

Beaver County

CAPTAIN WILLIAM VICARY MANSION PORCH REPAIR

1235 3RD AVE
FREEDOM, PA 15042

BID SET
05/21/2024

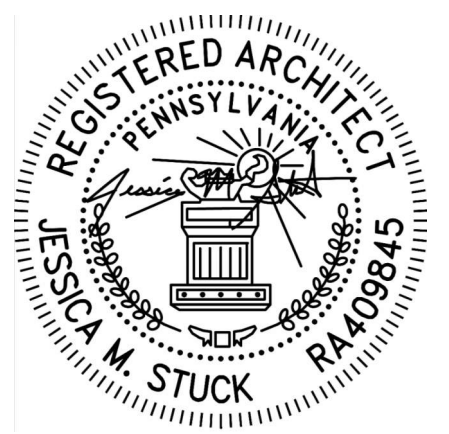
PROJECT TEAM

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	05/21/2024
G-002	SYMBOLS & NOTES	05/21/2024
2 ARCHITECTURAL		
AS101	ARCHITECTURAL SITE PLAN	05/21/2024
A-101	FLOOR PLANS	05/21/2024
A-201	BUILDING ELEVATIONS	05/21/2024
A-401	ENLARGED PLANS	05/21/2024
A-402	ENLARGED ELEVATIONS	05/21/2024
A-501	DETAILS	05/21/2024
A-502	COLUMN DETAILS	05/21/2024

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LANDMARKS SGA PROJECT NO. 223006



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REVISIONS

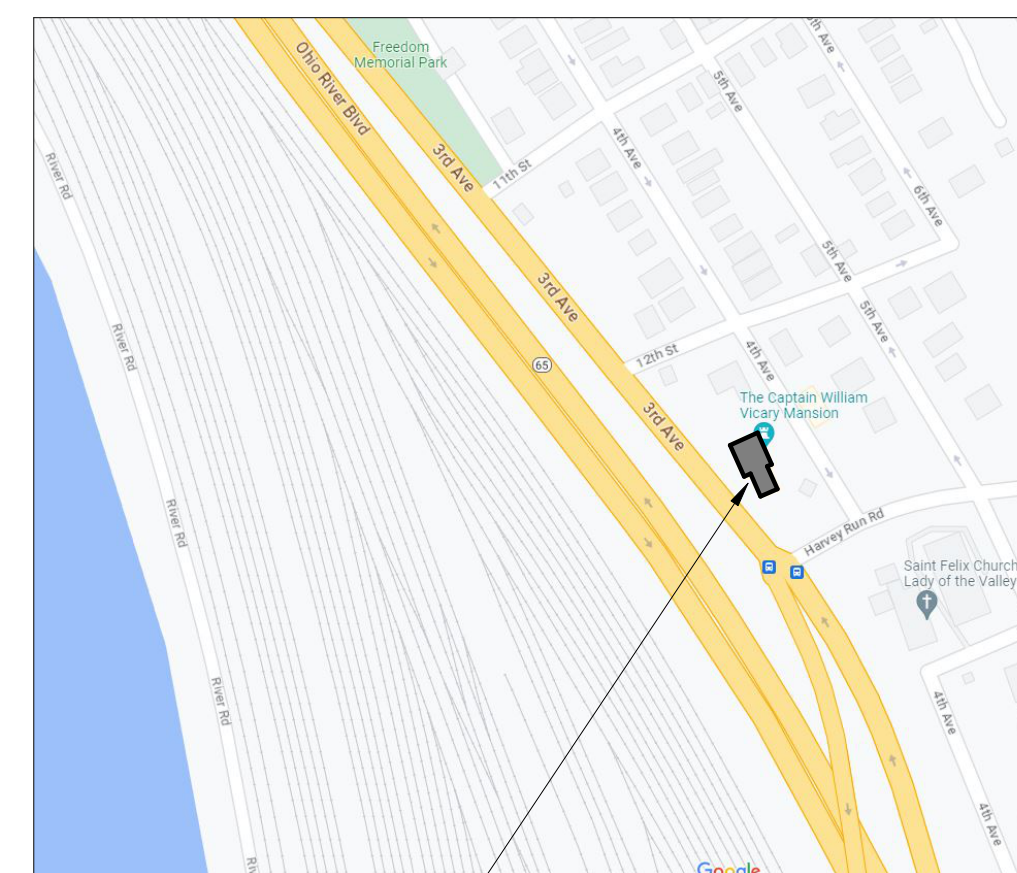
NO.	DATE	DESCRIPTION

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.

Table with 2 columns: Line Style and Description. Includes Existing Items to Remain, New Construction, Hidden or Overhead Items, Existing Items to be Removed, Center Lines / Column Line, and Limit of Work.

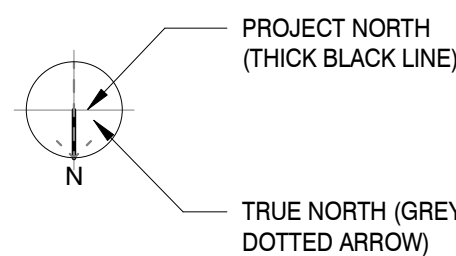
PROJECT MATERIALS LEGEND

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

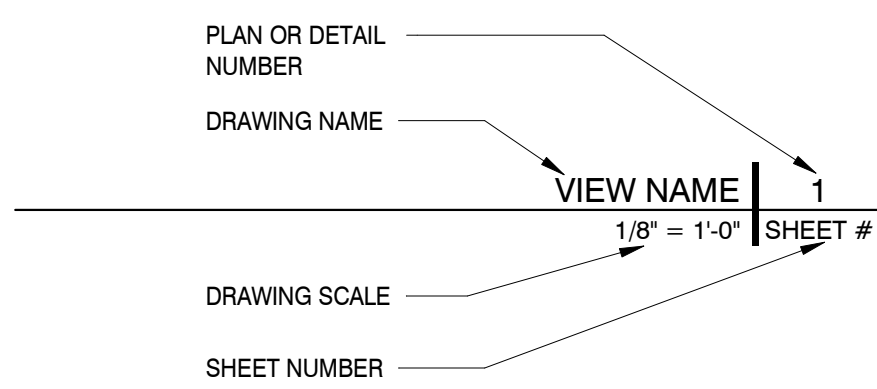
Table with 4 columns: SECTION HATCH (NEW, EXIST), SURFACE HATCH (NEW, EXIST), and Material Name. Lists materials like Undisturbed Earth, Compacted Fill, Topsoil, Gravel, Concrete, Sand, Grout, Parging, Stucco, Concrete Masonry, Brick, Stone Cladding, GYP / Stud Wall, Metal, Wood, Existing Partition, Existing MAS, Existing FLR, and Existing FLR / Area.

DRAWING SYMBOLS

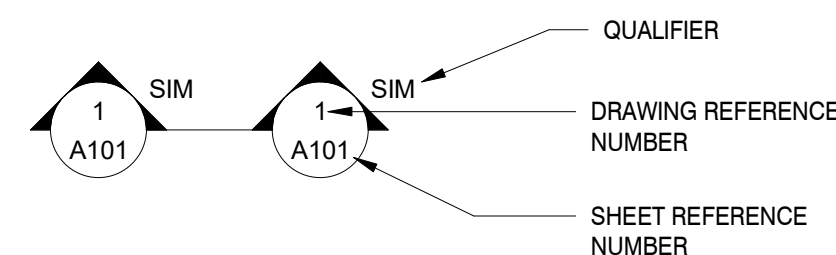
NORTH ARROW:



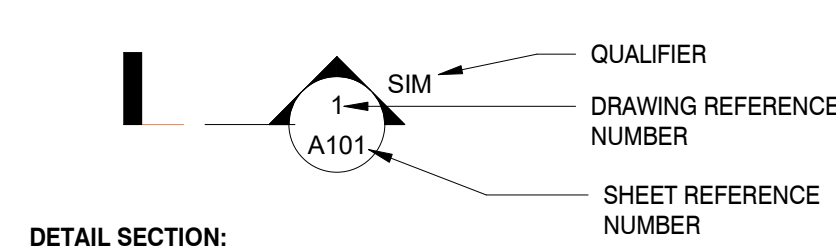
VIEW TITLE:



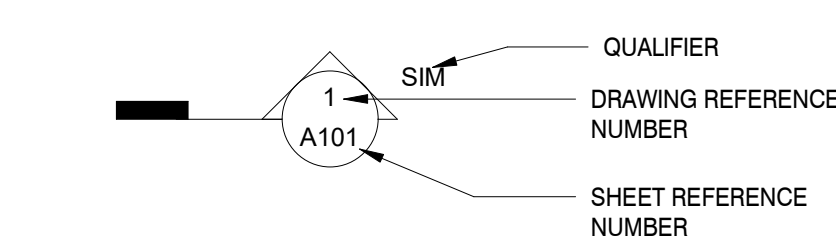
BUILDING SECTION:



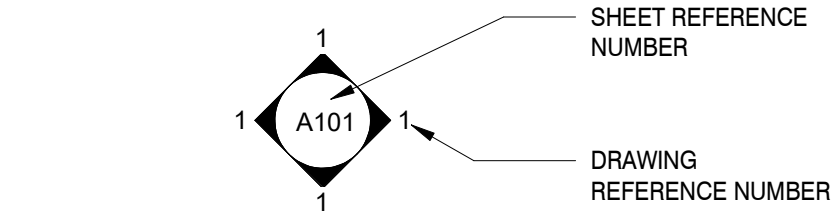
WALL SECTION:



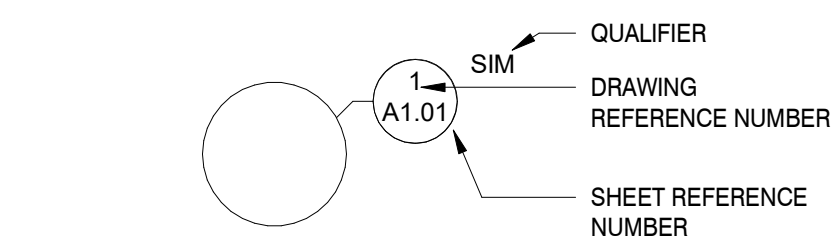
DETAIL SECTION:



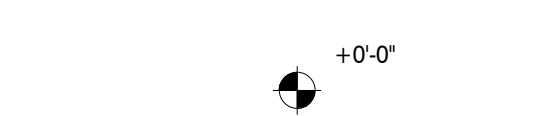
EXTERIOR/INTERIOR ELEVATION:



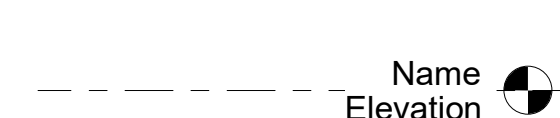
DETAIL CALLOUT:



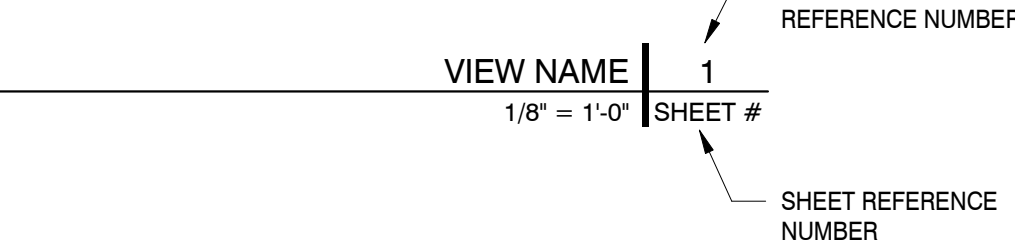
SPOT ELEVATION:



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.

Large table of abbreviations and their meanings, organized in columns. Includes terms like AIR CONDITIONING, ADJACENT, ABOVE FINISH FLOOR, etc.

GENERAL PROJECT NOTES

- 1. DO NOT SCALE THE DRAWINGS.
2. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES.
3. 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).

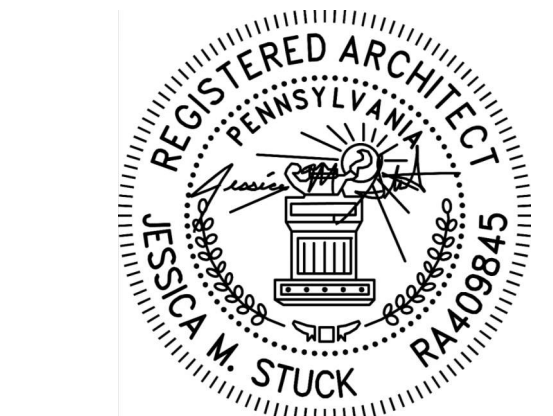
UNIT PRICES

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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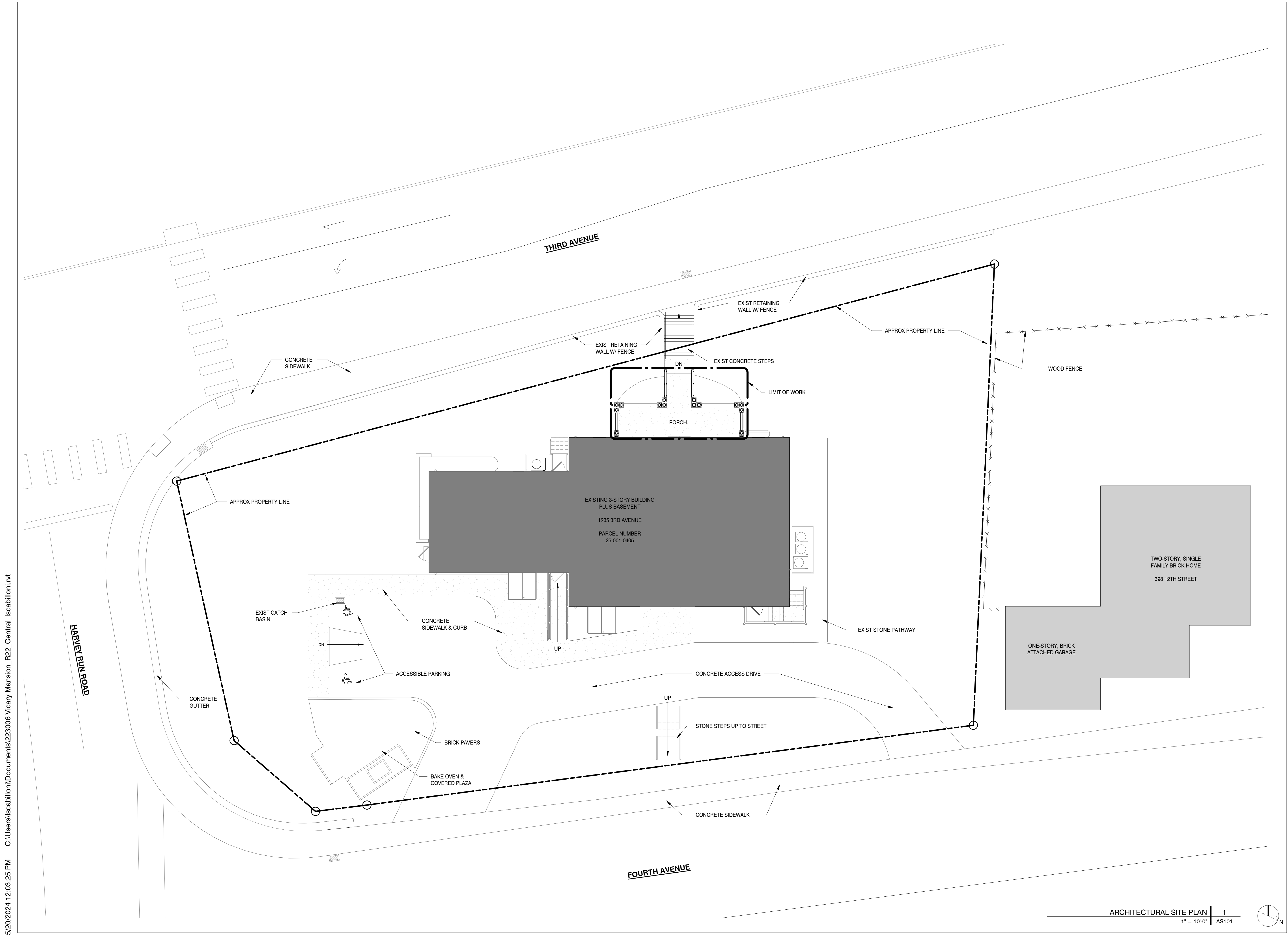
REVISIONS

Table with columns: NO., DATE, DESCRIPTION. Multiple empty rows for revisions.

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SYMBOLS & NOTES

G-002



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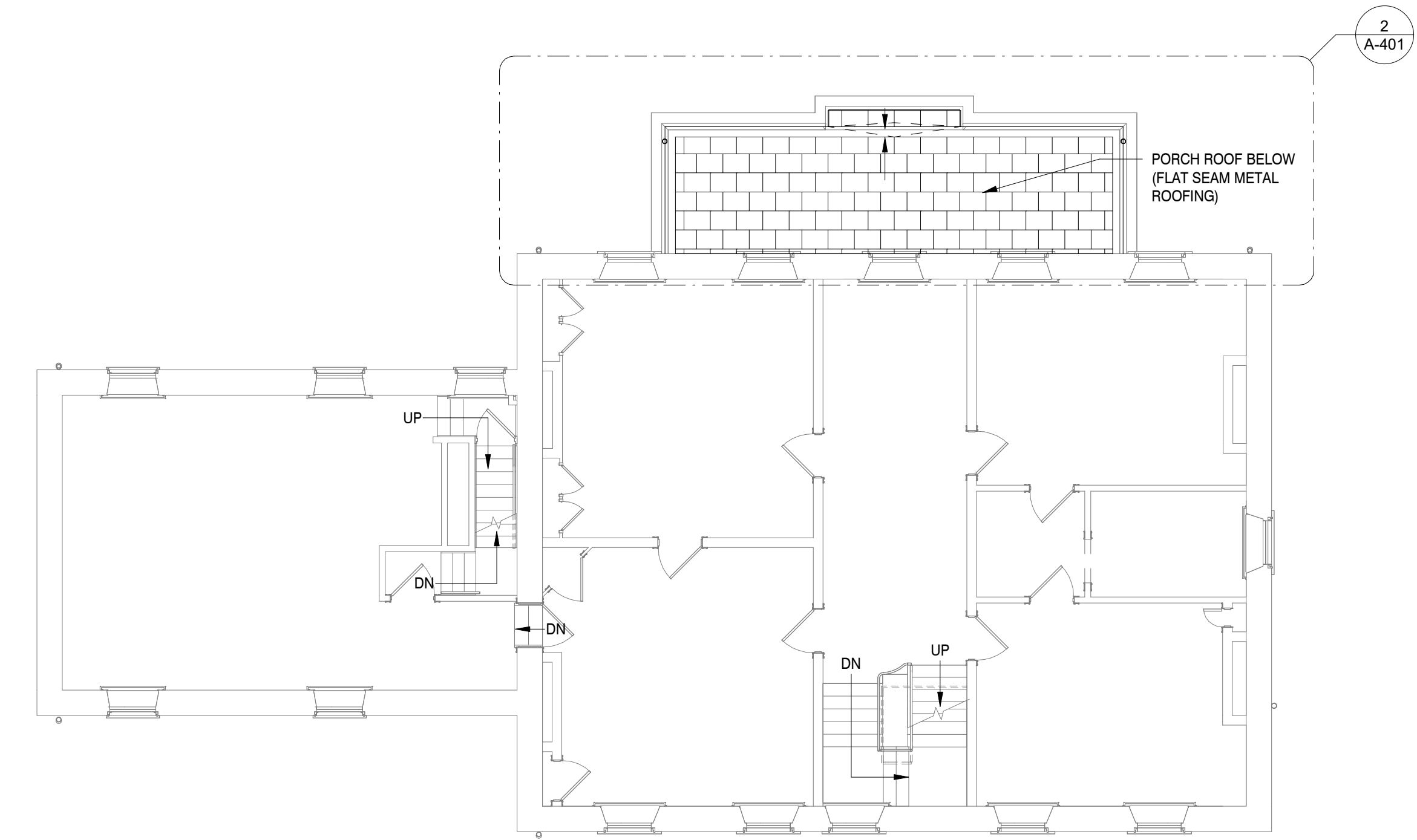
ARCHITECTURAL SITE PLAN

AS101

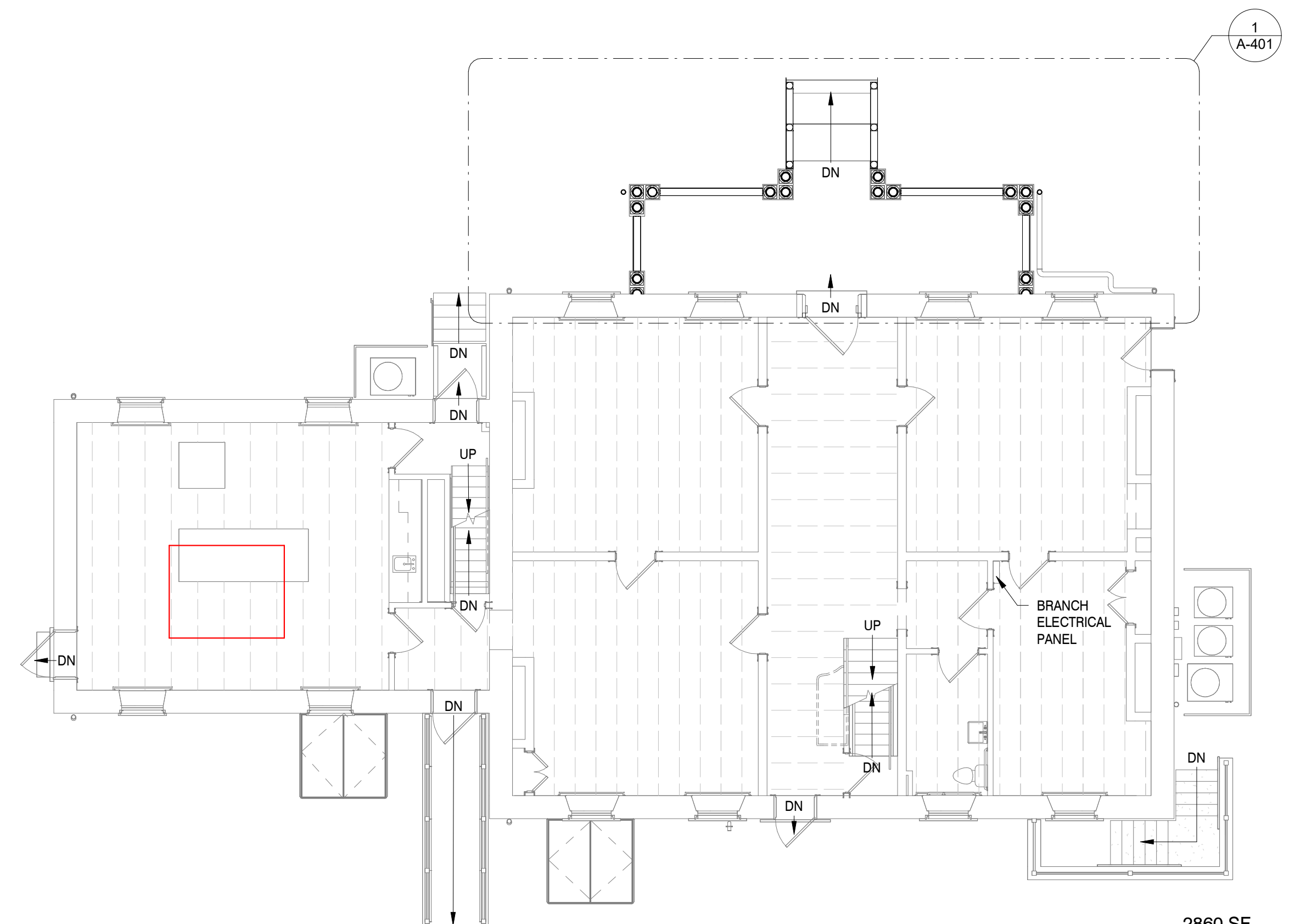




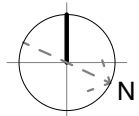
LANDMARKS SGA, LLC
 Architecture | Historic Preservation | Adaptive Reuse
 800 Vinal Street, Suite B208, Pittsburgh, PA 15212
 T: 412.265.9031 | lmsga.com



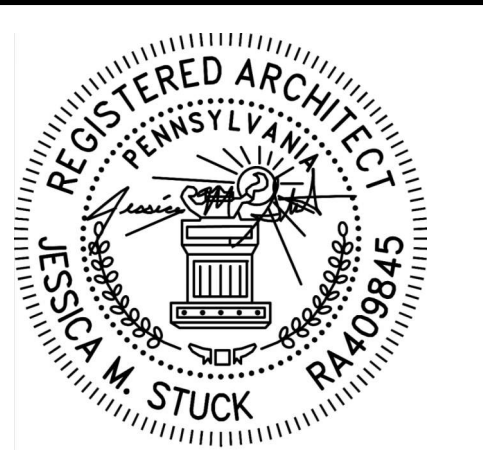
2860 SF
SECOND FLOOR PLAN | 2
 1/8" = 1'-0" | A-101



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



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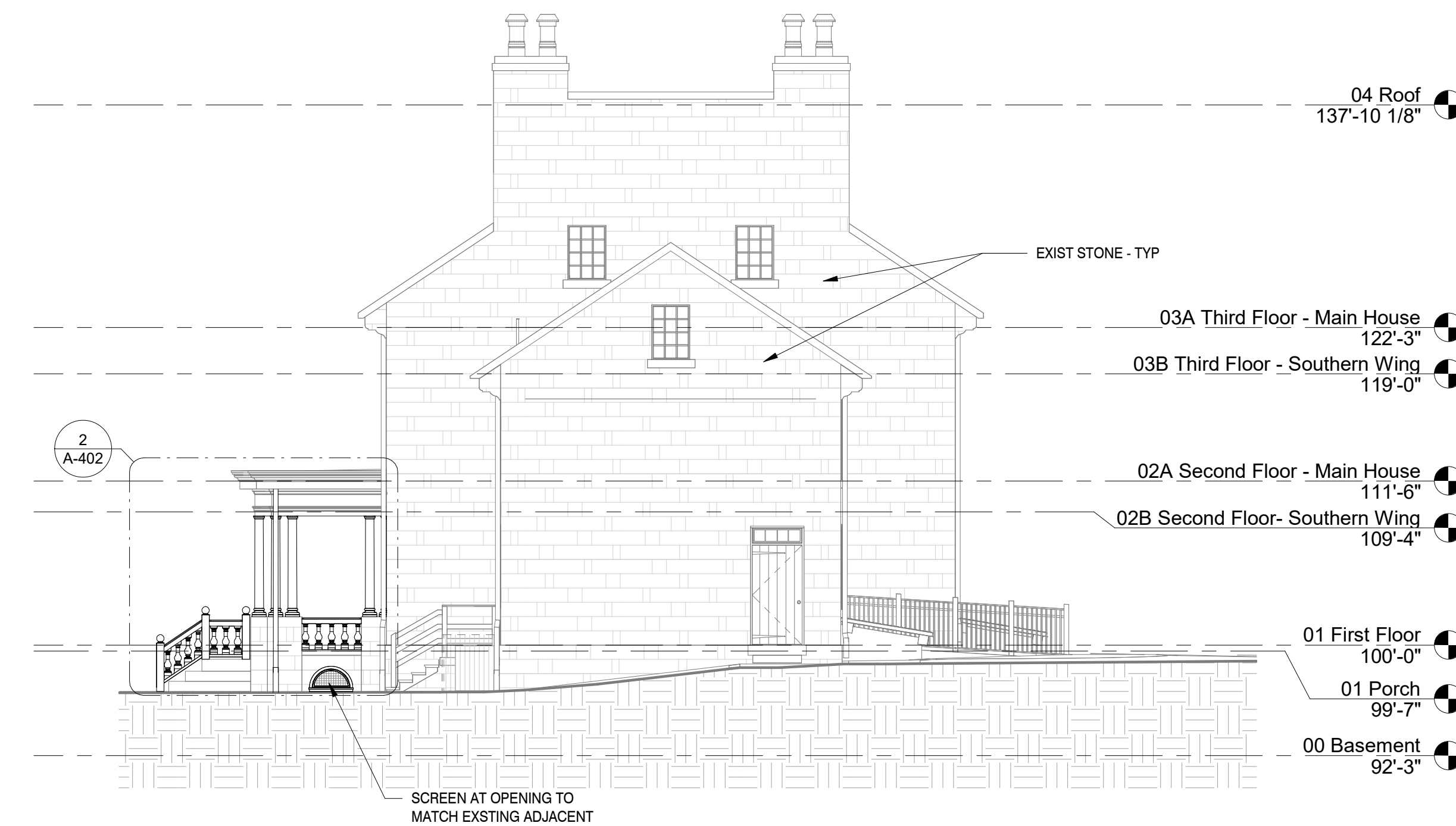
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FLOOR PLANS

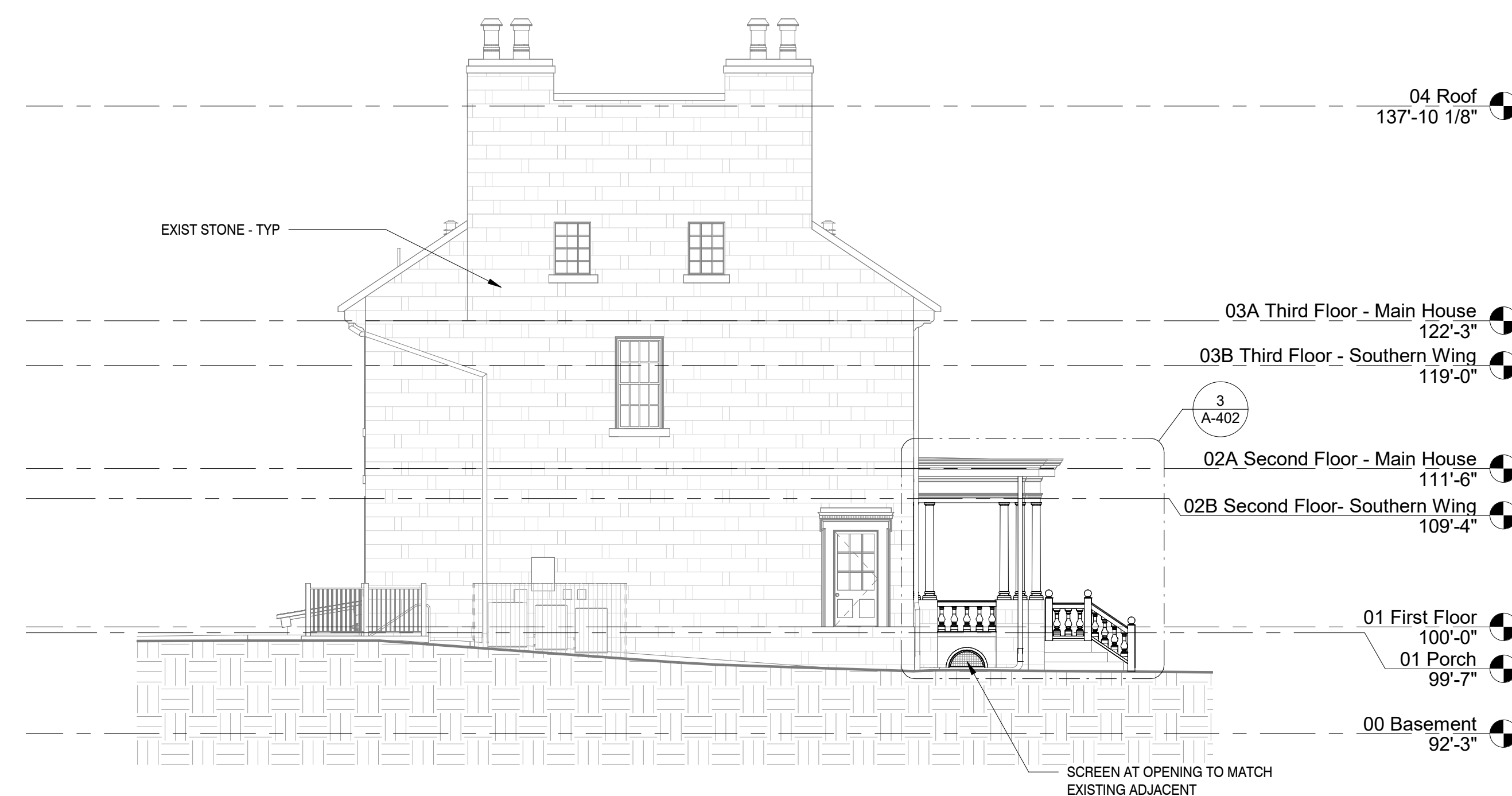
A-101



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

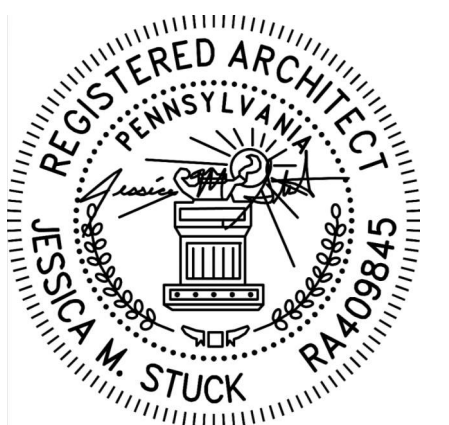


NORTH ELEVATION | 3
 1/8" = 1'-0" | A-201



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

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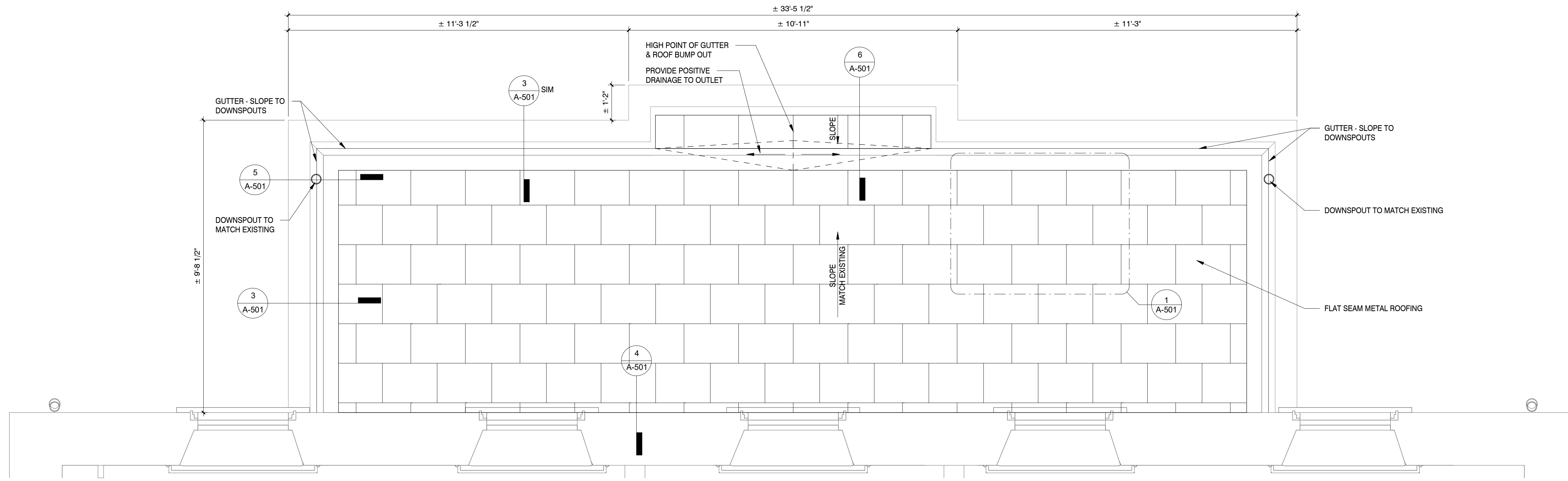
BUILDING ELEVATIONS

A-201

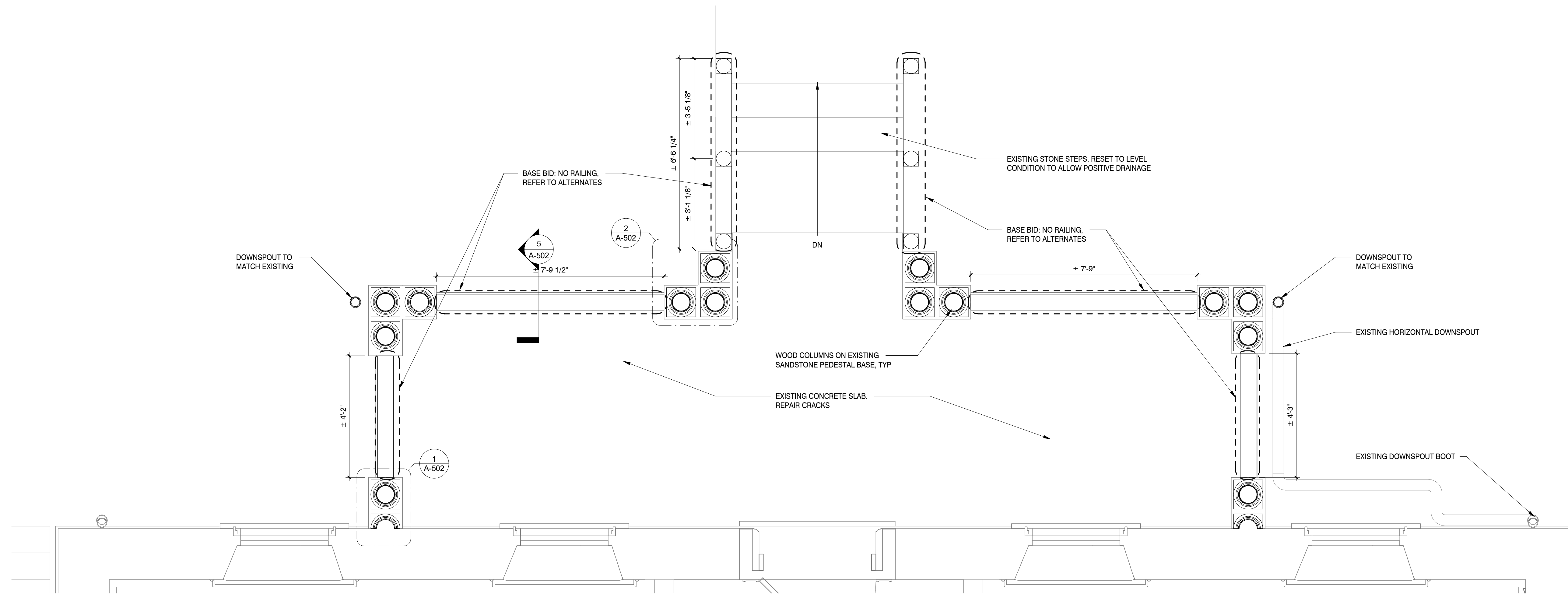


GENERAL ROOF PLAN NOTES

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.

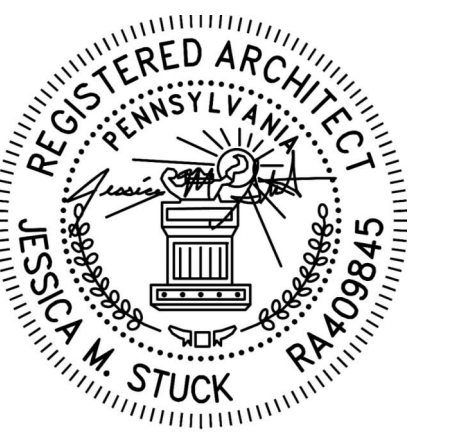


ENLARGED PORCH ROOF PLAN | 2
 1/2" = 1'-0" A-401



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

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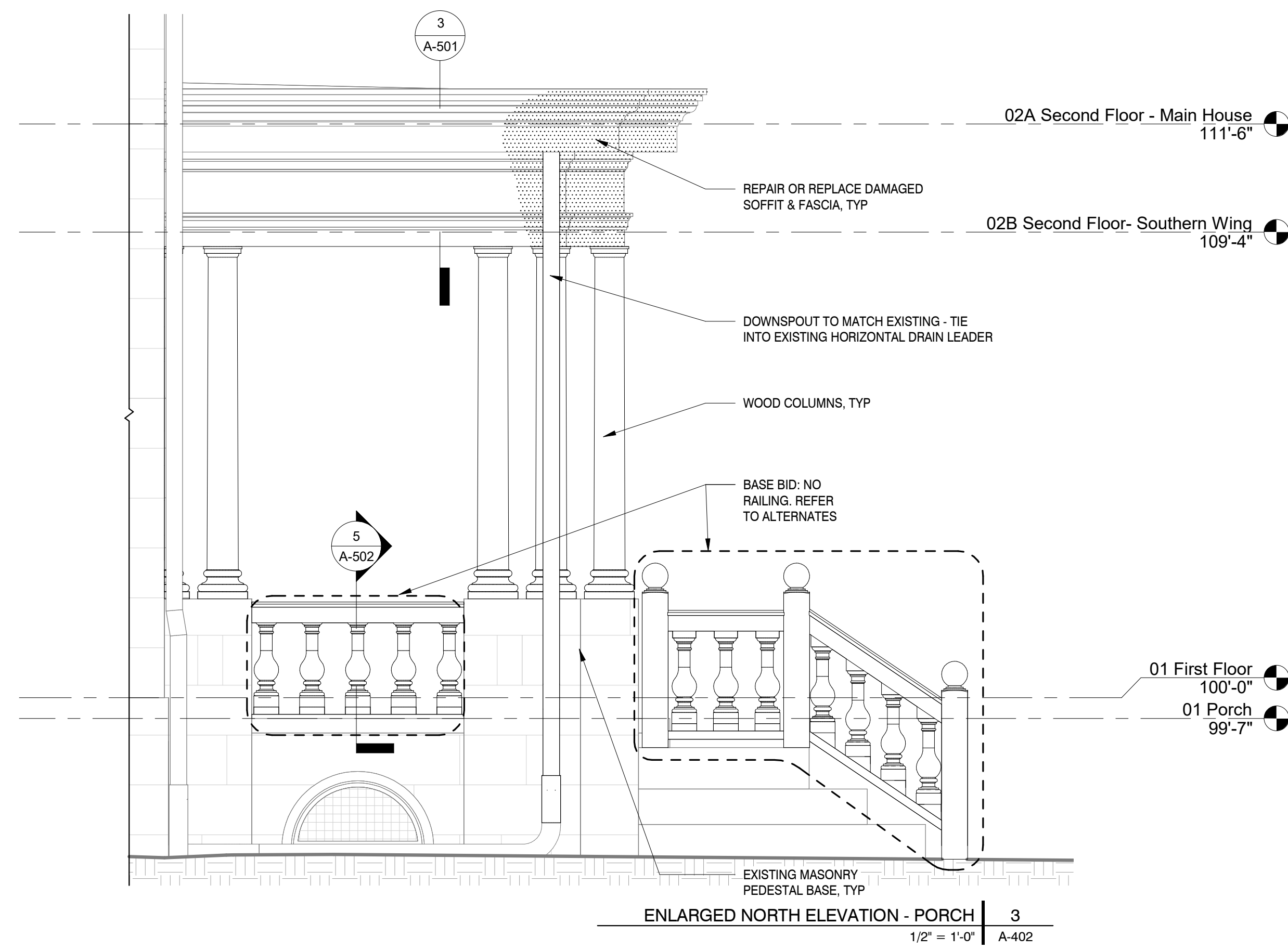
ENLARGED PLANS

A-401

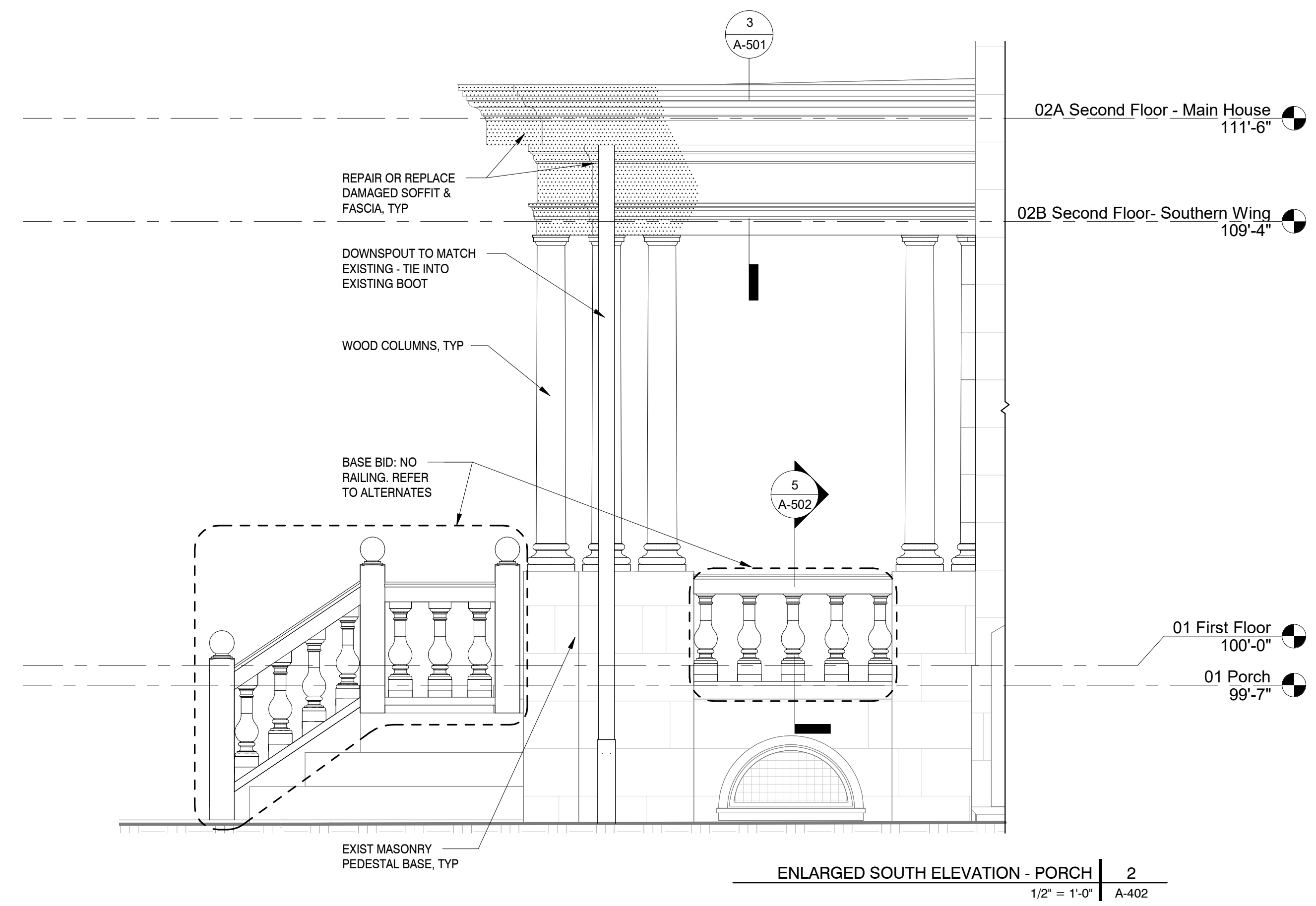


GENERAL EXTERIOR NOTES

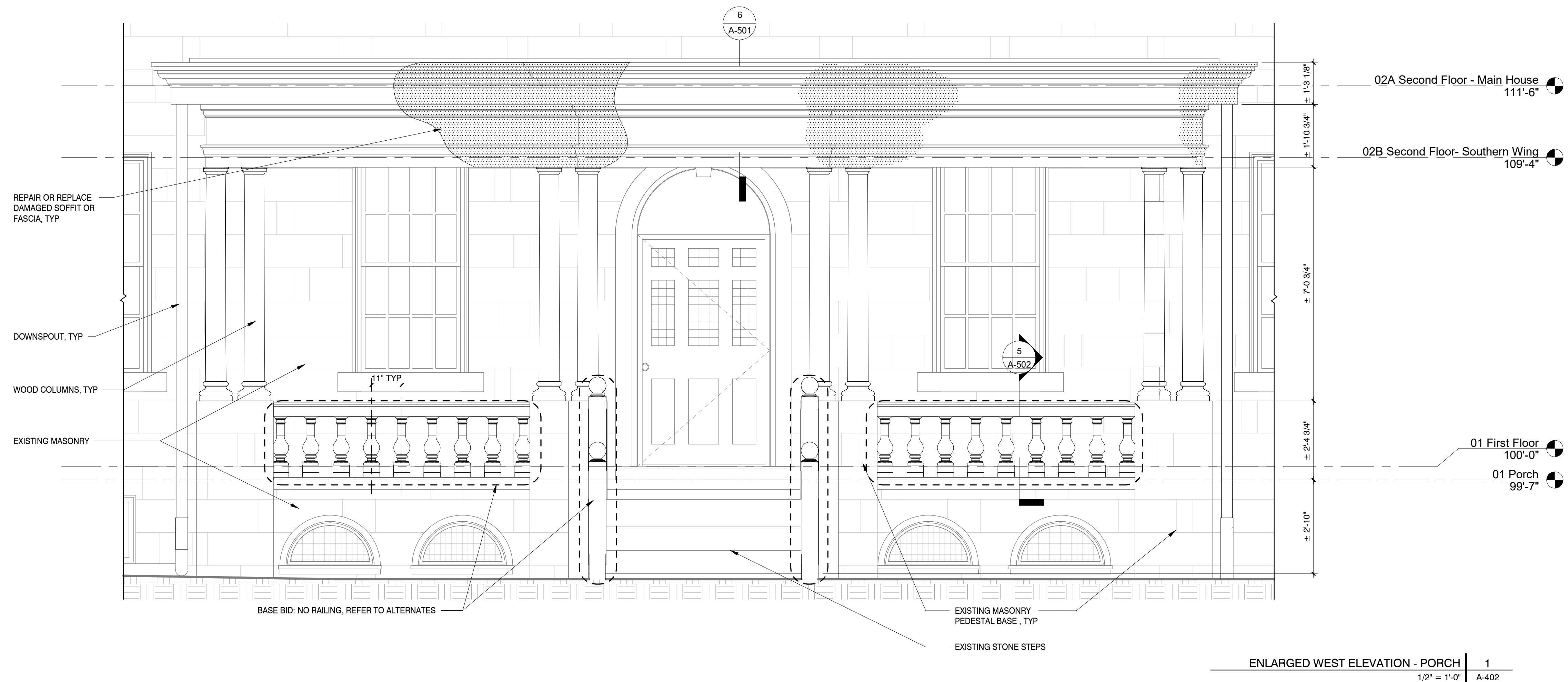
1. Roof slopes and dimensions noted are approximate. Verify and match existing roof slope.
2. Existing cornice fascia and soffit to remain. Repair, replace, and prime where damage has occurred prior to painting.
3. All wood surfaces (cornice fascia and soffit) to be prepared, primed and painted.
4. Loose 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.



ENLARGED NORTH ELEVATION - PORCH | 3
 1/2" = 1'-0" | A-402

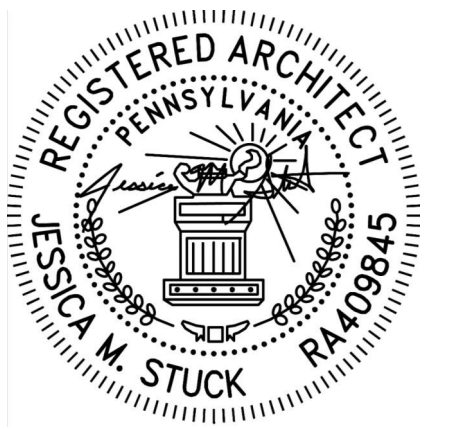


ENLARGED SOUTH ELEVATION - PORCH | 2
 1/2" = 1'-0" | A-402



ENLARGED WEST ELEVATION - PORCH | 1
 1/2" = 1'-0" | A-402

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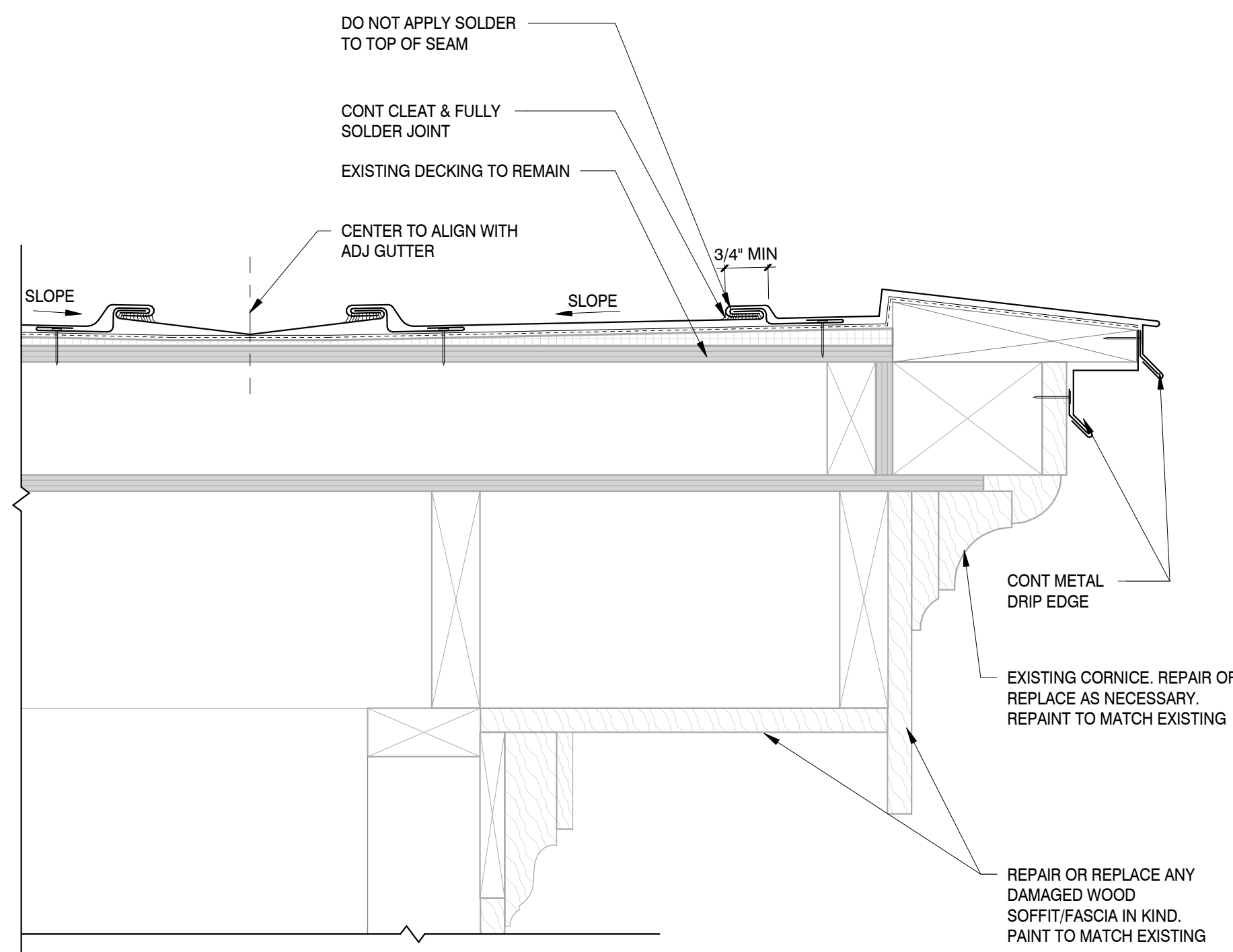
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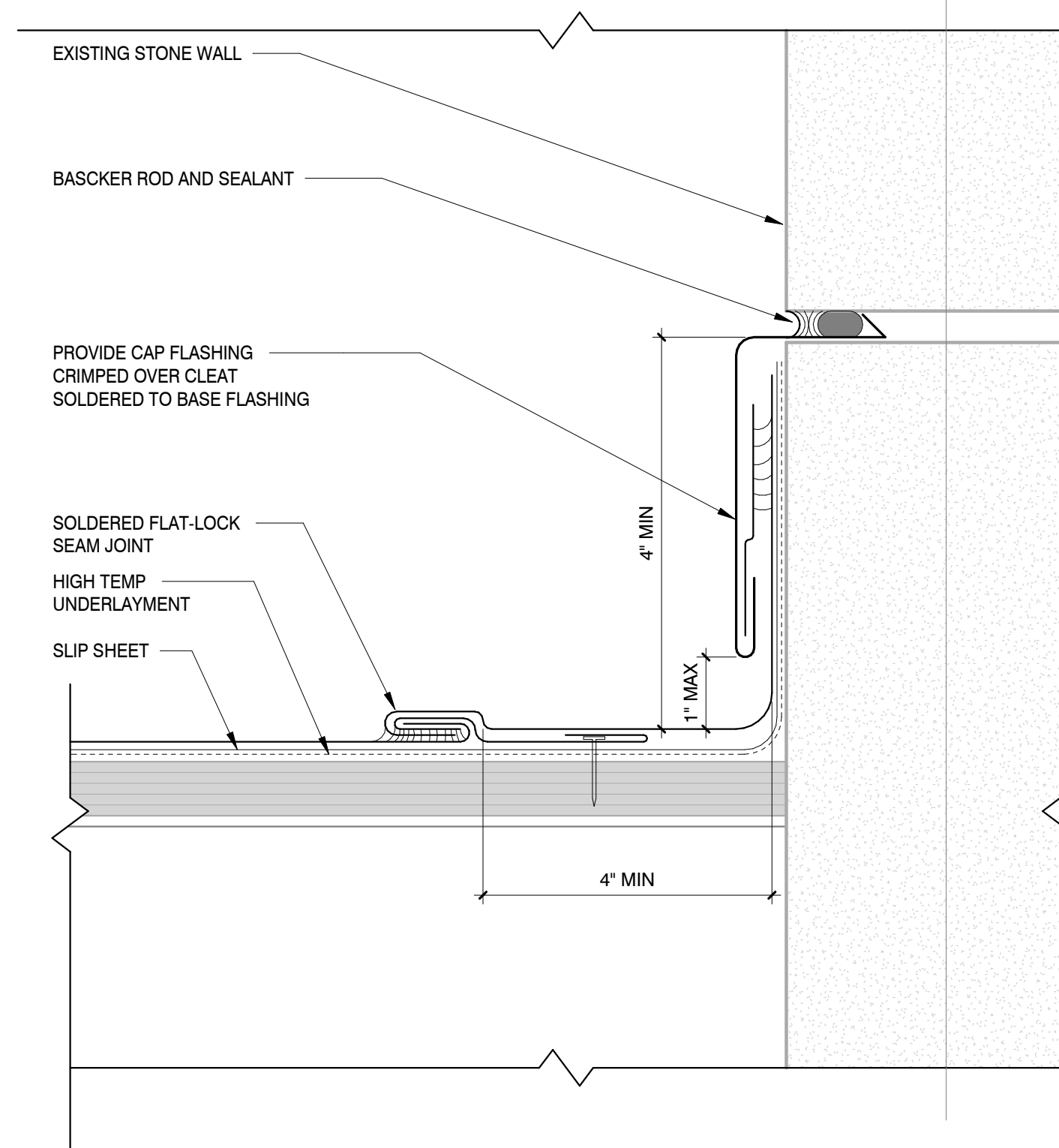
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ENLARGED ELEVATIONS

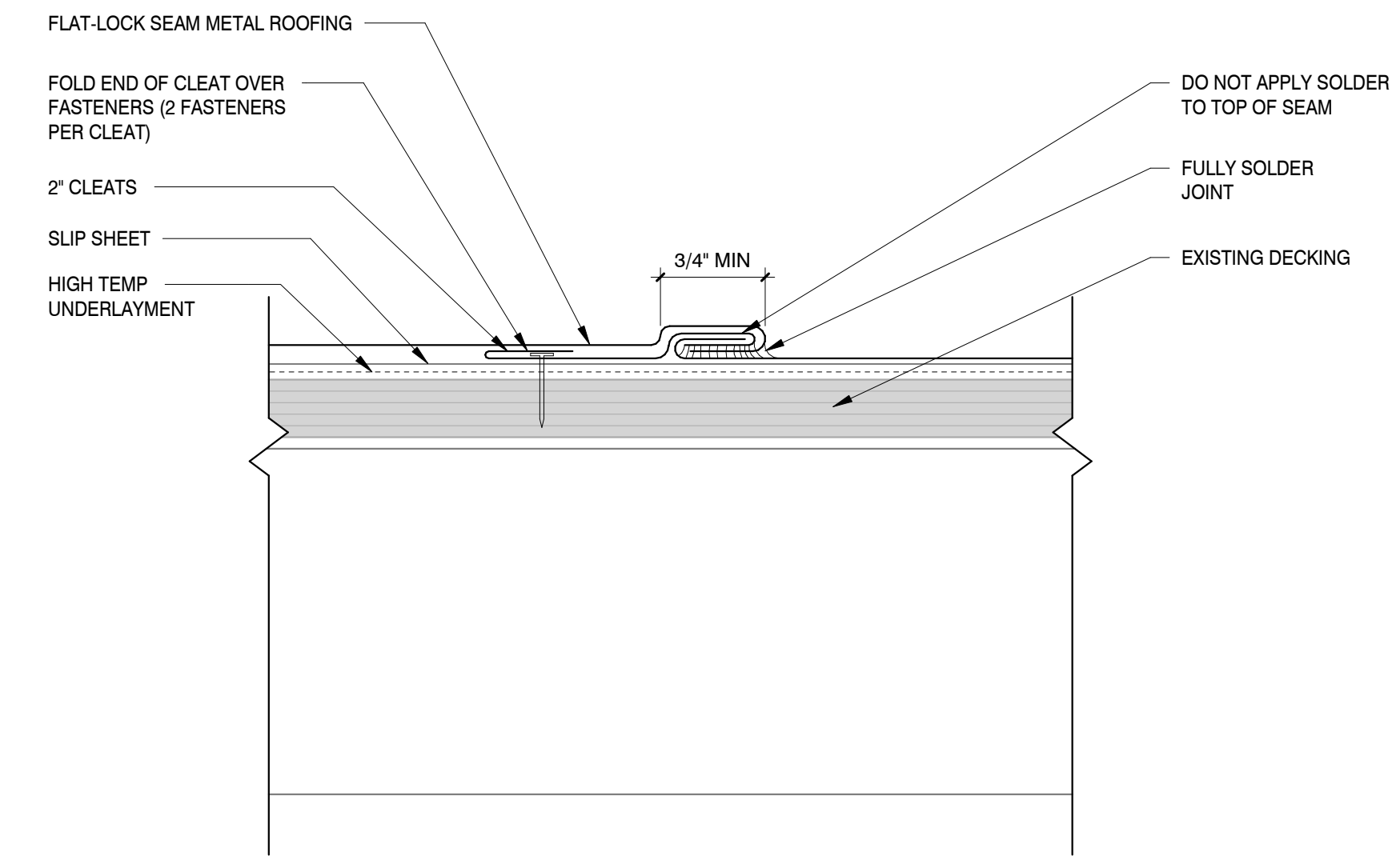
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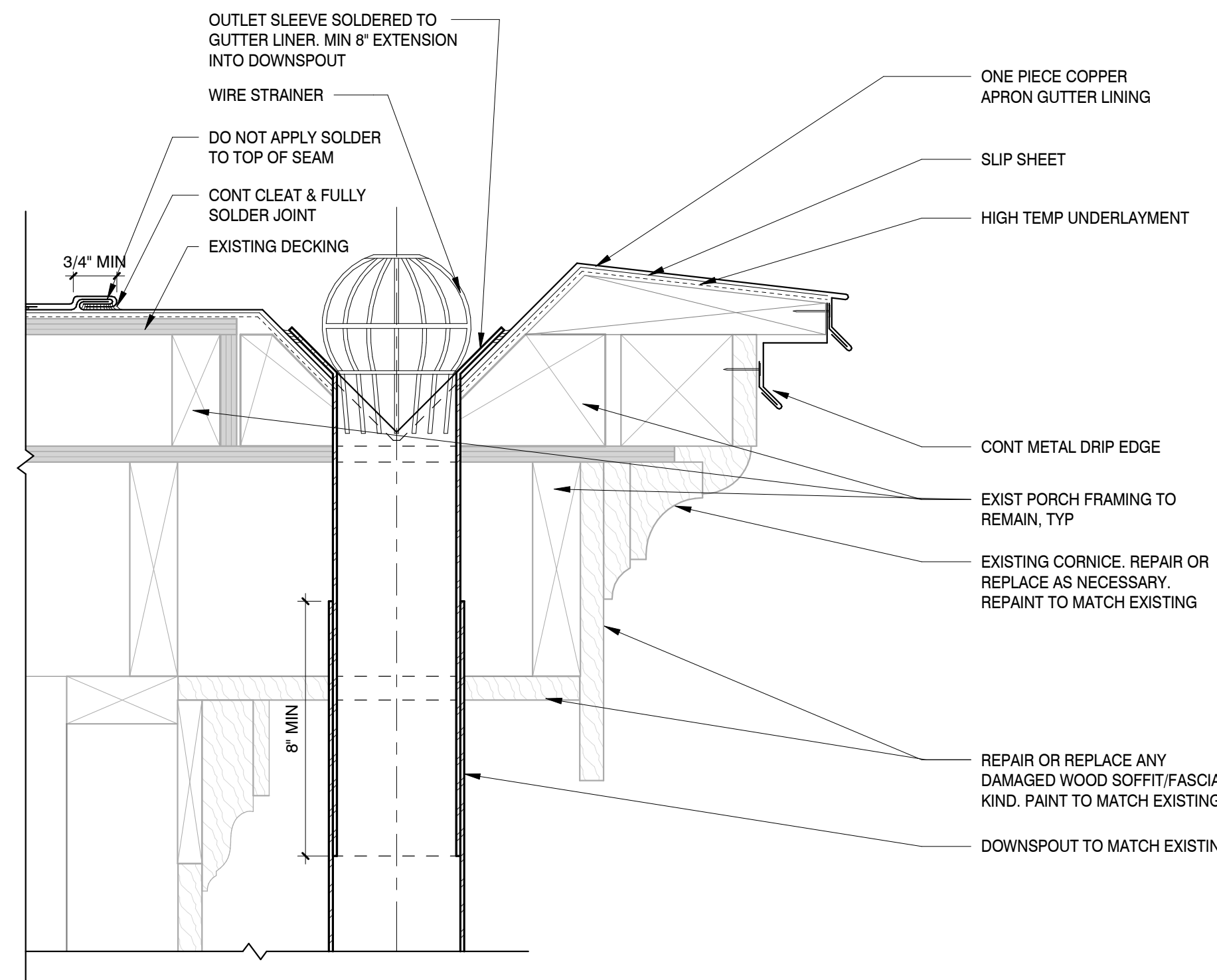
PR1 Porch EAVE DETAIL | 6
 3" = 1'-0" A-501



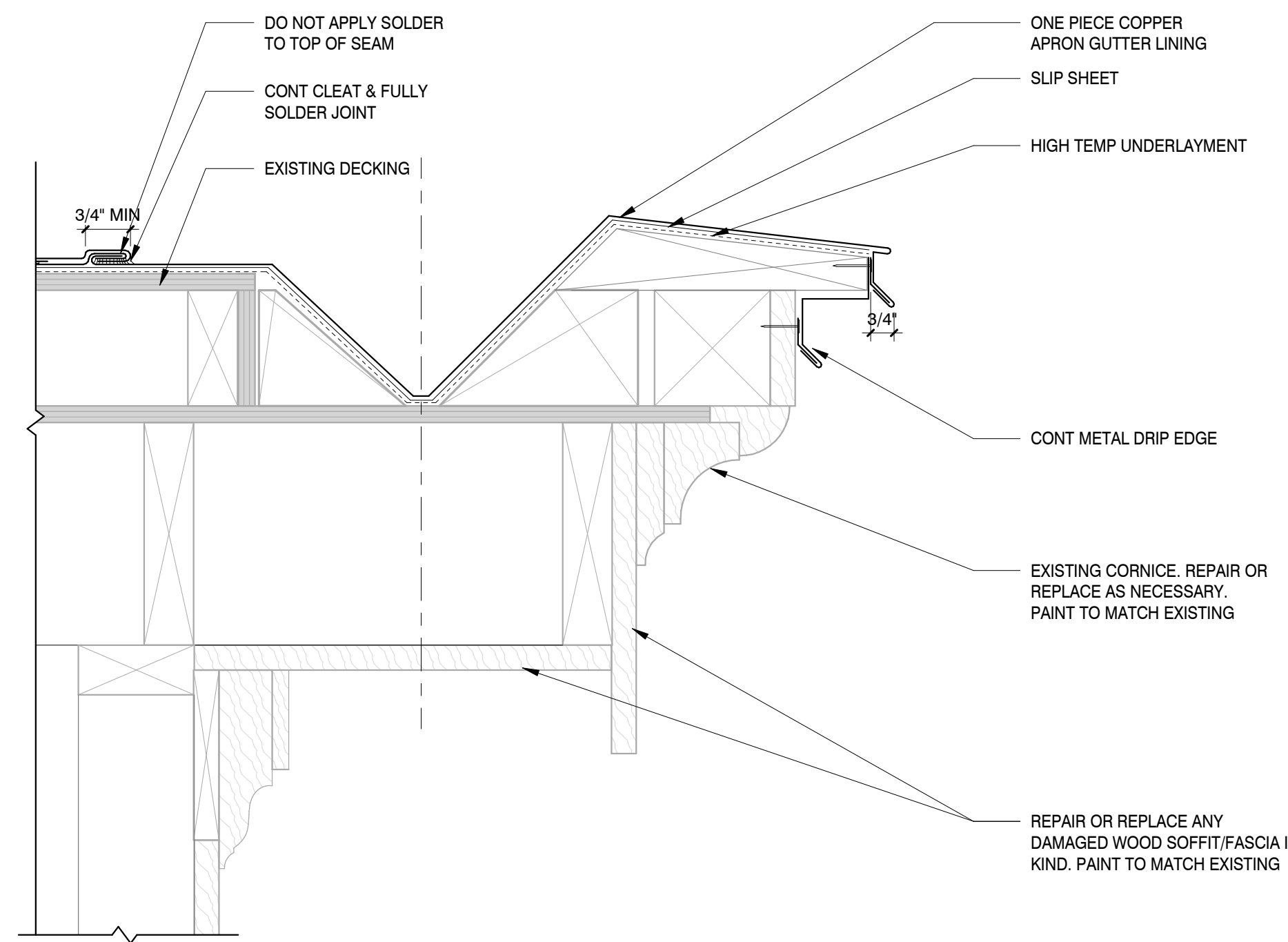
FLAT LOCK SEAM W/ SOLDERED CLEAT DETAIL | 4
 6" = 1'-0" A-501



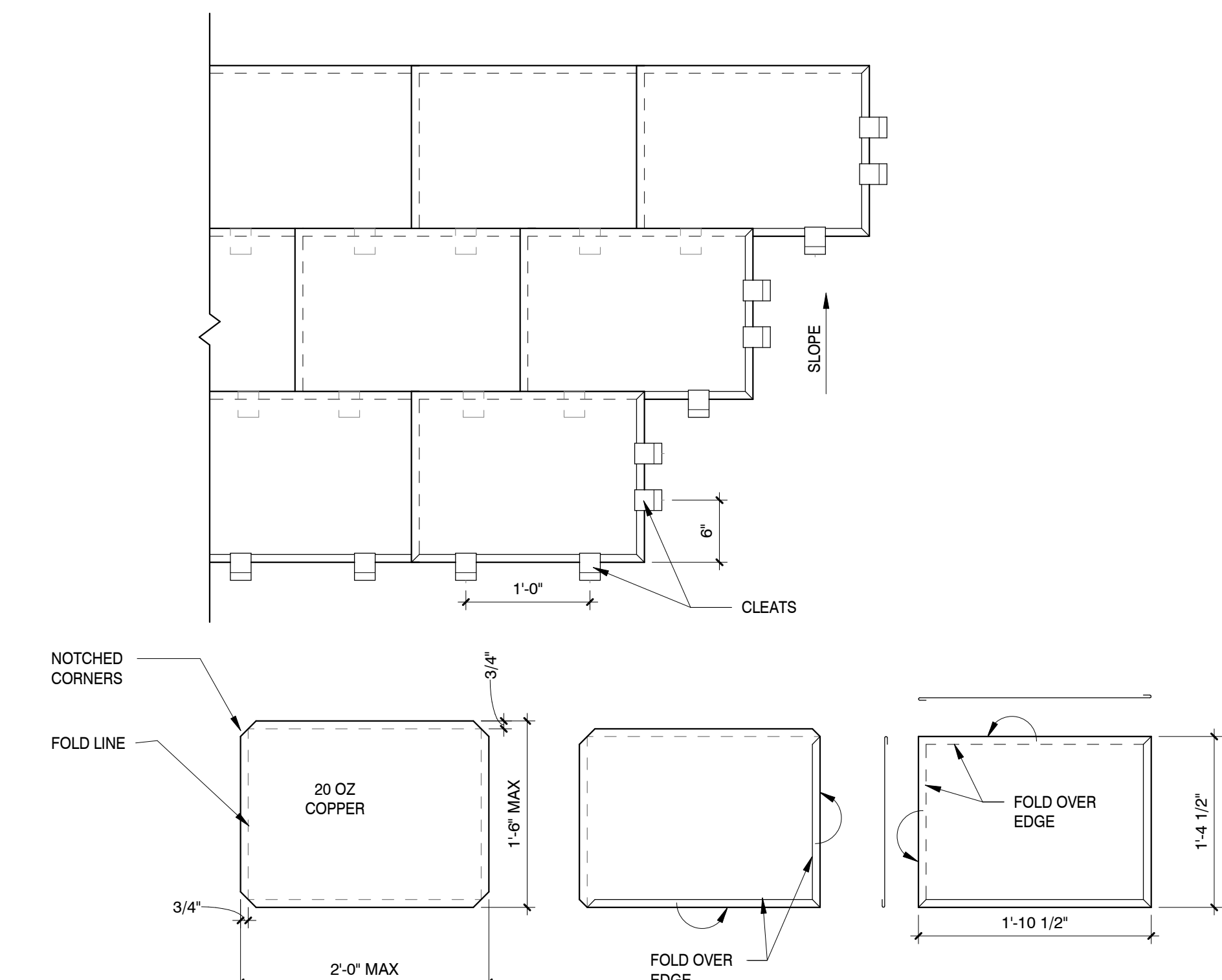
TYPICAL FLAT LOCK SEAM DETAIL | 2
 6" = 1'-0" A-501



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



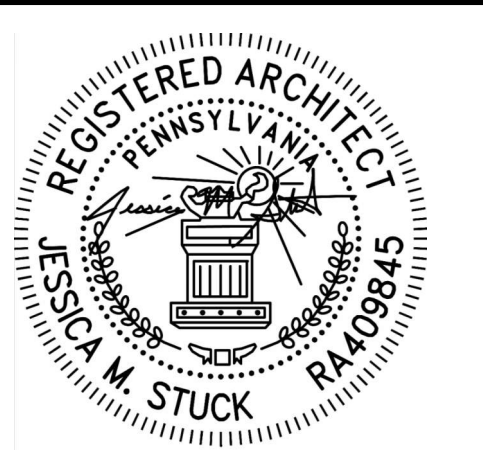
TYPICAL GUTTER DETAIL | 3
 3" = 1'-0" A-501



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

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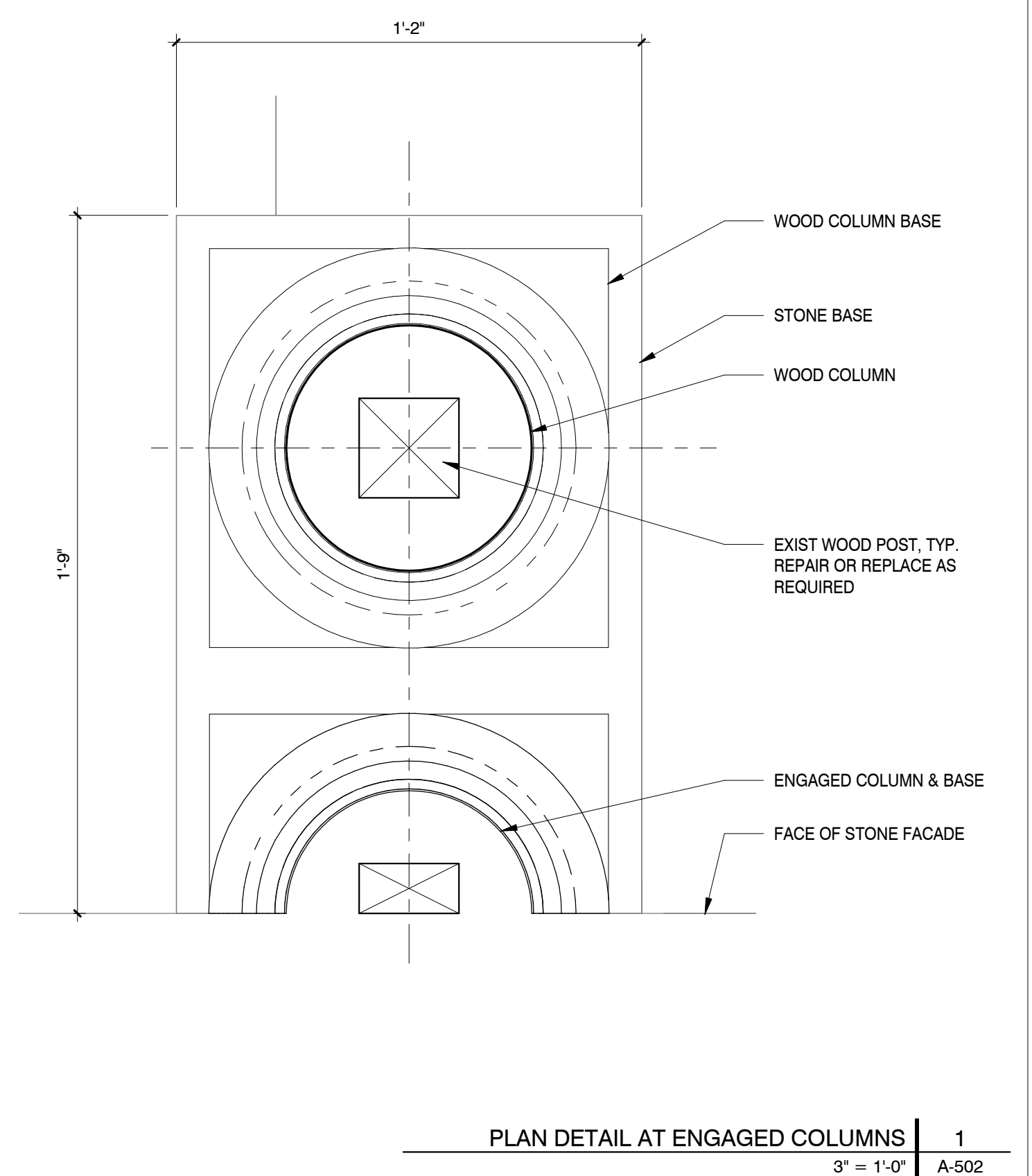
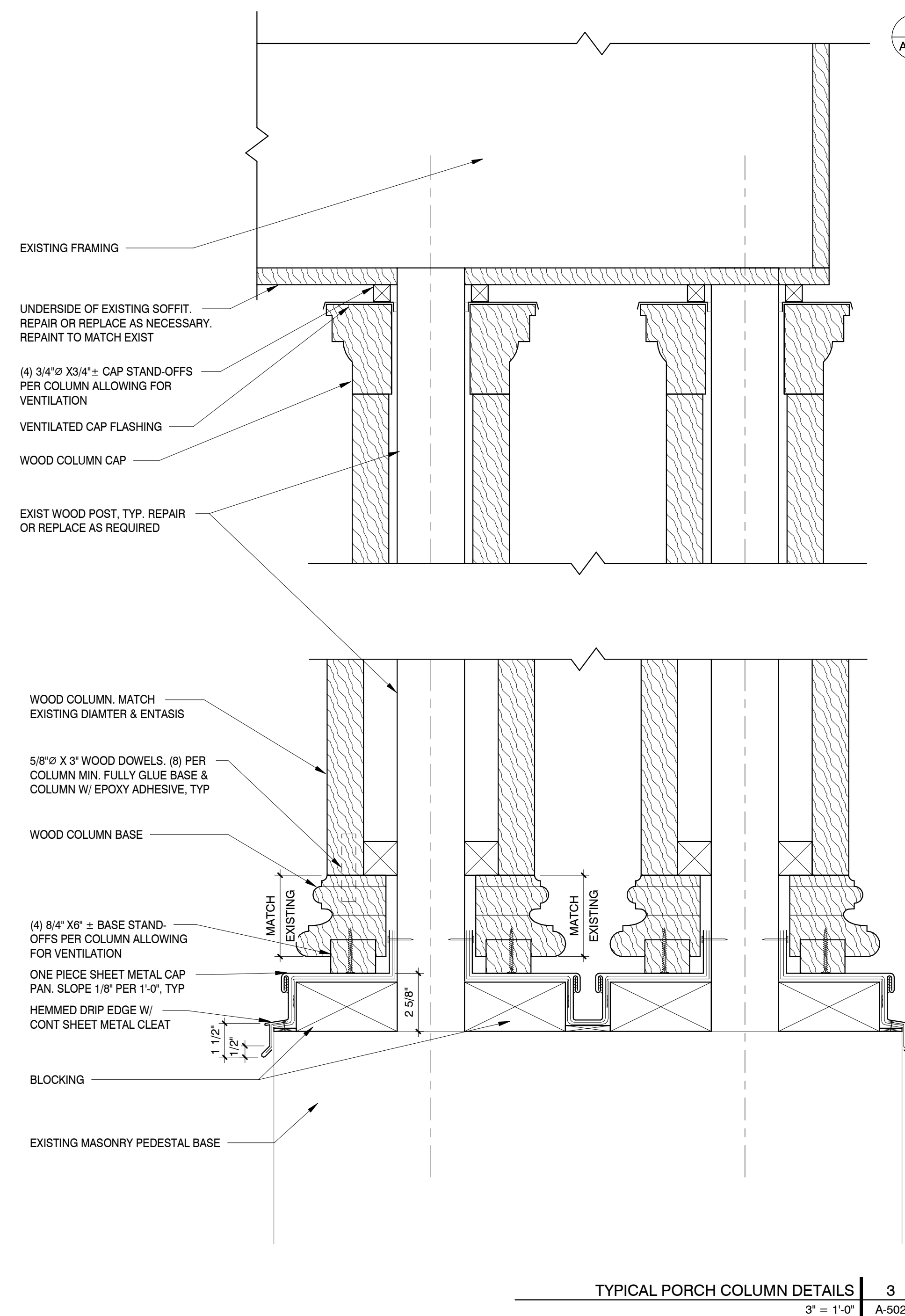
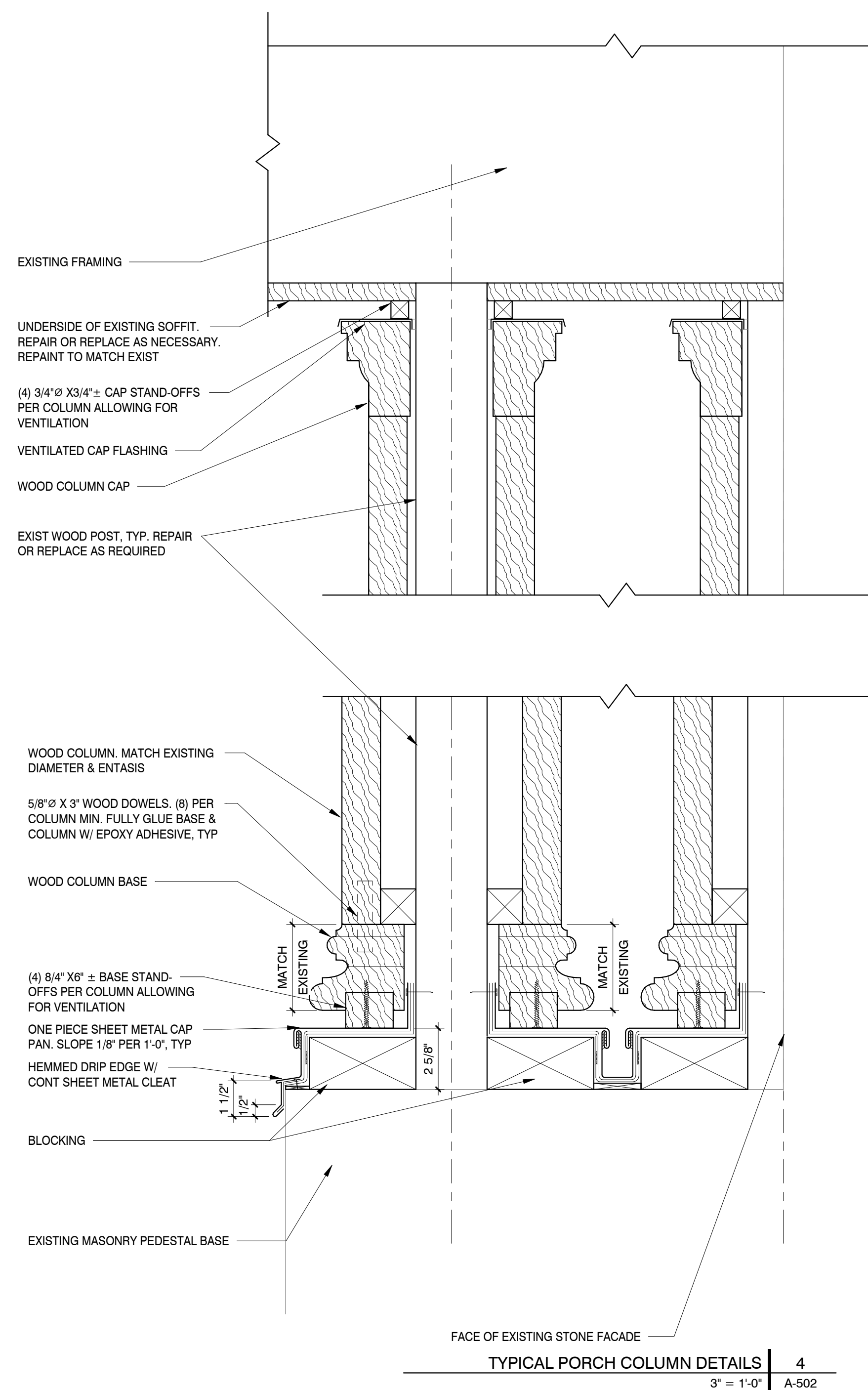
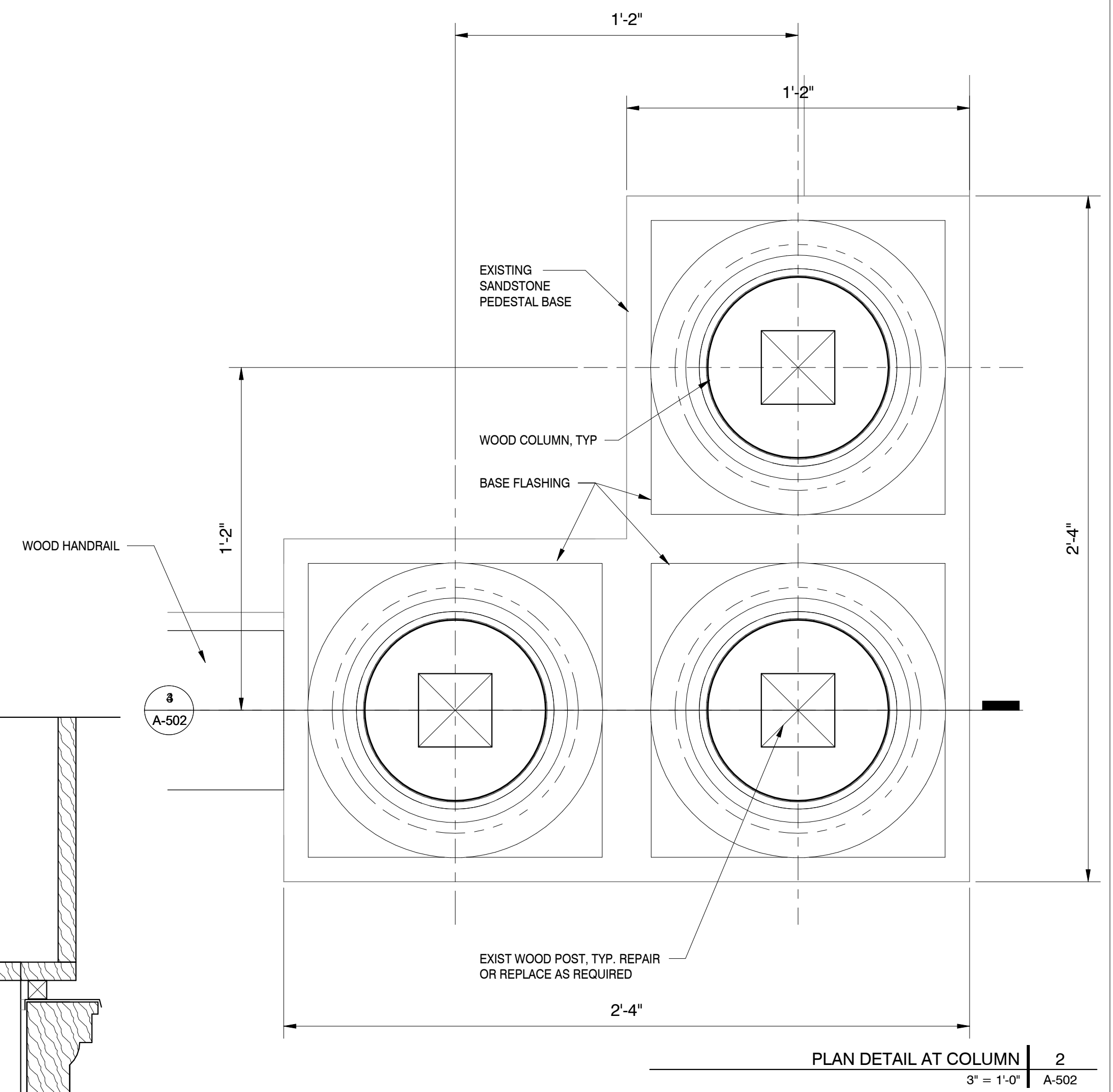
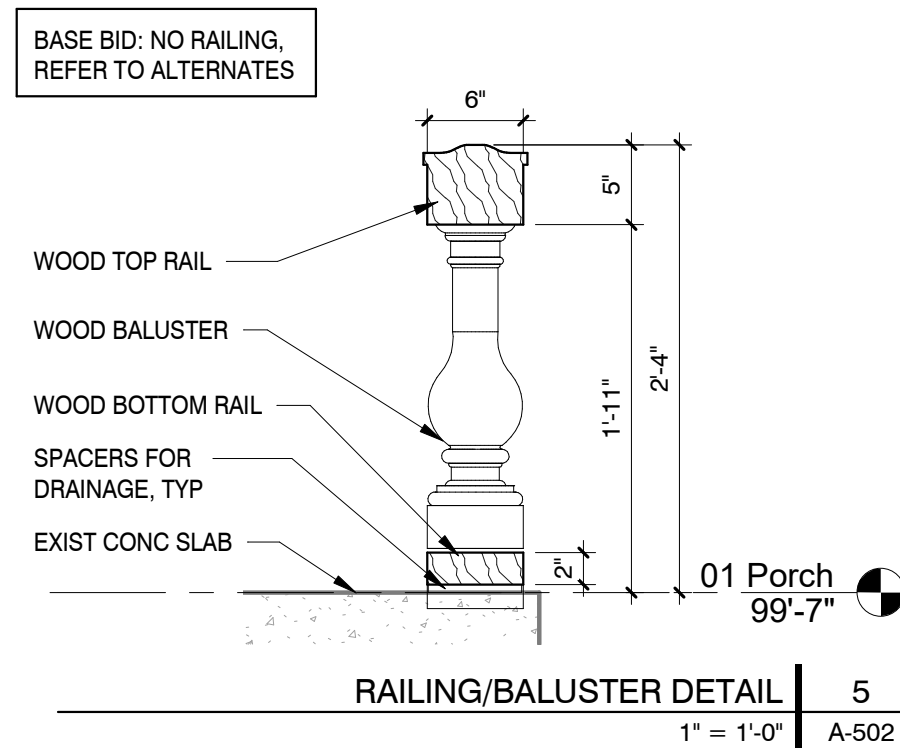
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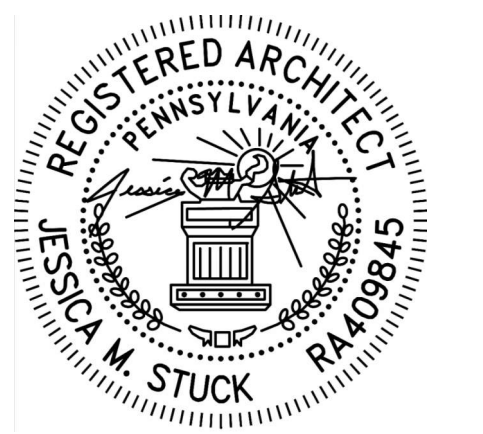
DETAILS

A-501



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COLUMN DETAILS

A-502