

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 091133

Please Read Application And Notes, If Any, Attached

This is to certify that HARD SALES LLC /Unique Properties **PERMIT ISSUED**

has permission to interior renovations, tenant fit-up, Showroom, office storage & Restrooms for Skilfull Entertainment

AT 137 PREBLE ST CBL 034 D004 **NOV 16 2009**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

[Signature] 11/16/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1133	Issue Date:	CBL: 034 D004001
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Location of Construction: 137 PREBLE ST	Owner Name: HARD SALES LLC	Owner Address: PO BOX 2	Phone:
Business Name:	Contractor Name: Unique Properties	Contractor Address: P.O. Box 2 Portland	Phone: 2077733000
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of Use</i> <del>Alterations</del> - Commercial	Zone: B-7

Past Use: Commercial	Proposed Use: <i>retail</i> Commercial - interior renovations, tenant fit-up, Showroom, office, storage & Restrooms for Skilfull Entertainment	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: I
Proposed Project Description: interior renovations, tenant fit-up, Showroom, office, storage & Restrooms for Skilfull Entertainment		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>M/B</i> Type: <i>3B</i> <i>IBC-2003</i>	

Signature: <i>(KG)</i>		Signature: <i>JMB 11/16/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: Ldobson	Date Applied For: 10/09/2009	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>12/2/09 JMB</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date:
	<p><b>PERMIT ISSUED</b></p> <p>NOV 16 2009</p> <p>City of Portland</p>		

## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 09-1133	<b>Date Applied For:</b> 10/09/2009	<b>CBL:</b> 034 D004001
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<b>Location of Construction:</b> 137 PREBLE ST	<b>Owner Name:</b> HARD SALES LLC	<b>Owner Address:</b> PO BOX 2	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Unique Properties	<b>Contractor Address:</b> P.O. Box 2 Portland	<b>Phone</b> (207) 773-3000
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - retail - interior renovations, tenant fit-up, Showroom, office, storage & Restrooms for Skilfull Entertainment	<b>Proposed Project Description:</b> interior renovations, tenant fit-up, Showroom, office, storage & Restrooms for Skilfull Entertainment
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/20/2009

**Note:** Skillful Entertainment is relocating from Alder Street to this property in the space that was occupied by the Yoga Center. There are no permits on file for the Yoga Center or the use of that space as retail. I told Ross Furman that it would have to be a change of use and that he had to pay the \$75 for the certificate of occupancy. As a change of use, the B-7 zone does not require parking. **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 11/16/2009

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 10/30/2009

**Note:** **Ok to Issue:**

- 1) There shall be 1 hour separation between the Business occupancy.
- 2) No means of egress shall be affected by this renovation
- 3) Sprinkler protection shall be maintained.  
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 7) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 8) All construction shall comply with NFPA 101
- 9) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 10) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.

<b>Location of Construction:</b> 137 PREBLE ST	<b>Owner Name:</b> HARD SALES LLC	<b>Owner Address:</b> PO BOX 2	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Unique Properties	<b>Contractor Address:</b> P.O. Box 2 Portland	<b>Phone</b> (207) 773-3000
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

**Comments:**

10/15/2009-amachado: Spoke to Patric Santerre, Arcadia Design Works. He said that the previous tenant was Yoga Studio which sold products and offered classes. Need to check the use for the Yoga Studio.

10/19/2009-amachado: Found no permits for the Yoga Studio. Left vcm for Ross Furman that needs to do a certificate of occupancy so owes \$75.

11/13/2009-jmb: Left msg for Patric S. For details on tenant separation above and common corridor with fire door.

11/16/2009-jmb: Patric left vcm, I returned vcm. Spoke to Patric, he will provide details on the F/C assembly to the business space above, a section for the close in of the clerestory in the common corridor. Received email with details, ok to issue.

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

- Underground electrical or plumbing inspection prior to pouring concrete**
  - Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
  - Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
- NOTE: There is a \$75.00 fee per inspection at this point.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

*Kenny Fuller*  
Signature of Applicant/Designee

11/16/09  
Date

*[Signature]*  
Signature of Inspections Official

11/16/09  
Date



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>137 PEEBLE ST. PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>RENOVATION - 3,520 GSF</u>		Square Footage of Lot <u>22,596 SF / 0.519 ACRES</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>034      D004      4</u>	Applicant *must be owner, Lessee or Buyer* <del>Owner</del> Name <u>ROSS FURMAN</u> Address <u>HARD SALES LLC</u> <u>P.O. BOX 2</u> City, State & Zip <u>PORTLAND, ME 04112</u>	Telephone: <u>207.773.7000</u>
Lessee/DBA (If Applicable)	<del>Owner</del> (If different from Applicant) APPLICANT Name <u>PATRIC SANTERRE</u> Address <u>ARCADIA DESIGNWORKS</u> <u>142 HIGH ST. SUITE 513</u> City, State & Zip <u>PORTLAND, ME</u> <u>04101</u>	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>BUSINESS / MERCANTILE</u> If vacant, what was the previous use? Proposed Specific use: <u>MERCANTILE - SALES OF POOL TABLES &amp; ENTERTAINMENT EQUIP.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>INTERIOR TENANT FITOUT OF NEW SKILFULL ENTERTAINMENT SHOWROOMS, OFFICE, STORAGE &amp; RESTROOMS.</u>		
Contractor's name: <u>UNIQUE PROPERTIES</u> Address: <u>P.O. BOX 2</u> City, State & Zip <u>PORTLAND, ME 04112</u> Telephone: <u>207.773.3000</u> Who should we contact when the permit is ready: <u>ARCADIA DESIGNWORKS</u> Telephone: <u>207.347.5252</u> Mailing address: <u>142 HIGH ST. SUITE 513, PORTLAND, ME 04101</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications, visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 877-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Patric Santerre Date: OCT 9, 2009

This is not a permit; you may not commence ANY work until the permit is issue

October 9, 2009

Building Inspection Division  
389 Congress Street  
Portland, Maine 04101

RE: Tenant Fitout for Skillful Entertainment at 137 Preble Street, Portland, Maine

Plan Review,

Provided are 24 x 36 Construction Documents and a CD with pdf formatted drawings for the interior renovation for the new Skillful Entertainment located at 137 Preble Street.

The enclosed check covers the fee for a \$40,000 renovation including \$200 which we were informed by the property owner Ross Furman of Hard Sales LLC was required after being ordered to stop work on demolition.

If there are any questions regarding the project please contact us at your convenience.

Thank you,



Patric Santerre  
Architect

142 High Street, Suite 513  
Portland, Maine 04101  
Tele: 207.347.5252

[WWW.ARCADIADesignWORKS.COM](http://WWW.ARCADIADesignWORKS.COM)

*Ann Machado - 137 Preble Street*

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*From: <RossFurman@aol.com>  
To: <amachado@portlandmaine.gov>  
Date: 10/17/2009 9:07 AM  
Subject: 137 Preble Street*

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*Good-Morning Ann - - - - Dropping you an e-mail for the fit-up for Skillful Vending @ 137 Preble St. We are going to put a bowling-alley in the current Skillful Bldg. and move Skillful "down-the-street" into the Yoga Center space. The Yoga Ct. has been retail in that space for 21 yrs. and I have owned the bldg. for 15 yrs. Skillful has been retail at it's current site for 23 yrs. and I own the bldg. Ann, I would like to move Skillful into 137 Preble St. Jan. 1st 2010 because we are starting the renovation for the bowling alley 1/1/10. Appreciate all your help during this stressful time. Thanks, Ross*

ROSS Y. FURMAN  
"Gentleman Farmer"  
Box Two Portland, ME 04112  
Box One, Eastport, ME 04631  
DIRECT LINE: 207-773-7000  
rossfurman@aol.com





# Certificate of Design Application

From Designer: PATRIC SANTERRE / ARCADIA DESIGNWORKS  
 Date: OCTOBER 9, 2009  
 Job Name: SKILLKULL RECREATION - TENANT FITOUT  
 Address of Construction: 137 PREBLE ST. PORTLAND, ME 04101

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003/2006 Use Group Classification (s) BUSINESS/MERCANTILE  
 Type of Construction PROTECTED TYPE III - ORDINARY  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES  
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED  
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)  
 Basic wind speed (1809.3)  
 Building category and wind importance Factor,  $w_b$  (table 1604.5, 1609.5)  
 Wind exposure category (1609.4)  
 Internal pressure coefficient (ASCE 7)  
 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)  
 Seismic use group ("Category")  
 Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)  
 Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof *live* loads (1603.1.2, 1607.11)
- \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1616.3)
- \_\_\_\_\_ Basic seismic force resisting system (1617.6.2)
- \_\_\_\_\_ Response modification coefficient,  $R_d$  and deflection amplification factor  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ Concentrated loads (1607.4)
- \_\_\_\_\_ Partition loads (1607.5)
- \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Certificate of Design

Date: OCTOBER 9, 2009

From: PATRIC SANTERRE / ARCADIA DESIGNWORKS

These plans and / or specifications covering construction work on:

SKILFULL ENTERTAINMENT TENANT FITOUT OF SHOWROOMS, OFFICE,  
STORAGE AND RESTROOMS @ 137 PREBLE ST. PORTLAND, ME. 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: Patric Santerre

Title: REGISTER ARCHITECT

Firm: ARCADIA DESIGNWORKS

Address: 142 HIGH ST. SUITE 513

PORTLAND, ME 04101

Phone: 207. 347. 5252



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

Designer: PATRIC SANTERRE / ARCADIA DESIGNWORKS

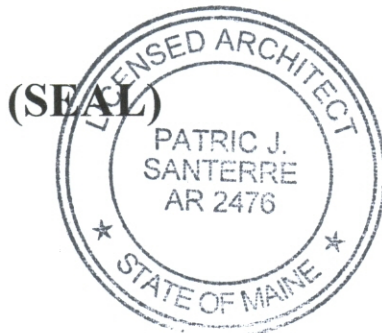
Address of Project: 137 PREBLE ST. PORTLAND, ME 04101

Nature of Project: TENANT FITOUT IN EXISTING BUILDING

\_\_\_\_\_

\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Patric Santerre

Title: REGISTER ARCHITECT

Firm: ARCADIA DESIGNWORKS

Address: 142 HIGH ST. SUITE 513  
PORTLAND, ME 04101

Phone: 207. 347. 5252

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Jeanie Bourke - 137 Preble Street -SK10A**

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**From:** "patric santerre" <patric@arcadiadesignworks.com>  
**To:** <jmb@portlandmaine.gov>  
**Date:** 11/16/2009 2:13 PM  
**Subject:** 137 Preble Street -SK10A  
**CC:** "Celeste Bard" <celeste@arcadiadesignworks.com>

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Hi Jeannie,

Thank you for taking time to review the permit set for 137 Preble Street. As requested, I've attached an SK clarifying the separation between the second level floor and lower back showroom area and hall. This detail showing an additional layer of 5/8" type "x" gypsum securely fastened to the existing gypsum ceiling should be more than adequate for the 1-hour separation required. Should additional modifications evolve we will be certain to document them and forward them on to you for approval.

It was nice talking with you and good luck with the work load.

Patric

Santerre  
*Architect, Principal*

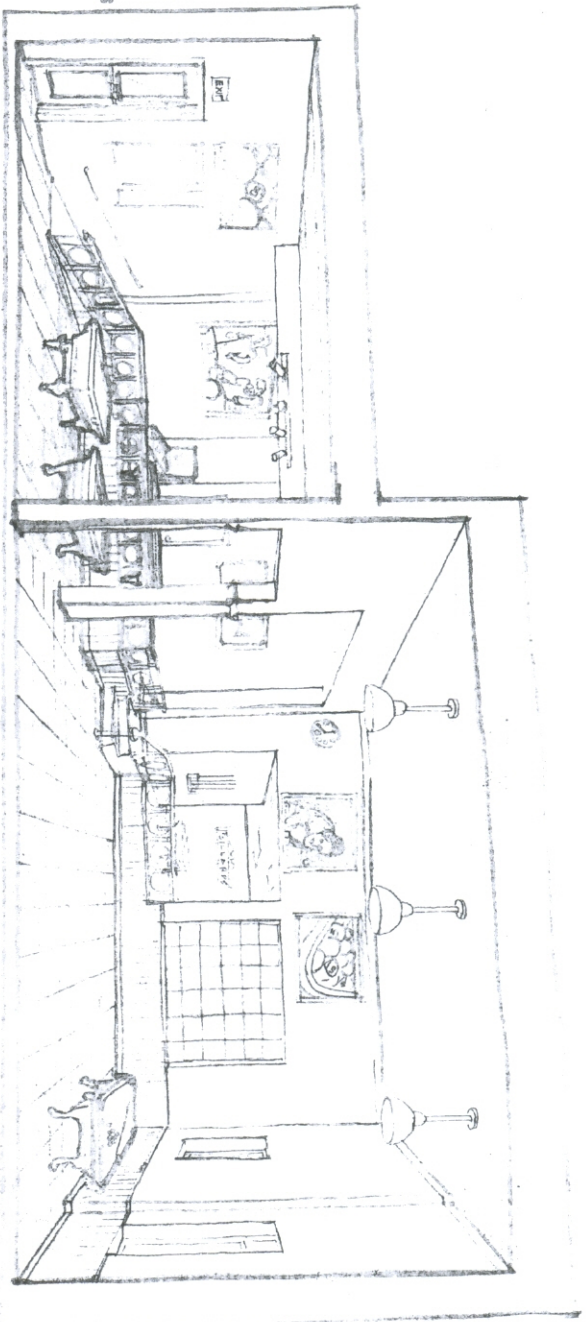
ARCADIA  
designworks  
142 High Street, Suite 513  
Portland, Maine 04101

Tel.: 207.347.5252  
[www.arcadiadesignworks.com](http://www.arcadiadesignworks.com)

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OCT - 9 2009

Dept. of Building Inspections  
City of Portland Maine



LOWER & UPPER SHOWROOMS

# SKILLFUL ENTERTAINMENT - TENEMENT FITOUT A UNIQUE PROPERTIES DEVELOPMENT PROJECT 137 PREBLE STREET, PORTLAND, MAINE OCTOBER 2009

## DRAWING LIST

- COVER SHEET
- A-01 SITE PLAN & DETAILS
- A-10 FLOOR PLAN
- A-20 REFLECTED CEILING PLAN
- A-30 AS-BUILT ELEVATIONS

### GENERAL:

Unique Propeties  
P.O. Box 2  
Portland, ME 04112  
(207) 773.7000

### MECHANICAL:

HVAC Services  
73 Bradley Drive  
Westbrook, ME 04092  
(207) 854.4822

### ELECTRICAL:

Lottey Electric  
59 Rainmaker Drive  
Portland, ME 04103  
(207) 773.3400

### SPRINKLER:

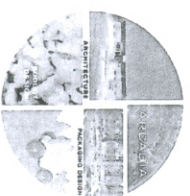
High Tech Fire Protection  
Hackett Mills Road  
Poland, ME 04274  
(207) 998.2551

## ARCADIA

designworks LLC

142 high street, suite 513  
portland, maine 04101

tele: 207.347.5252



roadiadesignworks.com

OCT - 9 2009

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Dept. of Building Inspections  
City of Portland Maine





**Owner:**  
Hard Sales LLC  
P.O. Box 2  
Portland, Maine 04112

**Contractors:**  
General  
Unique Properties  
P.O. Box 2  
Portland, Maine 04112

**Mechanical:**  
HVAC Services  
73 Bradley Drive  
Westbrook, Maine 04092

**Electrical:**  
Offrey Electric  
59 Rainmaker Drive  
Portland, Maine 04103

**Sprinkler:**  
High Tech Sprinklers  
P.O. Box 156  
Minot, Maine 04258

**SKILLFUL ENTERTAINMENT  
A UNIQUE PROPERTIES PROJECT**  
PORTLAND, MAINE

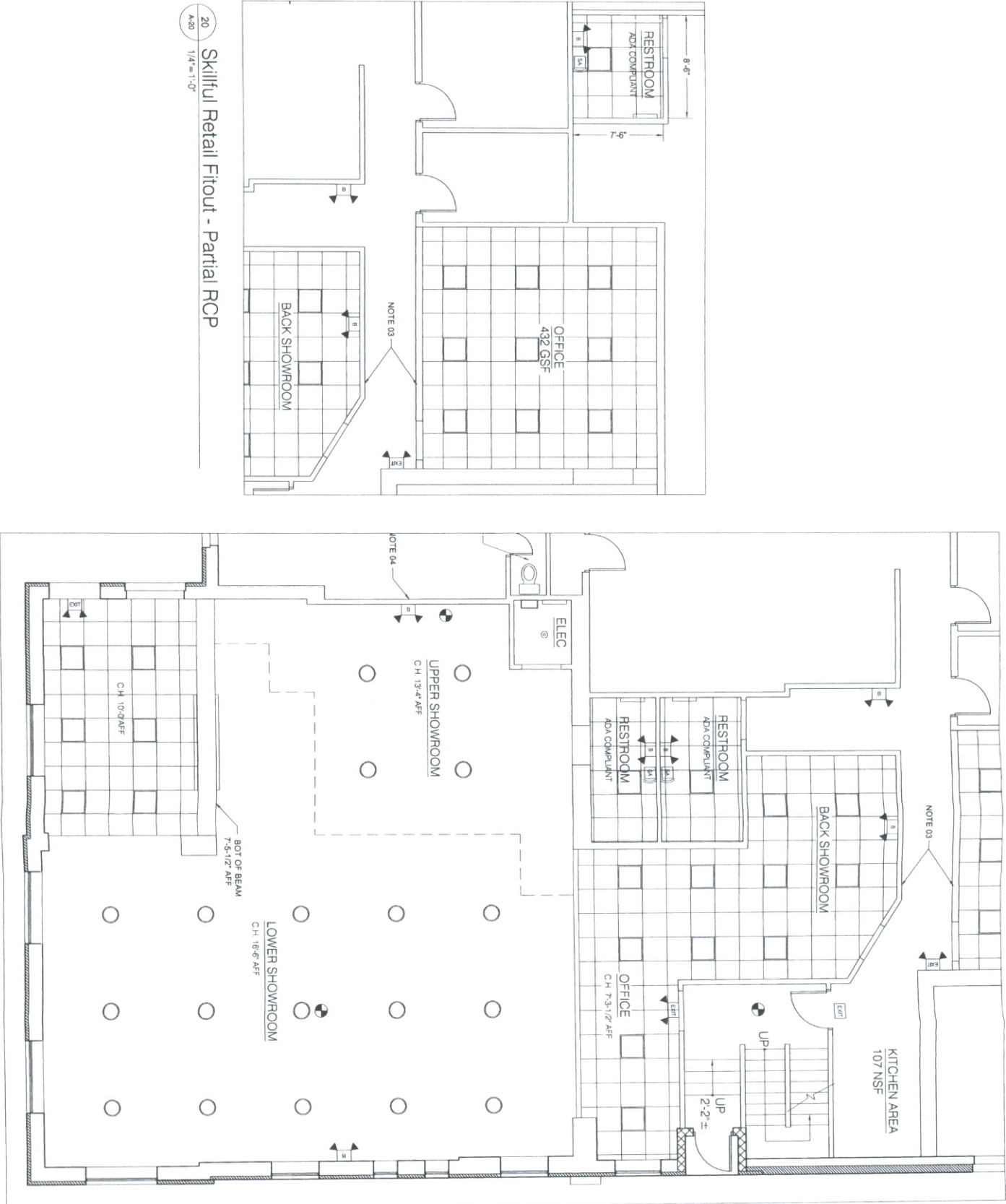
FOR CONSULTATION  
10/20/09 PERM

**PHASE:**  
PERMIT SET

**PROJECT:**  
137 PREBLE STREET  
PORTLAND  
MAINE

**TITLE:**  
REFLECTED  
CEILING PLAN

**SHEET:**  
**A-20**  
AR 2009-05



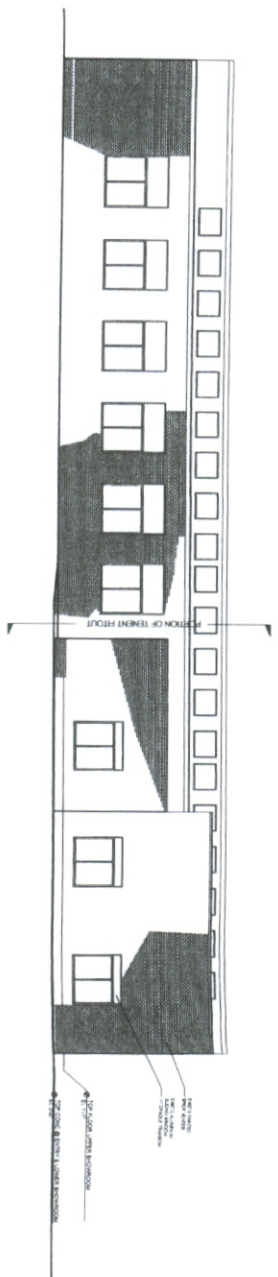
- LEGEND**
- MATCHED AREAS DOES NOT PERTAIN TO NEW FLOOR
  - 2 x 2 SUSPENDED ACOUSTICAL CEILING
  - 2 WALL MOUNTED ACOUSTICAL CEILING
  - 8 TRACK LIGHT STRIP
  - 2 x 2 RECESSED FLUORESCENT
  - 1/4 DIA. RECESSED MOUNTED FLUORESCENT (OPTIONAL INCANDESCENT)
  - CERAMIC MOUNTED INCANDESCENT
  - EMT SIGN W/ WIREBENCH LIGHTING
  - EMERGENCY LIGHTING W/ BATTERY
  - SMOKE / ALARMS ALARM
  - SMOKE DETECTOR

NOTE: NEW TRUNK FITOUT FIRE ALARM AND SPRINKLER MOUNTING SYSTEMS BULBING SYSTEMS

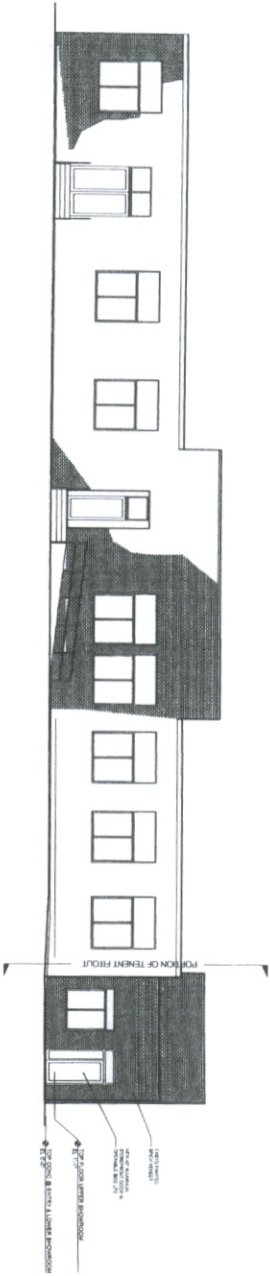
**20 Skillful Retail Fitout - Partial RCP**  
A-20 1/4" = 1'-0"

**10 Skillful Retail Fitout - RCP**  
A-20 1/4" = 1'-0"

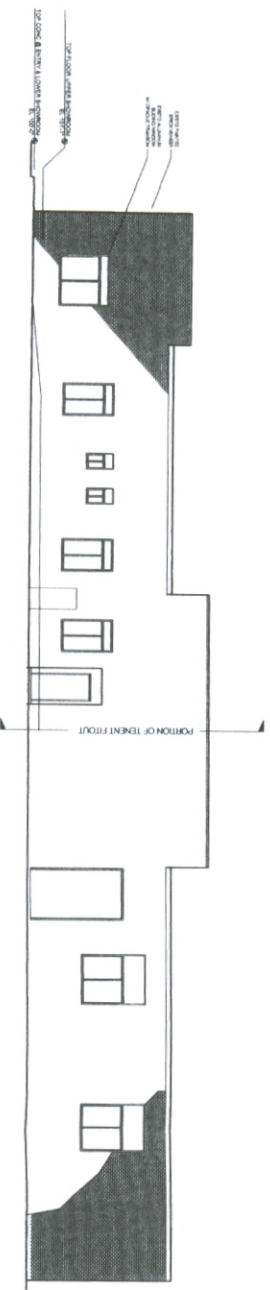




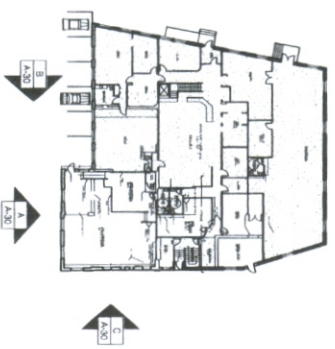
A PREBLE STREET ELEVATION  
1/8" = 1'-0"



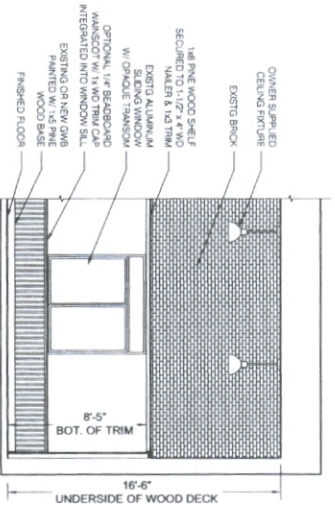
B MAIN ENTRANCE ELEVATION  
1/8" = 1'-0"



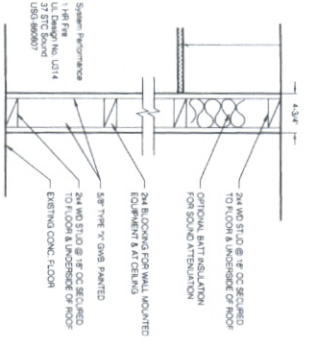
C SOMERSET STREET ELEVATION  
1/8" = 1'-0"



KEY PLAN  
HATCHED AREA DOES NOT PERTAIN TO THIS PROJECT



TYPICAL WALL TREATMENT  
1/4\"/>



TYPICAL WALL PARTITION  
1-1/2\"/>



**ARCADIA**

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Portland, Maine 04103  
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Fax: 207.748.8000  
info@arcadiadesign.com

**Owner:**

Hard Sales LLC  
P.O. Box 2  
Portland, Maine 04112  
Contractors  
General  
Unique Properties  
P.O. Box 2  
Portland, Maine 04112

**Mechanical:**

HVAC Services  
73 Bradley Drive  
Westbrook, Maine 04092  
Electrical:

**Lottery Electric**

59 Rainmaker Drive  
Portland, Maine 04103  
Sprinkler:  
High Tech Sprinklers  
P.O. Box 156  
Minot, Maine 04258

**SKILLFUL ENTERTAINMENT  
A UNIQUE PROPERTIES PROJECT**  
PORTLAND, MAINE

FOR CONSTRUCTION  
10.2009 PRINT

**PHASE:**

PROJECT:  
137 PREBLE STREET  
PORTLAND  
MAINE

**TITLE:**

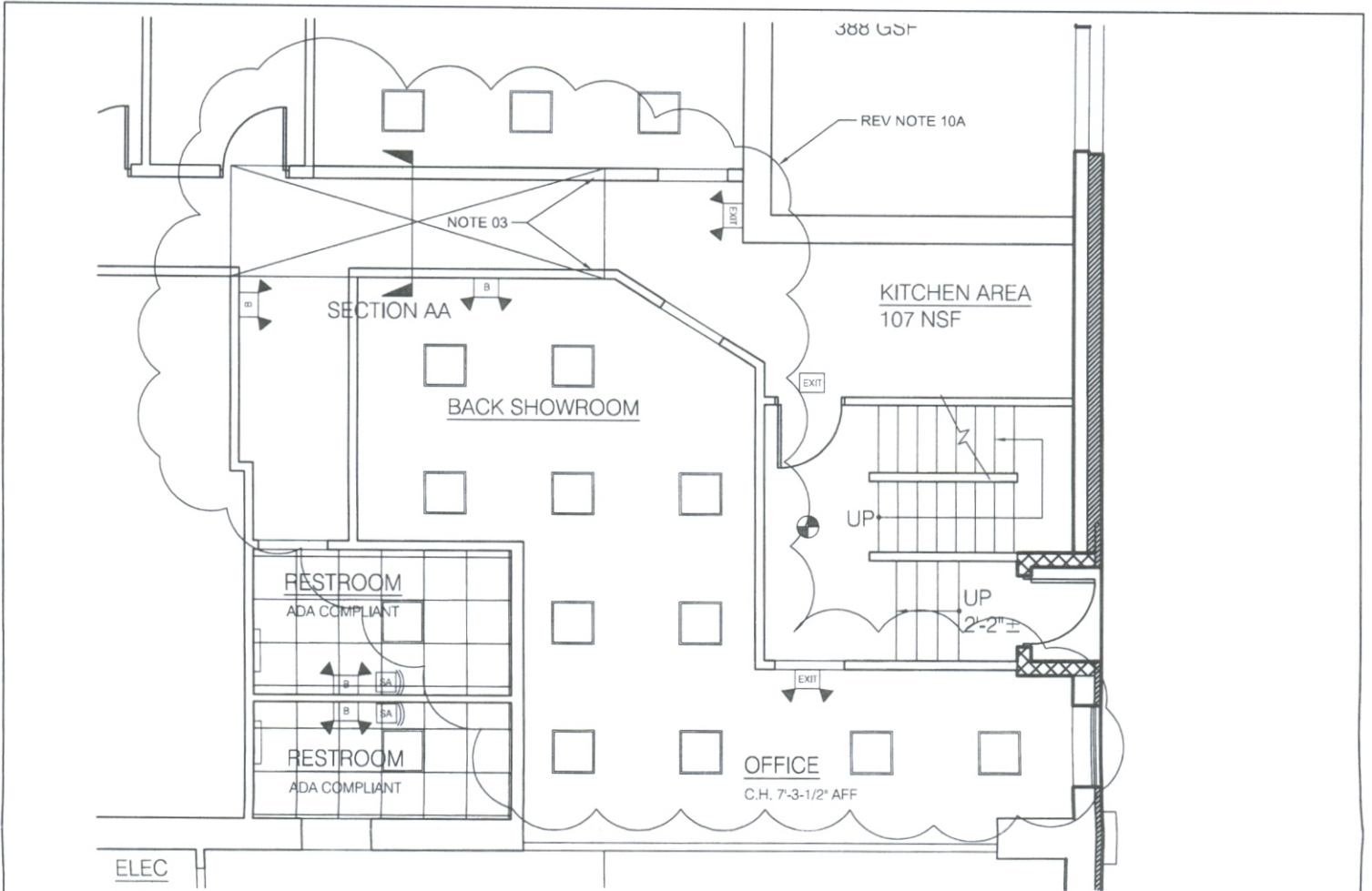
AS-BUILT  
ELEVATIONS

**SHEET:**

**A-30**

**JOB:**

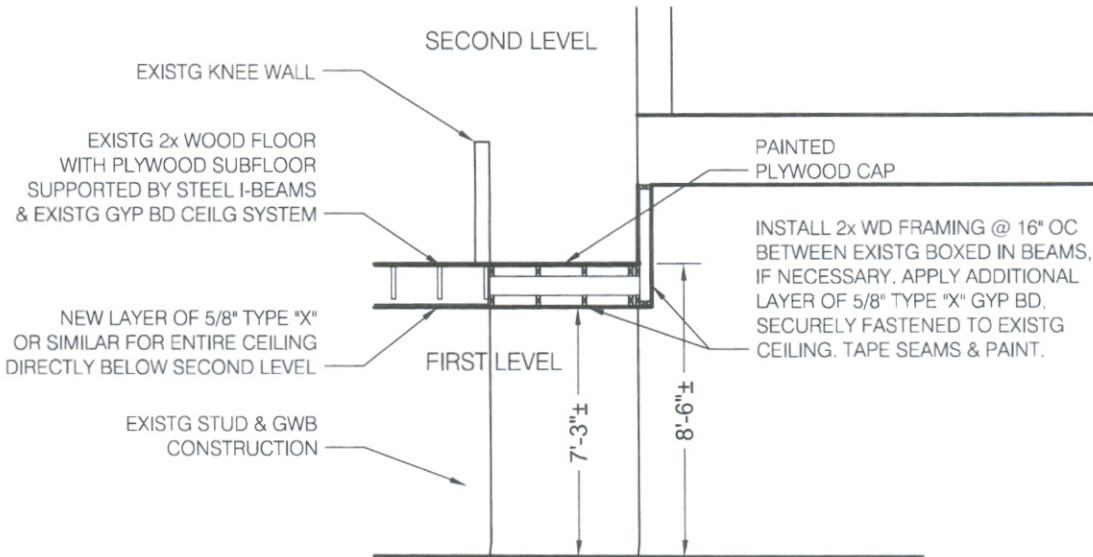
AR 2009-05



**CEILING PLAN DETAIL @ BACK SHOWROOM**

1/8" = 1'-0"

REV NOTE 10A - CONTRACTOR TO VERIFY SECOND FLOOR CONSTRUCTION TYPE TO ASSURE 1-HOUR SEPARATION. NOTIFY ARCHITECT IF OTHER THAN WOOD FLOOR ON 2x WD FLOOR FRAMING SUPPORTED BY STEEL I-BEAMS. CONTRACTOR TO INFILL AREA OF CLEARSTORY SHOWN IN BOX IDENTIFIED WITH AN "X" AT CORRIDOR AND ENCLOSE AREA ABOVE ON SECOND LEVEL. RETAIN EXISTING GYPSUM BOARD CEILING AND ADD ADDITIONAL LAYER OF TYPE "X" GYPSUM BOARD. INSTALL ADDITIONAL SURFACE MOUNTED FLUORESCENT FIXTURES. [SEE SECTION FOR ADDITIONAL INFORMATION]



**SECTION @ CLEARSTORY**

3/16" = 1'-0" [OPENING 1-HR FIRE SEPARATION ENCLOSURE DETAIL]

<b>ARCADIA</b> designworks LLC 142 high street, suite 513 portland, maine 04101 tel: 207.347.5252 cp: 207.749.9306 www.arcadiadesignworks.com	
PROJECT:	SKILFULL FITOUT PORTLAND, ME
DATE:	11.16.2009
SCALE:	1/8" = 1'-0"
TITLE:	CEILING PLAN DETAIL
SK NO:	SK10A

**RECEIVED**  
NOV 16 2009  
Dept. of Building Inspections  
City of Portland Maine