SPACE UNDER STAIR IS USABLE AS PART OF SUITE 'A'

178 S.F. MARINE USE

Line of Non-Marine Use Overlay Zone (NMUOZ):

Plotted 150' off of Southerly Commercial Street Right of Way as depicted on Survey Titled "Existing Conditions Survey at 260 Commercial Street, Portland, Maine" Prepared for Carroll Associates and dated 5/10/10

Portion of Building within the Line of Non-Marine Use Overlay Zone (NMUOZ) equals 147 Sq. Ft. of leasable space.:

FIRST FLOOR TENANT MASTER PLAN

1/8" = 1'-0"

REVISED 2.25.13

Combined Suites A,B,C into one Suite 'A'. Also added 178 S.F. of Usable Space under lobby stair to be included as part of Suite 'A'. Suite 'A' changed to Marine Use. Relocated Suite 'J' .& changed Suites 'K' and 'L' to Non Marine Use Suite 'M' is relocated and resized. Also removed portion of Bldg that falls within the NMUOZ zone and reduced the total leasable area accordingly

SUPPORT USES:		NON-MARINE USES:		MARINE USES:	
TOTAL INTERIOR AREA	18,931 S.F.	Tenant Space 'F'	443 S.F.	Tenant Space 'A'	5,374 S.F.
Lobby	- 731 S.F.	Tenant Space 'G'	871 S.F.	Space @ Stair 'A'	178 S.F.
Corridors/Exits/Stairs	- 2,053 S.F.	Tenant Space 'I'	1,039 S.F.	Tenant Space 'B'&'C'	Deleted
Toilet Rooms	-140 S.F.	Tenant Space 'K'	2,250 S.F.	Tenant Space 'D'	239 S.F.
Elevators	- 176 S.F.	Tenant Space 'L'	1,824 S.F.	Tenant Space 'E'	161 S.F.
Freight Elev./Loading	- 315 S.F.			Tenant Space 'H'	895 S.F.
Utility	- 587 S.F.			Tenant Space 'J'	650 S.F.
Demising Walls	- 500 S.F.			Tenant Space 'M'	358 S.F.
Bldg area within NMUOZ	- 147 S.F.				
TOTAL LEASABLE SPACE: =	14,282 S.F.	TOTAL: =	6,427 S.F. 45% of Available Lease Space	TOTAL: =	7,855 S.F. 55% of Available Lease Space

REVISED 12.5.12

Added Janitor's closet to common area;
Changed Suites B & E to Marine Use;
Changed Suite I to Non-Marine Use;
Added new Suite M - Marine Use

Blais Civil Engineers, PA
780 Broadway
South Portland, ME 04106
T. 207.767.7300
sblaise@blaisece.com

Bartlett Design
942 Washington Street
Bath, ME 04530
T. 207.443.5447 F. 207.443.5560
bartdes@blazenetme.net

Mechanical Systems Engineers
Royal River Center, Unit #10
10 Forest Falls Drive, Yarmouth, ME 04096
T. 207.846.1441 F. 207.846.1443

Carroll Associates Landscape Architects
217 Commercial Street, Suite 200
Portland, ME 04101
T. 207.772.1552 F. 207.0712

Becker Structural Engineers, Inc.
75 York Street, Portland, ME 04101
T. 207.879.1838 F. 207.879.1822
www.beckerstructural.com

Winton Scott Architects, PA
5 Milk Street, Portland, ME 04101
207.774.4811 www.wintonscott.com

REV #	DATE	DESCRIPTION

Renovations To:

CUMBERLAND COLD STORAGE BUILDING

Merrill's Wharf, Portland, Maine

FIRST FLOOR PLAN

A1.1

10. 17. 2011