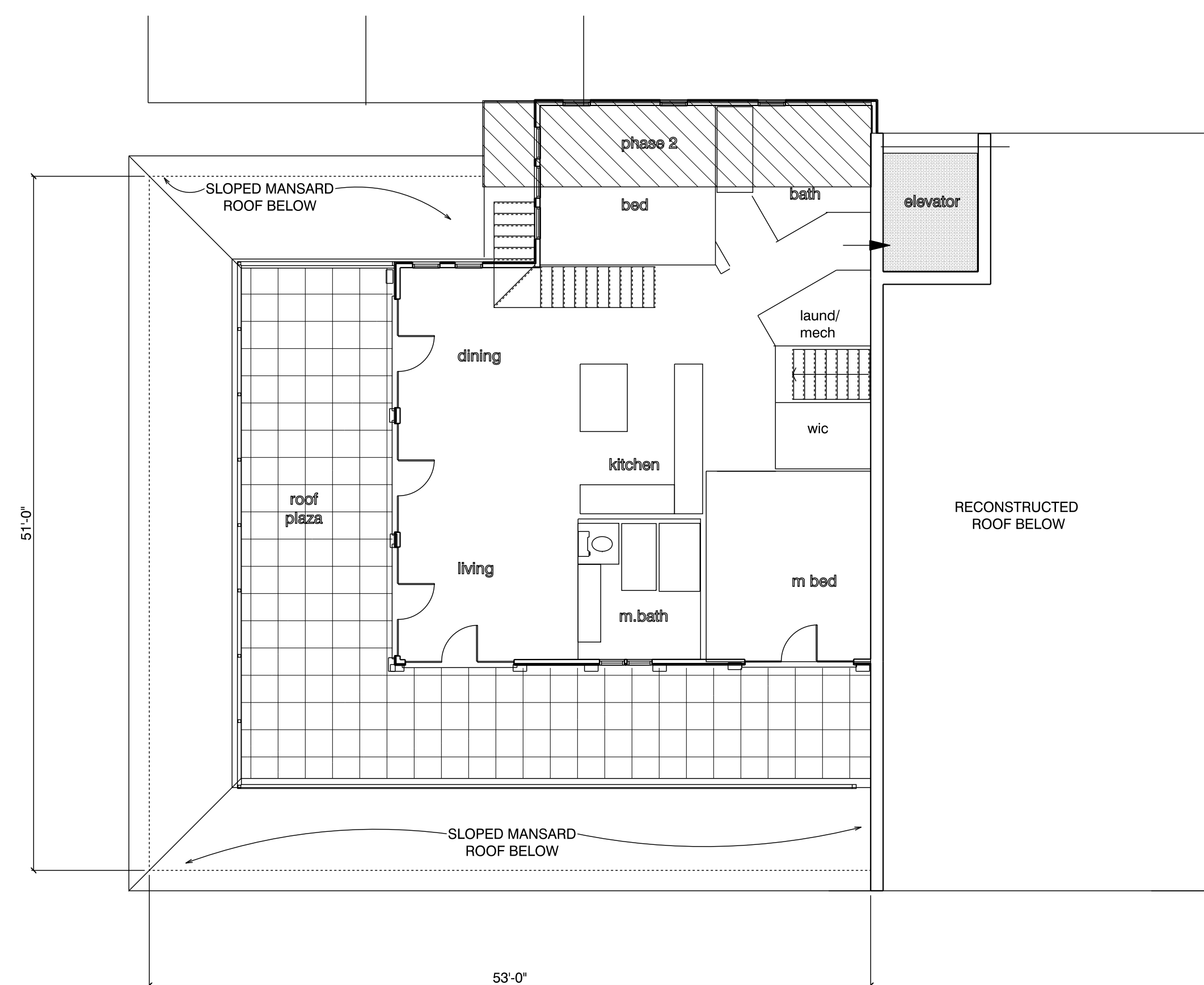
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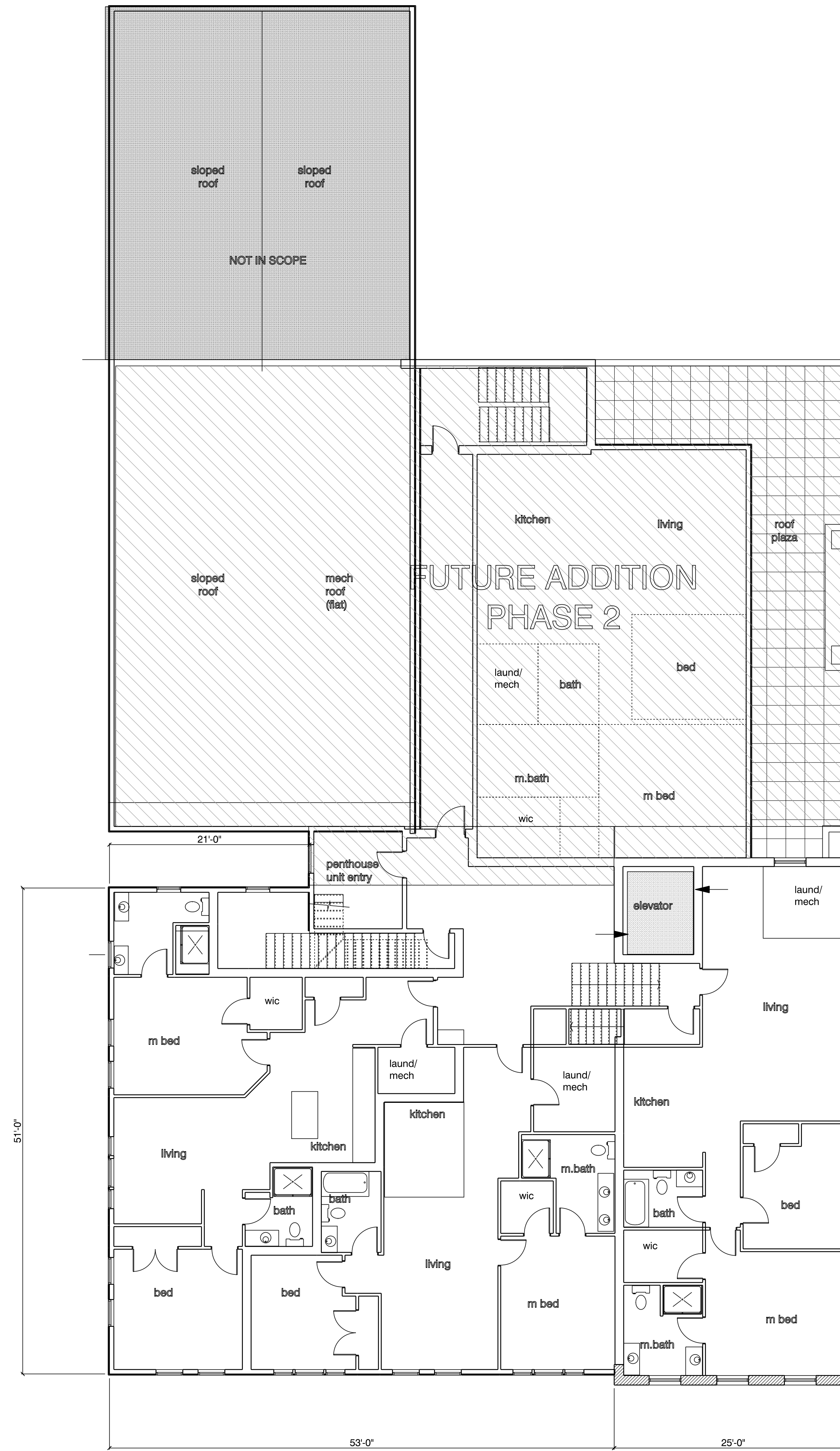
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**A-9**



**PENTHOUSE PLAN CONCEPT**  
SCALE: 1/8" = 1'-0"



**FOURTH FLOOR PLAN CONCEPT**  
SCALE: 1/8" = 1'-0"

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WALL PROFILE SECTION  
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PROFILE SECTION A-A

PROFILE SECTION B-B

WALL PROFILES  
SCALE: 3/8" = 1'-0"

# COURT STREET

TEERTS TRUOC

NOT IN SCOPE

PHASE 2  
RECONSTRUCTION

PHASE 2 ADDITION

PHASE 1  
ADDITION

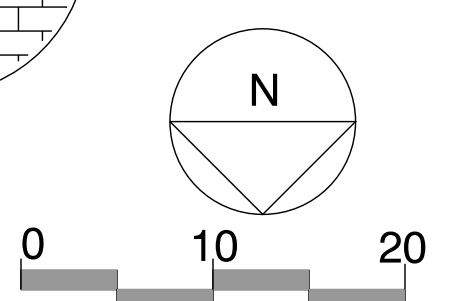
PHASE 1  
RECONSTRUCTION

PLEASANT STREET

CHURCH STREET

# STATE STREET

LINE OF EXISTING  
FOUNDATION TO BE  
REMOVED



**CONCEPT SITE PLAN**  
SCALE: 1" = 10'-0"

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TITLE  
CONCEPT SITE PLAN  
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**A-11**

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