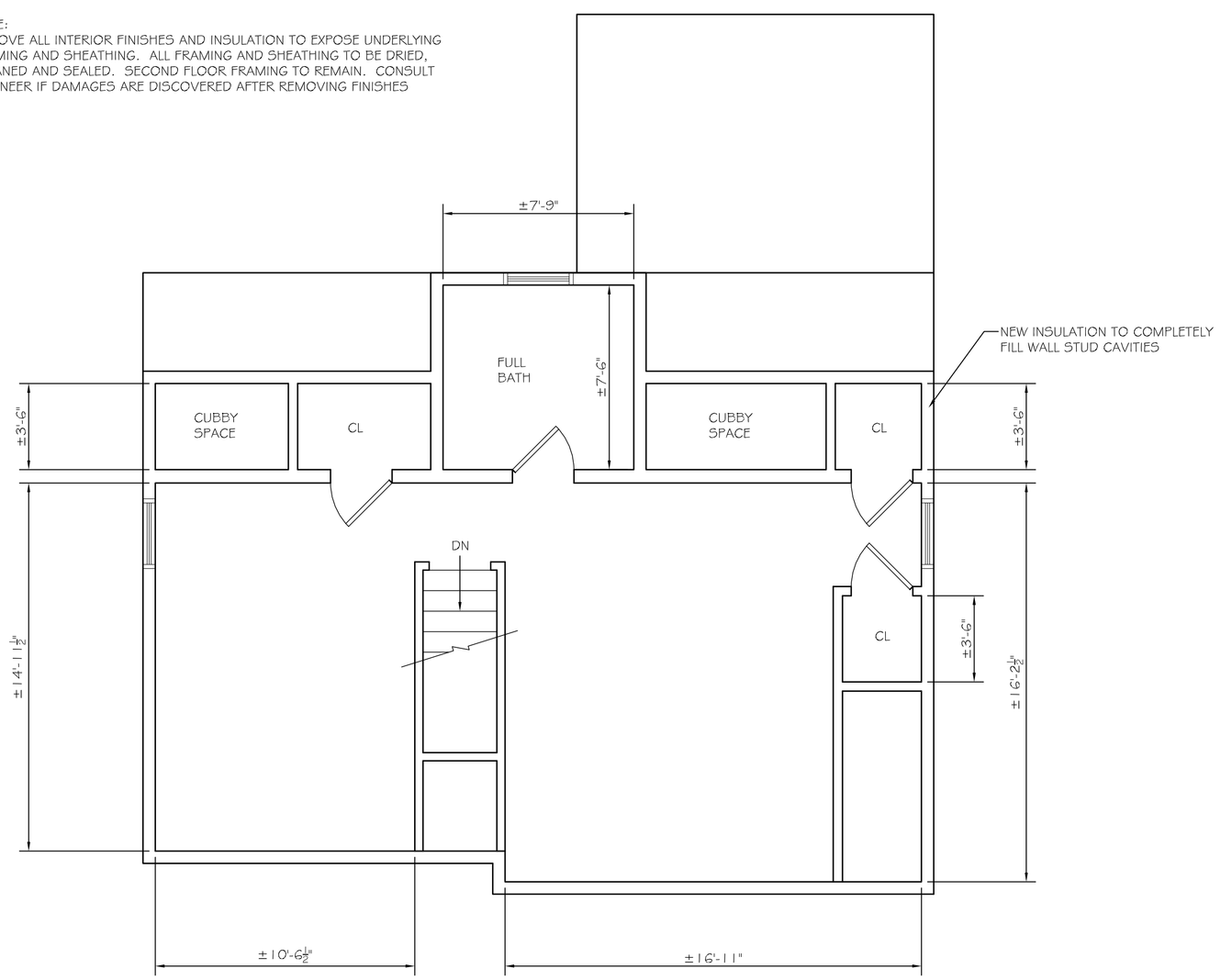
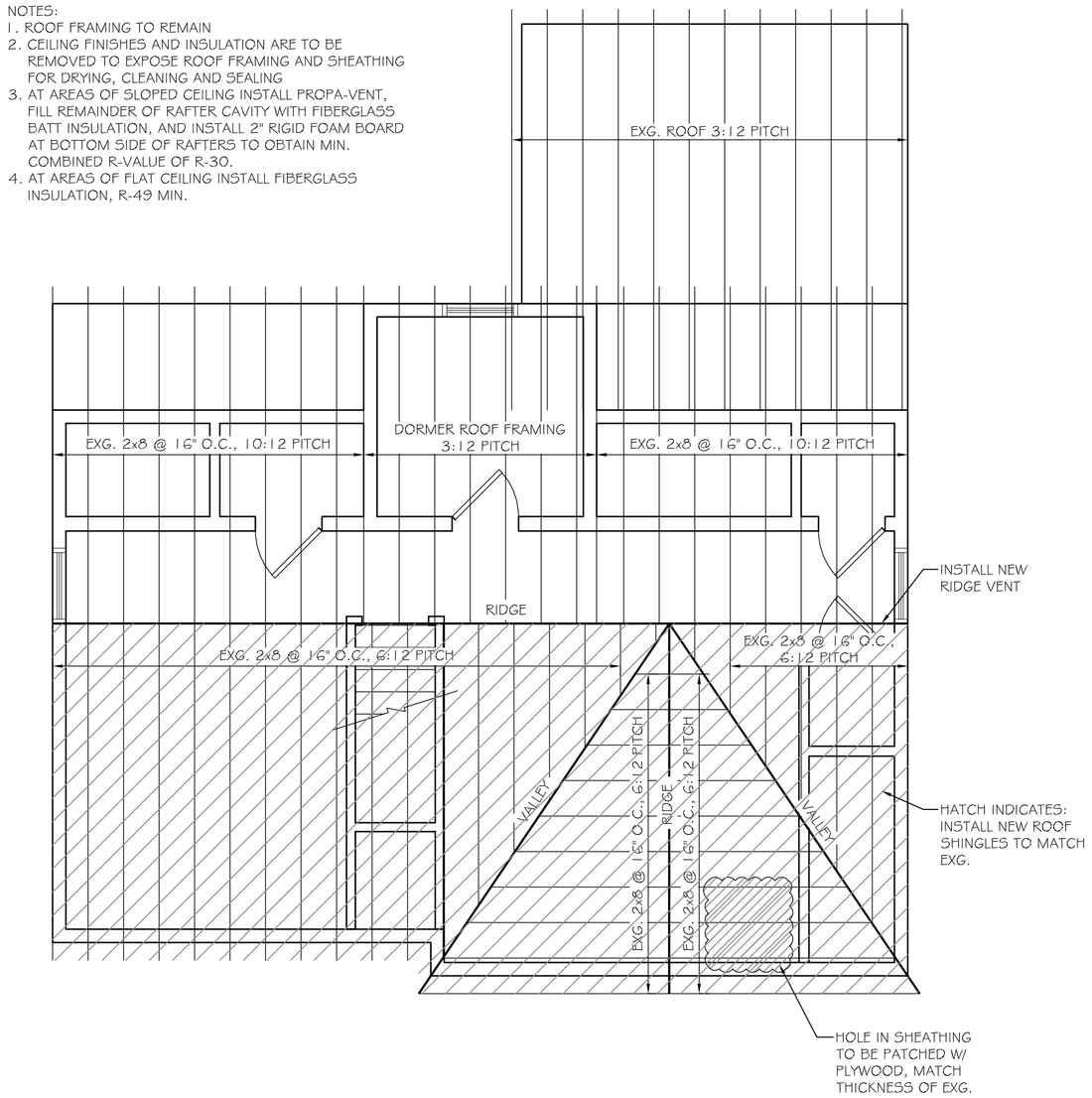
NOTE:
REMOVE ALL INTERIOR FINISHES AND INSULATION TO EXPOSE UNDERLYING FRAMING AND SHEATHING. ALL FRAMING AND SHEATHING TO BE DRIED, CLEANED AND SEALED. SECOND FLOOR FRAMING TO REMAIN. CONSULT ENGINEER IF DAMAGES ARE DISCOVERED AFTER REMOVING FINISHES



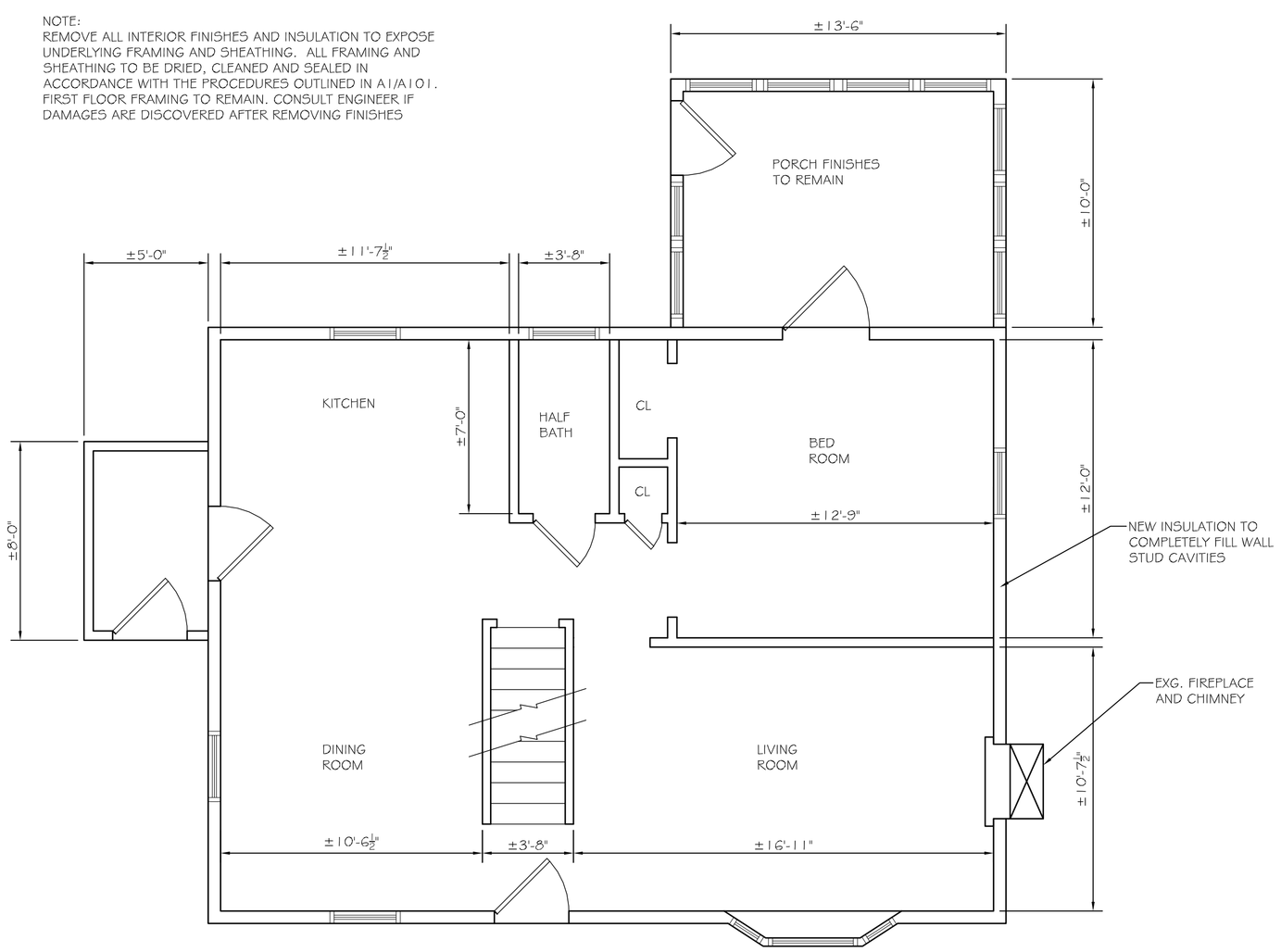
B2 EXG. SECOND FLOOR PLAN
SCALE: ¼"= 1'-0"

NOTES:
1. ROOF FRAMING TO REMAIN
2. CEILING FINISHES AND INSULATION ARE TO BE REMOVED TO EXPOSE ROOF FRAMING AND SHEATHING FOR DRYING, CLEANING AND SEALING
3. AT AREAS OF SLOPED CEILING INSTALL PROPA-VENT, FILL REMAINDER OF RAFTER CAVITY WITH FIBERGLASS BATT INSULATION, AND INSTALL 2" RIGID FOAM BOARD AT BOTTOM SIDE OF RAFTERS TO OBTAIN MIN. COMBINED R-VALUE OF R-30.
4. AT AREAS OF FLAT CEILING INSTALL FIBERGLASS INSULATION, R-49 MIN.

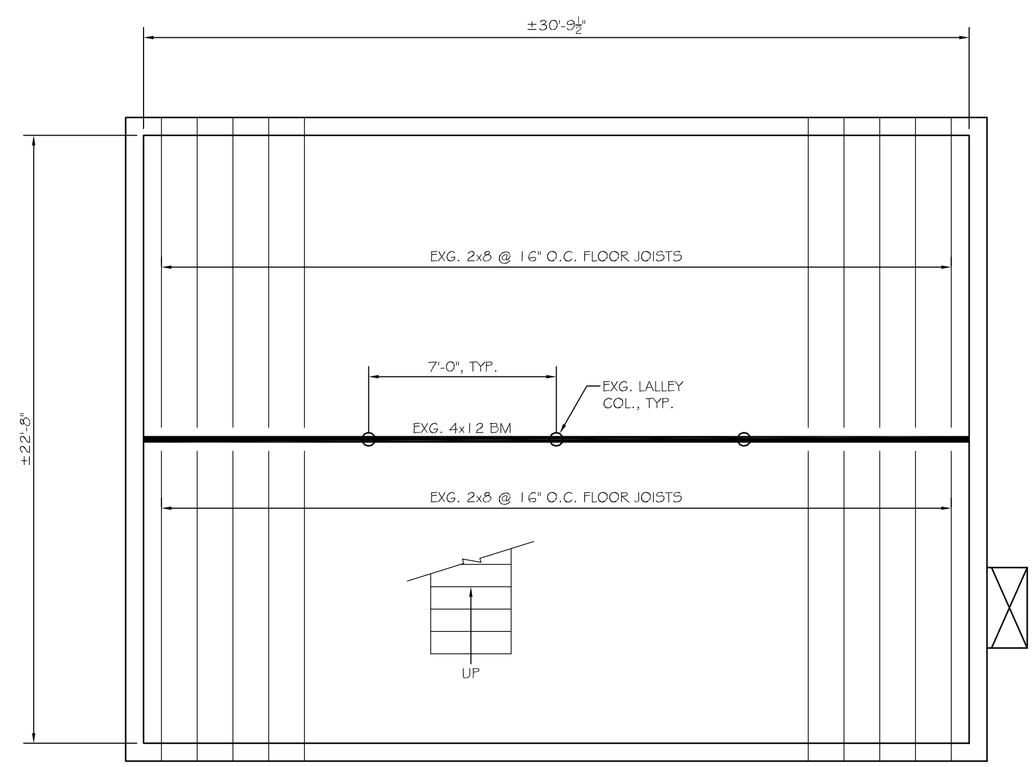


B1 EXG. ROOF FRAMING PLAN
SCALE: ¼"= 1'-0"

NOTE:
REMOVE ALL INTERIOR FINISHES AND INSULATION TO EXPOSE UNDERLYING FRAMING AND SHEATHING. ALL FRAMING AND SHEATHING TO BE DRIED, CLEANED AND SEALED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN A1/A101. FIRST FLOOR FRAMING TO REMAIN. CONSULT ENGINEER IF DAMAGES ARE DISCOVERED AFTER REMOVING FINISHES



A2 EXG. FIRST FLOOR PLAN
SCALE: ¼"= 1'-0"



NOTES:
1. EXISTING FIRST FLOOR FRAMING AND BASEMENT FOUNDATION WALLS WERE NOT DAMAGED BY THE FIRE.
2. FRAMING AND FOUNDATION WALL NEED TO BE DRIED, CLEANED AND SEALED

A1 EXG. FIRST FLOOR FRAMING PLAN
SCALE: ¼"= 1'-0"

DEMOLITION AND REPAIRS

- Install new sheathing at roof hole on front dormer as shown on plans. Asphalt roof shingles on all front roof surfaces are to be removed and replaced including; underlayment, drip-edge and ice and water coverage, all provided in accordance with industry standards. New shingles are to match pre-existing shingles as close as possible.
- Remove all interior finishes, and insulation throughout the house, with the exception of finishes at the rear enclosed porch.
- Insulate exterior walls, roof, and attic spaces with fiberglass batt insulation and/or spray foam for energy code compliance. The amount and types of insulation systems, and passive ventilation requirements will need to be upgraded to comply with the current energy code. These improvements are mandated code upgrade requirements and are likely greater than what pre-existed. See plan details.
- Replace all windows throughout the first and second floor levels. Basement and rear enclosed porch windows are designated to remain.
- Abrasive blast -clean and pressure wash then dry and seal the existing foundation walls in the basement space from the interior
- Remove and replace all plumbing supply piping, and venting as well as electrical wiring, fixtures, and service components. This includes entire electrical and plumbing systems with exception of the rear porch and possibly salvaging some plumbing fixtures where possible.
- Replace all finishes throughout to match pre-existing, including; wall coverings, doors and frames, cabinets, counters, flooring, trim, shelving and built-ins.
- Finishes in rear enclosed porch need to be sanded, sealed, and restored to pre-loss condition.
- Provide new lighting similar to pre-existing.
- Install new smoke and carbon monoxide detectors.
- All building elements and construction assemblies that are designated to remain will need to be soda blast-cleaned, dried and sealed in accordance with industry standards before new construction begins

CLEANING AND SEALING

- **A- Abolish,** Absolutely remove and clean as much contamination as possible. Many different means of mechanical and/or chemical treatments are available, but some of the best, more effective means are to use dry ice or soda blasting on wood surfaces, other less costly blasting abrasives can be used in basements on concrete rock and masonry surfaces.
- **B-Bio-remediate**, use of a multi-purpose cleaning agent that removes remaining embedded biologic contaminates and provides disinfection and odor control.
- **C-Cover,** encapsulate and seal the cleaned surfaces so that any remaining denatured matter that may have penetrated the porous median is held inside. Use of breathable sealers is preferred so that the physical properties of the porous substrate are not significantly altered.

WOOD FRAMING, SHEATHING AND CONCRETE WALLS

The steps below follow some of the more commonly recognized industry standards of practice.

1. Cleaning and sealing the wood framing of smoke and soot shall be conducted in accordance with IICRC S520.
2. Remove all soot and water contaminated insulation and finishes from the interior to expose the underlying wood framed structure.
3. After wall studs and framing are exposed from the interior, soda blast (preferred) or dry ice blast or use other acceptable cleaning methods on the framing and basement walls to remove surface and embedded soot and smoke particles. On more severely soot covered basement walls abrasive sand or nut shell blasting is recommended prior to soda blasting.
4. Multiple passes and re-cleaning attempts may be required to adequately remove contaminants.
5. After clean and dry, heavy-vac (discharge to exterior) then HEPA-Vac surfaces.
6. Use bio-remediation cleaning agent to denature any remaining microbial growth (usually caused by fire suppression water).
7. If framing is severely fire damaged, structurally compromised, and/or too contaminated to economically clean and reuse, then remove and replace. Engineer to field determine after fully exposed.
8. Post-treat seal with sealing agents such as Bin by Rust-Oleum, or CleanSeal, or Fiberlock RTU 6000 or RTU 6001 or equal.
9. As a secondary precaution to help control odor and improve thermal performance apply closed-cell spray-foam insulation to the exterior wall assembly and interior foundation walls.

STRUCTURAL DISCLAIMER:
UNLESS OTHERWISE NOTED, DESIGN AND DETAIL FOR ALL EXISTING STRUCTURAL ELEMENTS INCLUDING (BUT NOT LIMITED TO) FOUNDATION WALL ELEMENTS, EXG. FRAMING, CONNECTIONS, COMPONENTS AND CLADDING, FINISHES, FLOOR PLAN LAYOUT, AND LIFE SAFETY CODE REQUIREMENTS HAVE NOT BEEN REVIEWED AND ARE BEYOND THE PURVIEW OF THIS P.E. SEAL. USE OF THESE DRAWINGS INDICATES OWNER/CONTRACTOR AGREEMENT TO THESE TERMS.

A1 NOTES
SCALE: NTS

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PROJECT: **716 BRIGHTON AVE.**
PORTLAND, MAINE
FOR:
SHEET TITLE: **EXG. CONDITIONS AND REPAIR PLANS ISSUED FOR PERMITTING**

No.	BY	REVISIONS DESCRIPTION	DATE
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DATE : 5-5-14
SCALE : AS NOTED
DESIGN BY:
DRAWN BY: RSC
FILE #: 14138-A101.DWG
PROJECT NUMBER: **14138**
SHEET NO: **A101**

Seal: 08/18/14