

**Building Inspections - Re: 146 Newbury Permit 201302530**

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**From:** John Charette <[john@charette-design.com](mailto:john@charette-design.com)>  
**To:** Jeanie Bourke <[JMB@portlandmaine.gov](mailto:JMB@portlandmaine.gov)>  
**Date:** 2/10/2014 2:35 PM  
**Subject:** Re: 146 Newbury Permit 201302530  
**CC:** Building Inspections <[buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)>  
**Attachments:** 146 Newbury Street permit application 021014.pdf

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Hi Jeanie,

Attached is the revised permit application. The garage door has no parking access, there is a paper street at the back of the lot but I don't believe there is a feasible car access, the purpose of the space as we talked it was for storage of large items for tenants such as kayaks etc.

With simplified stairs, we've only added \$10,000 to the project to maintain the third floor, I've revised the construction cost from \$75,000 to \$85,000.

Thank you for the help, let me know if I am missing anything else. Thank you!

John Charette

**Charette Design**

Architecture + Sustainability  
207-831-7757

On Mon, Feb 10, 2014 at 1:24 PM, Jeanie Bourke <[JMB@portlandmaine.gov](mailto:JMB@portlandmaine.gov)> wrote:

Hi John,

The amended application description should reference the original permit # and a brief description of the major changes. You can include more detail of the changes in a scope of work memo document. This is helpful for zoning reviewers to understand exactly what the changes are.

In the storage area with the garage door, could this possibly be used as a garage? If so, please identify fire separation to the dwelling unit.

The cost of work should reflect any new change, the original \$75K was already paid for. On the fast track application check the Amendments to existing permit box.

This amendment will be reviewed and approved quickly, that is the fast track goal.

Thanks,

Jeanie

>>> John Charette <[john@charette-design.com](mailto:john@charette-design.com)> 2/10/2014 12:45 PM >>>

Jeanie,

See attached, I have included a full set of drawings in hopes of avoiding confusion. This is still a two family residential renovation, amended permit forms attached.

I did submit under a fast track review as the building is currently partially demolished and sitting there exposed to the weather. The only change I see that is of issue is the approach to maintaining a third floor in one of the units which was existing, we are still demolishing the third floor in the back unit. The building is partially demolished and exposed to weather, please let me know what I can do to expedite this review so we can get this weather tight. Thank you.

John Charette

**Charette Design**

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On Mon, Feb 10, 2014 at 12:03 PM, Jeanie Bourke <[JMB@portlandmaine.gov](mailto:JMB@portlandmaine.gov)> wrote:

Hi John,

These changes deviate from the approved permit substantially and will need to be submitted as an amendment. Essentially this is a Commercial Alteration application and since this is an amendment it qualifies for a fast track process, these forms are required. Please submit this to the [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) email.

Please note that this type of permit no longer qualifies as a fast track eligible project, as the original permit was filed.

Any additional costs should be reflected on the amendment and please include the summary of scope of work changes for this permit.

Thanks,

Jeanie

*Jeanie Bourke*  
*CEO/LPI/Plan Reviewer*

**City of Portland**  
**Planning & Urban Development Dept./ Inspections Division**  
**389 Congress St. Rm 315**  
**Portland, ME 04101**  
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>>> John Charette <[john@charette-design.com](mailto:john@charette-design.com)> 2/10/2014 11:19 AM >>>

Hi Jeanie,

Attached are drawings with revision clouds and notes, the revisions are in part due to unforeseen conditions at demolition and the owners desire to maintain the third floor on the street side unit.

Revisions:

1. Rebuild masonry foundation at Northeast corner, add overhead door to storage area.
2. Revise stair layouts to incorporate straight runs.
3. Maintain third floor in unit #1, add new floor framing and upper roof framing, (previous iteration the third floor spaces were demolished) The original a third floor (Sheet D1.2) totaled approx. 859 square feet. The rebuilt third floor will be approx. 478 square feet and associated with unit #1 only. Appropriate fire resistance between units is maintained through the third floor.
4. Moved laundry rooms to first floor near small bathrooms.
5. Move bathroom on second floor of street side unit, add one bathroom on third floor.

Other sheets / details etc remain as previously drawn.

Please give a call should any of this be unclear and I am happy to provide additional drawings or have a brief meeting at your office. Thank you.

John Charette

**Charette Design**

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On Thu, Feb 6, 2014 at 12:13 PM, Jeanie Bourke <[JMB@portlandmaine.gov](mailto:JMB@portlandmaine.gov)> wrote:

Hi John,

Please describe what the revisions are so that we can determine if this should be filed as an amendment. Also, it is helpful if the revisions are indicated more specifically on the plans, ie. bubbled

or other highlighted method.

Thanks,

Jeanie

*Jeanie Bourke*

*CEO/LPI/Plan Reviewer*

**City of Portland**

**Planning & Urban Development Dept./ Inspections Division**

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>>> John Charette <[john@charette-design.com](mailto:john@charette-design.com)> 2/5/2014 12:06 PM >>>

Hello, attached are revised drawings for 146 Newbury Street. These have been revised due to unforeseen field conditions during demolition. Please contact me for additional clarifications or if I need to refile the original permit.

John Charette

**Charette Design**

**Architecture + Sustainability**

**[207-831-7757](tel:207-831-7757)**

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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