



BISBANO + ASSOCIATES, INC.

December 15, 2025

Project Narrative

General Building Description

The existing, type IIIB Construction, one-story building, constructed in 1986, is located in the Gateway Community Business Zoning District (GCBD Central Zone) at 36 Portsmouth Ave, Stratham NH, Lot #117 (Tax Map #09). It is currently zoned for a Bank with a drive-up ATM. The gross square footage for the ground floor is approximately 1,663SF and 1,257SF for the basement.

Existing Architectural Features

The existing branch architectural features consist of red brick veneer (existing to remain), asphalt roof (to be replaced as part of the commercial re-development application for the interior fitout), traditional dentil trim/molding around the fascia and corner of the building, traditional windows painted white, as well as a few wall-mounted sconces (traditional New England style).

Existing Site/Lot Description

The lot size is approximately .93 acres. There are currently 28 existing parking spaces, two of which are ADA spaces located directly in front of the building. This meets and exceeds the minimum Off-Street parking requirements per Site Review Regulations, Chapter 5.9.2 "Table of Off-Street Parking". We will be converting one of the parking spaces into an EV parking space as required for re-development sites exceeding 500K.

The site is currently landscaped (see below photos) around the abutting perimeter of the building but under the new project we will be removing the old plants and providing new as shown in the proposed site plan.

There are no easements on the property and there are only two abutting properties, Lot #116 (Aspire Learning) and Lot #118 (Honda Dealer).

Existing Utilities

No new utility services are required for this site.

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Proposed Site Plan Scope

We are proposing to re-develop the existing site by adding a 578SF addition to the building. The new 578SF addition will match the existing architectural features (brick walls, traditional dentil trim/molding, and traditional windows). The site has a single light pole located on the southeast side of the parking lot and three mini light posts (+/-8ft) along the front and the rear door of the building. In order to provide adequate security and illumination for customers using the drive-up ATM & Night Depository during night hours we will be replacing the light pole heads with new LED heads as well as adding two new wall-mounted light fixtures in keeping with the Zoning Requirements for lighting. Please refer to the attached Photometrics Study for the exterior lighting.

New landscaping will be provided throughout the exterior of the building as shown in the proposed landscape plan. The scope consists of removing the old plants and replacing with new as well as removing the existing mulch and replacing with new 3" Riverstone.

We are not seeking for a Change in Use or a Conditional Use permit since the proposed work is in keeping with the original design "bank with drive up ATM".

Upon receiving Planning approval for the proposed Site Plan we will be filing for a Commercial Building permit which will consist in Level #2 alterations to the ground floor and minor upgrades to the basement. We've attached the existing and proposed plans for your reference.

Thank you,

Bruce W Bisbano
bruce@bisbano.com
401-442-6180

BISBANO + ASSOCIATES, INC.

SITE PHOTOS

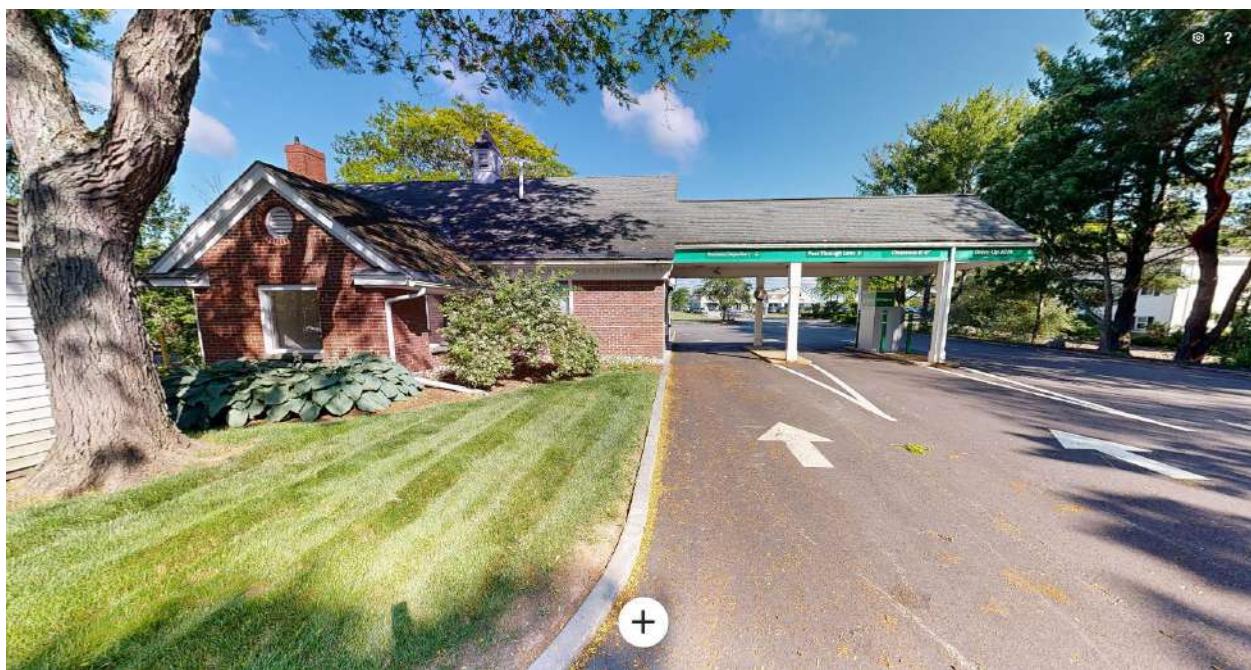


BISBANO + ASSOCIATES, INC.



Rising Sun Mills, 188 Valley Street, Suite 100, Providence RI 02908 | 404.404.8310 office
www.bisbano.com

BISBANO + ASSOCIATES, INC.



Tax Map

9



STRATHAM

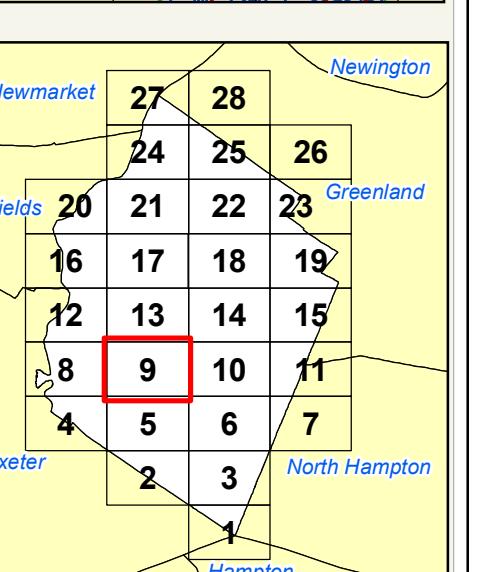
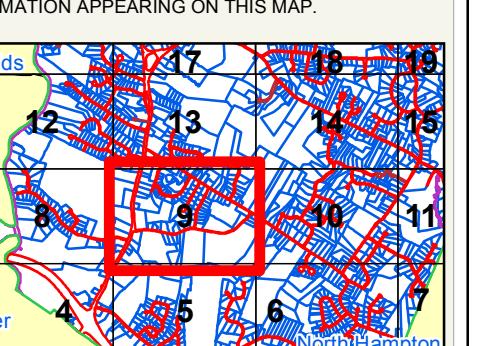
NEW HAMPSHIRE



LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- CITY/TOWN LIMIT
- COMMON LAND, TOWN OWNED, STATE OF NH FISH & GAME, COMMON, AND CONSERVATION EASEMENT PARCELS
- EASEMENT
- CONSERVATION EASEMENT
- UTILITY RIGHT OF WAY
- HYDROGRAPHY
- WETLAND
- PARCEL NUMBER
- DISJOINTED PARCEL NUMBER
- SURVEY LOT NUMBER
- DIMENSION

INTENDED FOR OFFICIAL PURPOSES ONLY.
COMBINED TAX MAPS, ORTHOIMAGERY,
AND OTHER PUBLIC RECORDS AND DATA USERS
SHOULD CONSULT THE PUBLIC PRIMARY
SOURCE FOR THE MOST CURRENT INFORMATION
ON THE INFORMATION APPEARING ON THIS MAP.

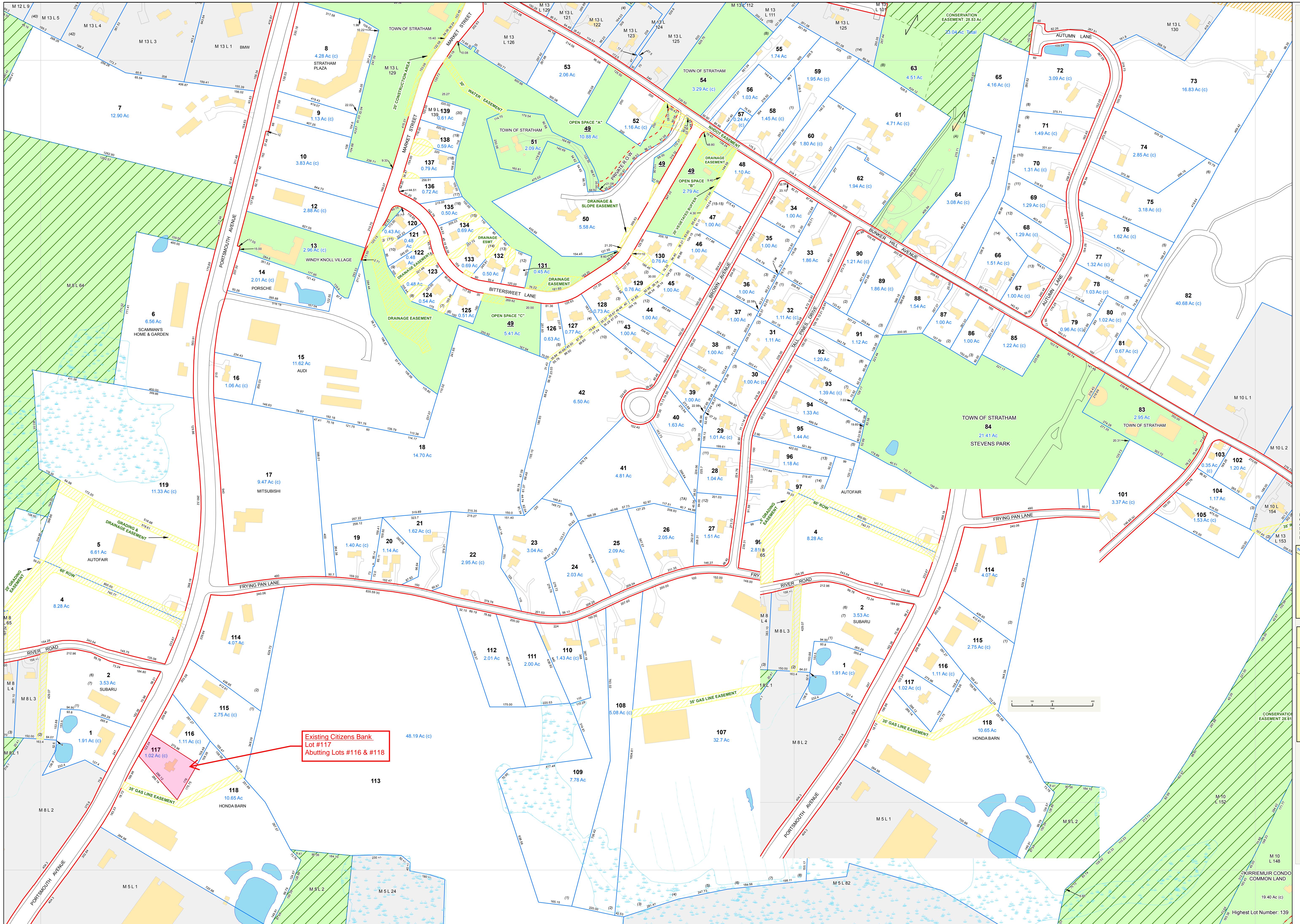


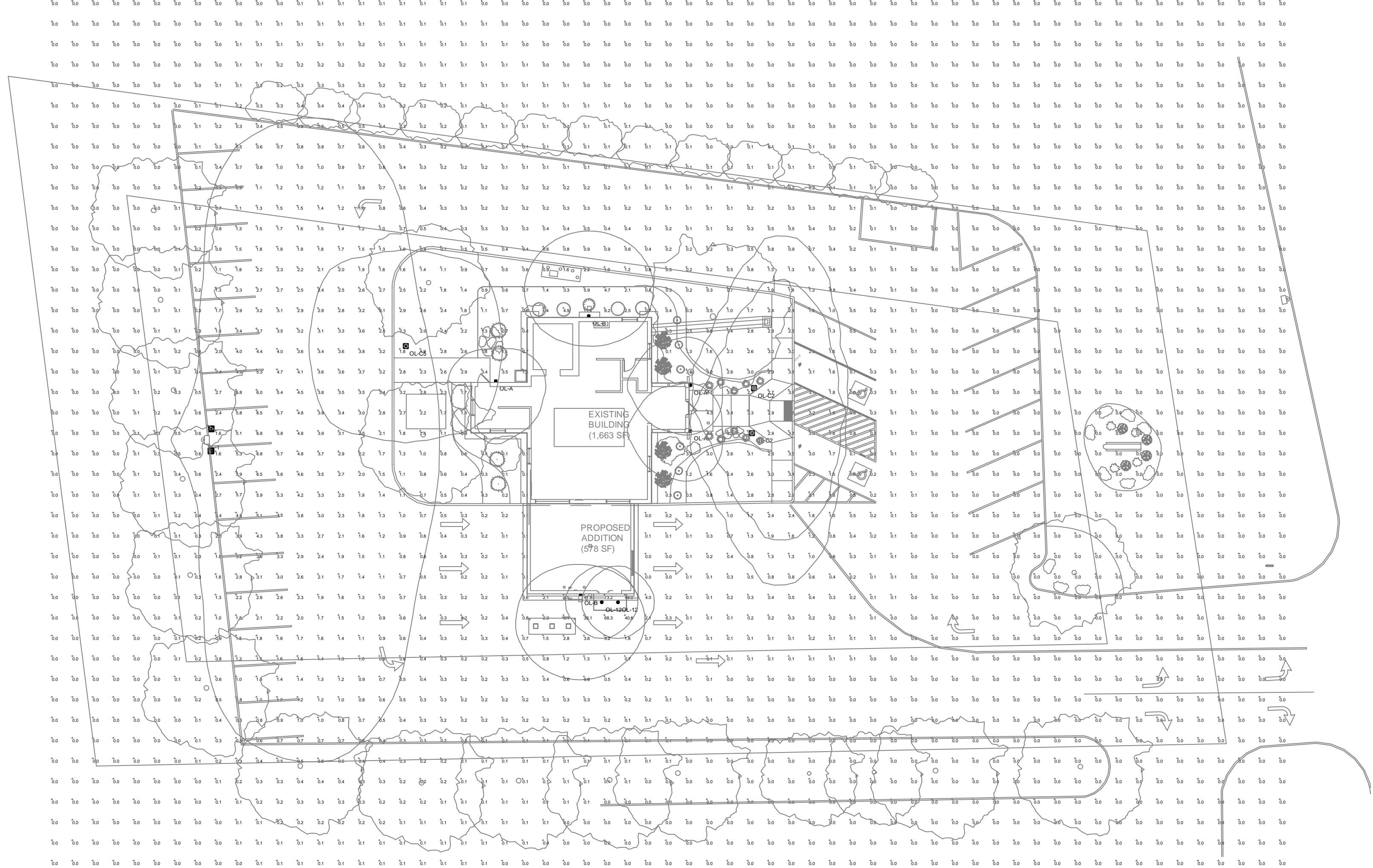
Date of Revisions:

9-1-2012
4-1-2013
4-1-2014
7-9-2015
5-17-2016
5-30-2017

REVISED & REPRINTED BY
CAI Technologies
Precision Mapping Geospatial Solutions
11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 • WWW.CAITECH.COM

Plot Date: 5/31/2017 Sheet: 9





JOB NAME: STRATHAM - REPLACEMENT FEDERAL-COLONIAL WALL SCONCES
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LED
 SALES: GK
 SPECIFIER: BISBANO

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
2	OL-12	Single	4262	43.9	0.873	B3-U0-G0	WILLIAMS 6DR-TL-L50-830-DIM-UNV-OW-OF-CS-WETCC-N / RECESSED IN CANOPY @ 11FT AFG
3	OL-A	Single	795	13	1.467	B1-U3-G1	ASL LAR-12-10-TD-3000K-BLACK / WALL MOUNTED @ 8FT AFG TO BOF
2	OL-B	Single	2598	20.12	0.900	B1-U0-G0	PACLIGHTS FFLE/2-030/020-015(20W)-UV-30-MOUNT-FINISH / WALL MOUNTED @ 8FT AFG TO BOF
2	OL-C2	Single	3310	33	0.900	B1-U0-G1	USAL COL12-PLED-II-20LED-525mA-30K-120-PT2x-FINISH-NL / MOUNTED TO NEW 12FT POLE AND BASE
1	OL-C5	Single	3443	33	0.900	B2-U0-G1	USAL COL12-PLED-VSQ-N-20LED-525mA-30K-120-PT2x-FINISH-NL / MOUNTED TO NEW 12FT POLE AND BASE
1	SL-1	GROUP	N.A.	N.A.	0.900	N.A.	USAL RZR-PLED-III-W-40LED-875mA-30K-UNV-2-180-FINISH-HS-PLED / MOUNTED TO 20FT POLE / ROTATE OPTICS IN FIELD 90° TOWARD PARKING LOT

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	0.59	73.2	0.0	N.A.	N.A.

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement equipment, and other factors such as environmental temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumens Depreciation Factor (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
 TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
STRATHAM
 REPLACEMENT FEDERAL-COLONIAL WALL SCONCES

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC CALCULATION

SCALE : 1"-20'-0"

DATE: 12/11/25

DRAWN BY: LED

SHEET:

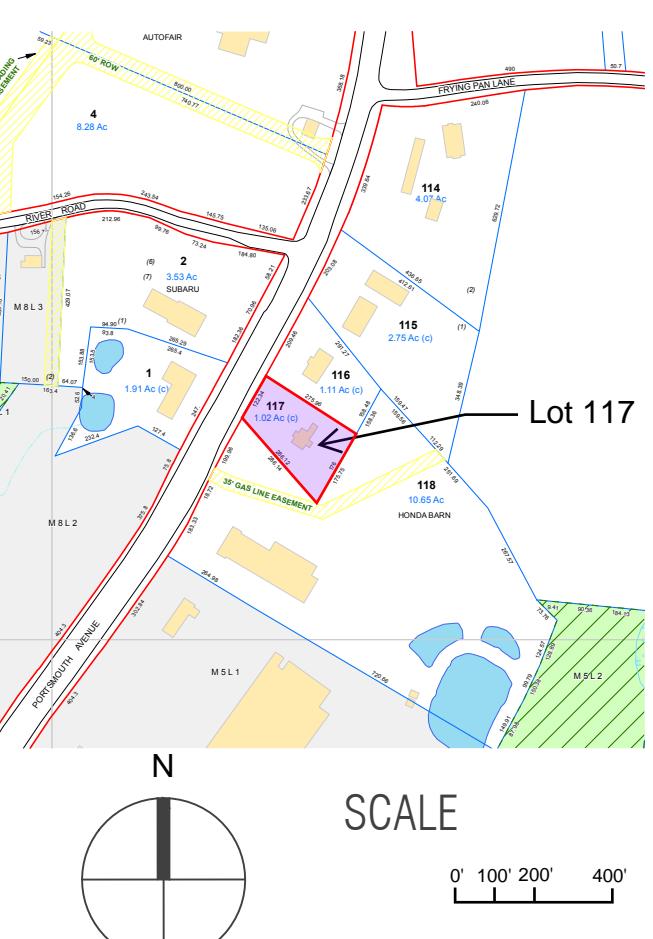
SL-1A

DEMOLITION KEYNOTES

- D01 REMOVE EXISTING MERCHANDISING/ BRANDING THROUGHOUT AS REQUIRED.
- D02 REMOVE EXISTING GWB PARTITIONS IN THEIR ENTIRETY, SHOWN DASHED. PATCH BACK FLOOR, WALLS & CEILING TO MATCH EXISTING AS REQUIRED.
- D03 REMOVE EXISTING DOOR, FRAME & HARDWARE, SHOWN DASHED.
- D04 REMOVE EXISTING GLAZING & FRAME SYSTEM, PATCH BACK FLOOR, WALLS & CEILING TO MATCH EXISTING AS REQUIRED.
- D05 REMOVE EXISTING MILLWORK CABINETRY & COUNTERS, SHOWN DASHED. PATCH BACK FLOOR, WALLS & CEILING TO MATCH EXISTING AS REQUIRED.
- D06 REMOVE EXISTING PLUMBING FIXTURE & ALL ASSOCIATED PIPING, SHOWN DASHED. PREPARE EXISTING PIPING AS REQUIRED TO ACCEPT NEW FIXTURES. COORDINATE WITH PLUMBING DRAWINGS.
- D07 SEE GENERAL NOTES FOR FLOOR FINISH REMOVAL NOTE DIRECTION.
- D08 SEE GENERAL NOTES FOR CEILING FINISH REMOVAL NOTE DIRECTION.
- D09 REMOVE EXISTING IN WALL CASH VAULT
- D10 REMOVE ALL EXISTING CURTAINS, SHADES, BLINDS. PATCH AND REPAIR WALLS AS REQUIRED.
- D11 REMOVE EXISTING SCREEN.
- D12 REMOVE & RELOCATE EXISTING PRINTER.
- D13 REMOVE EXISTING PRINTER.
- D14 REMOVE EXISTING TCR IN ITS ENTIRETY.
- D15 REMOVE EXISTING WHEELED TRASH BIN
- D16 REMOVE PORTION OF EXISTING EXTERIOR WALL AS SHOWN. PATCH AND REPAIR WALLS AS REQUIRED.
- D17 REMOVE EXISTING CONCRETE ISLAND
- D18 REMOVE EXISTING DRIVE-UP ITM
- D19 REMOVE EXISTING BOLLARDS
- D20 REMOVE EXISTING DRIVE-UP NIGHT DROP AND SURROUND
- D21 REMOVE EXISTING SAFE IN ITS ENTIRETY. PATCH AND REPAIR FLOORS & WALLS AS REQUIRED.
- D22 REMOVE EXISTING WINDOW
- D23 REMOVE EXISTING UNDERGROUND DRIVE UP ATM TUNNEL.

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

LOT NUMBER
117

TAX MAP NUMBER
09

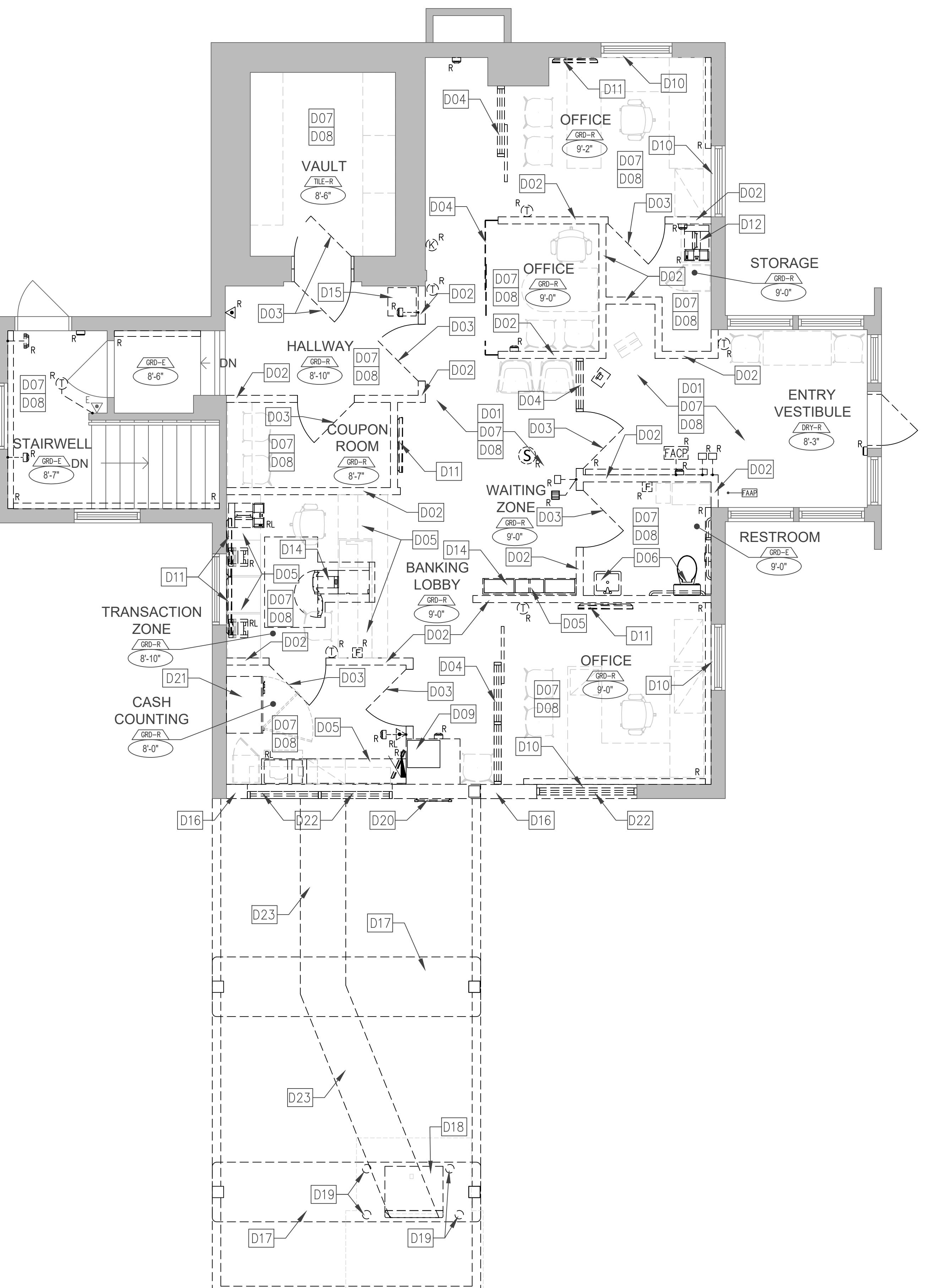
ARCHITECT
BISBANO & ASSOCIATES, INC
188 VALLEY STREET SUITE 100
PROVIDENCE, RI 02909

OWNER INFORMATION
ROGER GROUX
278 1/2 DOVER POINT RD
DOVER, NH



Citizens
STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

EXISTING GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



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

B+A PROJECT NO:
2025.75

TF-1

ISSUE TYPE:	REVISED:
TEST FIT	VER. #1.0 - 07/30/2025
ISSUE DATE:	VER. #2.0 - 08/04/2025
07/28/2025	VER. #2.1 - 08/22/2025
DRAWN BY:	VER. #3.0 - 10/16/2025
JAS	VER. #4.0 - 10/27/2025
	VER. #4.0 - 11/21/2025

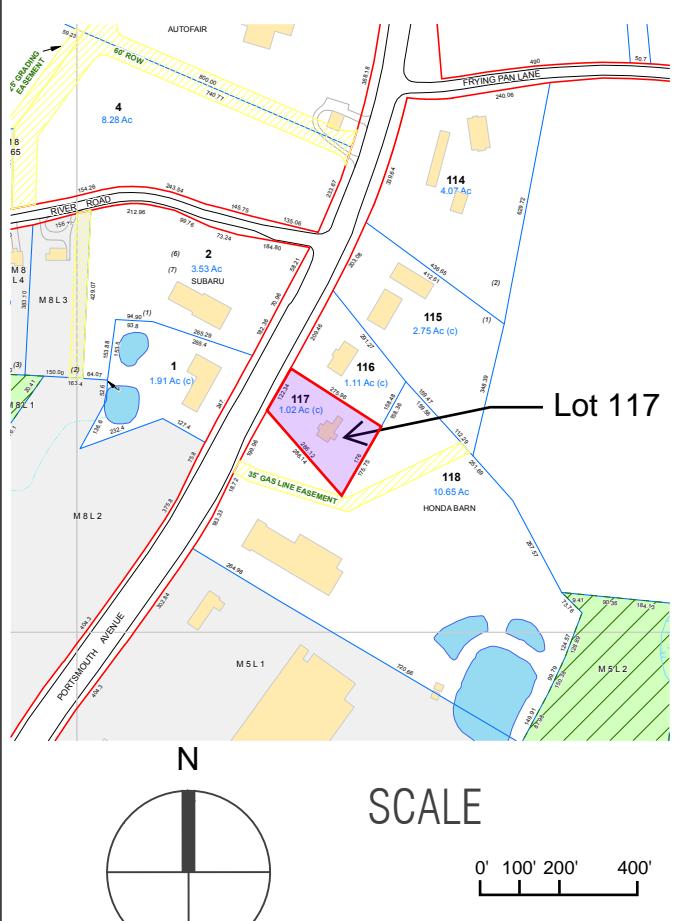
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DEMOLITION KEYNOTES

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- D02 REMOVE EXISTING GWB PARTITIONS IN THEIR ENTIRETY, SHOWN DASHED. PATCH BACK FLOOR WALLS & CEILING TO MATCH EXISTING AS REQUIRED.
- D03 SEE GENERAL NOTES FOR FLOOR FINISH REMOVAL NOTE DIRECTION.
- D04 SEE GENERAL NOTES FOR CEILING FINISH REMOVAL NOTE DIRECTION.
- D05 REMOVE EXISTING MILLWORK CABINETRY, COUNTERS & SHELVES, SHOWN DASHED.
- D06 REMOVE EXISTING PLUMBING FIXTURE & ALL ASSOCIATED PIPING, SHOWN DASHED. PREPARE EXISTING PIPING AS REQUIRED TO ACCEPT NEW FIXTURES. COORDINATE WITH PLUMBING DRAWINGS.
- D07 REMOVE EXISTING PRINTER
- D08 EXISTING DUPLEX SEWAGE EJECTOR PUMP

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



DEMOLITION LEGEND

- R REMOVE EXISTING THERMOSTAT, SHOWN DASHED.
- R REMOVE EXISTING FIRE ALARM STROBE, SHOWN DASHED.
- R REMOVE EXISTING FIRE STROBE, SHOWN DASHED.
- R REMOVE EXISTING CORK BOARD, SHOWN DASHED.
- E EXISTING FIRE EXTINGUISHER TO REMAIN
- E EXISTING BASEBOARD HEATERS TO REMAIN
- REMOVE EXISTING STORAGE CABINET
- REMOVE EXISTING OFFICE CHAIR
- REMOVE EXISTING CHAIR
- REMOVE EXISTING REFRIGERATOR

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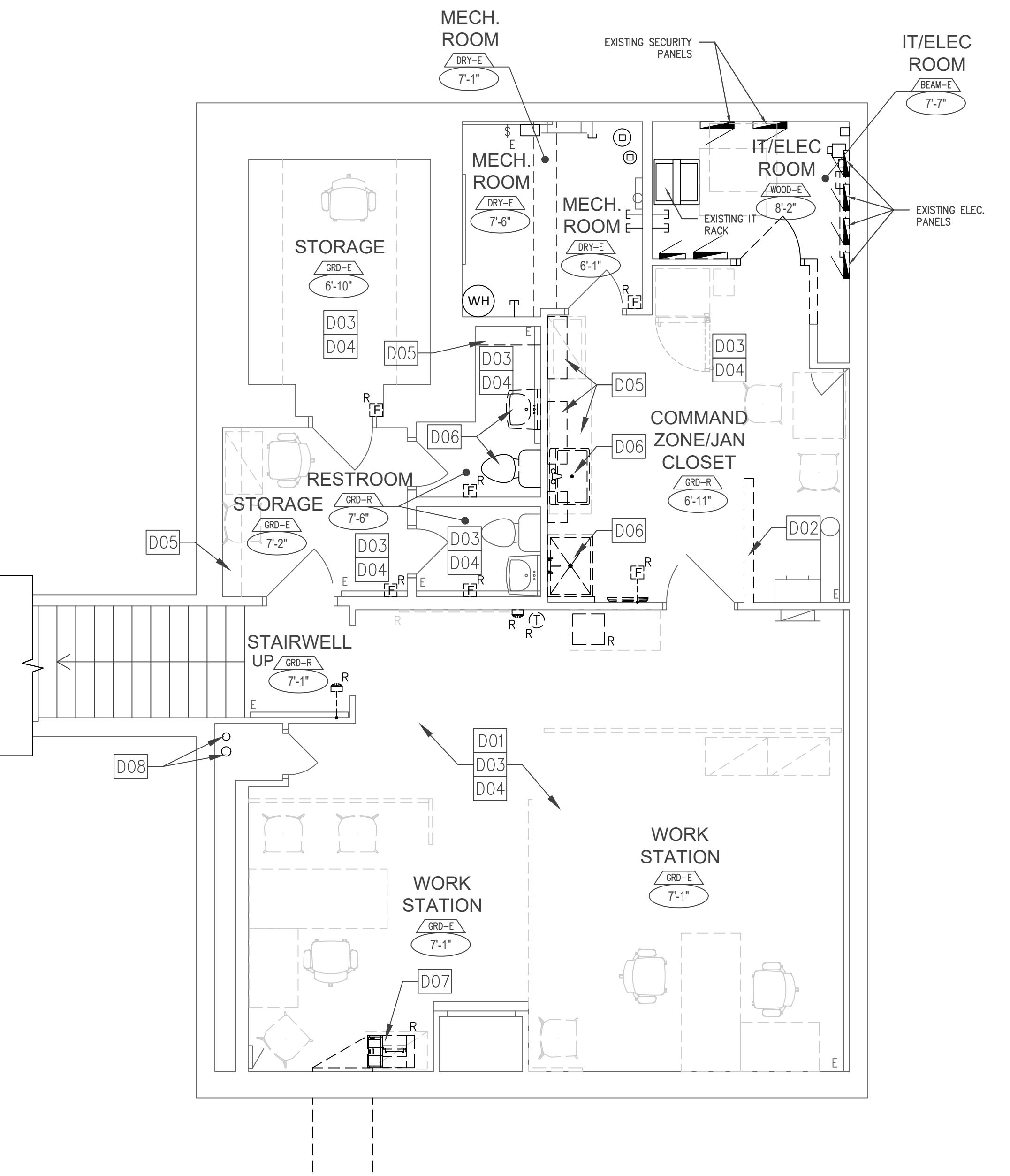
Citizens
STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

EXISTING BASEMENT PLAN

ISSUE TYPE: TEST FIT	REVISED: VER. #1.0 - 07/30/2025
ISSUE DATE: 07/28/2025	VER. #2.0 - 08/04/2025 VER. #2.1 - 08/22/2025
DRAWN BY: JAS	VER. #3.0 - 10/16/2025 VER. #4.0 - 10/27/2025 VER. #4.0 - 11/21/2025

SCALE: 1/4" = 1'-0"
B+A PROJECT NO: 2025.75

TF-2

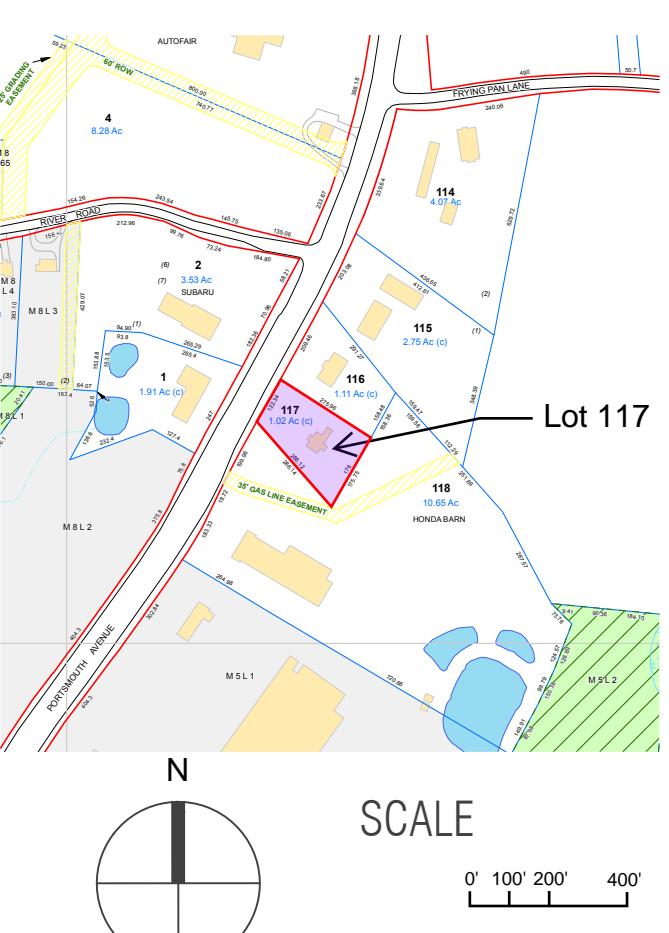


KEYNOTES

01 XXXX.
 02 XXXX.
 03 XXXX.
 04 XXXX.

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

LOT NUMBER
117

TAX MAP NUMBER
09

ARCHITECT
BISBANO & ASSOCIATES, INC
188 VALLEY STREET SUITE 100
PROVIDENCE, RI 02909

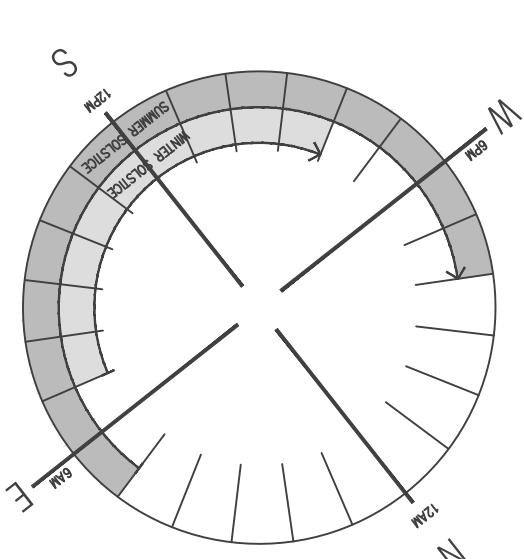
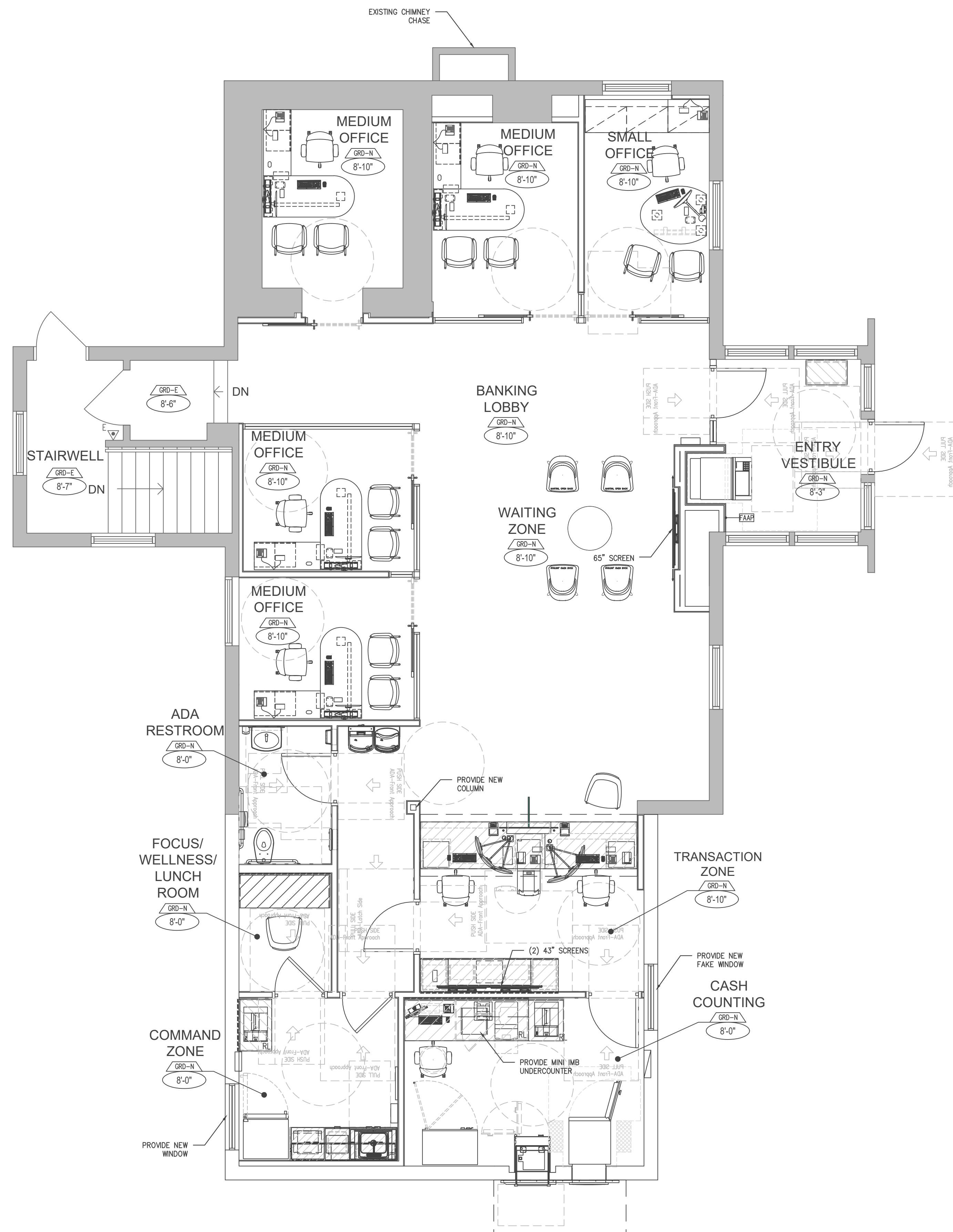
OWNER INFORMATION
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DOVER, NH



Citizens

STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

PROPOSED GROUND FLOOR PLAN



CITIZENS FINANCIAL GROUP APPROVAL:	_____
DATE:	_____

ISSUE TYPE: TEST FIT	REVISED: VER. #1.0 - 07/30/2025
ISSUE DATE: 07/28/2025	VER. #2.0 - 08/04/2025 VER. #2.1 - 08/22/2025
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SCALE: 1/4"	SCALE: 1/4" = 1'-0" B+A PROJECT NO: 2025.75

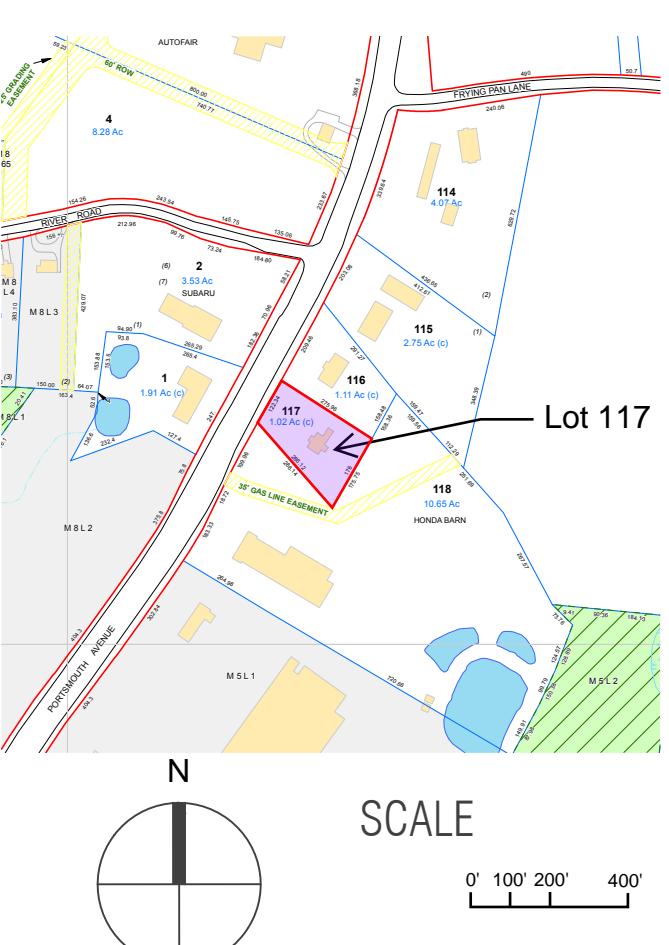
TF-3

KEYNOTES

01 XXXX.
 02 XXXX.
 03 XXXX.
 04 XXXX.

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

LOT NUMBER
117

TAX MAP NUMBER
09

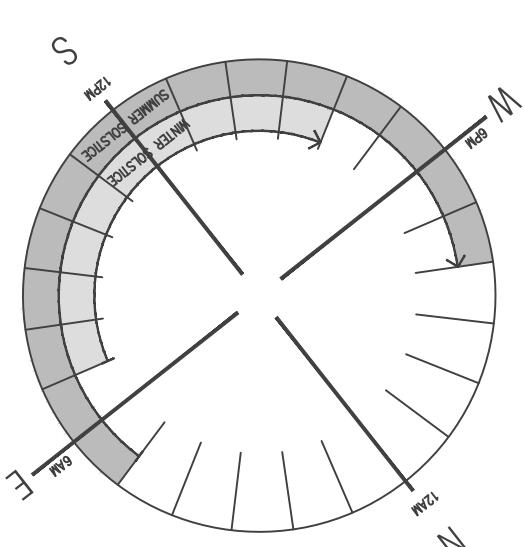
ARCHITECT
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PROVIDENCE, RI 02909

OWNER INFORMATION
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278 1/2 DOVER POINT RD
DOVER, NH



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STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

PROPOSED BASEMENT PLAN



CITIZENS FINANCIAL GROUP APPROVAL:	
DATE:	

ISSUE TYPE: TEST FIT	REVISED: VER. #1.0 - 07/30/2025
ISSUE DATE: 07/28/2025	VER. #2.0 - 06/04/2025
	VER. #2.1 - 08/22/2025
DRAWN BY: JAS	VER. #3.0 - 10/16/2025

SCALE: 1/4"	VER. #4.0 - 11/21/2025
B+A PROJECT NO: 2025.75	

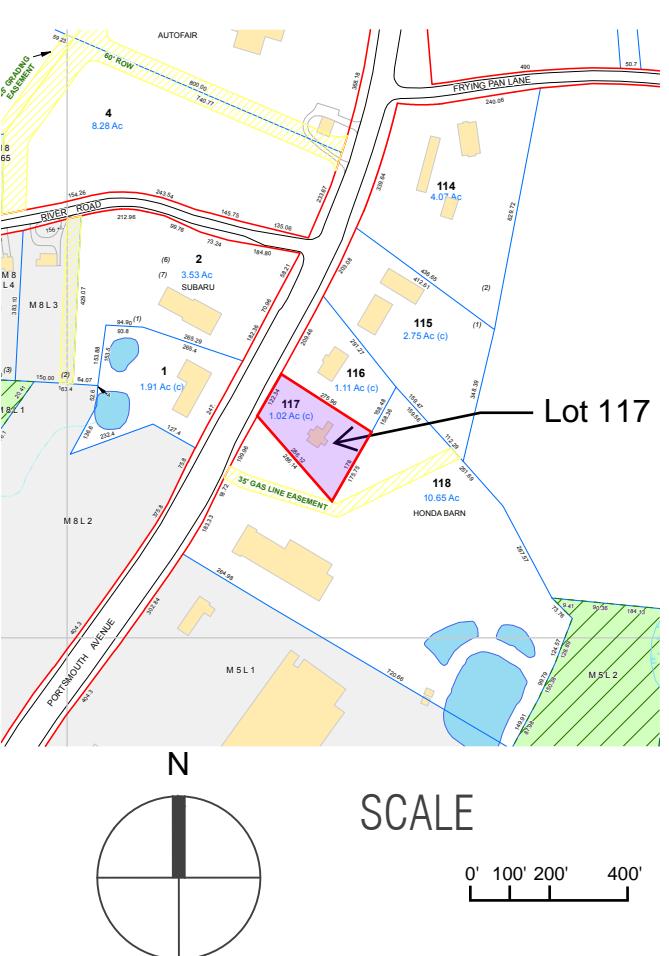
TF-4

DEMOLITION KEYNOTES

- [D01] REMOVE PORTION OF EXISTING BRICK SIDING FOR NEW EXTENSION.
- [D02] REMOVE EXISTING LIGHT FIXTURE
- [D03] REMOVE EXISTING DRIVE-UP REMOTE ATM AND TOPPER
- [D04] REMOVE EXISTING ROOF SHINGLES TO BE REPLACED
- [D05] REMOVE EXISTING ROOF EXHAUST
- [D06] REMOVE EXISTING BOLLARDS
- [D07] REMOVE EXISTING CURB
- [D08] REMOVE EXISTING DRIVE-UP WINDOW AND EQUIPMENT
- [D09] EXISTING COLUMN TO REMAIN
- [D10] EXISTING BRICK TO REMAIN
- [D11] EXISTING HVAC UNIT TO REMAIN
- [D12] EXISTING VINYL SIDING TO REMAIN
- [D13] REMOVE EXISTING CUPOLA. PATCH ROOF AS REQUIRED TO MATCH EXISTING.
- [D14] EXISTING DOOR ACCESS TO ATTIC SPACE
- [D15] EXISTING GUTTER/DOWNSPOUT TO REMAIN
- [D16] REMOVE EXISTING GUTTER/DOWNSPOUT
- [D17] EXISTING ROOF HEATING MAT TO REMAIN
- [D18] EXISTING ROOF EXHAUST VENT TO REMAIN
- [D19] REMOVE EXISTING WINDOW

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

LOT NUMBER
117

TAX MAP NUMBER
09

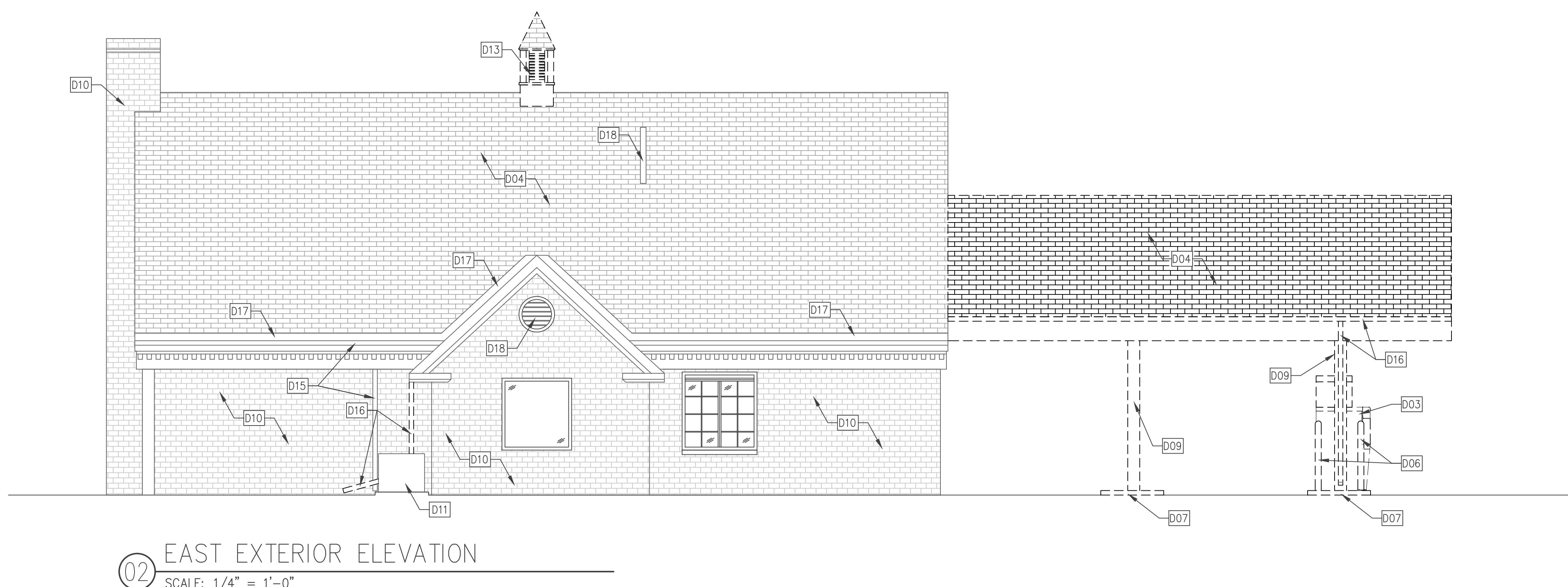
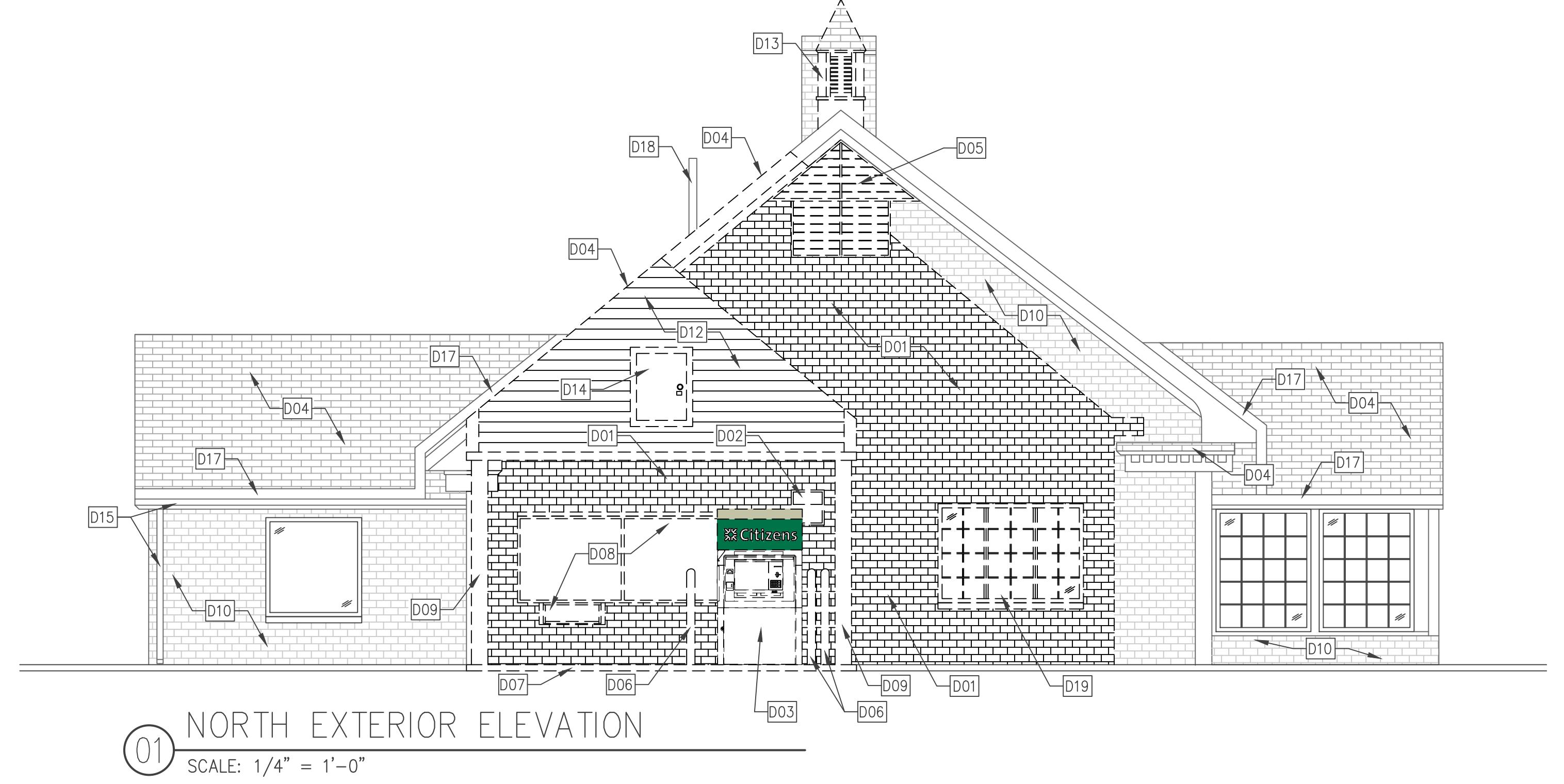
ARCHITECT
BISBANO & ASSOCIATES, INC
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PROVIDENCE, RI 02909

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EXISTING EXTERIOR ELEVATIONS



ISSUE TYPE: TEST FIT	REVISED: VER. #1.0 - 07/30/2025
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DRAWN BY: JAS	VER. #2.1 - 08/22/2025
	VER. #3.0 - 10/16/2025
	VER. #3.1 - 10/27/2025
	VER. #4.0 - 11/21/2025

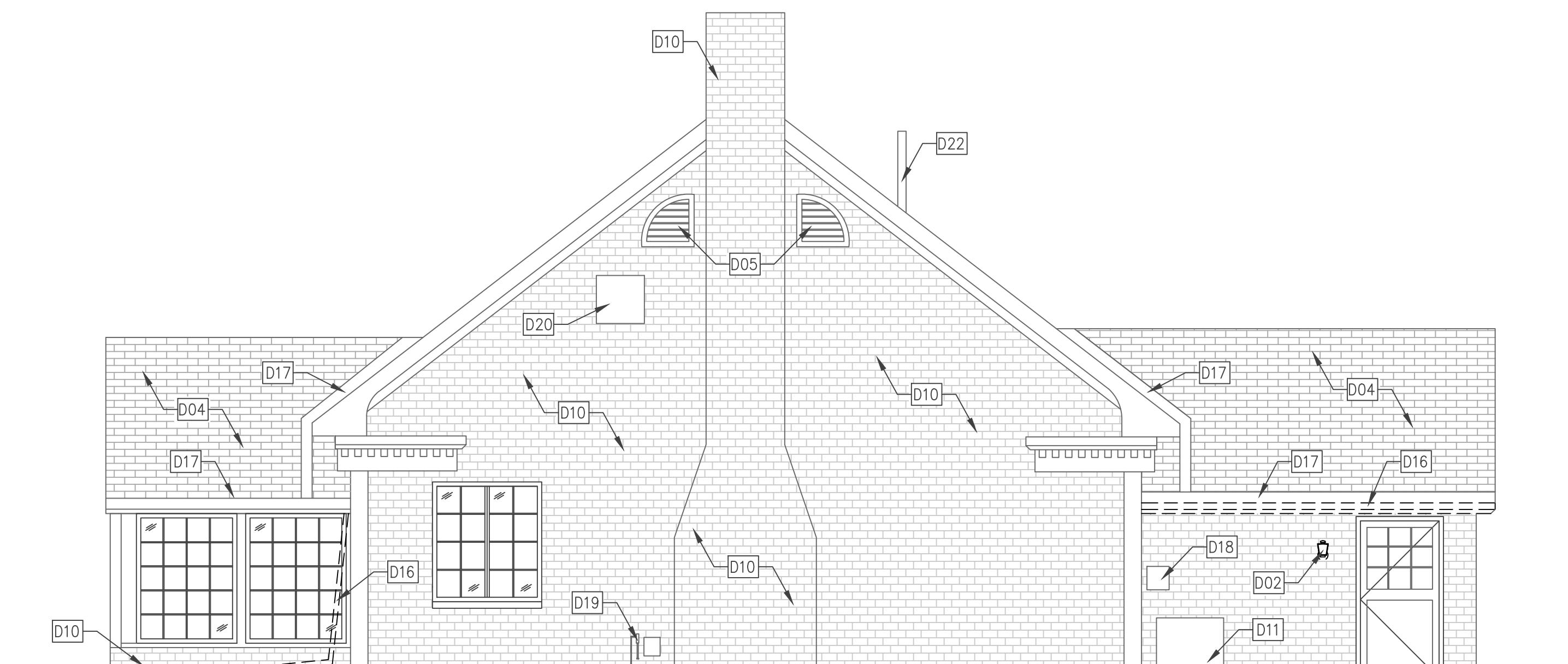
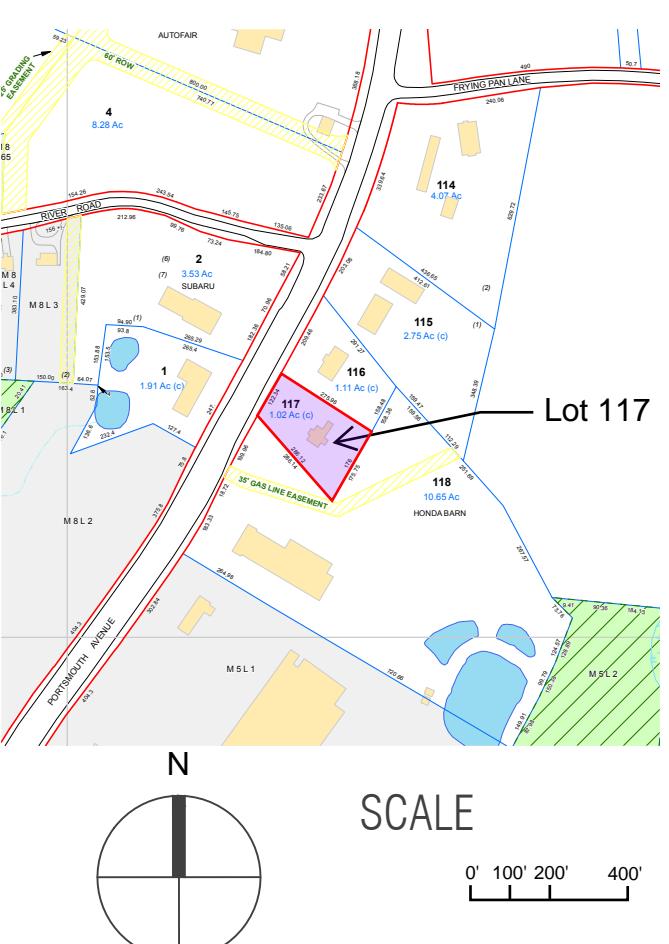
SCALE: 1/4" = 1'-0"
B+A PROJECT NO: 2025.75

DEMOLITION KEYNOTES

- [D01] REMOVE PORTION OF EXISTING BRICK SIDING FOR NEW EXTENSION.
- [D02] REMOVE EXISTING LIGHT FIXTURE
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- [D16] REMOVE EXISTING GUTTER/DOWNSPOUT
- [D17] EXISTING ROOF HEATING MAT TO REMAIN
- [D18] EXISTING DISCONNECT PANEL TO REMAIN
- [D19] EXISTING IRRIGATION VALVE TO BE REPAIRED
- [D20] EXISTING EQUIPMENT TO REMAIN
- [D21] REMOVE EXISTING EMERGENCY LIGHT
- [D22] EXISTING ROOF EXHAUST VENT TO REMAIN

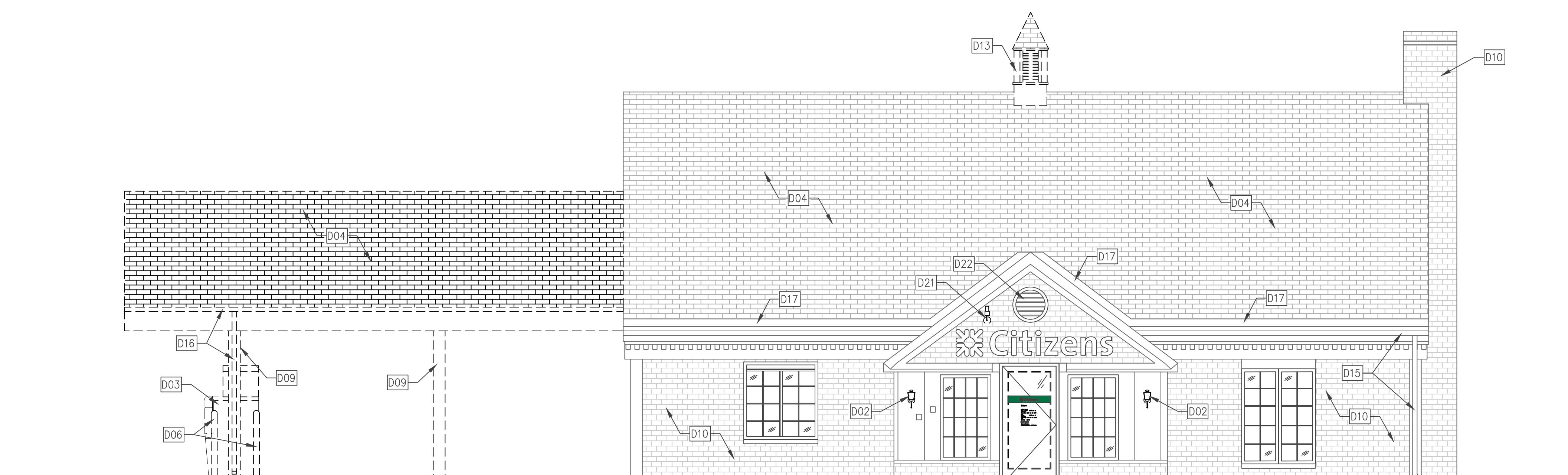
LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



① SOUTH EXTERIOR ELEVATION

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



② WEST EXTERIOR ELEVATION

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

SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

LOT NUMBER
117

TAX MAP NUMBER
09

ARCHITECT
BISBANO & ASSOCIATES, INC
188 VALLEY STREET SUITE 100
PROVIDENCE, RI 02909

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278 1/2 DOVER POINT RD
DOVER, NH



Citizens

STRATHAM

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Stratham, NH
03885

EXISTING EXTERIOR ELEVATIONS

ISSUE TYPE:	REVISED:
TEST FIT	VER. #1.0 - 07/30/2025
	VER. #2.0 - 08/04/2025
ISSUE DATE:	VER. #2.1 - 08/22/2025
07/28/2025	VER. #3.0 - 10/16/2025
	VER. #3.1 - 10/27/2025
DRAWN BY:	VER. #4.0 - 11/21/2025
JAS	

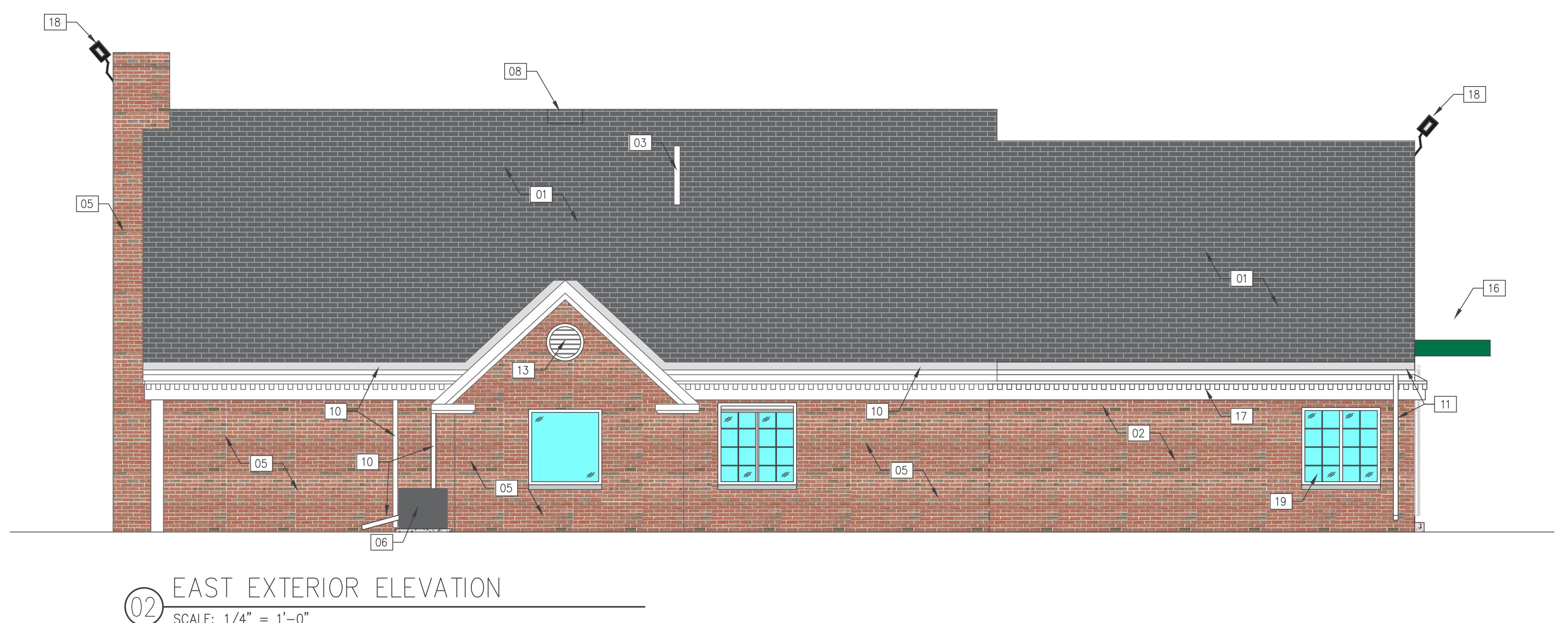
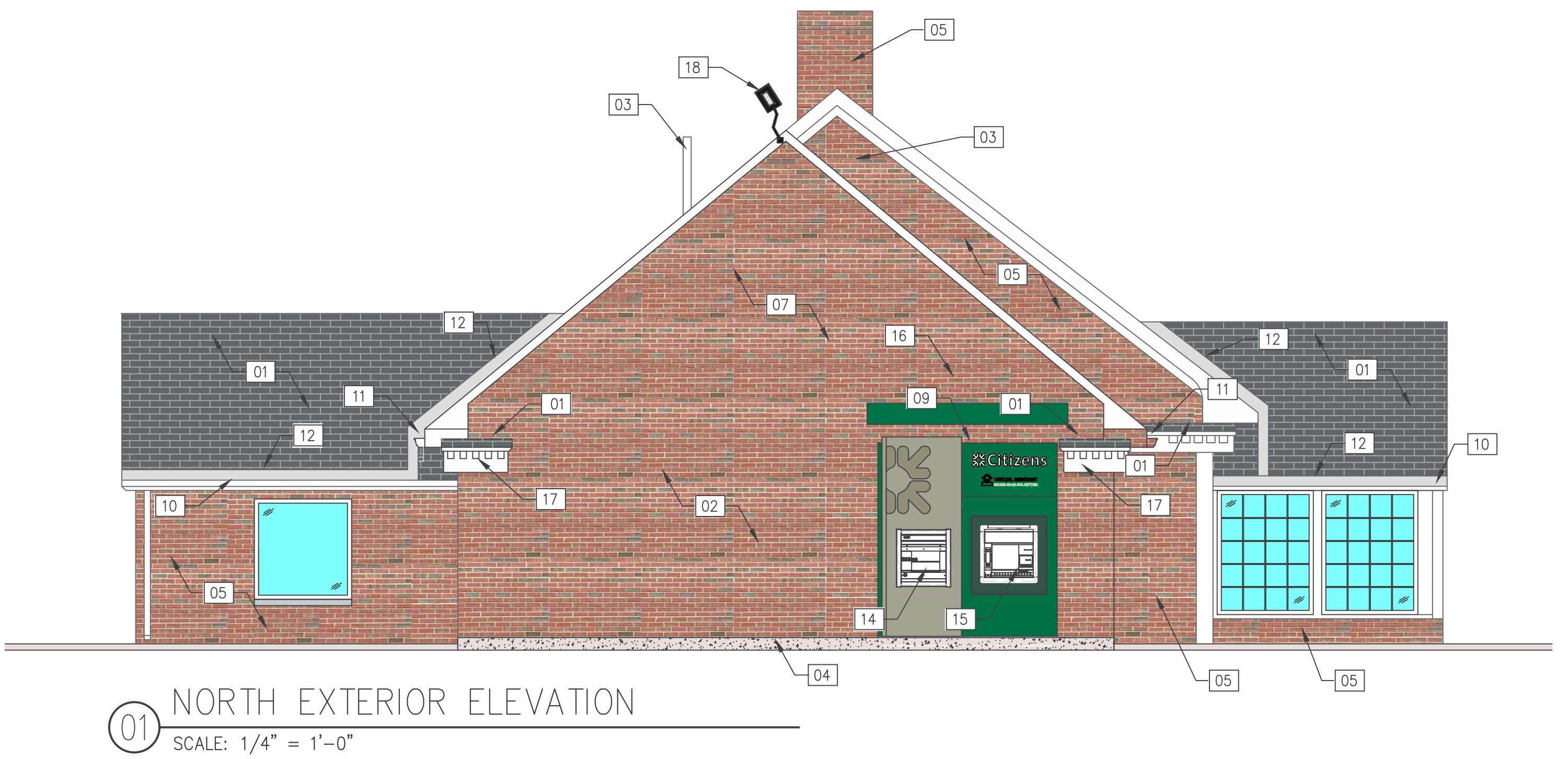
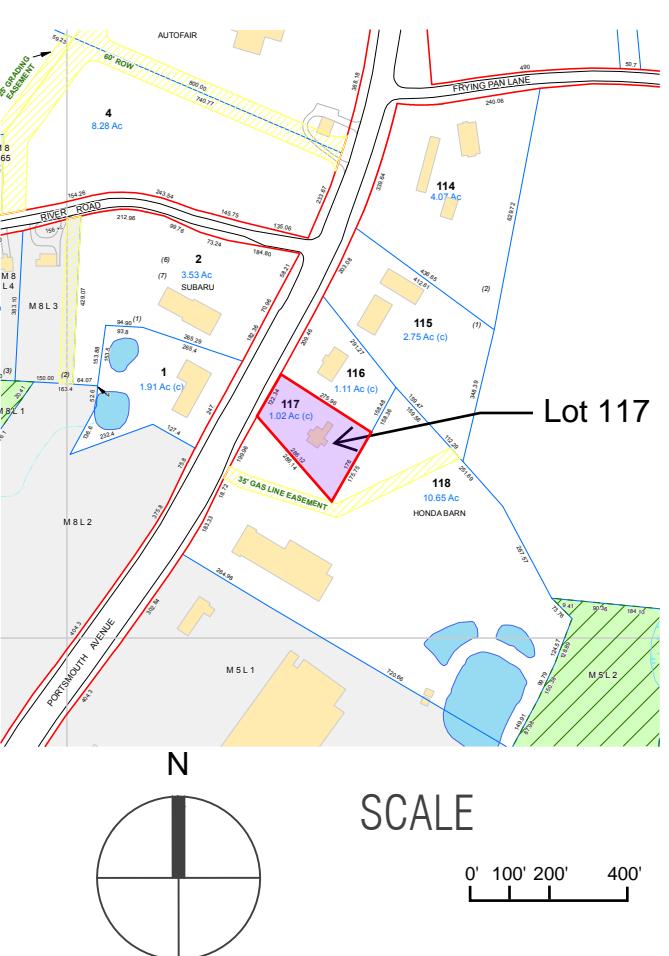
SCALE: 1/4" = 1'-0"	B+A PROJECT NO: 2025.75
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CONSTRUCTION KEYNOTES

- [01] PROVIDE NEW ASPHALT SHINGLES TO MATCH EXISTING
- [02] PROVIDE NEW BRICK SIDING TO MATCH EXISTING
- [03] PROVIDE NEW BRICK INFILL AS REQUIRED.
- [04] PROVIDE NEW CONCRETE CURB AT DRIVE UP LANE
- [05] EXISTING BRICK TO REMAIN
- [06] EXISTING AC UNIT & PAD TO REMAIN
- [07] PROVIDE NEW VINYL SIDING TO MATCH EXISTING
- [08] PATCH AND REPAIR EXISTING ROOF TO MATCH EXISTING.
- [09] PROVIDE NEW DRIVE-UP SURROUND PER SIGNAGE VENDOR.
- [10] EXISTING GUTTER/DOWNSPOUT TO REMAIN
- [11] PROVIDE NEW GUTTER/DOWNSPOUT TO MATCH EXISTING
- [12] EXISTING ROOF HEATING MAT TO REMAIN
- [13] EXISTING ROOF EXHAUST TO REMAIN
- [14] PROVIDE NEW DRIVE-UP THROUGH WALL NIGHT DROP
- [15] PROVIDE NEW DRIVE-UP THROUGH WALL ITEM
- [16] GC TO PROVIDE CUSTOM DRIVE-UP CANOPY
- [17] GC TO PROVIDE ACCENT SIMILAR TO THE EXISTING.
- [18] PROVIDE NEW ANGLED FLOOD LIGHT
- [19] PROVIDE NEW WINDOW TO MATCH EXISTING

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

LOT NUMBER
117

TAX MAP NUMBER
09

ARCHITECT
BISBANO & ASSOCIATES, INC
188 VALLEY STREET SUITE 100
PROVIDENCE, RI 02909

OWNER INFORMATION
ROGER GROUX
278 1/2 DOVER POINT RD
DOVER, NH



Citizens

STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

PROPOSED EXTERIOR ELEVATIONS

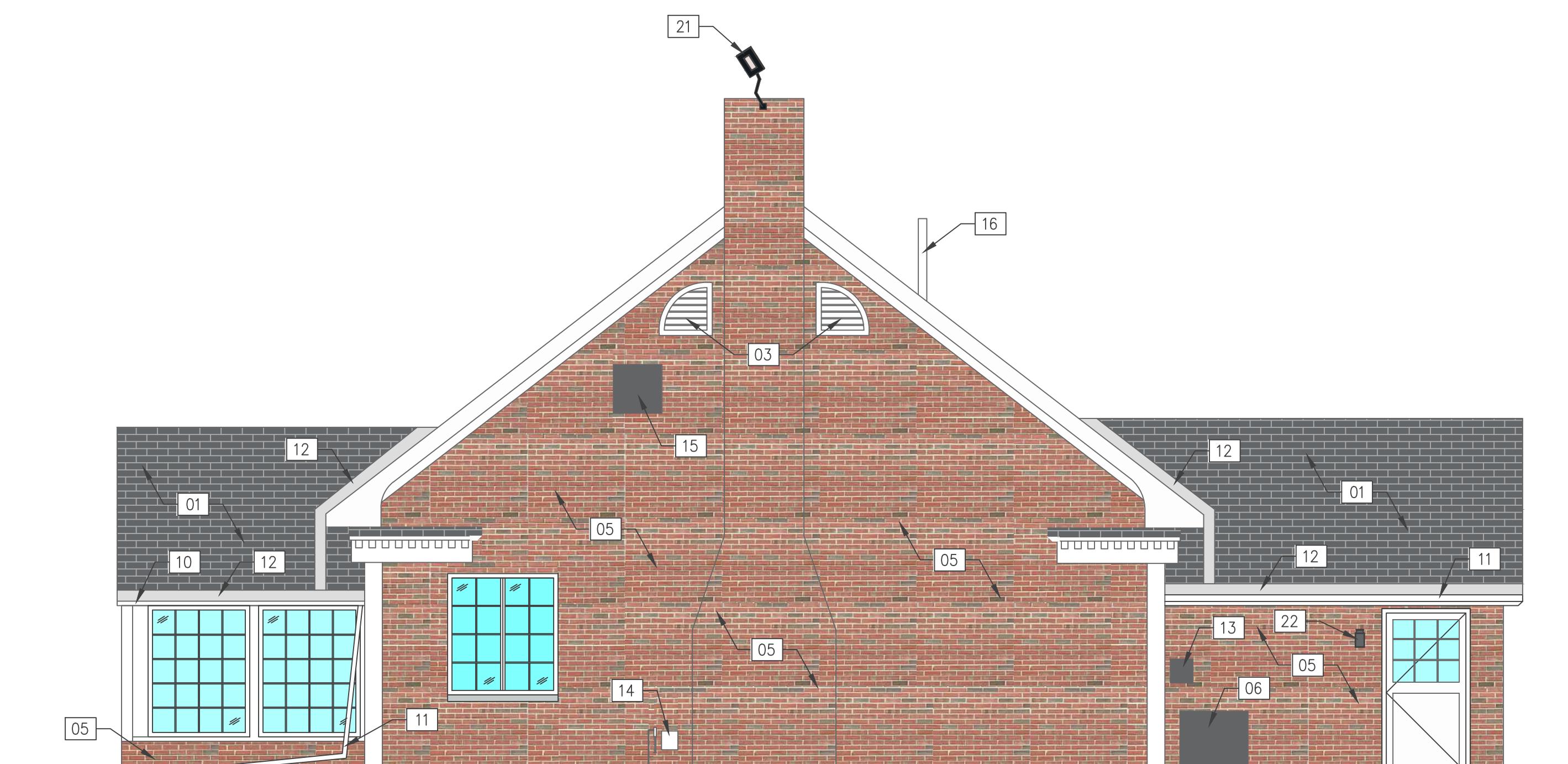
ISSUE TYPE:	REVISED:
TEST FIT	VER. #1.0 - 07/30/2025
	VER. #2.0 - 08/04/2025
ISSUE DATE:	VER. #2.1 - 08/22/2025
07/28/2025	VER. #3.0 - 10/16/2025
DRAWN BY:	VER. #4.0 - 10/27/2025
JAS	VER. #4.0 - 11/21/2025

SCALE:	
1/4"	= 1'-0"
B+A PROJECT NO:	2025.75

TF-7

CONSTRUCTION KEYNOTES

- [01] PROVIDE NEW ASPHALT SHINGLES TO MATCH EXISTING
 - [02] PROVIDE NEW BRICK SIDING TO MATCH EXISTING
 - [03] EXISTING ROOF EXHAUST TO REMAIN
 - [04] PROVIDE NEW CONCRETE CURB AT DRIVE UP LANE
 - [05] EXISTING BRICK TO REMAIN
 - [06] EXISTING AC UNIT & PAD TO REMAIN
 - [07] EXISTING VINYL SIDING TO REMAIN
 - [08] PATCH AND REPAIR EXISTING ROOF TO MATCH EXISTING
 - [09] EXISTING DOOR ACCESS TO ATTIC SPACE
 - [10] EXISTING GUTTER/DOWNSPOUT TO REMAIN
 - [11] PROVIDE NEW GUTTER/DOWNSPOUT TO MATCH EXISTING
 - [12] EXISTING ROOF HEATING MAT TO REMAIN
 - [13] EXISTING DISCONNECT PANEL TO REMAIN
 - [14] EXISTING IRRIGATION VALVE TO BE REPAIRED
 - [15] EXISTING EQUIPMENT TO REMAIN
 - [16] EXISTING ROOF EXHAUST VENT TO REMAIN
 - [17] PROVIDE NEW DLL-2-60 NON-ILLUMINATED WHITE DAISY WALL.
 - [18] PROVIDE NEW FAKE WINDOW TO MATCH EXISTING
 - [19] GC TO PROVIDE CUSTOM DRIVE-UP CANOPY
 - [20] GC TO PROVIDE ACCENT SIMILAR TO THE EXISTING.
 - [21] PROVIDE NEW ANGLED 'PACLIGHTS' FFLE LED FLOOD LIGHT
 - [22] PROVIDE NEW WALL MOUNTED LANTERN SCONCE LIGHT



01 SOUTH EXTERIOR ELEVATION

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

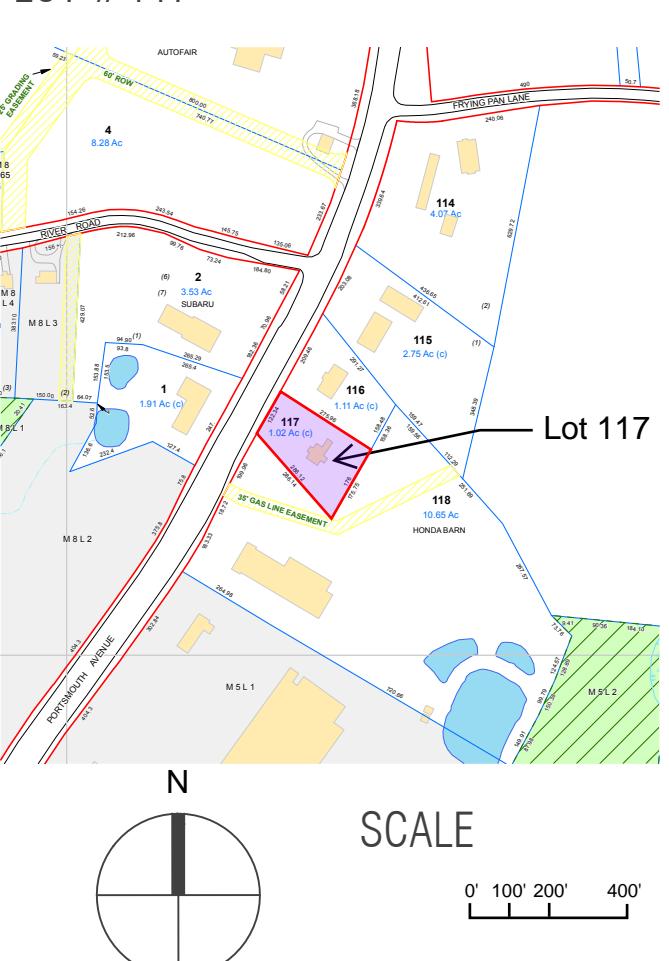


WEST EXTERIOR ELEVATION

(02) SCALE: 1/4" = 1'-0"

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

LOT NUMBER
117

ARCHITECT
BISBANO & ASSOCIATES, INC
188 VALLEY STREET SUITE 100
PROVIDENCE, RI 02909

OWNER INFORMATION
ROGER GROUX
278 ½ DOVER POINT RD
DOVER, NH




PROPOSED EXTERIOR ELEVATIONS

ISSUE TYPE:	REVISED:
TEST FIT	VER. #1.0 - 07/30/2025
ISSUE DATE:	VER. #2.0 - 08/04/2025
07/28/2025	VER. #2.1 - 08/22/2025
DRAWN BY:	VER. #3.0 - 10/16/2025
JAS	VER. #3.1 - 10/27/2025
	VER. #4.0 - 11/21/2025

SCALE:
1/4" =

B+A PRO
2025.7

TF-8



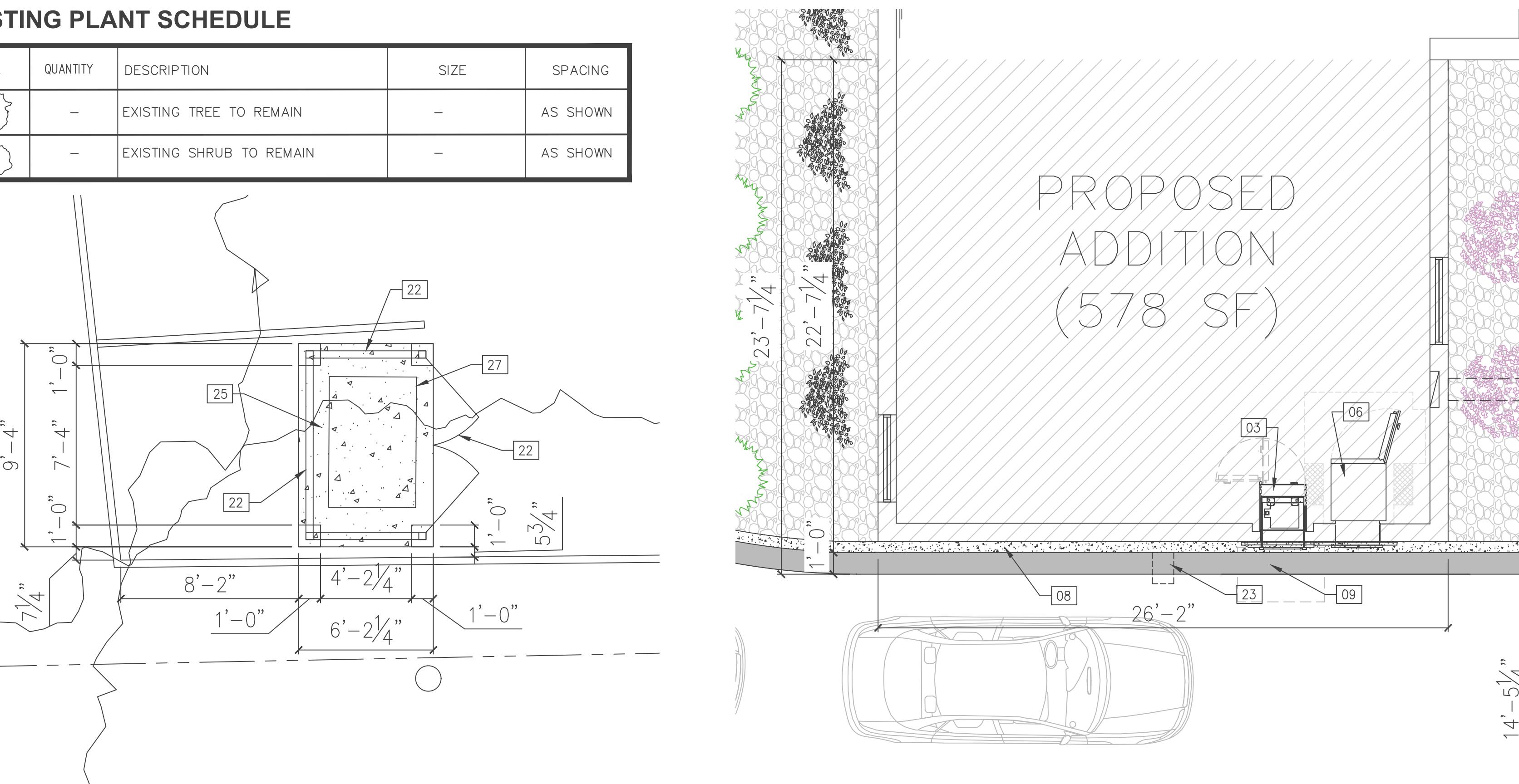
NEW PLANT SCHEDULE

SYMBOL	QUANTITY	DESCRIPTION	SIZE	SPACING
	6	SPRINTER BOXWOOD	6 GAL	AS SHOWN
	4	VERONICA SPEEDWELL	2 GAL	AS SHOWN
	10	CORAL BELL DARK COLOR	2 GAL	AS SHOWN
	4	BOBO HYDRANGEA	10 GAL	AS SHOWN
	4	PJM RHODODENDRON	7 GAL	AS SHOWN
	4	BLACK EYE SUSAN	2 GAL	AS SHOWN
	6	ALL GOLD JAPANESE FOREST GRASS	2 GAL	AS SHOWN
	—	FINE WINE WEIGELA	—	AS SHOWN
	4	PIERIS MOUNTAIN FIRE	7 GAL	AS SHOWN
	1	BLUE POINT JUNIPER	10 GAL	AS SHOWN
	2	DWARF HAMELN GRASS	2 GAL	AS SHOWN
	5	AZALEA HINO CRIMSON	5 GAL	AS SHOWN
	4	AZALEA GRAPE PURPLE COLOR	9 GAL	AS SHOWN
	—	SNOW FOUNTAIN WEEPING CHEERY	—	AS SHOWN

EXISTING PLANT SCHEDULE

SYMBOL	QUANTITY	DESCRIPTION	SIZE	SPACING
	—	EXISTING TREE TO REMAIN	—	AS SHOWN
	—	EXISTING SHRUB TO REMAIN	—	AS SHOWN

PERVIOUS SURFACE: 15,292SF
IMPERVIOUS SURFACE: 25,323S

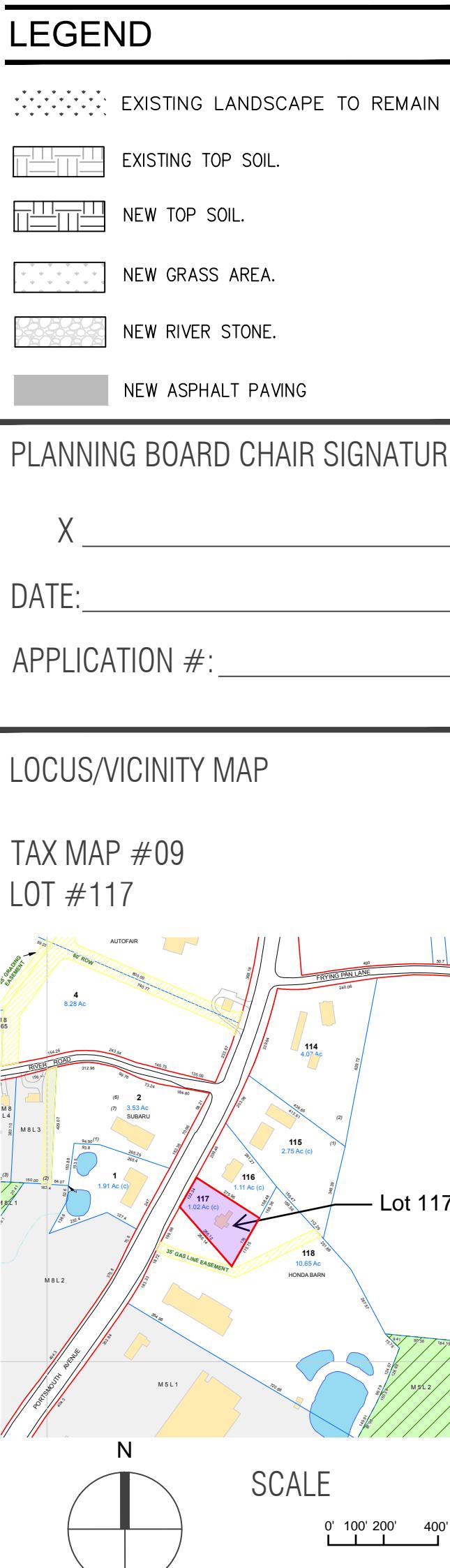


01 ENLARGED PLAN OF PROPOSED DRIVE-UP

02 ENLARGED PLAN OF PROPOSED DRIVE-UP

CONSTRUCTION KEYNOTES

- [01] EXISTING ASHALT PAVING TO REMAIN.
 - [02] EXISTING CONCRETE CURB TO REMAIN.
 - [03] PROVIDE NEW DRIVE-UP THROUGH WALL NIGHT DROP
 - [04] PROVIDE NEW CONCRETE PAD AS REQUIRED FOR NEW EV STATION.
 - [05] EXISTING PROPANE STORAGE TANK ACCESS TO REMAIN
 - [06] PROVIDE NEW DRIVE-UP THROUGH WALL ITM
 - [07] EXISTING BOLLARDS TO REMAIN
 - [08] PROVIDE NEW CONCRETE CURB
 - [09] PROVIDE NEW ASPHALT PAVING
 - [10] PROVIDE NEW 3"-4" RIVERSTONE
 - [11] EXISTING STONE TO REMAIN
 - [12] EXISTING DIRECTIONAL SIGNAGE TO REMAIN
 - [13] EXISTING PYLON SIGNAGE TO REMAIN
 - [14] EXISTING SHRUBBERY TO REMAIN
 - [15] EXISTING SHED TO BE PAINTED REPOSE GREY. TRIM TO BE PAINTED WHITE.
 - [16] EXISTING TREE TO REMAIN
 - [17] PROVIDE NEW DIRECTIONAL INDICATIONS
 - [18] EXISTING AC UNIT & PAD TO REMAIN
 - [19] EXISTING GRAVEL WALKWAY TO REMAIN
 - [20] PROVIDE NEW LIGHT POST WITH NEW LED BULB TO MATCH EXISTING.
 - [21] EXISTING CITY LIGHT FIXTURE & EXISTING TRANSFORMER ATTACHED TO EXISTING POWER LINE POST TO REMAIN.
 - [22] PROVIDE NEW 6FT X 8FT VERANDA LINDEN VINYL FENCE PAINTED EP-9 (REPOSE GRAY #7015), WITH TWO 4FT X 6FT VERANDA LINDEN VINYL FENCE GATES OR SIMILAR PRODUCT.
 - [23] PROVIDE NEW ANGLED WALL MOUNTED 'PACLIGHTS' FFLE LED FLOOD LIGHT
 - [24] EXISTING CONCRETE SIDEWALK TO REMAIN.
 - [25] PROVIDE NEW CONCRETE PAD FOR FENCED IN DUMPSTER.
 - [26] PROVIDE NEW ACCESS AISLE STRIPPING.
 - [27] PROVIDE NEW DUMPSTER.
 - [28] EXISTING SEPTIC TO REMAIN.
 - [29] EXISTING IRRIGATION CONTROL VALVE TO REMAIN.
 - [30] EXISTING WELL TO REMAIN.



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

PARCEL ID NUMBER
09-117-000

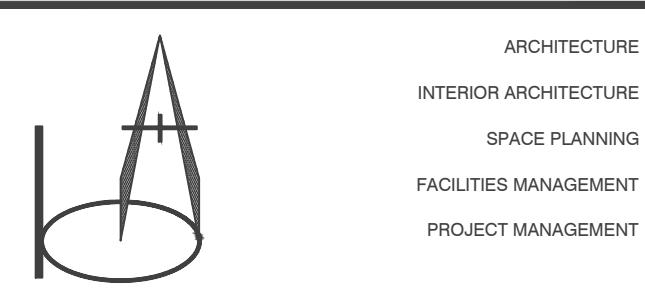
LOT NUMBER

EST NUMBER

TAX MAP NUMBER
09

ARCHITECT
BISBANO & ASSOCIATES, INC
188 VALLEY STREET SUITE 100
PROVIDENCE, RI 02900

OWNER INFORMATION
ROGER GROUX
278 1/2 DOVER POINT RD
DOVER, NH



The image shows the Citizens Bank logo at the top left, consisting of a stylized green leaf icon followed by the word "Citizens" in a large, bold, green sans-serif font. Below the logo, the word "STRATHAM" is written in a smaller, gray, all-caps sans-serif font. At the bottom, the address "36 Portsmouth Ave" is on one line, and "Stratham, NH" is on the line below it, both in a gray, all-caps sans-serif font.

PROPOSED SITE PLAN INCLUDING FIRE TRUCK PATH ANALYSIS

ISSUE TYPE:	REVISED:
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JAS	VER. #3.1 – 10/27/2025
	VER. #4.0 – 11/21/2025

SCALE:
3/32" = 1'-0"
B+A PROJECT NO:
2025.75

TF-10

PROPOSED SITE PLAN

