

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

1.01.16.20 HDC COMMENTS

APPROVALS

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 NORTH ELEVATION
HDC HEARING
JAN. 8, 2020

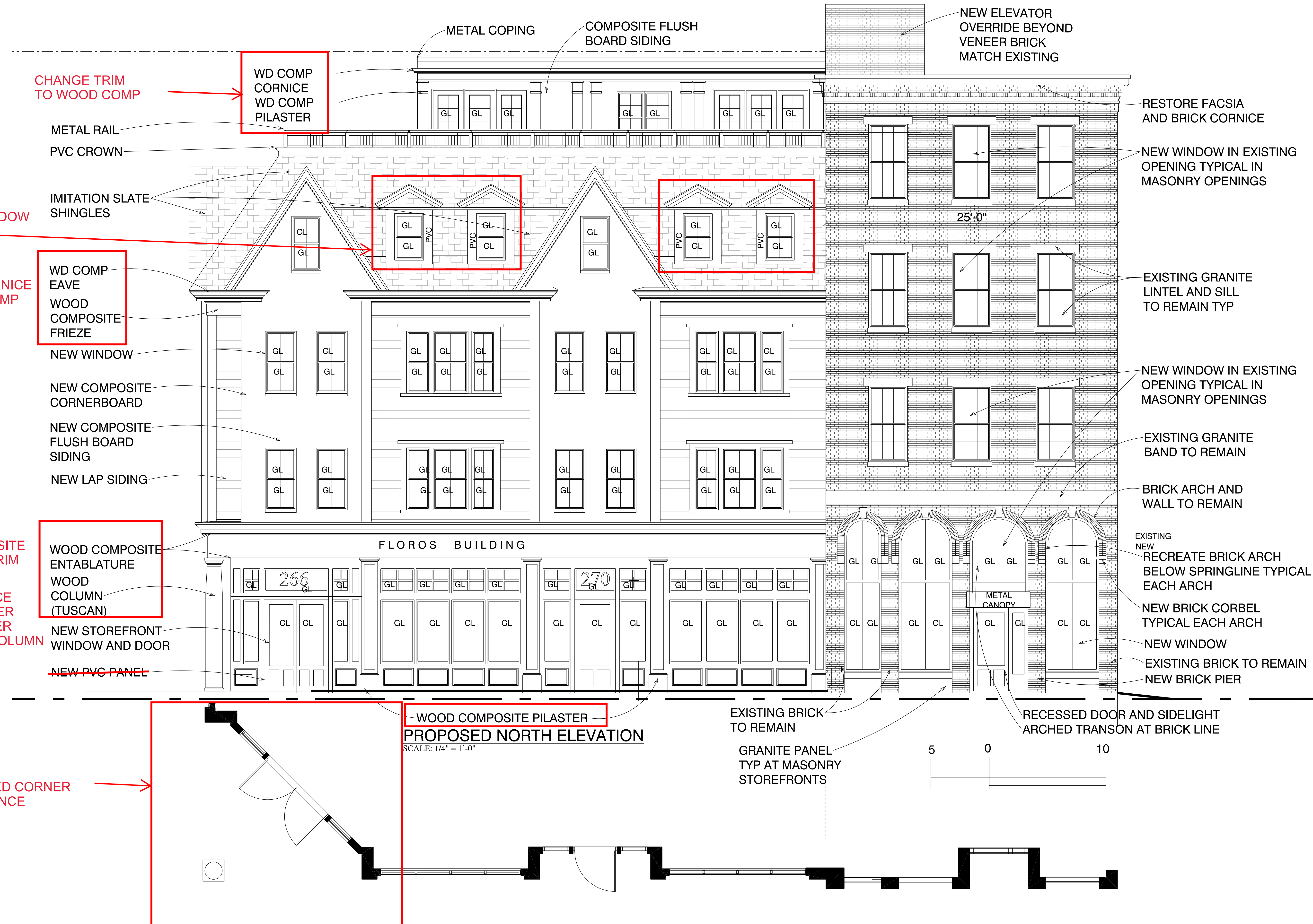
DRAWN BY:

CHECKED BY:

DATE: 1/16/2020

SCALE: AS NOTED

DRAWING NO.



CHANGE TRIM
TO WOOD COMP

WD COMP
CORNICE
WD COMP
PILASTER

METAL RAIL
PVC CROWN

IMITATION SLATE
SHINGLES

LARGER WINDOW
IN DORMER
TYP

CHANGE CORNICE
TO WOOD COMP

WD COMP
EAVE
WOOD
COMPOSITE
FRIEZE

NEW WINDOW
NEW COMPOSITE
CORNERBOARD
NEW COMPOSITE
FLUSH BOARD
SIDING
NEW LAP SIDING

WOOD COMPOSITE
STOREFRONT TRIM

REPLACE
PILASTER
CLUSTER
WITH COLUMN

WOOD COMPOSITE
ENTABLATURE
WOOD
COLUMN
(TUSCAN)

NEW STOREFRONT
WINDOW AND DOOR
~~NEW PVC PANEL~~

REVISED CORNER
ENTRANCE

WOOD COMPOSITE PILASTER
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING BRICK
TO REMAIN
GRANITE PANEL
TYP AT MASONRY
STOREFRONTS

5 0 10

ELEVATION OPTION A

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

EXISTING GRANITE
BAND TO REMAIN

BRICK ARCH AND
WALL TO REMAIN

EXISTING
NEW
RECREATE BRICK ARCH
BELOW SPRINGLINE TYPICAL
EACH ARCH

NEW BRICK CORBEL
TYPICAL EACH ARCH

NEW WINDOW
EXISTING BRICK TO REMAIN
NEW BRICK PIER

RECESSED DOOR AND SIDELIGHT
ARCHED TRANSOM AT BRICK LINE

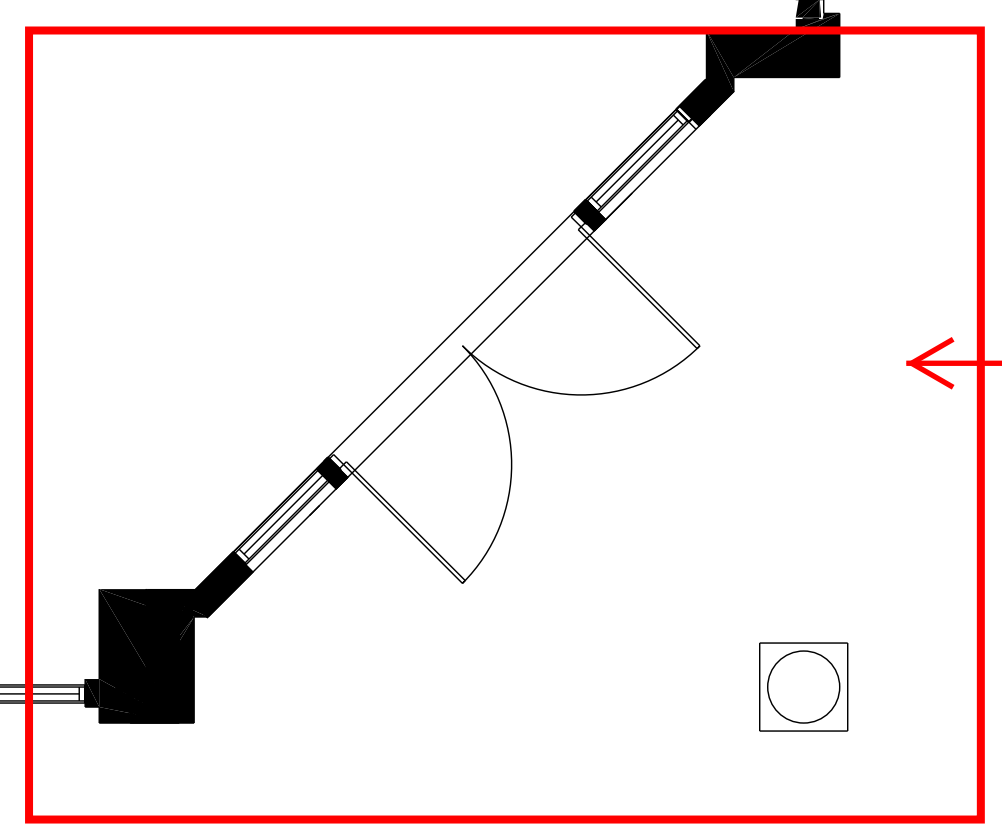
METAL
CANOPY

25'-0"

DO NOT SCALE PRINTS



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



REVISED CORNER ENTRANCE

ELEVATION OPTION A

mjk
Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

101.16.20 HDC COMMENTS

APPROVALS

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 EAST ELEVATION
HDC HEARING
JAN. 8, 2020

DRAWN BY:
CHECKED BY:
DATE: 1/16/2020
SCALE: AS NOTED

DRAWING NO.
A-6

DO NOT SCALE PRINTS

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

1 01.16.20 HDC COMMENTS

APPROVALS

Accept only original stamp and signature
copies may contain unauthorized modifications

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

DRAWN BY:

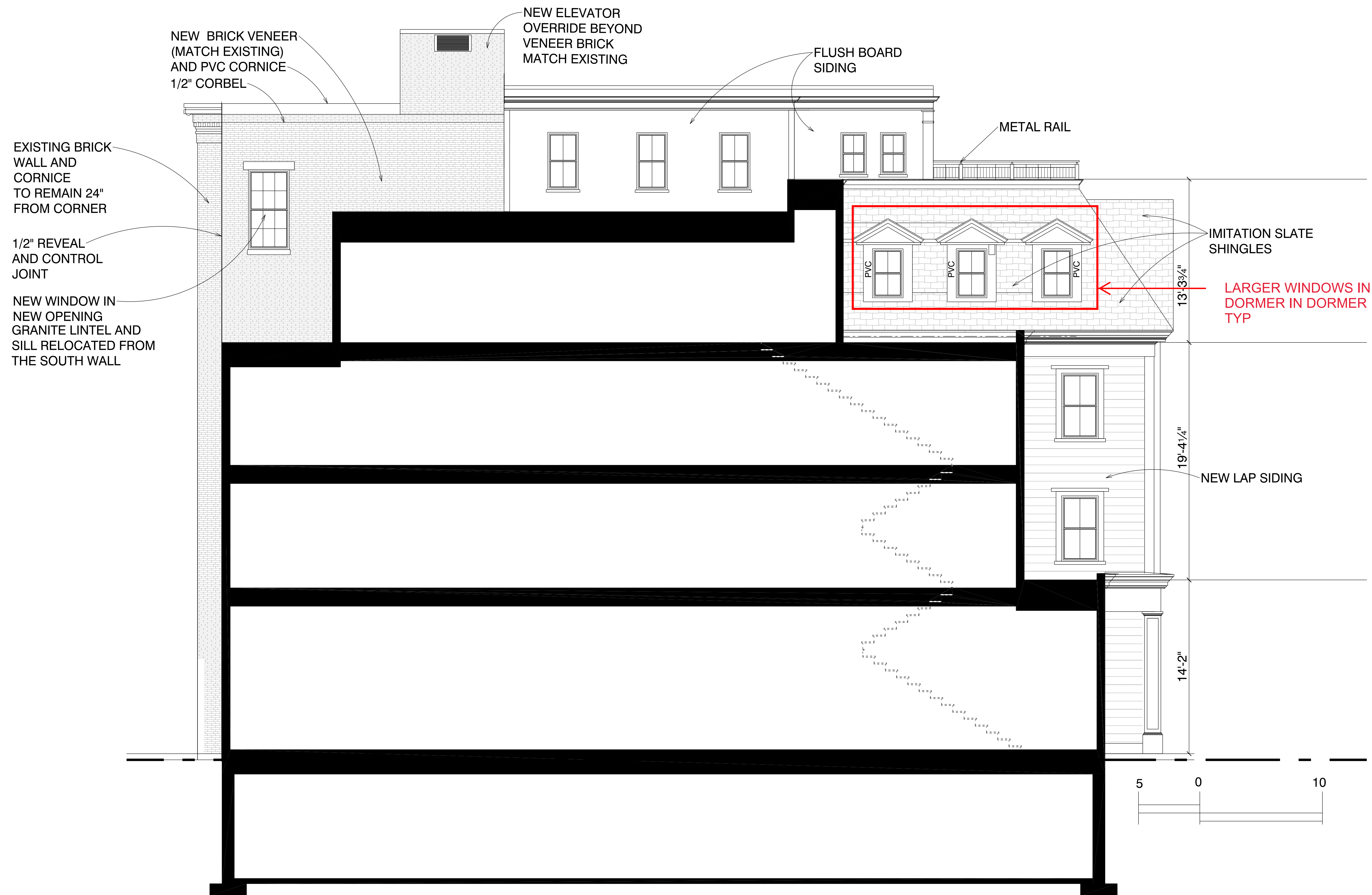
CHECKED BY:

DATE: 1/16/2020

SCALE: AS NOTED

DRAWING NO.

A-7



PROPOSED SOUTH ELEVATION

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

DO NOT SCALE PRINTS

ELEVATION OPTION A

mjk

Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

1.01.16.20 HDC COMMENTS

APPROVALS

Accept only original stamp and signature copies may contain unauthorized modifications

PROJECT

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

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE

WALL PROFILE SECTION
HDC HEARING
JAN. 8, 2020

DRAWN BY:

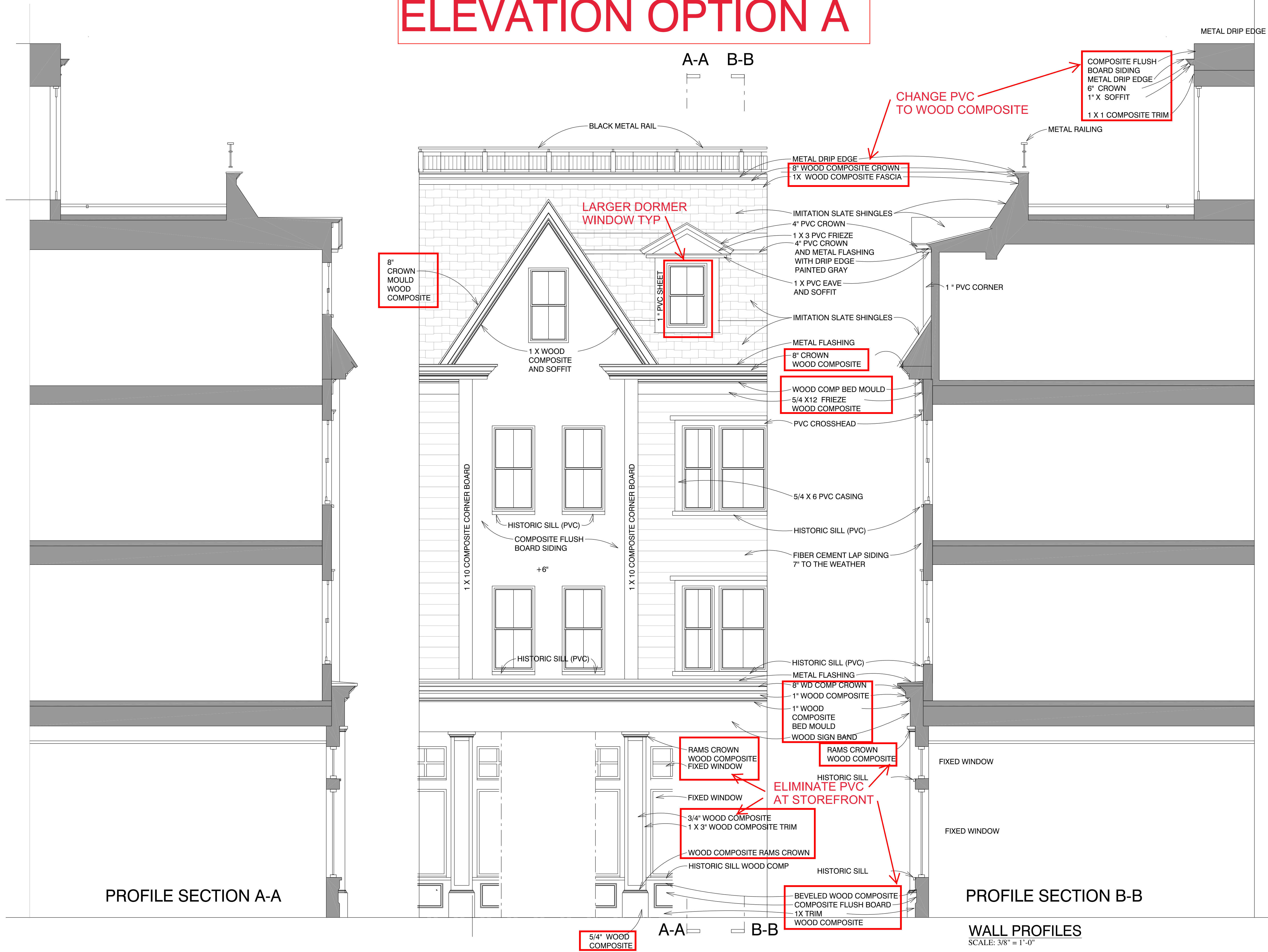
CHECKED BY:

DATE: 1/17/2020

SCALE: AS NOTED

DRAWING NO.

A-10

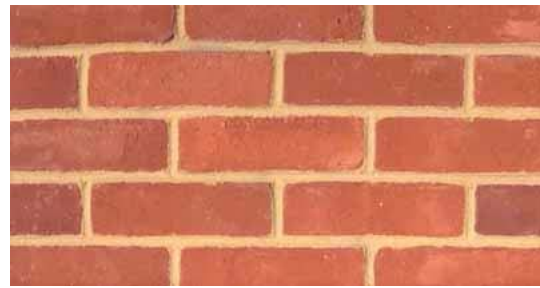


PROFILE SECTION A-A

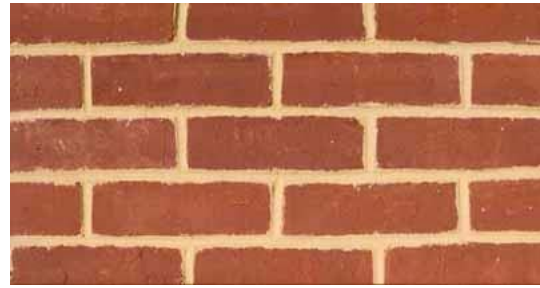
PROFILE SECTION B-B

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

DO NOT SCALE PRINTS

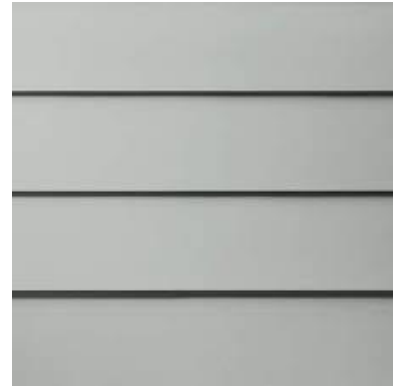


STILES & HART
LIGHT RED WATERSTRUCK



STILES & HART
BARRINGTON RED

REVISED JAN 8, 2020



HARDI PLANK
FIBER CEMENT LAP SIDING



TRUEXTERIOR
SHIP LAP
FLUSH BOARD SIDING

REVISED JAN 16, 2020



BORAL CLASSIC COMPOSITE SLATE
COLOR: ASH GRAY



JELDWEN -DESIGN PRO
FIBERGLASS
MAHOGANY FINISH

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

2 01.16.20 SLATE AND BRICK
1 1/17/2020

APPROVALS

Accept only original stamp and signature
copies may contain unauthorized modifications

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

MATERIALS

HDC HEARING
JAN. 8 2020

DRAWN BY:

CHECKED BY:

DATE: 12/2/2019

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

DRAWING NO.

DO NOT SCALE PRINTS

S7

ELEVATION OPTION B

mjk

Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

APPROVALS

Accept: only original stamp and signature copies may contain unauthorized modifications

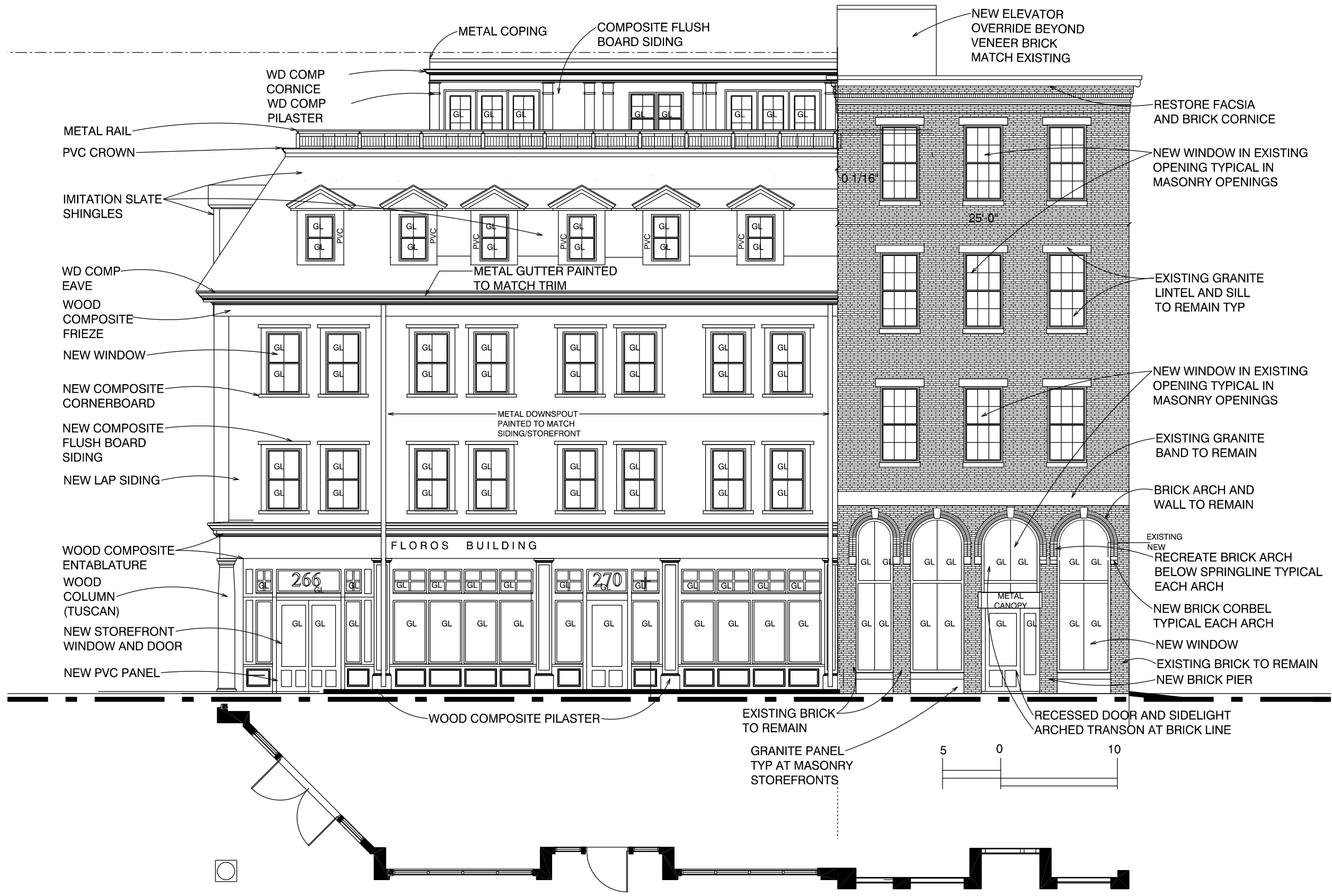
PROJECT
RESTORATION AND EXPANSION OF
266, 270 AND 278 STATE STREET
PORTSMOUTH, NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE
PROPOSED NORTH ELEVATION

DRAWN BY:
CHECKED BY:
DATE: 1/30/2020
SCALE: AS NOTED
DRAWING NO.

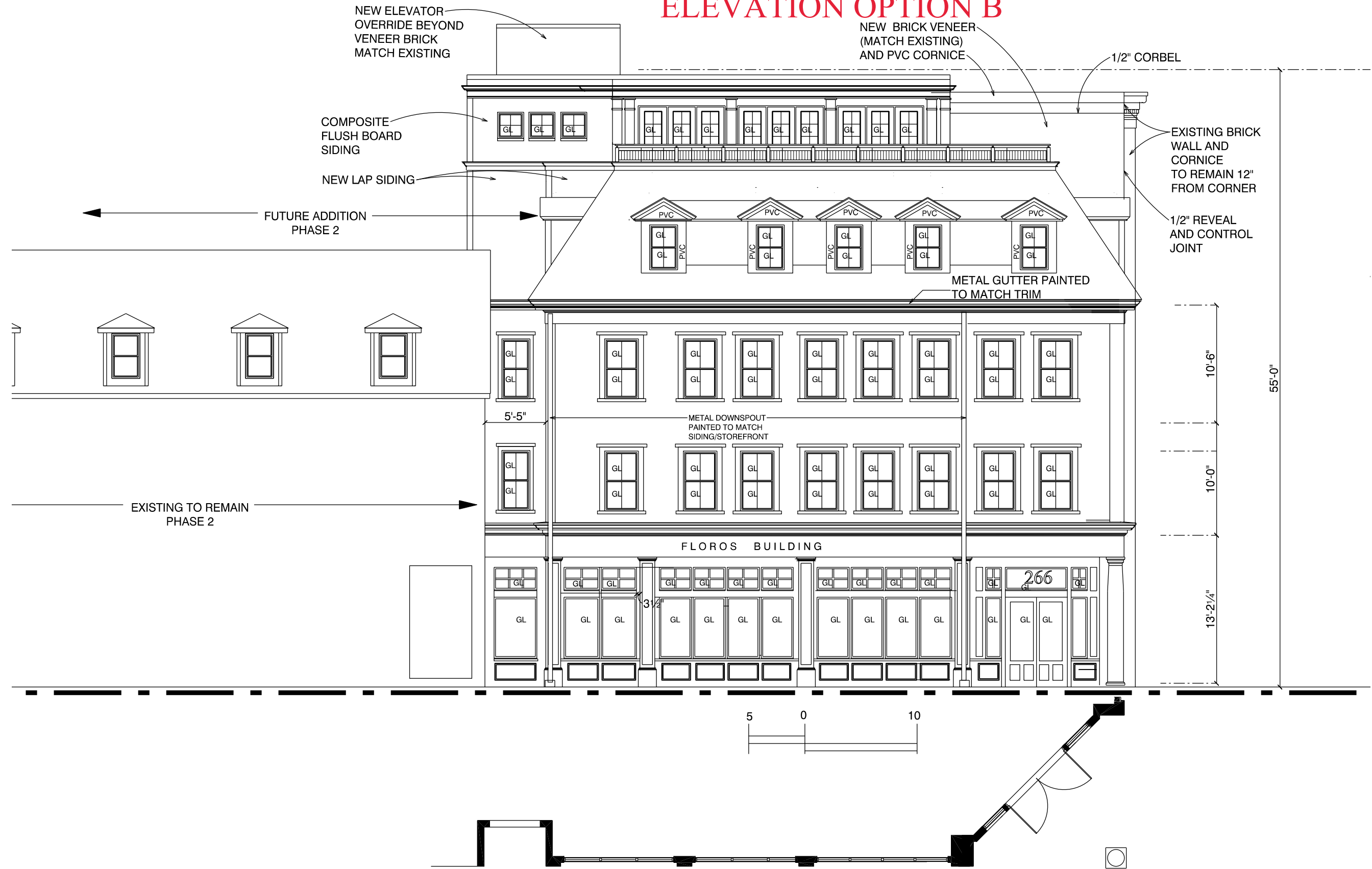
A-4



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

DO NOT SCALE PRINTS

ELEVATION OPTION B



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

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

APPROVALS

Accept only original stamp and signature
copies may contain unauthorized modifications

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 EAST ELEVATION

DRAWN BY:

CHECKED BY:

DATE: 1/30/2020

SCALE: AS NOTED

DRAWING NO.

DO NOT SCALE PRINTS

A-6