



### FIRST FLOOR TENANT MASTER PLAN

1/8" = 1'-0"

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.:

SPACE UNDER STAIR IS USABLE AS PART OF SUITE 'B'  
**178 S.F. MARINE USE**

REVISED 6.17.13  
 Suite 'M' is relocated and resized causing Suite 'A' to expand in area by 68 s.f. Suite 'A' is changed to Marine Use. Suites 'B' & 'C' are combined into a single suite 'B' ('C' suite designation is deleted). Also added 178 S.F. of Usable Space under lobby stair to be accessible from Suite 'B'. This space was not part of the previous calculations so it causes the Total Leasable Area to increase by 178 S.F.

Relocated Suite 'J' & changed Suites 'K' and 'L' to Non Marine Use. Also removed portion of Bldg that falls within the NMUOZ zone reducing the total leasable area by 147 S.F.

SUPPORT USES:	NON-MARINE USES:	MARINE USES:
TOTAL INTERIOR AREA	Tenant Space 'F'	Tenant Space 'A'
Lobby	Tenant Space 'G'	Tenant Space 'B'
Corridors/Exits/Stairs	Tenant Space 'I'	Space @ Stair 'B'
Toilet Rooms	Tenant Space 'K'	Tenant Space 'C'
Elevators	Tenant Space 'L'	Tenant Space 'D'
Freight Elev./Loading		Tenant Space 'E'
Utility		Tenant Space 'H'
Demising Walls		Tenant Space 'J'
Bldg area within NMUOZ		Tenant Space 'M'
<b>TOTAL LEASABLE SPACE: =</b>	<b>TOTAL: =</b>	<b>TOTAL: =</b>
14,306 S.F.	6,438 S.F. 45% of Available Lease Space	7,868 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