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 GENER	AL	
G-001	COVER SHEET	05/21/2024
G-002	SYMBOLS & NOTES	05/21/2024
2 ARCHIT	ECTURAL	
AS101	ARCHITECTURAL SITE PLAN	05/21/2024
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A-501	A-501 DETAILS	
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VICINITY MAP

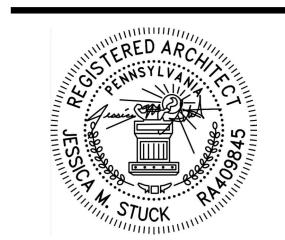
PROJECT LOCATION -

BID SET ISSUE DATE: 05/21/2024 LANDMARKS SGA PROJECT NO. 223006

LANDMARKS SGA, LLC

800 Vinial Street, Suite B208, Pittsburgh, PA 15212

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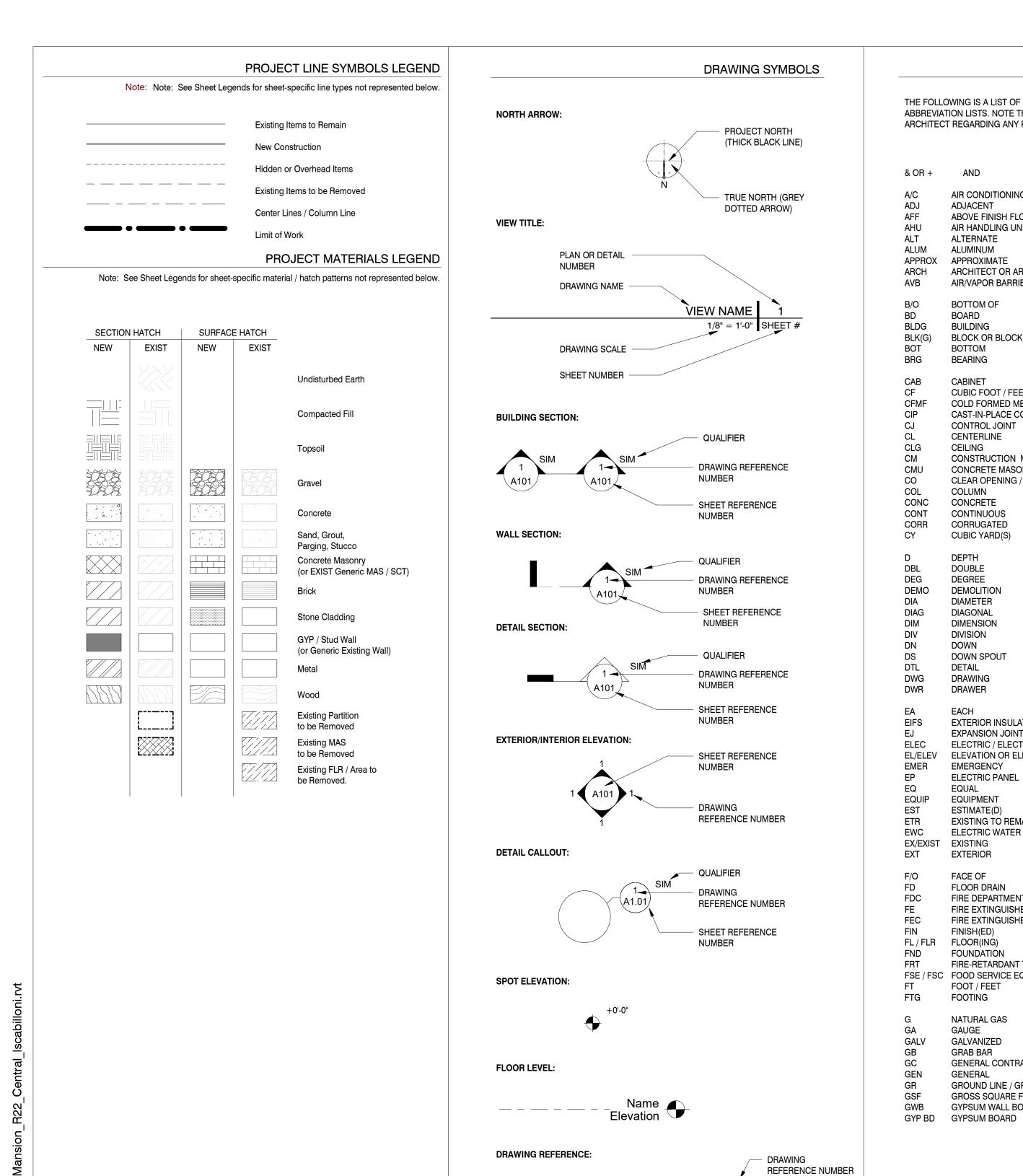
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COVER SHEET



ABBREVIATIONS

SALVAGED

SCHEDULE

SECTION

SIMILAR

SPEAKER

SQUARE

STANDARD

SYMMETRICAL

TONGUE & GROOVE

TRENCH DRAIN

THRESHOLD TACKBOARD

STEEL

STORAGE

SYSTEM

TREAD

TOP OF

TOILET

TELEVISION

UNFINISHED

UNLESS NOTED OTHERWISE

WATER PROOFING / WORKING POINT

TYPICAL

UNDER

VERTICAL

WITH

WITHOUT

WOOD

WINDOW

VESTIBULE

VERIFY IN FIELD

WIDTH / WIDE

WASHER/DRYER

WATER HEATER

WELDED WIRE FABRIC

SQUARE FEET

SPECIFICATIONS

STAINLESS STEEL

SOUND TRANSMISSION CLASS

STRUCTURE / STRUCTURAL

TOP OF CONCRETE / TOP OF CURB

SANITARY

SAN

SCHED

SEC(T)

SIM

SPEC

SPKR

SQ

STC

STD

STL

STO

SYM

SYS

T&G

T/O

T/C

TD

THRES TKBD TLT

TV

TYP

UNF UNO

VERT

VEST

VIF

W/O

W/D

WD

WH

WIN

WP

WWF

STRUC

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	Н	HEIGHT, HIGH
		HB	HOSE BIBB
A/C	AIR CONDITIONING	HC	HOLLOW CORE
ADJ	ADJACENT	HDW	HARDWARE
AFF	ABOVE FINISH FLOOR	HGT / HT	HEIGHT
AHU	AIR HANDLING UNIT	HM	HOLLOW METAL
ALT	ALTERNATE	HORIZ	HORIZONTAL
	ALUMINUM	HR	HAND RAIL OR HOUR
APPROX	APPROXIMATE	HVAC	HEATING / VENTILATION / AIR CONDITIONING
ARCH	ARCHITECT OR ARCHITECTURAL	HW/ HWH	HOT WATER / HOT WATER HEATER
AVB	AIR/VAPOR BARRIER		
D/O	DOTTOM OF	ID	INSIDE DIAMETER
B/O	BOTTOM OF	IN	INCH(ES)
BD	BOARD BUILDING	INCL	INCLUDED / INCLUDING
BLDG BLK(G)	BUILDING BLOCK OR BLOCKING	INSUL INT	INSULATE / INSULATED / INSULATING INTERIOR
BLK(G) BOT	BOTTOM	INV	INVERT
BRG	BEARING	ISO	ISOMETRIC
Bitte	DE/IIIIIVG	100	ICOMETITIO
CAB	CABINET	JB	JUNCTION BOX
CF	CUBIC FOOT / FEET	JT	JOINT
CFMF	COLD FORMED METAL FRAMING		
CIP	CAST-IN-PLACE CONCRETE	KO	KNOCK OUT
CJ	CONTROL JOINT		
CL	CENTERLINE	L	LENGTH / LONG
CLG	CEILING	LAM	LAMINATE(D)
CM	CONSTRUCTION MANAGER	LAV	LAVATORY
CMU	CONCRETE MASONRY UNIT	LB	POUND
CO	CLEAR OPENING / CLEAN OUT	LH	LEFT HAND
COL	COLUMN	LLH/V	LONG LEG HORIZONTAL / VERTICAL
CONC	CONCRETE	LTL	LINTEL
CONT	CONTINUOUS	LVR	LOUVER
CORR	CORRUGATED		A A A A C A A A A A A A A A A A A A A A
CY	CUBIC YARD(S)	MAX	MAXIMUM
_		MB	MARKERBOARD
D	DEPTH	MECH	MECHANICAL
DBL	DOUBLE	MED (MED	MEDIUM
DEG	DEGREE		MANUFACTURING / MANUFACTURER
DEMO	DEMOLITION	MIN	MINIMUM
DIA	DIAMETER	MISC	MISCELLANEOUS
DIAG DIM	DIAGONAL	MO MT	MASONRY OPENING
	DIMENSION	MT	MOVABLE TABLE
DIV DN	DIVISION DOWN	MTD MAT'L	MOUNTED MATERIAL
DN	DOWN SPOUT	IVIATL	WATERIAL
DTL	DETAIL	NIC	NOT IN CONTRACT
DWG	DRAWING		NUMBER / NOMINAL
DWR	DRAWER	NSF	NET SQUARE FOOTAGE
DWIT	DIUWEIT	NTS	NOT TO SCALE
EA	EACH	1110	110 110 00/122
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	OC	ON CENTER
EJ	EXPANSION JOINT	OD	OUTSIDE DIAMETER
ELEC	ELECTRIC / ELECTRICAL	OFCI	OWNER FURNISHED CONTRACTOR
EL/ELEV	ELEVATION OR ELEVATOR EMERGENCY ELECTRIC PANEL	INSTALLED	
EMER	EMERGENCY	OFOI	OWNER FURNISHED OWNER INSTALLED
EP	ELECTRIC PANEL	ОН	OVERHEAD
EQ	EQUAL	OPP / OPH	OPPOSITE / OPPOSITE HAND
EQUIP	EQUIPMENT		
EST	ESTIMATE(D)	PCF	POUNDS PER CUBIC FOOT
ETR	EXISTING TO REMAIN	PERF	PERFORATED
	ELECTRIC WATER COOLER	PL	PROPERTY LINE
EX/EXIST		PLAM	PLASTIC LAMINATE
EXT	EXTERIOR	PLF	POUNDS PER LINEAL FOOT
F/O	FACE OF	PNT	PAINT / PAINTED
F/O FD	FACE OF FLOOR DRAIN	PR DOE	PAIR POUNDS PER SQUARE FOOT
FDC	FIRE DEPARTMENT CONNECTION	PR PSF PSI	
FE FE	FIRE EXTINGUISHER	PVMT	POUNDS PER SQUARE INCH PAVEMENT
FEC	FIRE EXTINGUISHER CABINET	ı vivil	1 / A PIAIPI I
FIN	FINISH(ED)	QTR	QUARTER
FL / FLR	FLOOR(ING)	QTY	QUANTITY
FND	FOUNDATION		
FRT		R	RISER
	FOOD SERVICE EQUIPMENT / CONTRACTOR	RAD	RADIUS
FT	FOOT / FEET	RB	RUBBER BASE
FTG	FOOTING	RCP	REFLECTED CEILING PLAN
		RD	ROOF DRAIN
G	NATURAL GAS	REF	REFERENCE
GA	GAUGE	REFR	REFRIGERATOR
GALV	GALVANIZED	REINF	REINFORCED / REINFORCING
GB	GRAB BAR	REQD	REQUIRED
GC	GENERAL CONTRACTOR	RESIL	RESILIENT
GEN	GENERAL	REV	REVISION(S), REVISED
GR	GROUND LINE / GRADE LINE	RM	ROOM

ROUGH OPENING

RIGHT OF WAY

GROUND LINE / GRADE LINE

GROSS SQUARE FOOTAGE

GYPSUM WALL BOARD

VIEW NAME

1/8" = 1'-0" SHEET #

SHEET REFERENCE

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.

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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

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.

> **BID SET** ISSUE DATE: 05/21/2024



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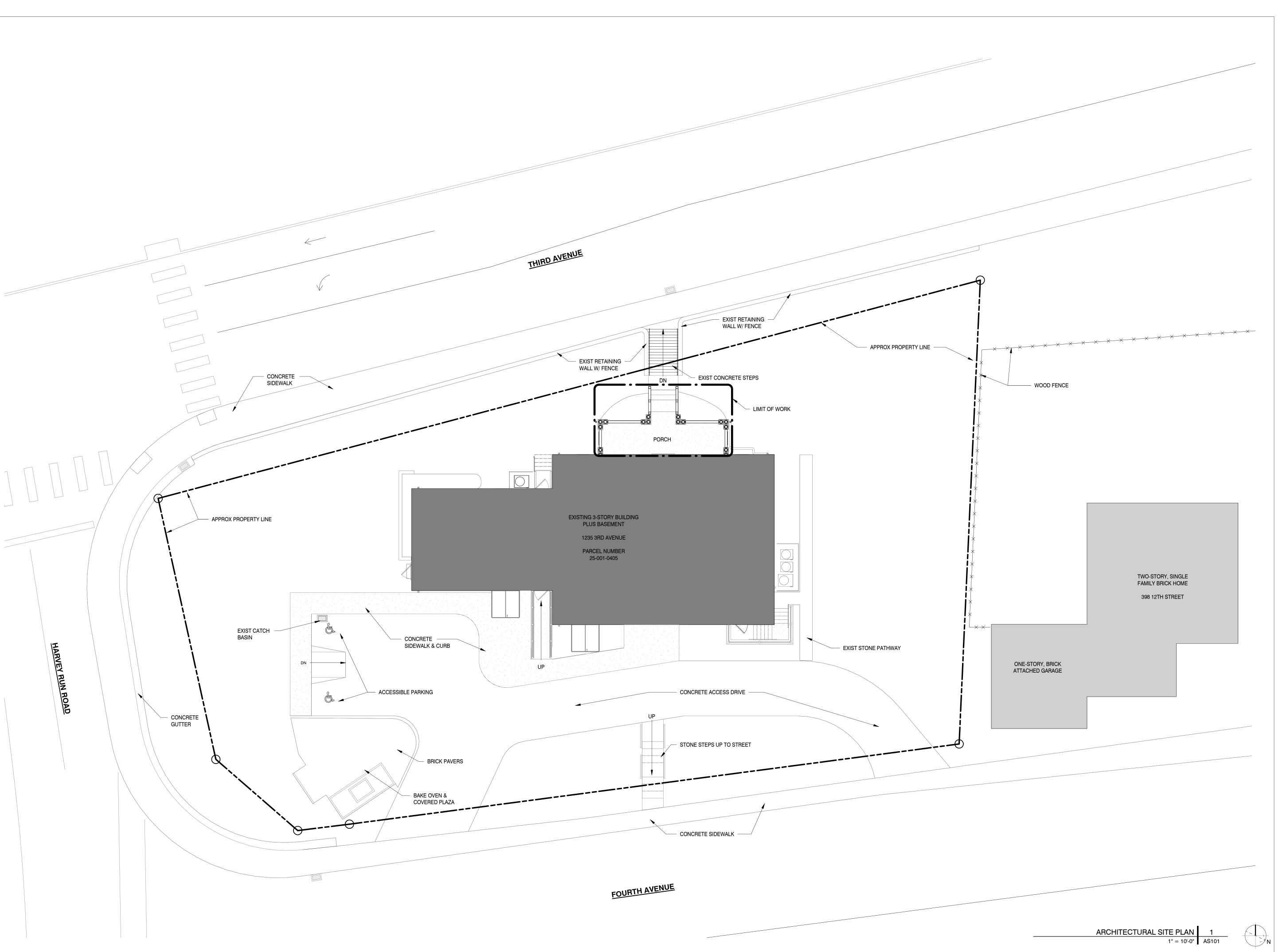
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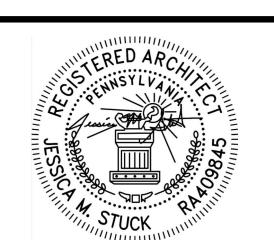
REVISIONS NO. DATE

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SYMBOLS & NOTES







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REVISIONS

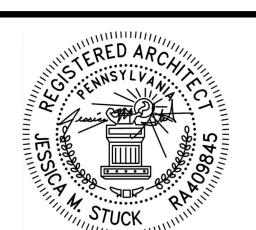
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ARCHITECTURAL SITE
PLAN

AS10





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FLOOR PLANS

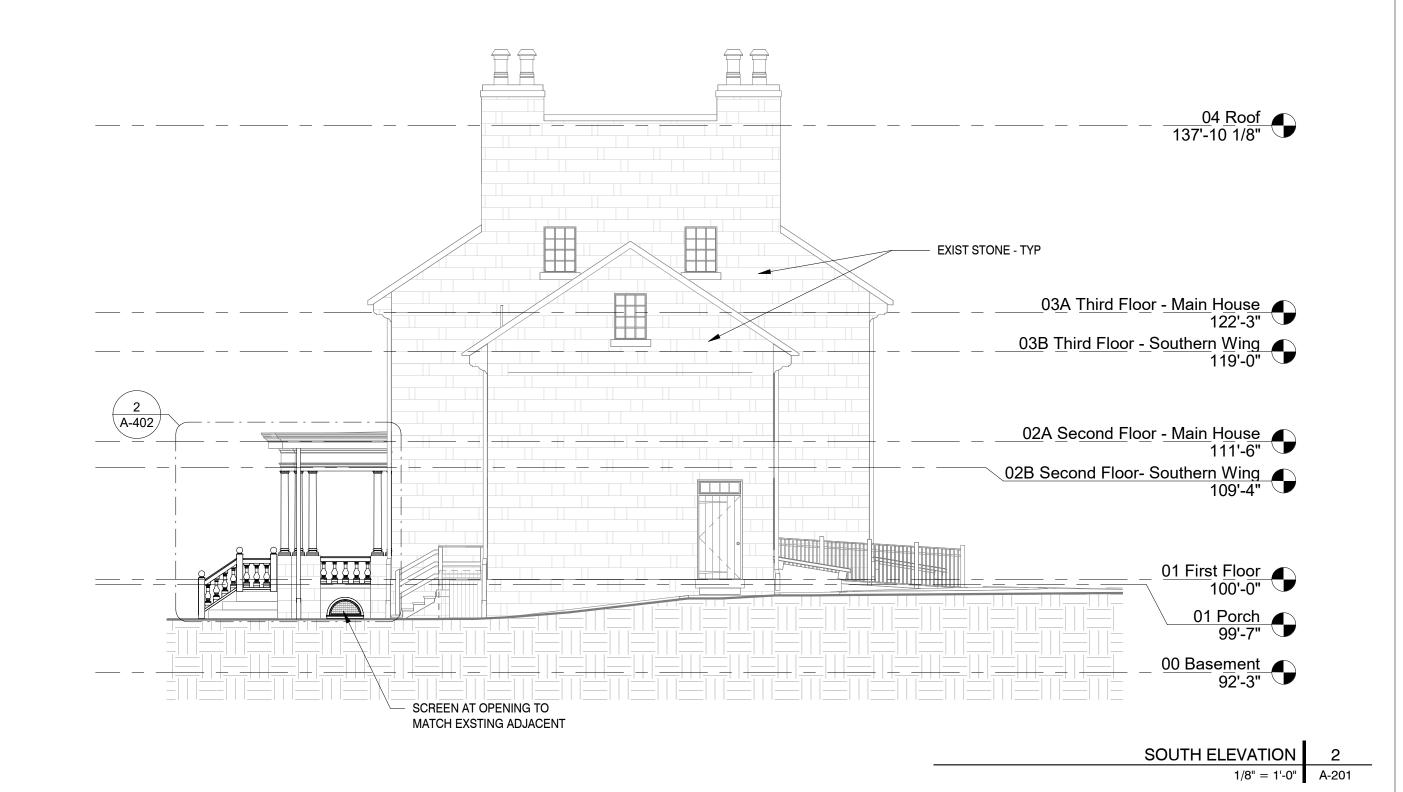
FIRST FLOOR PLAN 1

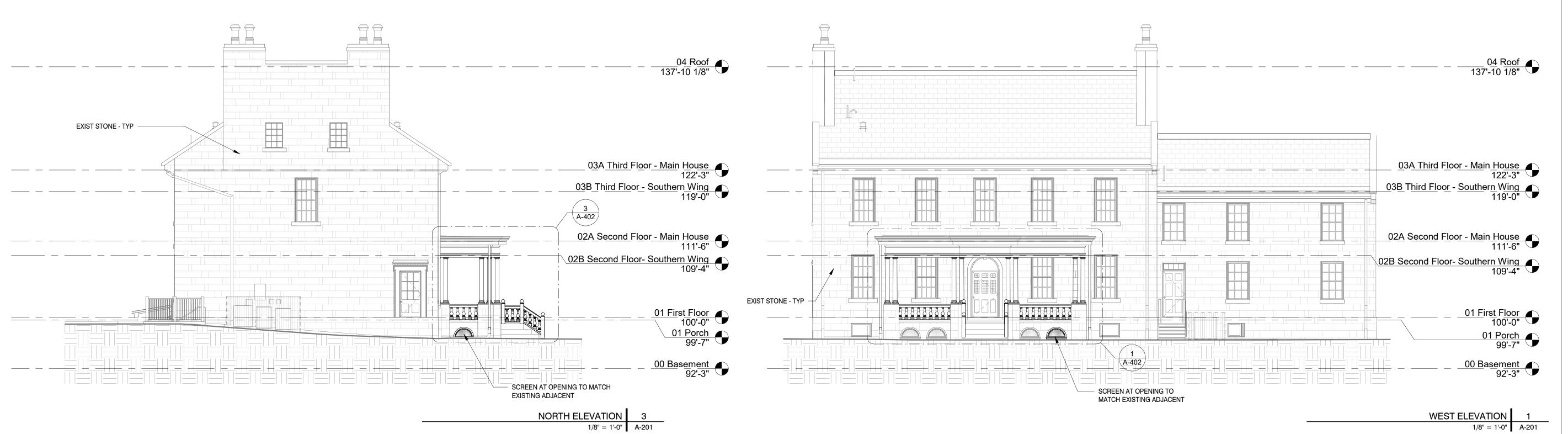
1/8" = 1'-0" A-101

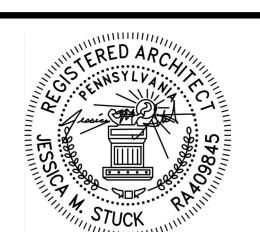
A-101



		MATERIAL SCHEDULE - POF	RCH	
Materials	Manufacturer	Product	Finish/Color	Remarks
Wood Column	HB&G Building Products,	Round Tapered Permacast Column, Attic Base,	Paint - Color to Match	
	Inc	Round Colonial Cap	Existing	
Synthetic Column	HB&G Building Products,	Round Tapered Permacast Column, Attic Base,	Paint - Color to Match	
(Alternate No. 2)	Inc	Round Colonial Cap	Existing	
Synthetic Railing (Alternate	HB&G Building Products,	Shannon System, Baluster 58031	Paint - Color to Match	
No. 4)	Inc		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		ASTM B 370 cold-rolled copper sheet	Mill Finish	32 oz
	Revere	ASTM B 370 cold-rolled copper sheet	Mill Finish	20 oz
Edge Strip	Revere			
Cleats	Revere	ASTM B 370 cold-rolled copper sheet	Mill Finish	16 oz; attached with at least two fasteners to
Coldor	NI/A	ACTMAR 22. Crado CaEO	N/A	prevent rotation
Solder	N/A	ASTM B 32; Grade Sn50	· ·	50 percent tin and 50 percent lead
Slip Sheet	N/A	Rosin-sized building paper	N/A	3 lb/100sf minimum
High Temperature	Grace (GCP)	Ice & Water Shield	N/A	Extend up at least 4'-0" at eave and 2'-0" at ridge.
Underlayment				
Sheet Metal Flashing	Rigidized Metals	InvariMatte: ASTM A 240, dead soft, fully	Non-directional, low	26 gauge; at column capital and base
		annealed Stainless Steel, Type 304	gloss	
Solder	N/A	ASTM B 32; Grade Sn60	N/A	acid flux recommended by stainless steel sheet
				manufacturer
Liquid Applied Resin	Kemper System	Kemperol 2K FR Color Series	Patina Green or as	Verify adhesion on substrate. Prepare substrate and
Membrane (Alternate No.	America, Inc.	Remperor 2RTR color series	selected by Owner	install per manufacturer's recommendations.
1)	America, me.		Science by Owner	instan per manaractarer s recommendations.
Joint Sealants	Dow Corning	790 Silicone Building Sealant	If exposed, match	Refer to manufacturer's instructions.
			adjacent materials	
Paint - Primer (Existing	Sherwin Williams	S-W Multi-Purpose Int/Ext Latex Primer-Sealer,	TBD - Match Existing	Prepare substrate suitable to paint manufacturer,
Coated Wood Substrate)		B51-450 Series		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	Sherwin Williams	Exterior Oil-Based Wood Primer, Y24W8020	TBD - Match Existing	Prepare substrate suitable to paint manufacturer.
Substrate)				·
Paint - Top Coat (All	Sherwin Williams	Emerald Exterior Acrylic Latex Satin, K48-Series	TBD - Match Existing	2 Coats. After priming, fill holes and imperfections in
Substrates)				the finish surfaces with putty or plastic wood filler.
•				Sand smooth when dried.







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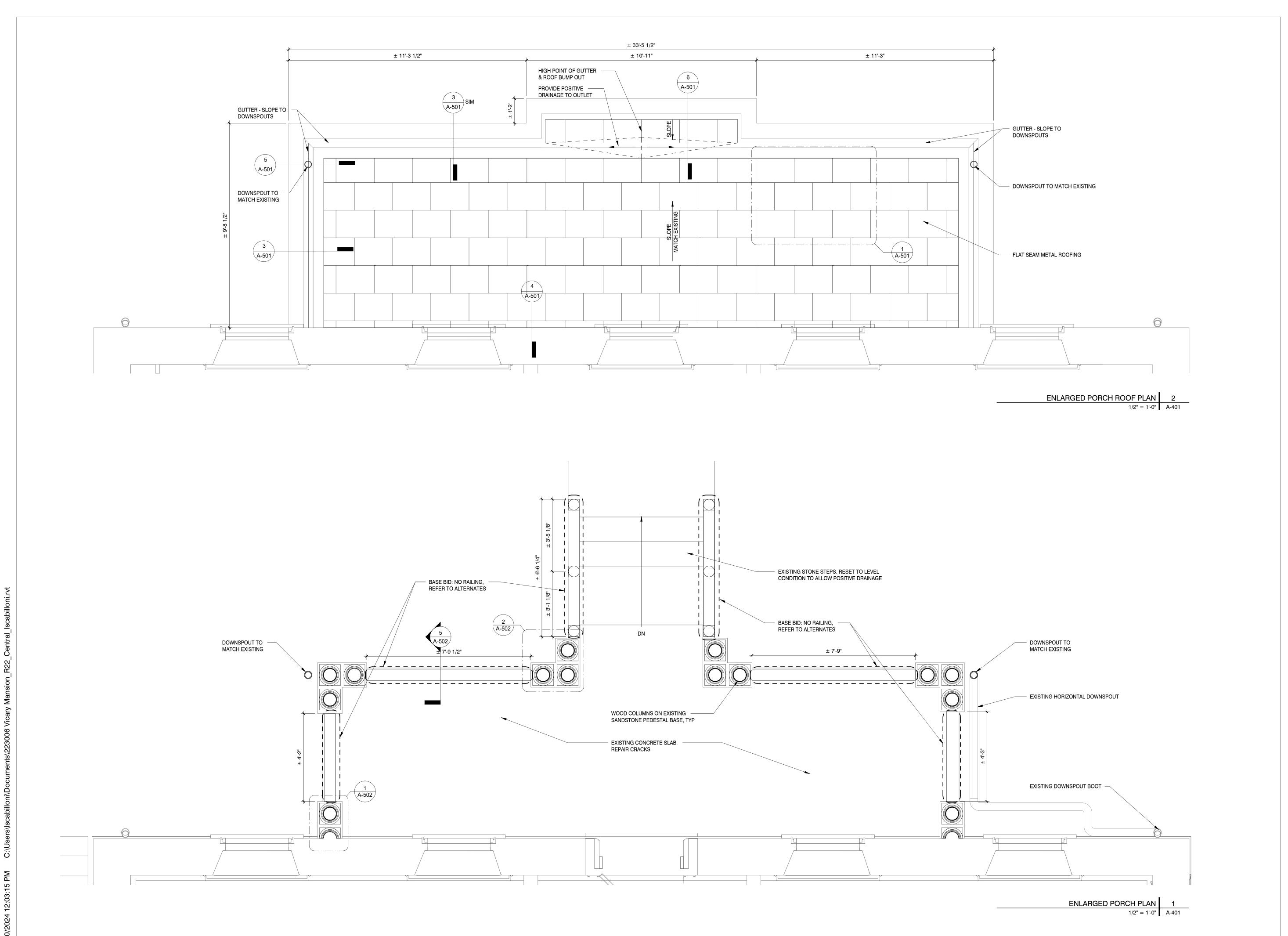
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BUILDING ELEVATIONS A-201





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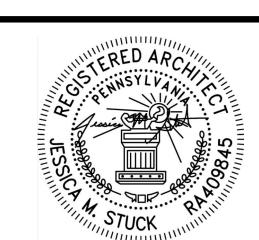
GENERAL ROOF PLAN NOTES

- Roof slopes and dimensions noted are approximate. Verify and match existing roof
- 2. Existing sheathing to remain. Inspect sheathing prior to installing replacement roofing. Refer to Allowance & Unit Price
- 3. Provide sheet metal outlet sleeves and downspout strainers at existing drainage outlet

requirements.

4. If dissimilar metals are to be installed in close proximity, an isolation membrane shall be provided.

BID SET ISSUE DATE: 05/21/2024 LANDMARKS SGA PROJECT NO. 223006



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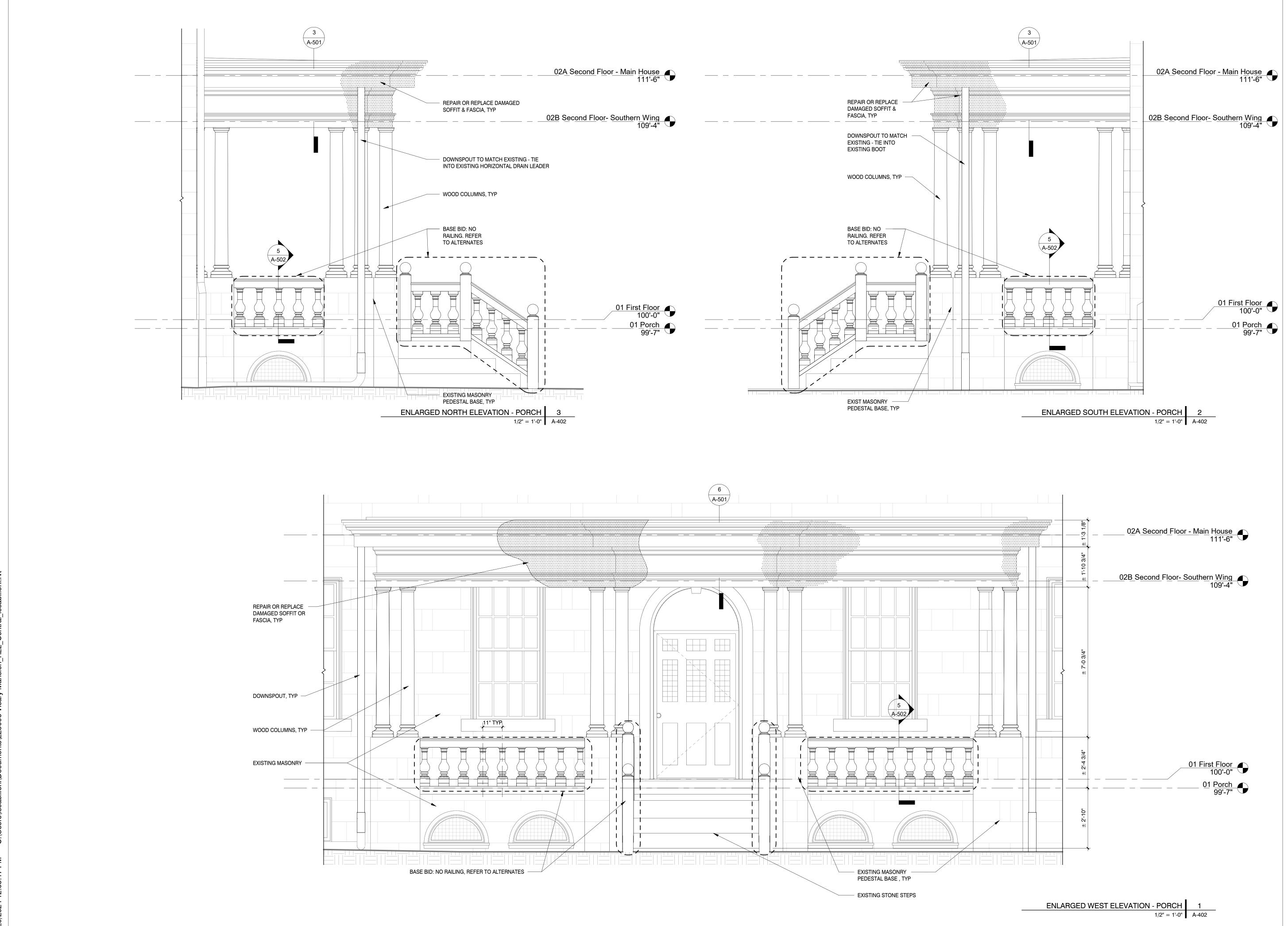
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ENLARGED PLANS





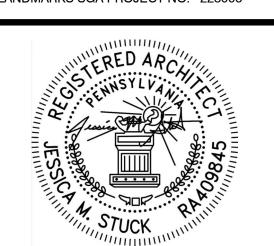
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GENERAL EXTERIOR NOTES

- 1. Roof slopes and dimensions noted are approximate. Verify and match existing roof
- Existing cornice fascia and soffit to remain.
 Repair, replace, and prime where damage has
- occured 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 &
- 6. If dissimilar metals are to be installed in close proximity, an isolation membrane shall be provided.

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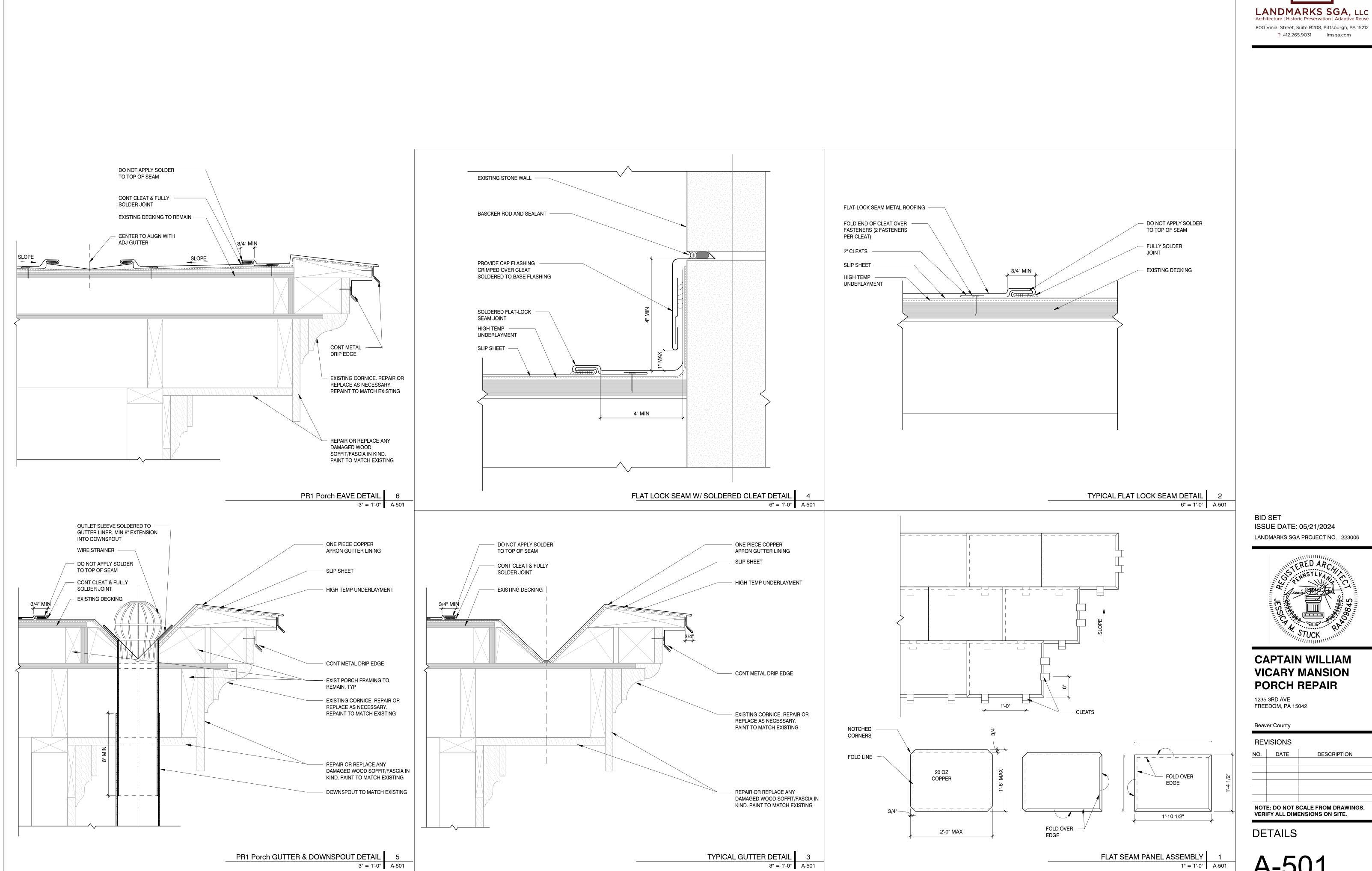
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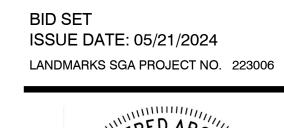
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ENLARGED ELEVATIONS



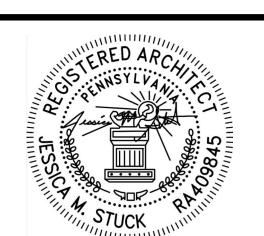
DETAILS

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COLUMN DETAILS

A-502