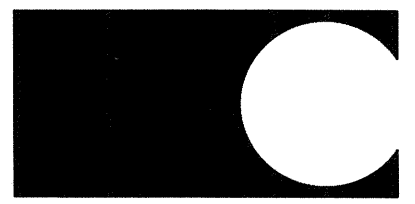
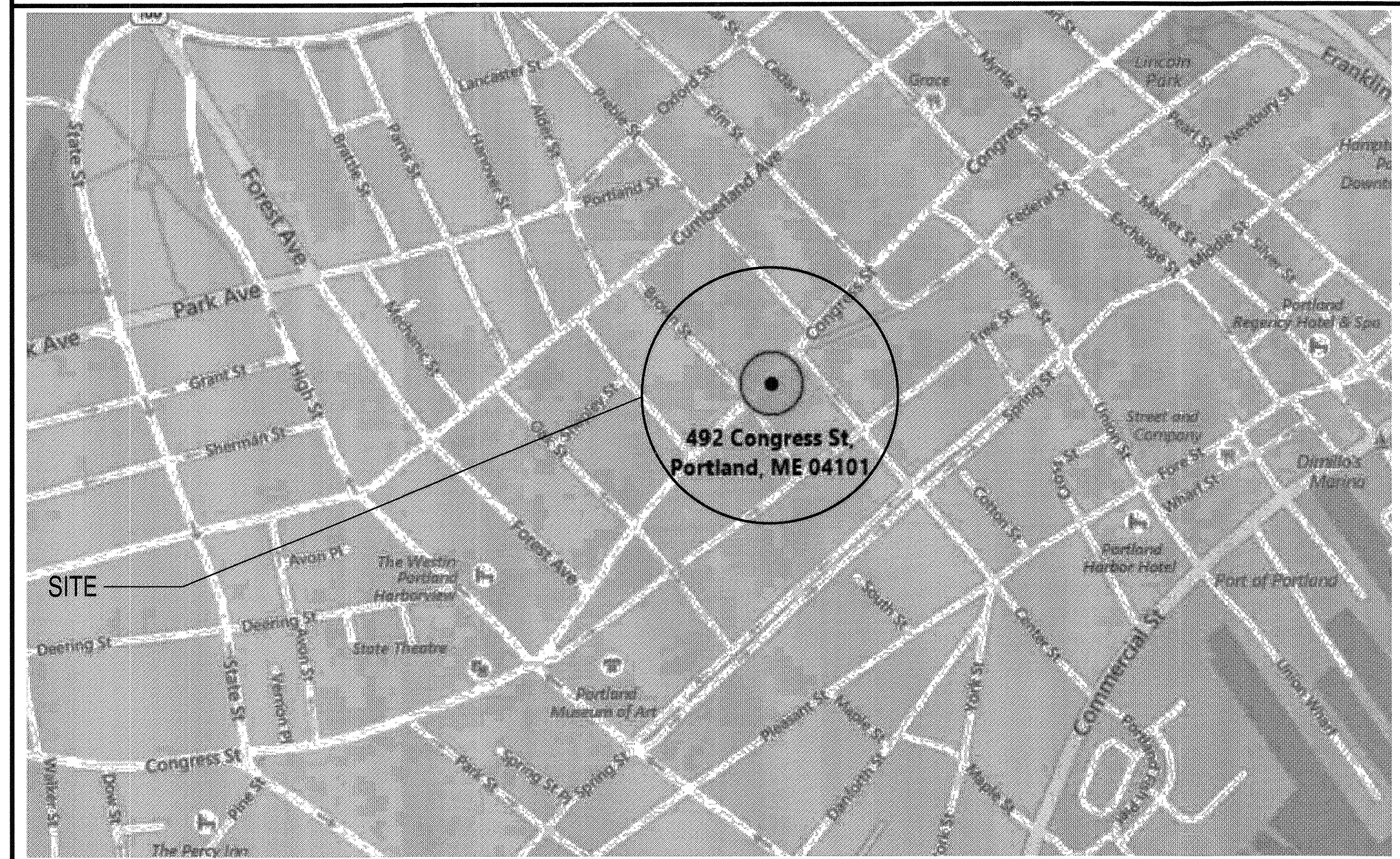


PURE BARRE

492 CONGRESS STREET

PORTLAND, ME 04101

LOCATION MAP

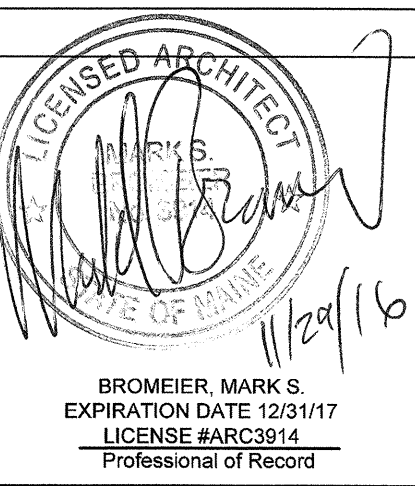


CASCO
10877 WATSON ROAD
ST. LOUIS, MO 63127
PROJECT MANAGERS

ISSUED DATES	
OWNER	11-23-16
BID/PERMIT	11-28-16
REVISIONS	

pure barre
PURE BARRE
492 CONGRESS STREET
PORTLAND, ME 04101

ABBREVIATIONS	GENERAL NOTES	BUILDING CODE	PROJECT TEAM	FIRE PROTECTION NOTES																																																																	
<p>ACT ACOUSTICAL CEILING TILE AFF ABOVE FINISH FLOOR ASPH ASPHALT BLK BLOCK BLKG BLOCKING BS BOTH SIDES CLG CEILING CT CERAMIC TILE CONC CONCRETE CONT CONTINUOUS CJ CONTROL JOINT DN DOWN DIA DIAMETER DWG DRAWING EF EACH FACE EW EACH WAY EWC ELECTRIC WATER COOLER EL ELEVATION ELECT ELECTRICAL EXG EXISTING EXP EXPANSION EIFS EXTERIOR INSULATING FINISH SYSTEM EXT EXTERIOR FP FIREPROOF FIN FINISHED GA GAUGE GALV GALVANIZED GL GLASS GWB GYPSUM WALL BOARD GC GENERAL CONTRACTOR HM HOLLOW METAL HD HIGH DENSITY</p>	<p>INT INTERIOR JT JOINT LAM LAMINATE LAV LAVATORY MAX MAXIMUM MTL METAL MIN MINIMUM MO MASONRY OPENING NIC NOT IN CONTRACT NO NUMBER OC ON CENTER OH OPPOSITE HAND OPNG OPENING OSI OWNER SUPPLIED ITEMS PBC PLUMBING CONTRACTOR PLAM PLASTIC LAMINATE PL PLATE PLYD PLYWOOD PM PROJECT MANAGER RAD RADIUS REQD REQUIRED RFS ROOM FINISH SCHEDULE STL STEEL SUSP CLG SUSPENDED CEILING TOM TOP OF MASONRY TOS TOP OF STEEL TYP TYPICAL UNO UNLESS NOTED OTHERWISE VCT VINYL COMPOSITION TILE W WITH WD WOOD</p>	<p>CONTRACT ADMINISTRATION (LIMITED SERVICE): THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN.</p> <p>QUALITY STANDARDS AND BUILDING CODES: CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK.</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR CLARIFICATIONS NEEDED. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE TENANT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO COMMENCING WORK. NOTIFY "PROFESSIONAL OF RECORD" IF METAL STUDS ARE NOTCHED OR MANIPULATED IN ANY MANNER TO ACCOMMODATE OVERHEAD WORK. GENERAL CONTRACTOR SHALL REVIEW ANY TENANT CRITERIA/HANDBOOKS AND COMPLY WITH ALL REQUIREMENTS THEREOF. PRIOR TO SUBMITTING HIS BID THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY ALL DRAWINGS AND VERIFY EXTENT OF DEMOLITION WORK (IF REQUIRED) WITH TENANT'S FIELD REPRESENTATIVE. DETAILS ARE NOT INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK. OBTAIN OWNERS REPRESENTATIVE APPROVAL PRIOR TO PROCEEDING WITH DEVIATION FROM DETAILS. GENERAL CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY LOCAL AUTHORITIES, LANDLORD OR AS NECESSARY FOR PEDESTRIAN SAFETY. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL PERMIT FEES. OWNER SHALL REIMBURSE CONTRACTOR FOR BUILDING PERMIT FEE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITY LINES AND INTERCEPT AS REQUIRED. THE INFORMATION PROVIDED IN THIS DOCUMENT IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT EXACT FIELD CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL INFORMATION. BRING CONFLICTS TO THE ATTENTION OF THE OWNERS REPRESENTATIVE AND OBTAIN APPROVAL FROM THE OWNERS REPRESENTATIVE OR AUTHORITY HAVING JURISDICTION PRIOR TO PROCEEDING WITH ALTERNATE METHODS AND/OR MATERIALS, ETC. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED DRAWINGS AND DATA SHEETS. CONTRACTOR SHALL VERIFY EXISTING LOCATION OF MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES AND EXTEND AS REQUIRED TO LOCATION SHOWN ON PLANS. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR FULL SCOPE OF WORK. ANY CONDUIT NOT USED SHALL BE CAPPED BELOW SLAB OR RUN ABOVE AND TERMINATED. REFER TO ALL ARCHITECTURAL/STRUCTURAL/ELECTRICAL/MECHANICAL/PLUMBING DRAWINGS FOR ENTIRE SCOPE OF WORK. ALL MATERIALS AND WORK PERFORMED MUST BE IN STRICT ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, STANDARDS, CODES, ORDINANCES, AND LAWS OF ALL LOCAL, CITY, COUNTY, STATE, AND FEDERAL ORGANIZATIONS HAVING JURISDICTION. WHERE APPLICABLE, ALL EQUIPMENT, FIXTURES AND MATERIALS SHALL BE LISTED BY UNDERWRITERS LABORATORIES (U.L.) AND TENANT'S RESPECTIVE INSURANCE CARRIER. AS WORK PROGRESSES AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND SEPARATE SET OF PRINTS OF THE CONTRACT DRAWINGS AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL CLEARLY AND ACCURATELY RECORD ALL WORK COMPLETED AND ALL MODIFICATIONS AND CHANGES FROM THE ORIGINAL CONTRACT DRAWINGS. SAFETY STANDARDS: IT IS THE INTENT OF THESE DOCUMENTS TO INCORPORATE THE SAFETY STANDARDS OF THE CITY AND STATE THAT THE PROJECT IS BEING PERMITTED UNDER. SUCH STANDARDS SHALL BE COMPLIED WITH WHETHER OR NOT SPECIFICALLY DETAILED. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING, FIRE PREVENTION, NECESSARY FOR THE SAFETY OF ALL PERSONNEL AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL PROVIDE ACCESS THROUGH STAGED CONSTRUCTION AREAS VIA CODE COMPLIANT BARRIERS. FOR ALL WORK DONE DURING NORMAL OPERATING HOURS, CONTRACTOR SHALL PROVIDE ALL DUST & TRAFFIC BARRIERS NECESSARY TO MAINTAIN A CLEAN, SAFE, NEAT & ORDERLY ENVIRONMENT FOR THE GENERAL PUBLIC & EMPLOYEES. MATERIALS, EQUIPMENT, AND ASSEMBLIES SHOWN OR SPECIFIED ARE MINIMUM REQUIREMENTS OR PERFORMANCE STANDARDS. LOCAL JURISDICTIONS MAY REQUIRE PERFORMANCE STANDARDS BEYOND THOSE SHOWN OR SPECIFIED. FURTHERMORE, LOCAL JURISDICTIONS MAY PREVENT THE USE OF COMMONLY ACCEPTED MATERIALS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL LOCAL REQUIREMENTS FOR LICENSING, MATERIALS, AND PERFORMANCE STANDARDS PRIOR TO SUBMITTING BID. ALL CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION AND RESOLVED, BY MUTUAL AGREEMENT, PRIOR TO SUBMISSION OF BID OR HIGHEST PRICED WORK. LOCAL REQUIREMENTS VERSUS SPECIFIED REQUIREMENTS SHALL BE INCLUDED IN THE BID. THIS DESIGN CRITERIA IS PROVIDED FOR BUILDING OFFICIAL REVIEW CONVENIENCE ONLY AND IS NOT INTENDED FOR USE BY COMPONENT DESIGNERS OR MANUFACTURERS AS THEIR SOLE DESIGN CRITERIA WITHOUT VERIFICATION. EACH DESIGNER AND/OR MANUFACTURER MUST INDEPENDENTLY CONFIRM ALL CODE CRITERIA WITH WHICH HIS ELEMENTS OR COMPONENTS MUST COMPLY, INCLUDING BUT NOT LIMITED TO LOADING, APPLICATION, FUNCTIONALITY, ETC. PERFORMANCE CRITERIA PROVIDED ELSEWHERE BY A SPECIFIC DISCIPLINE SHOULD BE REGARDED AS THE MINIMUM STANDARDS ACCEPTABLE TO THE CLIENT. EACH SUPPLIER MUST EVALUATE THESE MINIMUMS AGAINST SPECIFIC INDUSTRY STANDARDS AS WELL AS CODES, LAWS, ORDINANCES AND UNDERWRITER REQUIREMENTS GOVERNING HIS PRODUCT AS WELL AS OWNER INSURER REQUIREMENTS, AS APPLICABLE. THE MOST STRINGENT OF THESE CRITERIA SHALL GOVERN. THE CONTRACTOR SHALL RESECURE FRAMING AND OTHER EXISTING BUILDING ELEMENTS AS REQUIRED DUE TO THE LIMITED AREA OF DEMOLITION. THE CONTRACTOR SHALL REMOVE DEMOLITION AND CONSTRUCTION DEBRIS AND EQUIPMENT DAILY. STOCK PILING OF DEBRIS IS NOT ALLOWED. THE CONTRACTOR SHALL EMPLOY A LICENSED WASTE HAULING COMPANY FOR DISPOSAL OF DEBRIS. ANY DETAILS REQUIRING FIELD VERIFICATION BY THE CONTRACTOR SHALL BE DONE DURING THE BID PROCESS. DISCREPANCIES FOUND AFTER THE GENERAL CONTRACTOR IS SELECTED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND CORRECTED AT THE CONTRACTOR'S EXPENSE. CONTACT OWNER'S PROJECT MANAGER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT. 	<p>BUILDING OFFICIAL CONTACT NUMBER: 207-874-8873</p> <p>CITY LIMITS: PORTLAND, ME ZIP CODE: 04101</p> <p>GOVERNING CODES AND ORDINANCES BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE PLUMBING CODE: 2009 UNIFORM PLUMBING CODE MECHANICAL CODE: ASHRAE 62.1 - 2007 MECHANICAL CODE ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE FIRE CODE: 2009 NFPA 1101 CODE ENERGY CODE: 2009 IECC & ASHRAE 62.1 - 2007 ACCESSIBILITY CODE: ICC A 117.1 - 2009</p> <p>USE GROUP & CONSTRUCTION TYPE BUILDING USE: MIXED OCCUPANCY: B-BUSINESS CONSTRUCTION TYPE: II-B SPRINKLERED: NO</p> <p>SECTION 303.1.1 SMALL BUILDINGS AND TENANT SPACES: A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY</p>	<p>OWNER: CI, INC. A COLORADO CORPORATION 1121 13TH ST. #63 BOULDER, CO 80302 Attn: KRISTOPHER CHAVEZ</p> <p>PROJECT MANAGERS: CASCO Brian Nast 10877 Watson Road St. Louis, Missouri 63127 (314) 821-1100 (314) 821-4162 FAX email: purebarre@cascoorp.com</p>	<p>PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CODES MOUNTED WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR AND SHALL NOT PROTRUDE MORE THAN 4" INTO HALLS, WALKWAYS, ETC.</p>																																																																
<p>MOLD AND MILDEW NOTES</p> <p>THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.</p> <ol style="list-style-type: none"> IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDOUS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES. ONCE DISCOVERY OR SUSPICION OF MOLD AND/OR MILDEW IS MADE, THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM EXPOSURE TO MOLD AND/OR MILDEW, AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD/MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW. ALL PENETRATIONS SHALL BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AND DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.) INSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES. RETURN AIR PATHS AND PLENUMS SHALL BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING DUCTWORK TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS SHALL BE DRIED THOROUGHLY PRIOR TO ENCLOSURE. 	<p>OCCUPANCY LOAD SUMMARY</p> <table border="1"> <thead> <tr> <th>ROOM</th> <th>AREA (S.F.)</th> <th>AREA (S.F.) PER OCCUPANT</th> <th>OCCUPANTS PER AREA</th> </tr> </thead> <tbody> <tr> <td>RECEPTION 101</td> <td>1030</td> <td>100</td> <td>10.30</td> </tr> <tr> <td>STUDIO 102</td> <td>980</td> <td>50</td> <td>19.60</td> </tr> <tr> <td>SITTING 103</td> <td>347</td> <td>100</td> <td>3.47</td> </tr> <tr> <td>TOILET 104</td> <td>69</td> <td>300</td> <td>0.23</td> </tr> <tr> <td>TOILET 105</td> <td>59</td> <td>300</td> <td>0.20</td> </tr> <tr> <td>FITTING 106</td> <td>48</td> <td>100</td> <td>0.48</td> </tr> <tr> <td>MECHANICAL 107</td> <td>21</td> <td>300</td> <td>0.07</td> </tr> <tr> <td>TOTAL BUILDING OCCUPANCY LOAD</td> <td></td> <td></td> <td>34.35</td> </tr> <tr> <td>TOTAL BUILDING AREA (S.F.)</td> <td></td> <td></td> <td>2554</td> </tr> </tbody> </table>	ROOM	AREA (S.F.)	AREA (S.F.) 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DRAWN BY

CHECKED BY

PROJECT NUMBER
316157

SHEET NAME
TITLE SHEET

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T1