Site Location

SCALE: 1" =100'

NEW Construction in Red

4th Floor

SCALE: 1/8" = 1'-0"

5th Floor

SCALE: 1/8" = 1'-0"

New Roof Deck & Stair

SCALE: 1/8" = 1'-0"

LICENSED ARCHITECT CALEB M. JOHNSON NO. 2919 STATE OF MAINE

G1 | Title/ Cover Sheet/ Index

Permit Set
May 27, 2015

Title

44 Oak Street Renovation

4th and 5th Floors
44 Oak Street, Portland, ME 04101
CBL - E9NE 039 B011

Owner:
Mike Keon
486 Congress St., Portland, ME 04101
(978) 886-8178

Architect :
Caleb Johnson Architects + Builders
265 Main St., Suite 201, Biddeford, ME 04005
(207) 283-8778

Current Zoning : B3
Proposed Change : R3

Index of Drawings

G1	Title/ Cover Sheet/ Index
G2	Code Analysis/ Outline Spec & Life Safety
G3	Fire Pro Code Analysis
A101	Existing Floor Plans
A102	Proposed Floor Plans
A103	Proposed Roof Plan & Details
A104	Proposed Roof Deck & Stair
A201	Existing Elevations S/E
A202	Proposed Elevations S/E
A203	Existing Elevations N/W
A204	Proposed Elevations N/W
A301	Building Section and Details
A302	Stair Section
A303	Stair Section
A400	Details
A401	4th Floor Ceiling Framing
A402	5th Floor Ceiling Framing
D1	Demolition Floor Plans

NOTE:
HVAC, Electrical, Fire Alarm System & Plumbing Shall be documented by a Design/Build Process. All required Drawings, Spec's, Etc. shall be submitted under individual scope of work through City application procedures.

Basic Scope :

Interior Renovation of 4th and 5th Floors

- An Interior renovation of the existing 4th & 5th floors (5 story bldg.)
- 4th Floor will be a residence
- 5th floor will be an Art Studio
- All new exterior windows on the 5th flr. Same dimensions as existing.
- All new exterior cladding on the 5th floor, to match existing.

Roof Deck and Roof Deck Stair Addition-

*Construction of a new stair from the 5th floor to the new roof deck
*Includes new perimeter guardrail at the new Deck edge and deck lighting for illuminating the surface of the deck only. The lighting will be indirect and not visible from the sidewalk below.

Reviewed for Code Compliance Inspections Division Approved with Conditions
Date: 08/04/15

CALEB JOH ARCHITECTS + B
265 MAIN STREET, SUITE 201 BIDDEFC
T: 207.283.8777 F: 207.283.8778

PROJECT STATUS: Schematic design
STUDIO MANAGER:
PROJECT ARCHITECT:
SUBMISSIONS:
CONSULTANTS: SURVEY: STRUCTURE:
DRAFTSPERSON: DCB
DATE OF ISSUE: 7/28/15
PROJECT STATUS: Schematic design

44 Oak Street
Michael Keon
44 Oak Street Portland ME 04101

Title/ Cover Sheet/ Index
G1