Ann Machado - 252/254 Commercial Street, Merrrill's Wharf - King's Head Per

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/20/13

From: Stephen Weatherhead <sweatherhead@wintonscott.com>
To: <amachado@portlandmaine.gov>
Date: 6/13/2013 3:54 PM
Subject: 252/254 Commercial Street, Merrrill's Wharf - King's Head Permit A
Attachments: wsasmall.tiff; Archive.zip

Hi Ann,

The attached zip file contains three drawings as we discussed on the phone today:

'Last Approved Master Plan' : This was the last version of the first floor master plan for allocation of marine and non-marine tenants that Marge approved as part of our building permit application for Downeast Magazine. Of all of the various suites shown on the plan, three are actually occupied by tenants (all non-marine) as follows:

1. Suite F: Federlee/Mahoney Law Firm
2. Suite G: Stillwater Yoga
3. Suite I: Downeast Magazine

'Current Master Plan' : Is what we are currently proposing which includes King's Head in Suite L. Both Master Plans have the 150' 'Non-Marine Overlay Zone' line shown which was plotted by the surveyor. In previous versions of our master plan, we did not bother to take advantage of the 147 S.f. that would not be subject to the 45/55 marine/non-marine split, but for the current plan we did decide to account for it because it made the difference in making King's Head and a non marine tenant we have lined up for suite K fit within the 45% non-marine use area.

'Site Plan Amendment': This is the latest site plan which was submitted and approved as an amendment to our original Planning Board Approval for the overall building renovation. The amendment was required due to revised planning along the long back side of the building for drainage and access after an easement was secured from the abutter.

I have asked the leasing broker for more information describing ongoing marketing to marine tenants. He had sent me some info but after looking it over I realize its not enough information for you to understand the details of the marketing plan- advertising locations and frequencies, direct mail and email campaigns etc. I've asked him for more complete info in line with what we have submitted to Marge in the past so I'll pass that on as soon as I receive it.

In the mean time, feel free to contact me if you have any further questions about the attached documents or if you need additional information.

Thanks,

Steve

Stephen Weatherhead
Maine Licensed Architect

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/20/13