

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081222

Please Read Application And Notes, If Any, Attached

This is to certify that DICTAR ASSOCIATES II
has permission to New building wall sign 12'6" x 12'6" Sign
AT 468 FORE ST CE# 038 F008001

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 worked-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. _____
Health Dept. _____
Appeal Board _____
Other _____
PERMIT ISSUED
SEP 30 2008
CITY OF PORTLAND
Department Name

[Signature] 9/30/08
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: 08-1222	Issue Date: 09/30/08	CBL: 038 F008001
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Location of Construction: 468 FORE ST	Owner Name: DICTAR ASSOCIATES II	Owner Address: PO BOX 3572	Phone:
Business Name: Utopia Designs, Inc	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Ty Parr	Phone: 207-409-0547	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Retail Furniture "Utopia Designs" Connected w/ permit# 081221	Proposed Use: Retail Furniture "Utopia Designs" - New building wall sign 12'6" x 12" Sign	Permit Fee: \$115.00	Cost of Work: \$115.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: Signage IBL 2003 Signature: [Signature] 9/30/08	

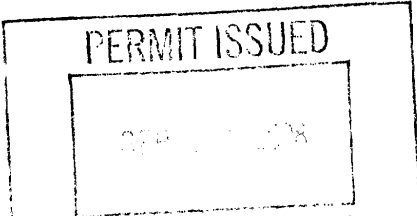
Proposed Project Description:
New building wall sign 12'6" x 12" Sign

(change of use under #08-1221)

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: [Signature] Date: 9/30/08

Permit Taken By: Idobson	Date Applied For: 09/29/2008	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>ok with conditions Date: 9/30/08</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Signature]</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Signature]</p>
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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

Signage/Awning 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: 468 FORE ST. PORTLAND, ME.		
Tax Assessor's Chart, Block & Lot Chart# 38 Block# F Lot# 8	Owner: 468 Fore st. LLC.	Telephone: 772-2992
Lessee/Buyer's Name (If Applicable): UTOPIA DESIGNS INC.	Contractor name, address & telephone: UTOPIA DESIGNS	Total s.f. of signage x \$2.00 25 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ 1200 Awning Fee= cost of work _____ Total Fee: \$ 120
Who should we contact when the permit is ready: Ty PARR phone: 409-0547		
Tenant/allocated building space frontage (feet): Length: 22'-6" Height: 10'-6" Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: NONE If vacant, what was prior use: NONE Proposed Use: FURNITURE GALLERY		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: 12'-6" x 12"		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

25 x 2 + 65 = 115
 1' x 12.5' = 12.5'

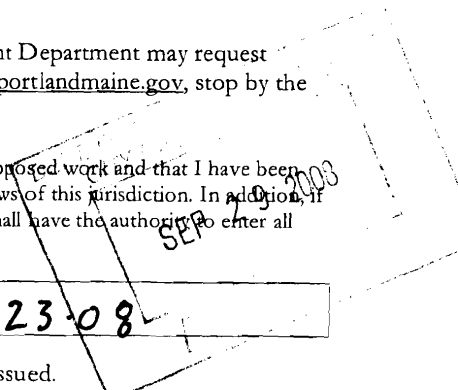
Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 of applicant: _____ Date: **9-23-08**

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



City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1222	Date Applied For: 09/29/2008	CBL: 038 F008001
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Location of Construction: 468 FORE ST	Owner Name: DICTAR ASSOCIATES II	Owner Address: PO BOX 3572	Phone:
Business Name: Utopia Designs, Inc	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Ty Parr	Phone: 207-409-0547	Permit Type: Signs - Permanent	

Proposed Use: Retail Furniture "Utopia Designs" - New building wall sign 12'6" x 12" Sign	Proposed Project Description: New building wall sign 12'6" x 12" Sign
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/30/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Interior window signs shall not cover more than 50% of each window area as regulated under the sign ordinance.			
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: Chris Hanson	Approval Date: 09/30/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

Comments:
9/30/2008-mes: the change of use for "Utopia Designs" furniture sign is under #08-1221

Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

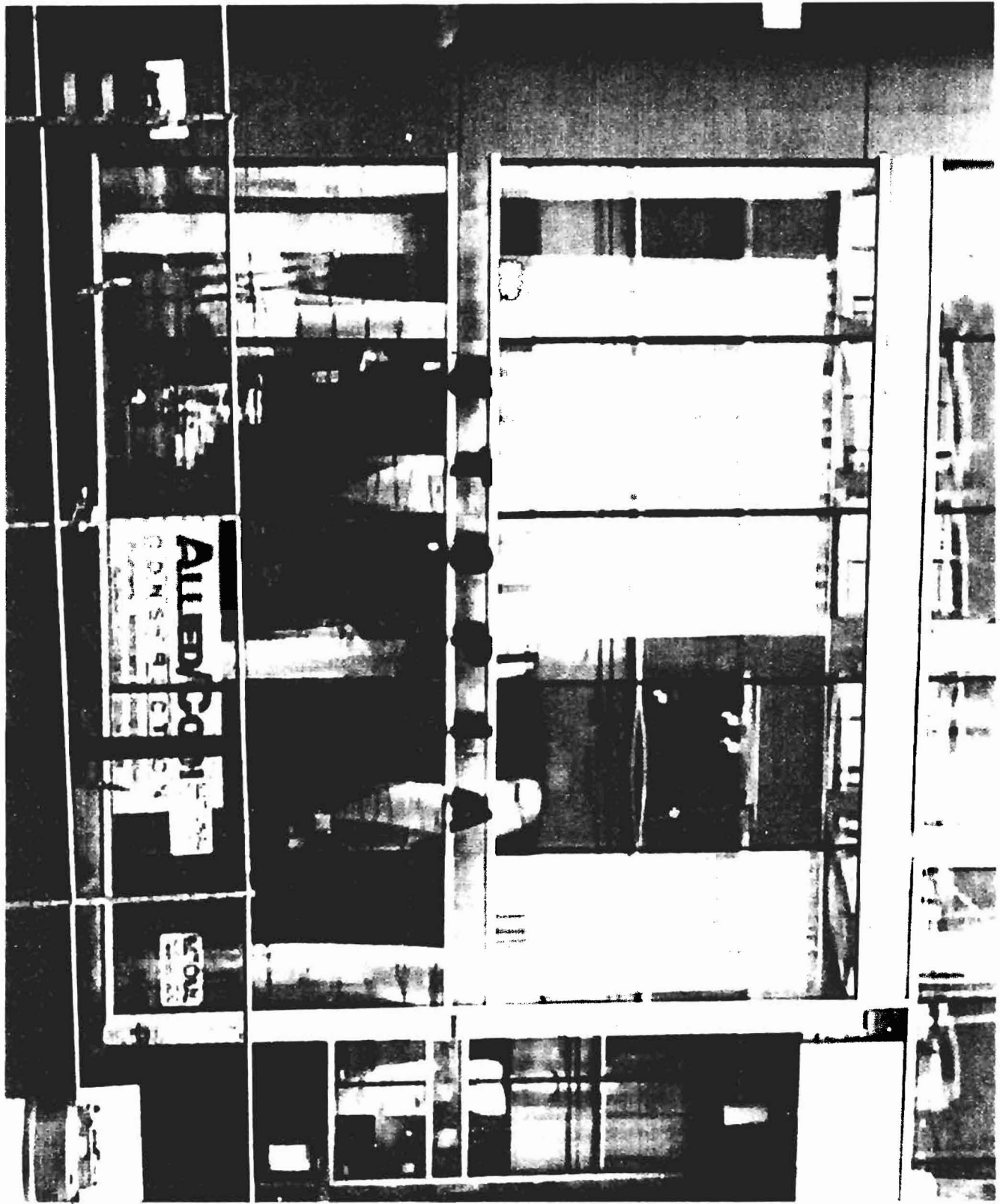
Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

**Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.**

Base application fee for any Historic District signage is \$65.00.

9' setback
from
STREET

22'-6"



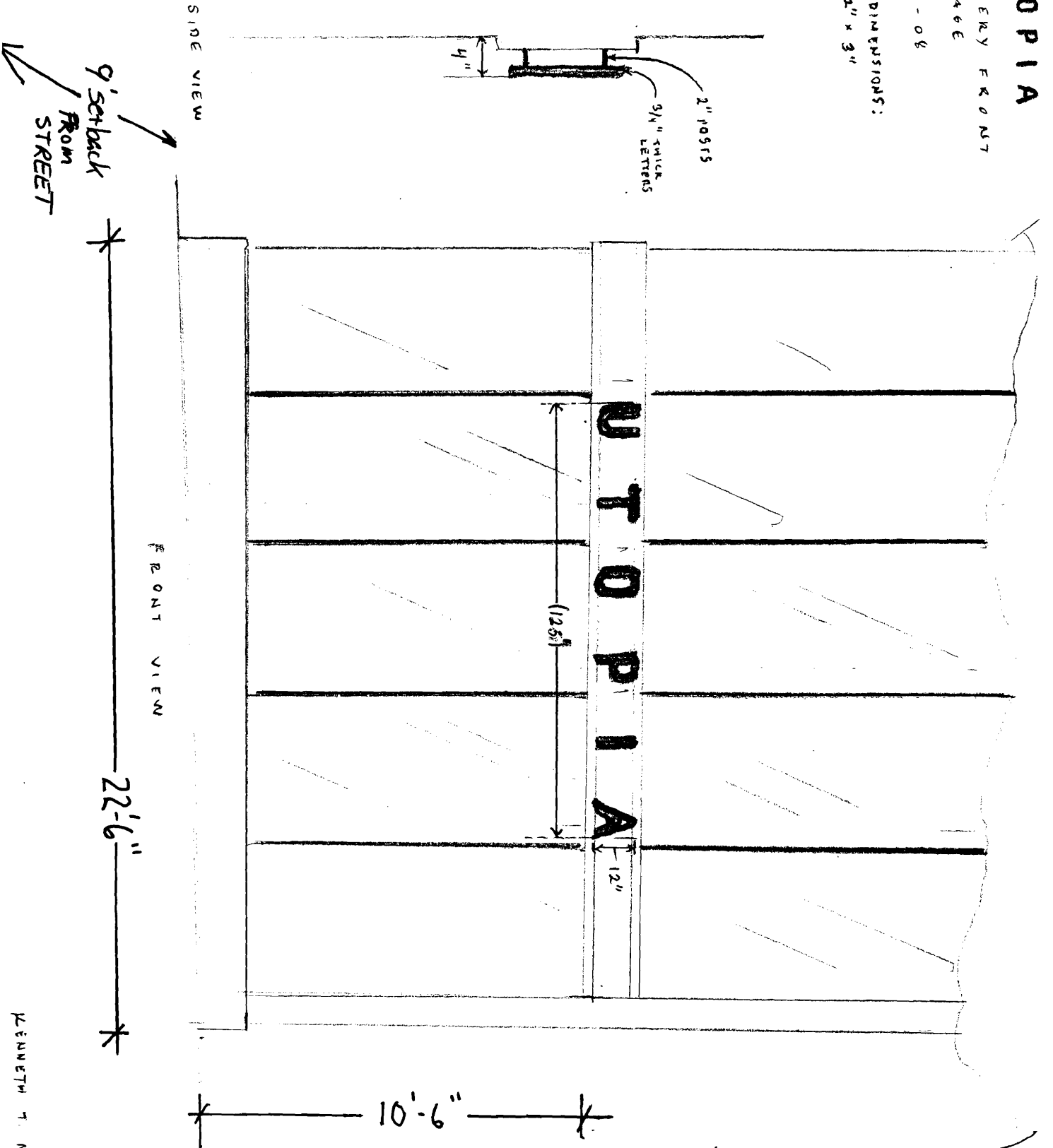
10'-6"

UTOPIA

GALLERY FRONT
SIGNAGE

9-22-08

SIGN DIMENSIONS:
12' x 12" x 3"



**468 Fore Street Realty, LLC
P.O. Box 3572
Portland, ME 04104**

9/26/08

Utopia Designs, Inc
Ty Parr
470 Fore Street, Unit 200
Portland, ME 04101

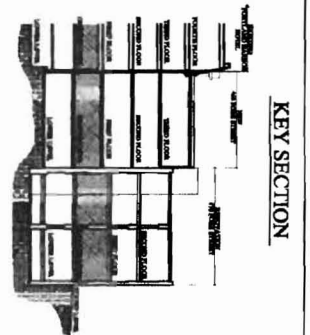
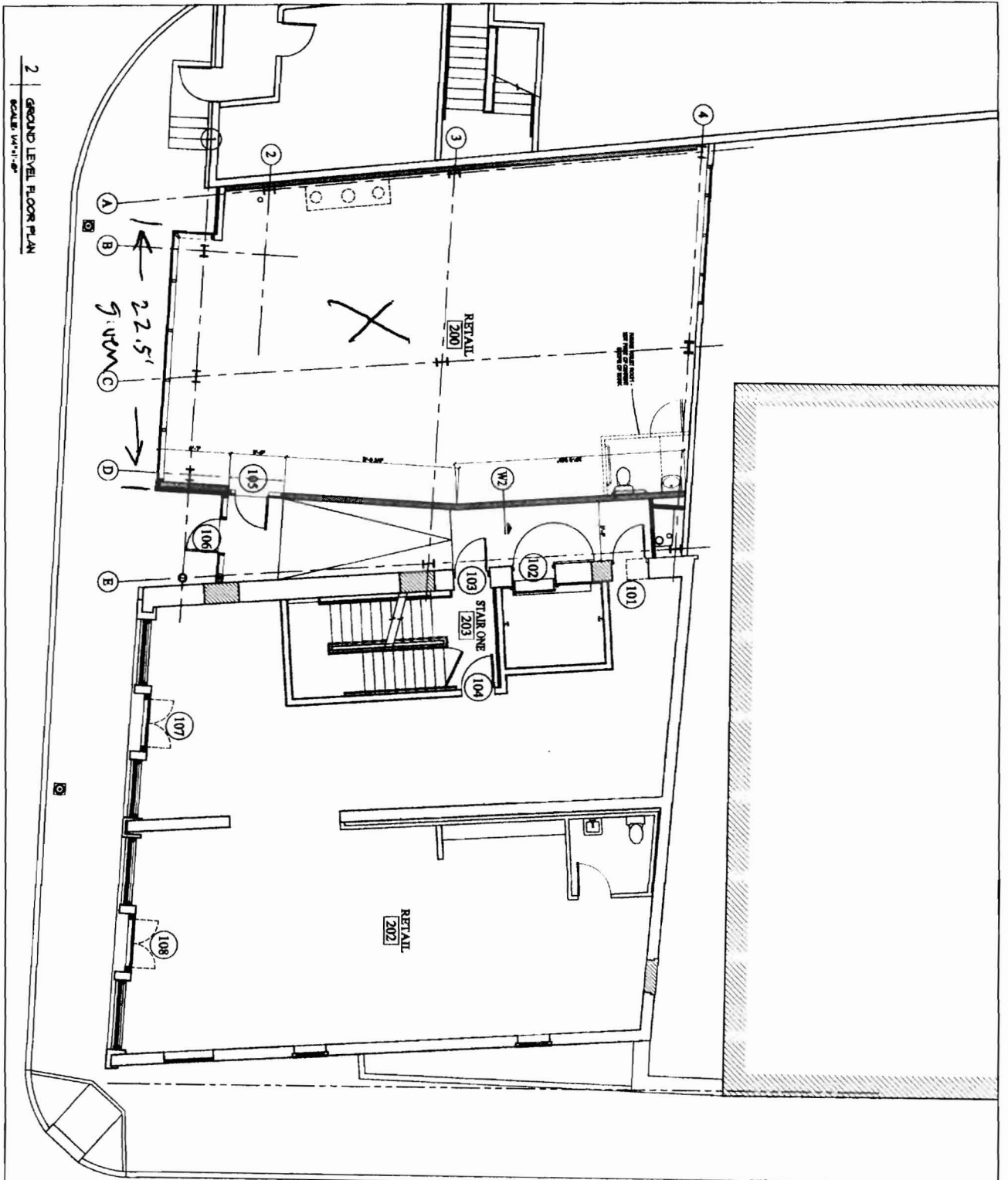
Re: Approval of Sign at 468 Fore Street

Dear Ty,

Please find this letter as a formal approval that 468 Fore Street Realty, LLC has seen and approved your sign design for your leased space at 468 Fore Street, unit 200. I have attached the sign design to this letter as Exhibit A. Please submit this letter with your application to the City of Portland as documentation that we approve your sign as currently designed.

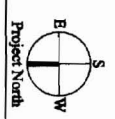
Sincerely


Nathan Bateman



LEGEND

NEW WALL - STD 2 STP	(Symbol: Dashed line)
NEW WALL - 3-INCH RENOVATION	(Symbol: Solid line)
NEW CONCRETE FOOTING/FOUNDATION WALL	(Symbol: Hatched pattern)
EXISTING WALL	(Symbol: Solid line)
(A) - ADDITION (NEW ROOM S.I.)	(Symbol: Triangle with A)
(R) - RENOVATION (NEW ROOM S.I.)	(Symbol: Square with R)
REMOVING SECTION	(Symbol: Triangle with X)
WALL SECTION	(Symbol: Circle with W)
SECTION DETAIL	(Symbol: Circle with S)
FLOOR DETAIL	(Symbol: Circle with F)
WALL TYPE (SEE SHEET 4400) (SEE SHEET 4400) (SEE SHEET 4400)	(Symbol: Circle with W)
PLUMBING DETAIL	(Symbol: Circle with P)
MECHANICAL DETAIL	(Symbol: Circle with M)
FINISH DETAIL	(Symbol: Circle with F)



ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/23/2008

PRODUCER (207)283-1486 FAX (207)283-4258
Paquin & Carroll Insurance
 260 Main St.
 P.O. Box 356
 Biddeford, ME 04005

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED **Utopia Design Inc.**
 7 County Road
 Gorham, ME 04038

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: OneBeacon Insurance	20621
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	710017100	11/22/2007	11/22/2008	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5,000
					PERSONAL & ADV INJURY	\$ 1,000,000
					GENERAL AGGREGATE	\$ 2,000,000
					PRODUCTS - COMP/OP AGG	\$ 2,000,000
					GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	
	AUTOMOBILE LIABILITY					
	<input type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC	\$
					AUTO ONLY: AGG	\$
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$
						\$
						\$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				OTHER	
	If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT	\$
					E.L. DISEASE - EA EMPLOYEE	\$
					E.L. DISEASE - POLICY LIMIT	\$
	OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Location: 468 Fore Street Portland, Maine

As respects general liability, certificate holder and any other person is an additional insured when required by contract, agreement or permit.

CERTIFICATE HOLDER

City of Portland
 Portland City Hall
 389 Congress Street

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.