



# ALLEVATO

October 30, 2015

Mr. Levon Semerjian  
Atlantic Subaru  
124 Waterhouse Road  
Bourne, MA 02532

Regarding: Atlantic Subaru  
124 Waterhouse Road  
Bourne, MA

Dear Levon;

Pursuant to your request we have prepared the following summary which illustrates compliance to the design guidelines of the Cape Cod Commission.

The original design maintained the intent of the **Design Guidelines for Cape Cod, Designing the Future to Honor the Past which was prepared by the Cape Cod Commission and Community Vision, Inc.** The new design will follow the same intent and be compatible with the guidelines.

We are keenly aware and sensitive to protecting and preserving the "Dealership Brand" while creating a project that harmoniously blends in with the fabric of a community. Our design approach for the Atlantic Subaru Dealership seeks to:

- Develop the architectural character of the Dealership to reflect the stylistic attributes of both traditional and contemporary Bourne, MA commercial architecture.
- Utilize materials and colors such as grey and white toned panels and natural stone veneer. This palette will provide overall coherence to the Dealership, while also giving it a feeling of familiarity, comfort and appropriateness as a commercial building within the Town of Bourne.

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- Preserve important “Brand” elements such as the iconic natural stone “chimney” and the color palette to reinforce the Subaru brand. Connect those elements to significant landmarks or town wide icons by relating in terms of mass, materials, and color.
- The massing, form, and building materials of the Dealership relate to and are consistent with the other commercial buildings in the immediate vicinity of the property.

The building has insulated wall panels with a royal grey color, similar to a light grey Cape Cod color. The exterior glass is framed with a similar aluminum grey color and the glass is an insulated panel. The accent panels are a veneer stone with a natural color matching the wall panels. The natural stone is similar to that which has been used in traditional Cape Cod fireplace chimneys. The building is orientated on the site to face the car showroom towards the highway minimizing the scale of the building and maximizes the view of the site and the landscaping. The service bay doors are perpendicular to the front of the building which also minimizes the impact of the overhead doors.

Atlantic Subaru is an automobile dealership with a maintenance area servicing cars and trucks. The systems within the building are designed to work with the environment and be sensitive to the eco-balance of the surrounding area by recycling oil and other products used in the operation of the building and business climate. The building incorporates the same environmentally sensitive materials which are reflected on the exterior of the building, such as the wall panels. The structure uses building components which are designed and built with minimal waste and for ease of construction. The materials used in the construction of the building are contemporary but reflect an eye toward traditional Cape Cod themes. The guidelines outline site and building perspectives. The building is set back from the highway an appropriate distance which aids the balance between the traffic traveling by the building and accessing the roads to the site. The overall project sites the building in an appropriate matter, providing a buffer between the highway and the building. The building will be an asset for the Cape and surrounding area.

October 30, 2015

Please contact me if your need additional information.

Sincerely,

Allevato Architects Inc

A handwritten signature in black ink, appearing to be 'Lou Allevato', written in a cursive style.

Lou Allevato, AIA  
Principal