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

FIRST FLOOR TENANT MASTER PLAN

1/8" = 1'-0"

SUPPORT USES:	
TOTAL INTERIOR AREA	18,753 S.F.
Lobby	- 731 S.F.
Corridors/Exits/Stairs	- 2,053 S.F.
Toilet Rooms	-140 S.F.
Elevators	- 176 S.F.
Freight Elev./Loading	- 649 S.F.
Utility	- 587 S.F.
Demising Walls	- 500 S.F.
TOTAL LEASABLE SPACE: =	13,917 S.F.

NON-MARINE USES:	
Tenant Space 'A'	3,910 S.F.
Tenant Space 'F'	443 S.F.
Tenant Space 'G'	871 S.F.
Tenant Space 'I'	1,039 S.F.
TOTAL: =	6,263 S.F. 45% of Available Lease Space

MARINE USES:	
Tenant Space 'B'	830 S.F.
Tenant Space 'C'	414 S.F.
Tenant Space 'D'	239 S.F.
Tenant Space 'E'	161 S.F.
Tenant Space 'H'	895 S.F.
Tenant Space 'J'	2,208 S.F.
Tenant Space 'K'	867 S.F.
Tenant Space 'L'	1,972 S.F.
Tenant Space 'M'	68 S.F.
TOTAL: =	7,654 S.F. 55% of Available Lease Space

EXIBIT A - FIRST FLOOR TENANT MASTER PLAN SUBMITTED TO CITY AND APPROVED AS PART OF BUILDING PERMIT APPLICATION FOR FIT UP OF SUITE 'I' FOR DOWN EAST MAGAZINE

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

Reviewed for Code Compliance Approved with Conditions Approved with Conditions
Date: 08/20/13

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REV #	DATE	DESCRIPTION

Renovations To:

CUMBERLAND COLD STORAGE BUILDING

Merrill's Wharf, Portland, Maine

FIRST FLOOR PLAN

A1.1

10. 17. 2011