

Beaver County

CAPTAIN WILLIAM VICARY MANSION PORCH REPAIR

1235 3RD AVE
FREEDOM, PA 15042

BID SET
7/09/2024

PROJECT TEAM

OWNER:
Beaver County
810 Third Street
Beaver, PA 15009
Contact: Dan Colville

ARCHITECT:
Landmarks SGA, LLC
800 Vinial Street, Suite B208
Pittsburgh, PA 15212
Contact: Jessica M. Stuck

DRAWING LIST (PORCH)		
0 GENERAL		
G-001	COVER SHEET	07/09/2024
G-002	SYMBOLS & NOTES	07/09/2024
2 ARCHITECTURAL		
AS101	ARCHITECTURAL SITE PLAN	07/09/2024
A-101	FLOOR PLANS	07/09/2024
A-201	BUILDING ELEVATIONS	07/09/2024
A-401	ENLARGED PLANS	07/09/2024
A-402	ENLARGED ELEVATIONS	07/09/2024
A-501	DETAILS	07/09/2024
A-502	COLUMN DETAILS	07/09/2024

BID SET
ISSUE DATE: 07/09/2024
LANDMARKS SGA PROJECT NO. 223006



CAPTAIN WILLIAM VICARY MANSION PORCH REPAIR

1235 3RD AVE
FREEDOM, PA 15042

Beaver County

REVISIONS

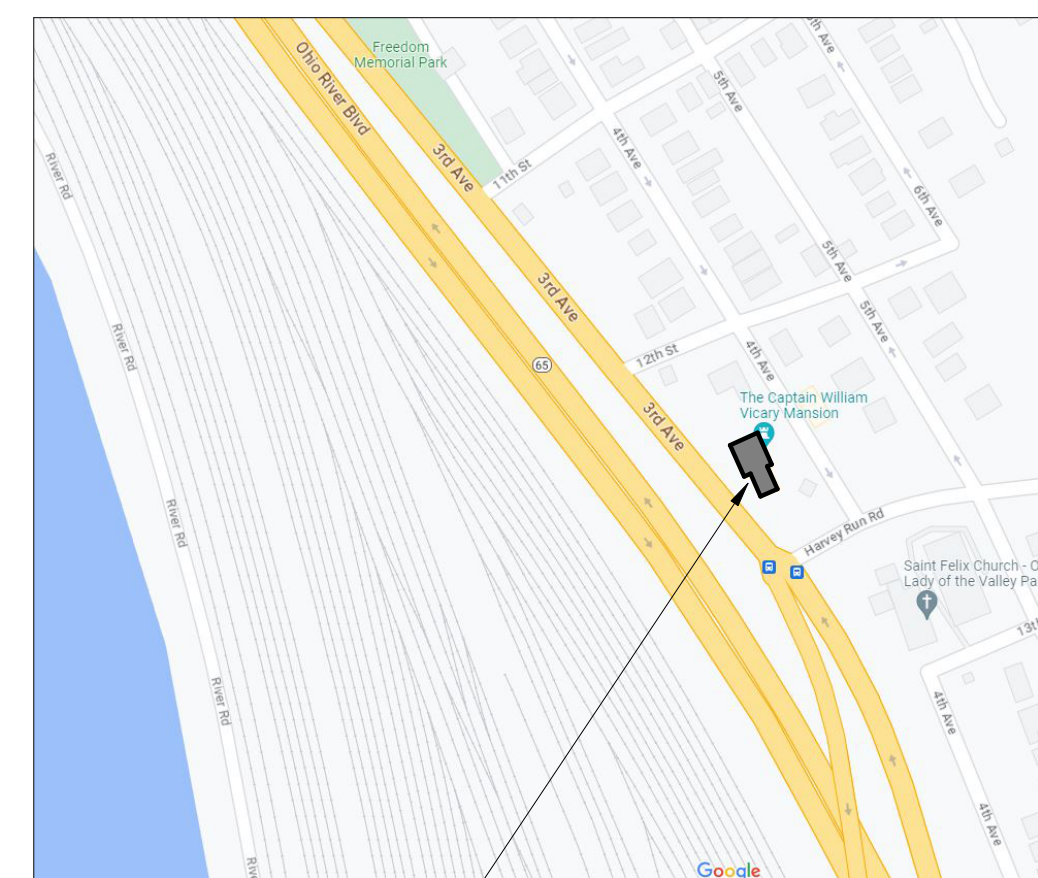
NO.	DATE	DESCRIPTION

NOTE: DO NOT SCALE FROM DRAWINGS.
VERIFY ALL DIMENSIONS ON SITE.

COVER SHEET

G-001

VICINITY MAP



PROJECT LOCATION

PROJECT LINE SYMBOLS LEGEND

Note: Note: See Sheet Legends for sheet-specific line types not represented below.

	Existing Items to Remain
	New Construction
	Hidden or Overhead Items
	Existing Items to be Removed
	Center Lines / Column Line
	Limit of Work

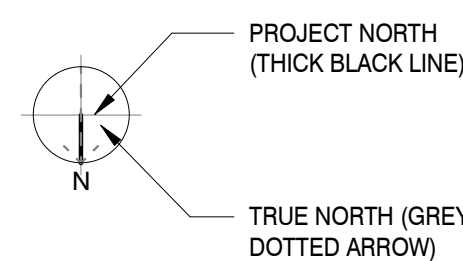
PROJECT MATERIALS LEGEND

Note: See Sheet Legends for sheet-specific material / hatch patterns not represented below.

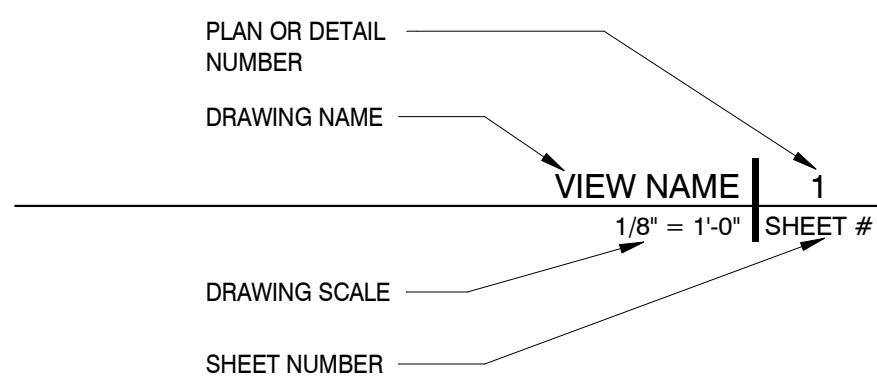
SECTION HATCH		SURFACE HATCH		
NEW	EXIST	NEW	EXIST	
				Undisturbed Earth
				Compacted Fill
				Topsoil
				Gravel
				Concrete
				Sand, Grout, Parging, Stucco
				Concrete Masonry (or EXIST Generic MAS / SCT)
				Brick
				Stone Cladding
				GYP / Stud Wall (or Generic Existing Wall)
				Metal
				Wood
				Existing Partition to be Removed
				Existing MAS to be Removed
				Existing FLR / Area to be Removed

DRAWING SYMBOLS

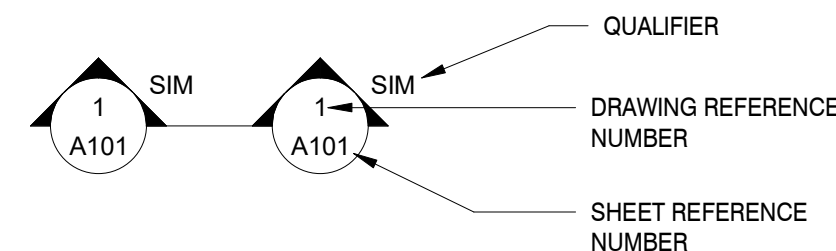
NORTH ARROW:



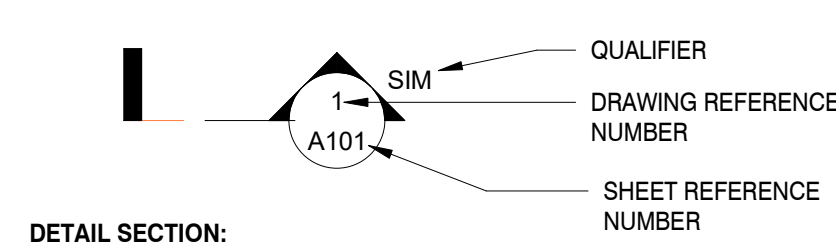
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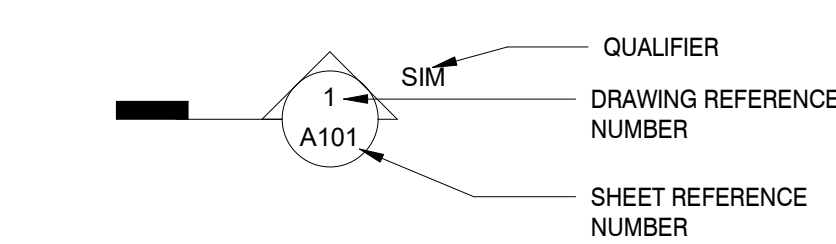
BUILDING SECTION:



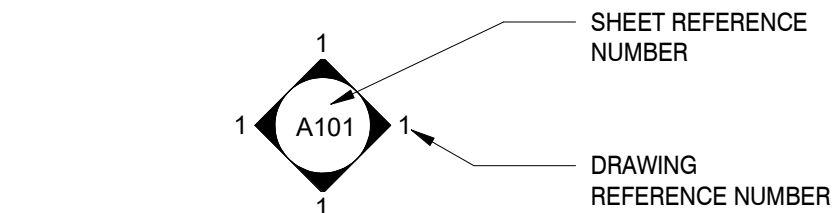
WALL SECTION:



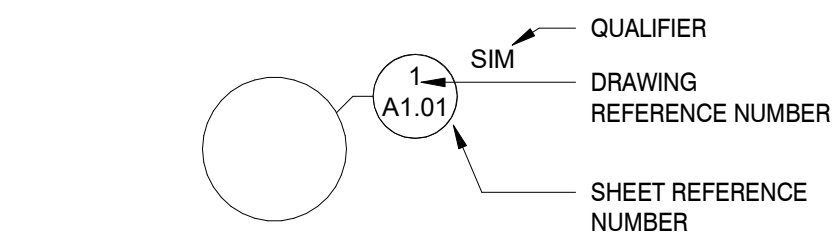
DETAIL SECTION:



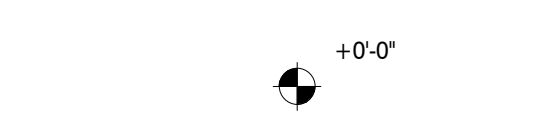
EXTERIOR/INTERIOR ELEVATION:



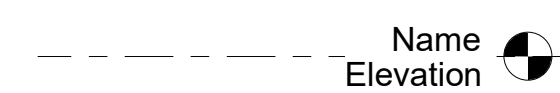
DETAIL CALLOUT:



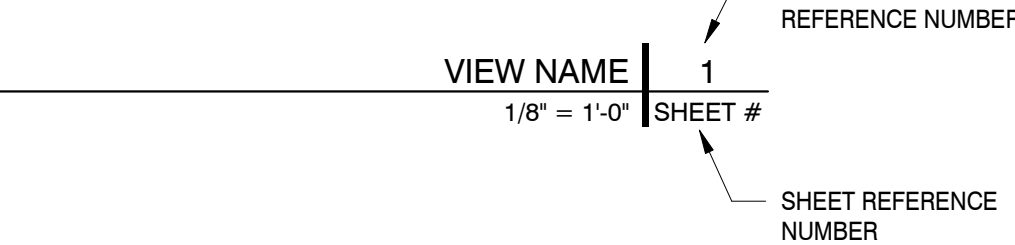
SPOT ELEVATION:



FLOOR LEVEL:



DRAWING REFERENCE:



ABBREVIATIONS

THE FOLLOWING IS A LIST OF COMMONLY USED ABBREVIATIONS THAT MAY BE UTILIZED WITHIN THE DRAWING SET. REFER TO OTHER TRADES FOR MORE EXPANSIVE TRADE-SPECIFIC ABBREVIATION LISTS. NOTE THAT SOME ABBREVIATIONS MAY HAVE MULTIPLE MEANINGS AND INTENDED MEANING MAY DEPEND ON DRAWING CONTEXT. PLEASE CONTACT ARCHITECT REGARDING ANY POTENTIALLY UNKNOWN, UNLISTED ABBREVIATIONS WITHIN THE DRAWING SET.

& OR +	AND	H	HEIGHT, HIGH	SALV	SALVAGED
A/C	AIR CONDITIONING	HB	HOSE BIBB	SAN	SANITARY
ADJ	ADJACENT	HC	HOLLOW CORE	SCHED	SCHEDULE
AFF	ABOVE FINISH FLOOR	HDW	HARDWARE	SEC(T)	SECTION
AHU	AIR HANDLING UNIT	HGT / HT	HEIGHT	SF	SQUARE FEET
ALT	ALTERNATE	HM	HOLLOW METAL	SIM	SIMILAR
ALUM	ALUMINUM	HORIZ	HORIZONTAL	SPEC	SPECIFICATIONS
APPROX	APPROXIMATE	HR	HAND RAIL OR HOUR	SPKR	SPEAKER
ARCH	ARCHITECT OR ARCHITECTURAL	HVAC	HEATING / VENTILATION / AIR CONDITIONING	SQ	SQUARE
AVB	AIR/VAPOR BARRIER	HW/ HWH	HOT WATER / HOT WATER HEATER	SS	STAINLESS STEEL
		ID	INSIDE DIAMETER	STC	SOUND TRANSMISSION CLASS
B/O	BOTTOM OF	IN	INCH(ES)	STD	STANDARD
BD	BOARD	INCL	INCLUDED / INCLUDING	STL	STEEL
BLDG	BUILDING	INSUL	INSULATE / INSULATED / INSULATING	STO	STORAGE
BLK(G)	BLOCK OR BLOCKING	INT	INTERIOR	STRUC	STRUCTURE / STRUCTURAL
BOT	BOTTOM	INT	INTERIOR	SYM	SYMMETRICAL
BRG	BEARING	INV	INVERT	SYS	SYSTEM
		ISO	ISOMETRIC		
CAB	CABINET	JB	JUNCTION BOX	T	TREAD
CF	CUBIC FOOT / FEET	JT	JOINT	T&G	TONGUE & GROOVE
CFMF	COLD FORMED METAL FRAMING			T/O	TOP OF
CJP	CAST-IN-PLACE CONCRETE	KO	KNOCK OUT	T/C	TOP OF CONCRETE / TOP OF CURB
CJ	CONTROL JOINT			TD	TRENCH DRAIN
CL	CENTERLINE	L	LENGTH / LONG	THRES	THRESHOLD
CLG	CEILING	LAM	LAMINATE(D)	TKBD	TACKBOARD
CM	CONSTRUCTION MANAGER	LAV	LAVATORY	TLT	TOILET
CMU	CONCRETE MASONRY UNIT	LB	POUND	TV	TELEVISION
CO	CLEAR OPENING / CLEAN OUT	LH	LEFT HAND	Typ	TYPICAL
COL	COLUMN	LLHV	LONG LEG HORIZONTAL / VERTICAL	U/	UNDER
CONC	CONCRETE	LTL	LINTEL	UNF	UNFINISHED
CONT	CONTINUOUS	LVR	LOUVER	UNO	UNLESS NOTED OTHERWISE
CORR	CORRUGATED			VERT	VERTICAL
CY	CUBIC YARD(S)	MAX	MAXIMUM	VEST	VESTIBULE
		MB	MARKERBOARD	VIF	VERIFY IN FIELD
D	DEPTH	MECH	MECHANICAL		
DBL	DOUBLE	MED	MEDIUM	W	WIDTH / WIDE
DEG	DEGREE	MFG / MFR	MANUFACTURING / MANUFACTURER	W/	WITH
DEMO	DEMOLITION	MIN	MINIMUM	W/O	WITHOUT
DIA	DIAMETER	MISC	MISCELLANEOUS	W/D	WASHER/DRYER
DIAG	DIAGONAL	MO	MASONRY OPENING	WD	WOOD
DIM	DIMENSION	MT	MOVABLE TABLE	WH	WATER HEATER
DNV	DIVISION	MTD	MOUNTED	WIN	WINDOW
DN	DOWN	MATL	MATERIAL	WP	WATER PROOFING / WORKING POINT
DS	DOWN SPOUT			WWF	WELDED WIRE FABRIC
DTL	DETAIL	NIC	NOT IN CONTRACT		
DWG	DRAWING	NO / NOM	NUMBER / NOMINAL		
DWR	DRAWER	NSF	NET SQUARE FOOTAGE		
		NTS	NOT TO SCALE		
EA	EACH	OC	ON CENTER		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	OD	OUTSIDE DIAMETER		
EJ	EXPANSION JOINT	OFCI	OWNER FURNISHED CONTRACTOR		
ELEC	ELECTRIC / ELECTRICAL	INSTALLED	INSTALLED		
EL/ELEV	ELEVATION OR ELEVATOR	OFI	OWNER FURNISHED OWNER INSTALLED		
EMER	EMERGENCY	OH	OVERHEAD		
EP	ELECTRIC PANEL	OPP / OPH	OPPOSITE / OPPOSITE HAND		
EQ	EQUAL			PCF	POUNDS PER CUBIC FOOT
EQUIP	EQUIPMENT			PERF	PERFORATED
EST	ESTIMATE(D)			PL	PROPERTY LINE
ETR	EXISTING TO REMAIN			PLAM	PLASTIC LAMINATE
EWC	ELECTRIC WATER COOLER			PLF	POUNDS PER LINEAL FOOT
EX/EXIST	EXISTING			PNT	PAINT / PAINTED
EXT	EXTERIOR			PR	PAIR
				PSF	POUNDS PER SQUARE FOOT
F/O	FACE OF			PSI	POUNDS PER SQUARE INCH
FD	FLOOR DRAIN			PVMT	PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION				
FE	FIRE EXTINGUISHER			QTR	QUARTER
FEC	FIRE EXTINGUISHER CABINET			QTY	QUANTITY
FIN	FINISHED				
FL / FLR	FLOOR(ING)			R	RISER
FND	FOUNDATION			RAD	RADIUS
FRT	FIRE-RETARDANT TREATED			RB	RUBBER BASE
FSE / FSC	FOOD SERVICE EQUIPMENT / CONTRACTOR			RCP	REFLECTED CEILING PLAN
FT	FOOT / FEET			RD	ROOF DRAIN
FTG	FOOTING			REF	REFERENCE
				REFR	REFRIGERATOR
G	NATURAL GAS			REINF	REINFORCED / REINFORCING
GA	GAUGE			REQD	REQUIRED
GALV	GALVANIZED			RESIL	RESILIENT
GB	GRAB BAR			REV	REVISION(S), REVISED
GC	GENERAL CONTRACTOR			RM	ROOM
GEN	GENERAL			RO	ROUGH OPENING
GR	GROUND LINE / GRADE LINE			ROW	RIGHT OF WAY
GSF	GROSS SQUARE FOOTAGE				
GWB	GYPSON WALL BOARD				
GYP BD	GYPSON BOARD				

GENERAL PROJECT NOTES

- DO NOT SCALE THE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND AREAS. SHOWN ONLY FOR REFERENCE.

ALTERNATES

ALTERNATE NO. 1 (DEDUCT): ROOFING MATERIAL

Base Bid: Remove existing roofing, built-in-gutter liner, and associated materials down to sheathing substrate. Provide flat seam copper roofing, built-in gutter liner, and flashing as indicated on drawings.

Alternate: In lieu of roofing material replacement, provide liquid applied resin membrane over existing roofing material and built-in gutters as indicated on the material schedule.

ALTERNATE NO. 2 (ADD/DEDUCT): COLUMN MATERIAL

Base Bid: Provide wood column surrounds and wood railing systems as indicated on the drawings.

Alternate: In lieu of wood material, utilize synthetic material as indicated on the material schedule. Profiles and dimensions to match the drawings.

ALTERNATE NO. 3 (ADD): WOOD RAILING

Base Bid: No railings provided.

Alternate: Provide wood railing systems as indicated on the drawings.

ALTERNATE NO. 4 (ADD): SYNTHETIC RAILING

Base Bid: No railings provided.

Alternate: Provide synthetic railing systems as indicated on the material schedule. Profiles and dimensions to match the drawings.

ALLOWANCES

ALLOWANCE NO. 1: SHEATHING

Allow for a total of 350 SF of removal, disposal, and replacement of roof sheathing. New sheathing to match thickness of existing sheathing. Provide a unit price for sheathing replacement as well (see below).

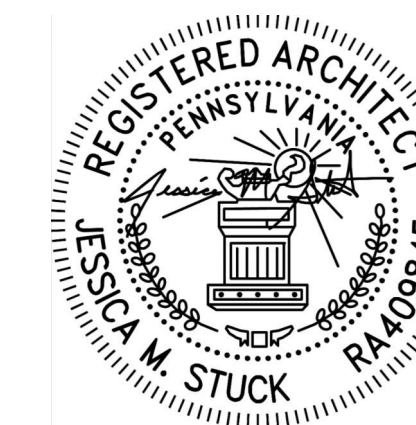
UNIT PRICES

UNIT PRICE NO. 1: SHEATHING

The contractor shall include a cost per square foot for roof sheathing repair, including removal and disposal of existing sheathing and installation of new. This price shall apply to the repair of roof sheathing above and beyond the amount indicated on the drawings.



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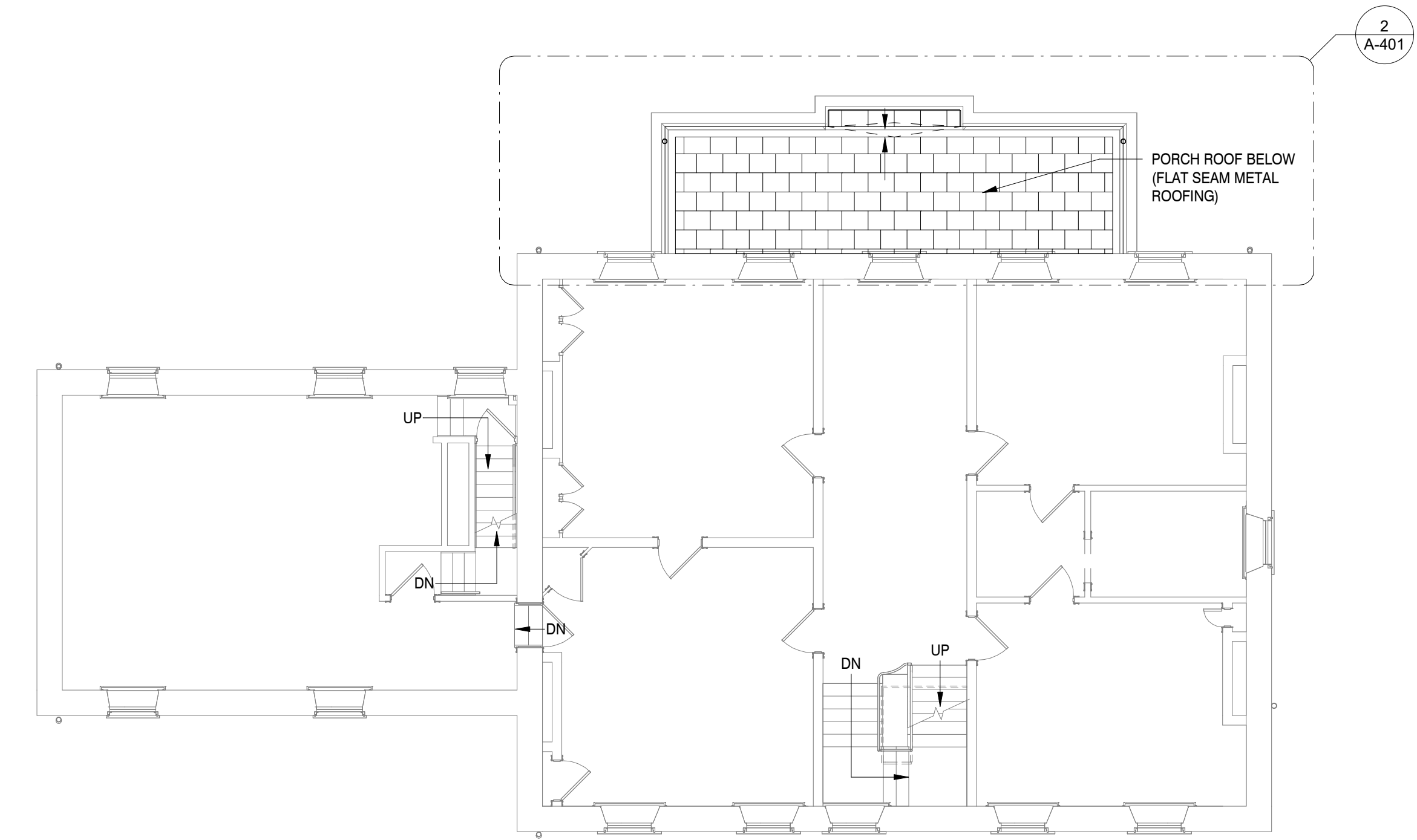
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SYMBOLS & NOTES

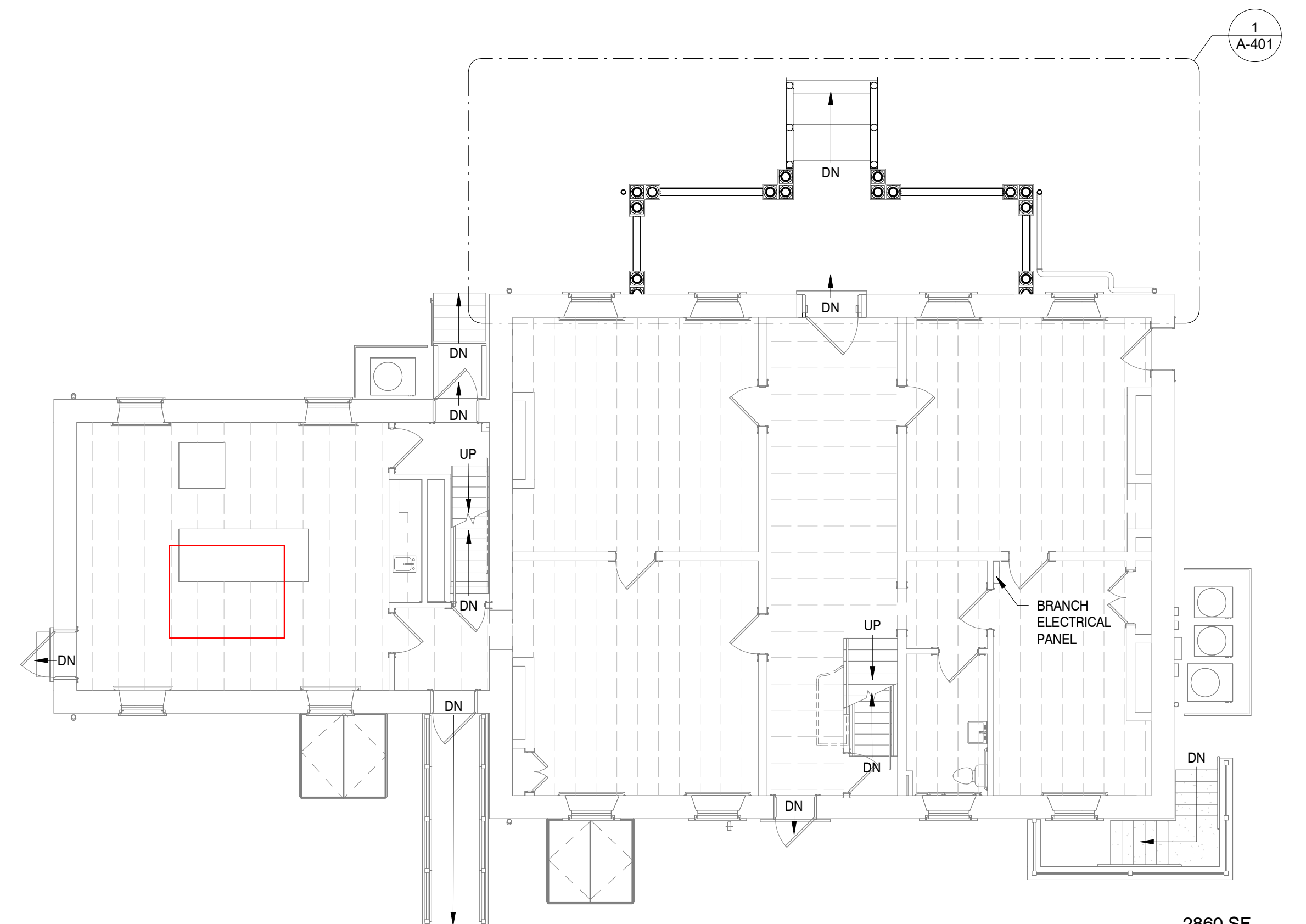
G-002



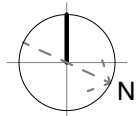
LANDMARKS SGA, LLC
 Architecture | Historic Preservation | Adaptive Reuse
 800 Vinal Street, Suite B208, Pittsburgh, PA 15212
 T: 412.265.9031 | lmsga.com



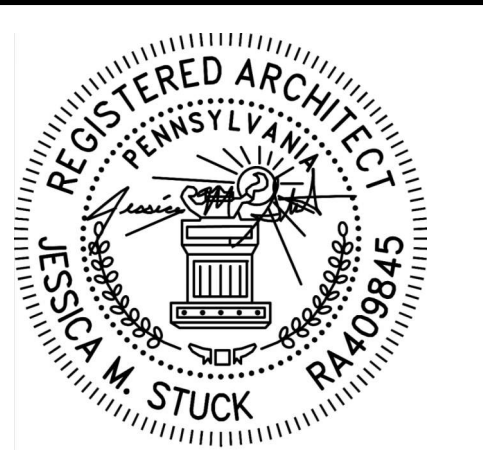
2860 SF
SECOND FLOOR PLAN | 2
 1/8" = 1'-0" | A-101



2860 SF
FIRST FLOOR PLAN | 1
 1/8" = 1'-0" | A-101



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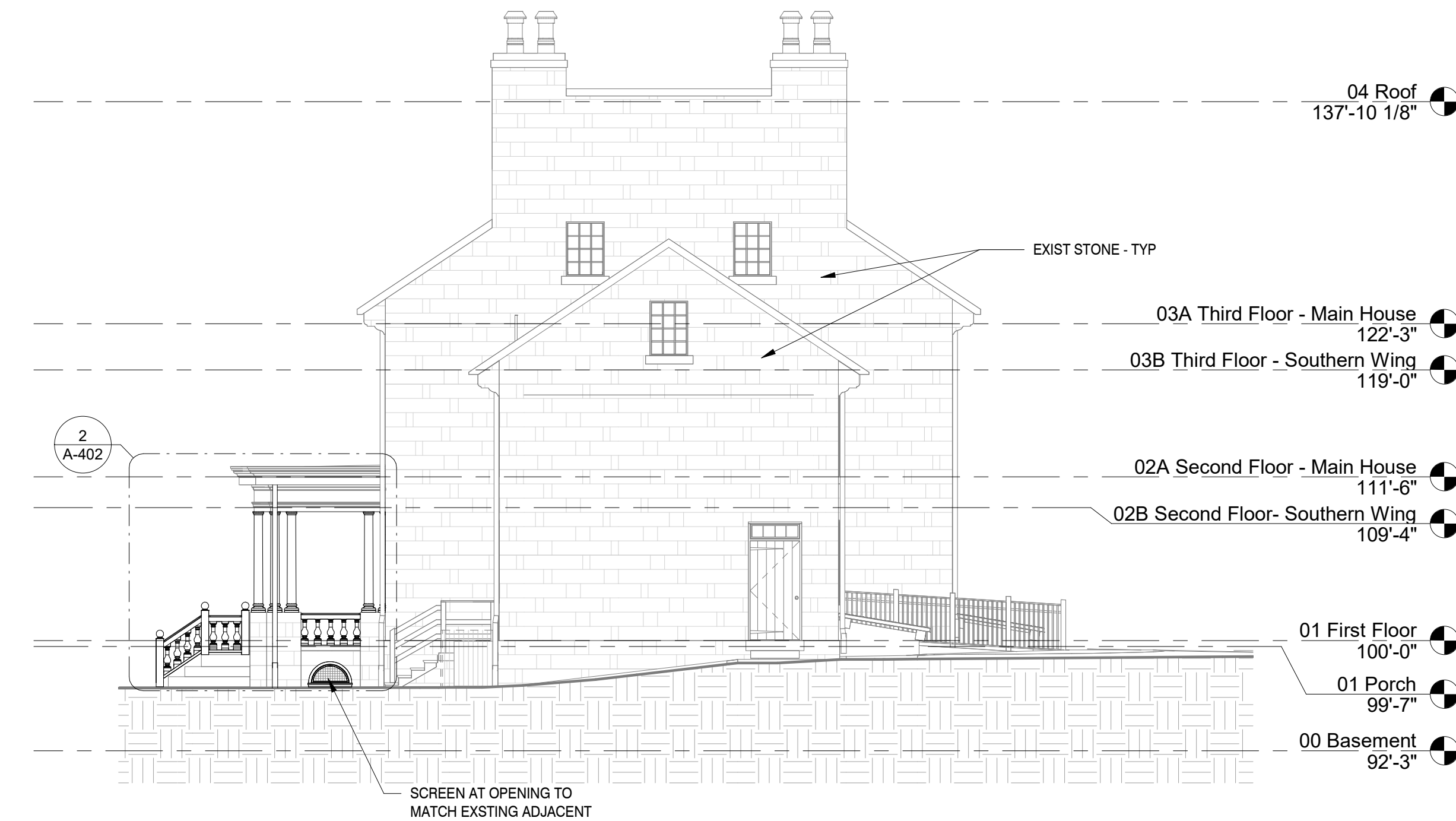
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FLOOR PLANS

A-101



MATERIAL SCHEDULE - PORCH				
Materials	Manufacturer	Product	Finish/Color	Remarks
Wood Column	HB&G Building Products, Inc.	Round Tapered Permacast Column, Attic Base, Round Colonial Cap	Paint - Color to Match Existing	
Synthetic Column (Alternate No. 2)	HB&G Building Products, Inc.	Round Tapered Permacast Column, Attic Base, Round Colonial Cap	Paint - Color to Match Existing	
Synthetic Railing (Alternate No. 4)	HB&G Building Products, Inc.	Shannon System, Baluster S8031	Paint - Color to Match Existing	
Sheet Metal Roofing	Revere	ASTM B 370 cold-rolled copper sheet	Mill Finish	16 oz unless noted otherwise
Panels	Revere	ASTM B 370 cold-rolled copper sheet	Mill Finish	20 oz
Gutter Liner	Revere	ASTM B 370 cold-rolled copper sheet	Mill Finish	32 oz
Edge Strip	Revere	ASTM B 370 cold-rolled copper sheet	Mill Finish	20 oz
Cleats	Revere	ASTM B 370 cold-rolled copper sheet	Mill Finish	16 oz, attached with at least two fasteners to prevent rotation
Solder	N/A	ASTM B 32; Grade Sn50	N/A	50 percent tin and 50 percent lead
Slip Sheet	N/A	Rosin-sized building paper	N/A	3 lb/100sf minimum
High Temperature Underlayment	Grace (GCP)	Ice & Water Shield	N/A	Extend up at least 4'-0" at eave and 2'-0" at ridge.
Sheet Metal Flashing	Rigidized Metals	InvariMatte: ASTM A 240, dead soft, fully annealed Stainless Steel, Type 304	Non-directional, low gloss	26 gauge; at column capital and base
Solder	N/A	ASTM B 32; Grade Sn60	N/A	acid flux recommended by stainless steel sheet manufacturer
Liquid Applied Resin Membrane (Alternate No. 1)	Kemper System America, Inc.	Kemperol 2K FR Color Series	Patina Green or as selected by Owner	Verify adhesion on substrate. Prepare substrate and install per manufacturer's recommendations.
Joint Sealants	Dow Corning	790 Silicone Building Sealant	If exposed, match adjacent materials	Refer to manufacturer's instructions.
Paint - Primer (Existing Coated Wood Substrate)	Sherwin Williams	S-W Multi-Purpose Int/Ext Latex Primer-Sealer, B51-450 Series	TBD - Match Existing	Prepare substrate suitable to paint manufacturer, including scraping and sanding to remove all loose/peeling paint and cleaning with mild detergent. Apply primer only after the substrate is dry.
Paint - Primer (New Wood Substrate)	Sherwin Williams	Exterior Oil-Based Wood Primer, Y24W8020	TBD - Match Existing	Prepare substrate suitable to paint manufacturer.
Paint - Top Coat (All Substrates)	Sherwin Williams	Emerald Exterior Acrylic Latex Satin, K48-Series	TBD - Match Existing	2 Coats. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.



SOUTH ELEVATION | 2
 1/8" = 1'-0" | A-201

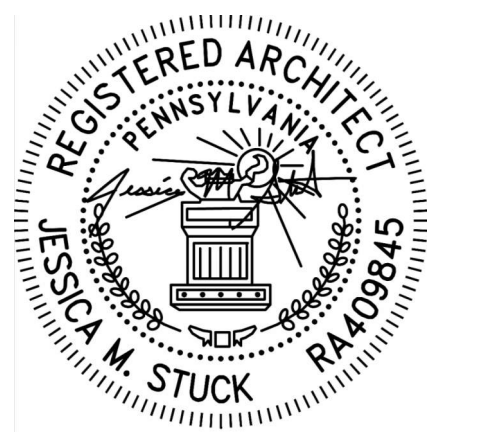


NORTH ELEVATION | 3
 1/8" = 1'-0" | A-201



WEST ELEVATION | 1
 1/8" = 1'-0" | A-201

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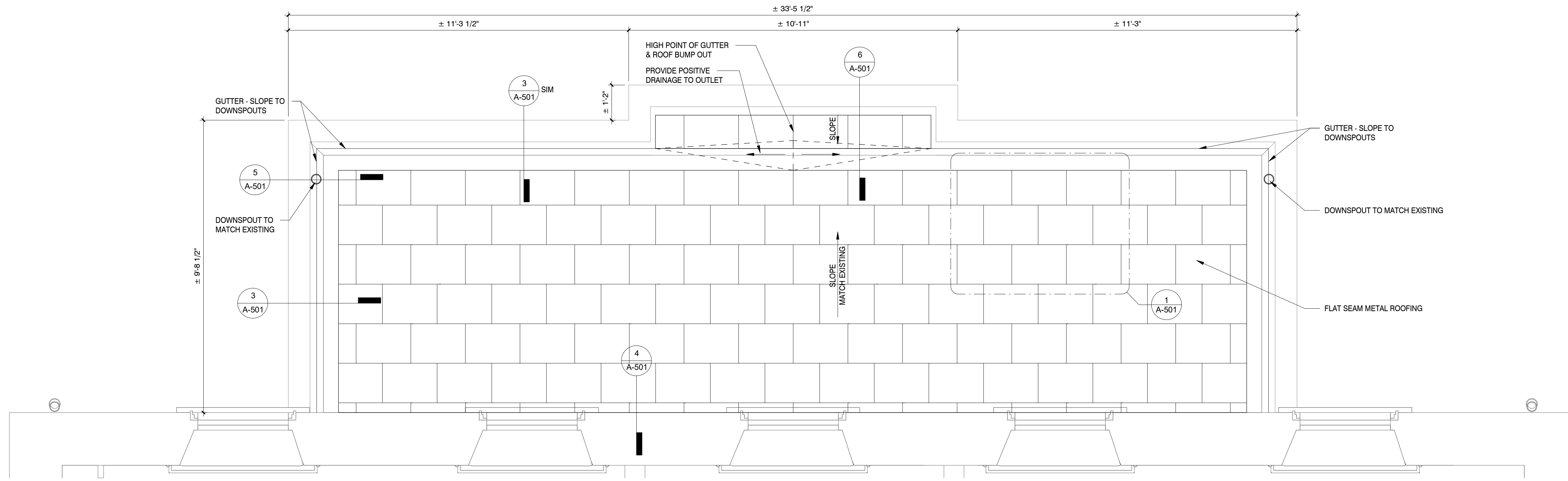
BUILDING ELEVATIONS

A-201

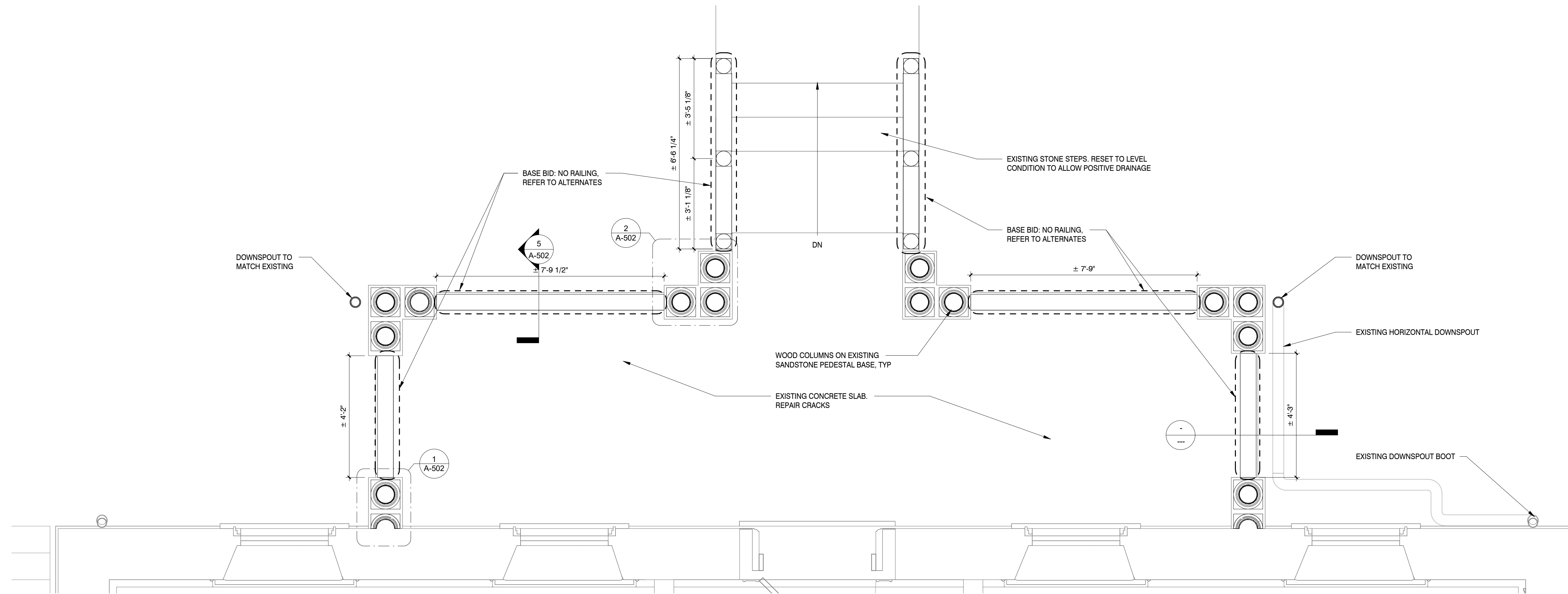


GENERAL ROOF PLAN NOTES

1. Roof slopes and dimensions noted are approximate. Verify and match existing roof slope.
2. Existing sheathing to remain. Inspect sheathing prior to installing replacement roofing. Refer to Allowance & Unit Price requirements.
3. Provide sheet metal outlet sleeves and downspout strainers at existing drainage outlet locations.
4. If dissimilar metals are to be installed in close proximity, an isolation membrane shall be provided.

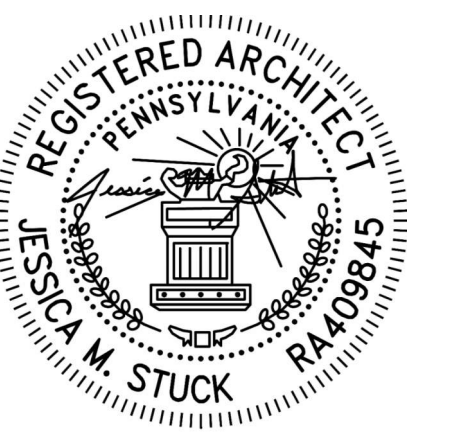


ENLARGED PORCH ROOF PLAN | 2
 1/2" = 1'-0" A-401



ENLARGED PORCH PLAN | 1
 1/2" = 1'-0" A-401

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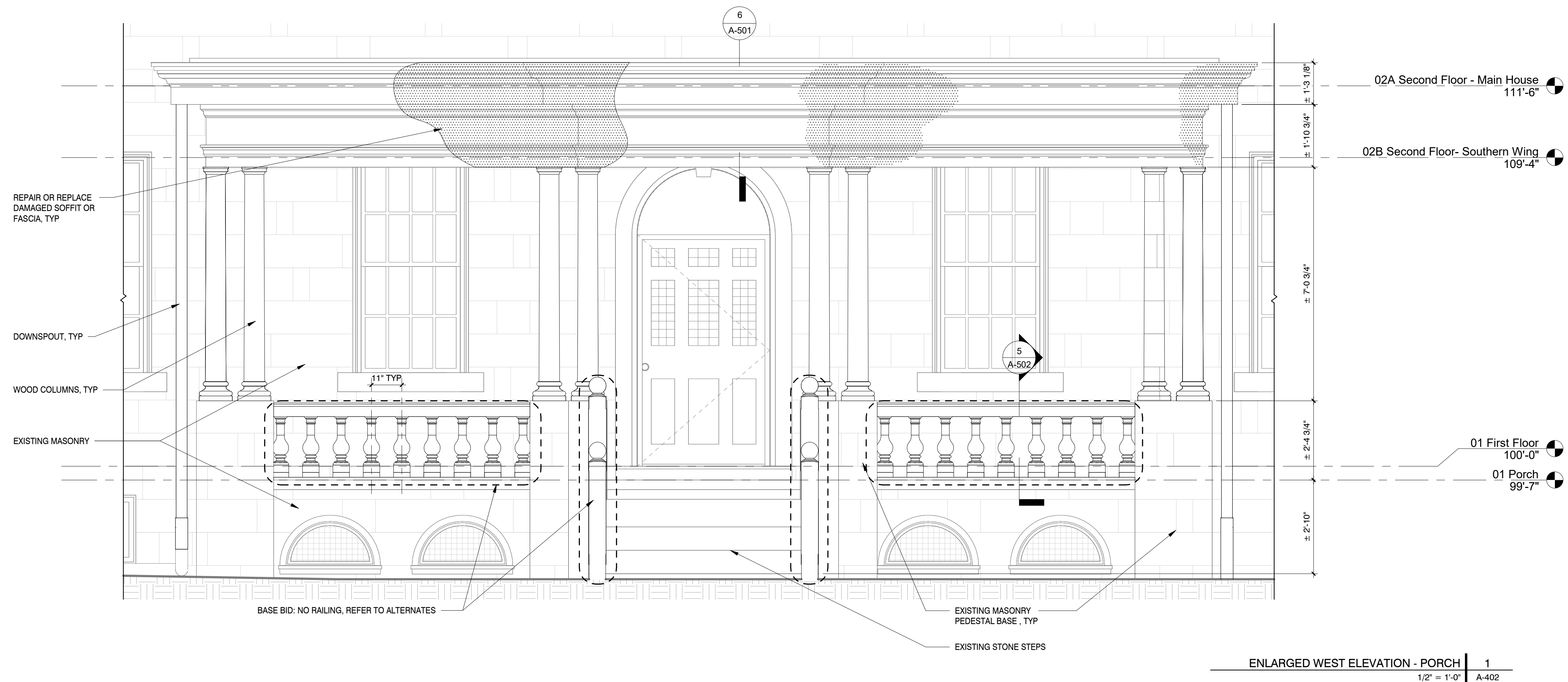
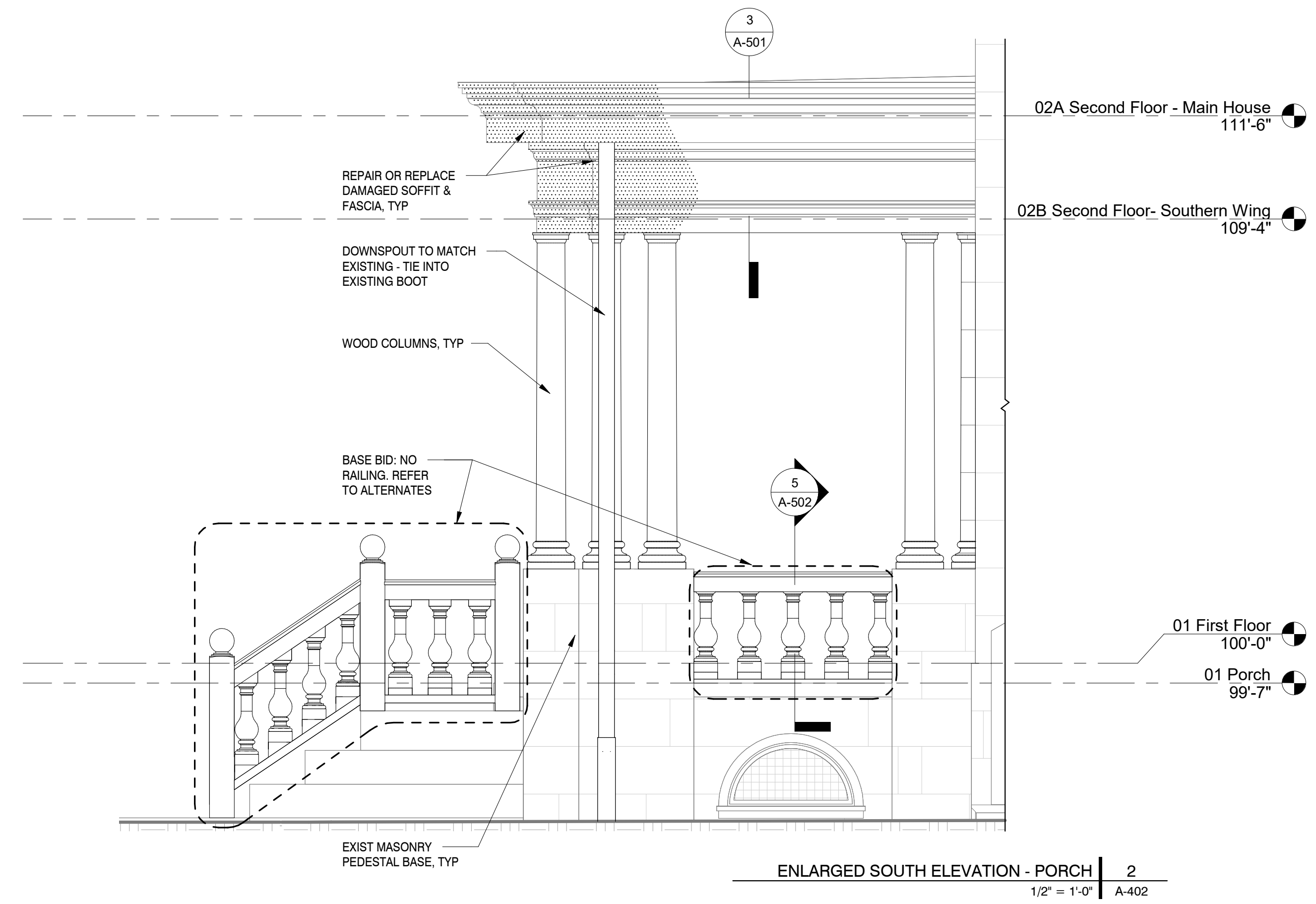
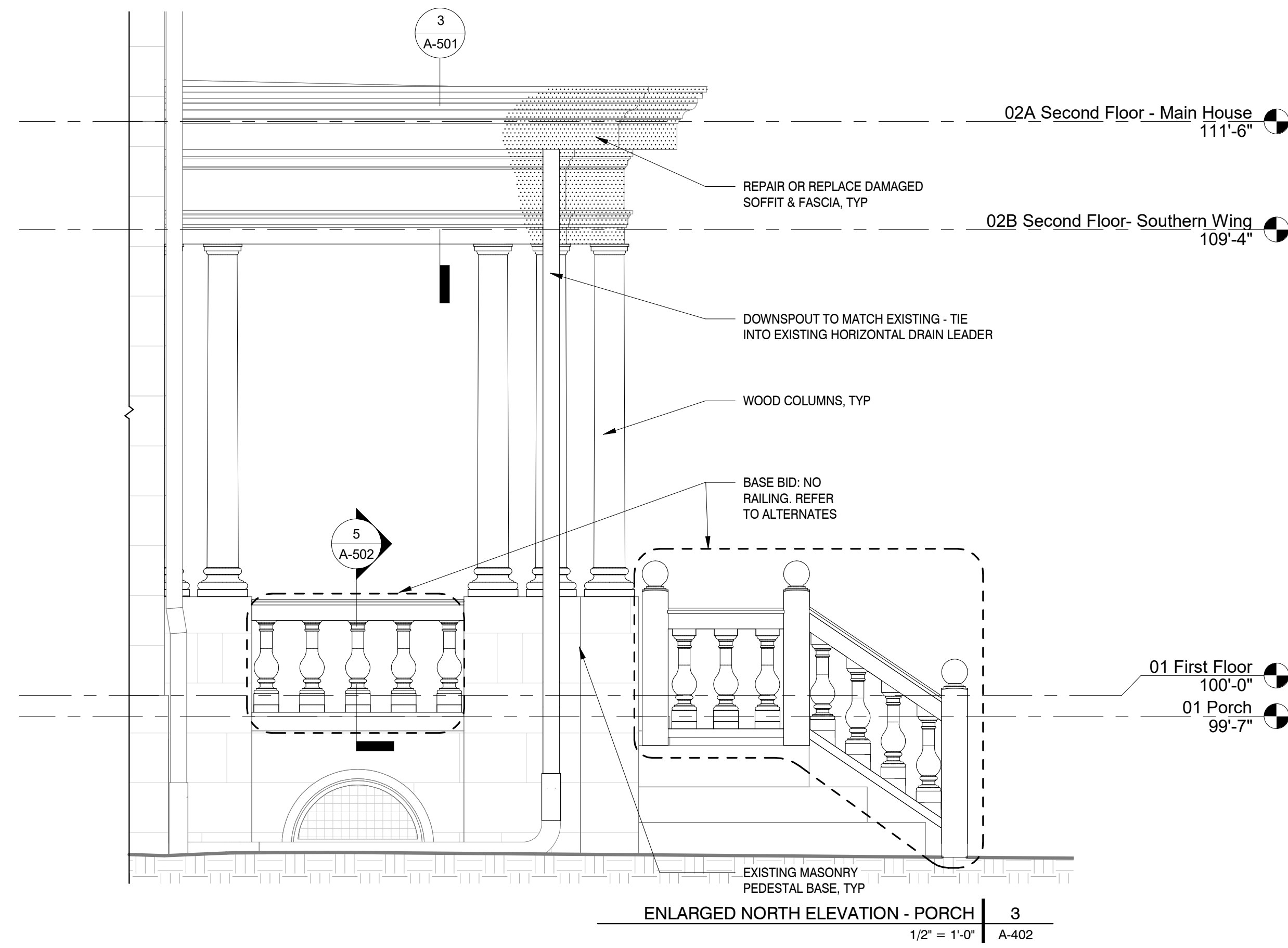
ENLARGED PLANS

A-401

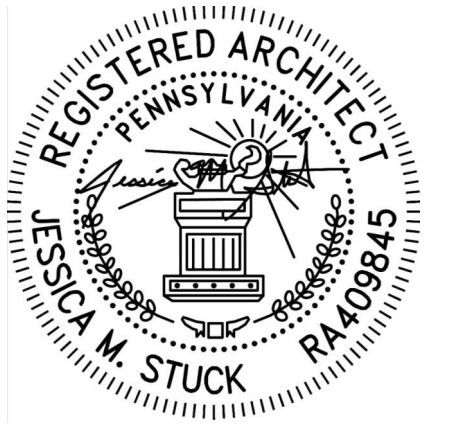


GENERAL EXTERIOR NOTES

1. Roof slopes and dimensions noted are approximate. Verify and match existing roof slope.
2. Existing cornice fascia and soffit to remain. Repair, replace, and prime where damage has occurred prior to painting.
3. All wood surfaces (cornice fascia and soffit) to be prepared, primed and painted.
4. Loose wood members are to be reattached. All fasteners and hardware associated with removed gutter liner are to be removed. Patch associated holes and any insect damage within contract area prior to painting.
5. Provide all necessary wood blocking where needed to reconstruct or reinforce soffits & fascia.
6. If dissimilar metals are to be installed in close proximity, an isolation membrane shall be provided.



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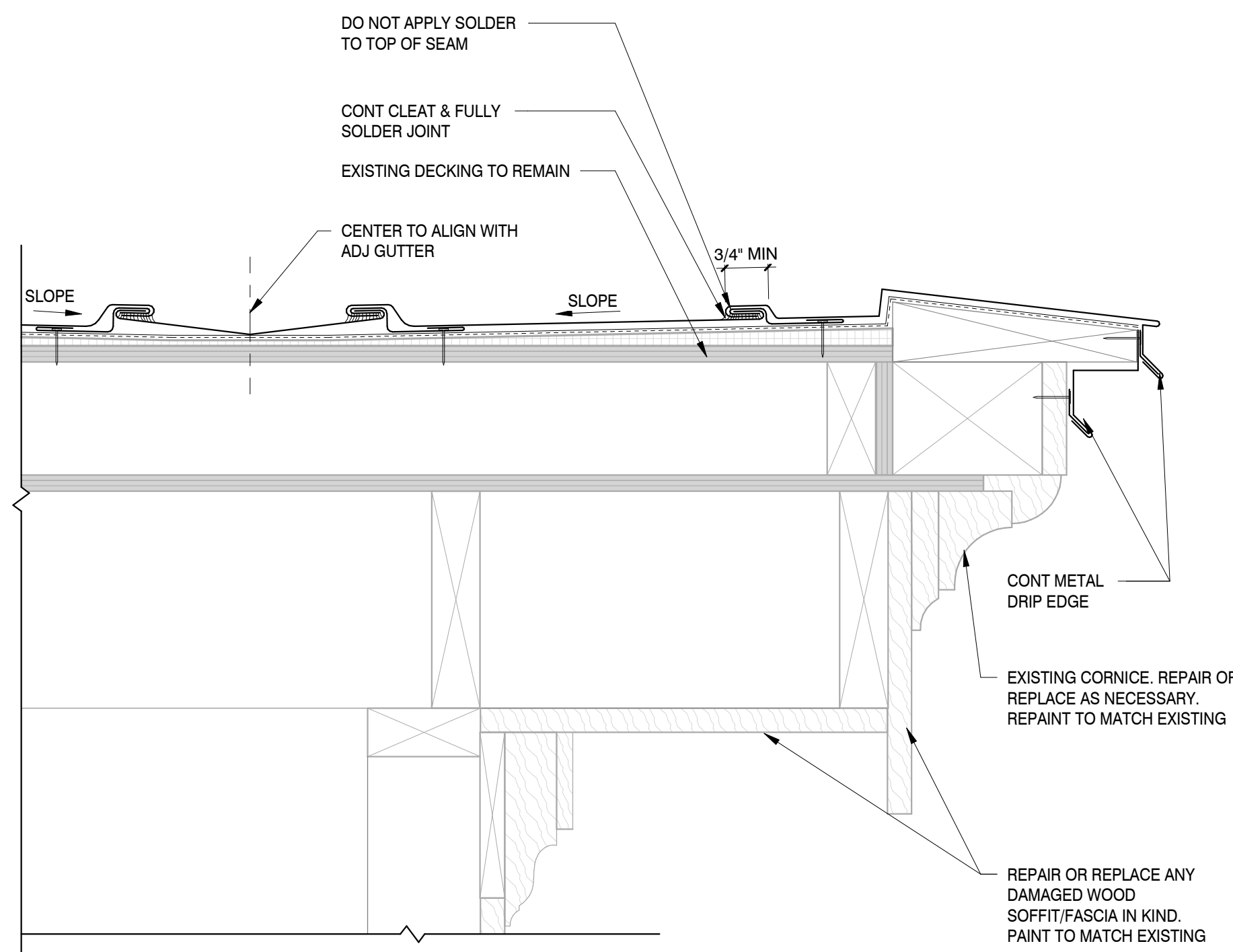
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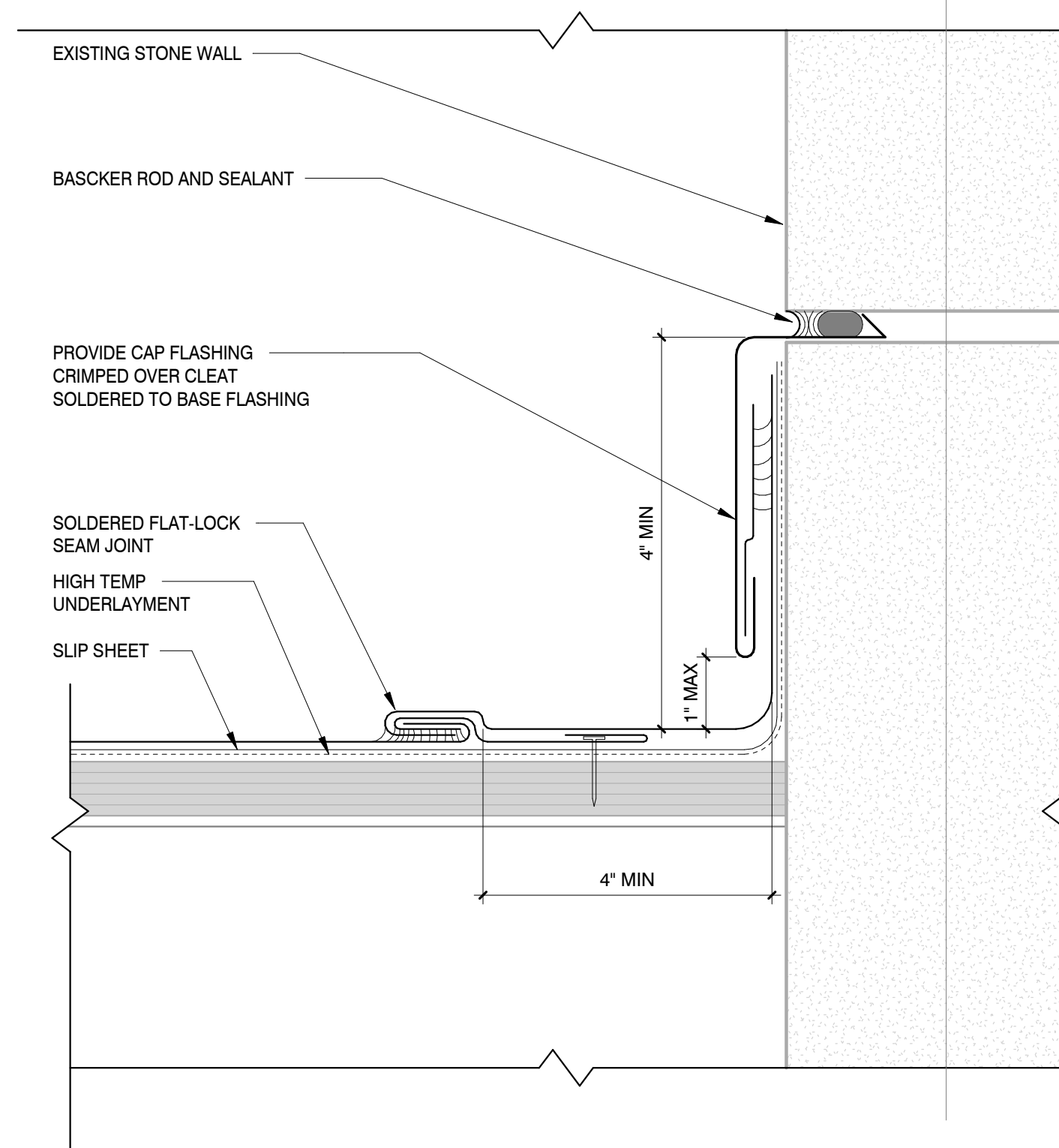
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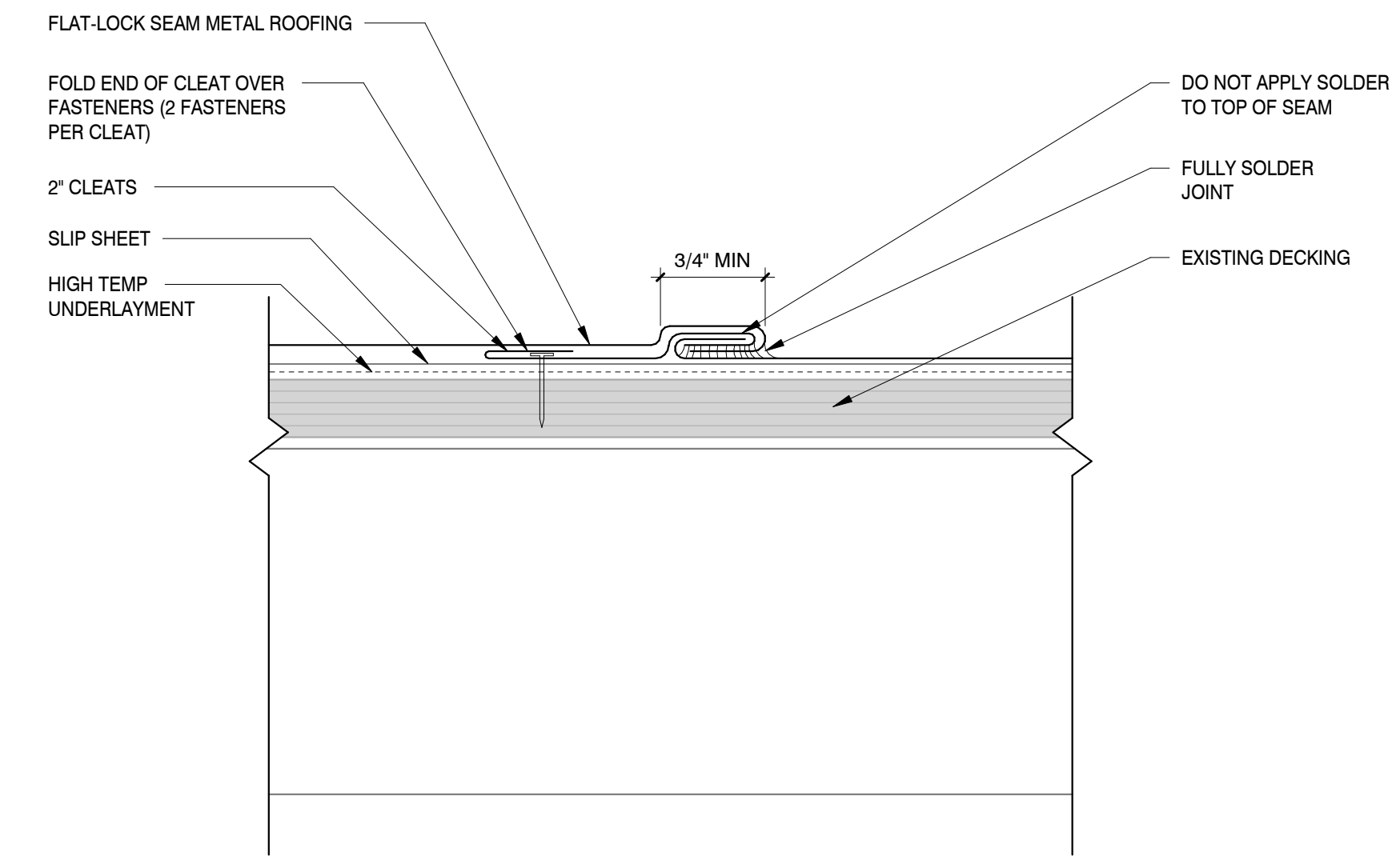
ENLARGED ELEVATIONS A-402



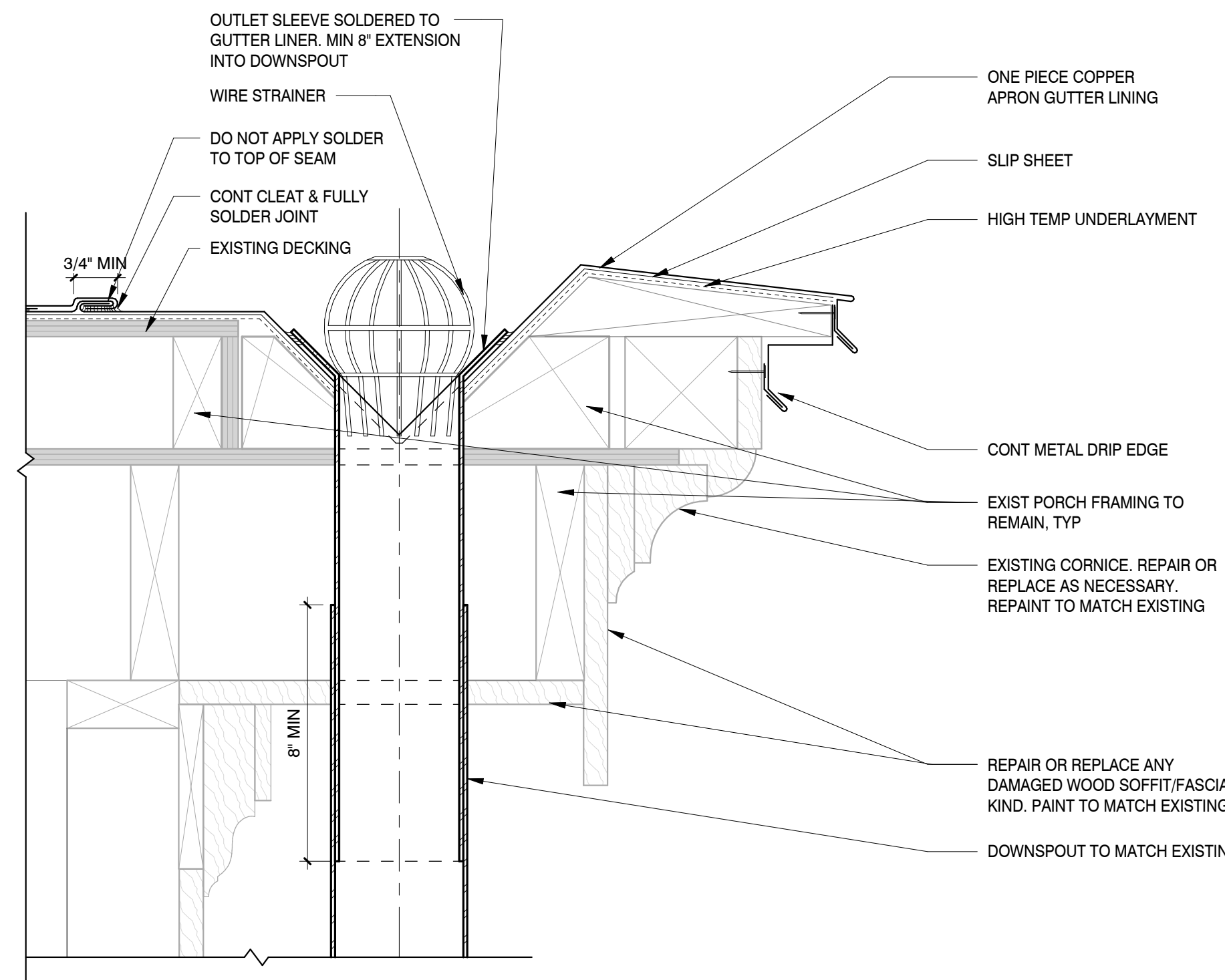
PR1 Porch EAVE DETAIL | 6
 3" = 1'-0" | A-501



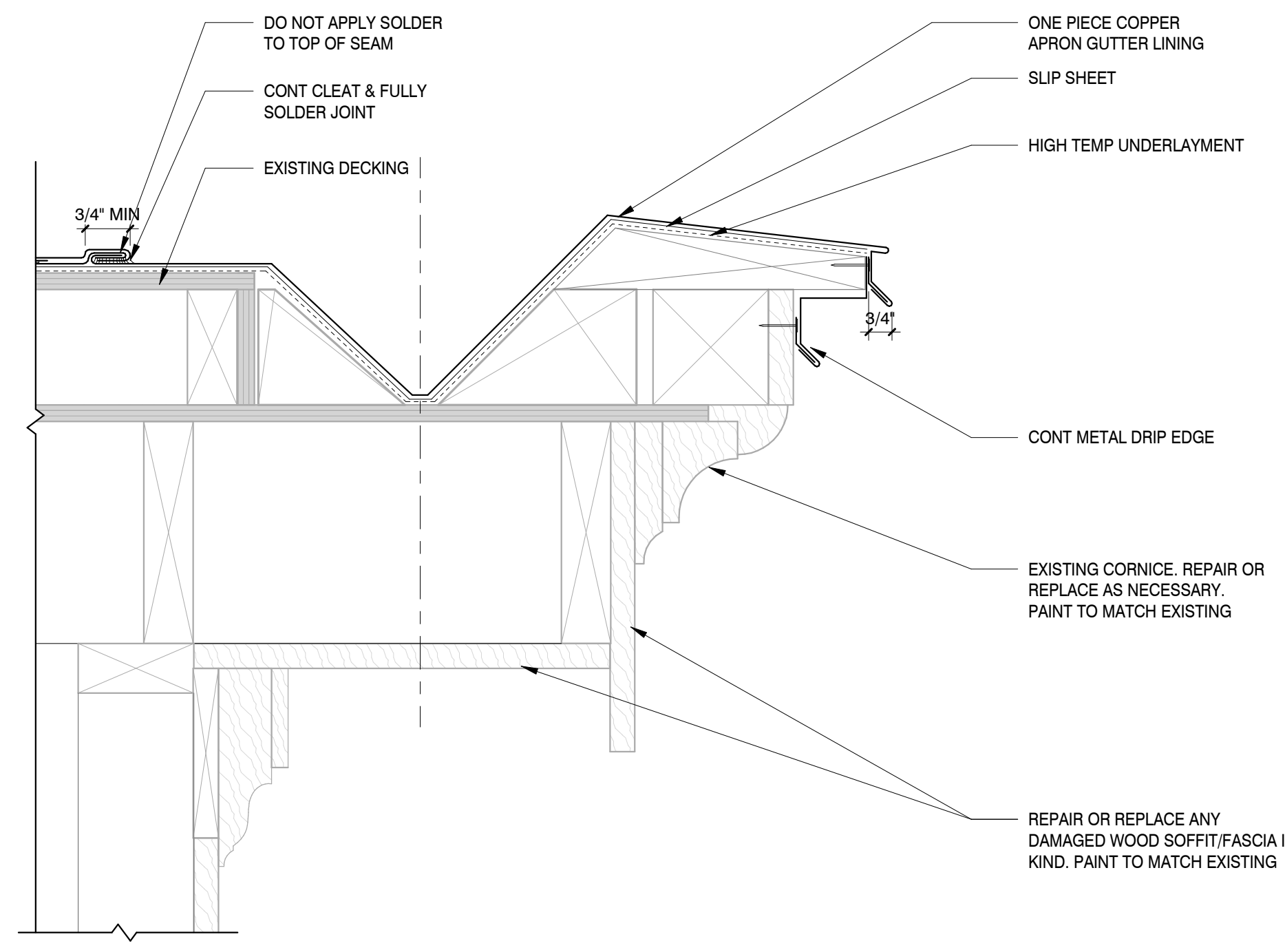
FLAT LOCK SEAM W/ SOLDERED CLEAT DETAIL | 4
 6" = 1'-0" | A-501



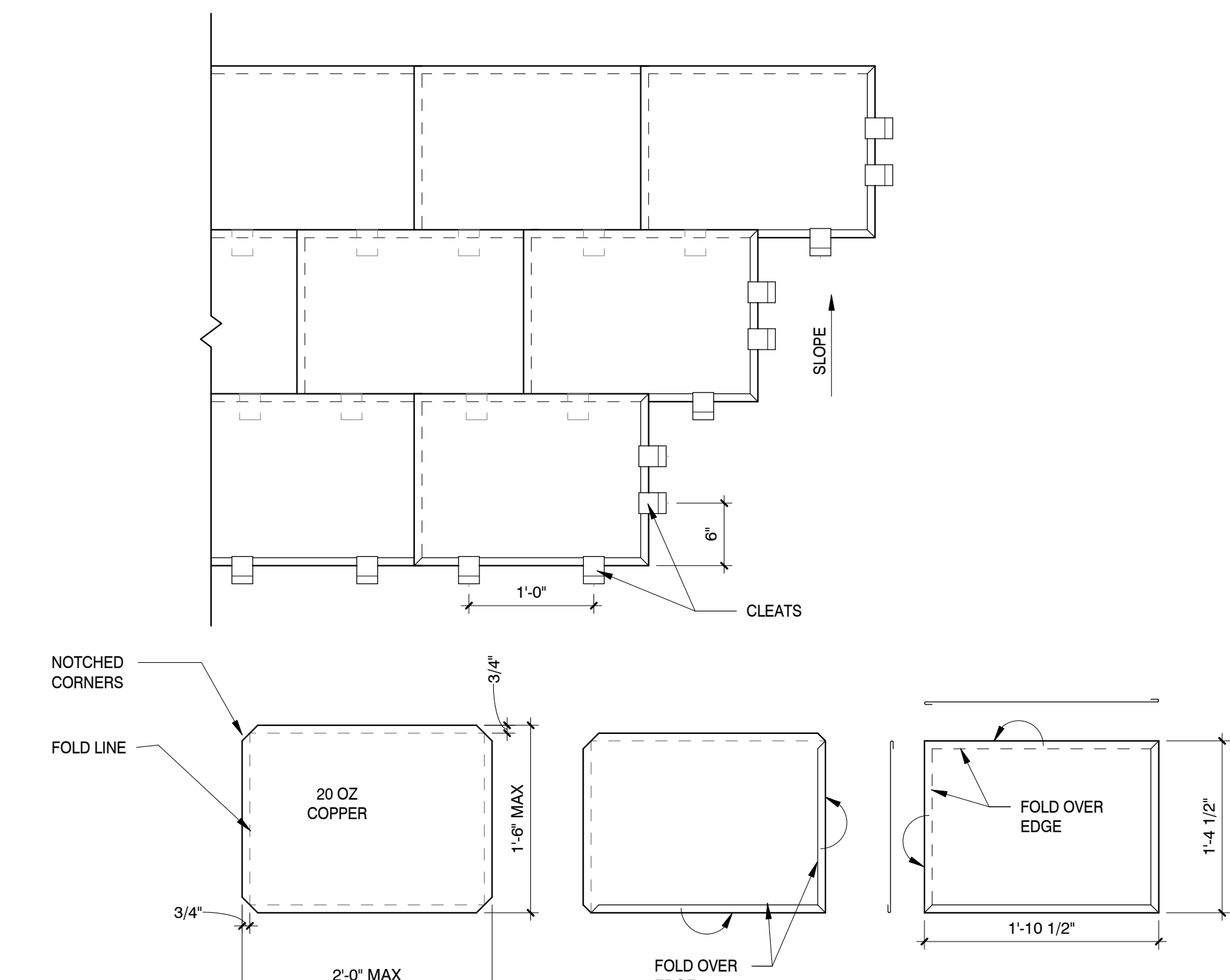
TYPICAL FLAT LOCK SEAM DETAIL | 2
 6" = 1'-0" | A-501



PR1 Porch GUTTER & DOWNSPOUT DETAIL | 5
 3" = 1'-0" | A-501



TYPICAL GUTTER DETAIL | 3
 3" = 1'-0" | A-501



FLAT SEAM PANEL ASSEMBLY | 1
 1" = 1'-0" | A-501

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Beaver County

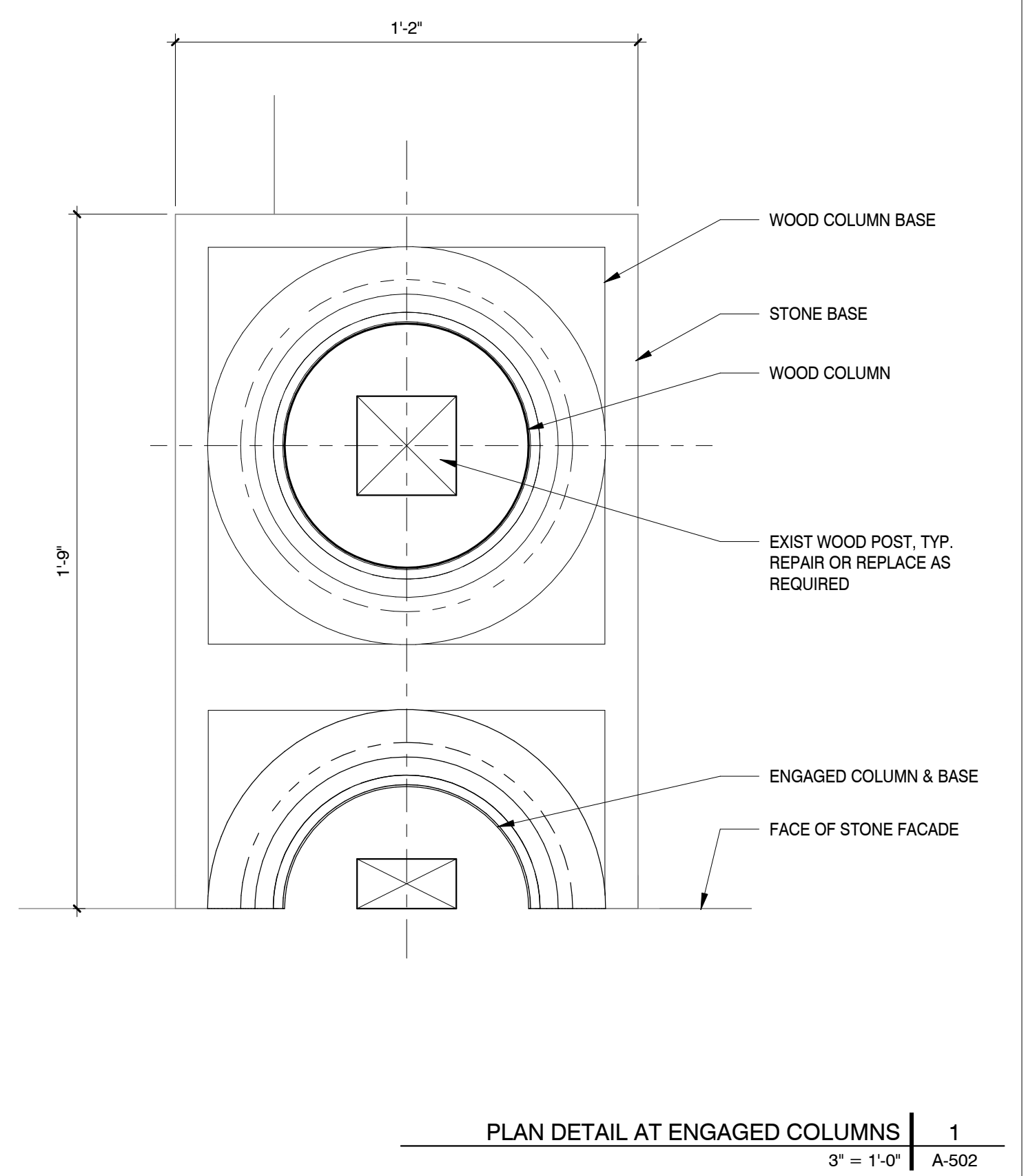
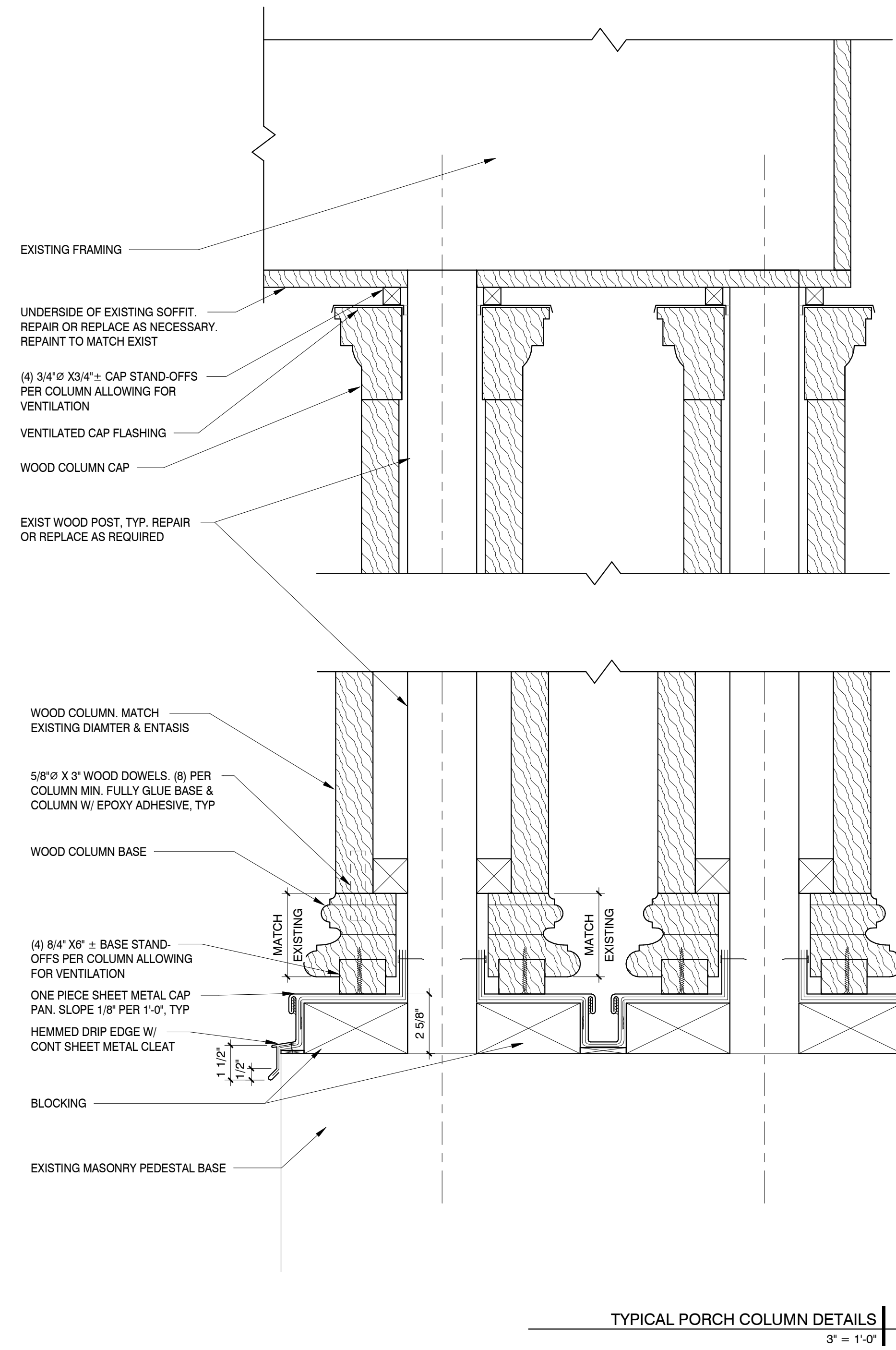
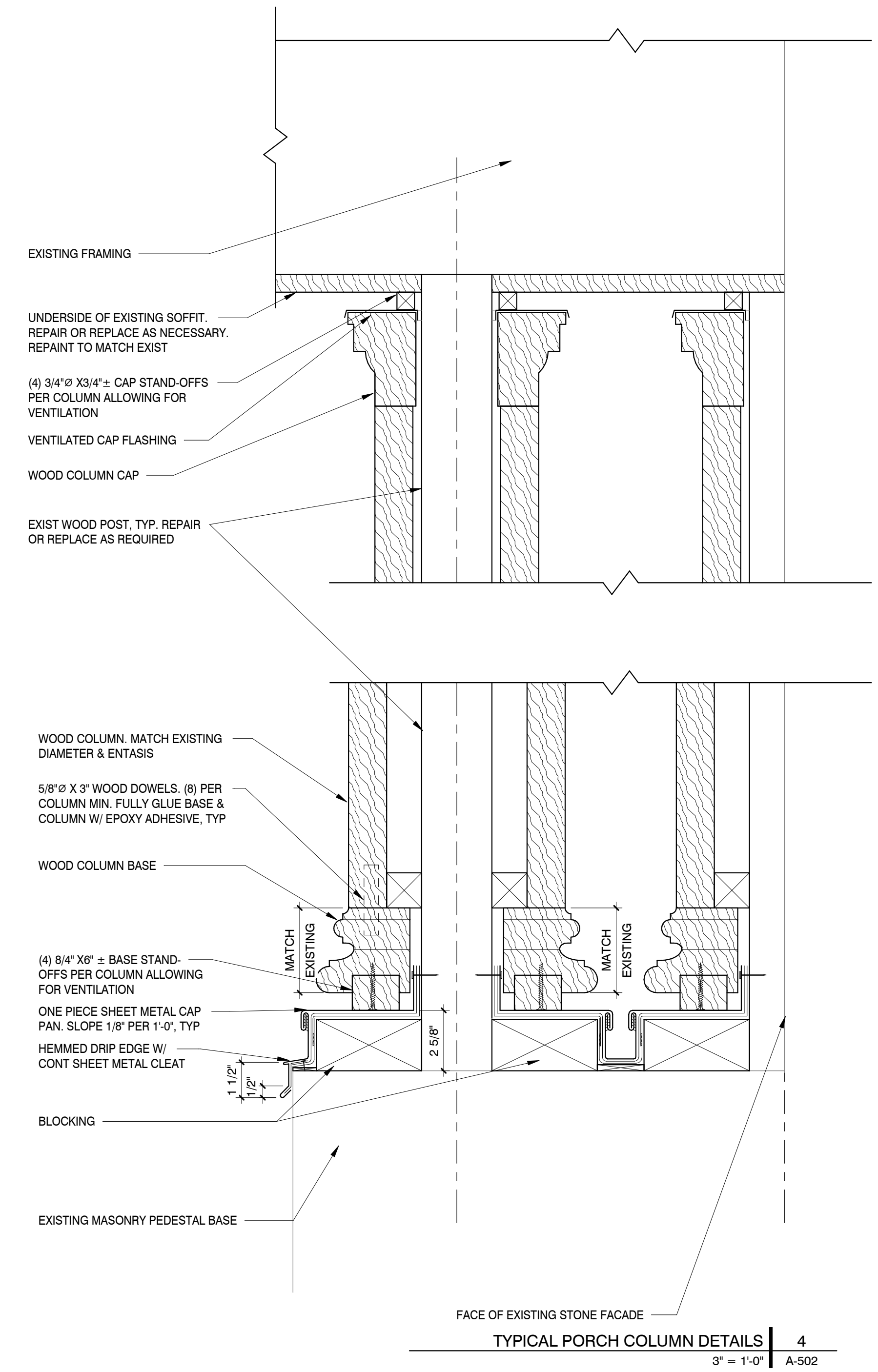
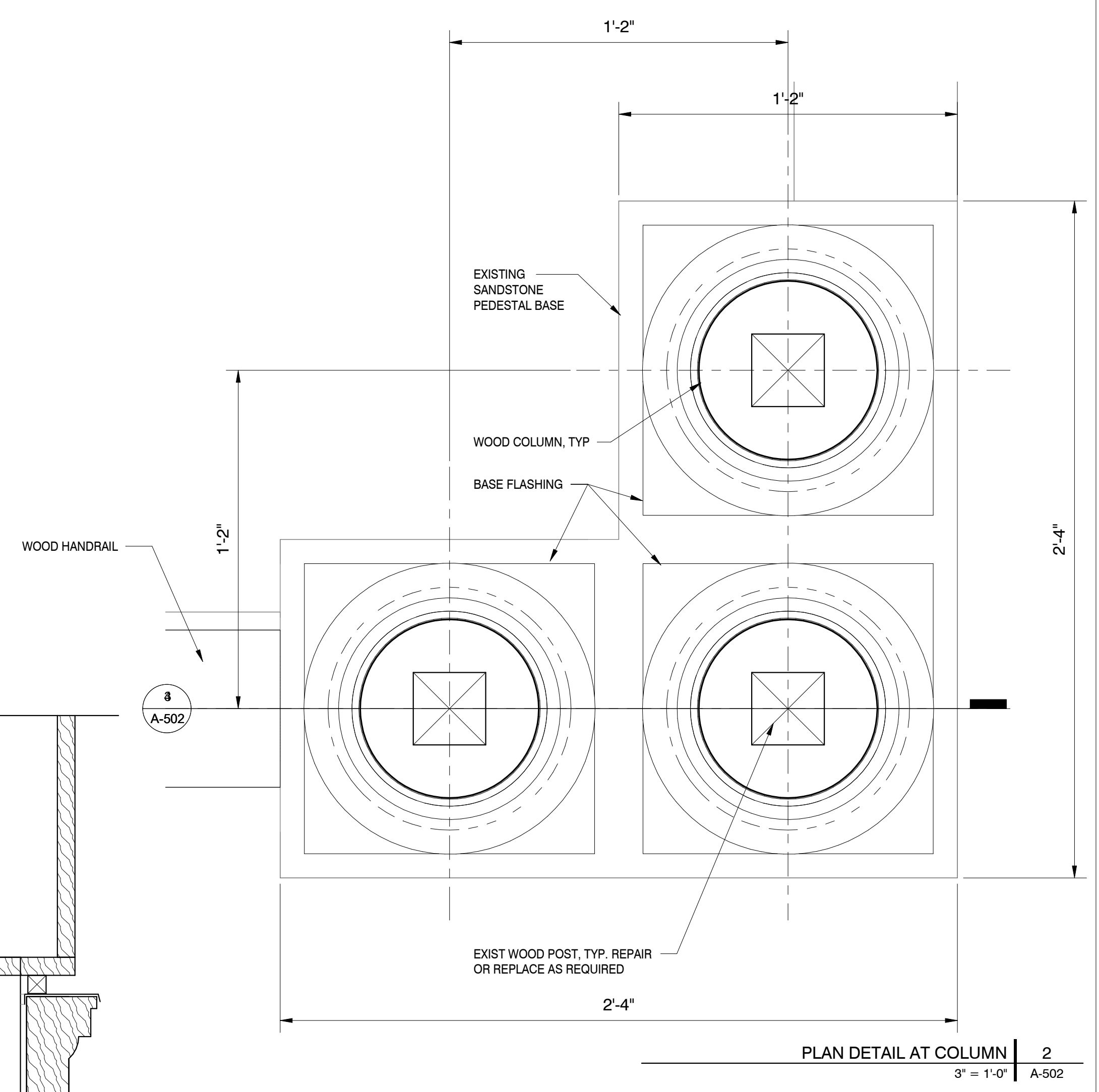
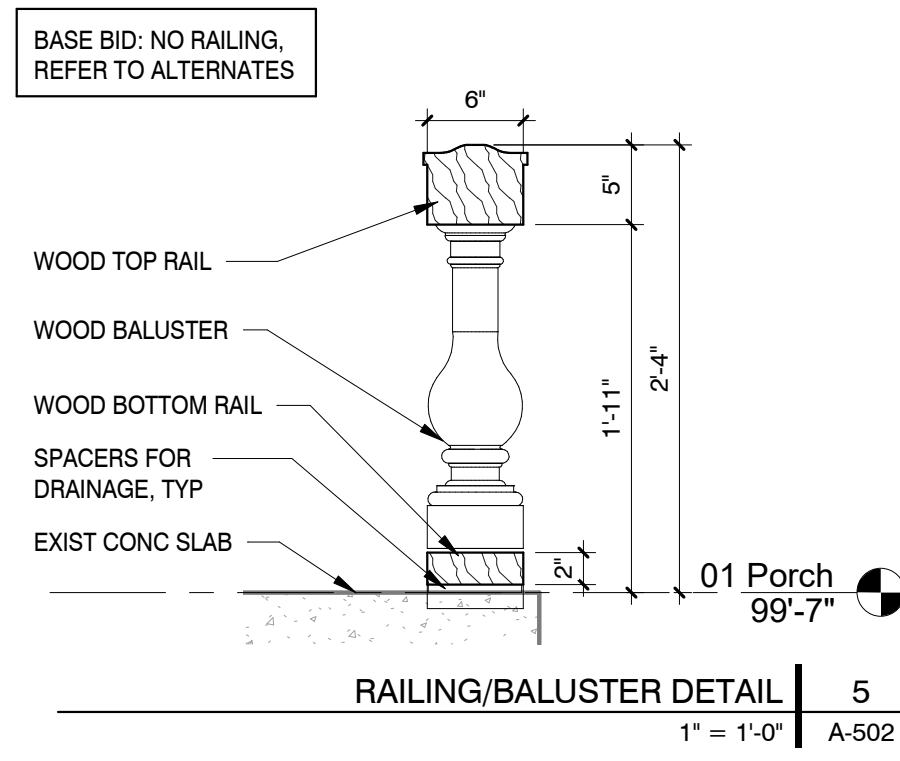
REVISIONS

NO.	DATE	DESCRIPTION

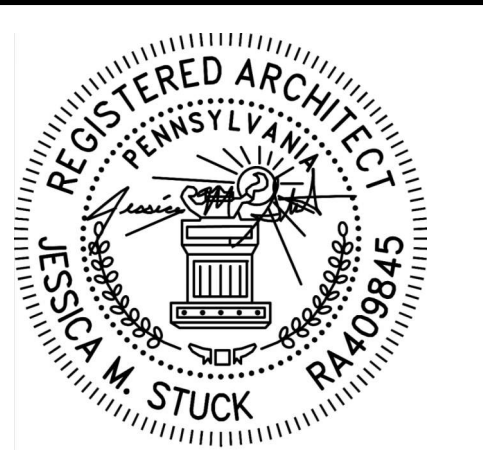
NOTE: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

DETAILS

A-501



BID SET
 ISSUE DATE: 07/09/2024
 LANDMARKS SGA PROJECT NO. 223006



CAPTAIN WILLIAM VICARY MANSION PORCH REPAIR
 1235 3RD AVE
 FREEDOM, PA 15042

Beaver County

REVISIONS

NO.	DATE	DESCRIPTION

NOTE: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

COLUMN DETAILS

A-502