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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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CONSULTANTS

REVISIONS

APPROVALS

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PROJECT  
 PROPOSED  
 RESTORATION AND EXPANSION OF  
 266, 270 AND 278 STATE STREET  
 PORTSMOUTH, NH  
 FOR:  
 PVF TRUST OF 2013  
 282 MIDDLE STREET  
 PORTSMOUTH, NH 03801

TITLE  
 STATE STREET ELEVATION  
 HDC WORKSHOP  
 #5 AUG 14, 2019

DRAWN BY:  
 CHECKED BY:  
 DATE: 7/31/2019  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO.

**A-1**

ELEV OVERRIDE  
 EXISTING CHIMNEY  
 TO BE REMOVED



30:12 MAX PERMITTED FOR "SHORT STORY"

10'-0"  
 PENTHOUSE

11'-0"

10'-2"

3 + SHORT 4TH STORY 45' ALLOWED

9'-6" 9'-6"

10'-0"

14'-4"

14'-5"

11'-0"

11'-0"

53'-0"

16'-7"

NORTH ELEVATION



CONCEPT  
 Wednesday, July 31, 2019

DO NOT SCALE PRINTS



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APPROVALS

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

FOR:  
P4F TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH 03801

TITLE  
PLEASANT STREET ELEVATION

HDC WORKSHOP  
#5 AUG 14, 2019

DATE: 7/31/2019  
SCALE: 1/8" = 1'-0"  
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DO NOT SCALE PRINTS

EAST ELEVATION



CONCEPT  
Wednesday, July 31, 2019

A-2

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Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kerr Place  
Newmarket, NH  
03857

603-292-1400  
mjkarchitects.com

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REVISIONS

APPROVALS

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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  
CHURCH STREET ELEVATION

HDC WORKSHOP  
#5 AUG 14, 2019

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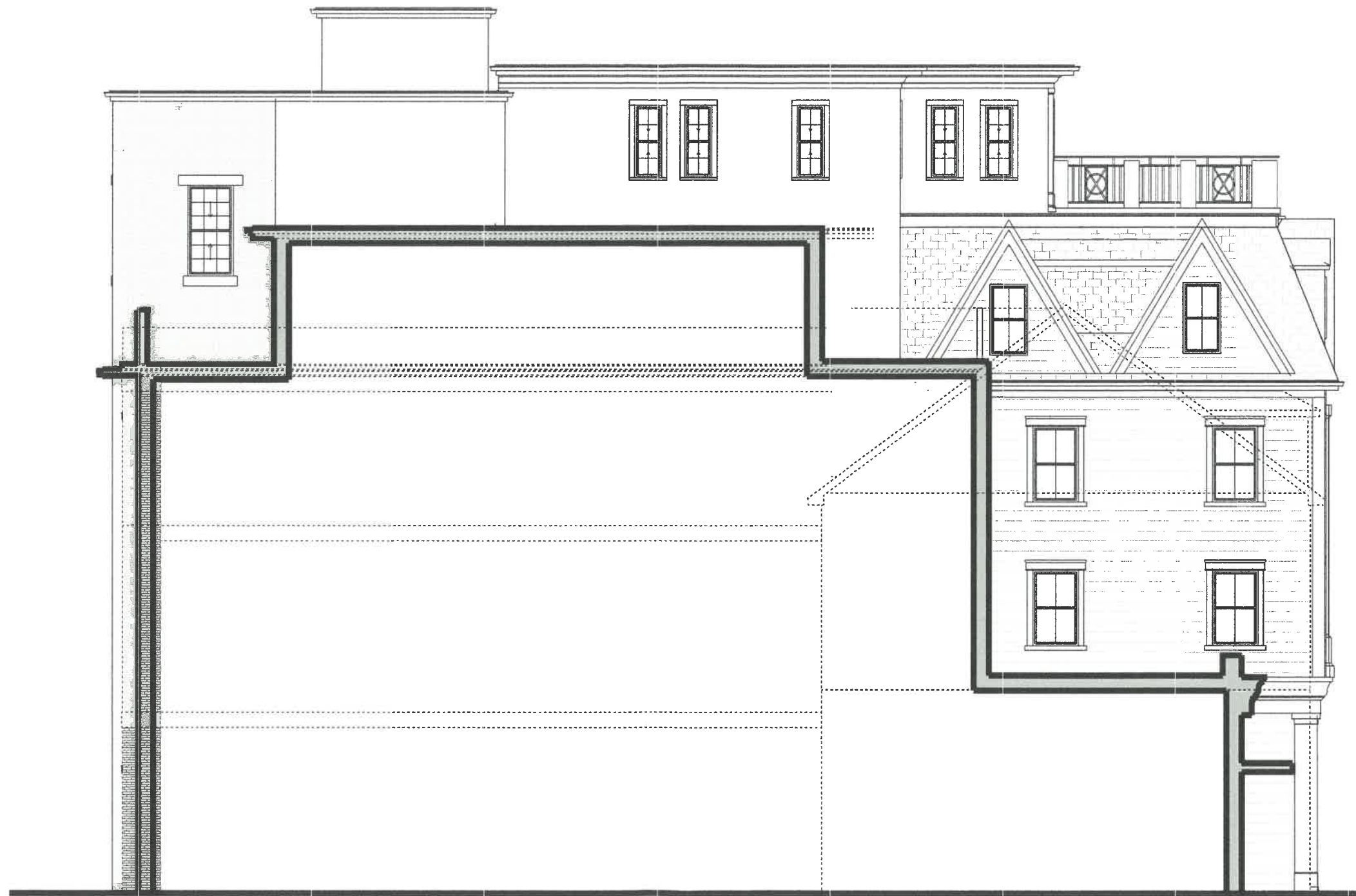
**A-3**



WEST ELEVATION



CONCEPT  
Wednesday, July 31, 2019



SOUTH ELEVATION



CONCEPT  
Wednesday, July 31, 2019

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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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mjkarchitects.com

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REVISIONS

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APPROVALS

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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  
COURT STREET ELEVATION

HDC WORKSHOP  
#5 AUG 14, 2019

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A-4