



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.

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.

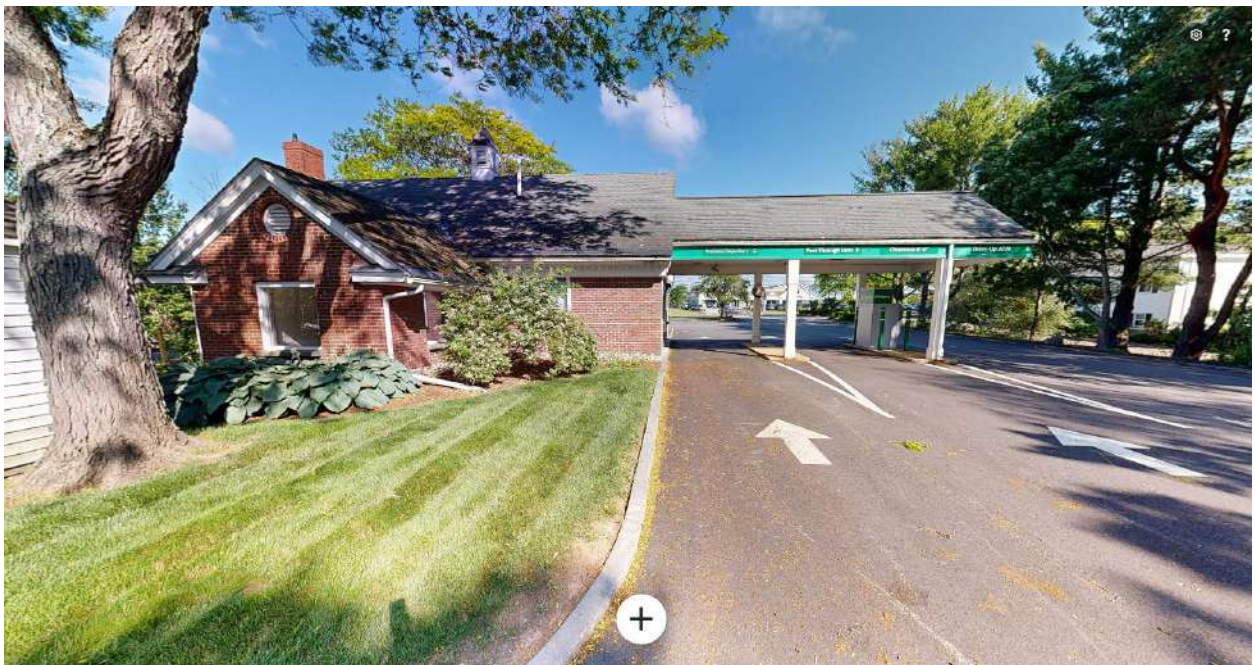
Thank you,

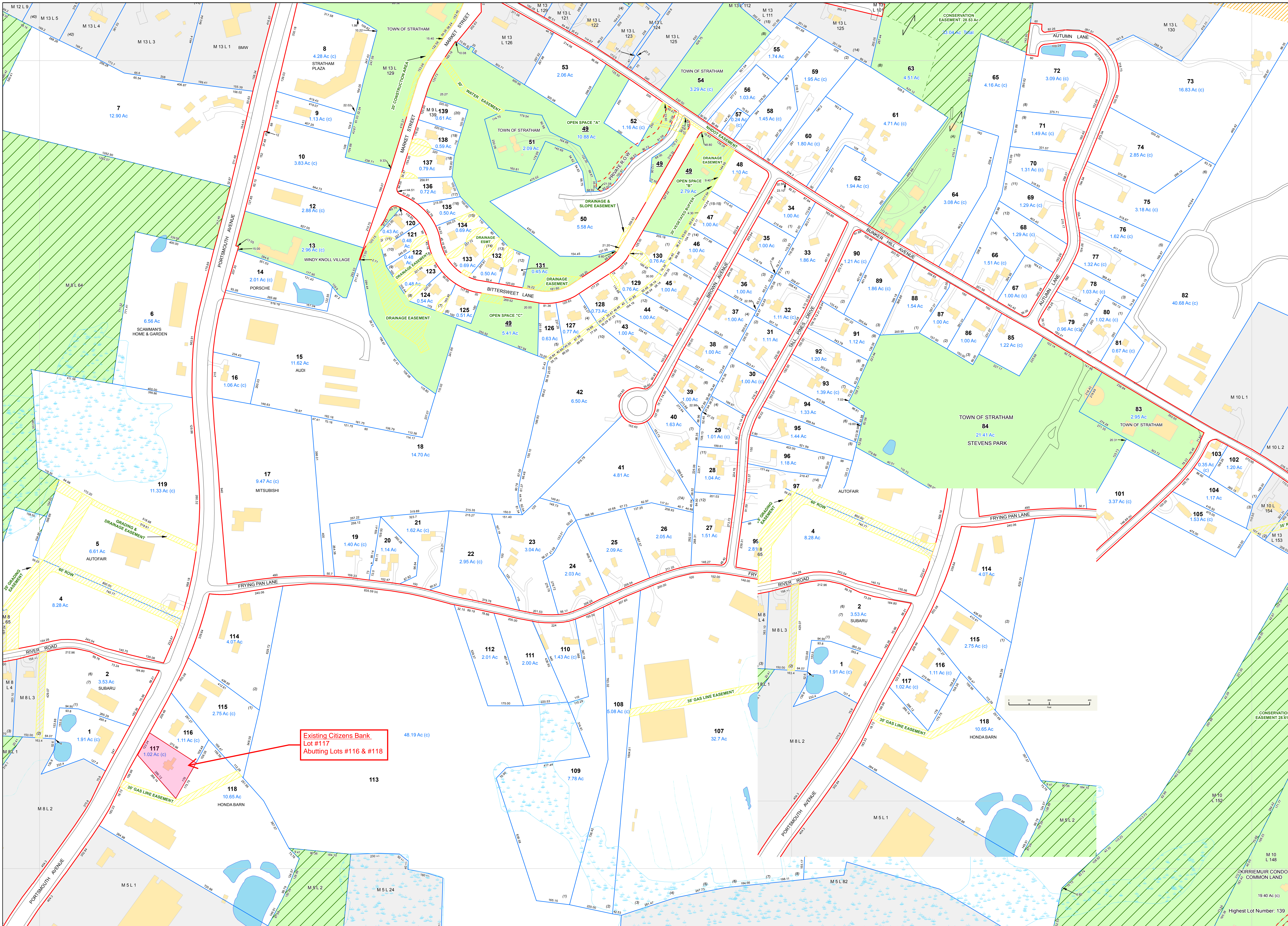
Bruce W Bisbano
bruce@bisbano.com
401-442-6180

SITE PHOTOS









Tax Map

9

STRATHAM

NEW HAMPSHIRE

N

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

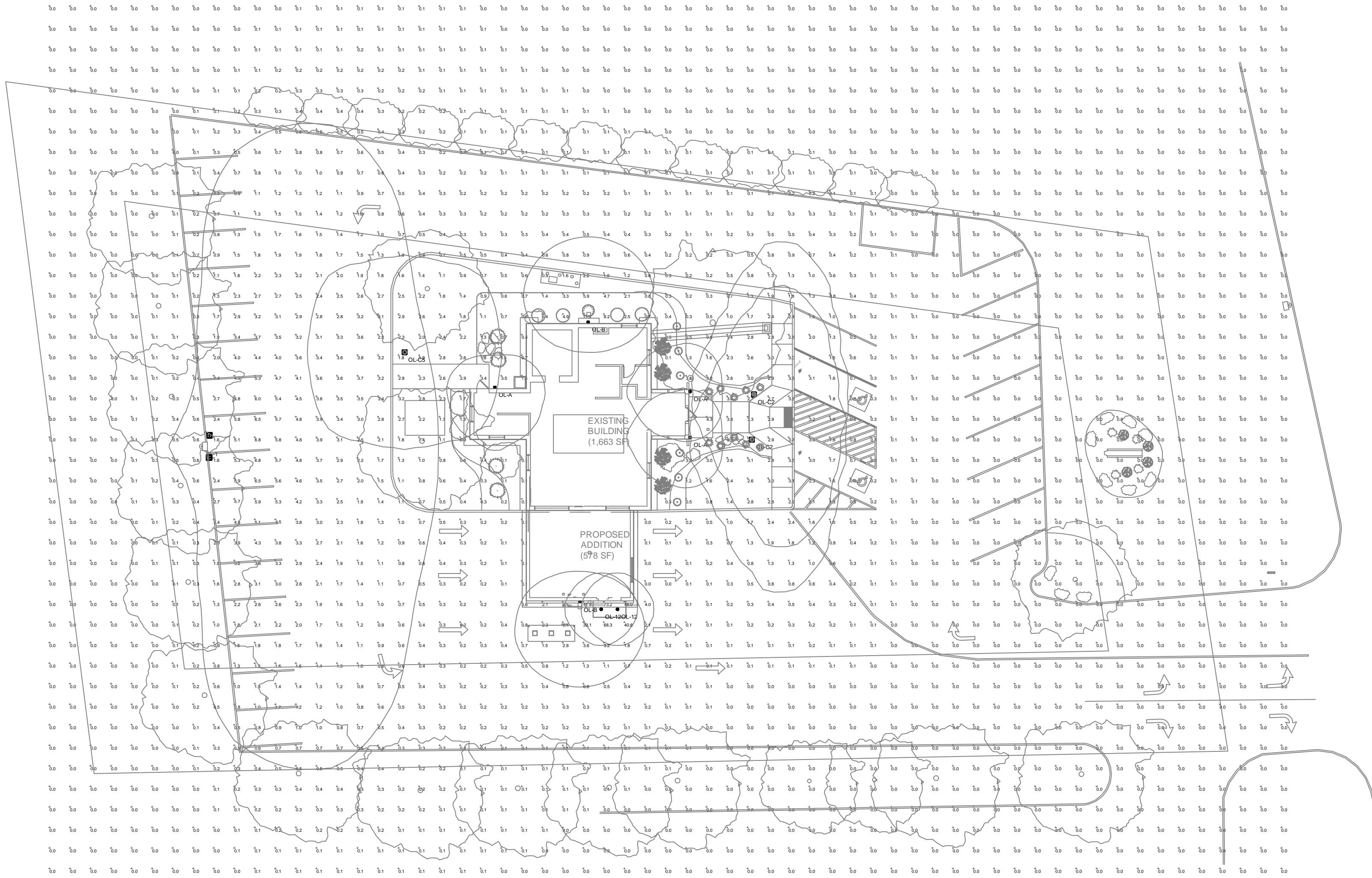
INTENDED FOR ASSESSMENT PURPOSES ONLY. COMPILED FROM TAX MAPS, ORTHOPHOTOGRAPHY AND OTHER PUBLIC RECORDS AND DATA. USERS SHOULD CONSULT THE PUBLIC PRIMARY SOURCE DOCUMENTS FOR VERIFICATION OF THE INFORMATION APPEARING ON THIS MAP.

Newmarket	27	28
	24	25
Newfields	20	21
	16	17
	12	13
Exeter	8	9
	4	5
	2	3
		North Hampton
		Hampton

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.CAI-TECH.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 techniques and field conditions such as voltage and 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 Lumen Depreciation (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

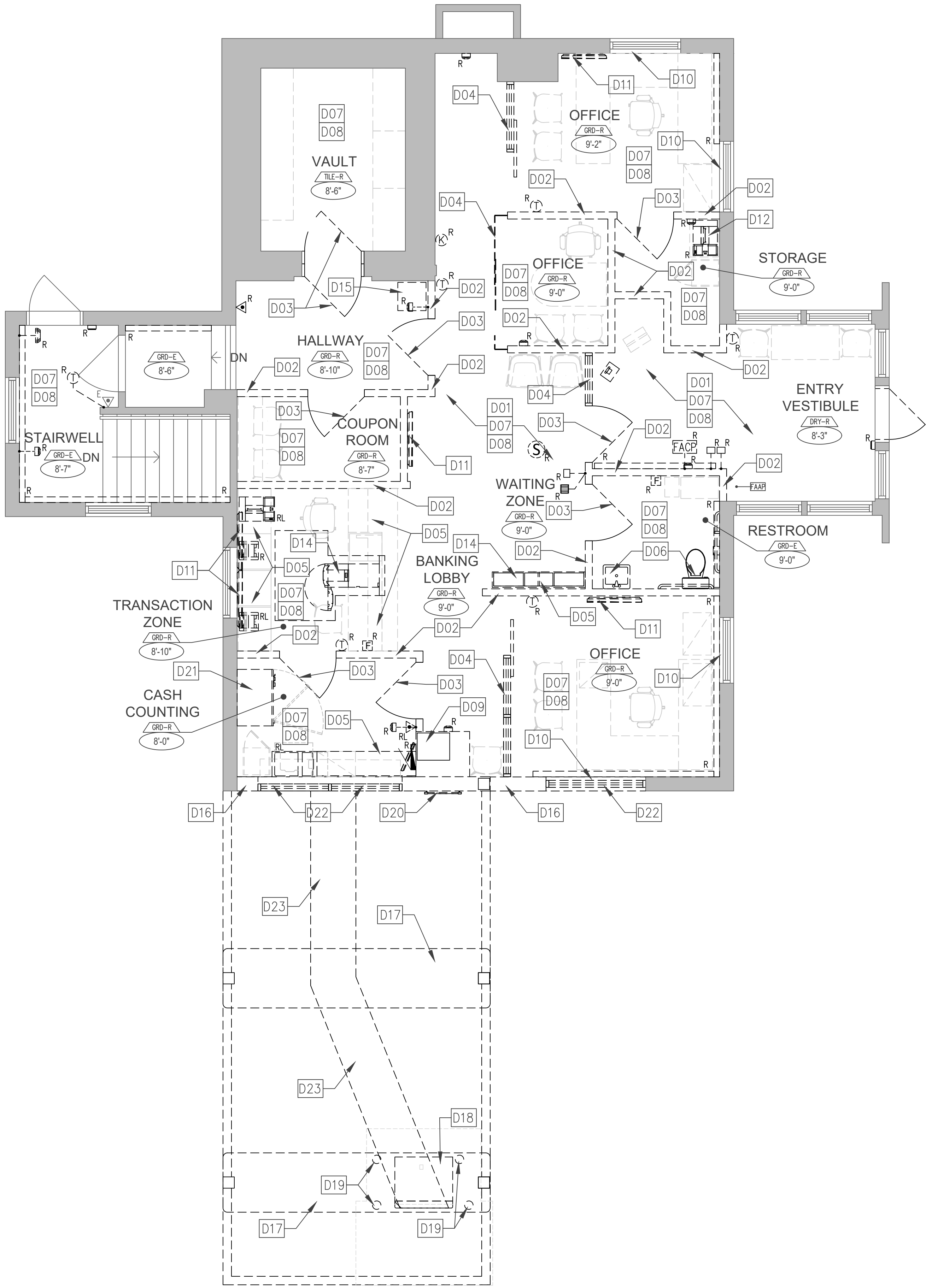
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DATE: 12/11/25

DRAWN BY: LED

SHEET:

SL-1A

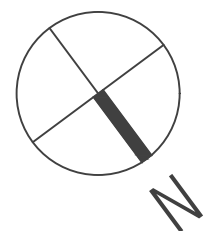


DEMOLITION KEYNOTES

- D001 REMOVE EXISTING MERCHANDISING/ BRANDING THROUGHOUT AS REQUIRED.
- D002 REMOVE EXISTING CUB PARTITIONS IN THEIR ENTIRETY. SHOWN DASHED. PATCH BACK FLOOR, WALLS & CEILING TO MATCH EXISTING AS REQUIRED.
- D003 REMOVE EXISTING DOOR, FRAME & HARDWARE, SHOWN DASHED.
- D004 REMOVE EXISTING GLAZING & FRAME SYSTEM. PATCH BACK FLOOR, WALLS & CEILING TO MATCH EXISTING AS REQUIRED.
- D005 REMOVE EXISTING MILLWORK CABINETRY & COUNTERS, SHOWN DASHED. PATCH BACK FLOOR, WALLS & CEILING TO MATCH EXISTING AS REQUIRED.
- D006 REMOVE EXISTING PLUMBING FIXTURE & ALL ASSOCIATED PIPING, SHOWN DASHED. PREPARE EXISTING PIPING AS REQUIRED TO ACCEPT NEW FIXTURES. COORDINATE WITH PLUMBING DRAWINGS.
- D007 SEE GENERAL NOTES FOR FLOOR FINISH REMOVAL NOTE DIRECTION.
- D008 SEE GENERAL NOTES FOR CEILING FINISH REMOVAL NOTE DIRECTION.
- D009 REMOVE EXISTING IN WALL CASH VAULT
- D010 REMOVE ALL EXISTING CURTAINS, SHADES, BLINDS. PATCH AND REPAIR WALLS AS REQUIRED.
- D011 REMOVE EXISTING SCREEN.
- D012 REMOVE & RELOCATE EXISTING PRINTER.
- D013 REMOVE EXISTING PRINTER.
- D014 REMOVE EXISTING TOR IN ITS ENTIRETY.
- D015 REMOVE EXISTING WHEELED TRASH BIN
- D016 REMOVE PORTION OF EXISTING EXTERIOR WALL AS SHOWN. PATCH AND REPAIR WALLS AS REQUIRED.
- D017 REMOVE EXISTING CONCRETE ISLAND
- D018 REMOVE EXISTING DRIVE-UP ATM
- D019 REMOVE EXISTING BOLLARDS
- D020 REMOVE EXISTING DRIVE-UP NIGHT DROP AND SURROUND
- D021 REMOVE EXISTING SAFE IN ITS ENTIRETY. PATCH AND REPAIR FLOORS & WALLS AS REQUIRED.
- D022 REMOVE EXISTING WINDOW
- D023 REMOVE EXISTING UNDERGROUND DRIVE UP ATM TUNNEL.

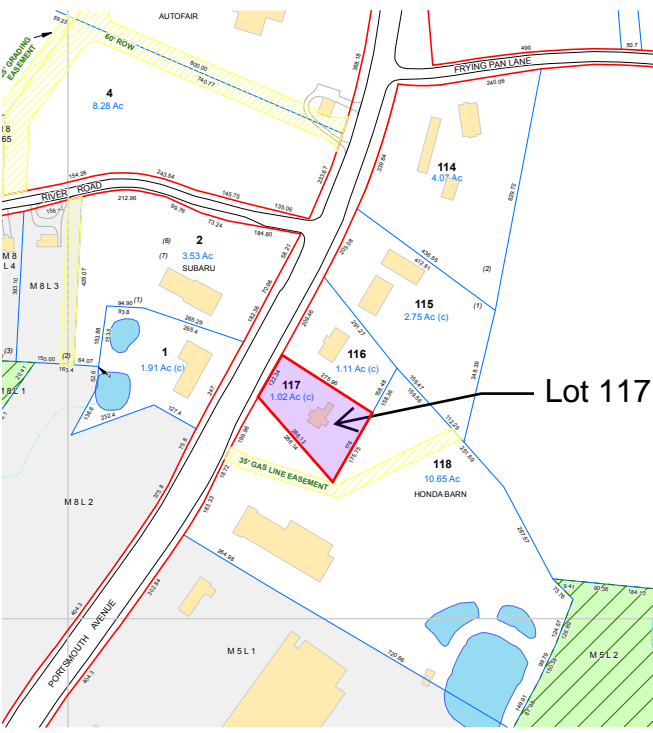
DEMOLITION LEGEND

- R REMOVE EXISTING THERMOSTAT, SHOWN DASHED.
- R REMOVE EXISTING FIRE ALARM CONTROL PANEL, SHOWN DASHED.
- R REMOVE EXISTING ADA PUSH BUTTON PATCH, SHOWN DASHED.
- R REMOVE EXISTING FIRE PULL STATION, SHOWN DASHED.
- R REMOVE EXISTING KIOSK POST AND BASE, SHOWN DASHED.
- R REMOVE EXISTING HAND SANITIZER POST AND BASE, SHOWN DASHED.
- RL REMOVE AND RELOCATE EXISTING FIRE EXTINGUISHER, SHOWN DASHED.
- E EXISTING FIRE EXTINGUISHER TO REMAIN
- R REMOVE EXISTING BASEBOARD HEATERS, SHOWN DASHED.
- R REMOVE EXISTING PANEL, SHOWN DASHED.
- R REMOVE EXISTING WIFI EXTENDER, SHOWN DASHED.
- R REMOVE EXISTING FIRE ALARM STROBE, SHOWN DASHED.
- R REMOVE EXISTING FIRE STROBE, SHOWN DASHED.
- R REMOVE EXISTING DOORBELL CHIME, SHOWN DASHED.
- R REMOVE EXISTING CURRENCY COUNTER.
- RL REMOVE & RELOCATE EXISTING CURRENCY COUNTER.
- RL REMOVE & RELOCATE EXISTING CARD PRINTER.
- RL REMOVE EXISTING SAFE, SHOWN DASHED.



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



STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

EXISTING GROUND FLOOR
PLAN

ISSUE TYPE: TEST FIT	REVISED: VER. #1.0 - 07/30/2025
ISSUE DATE: 07/28/2025	VER. #2.0 - 08/04/2025
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 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
- 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. 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
- REMOVE EXISTING PRINTER
- D08
- EXISTING DUPLEX SEWAGE EJECTOR PUMP

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

▬

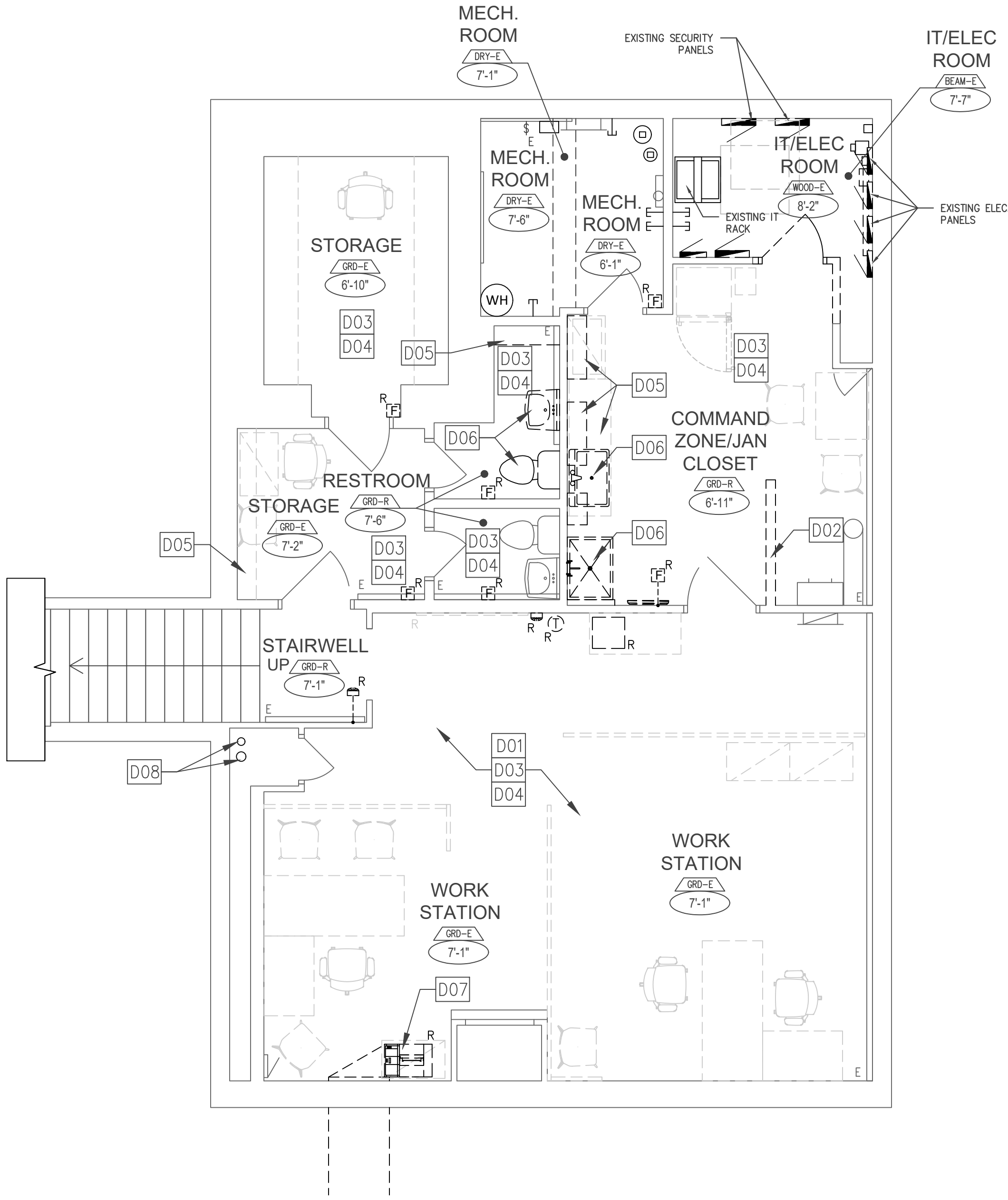
EXISTING BASEBOARD HEATERS TO REMAIN
- ▭

REMOVE EXISTING STORAGE CABINET
- 🪑

REMOVE EXISTING OFFICE CHAIR
- 🪑

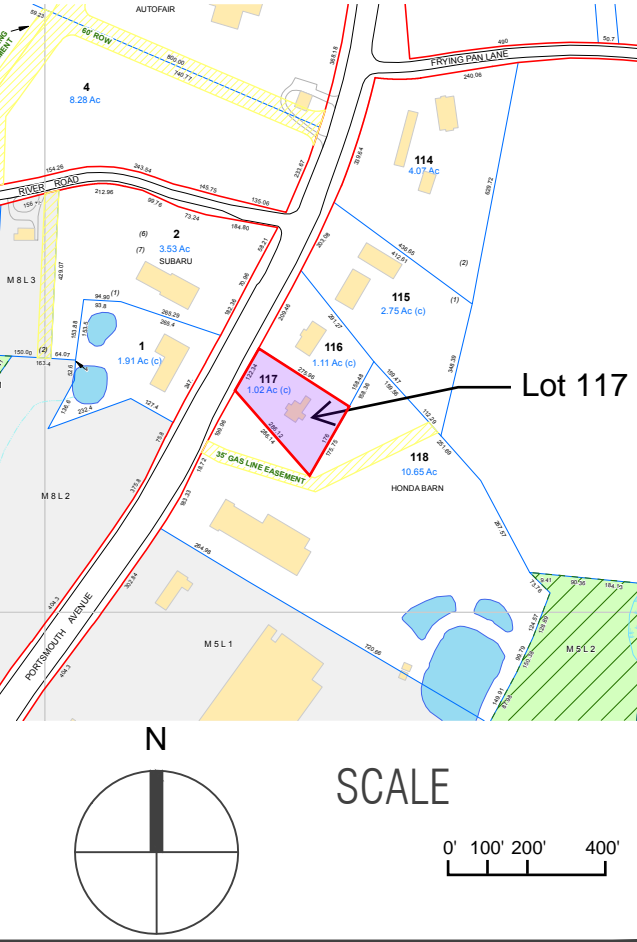
REMOVE EXISTING CHAIR
- 🧊

REMOVE EXISTING REFRIGERATOR



LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



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DOVER, NH



Citizens

STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

EXISTING BASEMENT PLAN

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

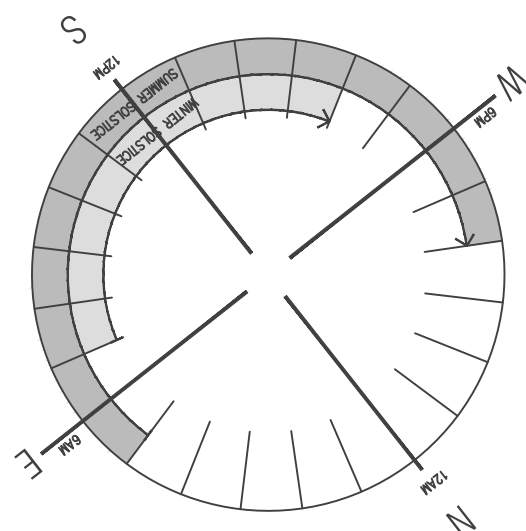
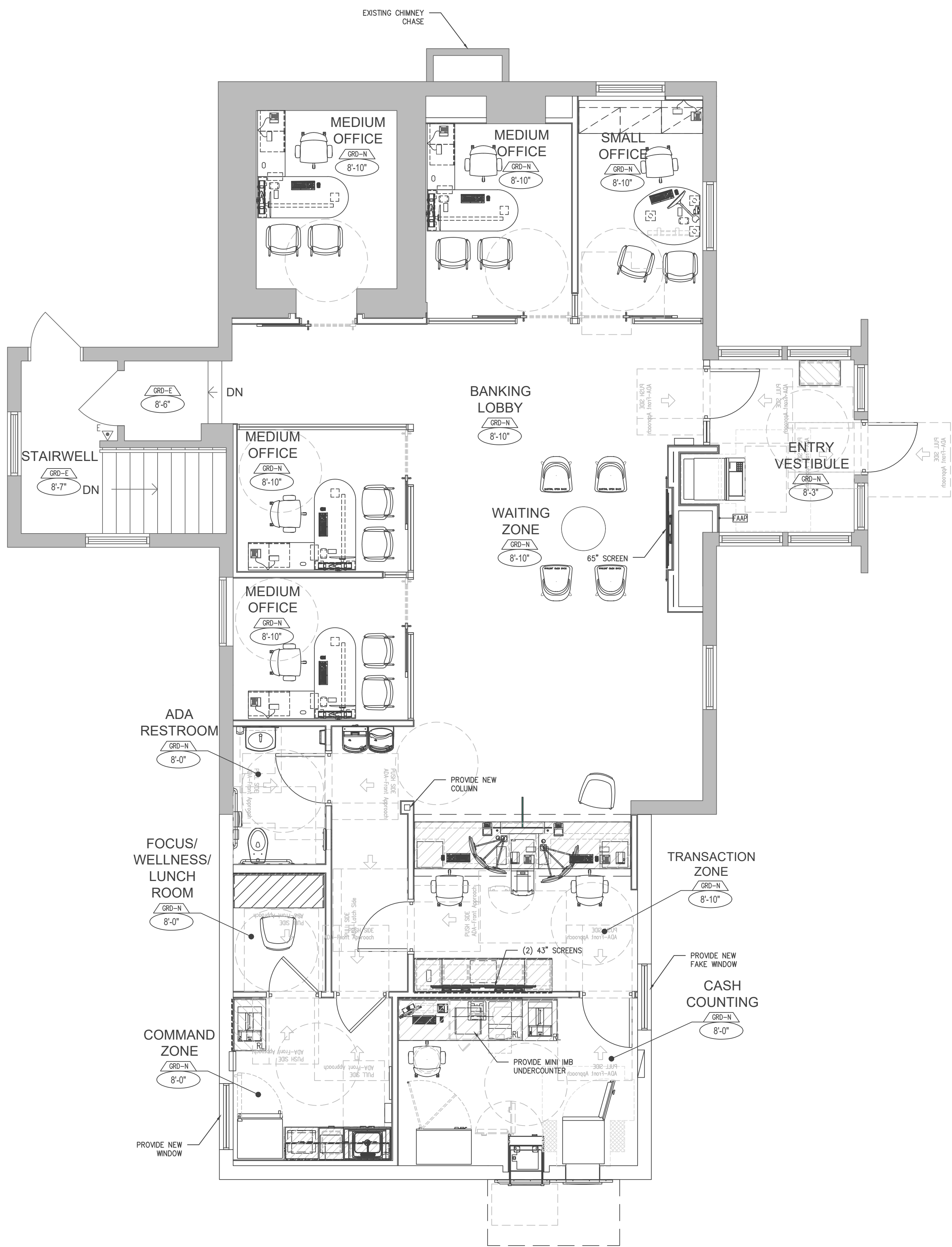
SCALE:
1/4" = 1'-0"

B+A PROJECT NO:
2025.75

TF-2

KEYNOTES

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D2 XXXX.
D3 XXXX.
D4 XXXX.

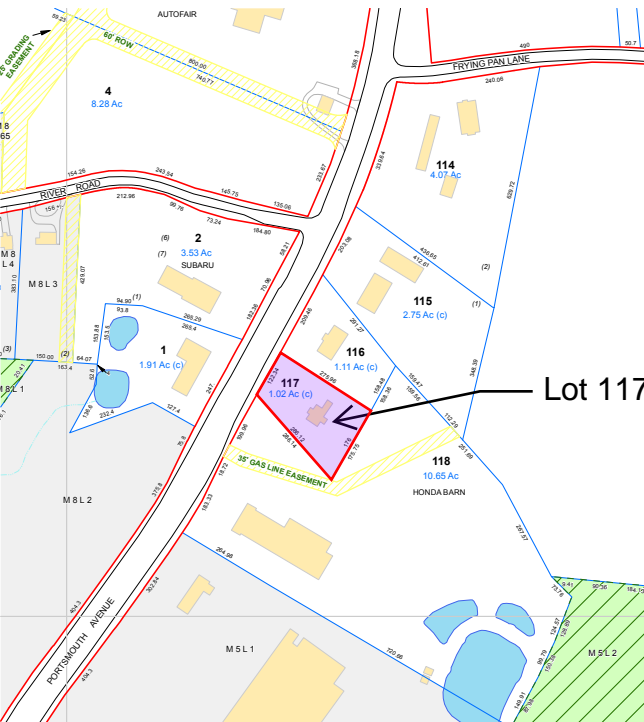


CITIZENS FINANCIAL GROUP APPROVAL: _____

DATE: _____

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



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36 PORTSMOUTH AVE
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PARCEL ID NUMBER
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LOT NUMBER
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DOVER, NH



STRATHAM

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PROPOSED GROUND FLOOR
PLAN

ISSUE TYPE: TEST FIT	REVISED: VER. #1.0 - 07/30/2025
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	VER. #3.0 - 10/16/2025
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	VER. #4.0 - 11/21/2025

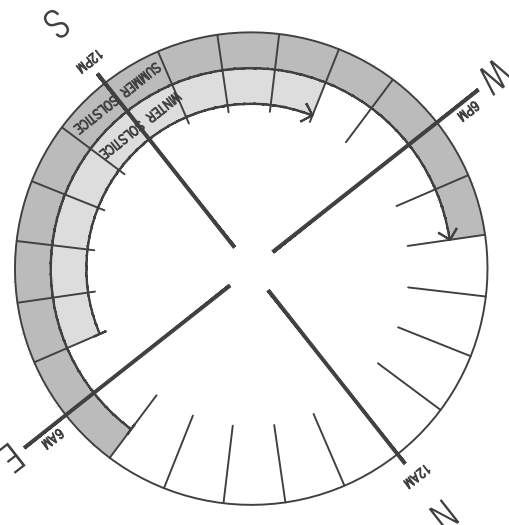
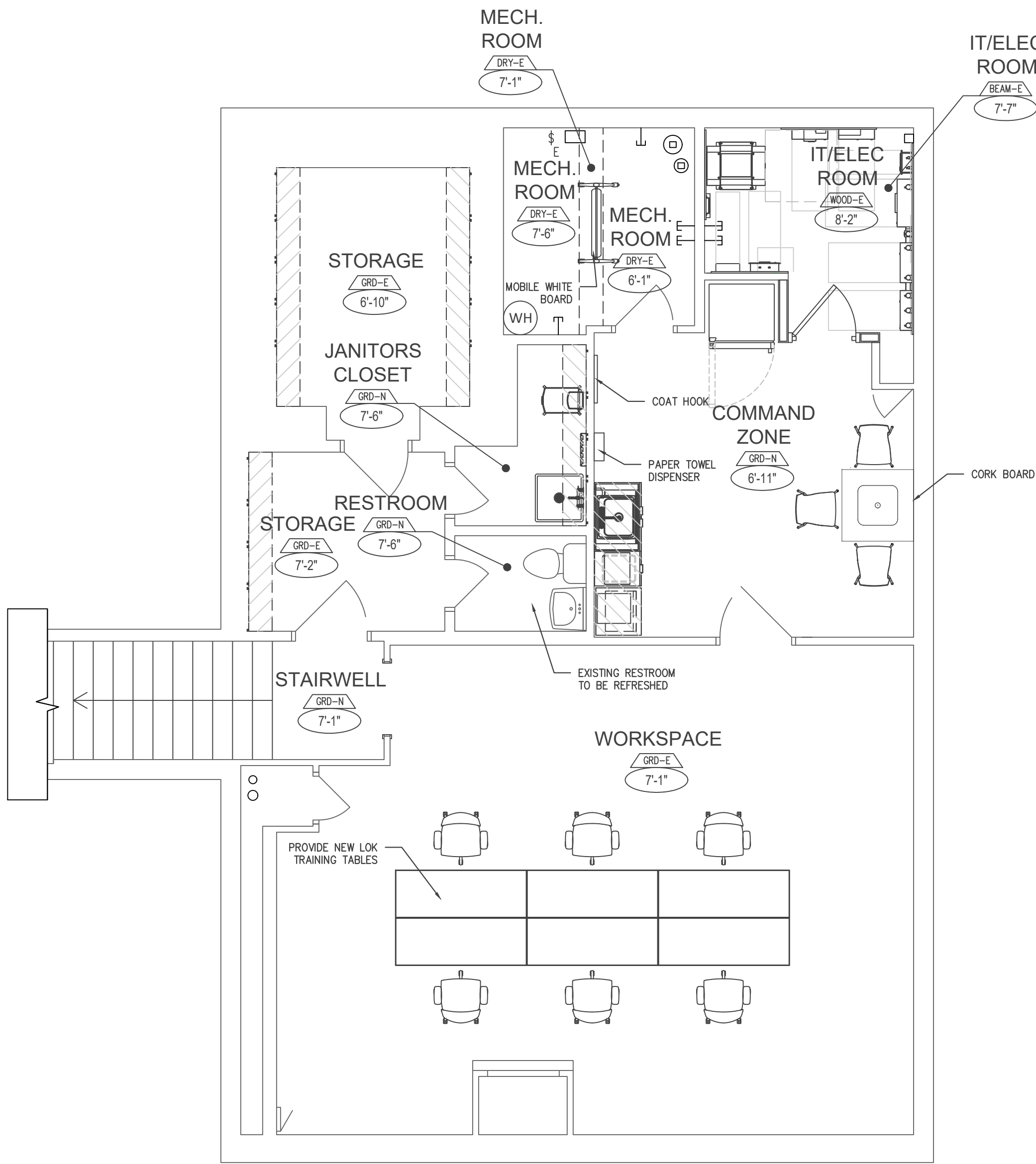
SCALE:
1/4" = 1'-0"

B+A PROJECT NO:
2025.75

TF-3

KEYNOTES

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- D2XXXX.
- D3XXXX.
- D4XXXX.

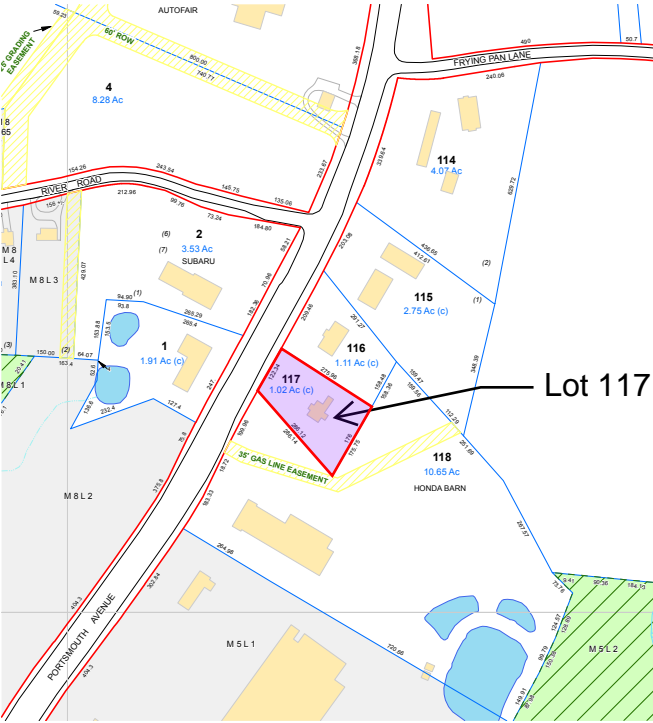


CITIZENS FINANCIAL GROUP APPROVAL: _____

DATE: _____

LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



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PROPOSED BASEMENT PLAN

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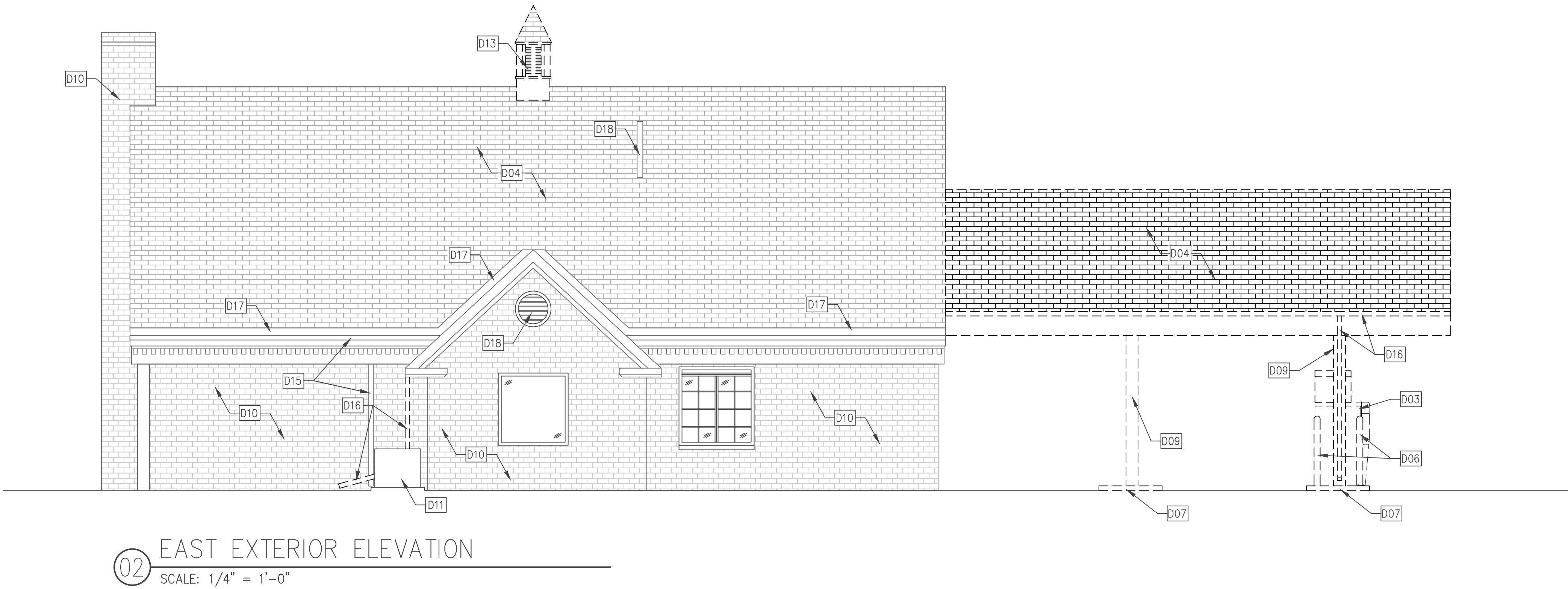
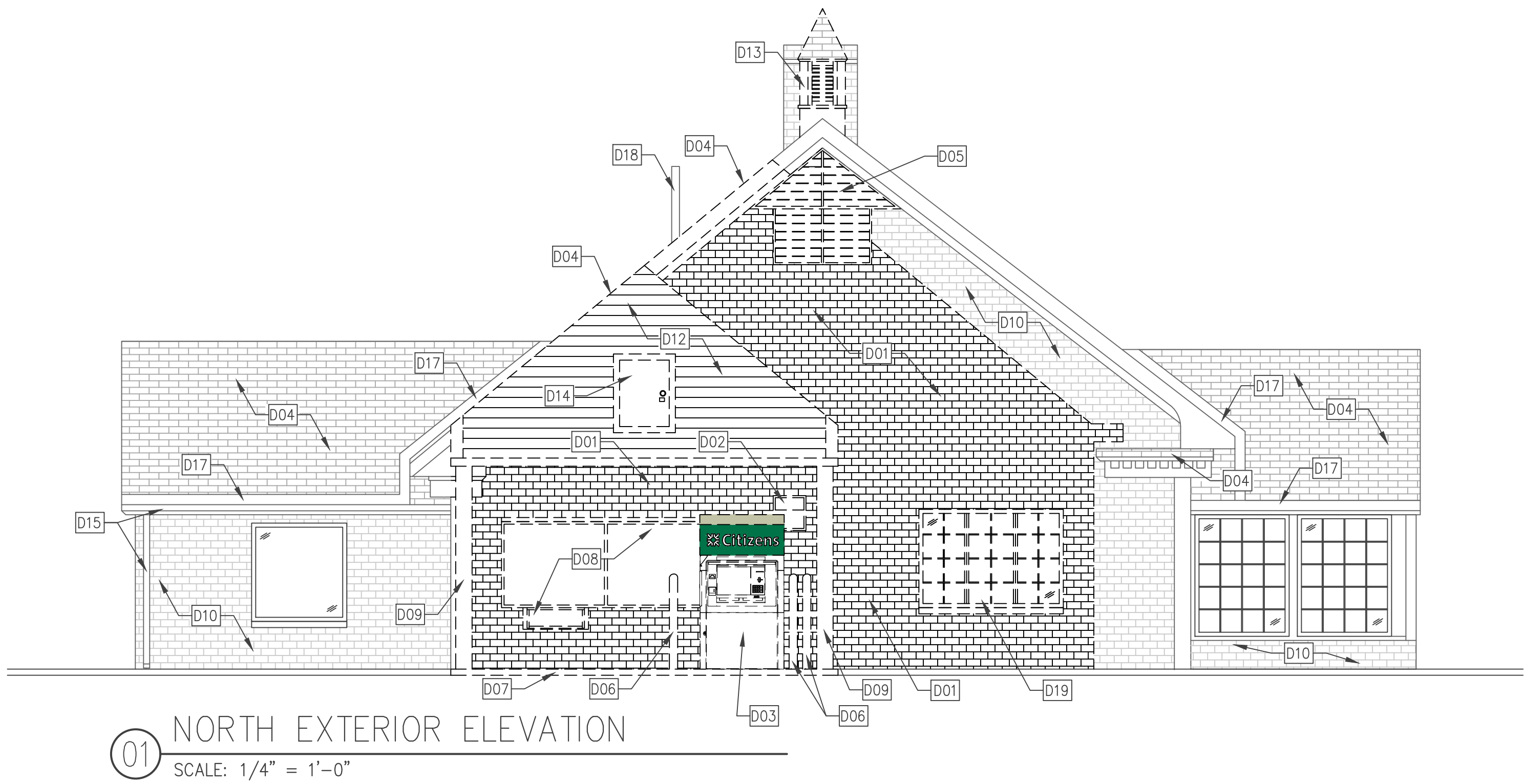
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B+A PROJECT NO:
2025.75

TF-4

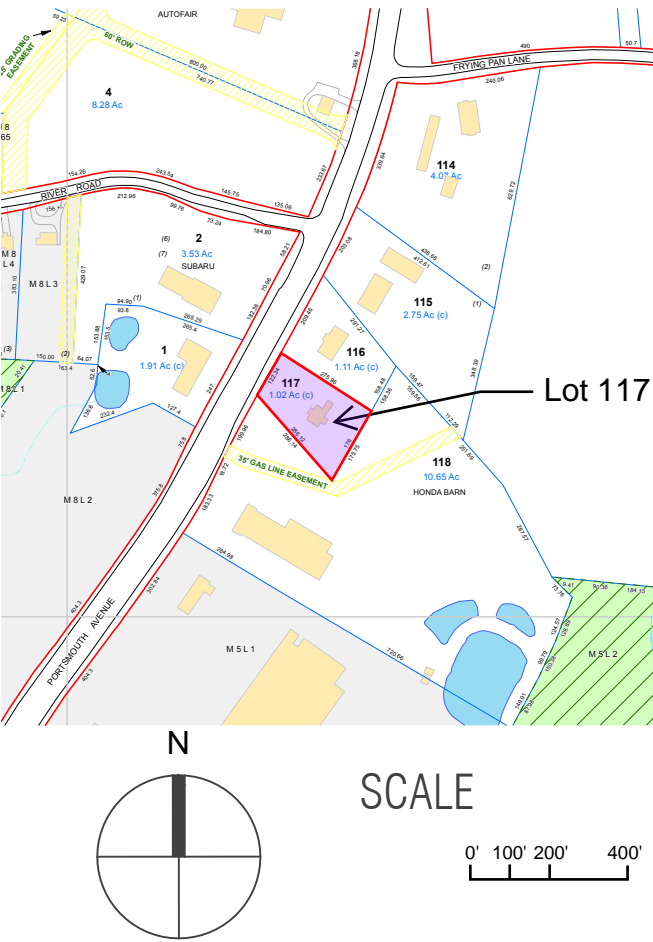
DEMOLITION KEYNOTES

- D001 REMOVE PORTION OF EXISTING BRICK SIDING FOR NEW EXTENSION.
- D002 REMOVE EXISTING LIGHT FIXTURE
- D003 REMOVE EXISTING DRIVE-UP REMOTE ATM AND TOPPER
- D004 REMOVE EXISTING ROOF SHINGLES TO BE REPLACED
- D005 REMOVE EXISTING ROOF EXHAUST
- D006 REMOVE EXISTING BOLLARDS
- D007 REMOVE EXISTING CURB
- D008 REMOVE EXISTING DRIVE-UP WINDOW AND EQUIPMENT
- D009 EXISTING COLUMN TO REMAIN
- D010 EXISTING BRICK TO REMAIN
- D011 EXISTING HVAC UNIT TO REMAIN
- D012 EXISTING VINYL SIDING TO REMAIN
- D013 REMOVE EXISTING CUPOLA. PATCH ROOF AS REQUIRED TO MATCH EXISTING.
- D014 EXISTING DOOR ACCESS TO ATTIC SPACE
- D015 EXISTING GUTTER/DOWNSPOUT TO REMAIN
- D016 REMOVE EXISTING GUTTER/DOWNSPOUT
- D017 EXISTING ROOF HEATING MAT TO REMAIN
- D018 EXISTING ROOF EXHAUST VENT TO REMAIN
- D019 REMOVE EXISTING WINDOW



LOCUS/VICINITY MAP

TAX MAP #09
LOT #117



SITE INFORMATION
36 PORTSMOUTH AVE
STRATHAM, NH 03885

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TAX MAP NUMBER
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278 1/2 DOVER POINT RD
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Citizens

STRATHAM

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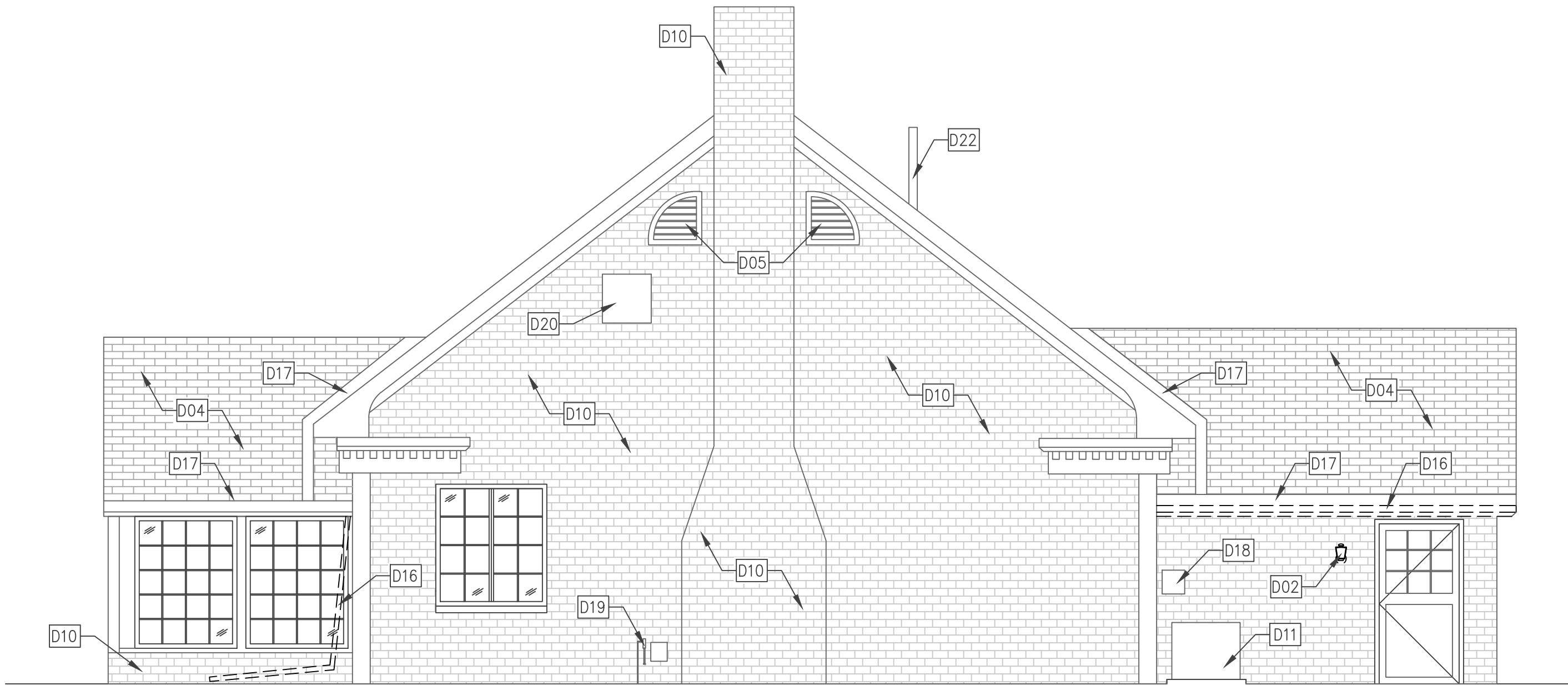
EXISTING EXTERIOR
ELEVATIONS

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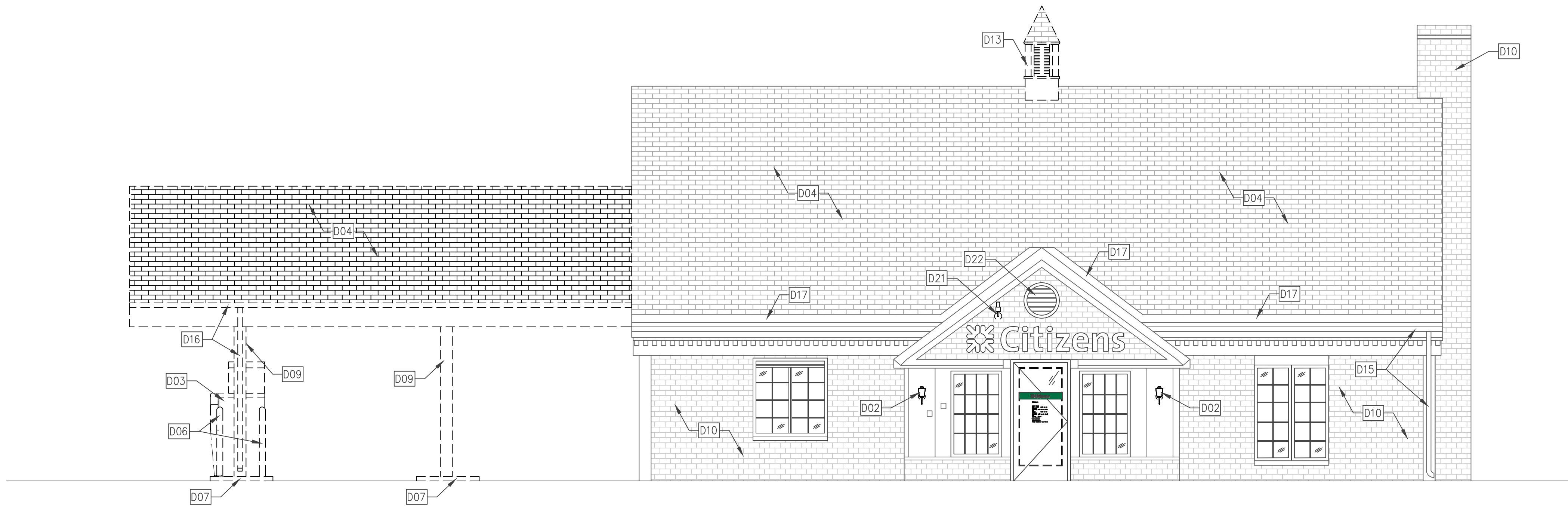
SCALE: 1/4" = 1'-0"
B+A PROJECT NO: 2025.75

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- D016 REMOVE EXISTING GUTTER/DOWNSPOUT
- D017 EXISTING ROOF HEATING MAT TO REMAIN
- D018 EXISTING DISCONNECT PANEL TO REMAIN
- D019 EXISTING IRRIGATION VALVE TO BE REPAIRED
- D020 EXISTING EXISTING EQUIPMENT TO REMAIN
- D021 REMOVE EXISTING EMERGENCY LIGHT
- D022 EXISTING ROOF EXHAUST VENT TO REMAIN



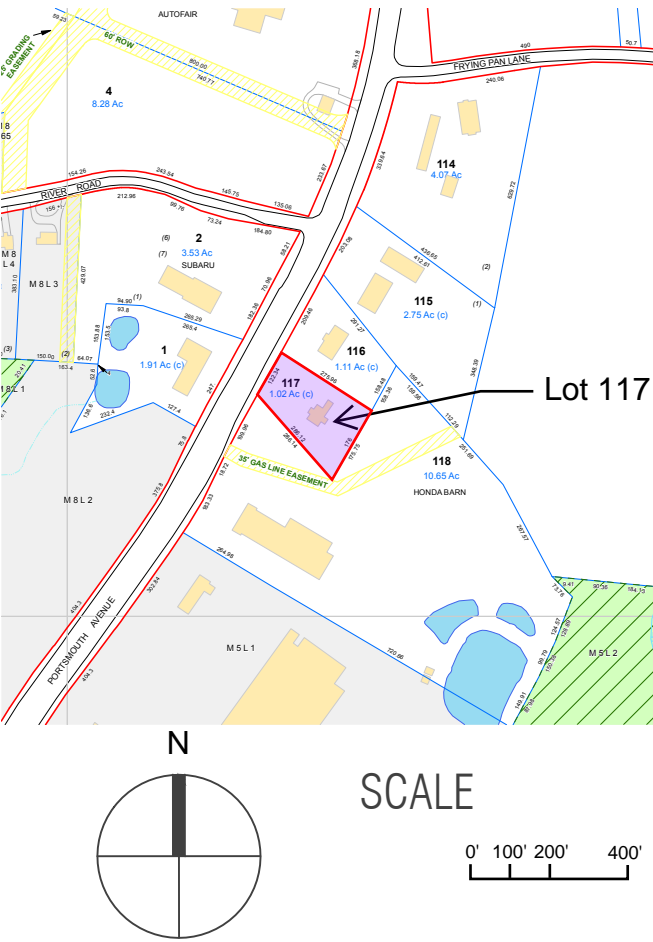
01 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

LOCUS/VICINITY MAP

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LOT #117



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LOT NUMBER
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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 EXTERIOR
ELEVATIONS

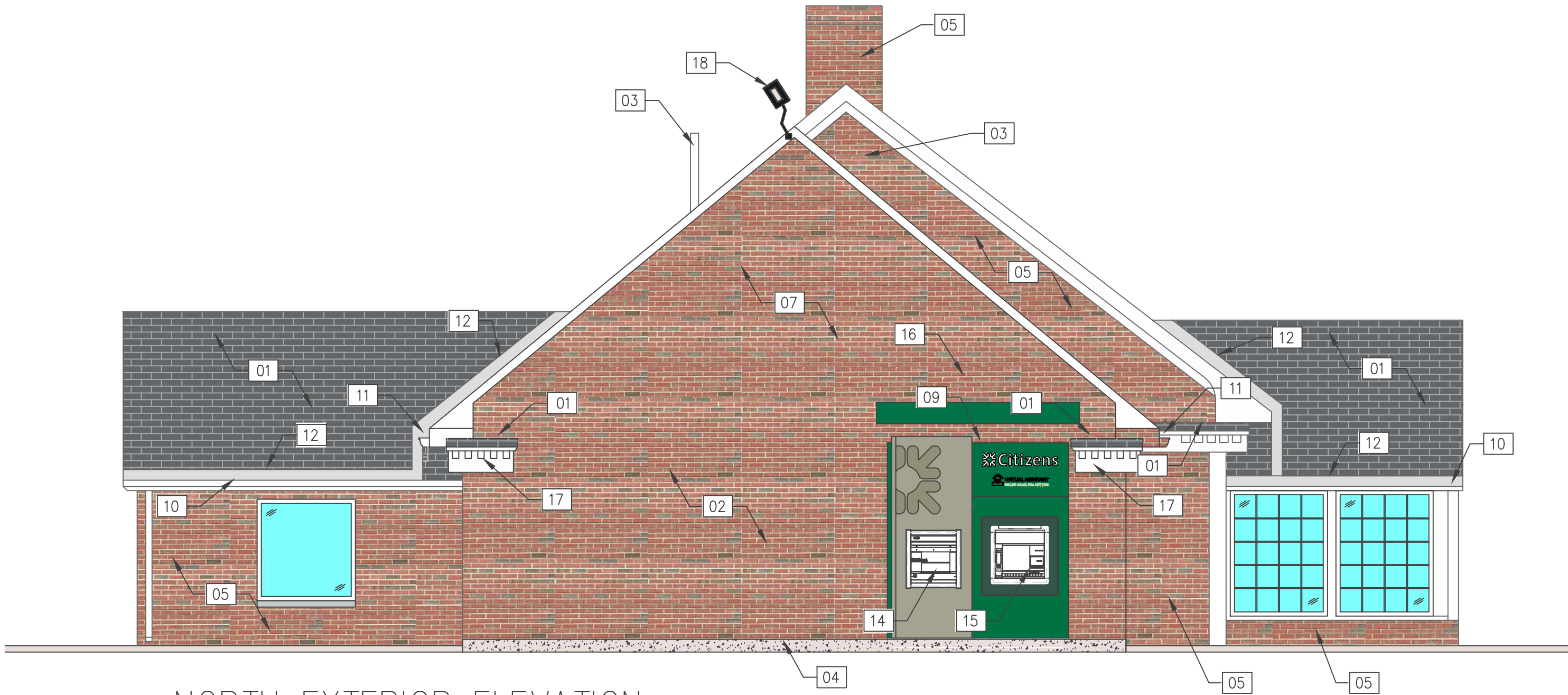
ISSUE TYPE: TEST FIT	REVISED: VER. #1.0 - 07/30/2025
ISSUE DATE: 07/28/2025	VER. #2.0 - 08/04/2025
DRAWN BY: JAS	VER. #2.1 - 08/22/2025
	VER. #3.0 - 10/16/2025
	VER. #3.1 - 10/27/2025
	VER. #4.0 - 11/21/2025

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

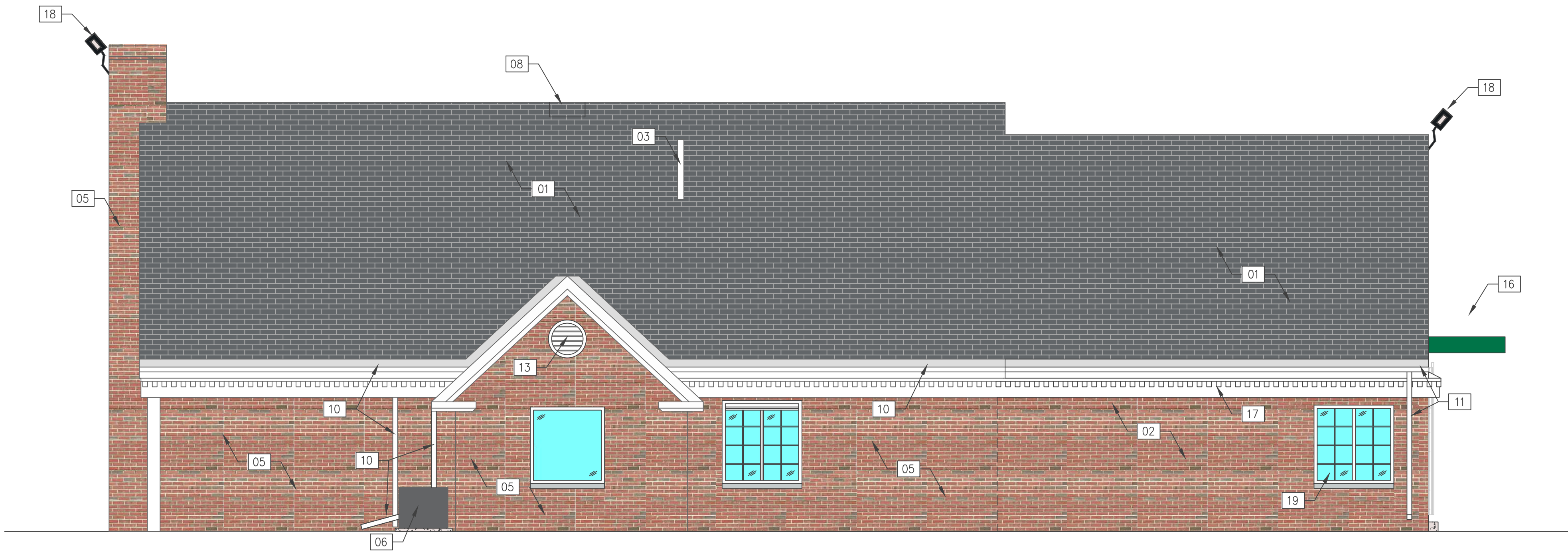
TF-6

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 ITM
- 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



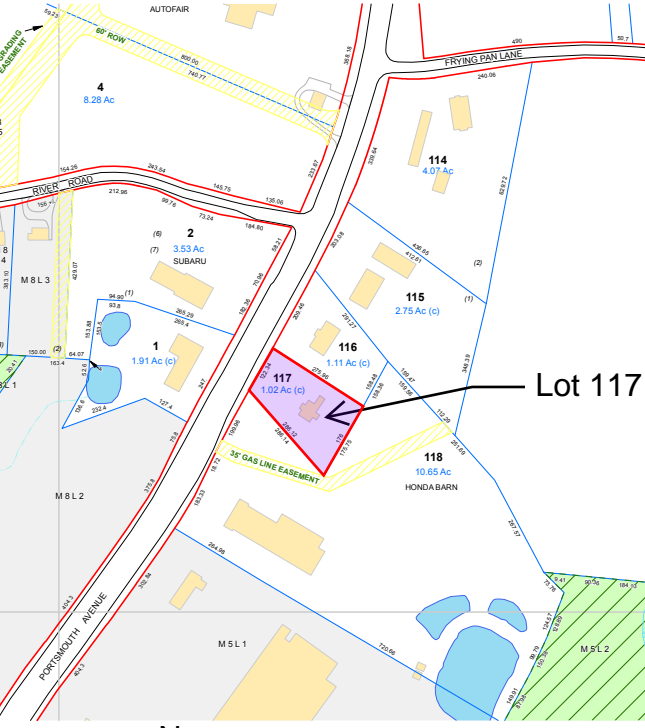
01 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



02 EAST EXTERIOR ELEVATION
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

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

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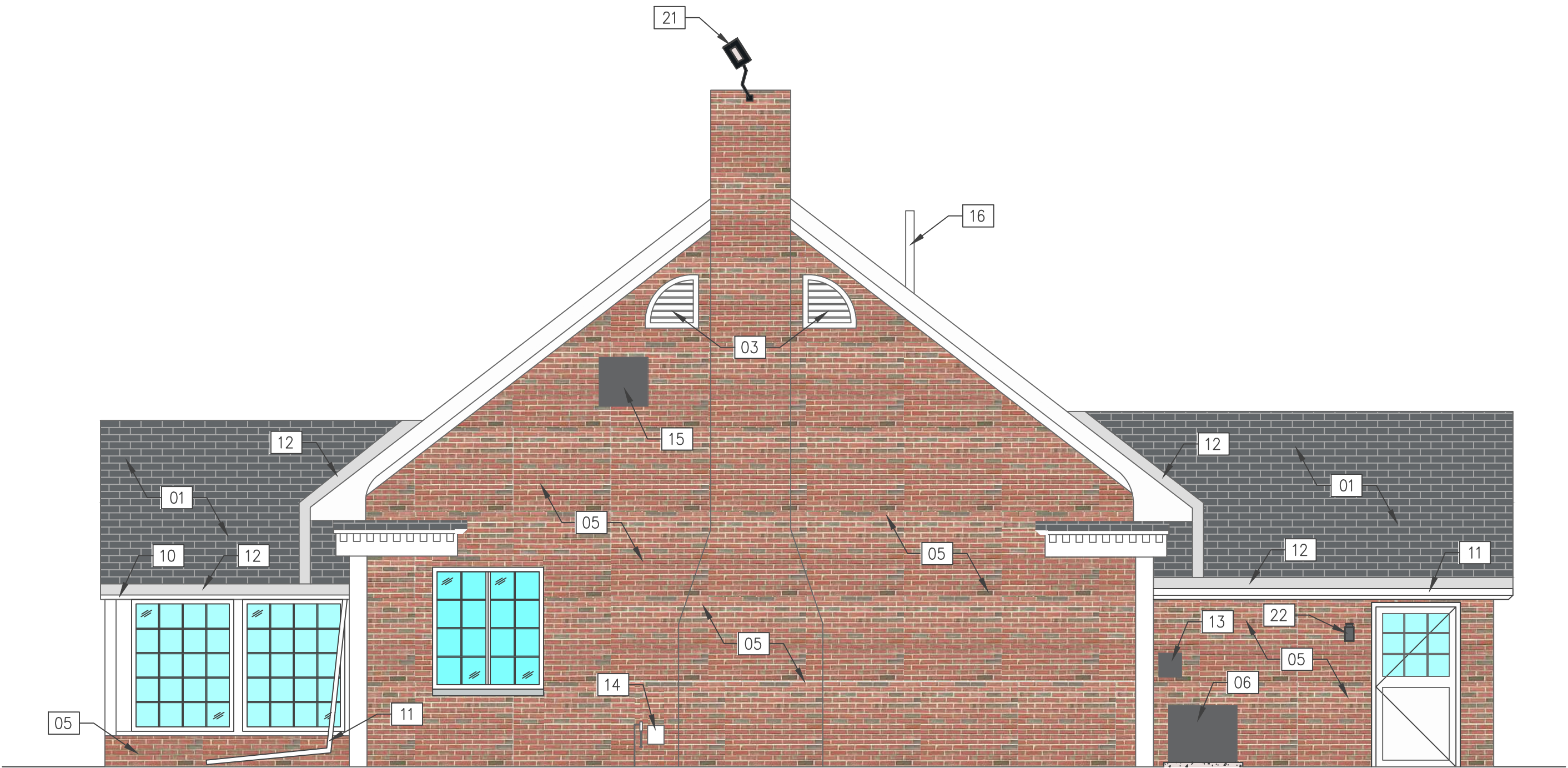
SCALE:
1/4" = 1'-0"

B+A PROJECT NO:
2025.75

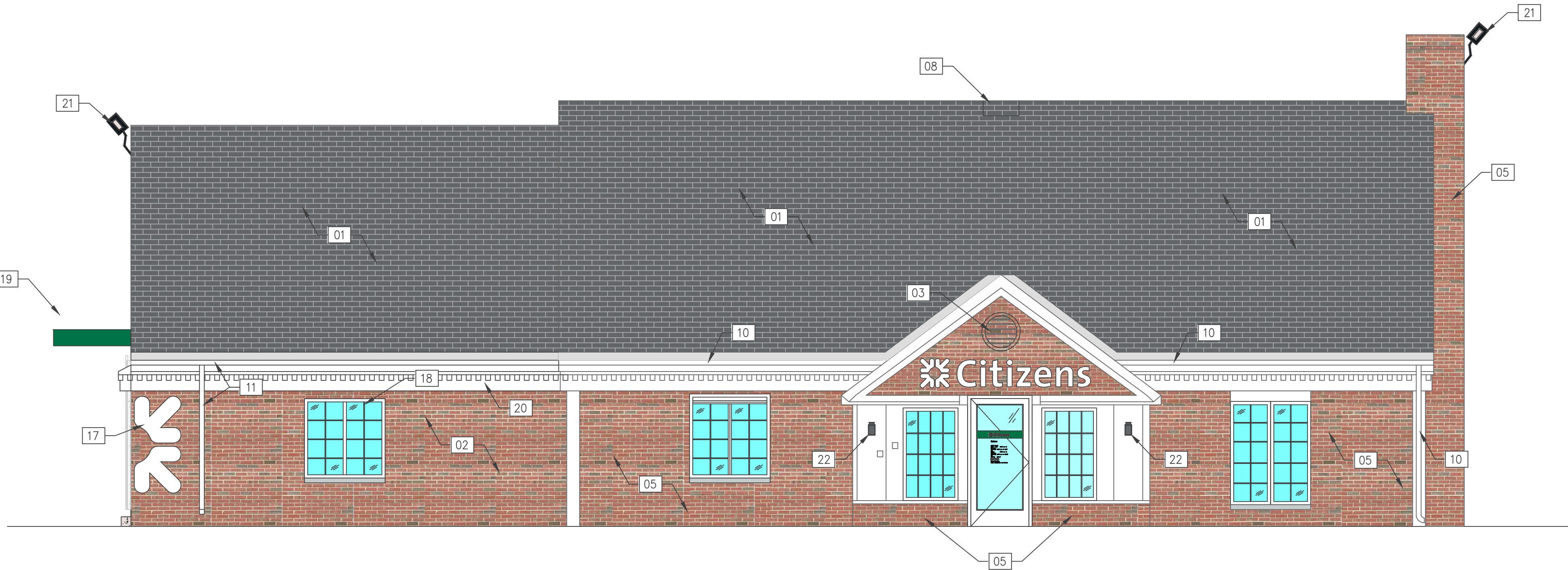
TF-7

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



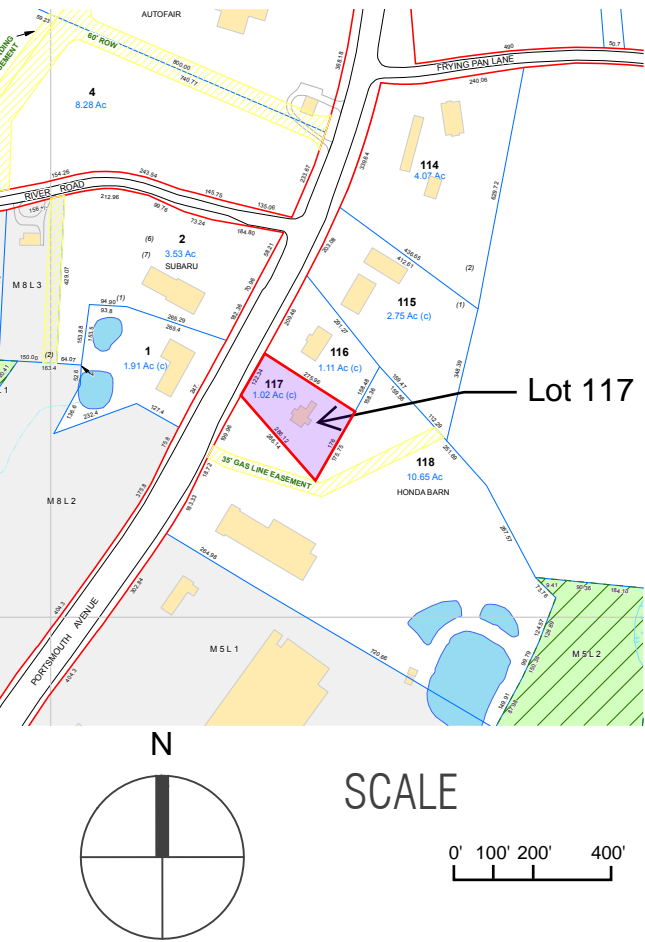
01 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



02 WEST EXTERIOR ELEVATION
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

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

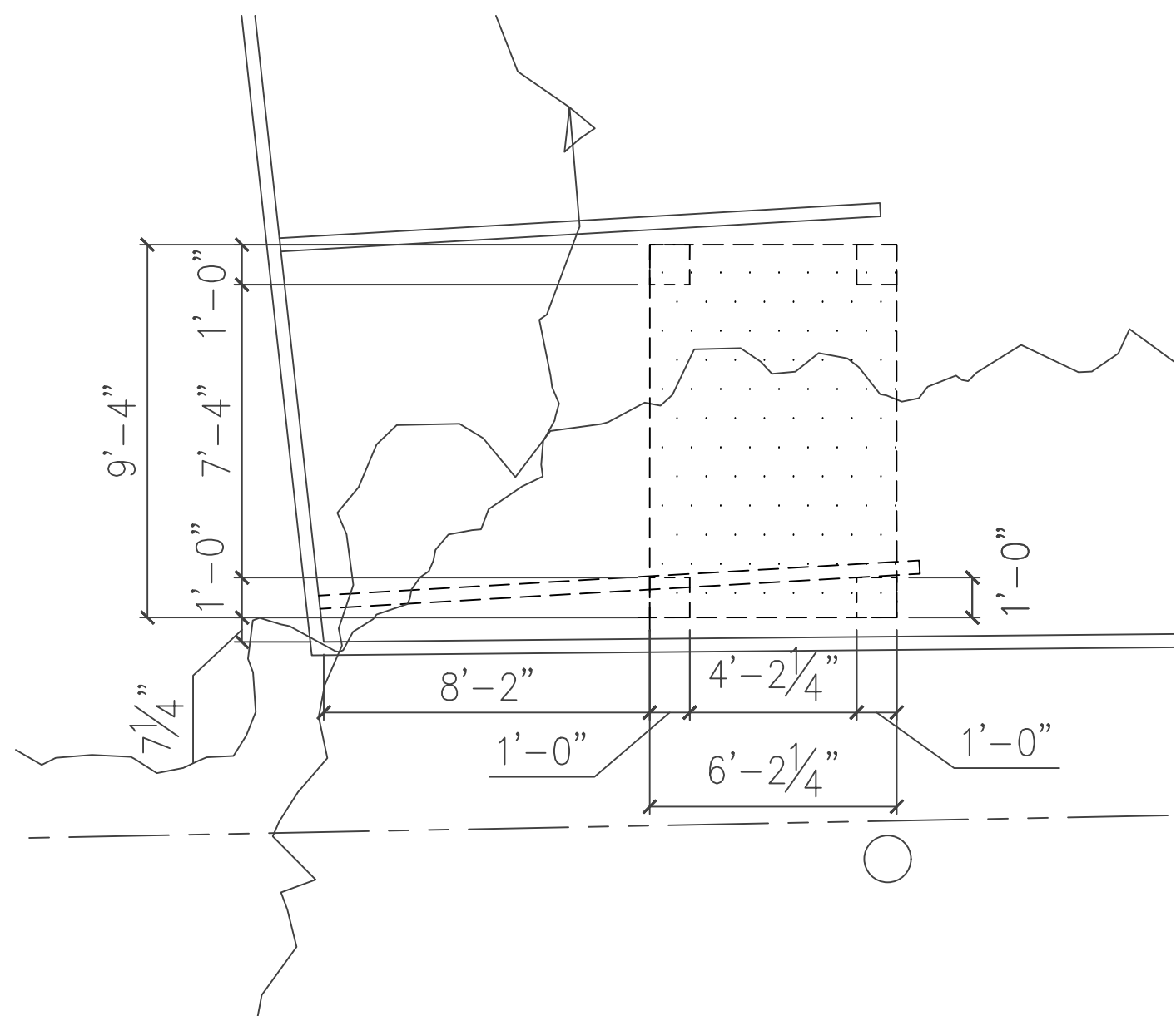
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	VER. #4.0 - 11/21/2025

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

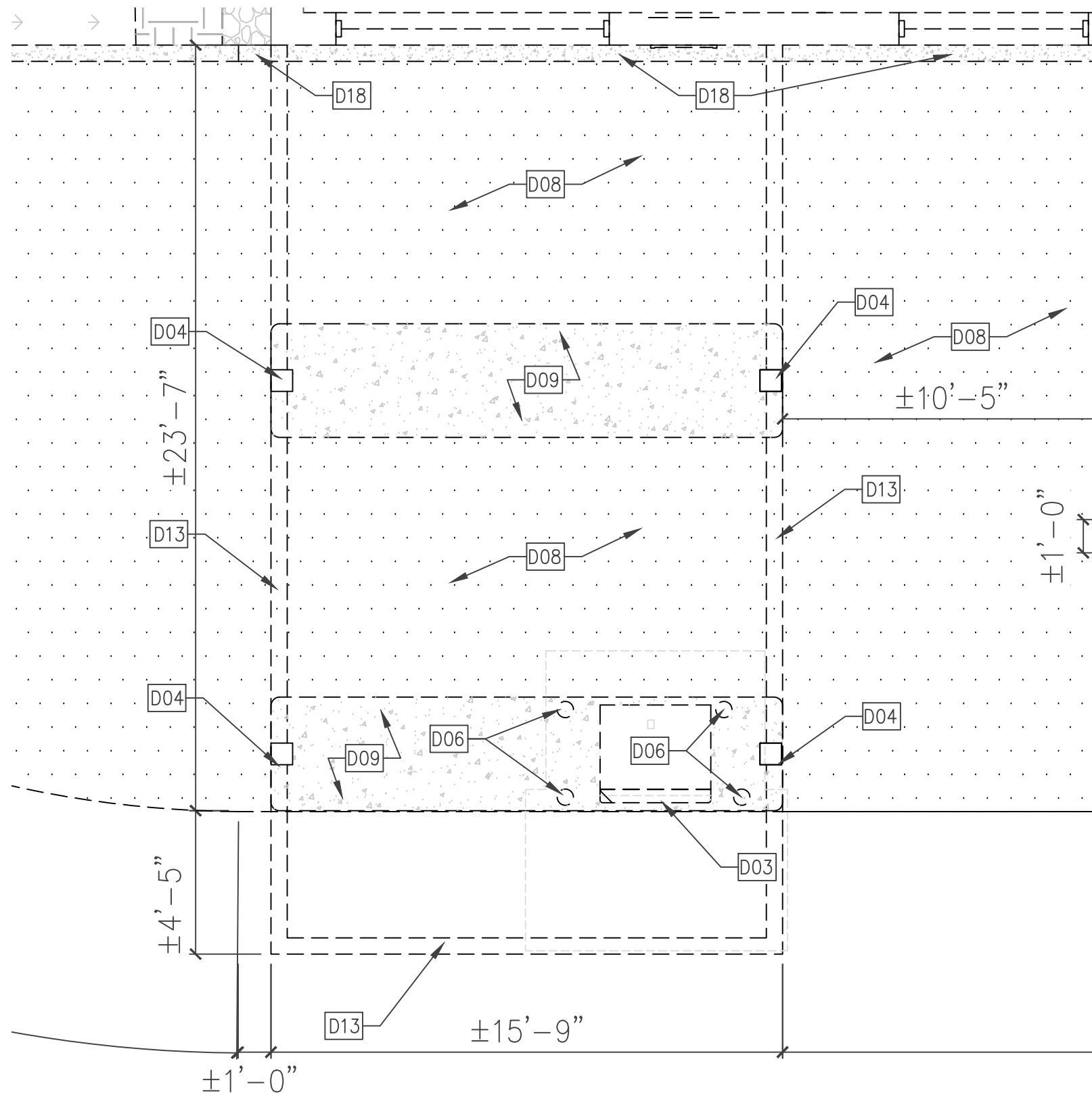
B+A PROJECT NO:
2025.75

TF-8

PERVIOUS SURFACE: 13,594SF
IMPERVIOUS SURFACE: 27,021SF



01 ENLARGED PLAN OF EXISTING DRIVE-UP
SCALE: 1/4" = 1'-0"



02 ENLARGED PLAN OF EXISTING DRIVE-UP
SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES

- D01 EXISTING ASPHALT PAVING TO REMAIN.
- D02 EXISTING CONCRETE CURB TO REMAIN.
- D03 REMOVE EXISTING DRIVE-UP ITM
- D04 REMOVE EXISTING COLUMNS
- D05 EXISTING PROPANE STORAGE TANK ACCESS TO REMAIN
- D06 REMOVE EXISTING BOLLARDS
- D07 EXISTING BOLLARDS TO REMAIN
- D08 REMOVE EXISTING ASPHALT PAVING DOWN TO SUB-BASE.
- D09 REMOVE EXISTING CONCRETE ISLAND
- D10 REMOVE EXISTING MULCH
- D11 REMOVE EXISTING PLANTING
- D12 EXISTING STONE TO REMAIN
- D13 EXISTING SOFFIT ABOVE TO REMAIN
- D14 REMOVE EXISTING TREE
- D15 REMOVE EXISTING PLANTING EQUIPMENT
- D16 EXISTING GRAVEL WALKWAY TO REMAIN
- D17 REMOVE EXISTING STONE
- D18 REMOVE EXISTING CONCRETE CURB
- D19 EXISTING PYLON SIGNAGE TO REMAIN
- D20 EXISTING DIRECTIONAL SIGNAGE TO REMAIN
- D21 REMOVE EXISTING STONE
- D22 EXISTING SHRUBBERY TO REMAIN
- D23 EXISTING SHED TO REMAIN
- D24 EXISTING TREE TO REMAIN
- D25 REMOVE EXISTING DIRECTIONAL INDICATIONS
- D26 EXISTING AC UNIT & PAD TO REMAIN
- D27 REMOVE EXISTING AUTOMATIC DOOR BOLLARD PUSH BUTTON
- D28 REMOVE EXISTING LIGHT POST.
- D29 EXISTING CITY LIGHT FIXTURE & EXISTING TRANSFORMER ATTACHED TO EXISTING POWER LINE POST TO REMAIN.
- D30 REMOVE PORTION OF EXISTING EXISTING TOP SOIL, CONCRETE & ASPHALT. TRENCHING TO BE DONE FOR NEW EV STATION POWER AS REQUIRED.
- D31 REMOVE EXISTING STRIPING AS SHOWN DASHED.
- D32 EXISTING CONCRETE SIDEWALK TO REMAIN.
- D33 REMOVE PORTION OF EXISTING ASPHALT. TRENCHING FOR NEW FENCE POSTS AS REQUIRED.
- D34 EXISTING SEPTIC TO REMAIN.
- D35 EXISTING IRRIGATION CONTROL VALVE TO REMAIN.
- D36 EXISTING WELL TO REMAIN.

GENERAL NOTE:

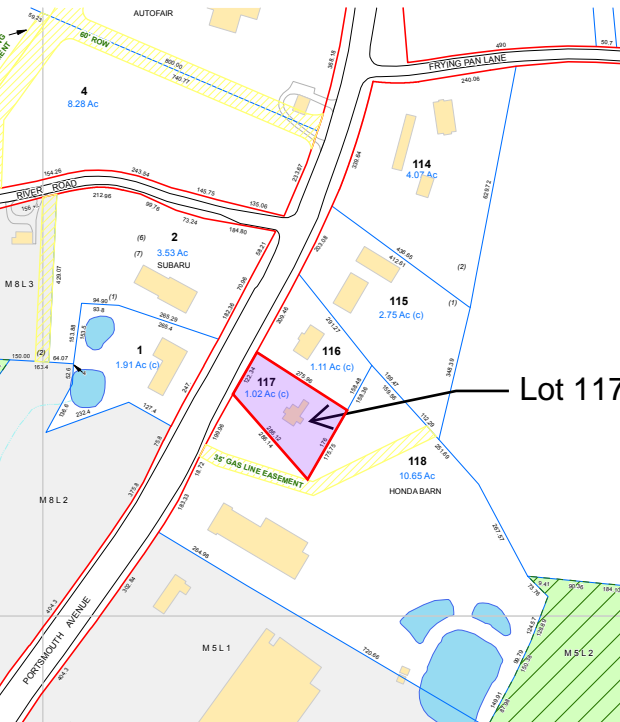
RESTIPE LANES, DIRECTIONAL ARROWS, ADA PARKING AND ACCESS AISLE TO MATCH EXISTING COLORS AS NEEDED.

LEGEND

- EXISTING LANDSCAPE TO REMAIN
- EXISTING TOP SOIL TO REMAIN
- EXISTING STONE TO REMAIN
- REMOVE EXISTING ASPHALT AS SHOWN
- REMOVE CONCRETE AS SHOWN
- REMOVE EXISTING TOP SOIL

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

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT
BISBANO + ASSOCIATES, INC.
RISING SUN MILLS | 188 VALLEY STREET | PROVIDENCE, RI | 02909
VOICE 401.404.8315 FAX 401.404.8311 WWW.BISBANO.COM

Citizens

STRATHAM
36 Portsmouth Ave
Stratham, NH
03885

EXISTING SITE PLAN











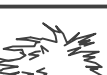
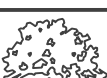


ISSUE TYPE:
TEST FIT
ISSUE DATE:
07/28/2025
DRAWN BY:
JAS

REVISED:
VER. #1.0 - 07/30/2025
VER. #2.0 - 08/04/2025
VER. #2.1 - 08/22/2025
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VER. #3.1 - 10/27/2025
VER. #4.0 - 11/21/2025

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



TF-9

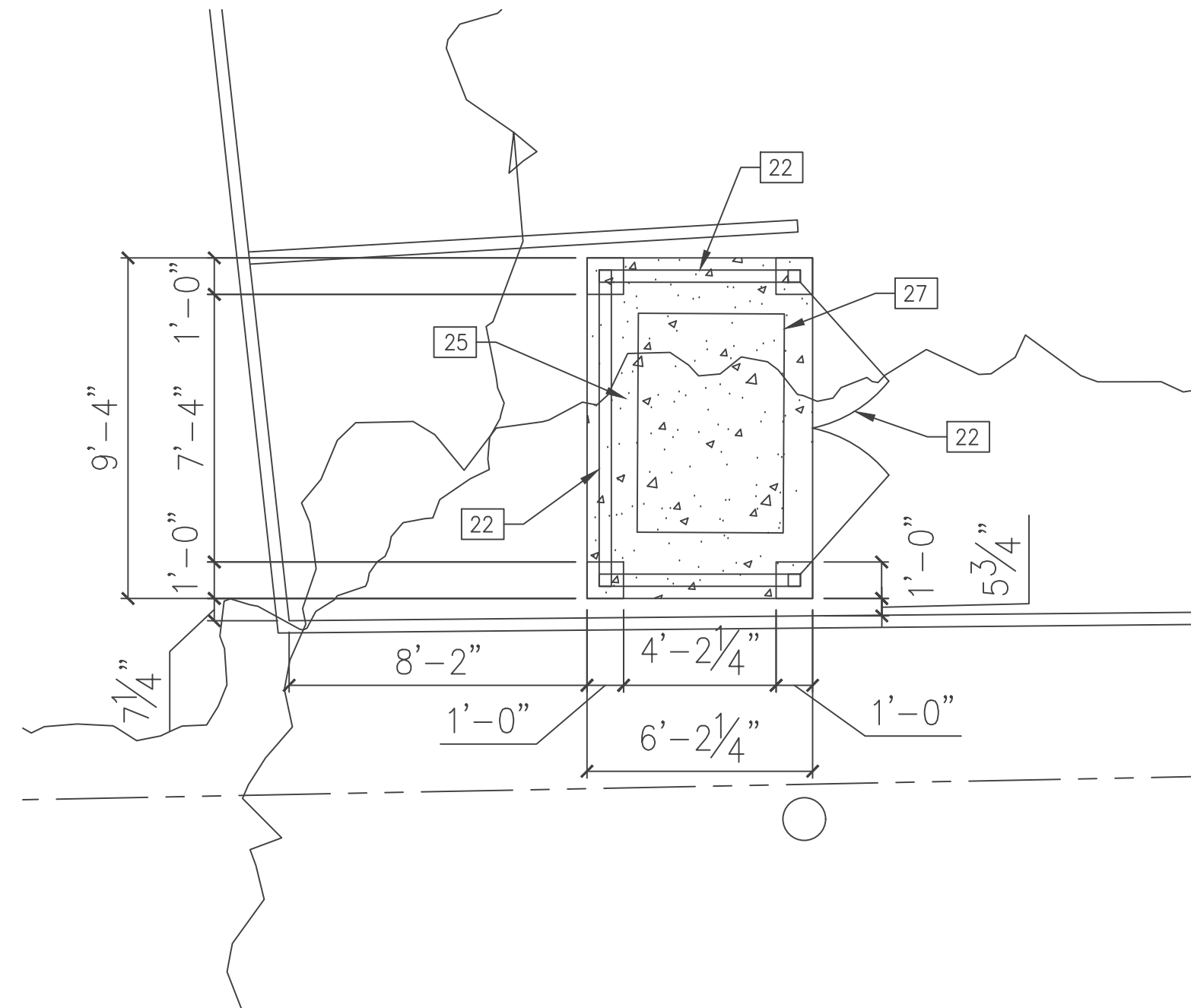
NEW PLANT SCHEDULE

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

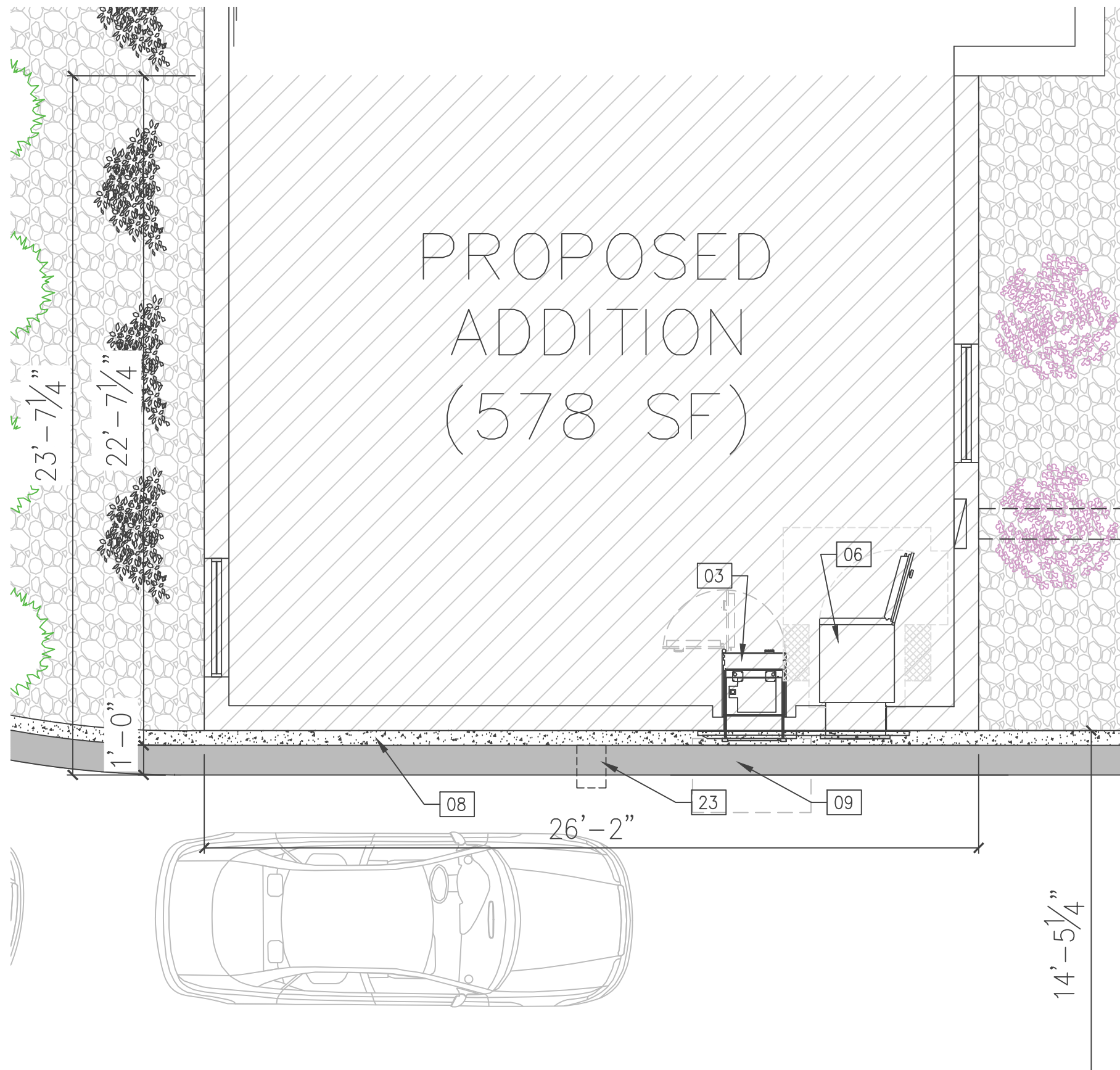
PERVIOUS SURFACE: 15,292SF
IMPERVIOUS SURFACE: 25,323SF

EXISTING PLANT SCHEDULE

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



01 ENLARGED PLAN OF PROPOSED DRIVE-UP
SCALE: 1/4" = 1'-0"



02 ENLARGED PLAN OF PROPOSED DRIVE-UP
SCALE: 1/4" = 1'-0"







CONSTRUCTION KEYNOTES

- 01 EXISTING ASPHALT 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.

GENERAL NOTE:

RESTIPE LANES, DIRECTIONAL ARROWS, ADA PARKING AND ACCESS AISLE TO MATCH EXISTING COLORS AS NEEDED.

LEGEND

-  EXISTING LANDSCAPE TO REMAIN
-  EXISTING TOP SOIL
-  NEW TOP SOIL
-  NEW GRASS AREA.
-  NEW RIVER STONE.
-  NEW ASPHALT PAVING

PLANNING BOARD CHAIR SIGNATURE

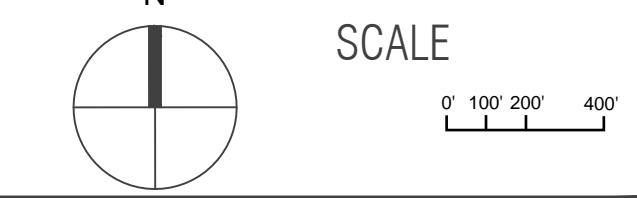
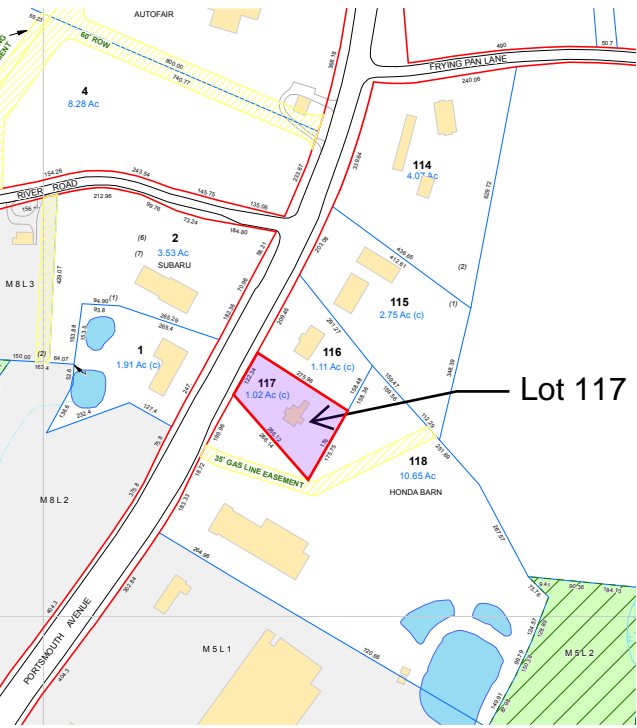
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DATE: _____

APPLICATION #: _____

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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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 SITE PLAN
INCLUDING FIRE TRUCK PATH
ANALYSIS

ISSUE TYPE:
TEST FIT
ISSUE DATE:
07/28/2025
DRAWN BY:
JAS

REVISED:
VER. #1.0 - 07/30/2025
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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