

BUILDING AREA STATS

GROSS FLOOR AREA		LOT AREA	
FLOOR	GROSS AREA	GROSS AREA	
SUBGRADE	3,089	7,171	
1ST FLR	4,283		
2ND FLR	5,732		
3RD FLR	5,732		
4TH FLR	5,732		
5TH FLR	3,068		
	27,636 sq ft		

NET RENTABLE SPACE				
FLOOR	DESCRIPTION	TYPE	AREA	
SUBGRADE	RESIDENTIAL STORAGE (RSD)	RESIDENTIAL	347	347 sq ft
1ST FLR	CAFE	COMMERCIAL	443	
1ST FLR	RESTAURANT	COMMERCIAL	1,771	
1ST FLR	RESTAURANT OUTSIDE	COMMERCIAL (OUTDOOR)	1,029	3,243 sq ft
2ND FLR	UNIT 2A	2 BED / 2 BATH	RESIDENTIAL	1,134
2ND FLR	UNIT 2B	1 BED / 1 BATH	RESIDENTIAL	623
2ND FLR	UNIT 2C	1 BED / 1 BATH	RESIDENTIAL	546
2ND FLR	UNIT 2D	2 BED / 2 BATH	RESIDENTIAL	1,075
2ND FLR	UNIT 2E	2 BED / 1 BATH	RESIDENTIAL	839
2ND FLR	UNIT 2F	1 BED / 1 BATH	RESIDENTIAL	697
				4,914 sq ft
3RD FLR	UNIT 3A	2 BED / 2 BATH	RESIDENTIAL	1,208
3RD FLR	UNIT 3B	2 BED / 2 BATH	RESIDENTIAL	1,105
3RD FLR	UNIT 3D	2 BED / 2 BATH	RESIDENTIAL	1,075
3RD FLR	UNIT 3E	2 BED / 1 BATH	RESIDENTIAL	839
3RD FLR	UNIT 3F	1 BED / 1 BATH	RESIDENTIAL	699
				4,926 sq ft
4TH FLR	UNIT 4A	2 BED / 2 BATH	RESIDENTIAL	1,208
4TH FLR	UNIT 4B	2 BED / 2 BATH	RESIDENTIAL	1,105
4TH FLR	UNIT 4D	2 BED / 2 BATH	RESIDENTIAL	1,075
4TH FLR	UNIT 4E	2 BED / 1 BATH	RESIDENTIAL	839
4TH FLR	UNIT 4F	1 BED / 1 BATH	RESIDENTIAL	699
				4,926 sq ft
5TH FLR	UNIT 5A	3 BED / 3 BATH	RESIDENTIAL	2,262
5TH FLR	UNIT 5A TERRACE #1	RESIDENTIAL (OUTDOOR)		513
5TH FLR	UNIT 5A TERRACE #2	RESIDENTIAL (OUTDOOR)		183
				2,958 sq ft
				21,314 sq ft

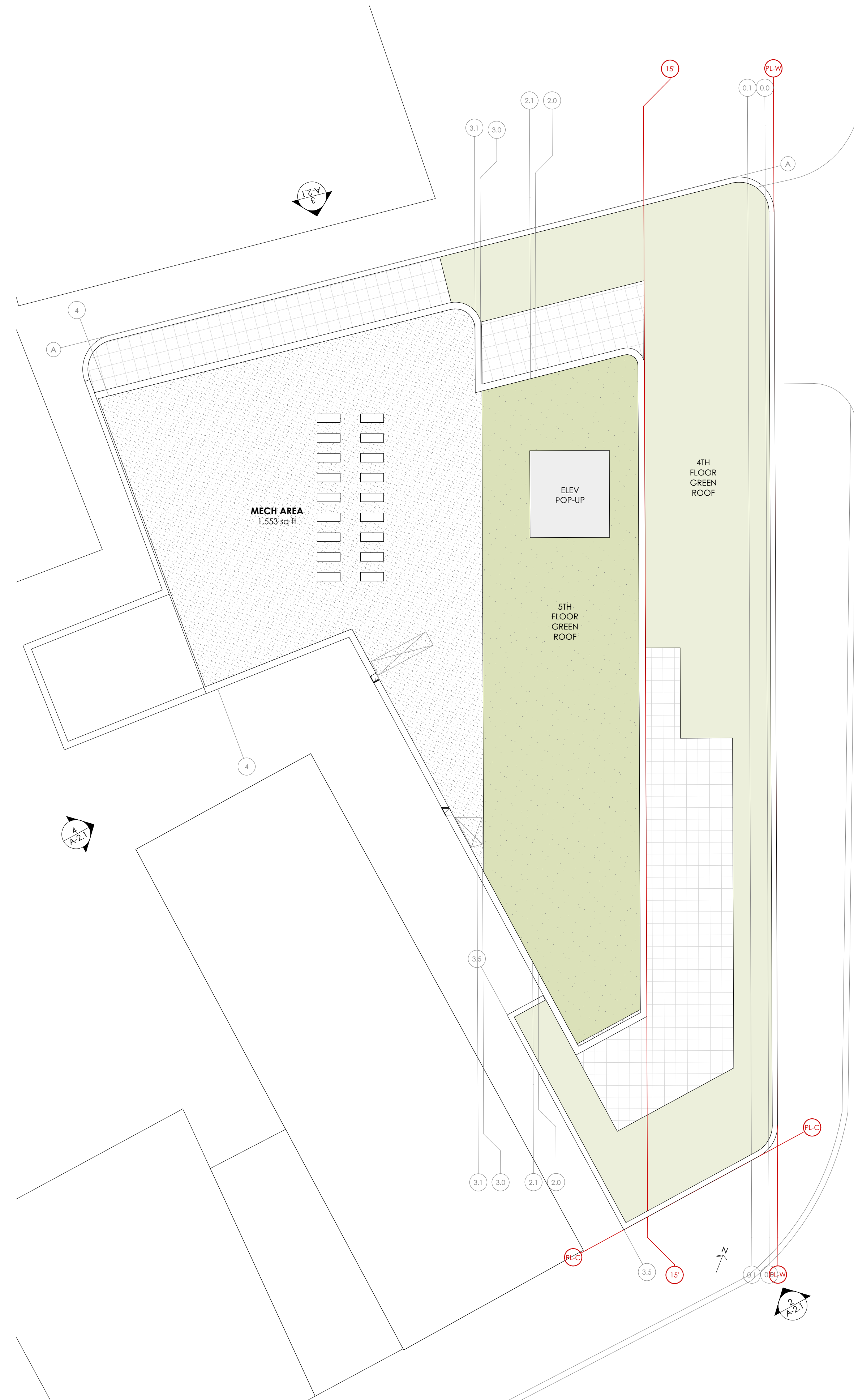
GREEN ROOF	
FLOOR	Area
5TH FLR	1,768
ROOF	1,182
	2,950 sq ft

BUILDING FEATURE LIST

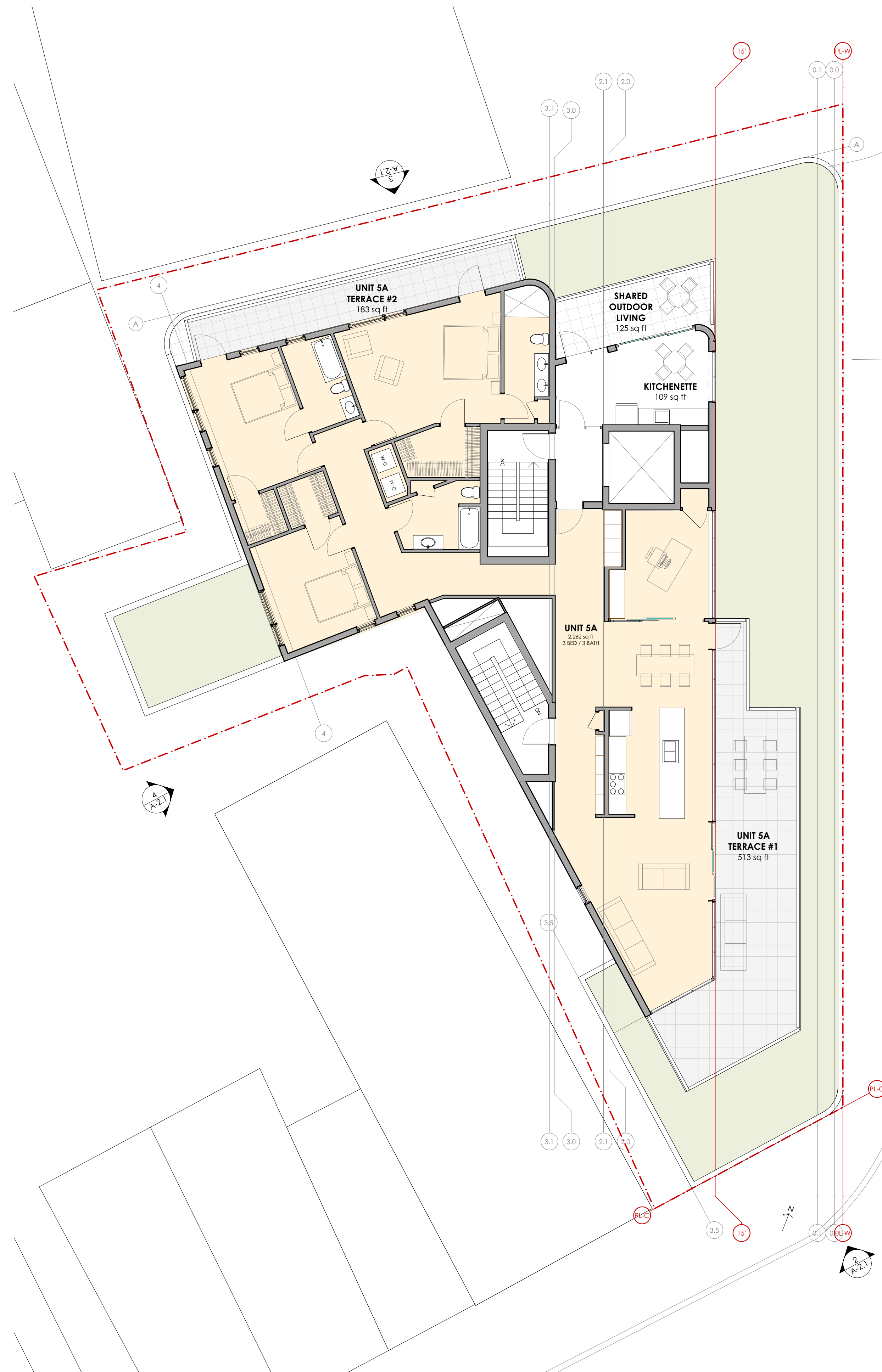
- Building Amenities:**
 Energy Offsets from off-site Solar Photovoltaic Arrays
 Over 3,000sf of Green Roof Area
 Rooftop Living Room and Kitchenette with Views of Back Cove and Munjoy Hill
 Energy Efficient Wall and Roof Systems with High R-Values
 Automated and Secured below grade On-Site Parking by Parkmatic
 Secured Private Bike Storage
 Secured Residential Storage Areas for Each Unit
 Bike Share Station on Site (Pending)
 Extra-Tall Elevator for easier move-ins
 Beautifully Designed Entry Lobby for a grand first impression

- Units:**
 Contemporary Interiors from Award Winning Caleb Johnson Architects + Builders
 Luxurious Open Floor Plans
 Floor to Ceiling Windows with Views of Back Cove, Munjoy Hill or Casco Bay
 Select from Multiple Available Finish Package Combinations
 Hardwood Flooring Throughout
 Stainless Steel Appliances
 Contemporary Gas Fireplace in Select Units
 Energy Efficient Heat Pumps and Air Conditioning
 On Demand Electric Water Heaters
 Stone Countertops
 In-Residence Washer/ Dryer
 Energy Efficient LED Light Fixtures with Dimming Capabilities in Select Rooms

- 3 Bedroom + Den , 3 Bath Penthouse Unit:**
 Customizable with Design Package through Caleb Johnson Architects + Builders
 Over 500sf of outdoor private living spaces terraces



2 UPPER ROOF PLAN
 SCALE: 1/8" = 1'-0"



1 5TH FLOOR / LOWER ROOF PLAN
 SCALE: 1/8" = 1'-0"

/Volumes/Network Files/CIAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/221 Congress/221 Congress_Current2.pln

CALEB JOHNSON
 ARCHITECTS + BUILDERS
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STUDIO MANAGER:
PROJECT ARCHITECT:

CIVIL ENGINEER:
 Name of Issue:
 27 Genthorn Road #207
 Scarborough, ME 04074
 207-283-7200

DRAFTSPERSON:
 Patrick Boehme, AIA
 Date of Issue:
 10/17/2023
 PROJECT STATUS:
 Schematic Design
 (Progress)

221 Congress Street Development
 Hay Runner, LLC
 221 Congress Street Portland ME 04101

5TH FLOOR AND ROOF PLANS
A-1.3

PRELIMINARY
 NOT FOR CONSTRUCTION