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Town of Manchester, ME

**Dollar General  
1034 Route 202  
Manchester ME**

To Whom It May Concern:

Thank you for taking the time to review the proposed Dollar General project that is planned for the Town. We look forward to hearing your feedback and working with you towards an amicable design solution that meets the Town Design Guidelines and the interests of our client.

We understand the requirements for new buildings are that they be inspired by traditional New England styles and consider scale, form orientation, height, setback, massing, materials and architectural features. Given these guidelines and considering the applicant's program, we submit the following for consideration.

**MATERIALS:**

The materials utilized on a standard Dollar General free-standing ground up project are field painted split-face masonry units and vertical metal siding. These materials are typically acceptable in the northeast. Noting the Design Guidelines, the applicant has proposed upgraded brick-like fiber cement panels and vinyl siding. These materials more closely match those materials preferred by the town and are consistent with New England Style Architecture. The proposed brick panels are crimson in color and the siding and trim is white.

**FAÇADE DESIGN:**

The facades of the proposed development have been enhanced with upgraded materials, raised parapets and cornices to provide interest to the user. A canopy is provided at the customer entry to enhance the entrance as well as provide protection from weather. While display windows do not meet the interior program of the development, a large entry is proposed that provides visibility into the space from the exterior. Further, closed shutters with awnings are provided to give the appearance of windows. Long expanses of similar materials are broken up by changes in materials and variation in façade plane. Functional elements of the building are either screened by the use of raised parapets or roof mounted screening that matches the building.

**ROOFLINES:**

While a flat roof is proposed for this development, raised parapets and cornices have been provided for interest. Roof mounted equipment is sufficiently screened by these elements. The entry shows a peaked parapet that further showcases the building entry.

If you have any questions or need any additional information, please do not hesitate to call me at 330-572-2262 or email [mrubino@gpdgroup.com](mailto:mrubino@gpdgroup.com)

Respectfully,

Michael A. Rubino, ASLA, LEED AP  
Project Manager

