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July 7, 2022

Nick Cracknell, Principal Planner  
City of Portsmouth  
Historic District Commission  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: 531 Islington Street

Dear Nick:

This office represents the Applicant with regard to its pending applications to the City for updates and upgrades to the Dunkin Donuts store located at 531 Islington Street.

Enclosed please find materials showing the existing and proposed menu board and speaker tower as well as a sign detail plan. These materials supplement the materials filed with the HDC on July 6, 2022 by the architect for the project.

If you have any questions do not hesitate to contact me.

Very truly yours,  
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers  
SCS/sac  
Enclosures

cc: 531 Islington Street Portsmouth, LLC

P:\SALEMA - Islington St 2022\2022 07 06 HDC Submittal\2022 07 07 HDC letter.docx

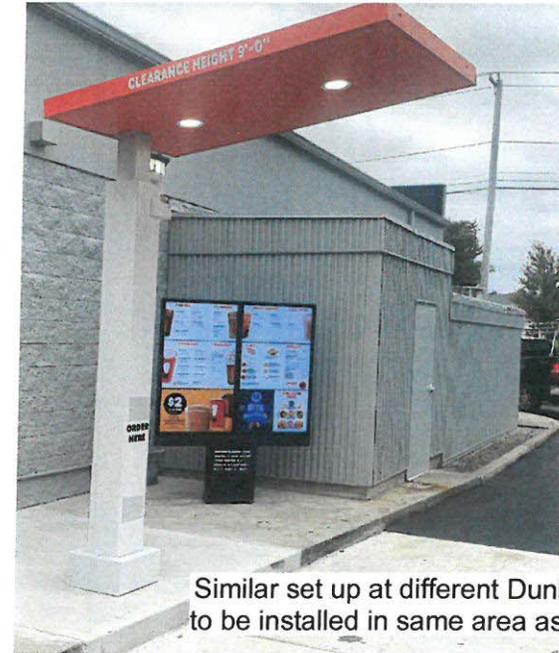
DONAHUE, TUCKER & CIANDELLA, PLLC  
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833  
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801  
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253  
83 Clinton Street, Concord, NH 03301

# Exhibit 3

Existing Menuboard and speaker tower



Proposed Digital Menuboard with Speaker Canopy



Similar set up at different Dunkin store to be installed in same area as existing



654 County Road  
Acton, ME 04001  
207-477-2956

Existing vs Proposed  
Menuboard and  
speaker set up

Location: 531 Islington St  
Portsmouth NH  
Layout by: MS  
Layout: menu set up  
Date: 4/27/22

Notes:  
These drawings are the exclusive property of Dasco Signs and are the result of the original work of its employees. All rights to its use, or duplication in any manner without express written permission of Dasco Signs is prohibited.

This is a sketch only-field measurements may or may not need to be verified.

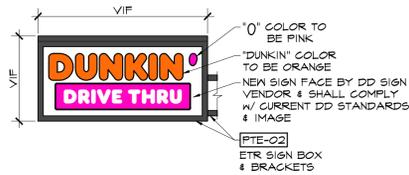
The accuracy of this color rendering is limited by media and output devices and is intended for representational use only. Actual manufacturing/graphic colors also vary depending on processes and materials used. 100% color matches of submitted specifications cannot be guaranteed.

If an electric sign, compliance with the National Electric Code, Underwriters Laboratory, and/or local codes will be adhered to, including proper grounding and bonding of the sign.

# Exhibit 2

## BLADE SIGN NOTES

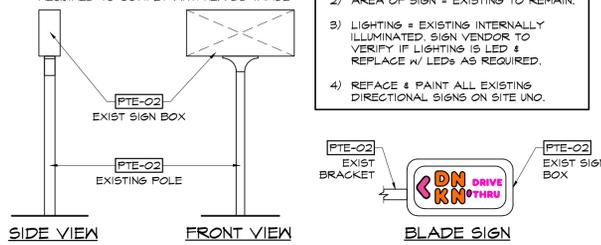
- 1) FACE TO BE FORMED CLEAR POLYCARBONATE, DECORATED SECOND SURFACE VINYL.
- 2) VINYL COLORS TO BE: DD ORANGE 3M #3630-9123, DD MAGENTA 3M #3630-1914.
- 3) ILLUMINATION: EXISTING INTERNALLY ILLUMINATED, SIGN VENDOR TO VERIFY IF LIGHTING IS LED & REPLACE W/ LEDS AS REQUIRED.
- 4) SEE NATIONAL ACCOUNTS FOR ORDERING INFORMATION.
- 5) SEE AT.2 & AT.3 FOR FINISH INFORMATION.



9 BLADE SIGN DETAIL  
A0.2 SCALE: 1/4" = 1'-0"

## DIRECTIONAL SIGN FACES

REPLACE EXISTING SIGN FACES AS REQUIRED TO COMPLY WITH NEW DD IMAGE



## DIRECTIONAL SIGN NOTES

- 1) SEE DUNKIN BRANDS WEBSITE FOR COMPLETE INFORMATION AND DETAILS.
- 2) AREA OF SIGN = EXISTING TO REMAIN.
- 3) LIGHTING = EXISTING INTERNALLY ILLUMINATED, SIGN VENDOR TO VERIFY IF LIGHTING IS LED & REPLACE W/ LEDS AS REQUIRED.
- 4) REFACE & PAINT ALL EXISTING DIRECTIONAL SIGNS ON SITE UNO.

8 DIRECTIONAL SIGN DETAILS  
A0.2 SCALE: 1/2" = 1'-0"

## SITE NOTES

- 1) CLEAN & PREP ALL SURFACES AS REQD PER PAINT MANUF SPECIFICATIONS PRIOR TO PAINTING. VERIFY CONDITION OF EXISTING MATERIALS - REPAIR / REPLACE MATERIALS TO MATCH EXISTING AS REQD. APPLY PAINT IN STRICT ACCORDANCE WITH PAINT MANUF SPECIFICATIONS.
- 2) SITE & SIGN DETAILS SHOWN ARE SCHEMATIC ONLY. COORDINATE LOCATIONS IN FIELD WITH FRANCHISEE.
- 3) CUT/PATCH/REPAIR EXISTING PAVEMENT AS REQUIRED. COORDINATE WITH FRANCHISEE FOR EXTENT OF WORK.
- 4) SEAL/COAT & RESTRIPE EXISTING PARKING LOT. SEE 7/A0.2 FOR STRIPING DETAILS.
- 5) POWERWASH EXISTING SIDEWALKS, CURBS & CONC PADS. CLEAN, WEED & REMOVE ANY EXISTING LANDSCAPING.
- 6) PROVIDE NEXTGEN BOLLARD COVERS ON ALL ETR BOLLARDS ON SITE. COORD W/ NATIONAL ACCOUNTS FOR ORDERING. GC TO ENSURE ALL ETR BOLLARDS ARE PROPERLY SET & CONSULT WITH FRANCHISEE IF ADDITIONAL WORK IS REQUIRED.

## SITE / BUILDING SIGN SCHEDULE

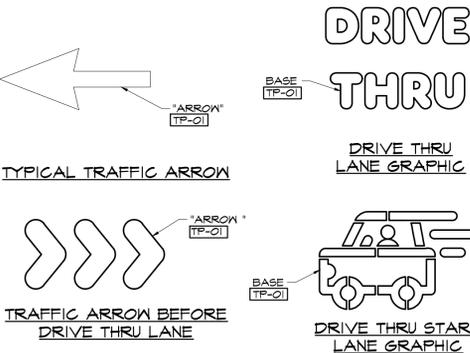
QTY	LOCATION	OVERALL DIMENSIONS	LETTERS	AREA
1	X BLADE SIGN	VERIFY IN FIELD	VIF	VIF
2	SITE (DIRECTIONAL)	VERIFY IN FIELD	VIF	VIF
1	X BUILDING (DIRECTIONAL)	VERIFY IN FIELD	VIF	VIF

## KEYED PLAN NOTES

- 1) 18"x54" GROUND LOOP W/ 1" PVC CONDUIT, HOME RUN CONDUIT TO DRIVE THRU TIMER MONITOR ADJACENT TO DRIVE THRU WINDOW. REFER TO SITE PLAN, DETAILS & ELEC DRAWINGS FOR CONDUIT SIZE REQUIREMENTS. MULTIPLE GROUND LOOP WIRINGS MUST BE IN SEPARATE CONDUITS TO AVOID INTERFERENCE.
- 2) 20"x10"x6" THICK CONC PAD W/ REINFORCING. TOP OF SLAB SHALL BE FLUSH WITH ADJACENT PAVEMENT. CONTOUR CONC PAD TO MATCH THE ADJACENT CONC CURBINS AS REQD. SEE 4/A0.2.
- 3) SIGN VENDOR TO PROVIDE 'WELCOME BACK' FACE ON ETR DIRECTIONAL SIGN. SEE 8/A0.2.
- 4) SIGN VENDOR TO PROVIDE 'SEE YOU SOON' FACE ON ETR DIRECTIONAL SIGN. SEE 8/A0.2.
- 5) DRIVE THRU HEIGHT LIMIT BAR. SEE 6/A0.2.
- 6) CONCRETE FILLED STEEL BOLLARD. SEE 5/A0.2.
- 7) 'DRIVE THRU LANE GRAPHIC'. SEE 7/A0.2.
- 8) 'TRAFFIC ARROW BEFORE D/T LANE' [ TP-01 ] SEE 7/A0.2.
- 9) 'DRIVE THRU START LANE GRAPHIC'. SEE 7/A0.2.
- 10) 'TYPICAL TRAFFIC ARROW' [ TP-01 ] SEE 7/A0.2.
- 11) LINE STRIPING - [ TP-01 ]
- 12) D/T STACK & MENU BOARD CAMERA MTD TO BUILDING. COORD FINAL LOCATION W/ OWNER.
- 13) ETR DRIVE THRU WINDOW LOCATION.
- 14) SIGN VENDOR TO PROVIDE NEW FACE ON ETR BLADE SIGN SIGN. SEE 4/A0.2.
- 15) PROVIDE NEW VINYL SLATS FOR ETR CHAIN LINK FENCE AROUND ETR DUMPSTER. COLOR TO BE GRAY.
- 16) DIGITAL MENU BOARD - SEE 3/A0.2.
- 17) ORDER CANOPY W/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE 3/A0.2.
- 18) PATCH / REPAIR ALL SITE AS REQD TO MATCH EXIST IN ALL AREAS OF DEMOLITION. COORD W/ D/I.
- 19) NEW CURBINS TO ACCOMMODATE NEW DT MENU BOARD LOCATION.
- 20) ETR CONCRETE PAD & GROUND LOOP.
- 21) SIGN VENDOR TO PROVIDE 'DRIVE THRU' FACE ON ETR DIRECTIONAL SIGN. SEE 8/A0.2.

## SITE GRAPHIC & STRIPING NOTES

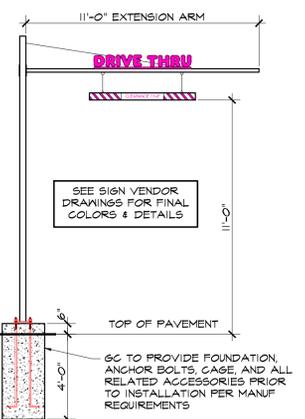
- 1) PROPERLY PREP THE ASPHALT BEING PAINTED VIA PRESSURE WASH BEFORE PAINTING ALL DIRECTIONAL GRAPHICS.
- 2) COORDINATE WITH FRANCHISEE ON FINAL LOCATIONS OF ALL GRAPHICS & DIRECTIONALS.
- 3) SEE FINISH SCHEDULES FOR TRAFFIC STRIPING INFORMATION.
- 4) PAINT TEMPLATE FOR SITE GRAPHIC AVAILABLE THROUGH PAVEMENT STENCIL COMPANY - SEE NATL. ACCOUNTS.



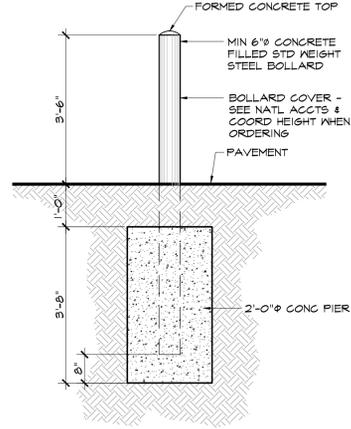
7 TRAFFIC STRIPING DETAILS  
A0.2 SCALE: 1/4" = 1'-0"

## LIMIT BAR NOTE

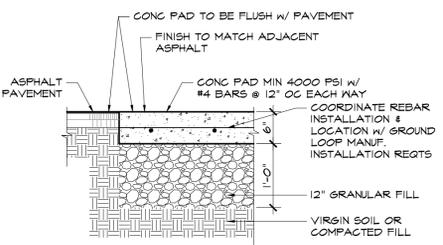
GC & FRANCHISEE TO FIELD VERIFY FINAL HEIGHT OF D/T HEIGHT LIMIT BAR W/ PRE-FAB CANOPY & SPEAKER TOWER. CANOPY PRIOR TO START OF CONSTR. MAINTAIN 6" FROM BOT PRE-FAB CANOPY & SPEAKER TOWER CANOPY TO HEIGHT LIMIT BAR 'CRASH TUBE' FROM HIGHEST POINT OF PAVEMENT AT D/T WINDOW.



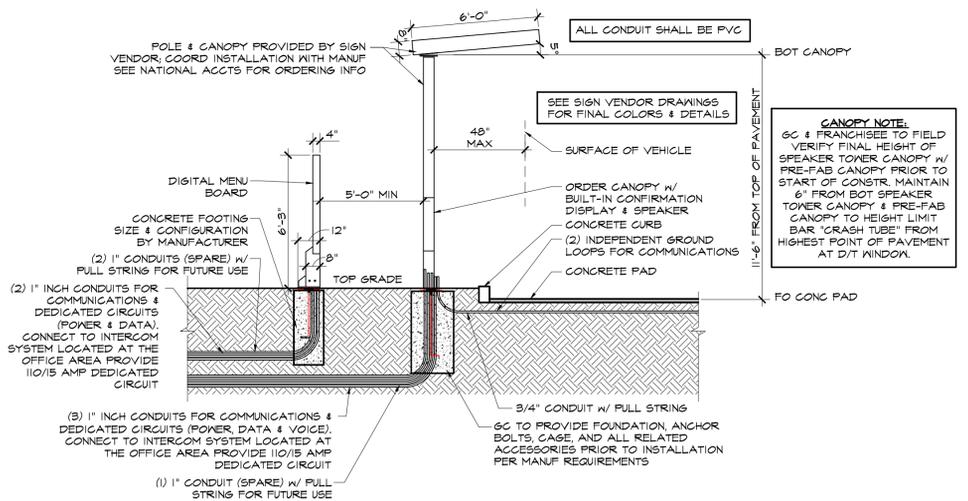
6 LIMIT BAR DETAIL  
A0.2 SCALE: 1/4" = 1'-0"



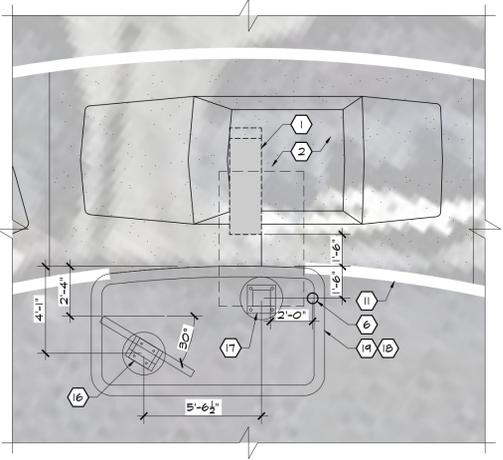
5 BOLLARD DETAIL  
A0.2 SCALE: 1/2" = 1'-0"



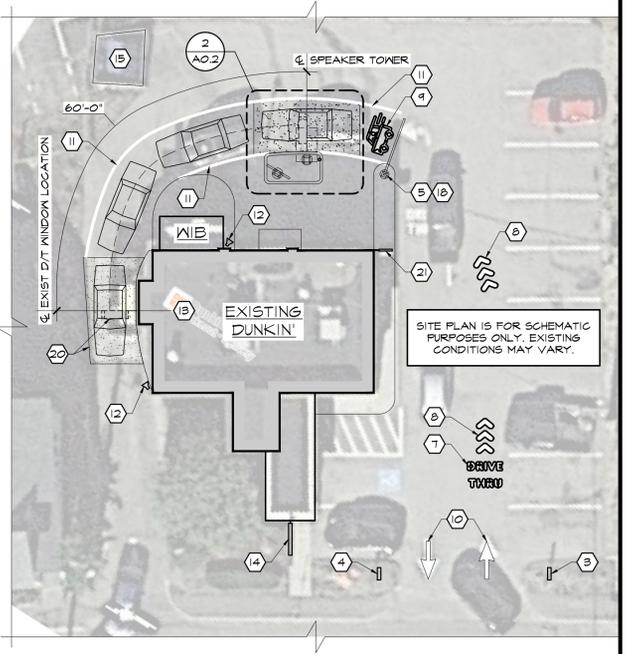
4 SECTION @ CONC PAD  
A0.2 SCALE: 3/4" = 1'-0"



3 MENU BOARD & SPEAKER TOWER DETAIL  
A0.2 NOT TO SCALE



2 MENU BOARD LOCATION  
A0.2 SCALE: 1/4" = 1'-0"



1 SCHEMATIC SITE PLAN  
SCALE: 1/16" = 1'-0"



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REVISIONS	NUMBER	REMARKS	DATE
△			

## FOR CONSTRUCTION

PROJECT TITLE  
**DUNKIN'**  
PC# 307396  
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET  
PORTSMOUTH, NH 03801  
Rockingham County

DRAWING TITLE  
**SCHEMATIC SITE PLAN, SCHEDULE & DETAILS**

DATE: NOV 19, 2021 PROJ NO: 21057  
DRAWN BY: ZRA CHECKED BY: AH

DRAWING NUMBER

A0.2