Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/20/13

Planner: Benjamin Wallace Jr

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
>
>
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> ----------
>
>
>
> $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
>
>
>
>
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>
> 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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