

From: "Gail Woolley" <GWoolley@sytdesign.com>
To: "William Needelman" <WBN@portlandmaine.gov>
Date: 8/1/2006 3:38:35 PM
Subject: Sturdivant's Wharf

Hi Bill:

As per our correspondence from the morning, I am submitting a sketch to show "Phase 1" of the proposed uses for Sturdivant's Wharf. I have outlined each of the existing buildings and their proposed uses and parking requirements below:

Building "A": This is an existing 2-story building that is currently vacant except for some first floor office space, which is occupied by the owner, Doug Mayo. The first floor includes approximately 8,895 s.f. and the second floor includes approximately 8,325 s.f. for a total floor area of approximately 17,220 s.f. Doug is proposing to lease approximately 2,000 s.f. on the first floor for a small diner. The proposed amount of parking spaces includes:

* 2 spaces for the owner's use, assume 1,000 s.f. -
 (provide 1 ADA space + 1 standard space)

* 6 spaces for the restaurant use - (1 ADA space + 5 standard spaces)

* 2,000 s.f. diner - 10% floor area for kitchen
 and food storage = 1,800 s.f.

* 1,800 s.f. / 1 space per 150 s.f. = 12 spaces

* WCZ requires 50% the amount of parking as
 compared with other zones = 6 spaces

* 7 spaces for the remaining vacant warehouse space - (1
 ADA + 6 standard)

* 14,220 s.f. / 1 space per 1,000 s.f. = 14 spaces

* WCZ requires 50% the amount of parking as
 compared with other zones = 7 spaces

Building "B": This is an existing 2-story warehouse with a combined total floor area of approximately 7,000 s.f. This building will remain vacant and parking is required at 50% x 1 space per 1,000 s.f. = 4 spaces. (1 ADA space + 3 standard spaces)

Building "C": This is an existing 1,200 s.f. garage that will remain vacant. Parking is required at 50% x 1 space per 1,000 s.f. = 1 space.

Building "D": This is an existing 1-story building that is used for the fabrication of marine parts, and has a floor area of approximately 11,920 s.f. This building will maintain its current use; parking is required at 50% x 1 space per 1,000 s.f. = 6 spaces. (1 ADA space + 5 standard spaces.)

Marine use: The owner currently occupies up to two boat slips on the pier, and up to 2 additional boat slips are used for fishing by others.



* The owner's parking is already accounted for within the requirements of Building A.

* Provide 1 parking spaces for each of the additional 2 occupied boat slips (1 ADA + 1 standard space).

A total of 28 parking spaces would be required ~ 6 ADA spaces + 22 standard spaces. Except for Building "C," the garage, I have tried to provide 1 ADA parking space for each separate use. We were able to provide up to 35 spaces on the attached sketch plan. It should be noted that some repairs to the proposed parking areas would be necessary, particularly along the east and west sides of Building "D."

As discussed during our recent meeting at your office, Doug does plan to lease out additional vacant space in the future, at which time additional parking would have to be provided. Potential future uses include marine retail, a larger restaurant, and/or possibly a museum.

At this time we request that you evaluate whether Doug's immediate plans would require full Planning Board review.

Thank you very much for your assistance, Bill!

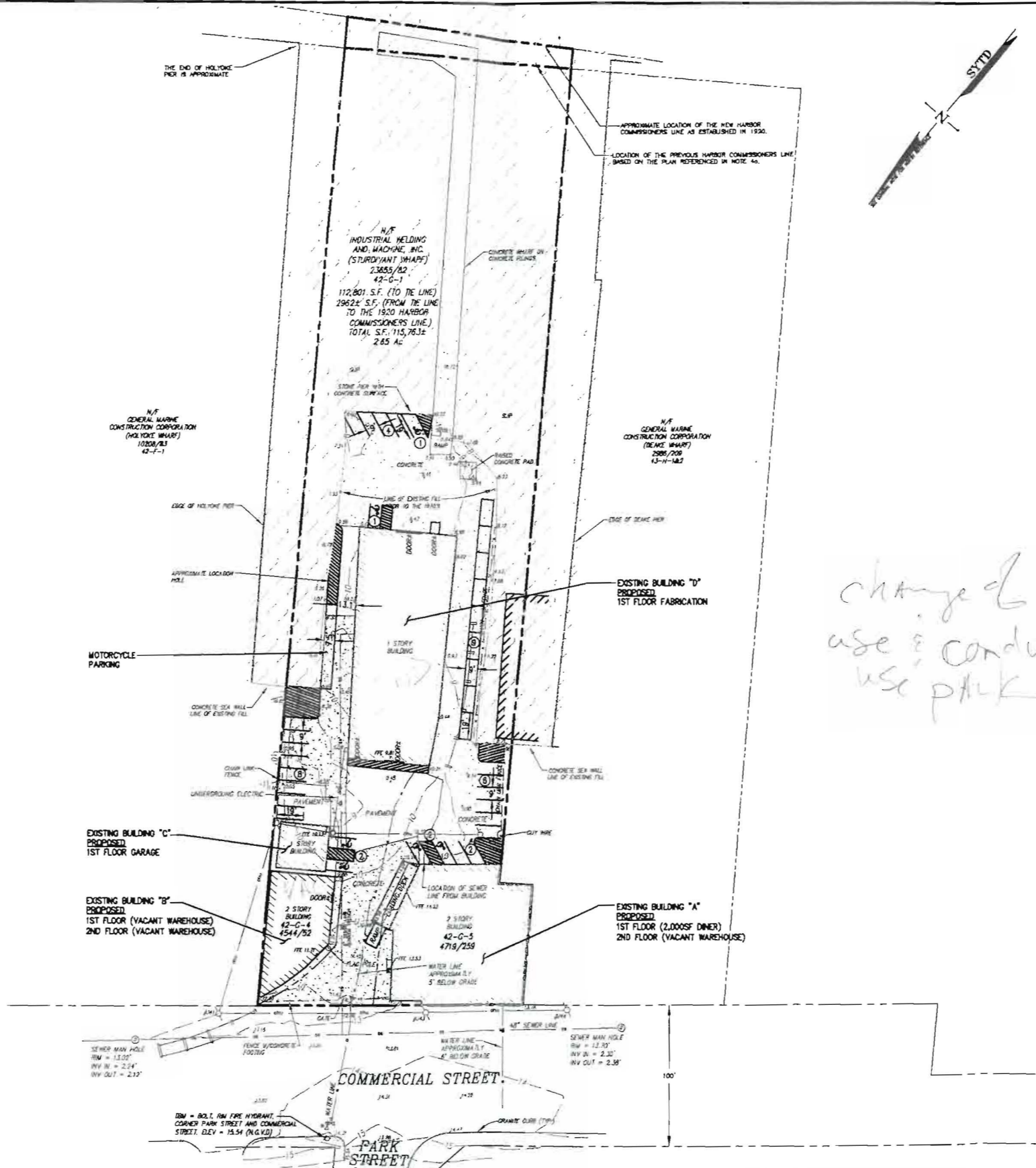
Gail Woolley
SYTDesign Consultants

CC: <mark@muellerarchitects.com>, <amuench@maine.rr.com>, <dmayo1863@aol.com>, "Scott Decker" <SDecker@sytdesign.com>

PROJECT LEGEND:

EXISTING	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	PROPERTY SETBACK
	ABUTTING PROPERTY LINE
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	BUILDING / PIER
	FENCE METAL
	FENCE WOOD
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF CONCRETE
	CURB
	RAILROAD TRACKS
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATERLINE
	HYDRANT
	WATER LINE GATE VALVE
	SPOT GRADE
	FINISHED FLOOR ELEVATION

PROPOSED



change of use & condition use parking

REFERENCE MAPS:

1. A PLAN ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY, 430 COMMERCIAL STREET, PORTLAND, MAINE, OWNER: STURDIVANT WHARF LLC" PREPARED FOR DOUG MAYO, DATED JUNE 26, 2006 PREPARED BY NORTHEAST CIVIL SOLUTIONS.

GENERAL NOTES

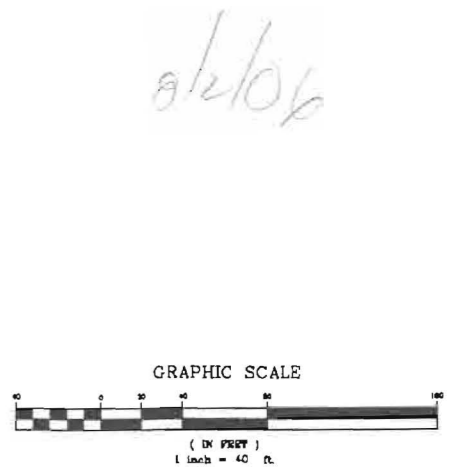
1. EXISTING BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION AS SHOWN HEREON, IS BASED ON REFERENCE MAP NO.1.
2. EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON REFERENCE MAP NO. 1. TEST PITS SHOULD BE PERFORMED AND THE PROPER AUTHORITIES INFORMED PRIOR TO ANY EXCAVATION.
- 3.

PARKING	REQUIRED	PROVIDED
	A.D.A.	6
STANDARD	22	29
TOTAL	28	35

CONCEPT NOTES

NO BUILDING DEMOLITION

MAXIMIZE PARKING



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTD Design Consultants. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTD Design Consultants.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.

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CLIENT: **DOUG MAYO**

DESIGN: GSW	SITE PLAN - STURDIVANT'S WHARF
DRAWN: NCS/SYTD	
CHKD: WSD	SITE PLAN CONCEPT PHASE 1
DATE: JUNE 2006	
SCALE: 1" = 40'	PROJ. NO. 06-225.00
	DWG. NO. C-101
	REV. A

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