

PROJECT:

PARTNERS BANK HISTORIC DISTRICT COMMISSION



ADDRESS:

501 ISLINGTON ST.
PORTSMOUTH, NH 03801

CLIENT:

PARTNERS BANK

DRAWING LIST:

DRAWING No.	DRAWING NAME.
HDC - 01	SITE LOCATION & HISTORY
HDC - 02	EXISTING SITE PHOTOS
HDC - 03	EXISTING & PROPOSED ELEVATIONS 1
HDC - 04	EXISTING & PROPOSED ELEVATIONS 2
HDC - 05	EXISTING & PROPOSED ELEVATIONS 3
HDC - 06	EXISTING & PROPOSED ELEVATIONS 4
HDC - 07	STREET SIDE ELEVATION - COLOR OPTIONS
HDC - 08	EXTERIOR ELEVATION - DETAIL OPTIONS
HDC - 09	PROJECT PRECEDENTS
HDC - 10	MATERIALS - THIN BRICK
HDC - 11	MATERIALS - WINDOWS
HDC - 12	MATERIALS - EXTERIOR LIGHTING
HDC - 13	MATERIALS - EXTERIOR LIGHTING

CLIENT: PARTNERS BANK

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER: 25.19
DATE: MAY 2026
SCALE: AS NOTED

DRAWING NAME: COVER SHEET

DRAWING NUMBER: HDC - 00

DRAFT



LASSEL ARCHITECTS

370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

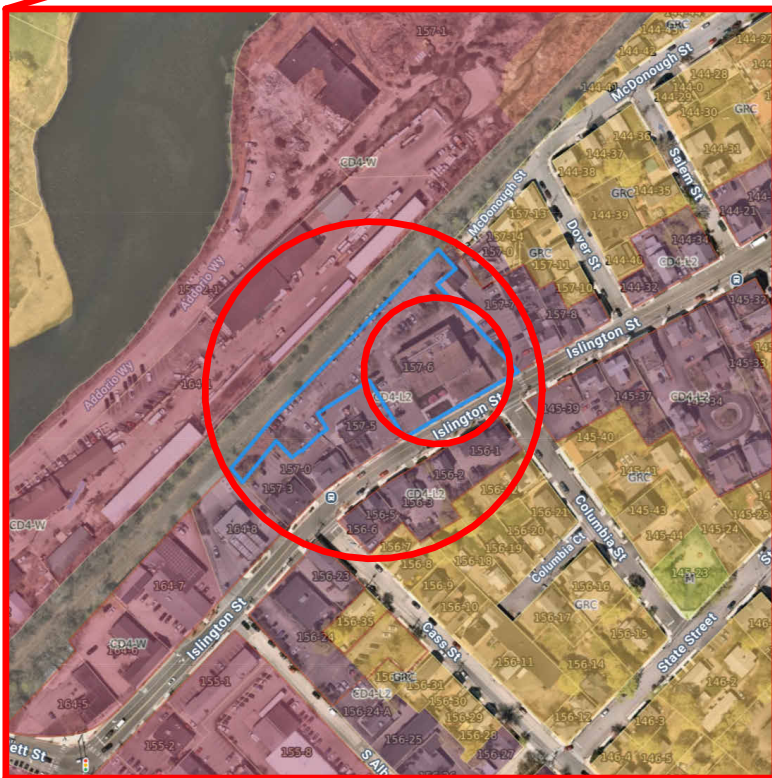
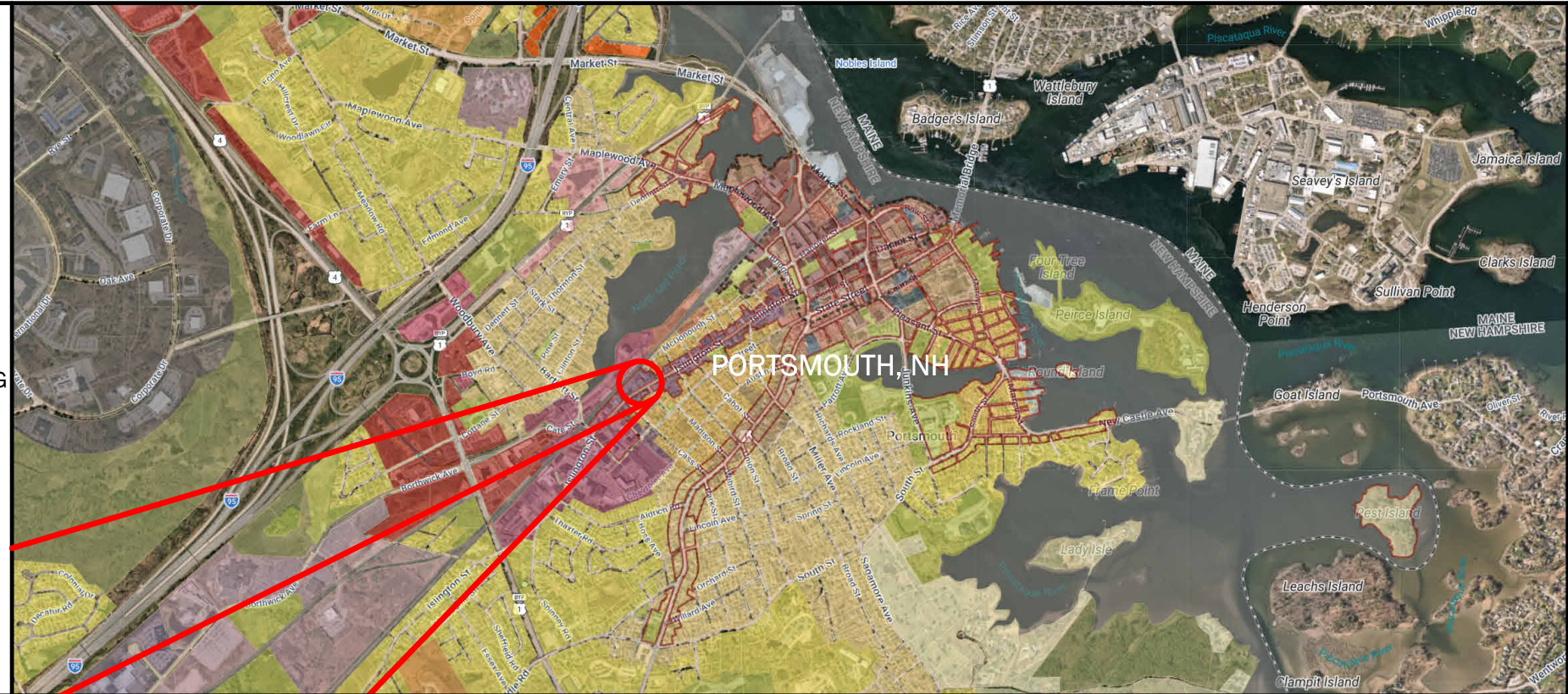
SITE LOCATION:

ADDRESS:
501 ISLINGTON ST.
PORTSMOUTH, NH 03801

ZONE:
HISTORIC DISTRICT (HD)
CHARACTER DISTRICT (CD)4 - L2

DEVELOPMENT STANDARDS:
FACADE TYPE - OFFICE-FRONT
"THE FACADE IS ALIGNED CLOSE TO THE FRONT LOT LINE WITH THE BUILDING ENTRANCE AT OR ELEVATED ABOVE SIDEWALK GRADE. IT MAY HAVE SUBSTANTIAL GLAZING ON THE SIDEWALK LEVEL" (PORTSMOUTH ZONING ORDINANCE, 5A-22)

BUILDING INFORMATION:	
FIRST FLOOR (FOOTPRINT)	10,277 SF
SECOND FLOOR	7,539 SF
THIRD FLOOR	7,178 SF
TOTAL BUILDING SF	24,994 SF



SITE HISTORY:

ON OCTOBER 8, 1941, PORTSMOUTH BUICK ANNOUNCED ITS NEW LOCATION AT 511 ISLINGTON. THE PORTSMOUTH HERALD AD STATED, "THE FRONT DOORS OF OUR NEW HOME WILL BE OPEN TWELVE HOURS A DAY, SWINGING A WELCOME TO ALL VISITORS." THE SHOP INCLUDED AN "ULTRA MODERN LUBRITORIUM...A PAINT SHOP COMPLETE IN EVERY DETAIL...MODERN WASH STAND...ULTRA-MODERN PARTS DEPARTMENT."

IN MAY 1955, PORTSMOUTH BUICK WAS SOLD [AND...] THE NAME CHANGED TO ANCHOR BUICK CO.

TODAY, THE BUILDING (NOW 501 ISLINGTON) STILL STANDS AS A BANK AND OFFICE BUILDING; HOWEVER, IT'S BEEN SUBSTANTIALLY ALTERED AS THE RECESSED WING IS NOW THREE STORIES, AND THE ENTIRE BUILDING HAS A STUCCO SIDING. THIS BUILDING IS ON THE SITE OF THE PORTSMOUTH SHOE COMPANY FACTORY, 1886-C.1937.



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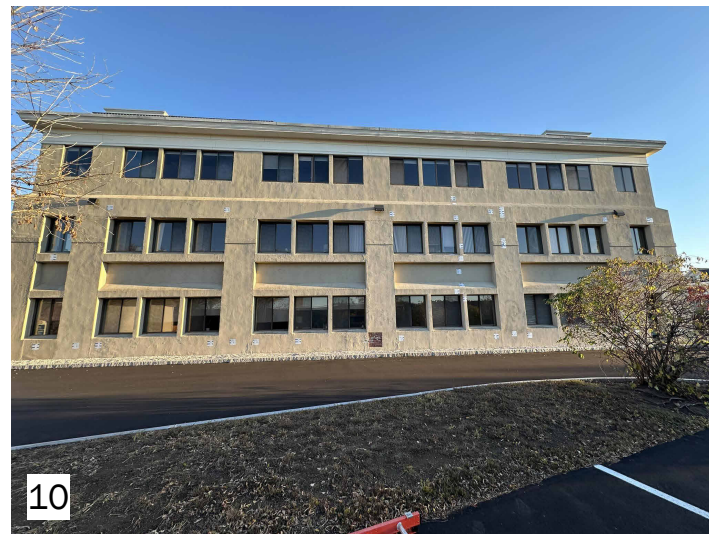
DRAWING NAME: SITE LOCATION & HISTORY

DRAWING NUMBER: HDC - 01

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EXISTING SITE PHOTOS

STREETSIDE



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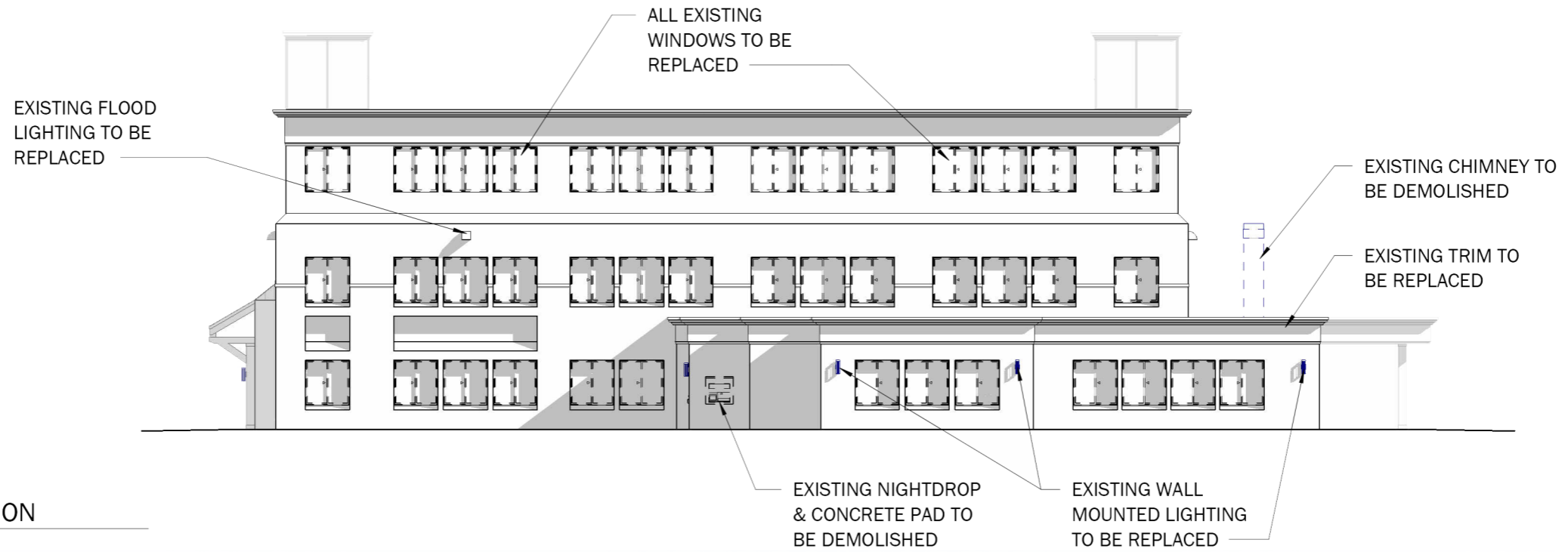
PARTNERS BANK
HISTORIC DISTRICT
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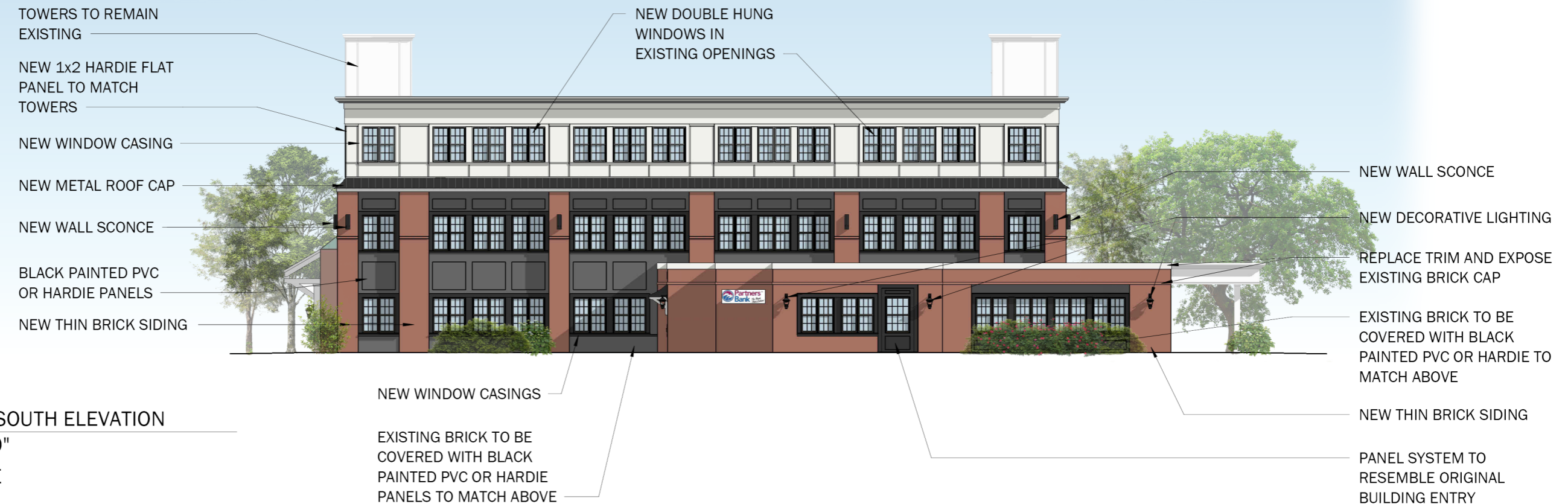
DRAWING NAME: EXISTING SITE PHOTOS

DRAWING NUMBER: HDC - 02

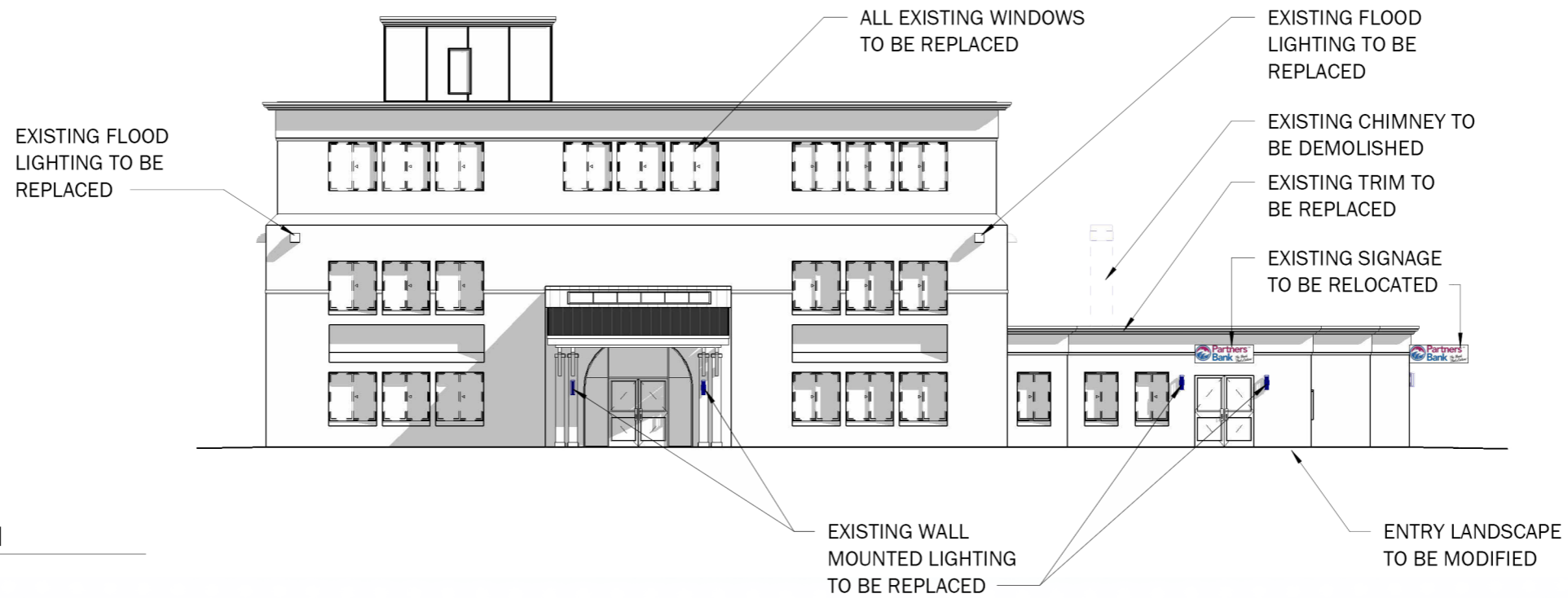
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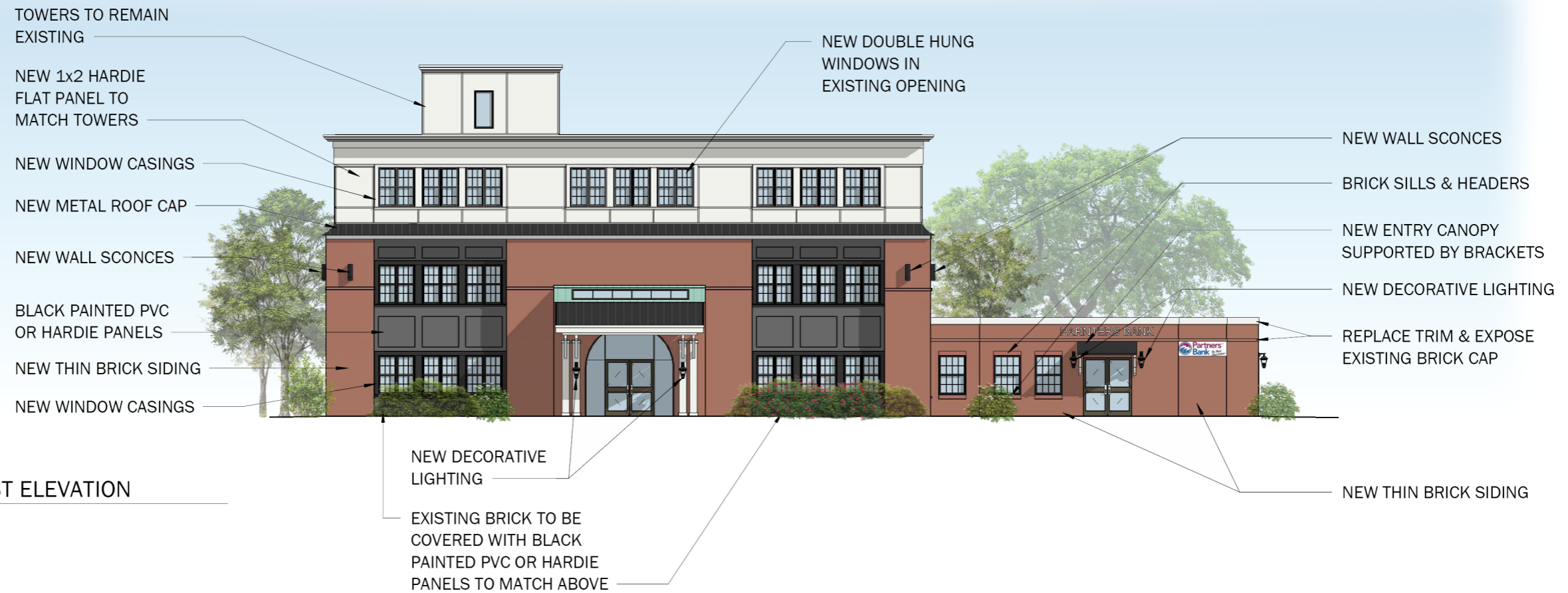
① EXISTING SOUTH ELEVATION
1/16" = 1'-0"
STREETSIDE



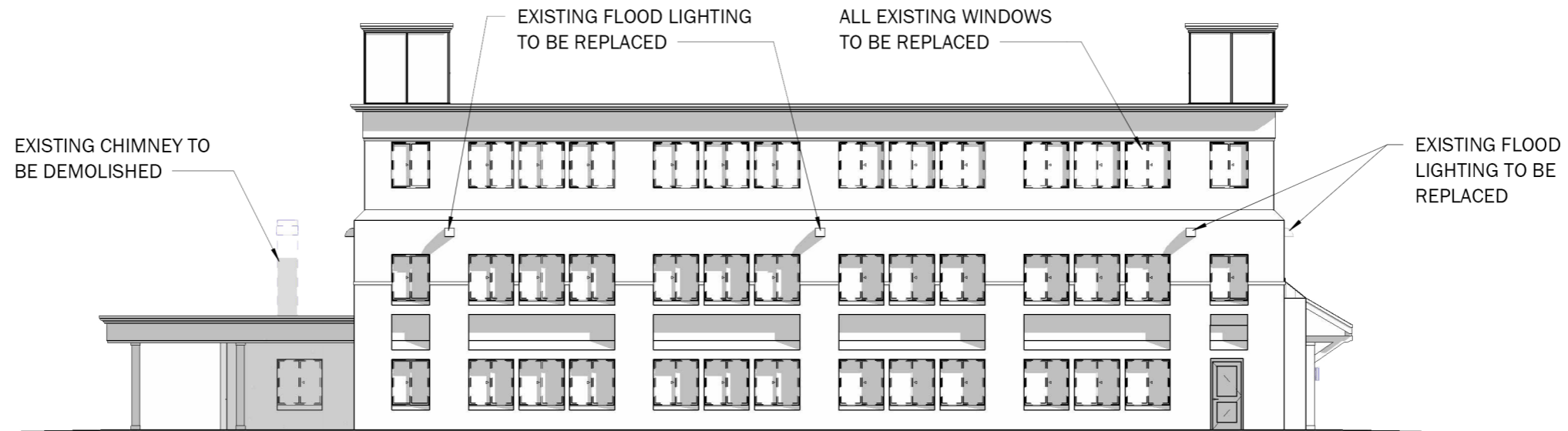
② PROPOSED SOUTH ELEVATION
1/16" = 1'-0"
STREETSIDE



① EXISTING WEST ELEVATION
1/16" = 1'-0"



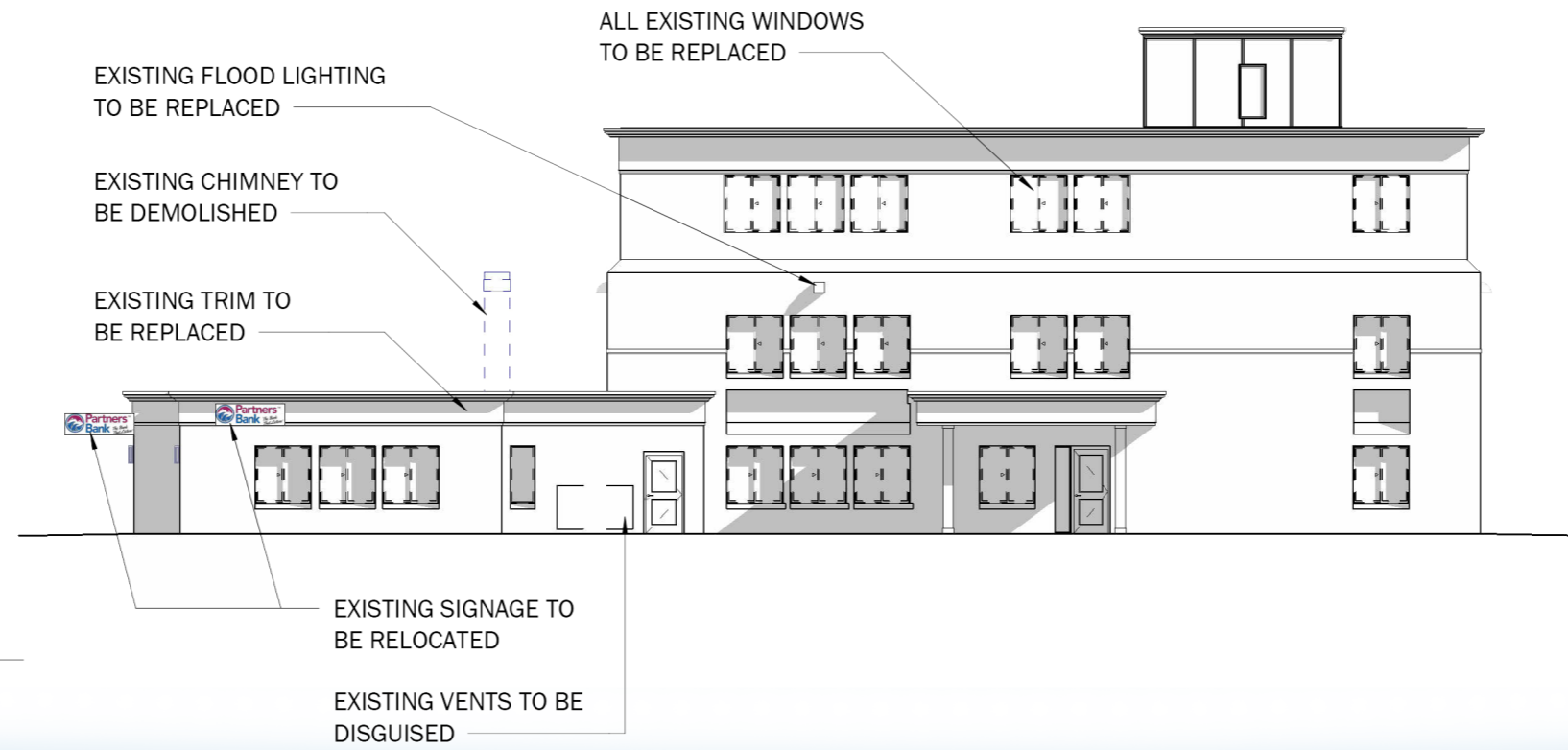
② PROPOSED WEST ELEVATION
1/16" = 1'-0"



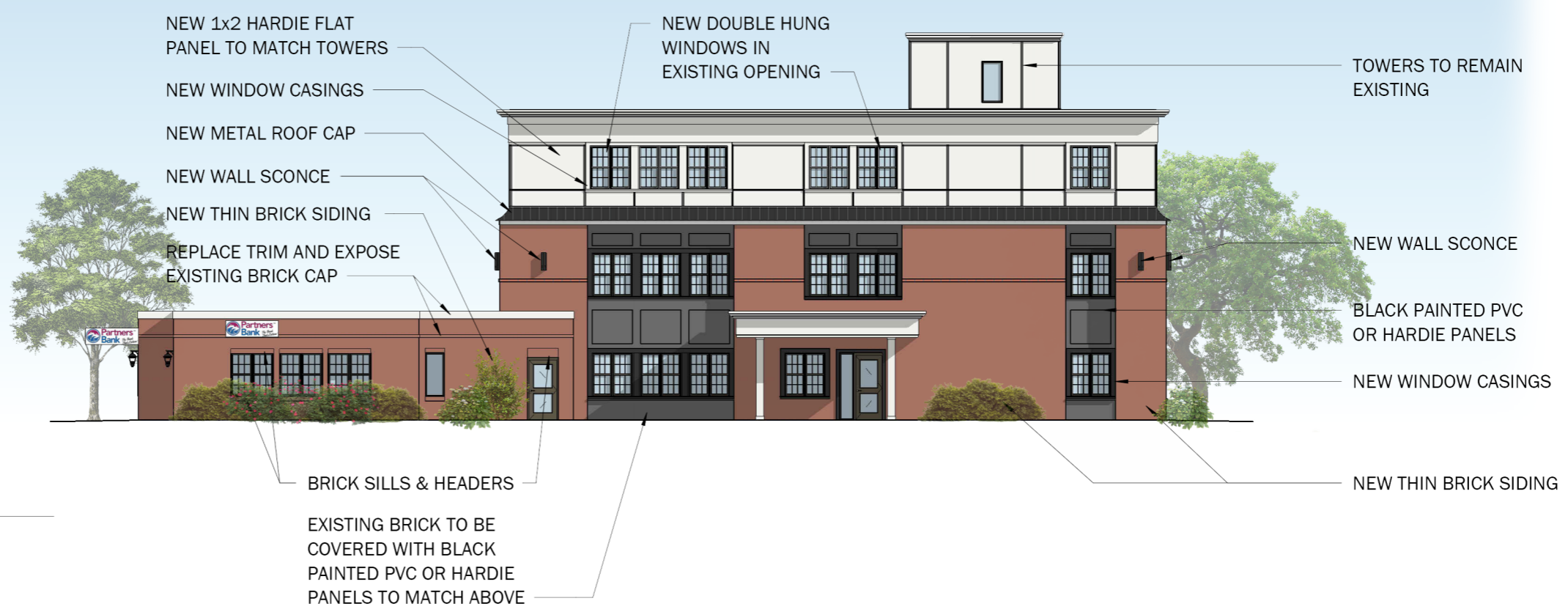
① EXISTING NORTH ELEVATION
1/16" = 1'-0"



② PROPOSED NORTH ELEVATION
1/16" = 1'-0"



① EXISTING EAST ELEVATION
1/16" = 1'-0"



② PROPOSED EAST ELEVATION
1/16" = 1'-0"

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HDC - 06

STREETSIDE ELEVATION - COLOR OPTION 1
BLACK

EXISTING BRICK TO BE COVERED WITH BLACK PAINTED PVC OR HARDIE PANELS TO MATCH ABOVE



EXISTING CORNICE CAP TO BE PAINTED BLACK

NEW 1x2 HARDIE FLAT PANEL TO BE PAINTED BLACK TO MATCH PANELS BELOW

NEW CORNICE CAP TO BE PAINTED BLACK

STREETSIDE ELEVATION - COLOR OPTION 2
BLUE/GRAY

EXISTING BRICK TO BE COVERED WITH BLUE/GRAY PAINTED PVC OR HARDIE PANELS TO MATCH ABOVE



NEW 1x2 HARDIE FLAT PANEL TO BE PAINTED BLUE/GRAY

BLUE/GRAY WINDOW TRIM

STREETSIDE ELEVATION - COLOR OPTION 3
LIGHT GRAY/BLACK

EXISTING BRICK TO BE COVERED WITH BLACK PAINTED PVC OR HARDIE PANELS TO MATCH ABOVE



EXISTING CORNICE CAP TO BE PAINTED LIGHT GRAY

NEW 1x2 HARDIE FLAT PANEL TO BE PAINTED LIGHT GRAY

LIGHT GRAY WINDOW TRIM



① PROPOSED WEST ELEVATION
 1/16" = 1'-0"



② CORNICE OPTION
 1/4" = 1'-0"



③ PARTNERS BANK - ENTRY OPTION 1
 1/4" = 1'-0"

PROJECT PRECEDENTS



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BRICK PIERS



STOREFRONT TRIM



① 501 ISLINGTON ST. - PARTIAL 3D PERSPECTIVE

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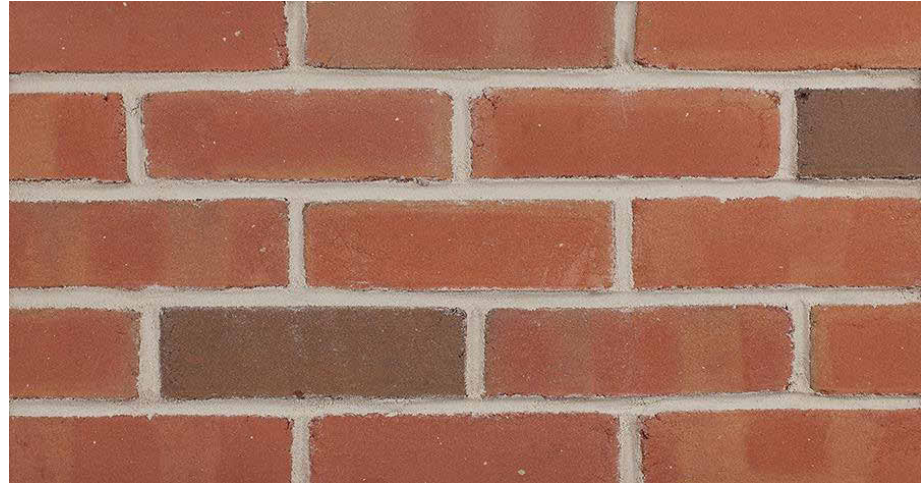
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DRAWING NUMBER: HDC - 09

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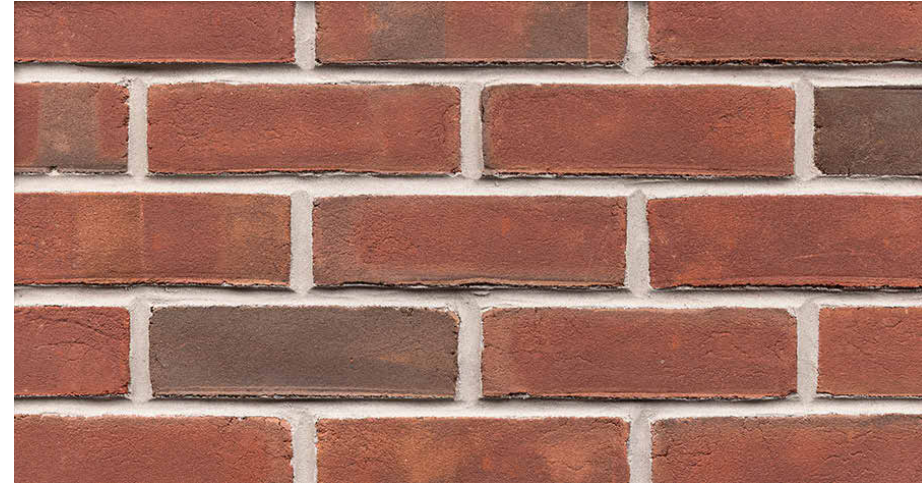
MATERIALS - THIN BRICK - GLEN GERY

THIN BRICK VENEER SELECTED

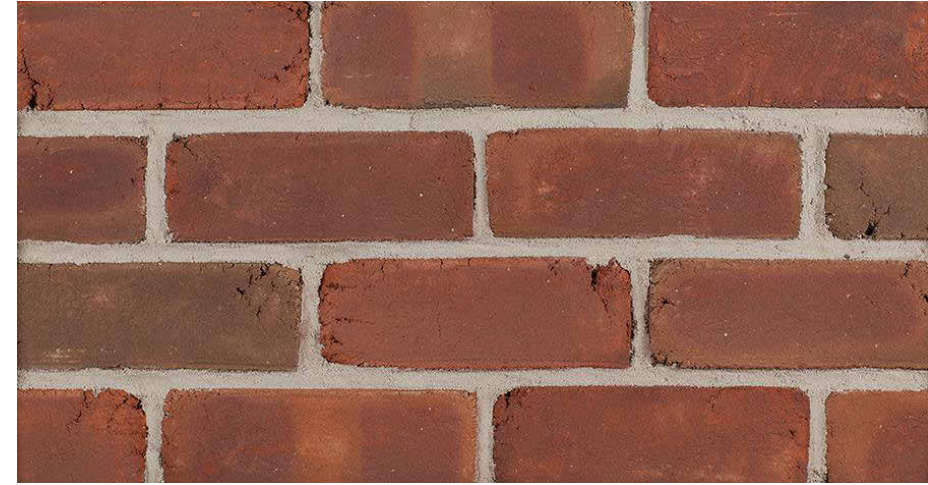


CUSHWA COLLECTION
GEORGIAN

THIN BRICK VENEER ALTERNATIVES



CUSHWA COLLECTION
53-DD



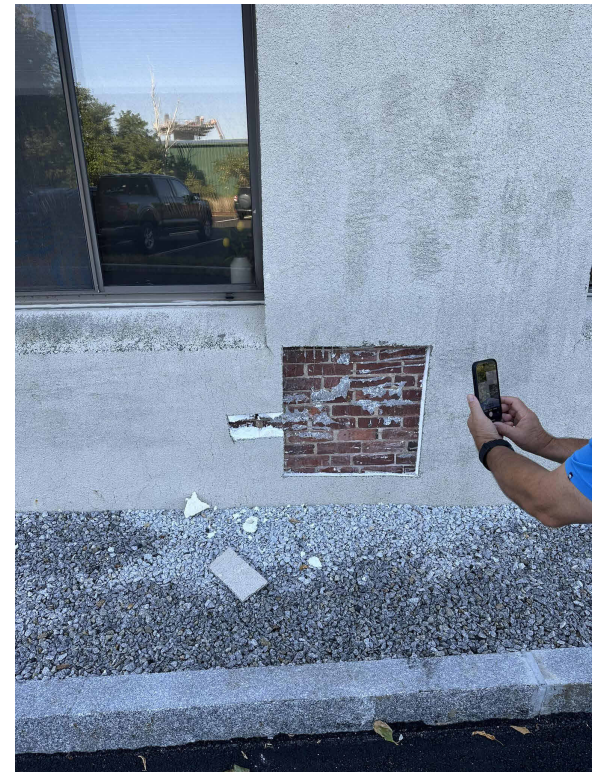
CUSHWA COLLECTION
SHENANDOAH 1776



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EXISTING BRICK (TO REFERENCE)



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MAY 2026
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AS NOTED

DRAWING NAME:
MATERIALS - THIN BRICK

DRAWING NUMBER:
HDC - 10

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MATERIALS - WINDOWS

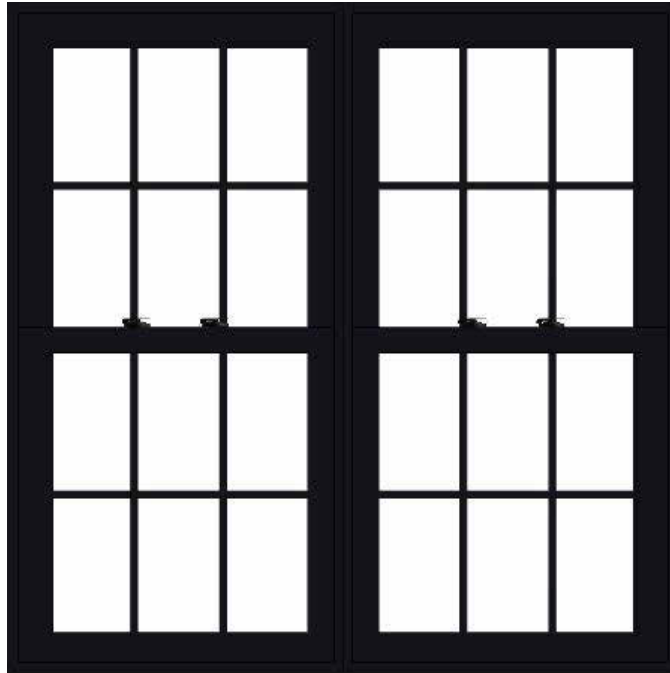
Pella Impervia
Features & Options



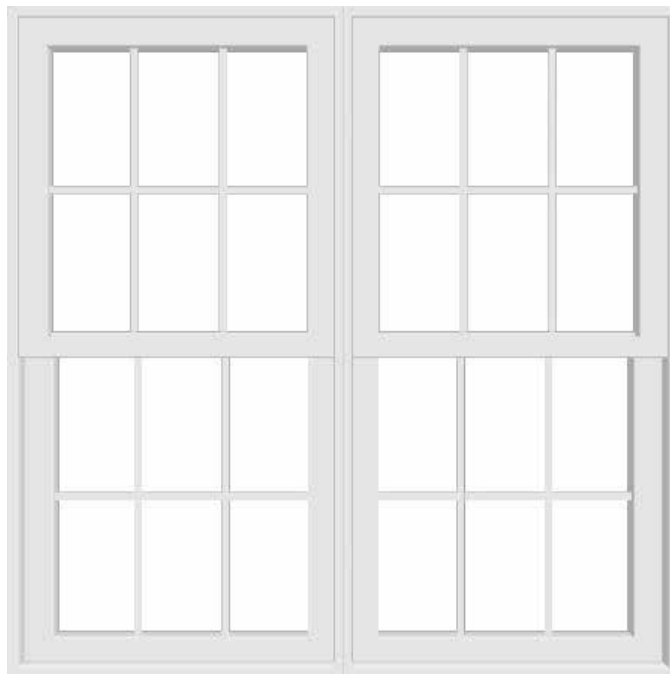
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WINDOWS - PELLA IMPERVIA (FIBERGLASS)



INTERIOR & EXTERIOR COLOR BLACK (ON FIRST & SECOND FLOOR ONLY)
GRILLE TRADITIONAL



INTERIOR & EXTERIOR COLOR WHITE (ON THIRD FLOOR ONLY - COLOR DEPENDANT ON EXTERIOR COLOR OPTION SELECTED)
GRILLE TRADITIONAL

Pella® Impervia® Features & Options

Colors & Finishes

Our long-lasting powder-coat finish resists chalking and fading so you never need to paint or refinish.

Frame Colors

Solid-Color Frame:



Dual-Color Frame:



Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass²



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon



NaturalSun+ Low-E insulating dual- or triple-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon



SunDefense+ Low-E insulating dual-pane glass with argon

Additional Glass Options



Bronze-tinted Advanced Low-E insulating glass with argon²



Obscure Low-E insulating glass



Tempered glass



Laminated (non-impact-resistant³) or tinted⁴



STC (Sound Transmission Class) dual-pane sound control glass⁵



Triple-pane glass⁶



Impact-resistant glass

Foam Insulation Options

Optional foam-insulated frames are available to increase energy efficiency.

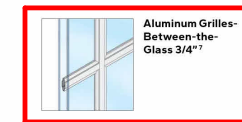


30

Grilles

Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.



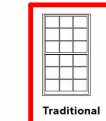
Aluminum Grilles - Between-the-Glass 3/4"



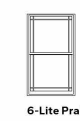
Applied Grilles⁷

Grille Patterns

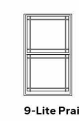
Choose from one of our standard grille patterns, or create a unique look with custom grille patterns.⁸



Traditional



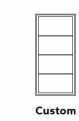
6-Lite Prairie



9-Lite Prairie



Top Row



Custom

Screens⁹

Flat Screen

InView™ screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹



InView™

EXTERIOR WINDOW CASINGS - PELLA



Head



Sill

Brickmould Trim and 1/2" Sill Nose

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DRAWING NAME: MATERIALS - WINDOWS

DRAWING NUMBER: HDC - 11

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SOLID STATE LIGHTING

COLONIAL - WA

WALL MOUNT - PLED

Fixture Housing

Hub, Cage, and Top (Hood) consist of cast low copper (A356 alloy; < 0.2%Cu) aluminum. Hood is fastened to the top of the Cage with a stainless steel hinge and secured with a single stainless steel hex head cap screw 180° opposite the hinge. Cage retains four white acrylic lenses. Hood and Cage are sealed with an extruded closed cell silicone gasket. Cage is welded to the Hub with blended or concealed weldments. Driver/wiring accessed through top of Electrical Access Hub. All exposed hardware is stainless steel. Optical Assembly secures in Hood.

Arm

One piece unitized arm and Wall Mount plate consisting of cast low copper (A356 alloy;<0.2% Cu) aluminum. Arm is welded to the Wall Mount plate and entire Arm/Wall Mount assembly is either welded to the COL12 Hood (WM-P) or mechanically fastened to the Hub (WM-T). All welds are blended to create a homogeneous appearance. Wall Mount plate affixed to mounting surface covering a recessed j-box.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Housing frame retains white acrylic diffusing panels.

LED Driver(s)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED Emitters

High output LED's are utilized with drive currents ranging from 175mA to 525mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's

PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

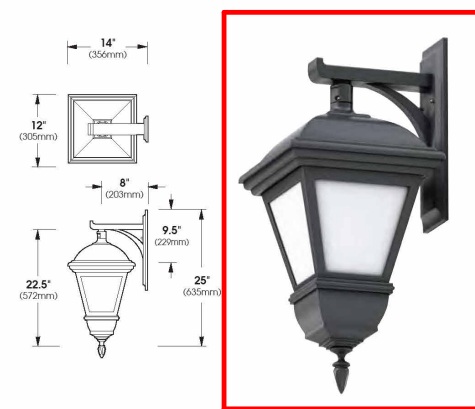
Sun Valley Lighting | 660 West Avenue O, Palmdale, CA 93551
A U.S. Outdoor Lighting Brand | Phone (661) 233-2000 www.usalltg.com

PROJECT NAME: _____

FIXTURE TYPE: _____



COL12-WA/XCA-UT (Post Top Mount)



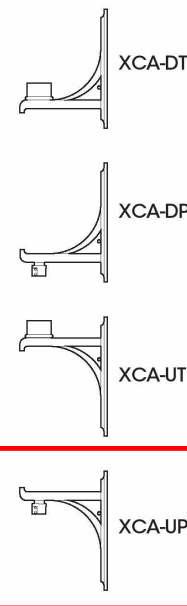
COL12-WA/XCA-UP (Pendant Mount)

BABA compliant | U.L. Listed for Wet Location | 2023010

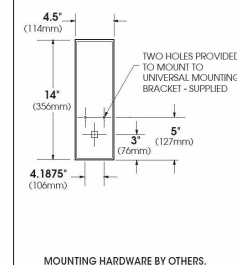


SPECIFICATIONS

MOUNTING OPTIONS

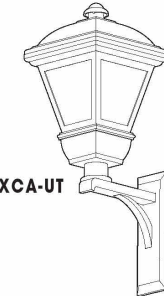


WALL PLATE

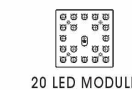


MOUNTING HARDWARE BY OTHERS.

PLED™ MODULES

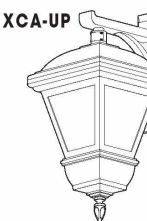


COL12-WA/XCA-UT
E.P.A. = 94
Available in:
20 LED Max.



20 LED MODULE

COL12-WA/XCA-UP
E.P.A. = 82
Available in:
20 LED Max.



ORDERING INFORMATION

Spec/Order Example: COL12-WA/XCA-UP/PLED-III M/20LED-525mA/NW/277V/RAL9005-T/PC+V

Luminaire & Mounting	Optics	# of LED's	Drive Current	Color	Voltage	Finish	Options
<input type="checkbox"/> COL12-WA/XCA-DT	<input type="checkbox"/> TYPE SYMMETRIC PLED-ASY-N ...	<input type="checkbox"/> 20LED	<input type="checkbox"/> 175mA	<input type="checkbox"/> NW (4000K) * STANDARD	<input type="checkbox"/> 120	<input type="checkbox"/> BLACK RAL-9005-T	<input type="checkbox"/> HOUSE SIDE SHIELDS¹. HS-PLED*
<input type="checkbox"/> COL12-WA/XCA-DP	<input type="checkbox"/> TYPE SYMMETRIC PLED-ASY-W ...		<input type="checkbox"/> 350mA	<input type="checkbox"/> CW (5000K)	<input type="checkbox"/> 208	<input type="checkbox"/> WHITE RAL-9003-T	<input type="checkbox"/> HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR. HLSW
<input type="checkbox"/> COL12-WA/XCA-UT			<input type="checkbox"/> 450mA	<input type="checkbox"/> WW (3000K) OTHER LED COLORS AVAILABLE CONSULT FACTORY	<input type="checkbox"/> 240	<input type="checkbox"/> GREY RAL-7004-T	<input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... PC+V
<input type="checkbox"/> COL12-WA/XCA-UP			<input type="checkbox"/> 525mA	AMBER¹ <input type="checkbox"/> PHOSPHOR CONVERTED AMBER PCA <input type="checkbox"/> TRUE AMBER. TRA	<input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	<input type="checkbox"/> DARK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T	<input type="checkbox"/> SINGLE FUSE (120V, 277V) SF <input type="checkbox"/> DOUBLE FUSE (208V, 240V) DF

NOTE: ¹ NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9005-S)
Consult factory for custom colors

NOTE: ¹ HOUSE SIDE SHIELDS ARE MOUNTED ON THE PLED PANEL INTERNAL TO THE CRA LENSES
CONTACT FACTORY FOR STEP DIM MOTION SENSOR (PROGRAMMED 25-50/100)

Sun Valley Lighting | 660 West Avenue O, Palmdale, CA 93551
A U.S. Outdoor Lighting Brand | Phone (661) 233-2000 www.usalltg.com

MADE IN THE USA



CLIENT: PARTNERS BANK

PROJECT: _____

PARTNERS BANK HISTORIC DISTRICT COMMISSION

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DRAWING NAME: MATERIALS - EXTERIOR LIGHTING

DRAWING NUMBER: _____

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HDC - 12

EXTERIOR LIGHTING



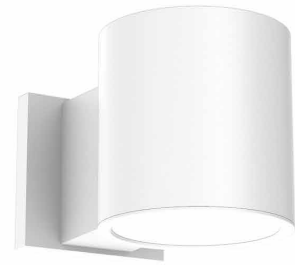
SPECTRUM LIGHTING
CF0618PC CYLINDER WALL SCONCE
DARK SKY COMPLIANT

MATERIALS - EXTERIOR LIGHTING



6" ROUND DIRECT
DAMP LOCATION
GAMMA SERIES

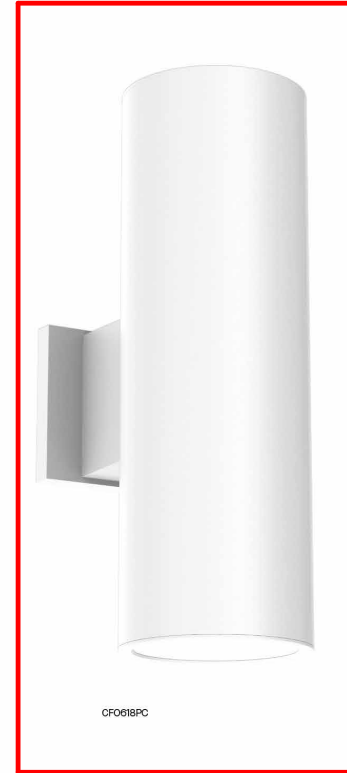
PROJECT: _____
QUANTITY: _____ TYPE: _____



CF0606PC



CF0612PC



CF0618PC

SERIES	LUMENS ¹	CCT	OPTICS	DRIVER / DIMMING ²	LENS	MOUNTING ³	FINISH ⁴
CF0606PC 6" x 6"	10L 750 Lm	80 CRI	ND 13°	EX Electronic Driver, 120V/277V DS10X 1%, 0-10V, 120V/277V DS2W1 ELV/MLV, 120V	NL No Lens	WM Wall Mount	MWP Matte White
	15L 1150 Lm	27K 2700K	MD 30°		CL Clear Glass Lens		MB ⁵ Matte Black
CF0612PC 6" x 12"	20L 1550 Lm	30K 3000K	WD 53°		SO Micro Prism		PT ⁵ Platinum Silver
	30L 2300 Lm	35K 3500K	XW 78°		HL Hex Louver		CC Custom Color
CF0618PC 6" x 18"	40L 3100 Lm	40K 4000K				EMERGENCY BATTERY OPTIONS EMRM 7W Remote EM EMEN 7W Remote with Enclosure	
		90 CRI					
		27HK 2700K					
		30HK 3000K					
		35HK 3500K					
		40HK 4000K					

BRONZE COLOR

EXAMPLE: CF0606PC15L35KNDEX/NL/WM/MW

NOTES:
1 Nominal Delivered Lumens at 3500K 2 Consult Factory for Additional Options 3 See Mounting Page for Details on Components and Finishes
4 Reference Color Sheet Located on Product Webpage for Full List of Available Colors 5 Standard Finishes



SPECLIGHT.COM • 994 JEFFERSON ST. FALL RIVER, MA 02721 • 508.678.2303

ILLUMINATING WHAT'S POSSIBLE.

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

83-00219_RD



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ARCHITECTS

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SCALE:
AS NOTED

DRAWING NAME:
MATERIALS - EXTERIOR
LIGHTING

DRAWING NUMBER:
HDC - 13

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