WCZ USE INVENTORY

AREA	SIZE	% OF TOTAL	% OF OPEN AR
LAND PIER AREA WITHIN CWZ	46,254 SF	100%	
BUILDING FOOTPRINT AREA	20,185 SF	43.6%	
COMMON DRIVE/ CIRCULATION AREA- ROAD	11,445 SF	24.7%	
- SIDEWALKS	2,728 SF	5.9%	
- SERVICE AREA	897 SF	2.0%	
SUBTOTAL COMMON CIRCULATION	15,070 SF	32.6%	
OPEN AREA (NET)	10,999 SF	23.8%	
ACTIVE MARINE USE OPEN AREA- BERTHING ZONE	2,855 SF	6.2%	
- BERTHING PARKING	810 SF	1.8%	
- MARINE USE PARKING	2,348 SF	5.0%	
SUBTOTAL MARINE USE OPEN AREA	6,013 SF	13.0%	
VACANT MARINE USE OPEN AREA	1,600 SF	12.2%	
OPEN AREA AVAILABLE TO MARINE USE	**7,613 SF**		**69.2%**
ACTIVE NON-MARINE USE OPEN AREA	3,386 SF		30.8%

PARKING ALLOCATION

ON-SITE	
MARINE BERTHING	6 SPACES
1ST FLOOR MARINE USE	15 SPACES
OFFICE	47 SPACES
COMMON HANDICAP	3 SPACES
OFF SITE PARKING (OFFICE/ RESTAURANT)	120 SPACES
TOTAL PARKING RESERVED	191 SPACES

DELIVERY TRUCK TURNING TEMPLATE

1"= 20'-0"

ISSUED FOR OWNER AND CITY REVIEW
NOT FOR CONSTRUCTION

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REV#	DATE	DESCRIPTION
1	10.06.10	SUBMIT TO CITY
2	10.22.10	ISSUE FOR CONSTRUCTION
3	01.13.11	ISSUE FOR CONCEPT REVIEW
4	01.19.11	REVISE REAR WALKWAY
5	05.17.11	SUBMIT TO CITY
6	05.25.11	RE-SUBMIT TO CITY
7	06.02.11	MODIFY SW GRADES/ ADD DUMSTER ENCLOSURE
8	07.09.13	WCZ INVENTORY
9	07.16.13	PARKING INVENTORY
10	01.30.14	MARINE BUILDING ACCESS/ PARKING PLAN
11	03.24.14	SUBMIT TO CITY FOR AMENDMENT
12	04.04.14	MODIFY PARKING COUNT, RESUBMIT TO CITY

Renovations To:
CUMBERLAND COLD STORAGE BUILDING
Merrill's Wharf, Portland, Maine

MARINE USE ACCESS AND PARKING PLAN

LSK-5.0

04 .04 .2014