



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: JONES RICH + HUTCHINS - FUNERAL HOME - BODY COOLER ADDITION

PROJECT ADDRESS: 199 WOODFORD ST. CHART/BLOCK/LOT: 130-F-6

APPLICATION FEE: \$50 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

EXISTING FUNERAL HOME PROPOSING ADDITION (300 SF) FOR BODY COOLER

CONTACT INFORMATION:

OWNER/APPLICANT

Name: JONES, RICH, HUTCHINS
Address: 199 WOODFORD ST.
PORTLAND, ME 04103
Work #: 207-775-3763
Cell #: —
Fax #: —
Home #: —
E-mail: —

CONSULTANT/AGENT

Name: LANGFORD AND LOW - GABBY RUSSELL
Address: 248 WARREN AVE.
PORTLAND ME 04103
Work #: 207-797-5141
Cell #: 207-240-6403
Fax #: 207-797-0919
Home #: —
E-mail: GRUSSELL@LANGFORDANDLOW.COM

Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division Y(yes), N(no), N/A

- | | | |
|-------------------------------------------------------------------|-------------------|-------|
| a) Is the proposal within existing structures? | <u>No</u> | _____ |
| b) Are there any new buildings, additions, or demolitions? | <u>YES</u> | _____ |
| c) Is the footprint increase less than 500 sq. ft.? | <u>YES</u> | _____ |
| d) Are there any new curb cuts, driveways or parking areas? | <u>No</u> | _____ |
| e) Are the curbs and sidewalks in sound condition? | <u>YES</u> | _____ |
| f) Do the curbs and sidewalks comply with ADA? | <u>N/A</u> | _____ |
| g) Is there any additional parking? | <u>No</u> | _____ |
| h) Is there an increase in traffic? | <u>No</u> | _____ |
| i) Are there any known stormwater problems? | <u>No</u> | _____ |
| j) Does sufficient property screening exist? | _____ | _____ |
| k) Are there adequate utilities? | <u>YES</u> | _____ |
| l) Are there any zoning violations? | <u>No/UNKNOWN</u> | _____ |
| m) Is an emergency generator located to minimize noise? | <u>N/A</u> | _____ |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <u>No</u> | _____ |

Signature of Applicant: [Signature] Date: 7/1/11

note: Building Permit includes a condition that sound must meet or exceed. JH

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

Jean Fraser

7-13-2011

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
 (See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
 Y(yes), N(no), N/A

Planning Division
 Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	Yes	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?		
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The request for an administrative authorization for 199 Woodford Street was granted by Jean Fraser, Planner on July 13, 2011 with the following condition and standard condition of approval:

1. That sound must meet the ordinance.

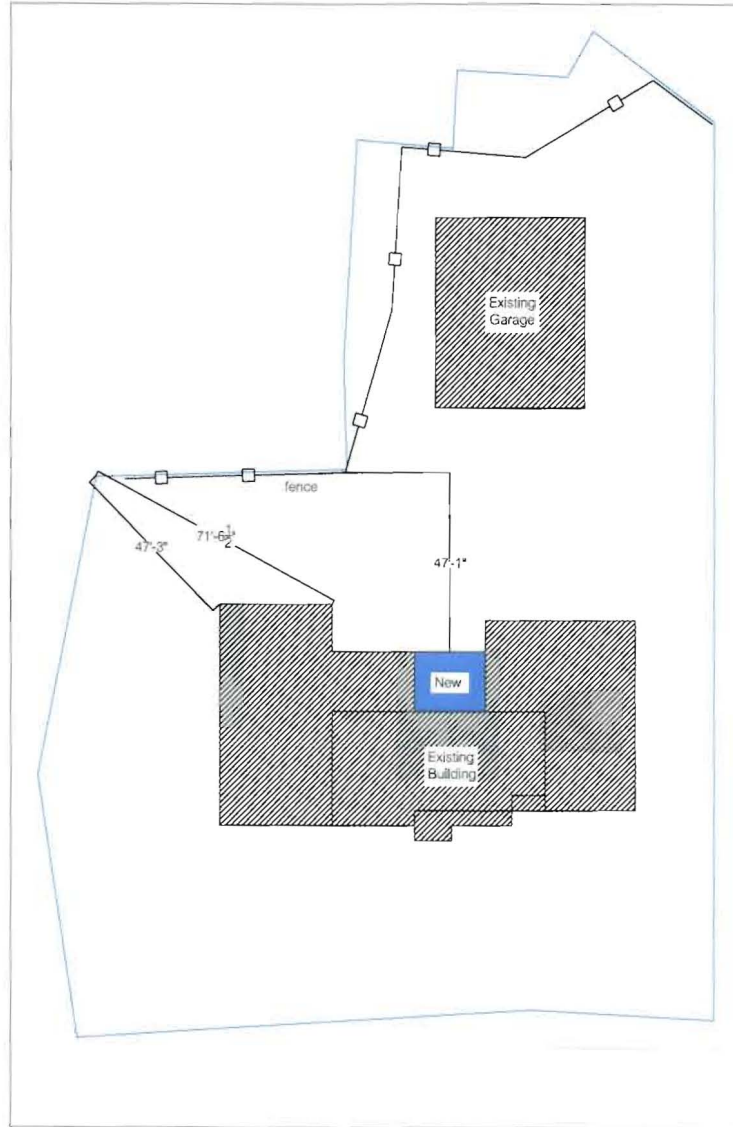
Standard Condition of Approval

The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Rm. 315, City Hall (874-8703) prior to the start of any construction.

1

Plot Plan

Scale: 1/32"=1'



Note:
Dimensions are approximate on site plan

Any gutters or downspouts removed will be relocated and tie into existing drainage system

LANGFORD GENERAL CONTRACTOR	
DRAWN BY: GABRIELLE RUSSELL, LEED AP PROJECT DESIGNER / PROJECT COORDINATOR LANGFORD AND LOW MASTER OF ARCHITECTURE, TULANE UNIVERSITY BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY	
REVIEWED BY JDE	
JOB NUMBER 1128	
DRAWING STATUS <input type="checkbox"/> OFFICE REVIEW <input type="checkbox"/> CLIENT REVIEW <input checked="" type="checkbox"/> PERMIT SET <input type="checkbox"/> BID / ESTIMATING SET <input type="checkbox"/> CONTRACT DRAWINGS <input type="checkbox"/> CONSTRUCTION SET	
CONSULTANTS ARCHITECT: ENGINEER: LANDSCAPE ARCHITECT: MECHANICAL: ELECTRICAL: PLUMBING: SOILS: TRUCK:	
REGISTERED PROFESSIONAL'S SEAL	
PROJECT NAME & LOCATION Jones-Rich-Hutchins Funeral Home 199 Woodford Street PORTLAND, ME 04103	
DRAWING TITLE Site Plan	
DATE July 13, 2011	
REVISIONS REVISION # DATE DESCRIPTION	
SCALE AS NOTED	
SHEET NUMBER A0.2	



Hybrid Flex Submittal

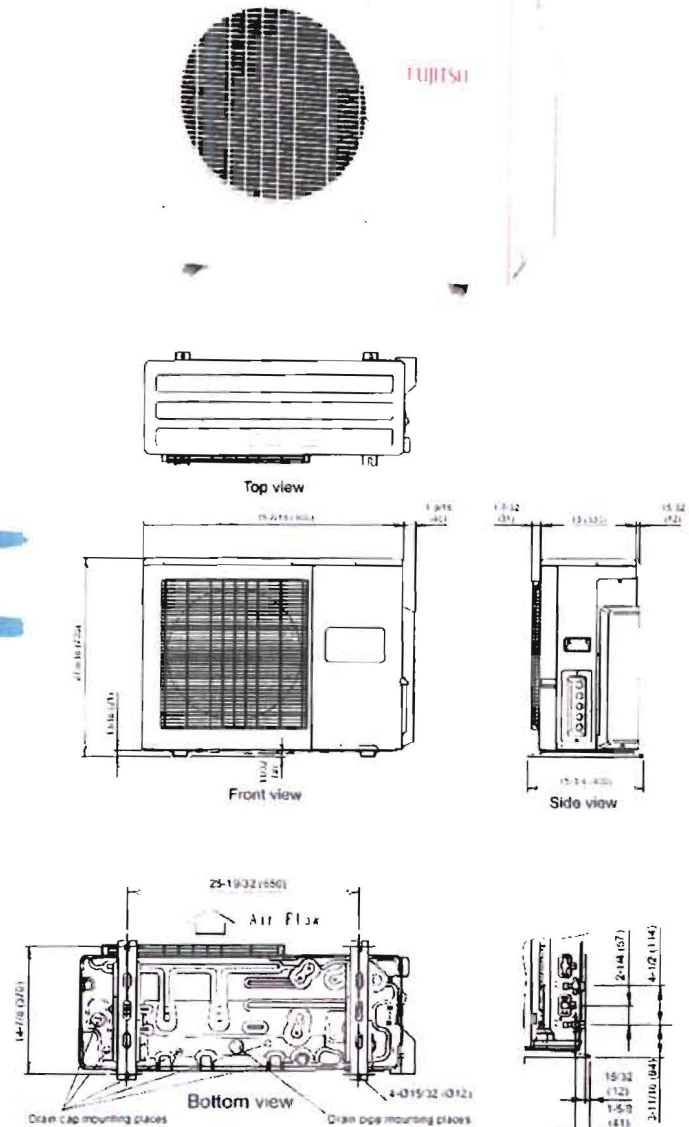
Copied to zoning - is OK - they have conditioned the building
 HFI Hybrid Flex Inverter FUJITSU permit

AOU36RLXFZ Hybrid Flex Inverter System Heat Pump

Job Name: _____ Approval: _____
 Location: _____ Date: _____
 Engineer: _____ Construction: _____
 Submitted to: _____ Unit #: _____
 Submitted by: _____ Drawing #: _____
 Reference: _____

		General Data (at 230V)	
Power		208-230VAC-1ph-60Hz	
Min. Circuit Ampacity		14.1A	
Fuse Size, Max.		30A	
MCA		20.1A	
Compressor	Inverter driven variable speed DC Twin Rotary		
No. used		1	
Output		1,300W	
Lubricant Oil		POE	
Fan type	Propeller		
Motor Output		100W	
CFM	Cooling/Heating (High)	2,119 / 2,237	
Refrigerant		410A	
Outdoor unit charge		7.6lbs 4oz.(3,300g)	
Control		Electronic Expansion Valve	
O.D. Discharge (in)		1/4"(Flare)	
O.D. Suction (in)		3/8"(Flare)	
Dimensions		H x W x D	
Uncrated (in)		32-11/16 x 35-7/16 x 13	
(mm)		(830 x 900 x 330)	
Crated (in)		38-3/16 x 41-11/32 x 17-17/32	
(mm)		(970 x 1,050 x 445)	
Weight		Outdoor	
Net		149lbs(68kg)	
Gross Shipping		165lbs(75kg)	
Cooling Capacity		34,400(11,000-36,000)BTU/h	
Rated Power Input		4.07kW	
Max. Power Input		4.24kW	
Outdoor Sound Rating		53dB	
Heating Capacity		36,400 (11,000-42,000)BTU/h	
Rated Power Input		3.21kW	
Max. Power Input		3.78kW	
Outdoor Sound Rating		55dB	
Piping Lengths			
Pre-charge length		164ft	
Max. Piping Length (Total)		230ft	
Max. length (each)		82ft	
Min. length (total)		66ft	
Min. length (each)		16ft	
Max. Pipe Height Difference			
Between condenser and each indoor unit		49ft	
Between indoor units		33ft	
Connection method		(Flared)	
Operating Range			
Cooling		32°F-115°F DB	
Heating		14°F-75°F DB	

	Non-Ducted	Ducted & Non-Ducted	Ducted
SEER	16	15.25	14.5
HSPF	9.4	9.05	8.7
EER	8.8	8.45	8.1



Fujitsu General America, Inc.
 Fairfield, NJ 07004
 Toll Free: 1-888-888-3424
 Fax: (973) 836-0447
 www.fujitsugeneral.com

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Note: Specifications are based on the following conditions.

Power source of specifications : 230V

Cooling: Indoor temperature of 80°F(26.67°C)DB / 67°F(19.44°C)WB, and outdoor temperature of 95°F(35°C)DB/75°F(23.89°C)WB.

Heating: Indoor temperature of 70°F(21.11°C)DB / 60°F(15.56°C)WB, and outdoor temperature of 47°F(8.33°C)DB/43°F(6.11°C)WB.

Pipe length : 24ft. 7in.(7.5m).Height difference : 0 ft.(0m) [Outdoor unit - Indoor unit]



Submittal Data: ASU18RLF



Job Name: _____ Location: _____
 Purchaser: _____
 Engineer: _____
 Submitted To: _____ For: Reference Approval Construction
 Submitted By: _____
 Unit Designation: _____ Schedule No. _____ Model No.: _____

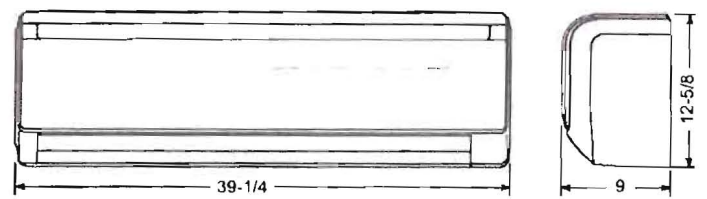
Capacities:

Cooling	18,000 BTU/h
Outdoor Design Temp. <i>F° DB/WB</i>	95/75
Heating	20,000 BTU/h
Outdoor Design Temperature <i>F° DB/WB</i>	47/43
HSPF	
Ducted	9.3
Non-Ducted	9.8
Mixed	9.5
SEER	
Ducted	14.7
Non-Ducted	17.0
Mixed	15.8
EER Cooling	
Ducted	8.7
Non-Ducted	9.25
Mixed	8.97
Voltage/Frequency/Phase	208-230/60/1

Indoor Unit:

Noise Level Cooling <i>db (A) - H/ M/ L/ Q</i>	43/37/33/31
Noise Level Heating <i>db (A) - H/ M/ L/ Q</i>	44/37/33/31
Weight	31 lbs.
Refrigerant Piping:*	
Discharge Vapor Line (O.D.)	1/4 in.
Suction (O.D.)	1/2 in.

OUTLINE AND DIMENSIONS



Standard Features:

- Seven year compressor warranty
- Five year parts warranty
- Digital wireless remote control
- Auto Louver: Up/Down
- Apple Catechin / Ion Deodorizing Filters
- Sleep Timer
- Auto Restart/ Reset
- 24 hour timer
- Quiet Mode
- Dry mode
- Refrigerant R410A

Notes:

*Piping lengths vary by outdoor unit. See outdoor unit submittal sheet for detailed specifications.



Gabby Russell

From: Tricoche, Michael [mtricoche@matthewsintl.com]
Sent: Thursday, July 07, 2011 10:20 AM
To: Gabby Russell
Subject: Cooler Information
Attachments: 3 BODY BOX NEW 2008.pdf

Gaby,

Attached is a drawing of a 3 body cooler. As you can see the compressor is at the top of the cooler and is enclosed, therefore reducing to a minimum any noise that may be generated. If the cooler is larger in size (a walk in cooler) the compressor could be located in the inside of the cooler. The coolers are to placed indoors not outdoors. I hope the drawing and the explanation can help you. If you have any other questions, just let us know.

Michael A. Tricoche

Engineer
Matthews International, Cremation Division
2045 Sprint Blvd.
Apopka, FL 32703
Ph: 407-886-5533 x149
Toll Free: 800-327-2831
Fax: 407-886-5990
mtricoche@matw.com

web: www.matthewscremation.com

web pet: www.faithfulforeverpets.com

articles & resources: www.matthewscremation.com/industry/matthewsuniversity.asp

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SPECIFICATIONS

OVERALL SIZE: Width 3'0" x length 7'6" x Height 5'2"

INSTALLATION

INSIDE INSTALLATION

CONSTRUCTION

STANDARD CONSTRUCTION

INSULATION Thickness 3" FLOOR ONLY

Type: Polystyrene Flome Spread 15

FLOOR 14 GA. GALV STEEL

INTERIOR FINISH

EXTERIOR FINISH

26 GA GALVALUME

26 GA GALVALUME

WALK-IN DOORS

(OVERLAP MOUNTED DOOR)

EDGEMOUNT HANDLE
EDGEMOUNT HINGES
RUBBER GASKET
THERMOMETER

ACCESSORIES

3/4" PLYWOOD SHELVES W/SMOOTH WHITE ALUM.
ON & OFF SWITCH
ANGLE BRACKETS FOR SHELVES

REFRIGERATION

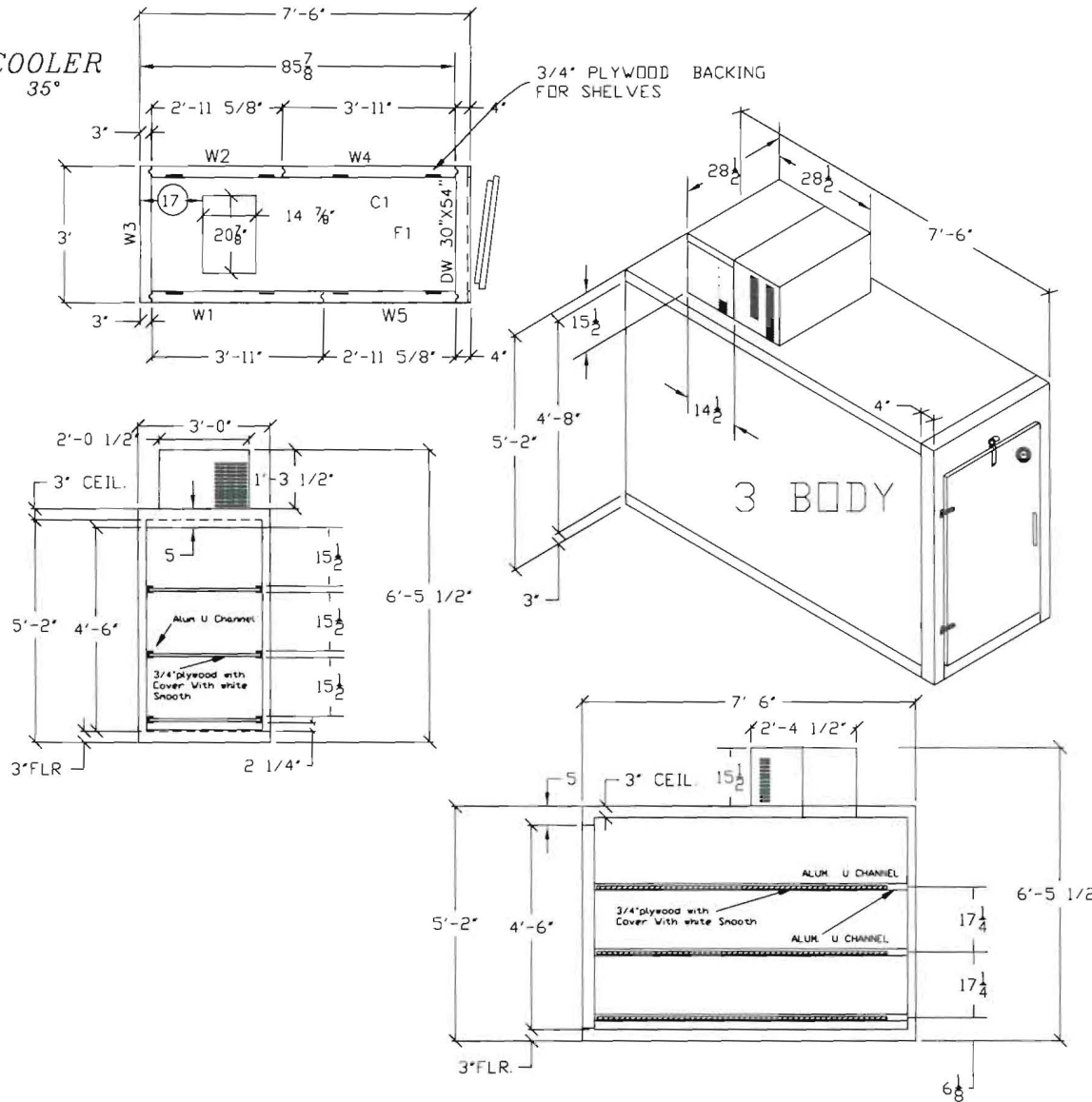
COOLER 1/4 H.P. MED. TEMP. 115 V. 1 PH.

COND. 10.2 AMPS. TOTAL

TOP MOUNT PRO3 PTND24H2A

AIR COOLED

COOLER
35°



PLEASE NOTE
IMPORTANT

NOTICE TO GENERAL CONTRACTOR AND SUB-CONTRACTOR. FOR QUARRY TILE OR CONCRETE WEARING FLOORS, THE METAL FACINGS MAY BE SUSCEPTIBLE TO STAINING DUE TO EXCESSIVE MOISTURE CREATED BY HYDRATION OF CONCRETE-TYPE MATERIALS. IT IS ESSENTIAL THAT EACH ROOM BE PROPERLY VENTILATED. SPECIAL PRECAUTIONS MUST BE TAKEN WHEN USING MURIATIC ACID DUE TO EFFECTS OF ACID FUMES ON ALUMINUM AND STAINLESS STEEL.

IN ADDITION, METAL SURFACES MUST BE PROTECTED FROM LIME AND OTHER CHEMICALS FOUND IN CONCRETE BY PRODUCTS PETROLEUM BASED PROTECTION MUST BE APPLIED BETWEEN CONCRETE AND THE METAL SURFACES. (LIQUID TAR, BRUSHED OR SPRAYED ABOVE THE CONCRETE CONTACT LINE, HEAVY EPOXY PAINT, 8 MIL POLYETHYLENE H.D. BLACK DOUBLE LAYERED, 30 LB. ASPHALT IMPREGNATED ROCKING PAPER).

Corners	Ceilings 1	Floors 1	Sills
Doors 1	Walls 5	transoms	Total 8
scale 3/8"=1'0"	P.O # -----		Drawn By GUILLERMO
Date 00/00/08	Approved CARLOS		Job No.
3" & 4" N.S.F. COOLER WITH FLOOR			BODY BOX
MATTHEWS INTERNATIONAL CORP.			Drawing No.
			BODY BOX

Jean Fraser - 199 Woodford Street - Body cooler addition

From: Jean Fraser
To: Russell, Gabby
Date: 7/12/2011 10:50 AM
Subject: 199 Woodford Street - Body cooler addition

Gabby,

I am writing to confirm our conversation of last week and to ensure that you have my e-mail address.

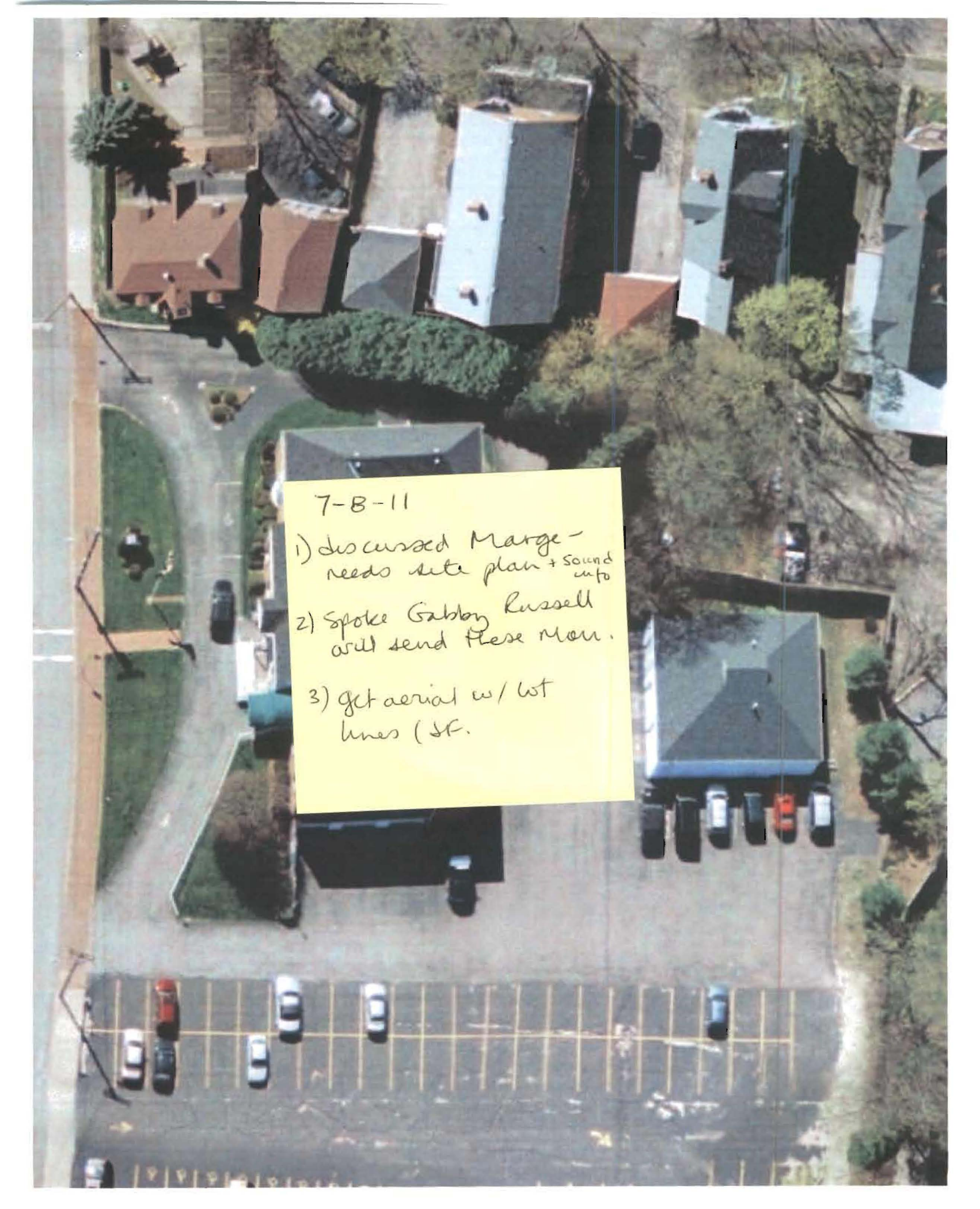
In order to complete the review of this Administrative Authorization application we need the following (can be sent to me by pdf):

1. site plan showing the cooler, scaleable, showing lot boundaries; and
2. clarification of storm drain links; and
3. sound generation information from the manufacturer.

We have a meeting tomorrow morning (Wed) where I would like to discuss this application (and hopefully approve it) so it would be good to have the info by the end of today if possible.

thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728



7-8-11

- 1) discussed Marge -
needs site plan + sound
into
- 2) spoke Gabby Russell
will send these Mon.
- 3) get aerial w/ lot
lines (sk.

DRAWN BY:
GABRIELLE RUSSELL, LEED AP
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY
JDE

JOB NUMBER
1126

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DRAWING STATUS

- OFFICE REVIEW
- CLIENT REVIEW
- PERMIT SET
- BID / ESTIMATING SET
- CONTRACT DRAWINGS
- CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
CODE:
DESIGN:

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION
Jones-Rich-Hutchins
Funeral Home
199 Woodford Street
PORTLAND, ME 04103

DRAWING TITLE

Cover Sheet

DATE

June 30, 2011

REVISIONS

REVISION #
DATE
DESCRIPTION

SCALE

AS NOTED

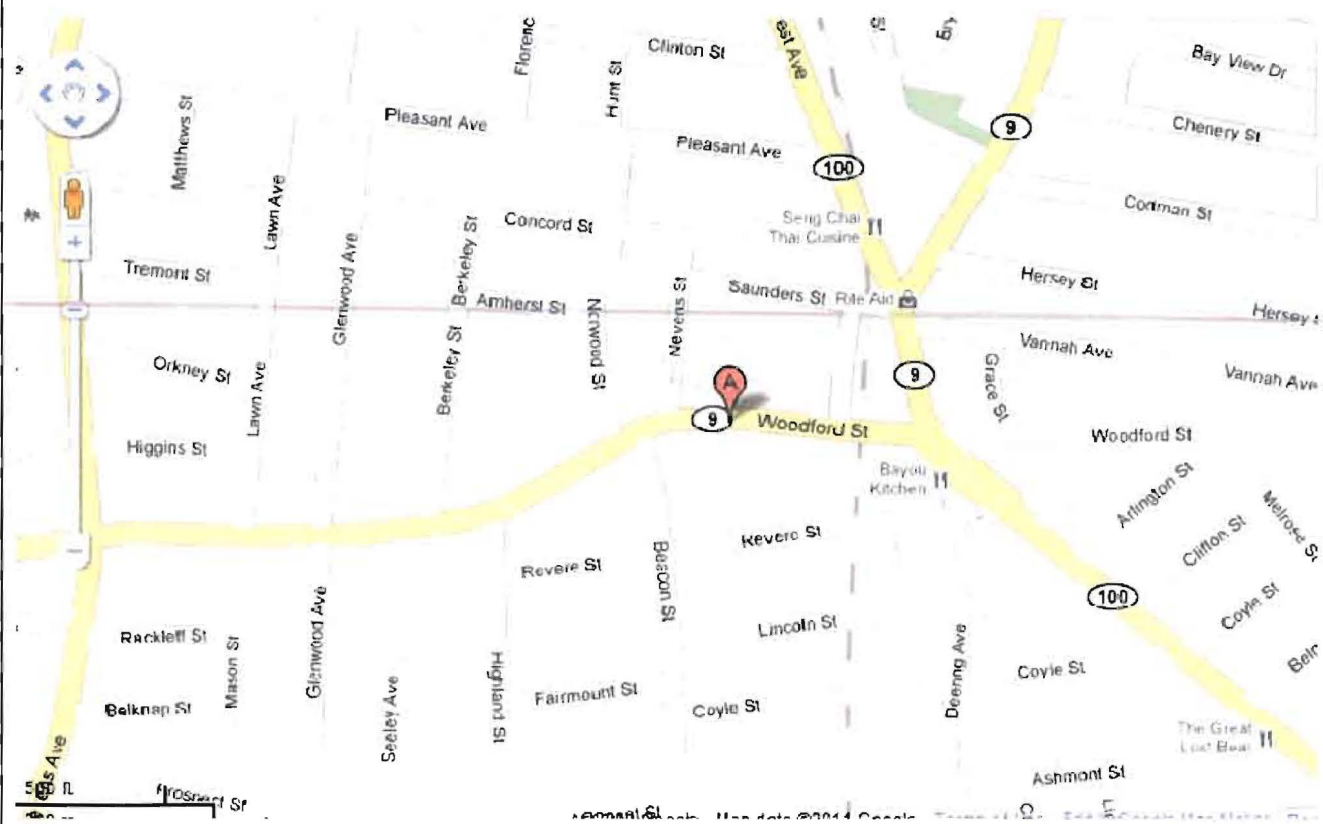
SHEET NUMBER

A0.0

JONES, RICH, AND HUTCHINS FUNERAL HOME - BODY COOLER

199 Woodford Street, Portland, Maine 04103

PROJECT LOCATION MAP:



LIST OF DRAWINGS:

- A 0.0 COVER SHEET
- A 0.1 Abbreviations, Legends, + general notes
- A 1.1 Demo Plan
- A 1.2 First Floor Plan
- A 1.3 First Floor Renovation Plan
- A 1.4 Sections / Details

PROJECT TEAM:

- Design: Langford and Low
- Construction Management: Langford and Low
- Construction: Langford and Low






















RELEVANT INFO:

1st floor at grade at Woodford Street
Basement at grade in back of building

Fully Sprinklered - Dry System

Use: Assembly, Business Offices,
body preparation area













GENERAL SYMBOLS:

- ROOM NAME**
 = ROOM TAG
 = DOOR TAG
 = WINDOW TAG
 = WALL / PARTITION TYPE
 = CENTER LINE
 = REVISION TAG
 = BREAK LINE
 = NORTH ARROW
MATCH LINE
 = MATCH LINE
 = DETAIL TAG
 = SECTION TAG
 = ELEVATION TAG
 = NOTE TAG (same page)
 = EQUIPMENT TAG
 = DIMENSION LINE
 = ELEVATION LINE
 = DRAWING TITLE / SCALE
 = COLUMN LINE/GRID TAG
 = HIDDEN, FUTURE, OR EXISTING CONSTRUCTION
 = OVERHEAD (dashed)
 = INDICATES DIRECTION OF PITCH









ABBREVIATIONS:

- AFF = ABOVE FINISHED FLOOR
 EIFS = EXTERIOR INSULATION & FINISH SYSTEM
 GWB = GYPSUM WALL BOARD
 OSB = ORIENTED STRAND BOARD
 WWM = WELDED WIRE MESH
 PSI = POUNDS PER SQUARE INCH
 SF = SQUARE FOOT
 SY = SQUARE YARD
 LF = LINEAR FOOT
 WP = WEATHERPROOF
 GFI = GROUND FAULT INTERRUPT
 IS = ISOLATED GROUND
 S = SWITCH
 XP = EXPLOSION PROOF
 H = HUMIDITY
 P = PRESSURE
 T = TEMPERATURE
 PTD = PAINTED
 RH =
 LH =
 RHR =
 LRH =




































LIFE SAFETY SYMBOLS:

-  = SMOKE DETECTOR - INTERCONNECTED
 = HORN / STROBE UNIT
 = VISUAL STROBE UNIT
 = EMERGENCY LIGHT (2 lamp) INTERCONNECTED
 = EMERGENCY LIGHT (1 lamp) INTERCONNECTED
 = FIRE ALARM PULL STATION
 = FIRE EXTINGUISHER
 = EXIT SIGN (with direction indicator)
 = KNOX BOX
 = MAGNETIC HOLD OPEN (device for rated doors)
 = ELECTRIC DOOR OPENER (mounted to building)
 = INDICATES ROOM SF, SF PER PERSON # OF OCCUPANTS ALLOW

CONDUIT, WIRING, & OUTLET SYMBOLS:

-  = SINGLE RECEPTACLE
 = DUPLEX RECEPTACLE
 = QUAD. RECEPTACLE (indicate Ground Fault Interrupt, Isolated Ground, WeatherProof)
 = CLOCK RECEPTACLE
 = DATA OUTLET (CAT 6)
 = TV CONNECTION
 = TELEPHONE (CAT 3)
 = ELECTRIC THERMOSTAT

HATCH LEGEND:

- SITWORK**
 = EARTH
 = ROCK
 = GRAVEL FILL (COARSE)
 = FINE POROUS FILL
MASONRY
 = BRICK
 = GLAZED BRICK
 = CMU
 = GLAZED CMU
 = GLASS UNIT MASONRY
 = CUT STONE
 = FIRE BRICK
 = CAST STONE
CONCRETE
 = CAST-IN-PLACE CONCRETE
 = PRECAST CONCRETE
 = CEMENTITIOUS TOPPINGS
 = GROUT
THERMAL & MOISTURE PROTECTION
 = BATT / FIBROUS INSULATION
 = FOAM INSULATION
 = RIGID INSULATION BOARD
 = LOOSE FILL INSULATION
 = EIFS
 = FIBROUS FIRE SAFING
METAL
 = STEEL
 = ALUMINUM
 = ORNAMENTAL METAL
 = WELDING
GLAZING
 = GLASS
 = PLASTIC
WOOD
 = CONTINUOUS ROUGH WOOD FRAMING
 = WOOD BLOCKING
 = PLYWOOD (ROUGH)
 = PLYWOOD (FOR ARCH. WOODWORK)
 = PARTICAL BOARD (ROUGH)
 = PARTICAL BOARD (FOR ARCH WOODWORK)
 = OSB

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 PROJECT DESIGNER / PROJECT COORDINATOR
 LANGFORD AND LOW
 MASTER OF ARCHITECTURE, TULANE UNIVERSITY
 BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY
 JDE

JOB NUMBER
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DRAWING STATUS

- OFFICE REVIEW
 CLIENT REVIEW
 PERMIT SET
 BID / ESTIMATING SET
 CONTRACT DRAWINGS
 CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:
 CODE:
 DESIGN:

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION
 Jones-Rich-Hutchins
 Funeral Home
 199 Woodford Street
 PORTLAND, ME 04103

DRAWING TITLE

Legend, symbols, etc

DATE
June 30, 2011

REVISIONS

REVISION #	DATE	DESCRIPTION

SCALE
AS NOTED

SHEET NUMBER

A0.1



LANGFORD AND LOW
GENERAL CONTRACTOR

DRAWN BY:
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MASTER OF ARCHITECTURE, TULANE UNIVERSITY
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CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
CODE:
OTHER:

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION
Jones-Rich-Hutchins
Funeral Home
199 Woodford Street
PORTLAND, ME 04103

DRAWING TITLE
SITE PHOTO

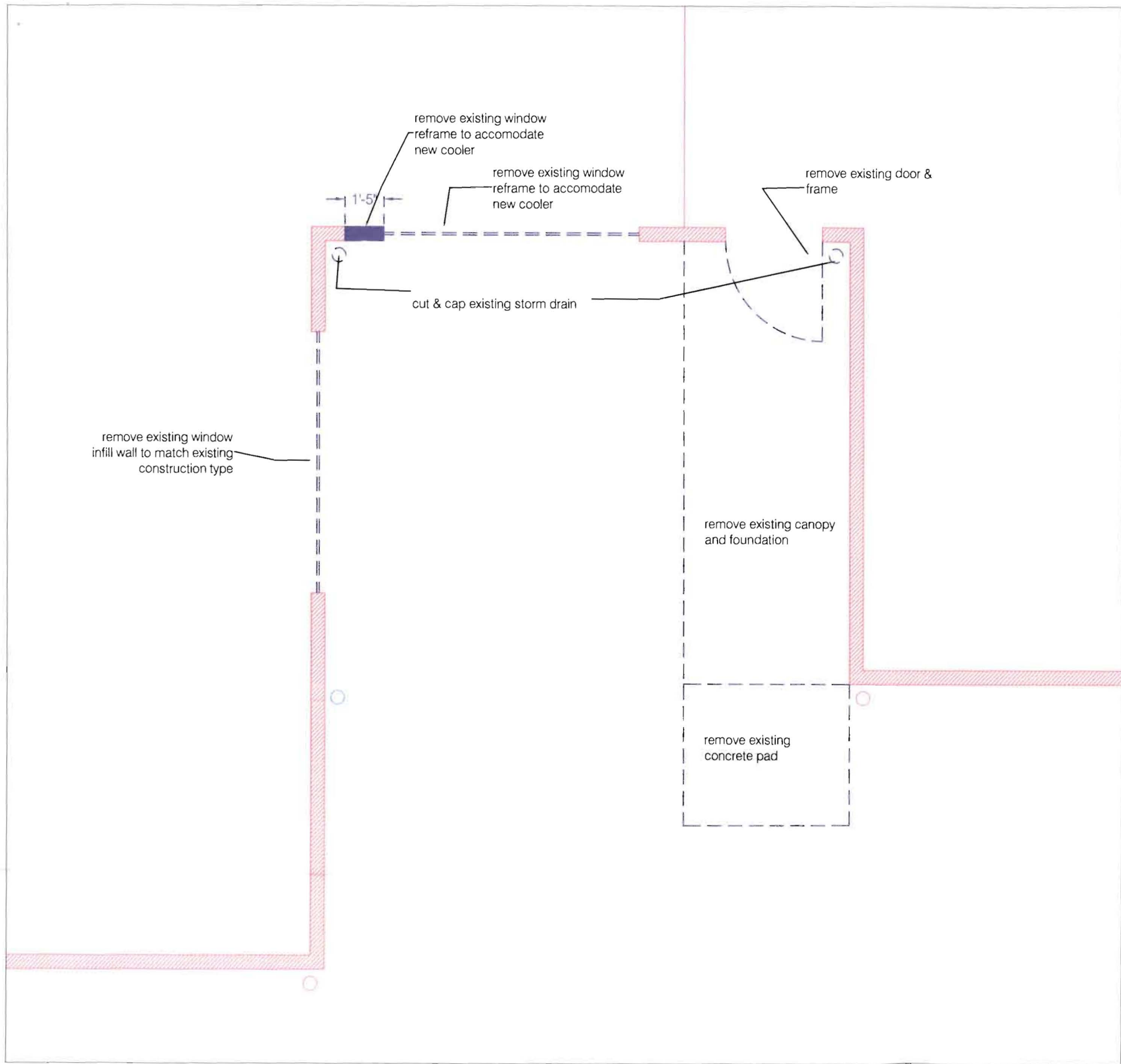
DATE
June 30, 2011

REVISIONS

REVISION #	DATE	DESCRIPTION

SCALE
NOT TO SCALE

SHEET NUMBER
A0.2



1 Demo Plan
Scale: 1/4"=1'

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DRAWING STATUS

- OFFICE REVIEW
- CLIENT REVIEW
- PERMIT SET
- BID / ESTIMATING SET
- CONTRACT DRAWINGS
- CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
CODE:
DESIGN:

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION
Jones-Rich-Hutchins
Funeral Home
199 Woodford Street
PORTLAND, ME 04103

DRAWING TITLE
Existing Plan & Demolition

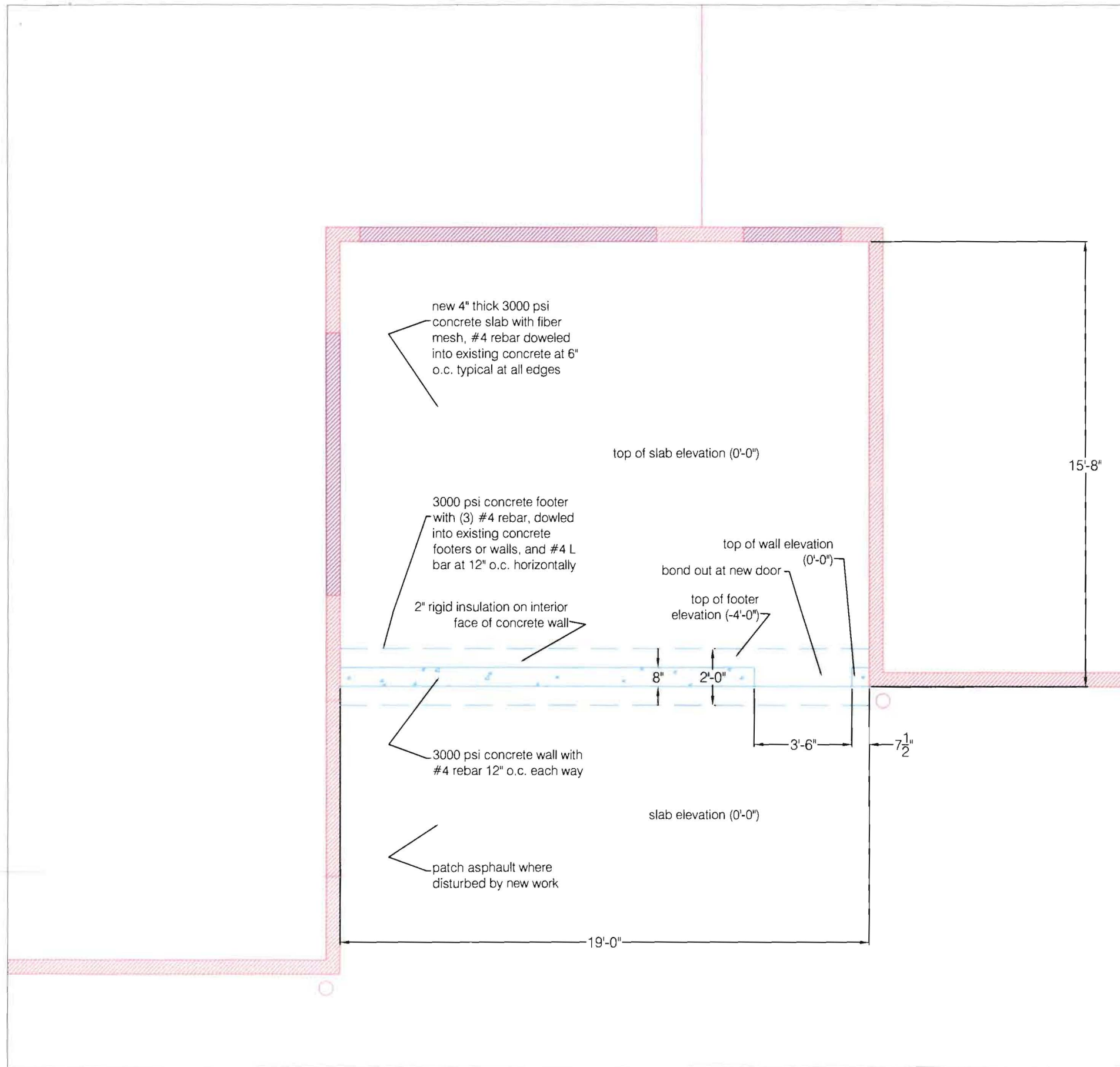
DATE
June 30, 2011

REVISIONS

REVISION #	DATE	DESCRIPTION

SCALE
AS NOTED

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A1.1



1 Foundation Plan
Scale: 1/4"=1'

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GENERAL CONTRACTOR

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DRAWING STATUS

- OFFICE REVIEW
- CLIENT REVIEW
- PERMIT SET
- BID / ESTIMATING SET
- CONTRACT DRAWINGS
- CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
CODE:
DRAMA:

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION
Jones-Rich-Hutchins
Funeral Home
199 Woodford Street
PORTLAND, ME 04103

DRAWING TITLE
New Foundation Plan

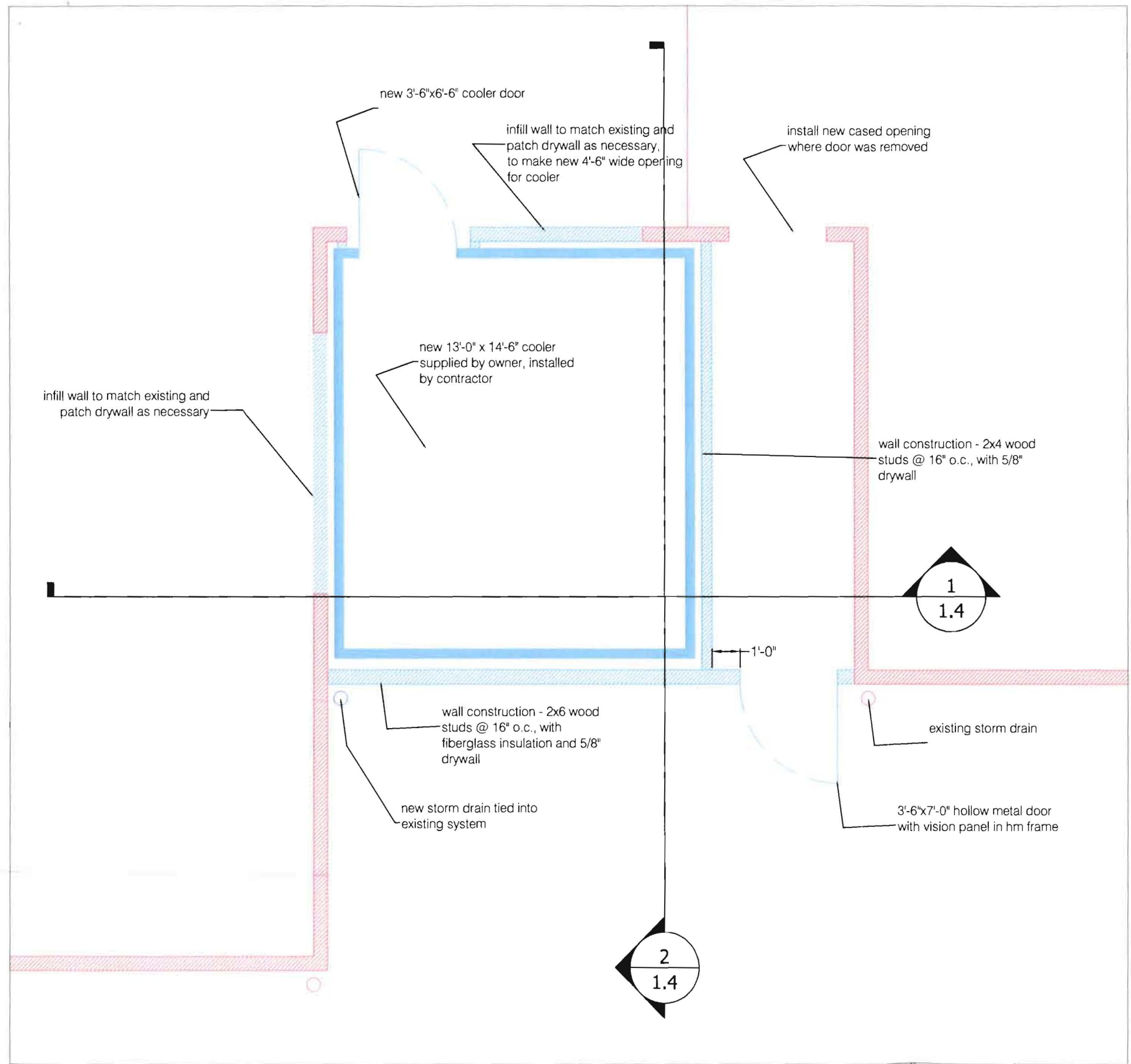
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June 30, 2011

REVISIONS

REVISION #	DATE	DESCRIPTION

SCALE
AS NOTED

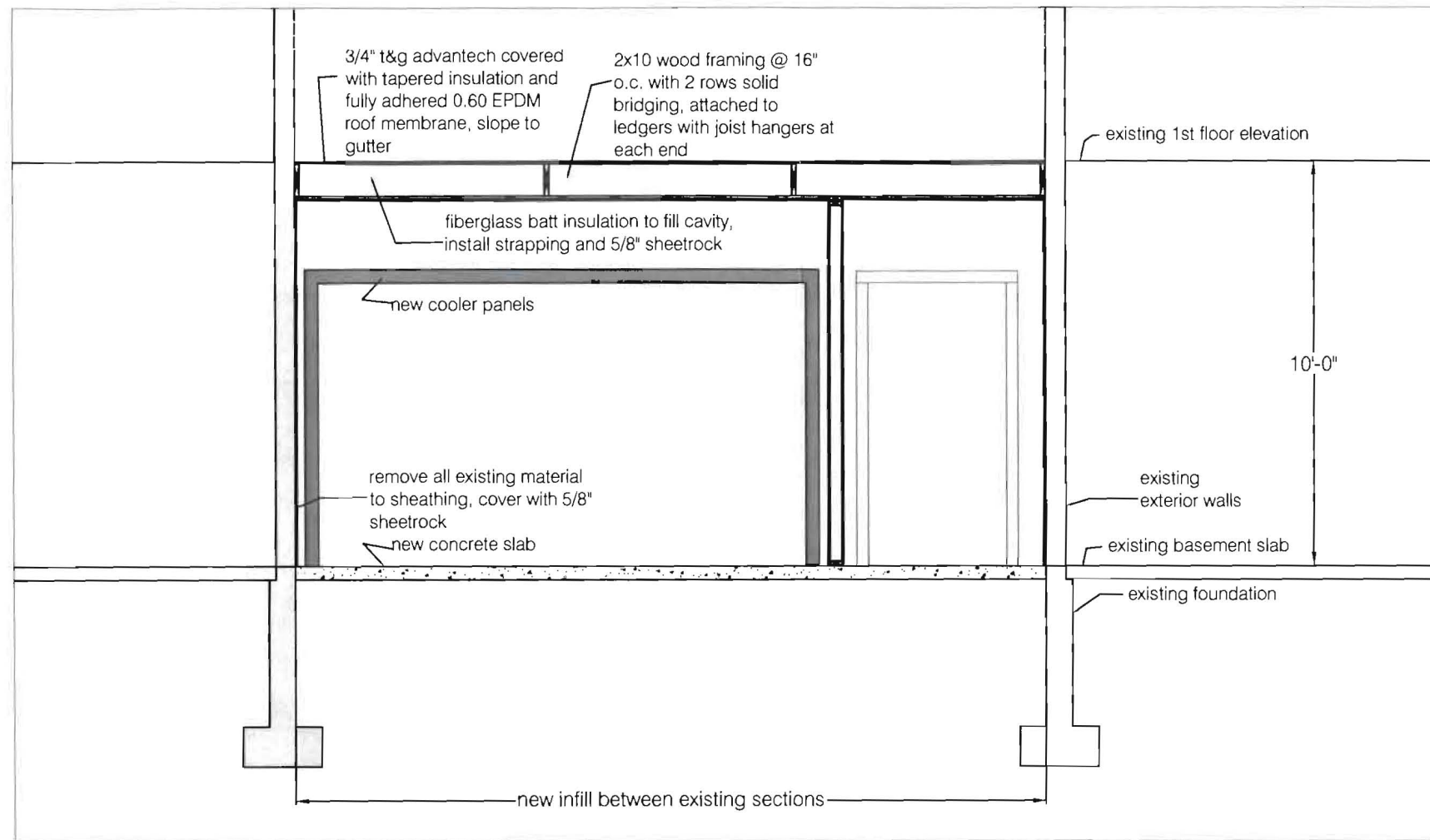
SHEET NUMBER
A1.2



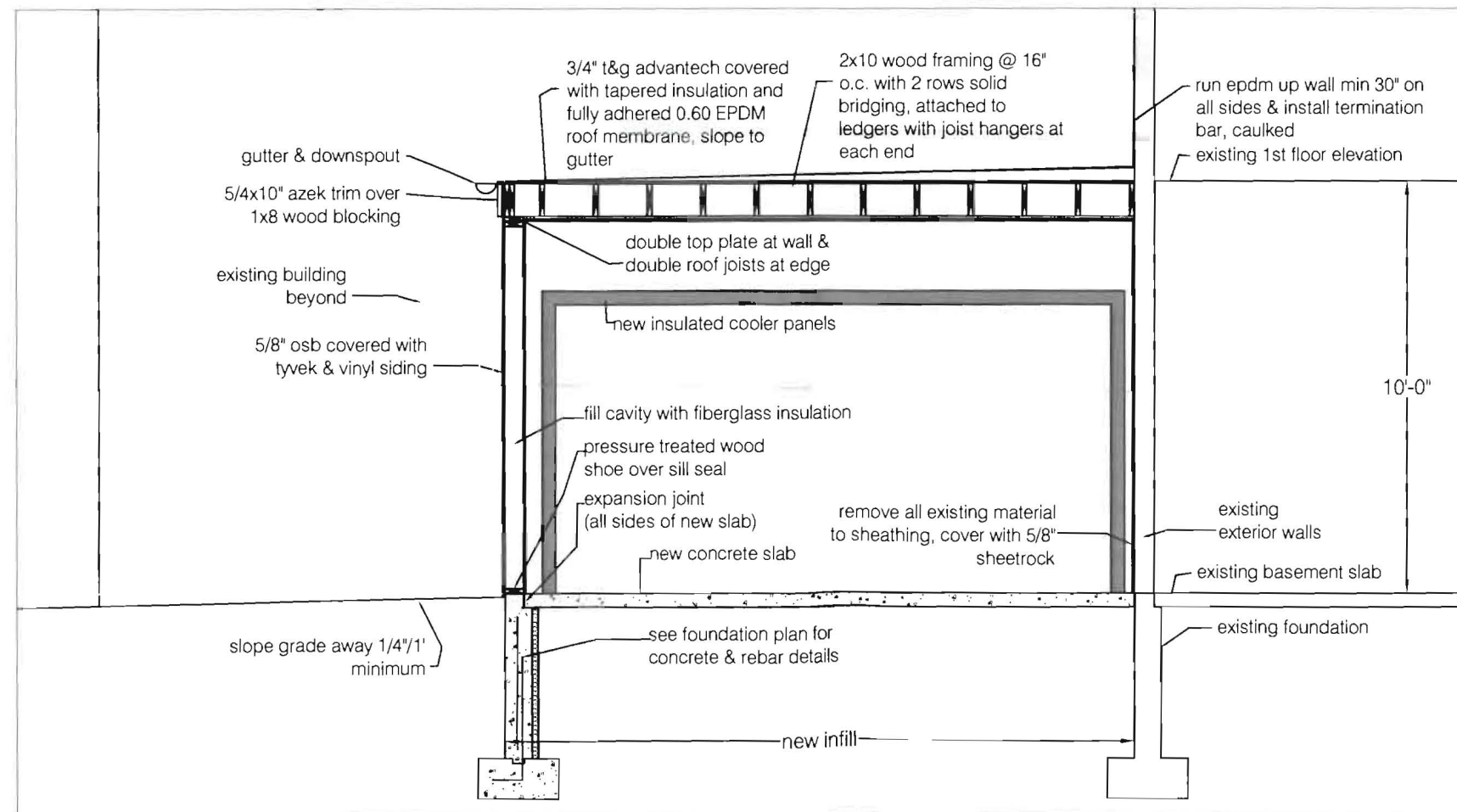
1 1st Floor Renovation Plan
Scale: 1/4"=1'

LANGFORD AND LOW GENERAL CONTRACTOR	
DRAWN BY: GABRIELLE RUSSELL, LEED AP PROJECT DESIGNER / PROJECT COORDINATOR LANGFORD AND LOW MASTER OF ARCHITECTURE, TULANE UNIVERSITY BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY	
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CONSULTANTS STRUCTURAL: MECHANICAL: ELECTRICAL: LANDSCAPE: CODE: DESIGN:	
REGISTERED PROFESSIONAL'S SEAL	
PROJECT NAME & LOCATION Jones-Rich-Hutchins Funeral Home 199 Woodford Street PORTLAND, ME 04103	
DRAWING TITLE First Floor Renovation Plan	
DATE June 30, 2011	
REVISIONS REVISION # DATE DESCRIPTION REVISION # DATE DESCRIPTION REVISION # DATE DESCRIPTION	
SCALE AS NOTED	
SHEET NUMBER A1.3	

1 Section
Scale: 1/4"=1'



2 Section
Scale: 1/4"=1'



LANGFORD ARCHITECTS
GENERAL CONTRACTOR

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DRAWING STATUS

- OFFICE REVIEW
- CLIENT REVIEW
- PERMIT SET
- BID / ESTIMATING SET
- CONTRACT DRAWINGS
- CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
CODE:
DESIGN:

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION
Jones-Rich-Hutchins
Funeral Home
199 Woodford Street
PORTLAND, ME 04103

DRAWING TITLE
Sections

DATE
June 30, 2011

REVISIONS

REVISION #	DATE	DESCRIPTION

SCALE
AS NOTED

SHEET NUMBER
A1.4