

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 091164

Please Read Application And Notes, If Any, Attached

This is to certify that J & S PROPERTIES LLC / Leah & Parrish

has permission to Install an awning w/ signage

AT 154 ST JOHN ST CE 068 D007001

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 latched 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. \_\_\_\_\_

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

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

Other \_\_\_\_\_

Department Name

*[Signature]*  
11/2/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

OCT 29 2009

City of Portland

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

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

Permit No: 09-1164	Issue Date:	CBL: 068 D007001
-----------------------	-------------	---------------------

Location of Construction: 154 ST JOHN ST (138 St. John)	Owner Name: J & S PROPERTIES LLC	Owner Address: PO BOX 1123	Phone:
Business Name:	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 Read St. Portland	Phone 2077970100
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: IMb

Past Use: Commercial Chiropractic / Medical office	Proposed Use: Commercial Chiropractic / Medical office - Install an awning w/ signage <i>"Jacobs Chiropractic Acupuncture"</i>	Permit Fee: \$38.00	Cost of Work: \$38.00	CEO District: 2
Proposed Project Description: Install an awning w/ signage - 3' x 3'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>	
		Signature:	Signature:	
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: 10/20/2009	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<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>Okulcardich</i> Date: <i>10/21/09 ABU</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>ABU</i> Date: _____
---	---	---	--

**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
		OCT 29 2009	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE
		City of Portland	

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-1164	<b>Date Applied For:</b> 10/20/2009	<b>CBL:</b> 068 D007001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 154 ST JOHN ST (138)	<b>Owner Name:</b> J & S PROPERTIES LLC	<b>Owner Address:</b> PO BOX 1123	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Leavitt & Parris Inc.	<b>Contractor Address:</b> 256 Read St. Portland	<b>Phone</b> (207) 797-0100
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial / Medical office - Install an awning w/ signage - "Jacob's Chiropractic Acupuncture"	<b>Proposed Project Description:</b> Install an awning w/ signage (8" x 8') - "Jacob's Chiropractic Acupuncture"
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/29/2009

**Note:** Existing signs as of this permit: **Ok to Issue:**

- On the 150' section of the building:
- Jacobs Chiropractic Acupuncture - awning 8' x 2' w/5.33 sf of signage
- Whole Heart Yoga - 4.8' x 4' & 16" x 16"
- Best Staffing Agency does not have a sign
- On the 48' section of the building:
- Paper Center - 3' x 8'

- 1) This permit is being issued with the condition that the existing 2' x 6' wall sign will be removed when the awning is installed since the ordinance only allows one sign per tenant.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/02/2009

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

- 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

**Comments:**

10/27/2009-amachado: Spoke to Dr. Lou Jacobs. Need more information. Need to know the height of the wall where his office is located because in the IM zone signs can cover 8% of the principal facade. Also need to know the dimensions of the other signs on the facade.

10/29/2009-amachado: Received all the necessary information about the signs on the building and the size of the building to complete my zoning review.

PERMIT ISSUED

OCT 29 2009

City of Portland

**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.**

  X   **Final inspection required at completion of work.**

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.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**PERMIT ISSUED**

OCT 29 2009

City of Portland



# 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: <u>138 St. John Street, Portland, ME 04102</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>68</u> Block# <u>D</u> Lot# <u>7</u>	Owner: <u>Bombe Development, LLC</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Jacobs Chiropractic Acupuncture</u> <u>Dr. Lou Jacobs</u>	Contractor name, address & telephone: <u>Leif &amp; Ben's</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Dr. Lou Jacobs</u> phone: <u>774 6251</u>		
* <b>Tenant/allocated building space frontage</b> (feet): Length: <u>8 ft</u> Height <u>2 ft</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>Multi</u>		
<b>Current Specific use:</b> <u>Chiropractic/Medical office</u> If vacant, what was prior use: _____ Proposed Use: _____		
<b>Information on proposed sign(s):</b> Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions proposed: _____		
<b>Proposed awning?</b> Yes <input checked="" type="checkbox"/> No ___ Is awning backlit? Yes ___ No <input checked="" type="checkbox"/> Height of awning: <u>2</u> Length of awning: <u>8</u> Depth: <u>3</u> Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No ___ If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>8" x 8"</u> sf.		
<b>Information on existing and previously permitted sign(s):</b> 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.		

RECEIVED  
OCT 20 2009

1 x 2 + 30

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](http://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: [Signature] Date: 9/10/09

IM-mulh-tenant: This is not a permit; you may not commence ANY work until the permit is issued.  
- 8% of principal funds  
1 per tenant.



# 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.

N/A

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.

owner

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.

5.33 ft  $\Delta$  60 phi feet

**From:** Lou Jacobs <drjacobs@ahimsahealth.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 10/28/2009 6:52:07 PM  
**Subject:** Re: 138 St. John Street

Hi Ann,  
the paper center IS in the building that juts out. In the part of the property that sits back from the road it is us, the yoga center and Best staffing agency. If I may only have one sign, then it would be that on the awning and I'll take the older one down. It's old and weathered anyway. The paper center sign is part of the building that sits closest to the road.

If you have any other questions, please feel free to contact me at this email or 807-1119.

Thank you again for your help. You've been very helpful.

Best wishes,  
Dr. Lou Jacobs

---

[www.drloujacobs.com](http://www.drloujacobs.com)

> Thank you for your email. I just have a couple more questions.

>

> Is the Paper Center in the part of the building that juts out closer  
> to St. John Street? Is their sign on the part of the building that is  
> closer to St. John? Are you and the Yoga Center the only two tenants  
> in the part of the building that is set back further from St. John Street?

>

> You said that you have a 2' x 6' sign by the door. Are you planning  
> to keep that sign when you put the awning up? The ordinance only  
> allows one sign per tenant. If you keep the wall sign then you can't  
> have your name on the awning too because that would be two signs.

>

> Ann Machado  
> Zoning Specialist  
> 207.874.8709

>

>

>

> >>> Lou Jacobs <drjacobs@ahimsahealth.com> 10/28 10:33 AM >>>

> Hi Ann,

> Below is the info you requested.

>

> The paper center is a different style building attached to the end of  
> our building and is closest to wholeheart yoga.

>

> Paper center sign is 3ftx8ft  
> height of building is 18ft 6in.

>

> whole heart yoga signage 4.8ftx4ft and 16inx16in

>

> our office has a 2ftx6in sign by the door

>

> our building is 13 ft 6in tall

>

> That should be all you need. Thanks again for your help and timely  
> attention to helping me get this done.

>

**From:** Lou Jacobs <drjacobs@ahimsahealth.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 10/28/2009 2:46:00 PM  
**Subject:** 138 St. John Street

Hi Ann,  
 Below is the info you requested.

The paper center is a different style building attached to the end of our building and is closest to wholeheart yoga.

Paper center sign is 3ftx8ft  
 height of building is 18ft 6in.

whole heart yoga signage 4.8ftx4ft and 16inx16in

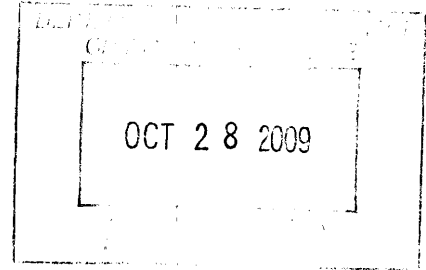
our office has a 2ftx6in sign by the door

our building is 13 ft 6in tall

That should be all you need. Thanks again for your help and timely attention to helping me get this done.

Best wishes,  
 Dr. Lou Jacobs

[www.drloujacobs.com](http://www.drloujacobs.com)



$$150 \times 13.5 = 2025 \text{ sf} = 80\% = 162 \text{ sf.}$$

$$\text{existing signs} - 4.8' \times 4' = 19.2 \text{ sf.}$$

$$16" \times 16" = 1.78 \text{ sf}$$

$$3 \times 8 = \frac{24 \text{ sf}}{14.9 \text{ sf.}}$$

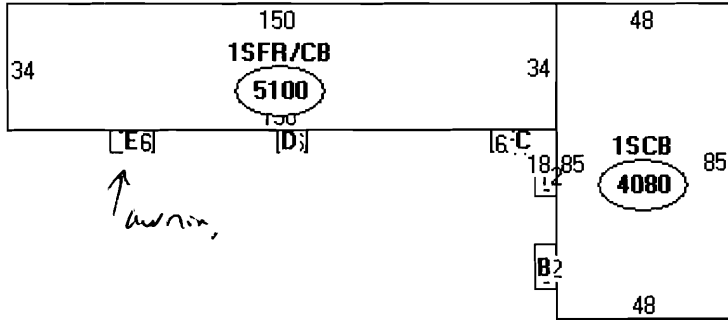
$$8' \times 8' = 5.33$$

proposed ~~8'~~ 2' x 6' - being removed

$$- 6 \text{ ft} = 26.31 \text{ ft} \quad \text{ok}$$

one per front.





Descriptor/Area

A: 1SCB  
4080 sqft

B: LDG DOCK  
72 sqft

C: WD  
180 sqft

D: WD  
48 sqft

E: WD  
72 sqft

F: 1SFR/CB  
5100 sqft

$150 \times 13.5 = 2025$   
 $4\% \times 2025 = 81$   
 $81 \times 2 = 175 \text{ sf.}$

How many? previous been there 4 years - permitted use

Can cover 8% of principal facade.

\* 150 x height of wall - what is height.

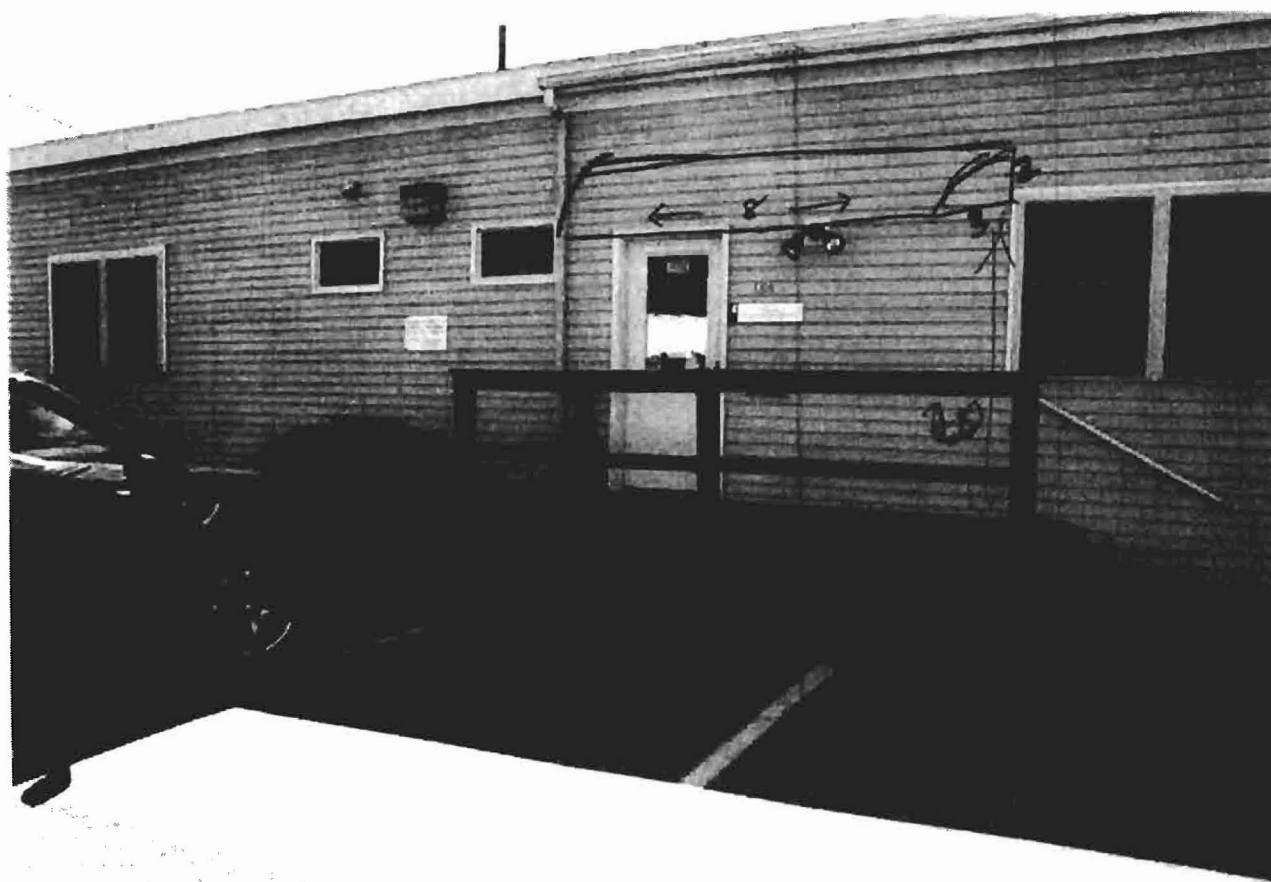
\* need to know other signs on that facade.

front allowed one

back 1st? no

translucent material? no.

Spoke to Lou Jacobs 10/27/09 He'll get me the required information.



Green Awning White Text  
Text:  
"Jacobs Chiropractic Acupuncture"  
774-6251



WHEN IT HAS TO BE DONE RIGHT  
CALL THE PROFESSIONALS

CREATING TRULY REMARKABLE  
PRODUCTS AND EVENTS

Awnings  
Porch Curtains  
Tarpaulins  
Truck Covers  
All Related Products  
Over 85 Years of Service

*Professional Consultants*  
Awnings, Tents and Canvas Products  
For Home, Industry and Marine  
256 Read Street • Portland, Maine 04103  
(207) 797-0100 • 1-800-833-6679 • Fax 797-4194  
E-mail: [contact@leavittandparris.com](mailto:contact@leavittandparris.com)  
Website: [www.leavittandparris.com](http://www.leavittandparris.com)

Tents and  
Structures  
All Party Accessories  
Rented for  
Weddings and  
All Occasions

FAX COVER SHEET

DATE: 9/15/09

TO: Lou Jacobs

FROM: Carl Rickett

RE: Fire cert, Shop Drawing, Attachment Details

NUMBER OF PAGES INCLUDING COVER PAGE: 3

MESSAGE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

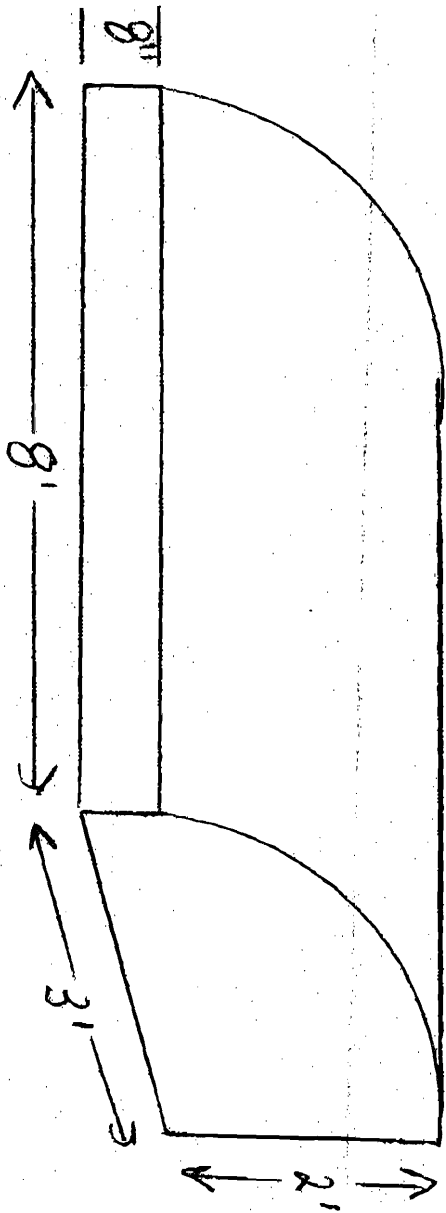
**CONFIDENTIALITY NOTICE:** This facsimile contains confidential information intended only for the use of the address named above. If you are not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile or the taking of any action in reliance on the contents of this tele-copied information may be strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone and return the entire facsimile to us at the above address via US postal service. Thank you.

If you have not received all of the pages noted, please contact us. Thank you.

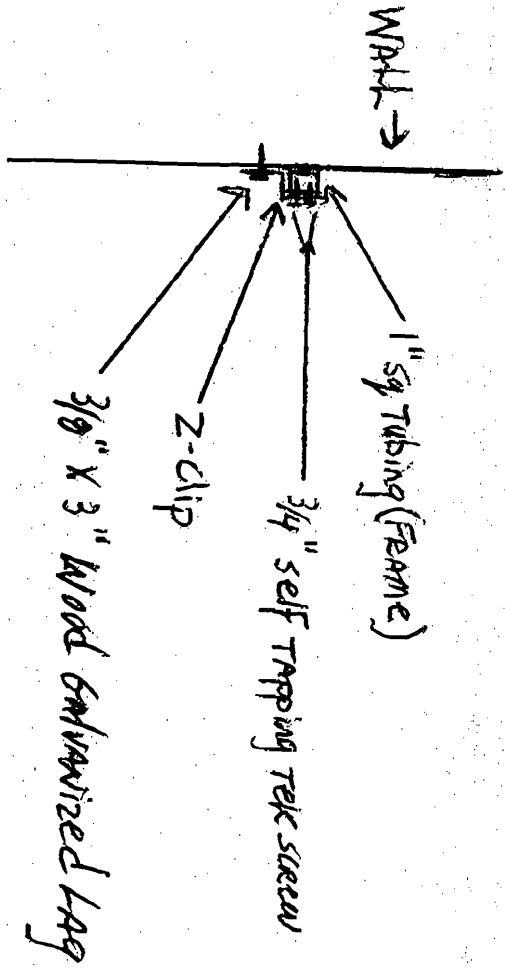
Rentors of Quality Tents and Party Related Accessories  
Services for the Entertainment, Promotion, and Trade Show Industries  
The International Fabrics Association Int'l & Members of the Northeast Canvas Ass'n  
International Special Events Society & American Rental Association  
Chamber of Commerce of Greater Portland and Androscoggin County

Jacobs Chiropractic Acupuncture  
138 ST. JOHN STREET  
PORTLAND ME

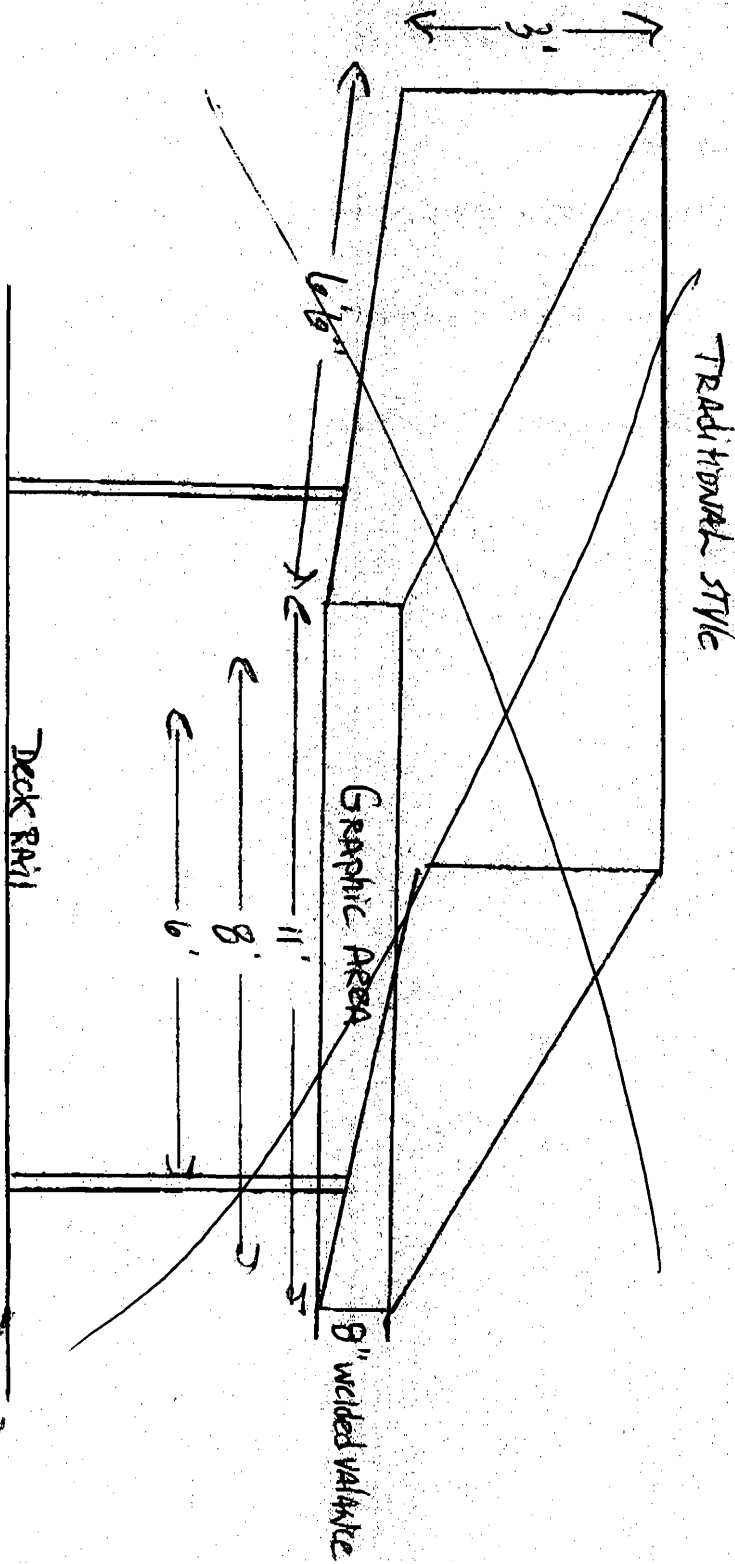
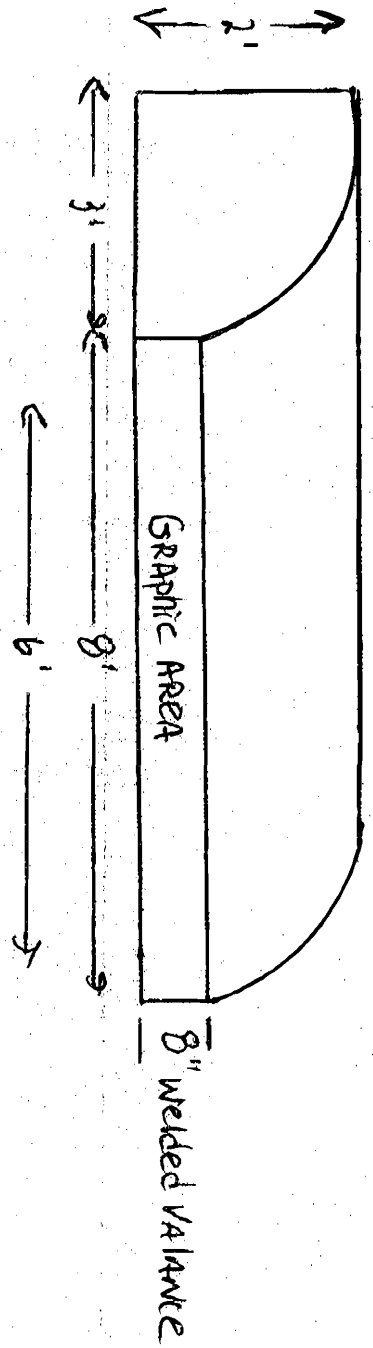
Shop Drawing w/ Attachment Detail



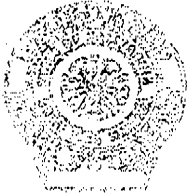
- ATTACHMENT DETAIL -



QUARTER ROUND



# Certificate of Flame Resistance



REGISTERED  
APPLICATION  
NUMBER IS

F-36805

ISSUED BY

GLEN RAVEN CUSTOM FABRICS, LLC  
1831 N PARK AVE  
GLEN RAVEN NC 27217

336-227-6211

Date Work Performed

5/14/09

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR TRI VANTAGE, LLC AT 2937 WEST 25th STREET

CITY CLEVELAND STATE OHIO 44113

Certification is hereby made that: (Check "a" or "b")

(a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used \_\_\_\_\_ Chem. Reg. No. \_\_\_\_\_

Method of application \_\_\_\_\_

(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used FIRE-SIST Reg. No. F-36805

The Flame Retardant Process Used WILL NOT Be Removed By Washing  
(will or will not)

GLEN RAVEN CUSTOM FABRICS  
Name of Production Superintendent

By WENDY MILLER, CUSTOMS COMP. MGR.  
Title

To whom it may concern,

September 8, 2009

Dr. Lou Jacobs has my permission to install a 3x2x8 awning over the entrance door to his business located at 138 St. John Street, Portland.

If you have any questions, do not hesitate to contact me at 871-1812.

Thank you for your help with this matter.

Brian Goldberg  
J&S properties, LLC  
Owner, 138 St. John Street.

Brian L. Goldberg  
Bramlie Development Corporation  
P.O. Box 1123  
Portland, Me 04104  
207-871-1812 t.  
207-871-9043 f.  
[brianbdc@maine.rr.com](mailto:brianbdc@maine.rr.com)

