



# Maple-Leaf News

Summer 2006

Laugh a little, learn a little & take a break from the daily grind



An architect's rendering of the completed MacMulkin Chevrolet/Cadillac showroom upon completion of the three-phase project.

## The New Standard In Automobile Showrooms!

In 1963, a local real estate developer was dubbed a visionary when he developed an area in Nashua, New Hampshire, known as the New England Automotive Village. A consolidation of more than a dozen auto franchises in one location, the concept is today considered standard in the automotive world.

Maple-Leaf Construction's latest project is for a group of similar visionaries. The Thompson family, owners of MacMulkin Chevrolet-Cadillac, (which, coincidentally, is located in that same New England Automotive Village) is creating a showroom in which up to 75 cars will be on display on

three floors under one roof—something the Thompsons believe will define the next standard in automobile showrooms.

The impetus for the idea was an ever-growing dealership located in an area where additional acreage is literally nonexistent. Building vertically was the only logical solution, aided by a belief that maximizing display area under a single roof is the key to the future.

With both a passenger elevator and a freight elevator capable of carrying the vehicles of today and tomorrow, a customer visit can entail viewing a broad range of lines and models, regardless of weather or season. Just envision Chevrolet Tahoes on the first floor, Cadillac Escalades on the second, and the largest display of Corvettes under one roof on the third. Welcome to MacMulkin Chevrolet-Cadillac!



A view of the completed Phase II, showing temporary sidewall and existing showroom. Upon the completion of the move into the new showroom, the existing single-story showroom will be demolished, and the Phase III wing added to complete the project.

MacMulkin Chevrolet-Cadillac's new showroom is a two-phase project. Phase I involves the construction of a 22,000-square-foot showroom on three floors, including all the site work, major utilities, elevators, sales and reception areas. Once Phase I is completed, the existing showroom will be demolished and Phase II, consisting of an additional 22,000 square feet, will be completed adjoining the first phase, bringing



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the total new space to more than one acre on three floors.

Initial work, which began last fall, included demolition of the existing service area entrance canopy and in-fill of the service bays' entry/exit doors. During excavation, an extensive amount of site ledge was found and blasted, with careful safeguards in place to protect the existing showroom's display glass.

Upon completion of the footings and foundations, the building shell began to evolve. The structure is a moment welded steel frame, with a pre-cast plank system. Once the structural frame was complete and the pre-cast plank placed, the plank joints were grouted and a topping of concrete was poured over the plank to create a level finish concrete floor.

As for the building's exterior, it's a steel stud framed system, with an exterior drywall sheathing and an EIFS (Exterior Insulated Finish System) finish with accent colors of silver lining and pearl gray. These offsetting colors, at varying elevations, create the archway detail over the service canopy, showroom windows and entryway at the third floor façade. Once completed, the

center spire will display the MacMulkin Chevrolet logo, and the north and south facades will bear the Chevrolet and Cadillac names and logos, respectively.

The exterior storefront glass is a full height clear anodized aluminum, with matching exterior doors.

The drive-thru canopy on the display lot side of the property is multi-functional, serving as a weather shield protecting clients dropping off their vehicles for service, as well as featuring a second floor accessible exterior patio for future social events, such as new vehicle unveilings.

The new showroom's interior incorporates all the traditional departments: new vehicle sales offices, customer service areas, service advisor counters and waiting areas, as well as staff offices. In addition, once the project is complete, existing spaces will be renovated to create areas for an Internet café and expanded parts



*An alternate view of completed Phase II. New vehicles are shown on all three floors, as well as vehicle service canopy and exterior patio.*

and retail areas.

Interior finishes include full ceramic tile throughout the showroom spaces and stainless steel and smooth curves that make it contemporary yet inviting. Granite tops at the reception and service areas, solid oak

doors throughout and anodized aluminum windows in the various client areas continue the modern feel. The main staircase is finished in tile, with stainless steel railings and marble wall caps inviting clients to the upper levels and a view of the amazing skylight above.

The Thompson family and all of their employees are awaiting your visit to their new concept in automotive showrooms.

Maple-Leaf Construction is proud to have worked with the Thompson family on such a high profile local project. Should you be looking to turn your facility into a showroom of the future, feel free to give us a call at 603-882-7498.



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