

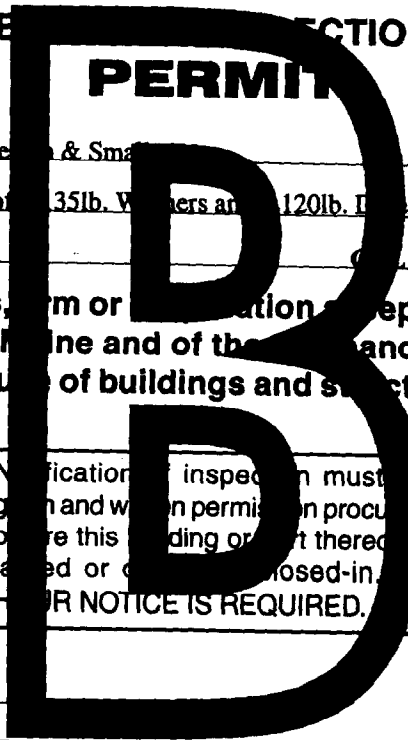
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

SECTION

## PERMIT

Permit Number: 030450



This is to certify that Bell Street Company The/Ne & Sm  
has permission to Change of Use/Installation of 35lb. Water and 120lb. Boilers and 6 Instantaneous Water Heaters  
AT 78 Bell St 150 C009001

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 inspection must be given and when permission procured before this building or part thereof is altered or enclosed-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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature]  
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: 03-0450	Issue Date:	CBL: 150 C009001
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Location of Construction: 78 Bell St	Owner Name: Bell Street Company The	Owner Address: 3 Fern Ave	Phone: 781-4651
Business Name:	Contractor Name: Nelson & Small	Contractor Address: P.O. Box 1420 Portland	Phone: 2077755666
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: 1L

Past Use: Storage/Truck Parking	Proposed Use: Laundry Storage and Processing	Permit Fee: \$163.00	Cost of Work: \$20,000.00	CEO District: 2
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FIRE DEPT:  Approved  Denied

INSPECTION:  
Use Group: *B* Type: *NA*

Signature: *[Handwritten Signature]* Date: *7/8/03*

Proposed Project Description:  
Change of Use/Installation of 2 135lb. Washers and 3 120lb. Dryers and 6 Instantaneous Water Heaters  
*Commercial Laundry. Not a laundromat which is retail like*

Signature: *[Handwritten Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad	Date Applied For: 05/01/2003	<b>Zoning Approval</b>	
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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>Date: <i>5/13/03</i></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: _____</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: _____</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

7/22/03 Washers/dryers complete. Needs c/o for change of

Use PR

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

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

Permit No: 03-0450	Date Applied For: 05/01/2003	CBL: 150 C009001
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Location of Construction: 78 Bell St	Owner Name: Bell Street Company The	Owner Address: 3 Fern Ave	Phone: ( ) 781-4651
Business Name:	Contractor Name: Nelson & Small	Contractor Address: P.O. Box 1420 Portland	Phone: (207) 775-5666
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Laundry Storage and Processing	Proposed Project Description: Change of Use/Installation of 2 135lb. Washers and 3 120lb. Dryers and 6 Instantaneous Water Heaters
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/13/2003

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

- 1) Please note that the commercial laundry facilities are allowable within the I-L industrial zone (not a retail-like laundromat use). However, it has come to the attention of this office that there are residential uses elsewhere within this building. Our files do not show any approved change of use to allow these residential units. Residential units are specifically prohibited in the I-L industrial zone. This permit for the commercial laundry in no way approves these residential units. The owner must follow-up with these illegal units by removal or other manner of City approval.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/08/2003

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

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 05/13/2003

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

- 1) fire extinguishers shall be installed in accordance NFPA 10 standards
- 2) the sprinkler system shall be maintained to NFPA 13 standards

**Comments:**

5/14/2003-mjn: Marge S. Raised the question of illegal D/U upstairs, Left message w/ owner, would like to resolve prior to further development/construction.

7/8/2003-mjn: Pursuant to Discussion w/ Penny Littell, we'll issue the permit and pursue the zoning issue with the owner

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

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

<b>Permit No:</b> 03-0450	<b>Date Applied For:</b> 05/01/2003	<b>CBL:</b> 150 C009001
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<b>Location of Construction:</b> 78 Bell St	<b>Owner Name:</b> Bell Street Company The	<b>Owner Address:</b> 3 Fern Ave	<b>Phone:</b> ( ) 781-4651
<b>Business Name:</b>	<b>Contractor Name:</b> Nelson & Small	<b>Contractor Address:</b> P.O. Box 1420 Portland	<b>Phone:</b> (207) 775-5666
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Laundry Storage and Processing	<b>Proposed Project Description:</b> Change of Use/Installation of 2 135lb. Washers and 3 120lb. Dryers and 6 Instantaneous Water Heaters
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/13/2003  
**Note:** **Ok to Issue:**

- 1) Please note that the commercial laundry facilities are allowable within the I-L industrial zone (not a retail-like laundromat use). However, it has come to the attention of this office that there are residential uses elsewhere within this building. Our files do not show any approved change of use to allow these residential units. Residential units are specifically prohibited in the I-L industrial zone. This permit for the commercial laundry in no way approves these residential units. The owner must follow-up with these illegal units by removal or other manner of City approval.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 05/13/2003  
**Note:** **Ok to Issue:**

- 1) fire extinguishers shall be installed in accordance NFPA 10 standards
- 2) the sprinkler system shall be maintained to NFPA 13 standards

**Comments:**

05/14/2003-mjn: Marge S. Raised the question of illegal D/U upstairs, Left message w/ owner, would like to resolve prior to further development/construction.

03-0450

# All Purpose Building Permit Application

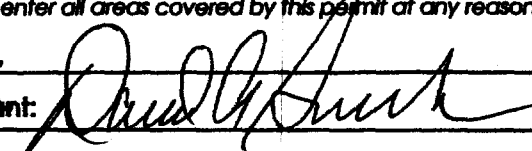
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>80 Bell Street, Portland, ME</u>		
Total Square Footage of <del>Proposed</del> Structure Existing: <u>2800 SQ</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>150</u> Block# <u>C</u> Lot# <u>009</u>	Owner: <u>THE BELL ST. CO.</u> David Smith 3 Fern Ave Falmouth, Me. 04105	Telephone: <u>781-4651</u>
Lessee/Buyer's Name (If Applicable) <u>Advantage Linen Service</u> PO Box 1041, 80 Bell Street Portland, Me. 04103	Applicant name, address & telephone:  <u>SAME</u>	Cost Of Work: <u>\$20,000.00</u> Fee: <u>\$143.00</u>
Current use: <u>Storage/ Truck Parking</u>		
If the location is currently vacant, what was prior use: <u>Auto Repair Garage</u>		
Approximately how long has it been vacant: <u>0</u>		
Proposed use: <u>Laundry Storage &amp; Processing</u>		
Project description:		
Contractor's name, address & telephone: <u>Nelson &amp; Small, PO Box 1420</u> <u>(207)-775-5666, Portland, Me. 04104</u>		
Who should we contact when the permit is ready: <u>same</u>		
Mailing address: <u>same</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775-5666</u> <u>329-6285</u>		

CALL DAVE FORTIN IF THERE ARE QUESTIONS

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>4-30-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- 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.

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of applicant/designee

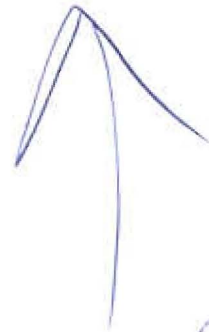
7-10-03  
Date

[Signature]  
Signature of Inspections Official

7/10/03  
Date

CBL: 150 Cowg Building Permit #: 030450





Questions on The  
Apparent Residential  
Use





## **ADVANTAGE LINEN SERVICE**

Div. of Downeast Uniform Sales Inc.

P.O.Box 1041

Portland, Maine 04104

Tel. (207) 878-2676 • Fax (207) 878-2622

Pager 1-800-498-0077 Pin #5338

City Of Portland

Attn: Mike Nugent

Code Enforcement

RE: Advantage Linen expansion into attached garage at 80 Bell Street.

April 30, 2003

Dear Mr. Nugent,

Proposed space to be used for the installation of two 135-pound washers, three 120-pound dryers, and 6 instantaneous water heaters. The space will also be used for the storage and processing of soiled linen.

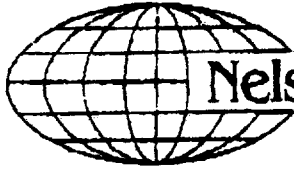
A new gas service has been installed by Northern Utilities, Everything Electric Corp has installed all electrical requirements, and Bill Lewis Plumbing and Heating has completed 85 % of the plumbing requirements. Both the plumbing and electrical work were issued permits by the city and have been inspected by the appropriate city inspectors. Aero Heating and Ventilating and High Tech Fire Company are waiting to complete the venting of the dryers and the updating of the existing sprinkler system.

All work is being performed by licensed personnel under the guidance of Nelson & Small, Inc.

Sincerely,

Wayne G. Bradbury

Owner

**Nelson & Small, Inc.**

Import · Export · Manufacturing · Distribution of World Class Products

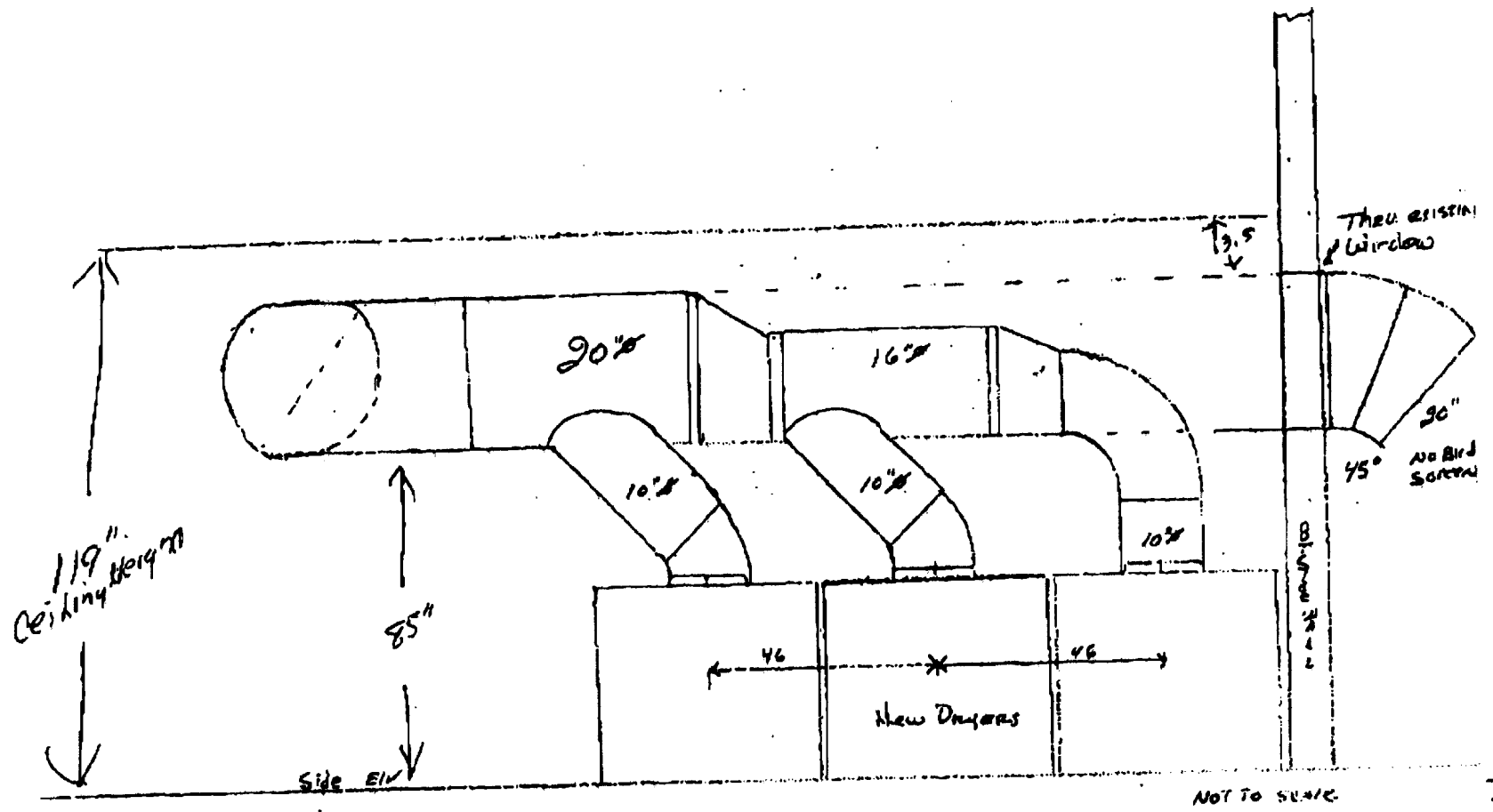
**FAX**To: Michael NugentFrom: David R. FortinRe: 80 Bell Street ProjectDate: MAY 01 - 03Fax: 874-8716Pgs: 3 IMPORTANT For Your Information Please Reply

Mr. Nugent

These are the drawings for the venting  
work being performed on 80 Bell St. on  
3 commercial dryers. Any questions please call  
me on my cell phone 207-329-6285

Thanks

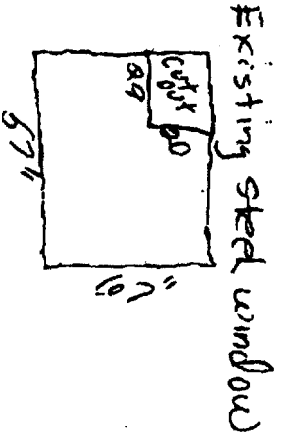
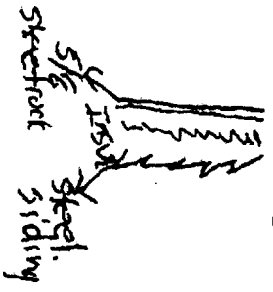
David Fortin



ADVANTAGE LINEN

NOT TO SCALE

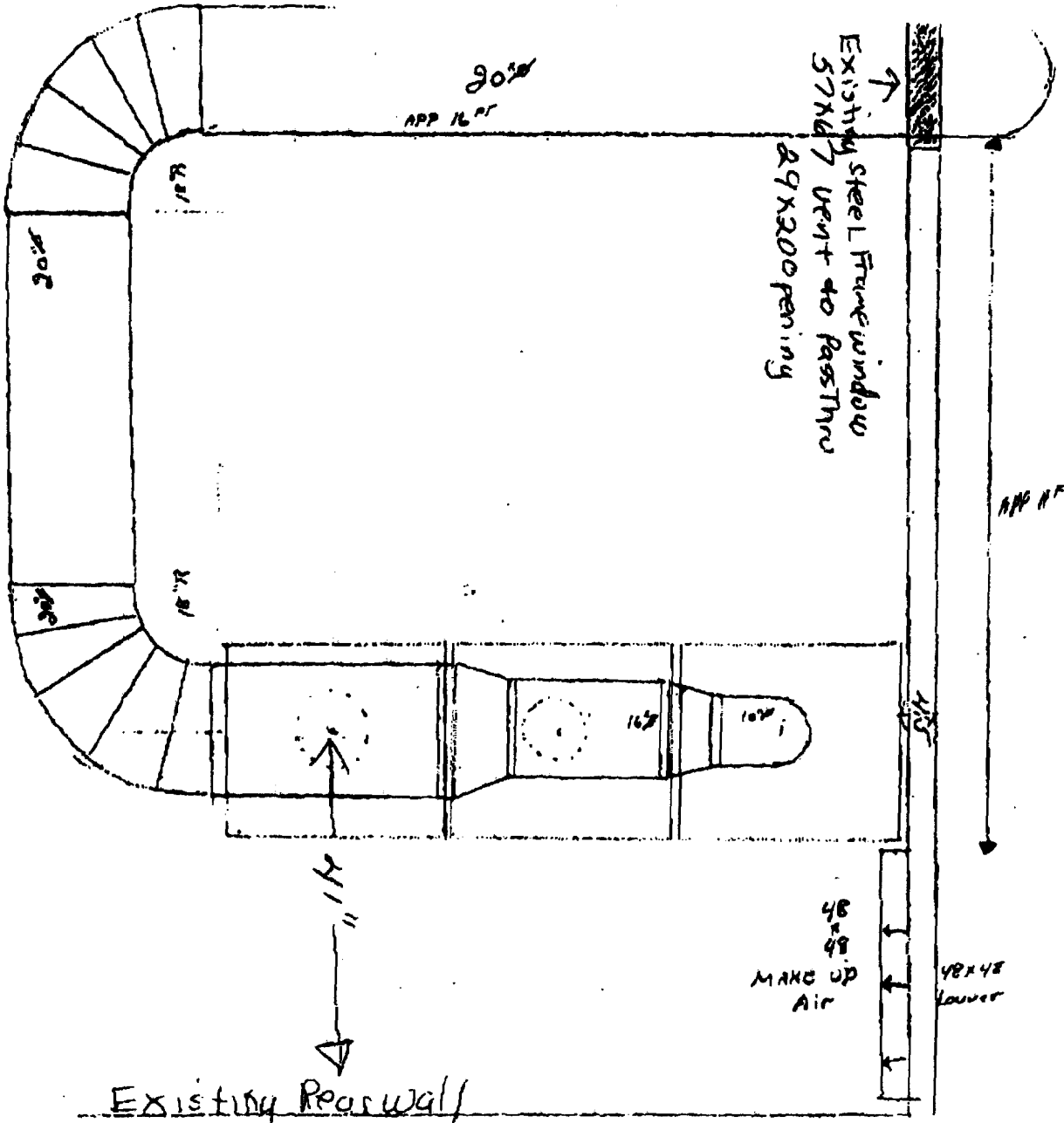
7) water cost not so ~~st~~ and 2000 is  
in ceiling  
strapping to steel trusses  
and attached by metal  
d) vents pipe will be in insulation  
take



Existing Outside walls

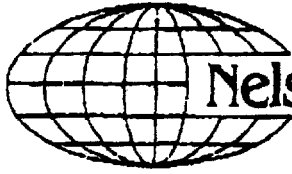
Existing steel window

- 1) Ceiling Merge 119"
- 2) Dryers 40" sq
- 3) sided for 4 ft new to exterior wall 4.5"
- 4) Bottom of vent pipe will be 85" off floor and 13.5 inches from tile ceiling
- 5) Exhaust will be no' from intake



TOP VIEW

ADVANTAGE LINEN

**Nelson & Small, Inc.**

Import · Export · Manufacturing · Distribution of World Class Products

**FAX**

To: Michael Nugent From: David R. Fortin  
Re: 80 Bell Street Project Date: MAY 01 - 03  
Fax: 874-8716 Pgs: 3  
 IMPORTANT  For Your Information  Please Reply

Mr. Nugent

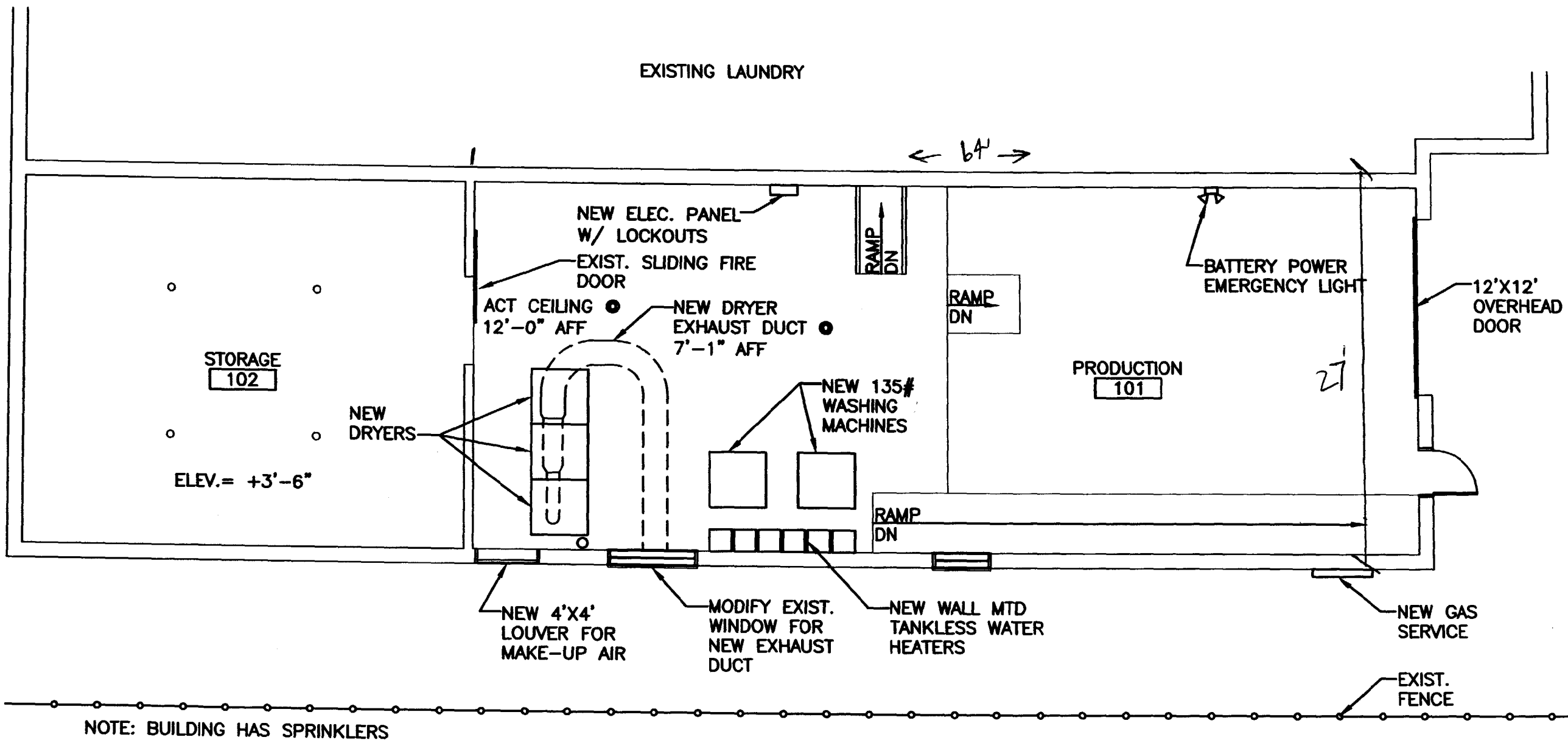
These are the drawings for the venting  
work being performed on 80 Bell St. on  
3 commercial dryers. Any questions please call  
me on my cell phone 207-329-6285

Thanks

David Fortin

CORPORATE HEADQUARTERS

212 Canco Road · P.O. Box 1420 · Portland, ME 04104 · Tel (207) 775-5886 · Fax (207) 775-4303 · www.nelsonsmall.com



<b>SMRT</b> ARCHITECTURE ENGINEERING PLANNING 144 Fore Street / P.O. Box 618, PORTLAND, MAINE 04104 Tel. (207) 772-3846 / Fax. (207) 772-1070		
REV	DESCRIPTION	DATE
PROJECT: <b>ADVANTAGE LINENS</b> 80 BELL STREET PORTLAND, ME		
SHEET TITLE: <b>FLOOR PLAN</b>		
CURRENT ISSUED STATUS: <b>ISSUED FOR PERMITTING</b> <b>5-01-08</b>	JC/DRAWN BY: CTB A/E OF RECORD: JLH SMRT CAD FILE: PROJECT No.: X DATE:	SCALE: 1/8" = 1'-0" PROJECT MANAGER: JLH SHEET No.: <b>AE101</b> <small>© COPYRIGHT 2003 SMRT, INC.</small>

**A1** **FLOOR PLAN**

1/8" = 1'-0"

27' x 64' = 1728<sup>sq</sup>



# CITY OF PORTLAND, MAINE

Department of Building Inspections

5/1 20 03

Received from ADVANTAGE LINEN

Location of Work 80 BLUE ST

Cost of Construction \$ 20,000

Permit Fee \$ 163

Building (I1)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 150-C009

Check #: 8605

Total Collected \$ 163.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy