

**From:** Susan Geffers <sue@archetypepa.com>  
**To:** "buildinginspections@portlandmaine.gov" <buildinginspections@portlandmaine.gov>  
**Date:** 4/2/2013 3:13 PM  
**Subject:** Fwd: Architectural services for Empire

Sent from my iPhone

Begin forwarded message:

\*From:\* Theresa Chan <theresa.b.chan@gmail.com>  
\*Date:\* April 1, 2013, 3:57:48 PM EDT  
\*To:\* Susan Geffers <sue@archetypepa.com>  
\*Subject:\* \*Re: FW: Architectural services for Empire\*

Hi Susan,

Actually, we have recently incorporated the business LLC (571 Enterprises is the real estate LLC).

The business LLC is:

Fat Dragon, LLC  
575 Congress St  
Portland, ME 04101

Thank you!

Theresa

On Mon, Apr 1, 2013 at 10:35 AM, Susan Geffers <sue@archetypepa.com> wrote:

>  
>  
> 571 ENTERPRISES LLC  
> 138 GRANT RD  
> FREEPORT ME 04032  
>  
>  
>  
> Hello Theresa,  
>  
> Is the above owners address correct for the building permit application  
> for the Empire?  
>  
> Thanks,  
>  
> Sue  
>  
>  
>  
> \*Susan Geffers, Office Manager\*  
>  
> \*Archetype PA\* |48 Union Wharf |Portland, Maine 04101|tel. 207.772.6022|cell.  
> 207.712.4997|www.archetype-architects.com  
>  
>  
>  
> \*From:\* Theresa Chan [mailto:theresa.b.chan@gmail.com<theresa.b.chan@gmail.com>]  
>  
> \*Sent:\* Friday, March 29, 2013 4:12 PM  
> \*To:\* David Lloyd  
> \*Cc:\* sue@archetypepa.com  
> \*Subject:\* Re: Architectural services for Empire  
>  
>  
>  
> Hi David and Sue,

>  
>  
>  
> Happy Friday.  
>  
>  
>  
> We are estimate the following as a breakdown of interior building costs:  
>  
>  
>  
> Two upstairs restrooms: \$8,000  
>  
> Diving wall: \$300  
>  
> New upstairs bar: \$2,000  
>  
> New downstairs bar: \$2,500  
>  
> New downstairs wall: \$600  
>  
>  
>  
> -----  
>  
>  
>  
> \$13,400.00  
>  
>  
>  
>  
> We plan to do most of the labor ourselves. Let me know if the numbers  
> sound reasonable.  
>  
>  
>  
> Have a great weekend!  
>  
>  
>  
> Cheers,  
>  
> Theresa  
>  
>  
>  
>  
>  
> On Thu, Mar 28, 2013 at 2:00 PM, David Lloyd <lloyd@archetypepa.com>  
> wrote:  
>  
> Teresa  
>  
>  
>  
> Happy that I could remove your anxiety from meeting with the city. We will  
> wrap up floor plan then submit to the city probably in the next couple of  
> days . Sue, our office manager, will be filling out application , she may  
> have some questions for you. We will need to list the cost of the interior  
> work. Can you give me a number , keep it low but realistic as the permit  
> fee is based upon it .  
>  
> I look forward to working with you  
>  
>  
>  
>  
>

> David  
>  
>  
>  
> \*David Lloyd\*  
> Archetype, P.A.  
> 48 Union Wharf  
> Portland, ME 04101  
> Tele: (207) 772-6022  
> Fax: (207) 772-4056  
>  
> Cell: (207) 831-8627  
> lloyd@archetypepa.com  
> http://www.archetype-architects.com  
>  
>  
>  
> \*From:\* Theresa Chan [mailto:theresa.b.chan@gmail.com]  
> \*Sent:\* Thursday, March 28, 2013 1:23 PM  
> \*To:\* David Lloyd  
> \*Subject:\* Re: Architectural services for Empire  
>  
>  
>  
> Hi David,  
>  
>  
>  
> I don't know how you did it, but I actually enjoyed the "Facade  
> Improvement Committee Workshop" yesterday. Thank you for putting all  
> parties involved at ease, and for your knowledge, patience, and insight.  
>  
>  
>  
> My father, Todd, and I have decided that we are incredibly excited to move  
> forward as soon as we can. We would like to submit for the interior  
> building permits as soon as Super Joe deems them ready.  
>  
>  
>  
> I understand that you are incredibly busy, and am grateful for your  
> willingness to work with us on this facade adventure. I appreciate the  
> thorough breakdown of costs, as my budgeting parameters are getting more  
> snug by the day. All my hopes lie in smooth meetings and best case  
> scenarios.  
>  
>  
>  
> I will work to get shop drawings for the signage, please let me know of  
> anything else needed.  
>  
>  
>  
> Cheers,  
>  
> Theresa  
>  
>  
>  
>  
>  
>  
>  
> On Tue, Mar 26, 2013 at 6:42 AM, David Lloyd <lloyd@archetypepa.com>  
> wrote:  
>  
> Todd, Theresa  
>  
> I would like to outline our tasks and associated fees to complete. Please  
> note the following:

>  
> 1 Per your requested floor plan changes and added toilet rooms on the  
> second floor . We will draft and prepare documents suitable for submission  
> to city of Portland for building permit. Drafting intern architect 6 hours  
> at \$45 per hour equals \$270. Fees for preparing application and submitting  
> \$250. Total cost \$520  
>  
> 2 Based upon your exterior sketches and ongoing discussion we will develop  
> designs for the facade renovations. These designs will evolve through  
> meetings with you and I and with the Historic preservation board .  
> Drawings will include exterior elevations of existing conditions, new  
> exterior elevations, sections, details as necessary to show changes.  
> Please note the following estimates of time:  
>  
> 1: Design time principal architect 6 hours at \$115 per hour equals \$690  
> 2: Intern architect 28 hours at \$45 per hour equals \$1,260  
>  
> Meetings with city, three estimated , first initial sit down on 3/27, 2  
> hours. Then a HP workshop and final meeting . Total hours 5 at \$115 per  
> hour equals \$575  
>  
> Each meeting will generate discussion and design adjustment to reach a  
> satisfactory decision between city and owner . Architects will develop and  
> change drawings as necessary to receive approvals. At the completion of  
> approvals architects will adjust drawings for submission to city for the  
> exterior renovation work . Architect will finalize exterior drawings and  
> submit for building permit .  
>  
> Based upon all of the above we have an estimated cost of \$3,045. If during  
> this process the work load increases we would notify you before proceeding  
> .Having gone through this process with the HP board I know that through  
> discussion that design changes and course direction can change effecting  
> work load. I have specifically not included , structural engineering,  
> lighting design, signage design, mechanical , electrical design or  
> construction administration.  
>  
> Let me know if you find the above statements acceptable. I look forward to  
> working with you  
>  
>  
>  
> David  
>  
> David Lloyd  
> Archetype, P.A.  
> 48 Union Wharf  
> Portland, ME 04101  
> Tele: (207) 772-6022  
> Fax: (207) 772-4056  
> Cell: (207) 831-8627  
> lloyd@archetypepa.com  
> http://www.archetype-architects.com  
>  
>> -----Original Message-----  
>> From: Todd Bernard [mailto:toddbernard09@gmail.com]  
>> Sent: Monday, March 25, 2013 3:08 PM  
>> To: Joseph Bowen  
>> Cc: theresa.b.chan@gmail.com; David Lloyd; Freeman Chan  
>> Subject: Re: Second Floor restrooms  
>>  
>> Hello Joe.  
>>  
>> Thank you so much for getting this drawing to us so quickly. It's great  
>> to see  
>> this option but I think we are all in agreement that these take up too  
>> much  
>> room. I think the single stall, ADA-compliant option is best here, as  
>> floor  
>> space is precious.  
>>

>> We are all together here, if it's possible could we see a floor plan for  
> single  
>> stall bathrooms?  
>>  
>> Thanks,  
>> Todd and Theresa  
>>  
>>  
>> On Mon, Mar 25, 2013 at 3:00 PM, Joseph Bowen  
>> <bowen@archetypepa.com> wrote:  
>>> Good afternoon Todd and Theresa,  
>>>  
>>>  
>>>  
>>> Attached you will find scheme one showing the ADA restrooms on the  
>>> second floor.  
>>>  
>>>  
>>>  
>>> Joe  
>>>  
>>>  
>>>  
>>> Joseph Bowen  
>>> Archetype, P.A.  
>>> 48 Union Wharf  
>>> Portland, ME 04101  
>>> Tele: (207) 772-6022  
>>> Fax: (207) 772-4056  
>>> bowen@archetypepa.com  
>>> <http://www.archetype-architects.com>  
>>>  
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>