

JEANNETTE MANOR INTERIOR IMPROVEMENTS PA-18-14

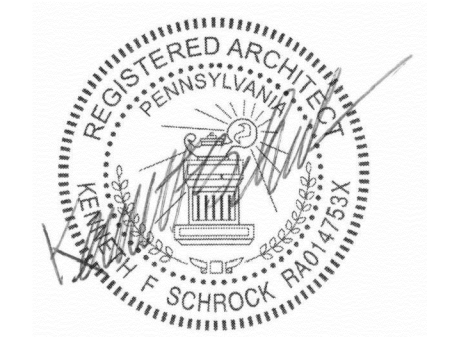
PREPARED FOR

WESTMORELAND COUNTY HOUSING AUTHORITY
167 SOUTH GREENGATE ROAD
GREENSBURG, PENNSYLVANIA 15601

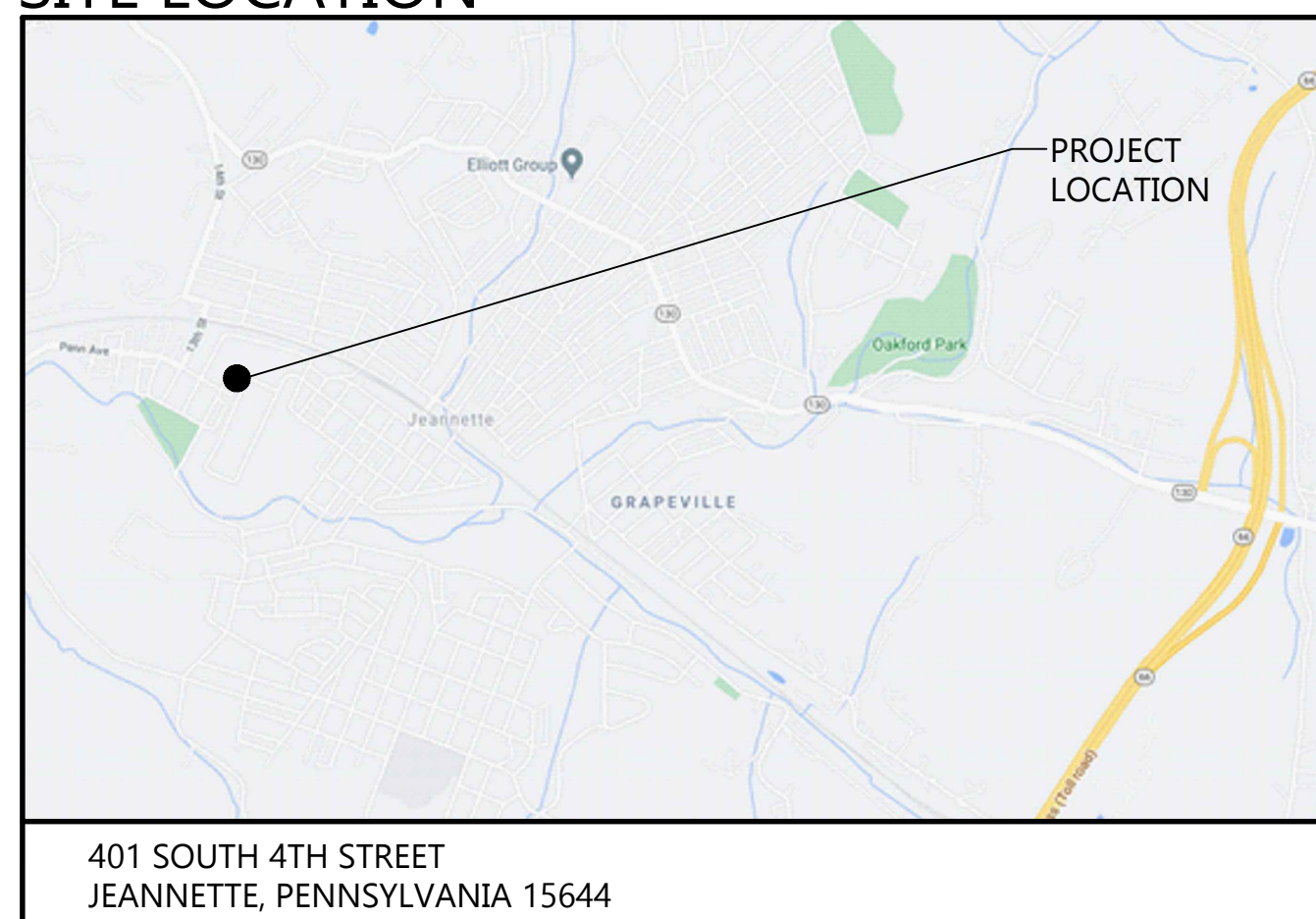
APRIL 5, 2024
R23-077-04



BIDDING



SITE LOCATION



DRAWING LIST

G0.01 COVER SHEET

Architectural

A1.01 FIRST FLOOR PLAN
A1.02 TYPICAL FLOOR PLAN - FLOORS 2, 4, 6 & 8
A1.03 TYPICAL FLOOR PLAN - FLOORS 3, 5 & 7
A1.04 NINTH FLOOR PLAN
A5.01 ELEVATIONS & SECTIONS

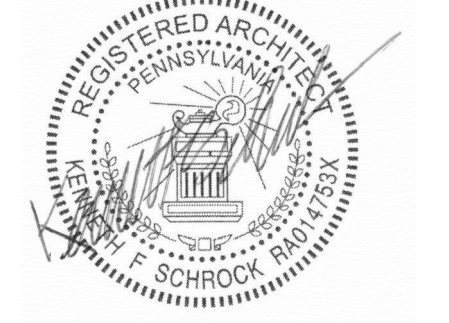




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LEGEND	
ROOM NAME	KITCHEN
FLOOR LEVEL	401
UNIT NUMBER	
◇	NUMBERED DEMOLITION NOTE
○	NUMBERED GENERAL CONSTRUCTION NOTE
O.H.	OPPOSITE HAND
	VIEW NUMBER
	SHEET NUMBER

- ### GENERAL DEMOLITION NOTES
- ALL DEMOLITION DEBRIS, WASTE MATERIAL AND TRASH IS TO BE CONTAINERIZED ON SITE AS GENERATED.
 - THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ROLL-OFF BOX(ES) AND/OR DUMPSTER(S).
 - THE GENERAL CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE SITE, TRANSPORT AND DISPOSE AT AN APPROVED OFF SITE DISPOSAL FACILITY, ALL ROLL-OFF BOX(ES) AND/OR DUMPSTER(S) WHEN FULL. THIS MAY INCLUDE BUT NOT BE LIMITED TO BUILDING DEMOLITION DEBRIS.
 - PRIOR TO THE START OF DEMOLITION, THE OWNER, WESTMORELAND COUNTY HOUSING AUTHORITY (WCHA) SHALL BE GIVEN THE OPPORTUNITY TO COLLECT AND RETAIN AT THEIR FACILITY ANY ITEMS TO BE REMOVED ON THIS PROJECT. THIS MAY INCLUDE BUT NOT BE LIMITED TO WALL DECOR, CLOCKS, BULLETIN BOARDS, PLUMBING FIXTURES, LIGHT FIXTURES, WINDOW TREATMENTS, FILE HOLDERS, ETC. CONTRACTOR(S) SHALL COORDINATE DEMOLITION WORK WITH, AND NOTIFY THE OWNER OF THE DEMOLITION SCHEDULE.
 - EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK, INCLUDING BUT NOT LIMITED TO, ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING.
 - GENERAL CONTRACTOR TO FURNISH PROTECTION FROM ELEMENTS FOR AREAS WHICH MAY BE EXPOSED BY UNCOVERING WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING PORTIONS OF EXISTING SURFACES WHICH ARE DAMAGED DURING THEIR DEMOLITION WORK.
 - GENERAL CONTRACTOR TO PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE. PROVIDE TEMPORARY, SAFE FLOORING IN AREAS OF WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION.
 - GENERAL CONTRACTOR TO REMOVE ALL EXISTING WALL & DOOR MOUNTED SIGNAGE. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS AND DOORS. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. PREPARE DOORS AND WALLS FOR NEW WORK. PROVIDE NEW SIGNAGE AS PART OF NEW WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING WALL AND CEILING MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO HANDRAIL HARDWARE, BUILDING PLAQUE, LIGHT FIXTURES & FIXTURE HOUSING, FIRE EXTINGUISHERS/CABINETS, HVAC UNITS, DUCTWORK, VENTS, LOUVERS, GRILLES, SUPPLY LINES, OUTLET/LIGHT COVERS, GRAB BARS, TOILET ACCESSORIES, COUNTER TOPS, CORNER GUARDS, FIRE PULL, SECURITY PAD, ACCESS PANEL, TRASH CHUTE, MAILBOX, FIRE ALARM STROBE LIGHTS, WINDOW BLINDS ALONG WITH HARDWARE, EMERGENCY ALARM LIGHTS, BLANK OFF COVERS, SMOKE/FIRE ALARMS/SENSORS AND CASEWORK IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING DOOR HARDWARE ITEMS INCLUDING BUT NOT LIMITED TO DOOR OPENER, KICK PLATE, VIEWER, KNOCKER AND LOCK GUARD IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE EXISTING DAMAGED DOOR FRAMES (AS INDICATED BY OWNER) ALONG WITH FASTENERS, SHIMS AND SEALANT. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS DURING REMOVAL. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. CLEAN AND PREPARE EXISTING OPENING FOR INSTALLATION OF NEW DOOR FRAME AS PART OF NEW WORK.

- ### GENERAL CONSTRUCTION NOTES
- FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, LOCATIONS OF PLUMBING LINES AND FIXTURES, ELECTRIC LINES AND FIXTURES AND HVAC EQUIPMENT. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO DETERMINE THE FULL SCOPE OF WORK REQUIRED.
 - DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN, LOCATION AND DIMENSIONS OF THE WORK. CONTRACTORS ARE TO REFER TO THE SPECIFICATIONS FOR THE WRITTEN REQUIREMENTS FOR MATERIALS, EQUIPMENT, CONSTRUCTION SYSTEMS, STANDARDS FOR WORKMANSHIP OF THE WORK, AND PERFORMANCE OF RELATED SERVICES.
 - THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTORS. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
 - DO NOT SCALE DRAWINGS.
 - ALL INTERIOR DIMENSIONS INDICATED ARE TO THE FINISHED FACE OF GMB.
 - AT AREAS OF DEMOLITION INCLUDING, BUT NOT LIMITED TO REMOVAL OF SIGNS, WALL MOUNTED FIXTURES, WALL MOUNTED ACCESSORIES, ETC., PROVIDE SEAMLESS PATCH, REPAIR AND SEAL OF EXISTING CONDITIONS. MATCH EXISTING ADJACENT MATERIALS.
 - IN ALL CASES, PROVIDE MEANS TO FURNISH AND INSTALL.
 - GENERAL CONTRACTOR TO PROVIDE TRANSITION STRIP AS REQUIRED FOR TRANSITION BETWEEN FLOORING TYPES TO ALIGN WITH EXISTING DOOR JAMB OR AT FLOORING CHANGE. ENSURE A TIGHT AND SEAMLESS JOINT.
 - GENERAL CONTRACTOR TO PROVIDE "WCHA SPECIFIC" SIGNAGE REPLACEMENT IN KIND. GENERAL CONTRACTOR TO PROVIDE PROJECT SIGNAGE REPLACEMENT THROUGHOUT BUILDING IN ACCORDANCE TO DETAIL ON SHEET AS.01. SUBMIT ALL SIGNAGE PRIOR TO INSTALLATION TO OWNER FOR REVIEW AND APPROVAL.
 - GENERAL CONTRACTOR TO PROVIDE CORNER GUARDS AT ALL WALL CORNERS (WHERE CORNER GUARDS HAVE BEEN REMOVED AND AT ADDITIONAL CORNERS NOT PROTECTED) WITHIN COMMUNITY ROOM, COMMUNITY ROOM RESTROOMS, AND LOBBY, AND CORRIDORS ON ALL FLOORS.
 - GENERAL CONTRACTOR TO INSTALL NEW DOOR FRAMES (AS INDICATED BY OWNER TO BE REPLACED) PROVIDED BY WCHA ALONG WITH FASTENERS, SHIMS AND CONTINUOUS PERIMETER SEALANT AT EACH SIDE OF FRAME. REPAIR ANY DAMAGE TO EXISTING ADJACENT MATERIALS. PRIME AND PAINT DOOR FRAMES.

NUMBERED CONSTRUCTION NOTES

- GENERAL CONTRACTOR TO INSTALL LVT FLOORING AND RUBBER BASE AT AREAS INDICATED ON FLOOR PLAN. RUBBER BASE ON FIRST FLOOR TO BE 1" BASE AND ALL OTHER FLOORS TO BE 5" BASE. PROVIDE FLOOR LEVELING MATERIAL TO ENSURE THAT ALL IMPERFECTIONS ARE SMOOTH, LEVEL AND PREPARED FOR INSTALLATION OF FLOORING AS PER MANUFACTURER'S RECOMMENDATIONS. ALLOW FOR 2 FLOOR COLOR SELECTIONS BY OWNER.
- GENERAL CONTRACTOR TO INFILL GROUT AT FLOOR ALONG WITH TILE BASE IN LOBBY AND VESTIBULE ON 1ST FLOOR. ENSURE THAT GROUT IS LEVEL WITH TILE. PROVIDE RUBBER BASE WHERE EXISTING RUBBER BASE WAS REMOVED. PROVIDE TILE BASE INFILL AT WALL INFILL AT VESTIBULE. MATCH EXISTING TILE BASE IN COLOR AND SIZE FOR SEAMLESS TRANSITION.
- GENERAL CONTRACTOR TO PATCH & REPAIR EXISTING DAMAGED OR CRACKED GMB AT ALL WALLS. PROVIDE GMB INFILL AT DAMAGED AREAS. PROVIDE ADDITIONAL BLOCKING BETWEEN EXISTING STUDS FOR FASTENING. MATCH EXISTING ADJACENT MATERIALS TO ENSURE SEAMLESS TRANSITION. GENERAL CONTRACTOR TO SKIM COAT WALLS PRIOR TO PRIME AND PAINT. PRIME AND PAINT WALLS (EGGSHELL FINISH) AND CEILING (FLAT FINISH) INCLUDING WINDOW SILLS, WINDOW TRIM, FIRE EXTINGUISHER CABINET TRIM, INSULATED PIPING, METAL WALL HEATERS, CONDUIT AND WIRE MOULD. PROVIDE CONTINUOUS SEALANT BETWEEN TOP OF WALL AND CEILING GRID WALL ANGLE ON 1ST AND 9TH FLOORS. PRIME AND PAINT EXISTING HEATER COVERS TO MATCH WALLS IN THAT AREA. REPLACE WALL GRILLES IN KIND TO MATCH WALL COLOR.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING WALL AND BACK SPLASH BEHIND CABINETS AT KITCHENETTE IN COMMUNITY ROOM. ACCENT COLOR AS SELECTED BY OWNER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOORS ON COMMUNITY ROOM AND CORRIDOR SIDES ALONG WITH METAL FRAME TO INSIDE OF CABINET. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOOR FRAME AND SIDLIGHT SYSTEM IN ITS ENTIRETY. EXISTING DOOR HARDWARE AND CLOSER TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WOOD DOOR (C LABEL) FOR EACH APARTMENT (MATCH EXISTING SIZE AND THICKNESS) ALONG WITH HARDWARE - SEE DOOR TYPE AND TYPICAL ELEVATION 3 ON SHEET AS.01. GENERAL CONTRACTOR TO INSTALL EXISTING CORES FROM REMOVED DOORS ALONG WITH NEW HARDWARE ON NEW DOOR SLAB. REPAIR, PRIME AND PAINT EXISTING DOOR FRAMES. PROVIDE DOOR SIGNAGE AS INDICATED ON SHEET AS.01.
- GENERAL CONTRACTOR TO PROVIDE CEILING TILE TO FIT INTO EXISTING CEILING GRID. ENSURE PROPER ALIGNMENT FOR SEAMLESS INSTALLATION. CEILING TILE IN COMMUNITY ROOM AND RESTROOMS TO BE CHICAGO METALLIC. EXISTING LIGHTING FIXTURES, DIFFUSERS AND EXHAUST FANS TO REMAIN. ELECTRICAL CONTRACTOR TO INSTALL EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS AT EXISTING LOCATIONS - ENSURE THAT ALL ACCESSORIES ARE IN WORKING ORDER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING PRE-CAST CONCRETE PLANK CEILING, GMB BULKHEADS AND GMB CHASES ALONG WITH MISCELLANEOUS CONDUIT AND WIRE MOULDINGS. CEILING MOUNTED CAMERAS, SENSORS, ALARMS AND LIGHT FIXTURES BOXES ARE NOT TO BE PAINTED.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING HOLLOW METAL DOORS AND FRAMES IN THEIR ENTIRETY. ENSURE THAT ALL DOOR SIGNAGE IS INSTALLED PER ELEVATIONS ON SHEET AS.01. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WINDOW SHADES. ENSURE THAT SHADE SPANS THE WIDTH OF THE EXISTING WINDOW OPENING. PROVIDE ALL HARDWARE AND FASTENERS PER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATORS ON FIRST FLOOR. AT FLOORS 2 THROUGH 9, GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATOR DOORS ALONG WITH VINYL WALL PANELS AND VINYL CORNER GUARDS AT SIDES OF ELEVATOR DOORS. ENSURE THAT PANELS AND CORNER GUARDS ARE SECURELY ANCHORED AND ALL PERIMETER EDGES ARE CONTINUOUSLY SEALED AND FREE OF ANY SHARP EDGES. PROVIDE TRIM STRIPS AT ALL EXPOSED EDGES. SEE PARTIAL ELEVATION 2/AS.01.
- GENERAL CONTRACTOR TO INSTALL VINYL HANDRAIL COVER, WALL RETURNS AND INSIDE CORNERS (PROVIDED BY WCHA) AS INDICATED ON PLANS. GENERAL CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS PRIOR TO INSTALLATION OF HANDRAIL COVERS AND END RETURNS. PRIME AND PAINT EXISTING HANDRAIL BRACKETS TO MATCH WALLS. REPLACE ANY DAMAGED HANDRAIL BRACKETS OR RETAINER ALONG WITH MISSING FASTENERS.

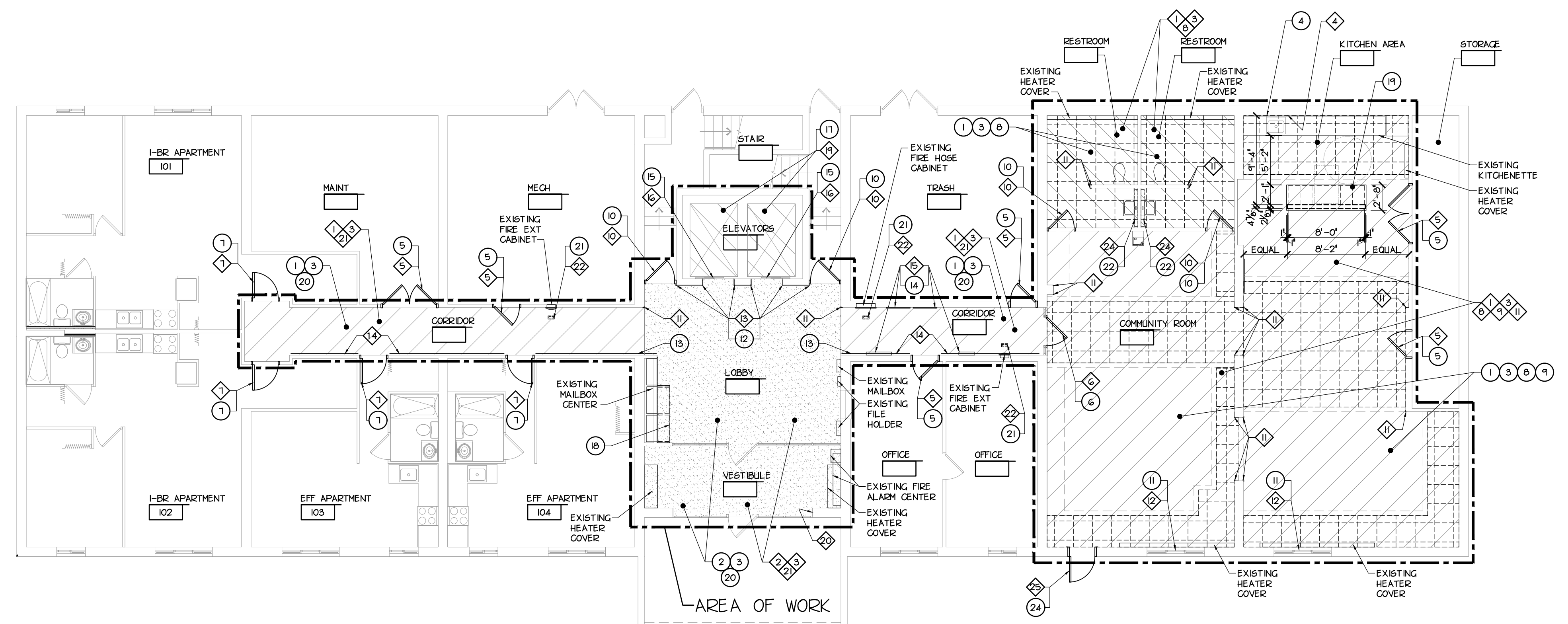
NUMBERED DEMOLITION NOTES

- GENERAL CONTRACTOR TO REMOVE FLOORING, INCLUDING BASE ALONG WITH ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS - COMMUNITY ROOM ALONG WITH MEN'S RESTROOM, WOMEN'S RESTROOM & CORRIDORS AT FIRST FLOOR, AND LOBBY & CORRIDORS ON 2ND - 9TH FLOORS WHERE INDICATED ON PLANS. WCHA TO REMOVE EXISTING TOILET IN EACH RESTROOM TO PREPARE FOR WORK IN THIS AREA.
- GENERAL CONTRACTOR TO REMOVE EXISTING GROUT AND CLEAN EXISTING TILE AT FIRST FLOOR VESTIBULE AND LOBBY AREA. PREPARE AREA FOR INSTALLATION OF GROUT AS PER MANUFACTURER'S RECOMMENDATIONS AS PART OF NEW WORK. REMOVE EXISTING RUBBER BASE AND PREPARE FOR INSTALLATION OF RUBBER BASE AS PART OF NEW WORK IN LOBBY AREA.
- GENERAL CONTRACTOR TO CLEAN, PATCH HOLES AND REPAIR DAMAGE TO EXISTING WALLS. PREPARE WALLS FOR SKIM COAT, PRIMER AND PAINT AS PART OF NEW WORK. CLEAN AND PREPARE HEATER COVERS FOR PRIME AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE KITCHENETTE WALL & BACK SPLASH FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (CORRIDOR & COMMUNITY ROOM SIDE) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ALUM DOOR, SIDELIGHT AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WOOD APARTMENT ENTRY DOOR FROM EXISTING FRAME TO REMAIN. CLEAN, REPAIR AND PREPARE EXISTING METAL DOOR FRAME FOR PRIME & PAINT. REMOVE AND SET ASIDE CORE FOR INSTALLATION IN NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. WCHA TO REMOVE EXISTING LIGHT FIXTURES, DIFFUSERS, GRILLES, ETC. TO PREPARE FOR WORK IN THIS AREA.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE EXISTING CEILING (PRE-CAST CONCRETE PLANK AND GMB) FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CORNER GUARDS ALONG WITH RETAINER, CAPS AND ALL FASTENERS. PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF CORNER GUARDS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW BLINDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CORNER GUARDS ALONG WITH RETAINER, CAPS AND ALL FASTENERS. PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AS PART OF NEW WORK. SEE PARTIAL ELEVATION 2/AS.01.
- GENERAL CONTRACTOR TO REMOVE EXISTING HANDRAIL VINYL COVERS AND END RETURNS. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS, HANDRAIL MOUNTING BRACKETS AND HANDRAIL RETAINER. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS OR REPLACE ANY DAMAGED BRACKETS/RETAINER DURING COVER REMOVAL. CLEAN AND PREPARE EXISTING HANDRAIL BRACKETS FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF HANDRAIL VINYL COVERS AND END RETURNS AS PART OF NEW WORK - LOBBY & CORRIDORS ON ALL FLOORS WHERE INDICATED ON PLANS.
- GENERAL CONTRACTOR TO REMOVE EXISTING BULLETIN BOARDS AND TACK BOARDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL ELEVATOR DOORS (CAB SIDE ON ALL FLOORS & LOBBY SIDE ON 2ND - 9TH FLOORS) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW TREATMENTS ALONG WITH RELATED HARDWARE AND FASTENERS AT HOPPE AND LIFE (2ND FLOOR), AND LAUNDRY ROOMS (4TH, 6TH & 9TH FLOORS). PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS - SET ASIDE FOR INSTALLATION IN CEILING TILE AT EXISTING LOCATIONS AS PART OF NEW WORK.
- ELEVATOR UPDATES: GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR FLOORING. REMOVE ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS. GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR WALL PANELS ALONG WITH ALL WALL MOUNTED ACCESSORIES WITH CARE. SET ACCESSORIES ASIDE FOR INSTALLATION ON WALL PANELS AS PART OF NEW WORK. GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ELEVATOR CEILING ALONG WITH ACCESS MATCH AND DIFFUSER. INSTALLATION OF WALL PANELS, INSTALLATION OF FLOOR AND PAINTING CEILING ARE ALL PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING STAINLESS STEEL PANEL AND FASTENERS ALONG WITH ALL DAMAGED GMB AND STUDS. CLEAN OPENING, THEN PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING WALL OUTLETS AND FACE PLATES IN CORRIDOR AND LOBBY ON EACH FLOOR. PREPARE FOR INSTALLATION OF WALL OUTLET AND FACE PLATES AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING RECTANGULAR CEILING/WALL MOUNTED BLUE EMERGENCY LIGHT LOCATED AT EMERGENCY EQUIPMENT ON EACH FLOOR. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. REMOVE DAMAGED CEILING TILE AND PREPARE CEILING GRID FOR INSTALLATION OF REPLACEMENT TILE AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF NEW EMERGENCY LIGHT ALONG WITH CIRCUIT EXTENSION TO ADDITIONAL ROUND BLUE EMERGENCY LIGHT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED LIGHT FIXTURES IN CORRIDORS (2ND - 9TH FLOORS). LIMIT DISTURBANCE AND DAMAGE TO ADJACENT WALLS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED VANITY LIGHT FIXTURES IN COMMUNITY ROOM RESTROOMS. LIMIT DISTURBANCE AND DAMAGE TO ADJACENT PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING EXTERIOR ALUMINUM DOOR. EXISTING FRAME TO REMAIN. CAREFULLY REMOVE EXISTING DOOR HARDWARE FROM DOOR AND FRAME, AND SET ASIDE. PREPARE EXISTING DOOR FRAME FOR INSTALLATION OF NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE FLOORING, INCLUDING BASE ALONG WITH ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS.
- GENERAL CONTRACTOR TO REMOVE EXISTING WALL PAPER, CLEAN, PATCH, REPAIR AND PREPARE EXISTING WALL FOR PRIME AND PAINTING AS PART OF NEW WORK.

LIGHTING FIXTURE SCHEDULE

ITEM NUMBER	MANUFACTURER	DESCRIPTION	MODEL NUMBER	REMARKS
F1	CORELITE	WALL MOUNTED LED DIRECT/INDIRECT	JW-WL-20LB35-D-UNV-6T-W-SU-WA-4	
F2	MODERN FORMS	LED WALL MOUNTED FIXTURE (VOGUE)	MS-3191 (3000K, 3" LONG)	PLACE AT EX LOCATION
F3	WATT-MAN LED LIGHTING	LED FIRE EQUIPMENT SIGNAL LIGHT	LDBL120RF OR LDBL211RF	VERIFY EXISTING VOLTAGE

NOTES:
1. MANUFACTURER AND MODEL GIVEN FOR REFERENCE ONLY.



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

JEANNETTE MANOR INTERIOR RENOVATIONS

OWNER
WESTMORELAND COUNTY HOUSING AUTHORITY

PROJECT NUMBER
R23-077-04
ISSUED FOR
BIDDING
ISSUE DATE
APRIL 5, 2024
SHEET NAME

FIRST FLOOR PLAN

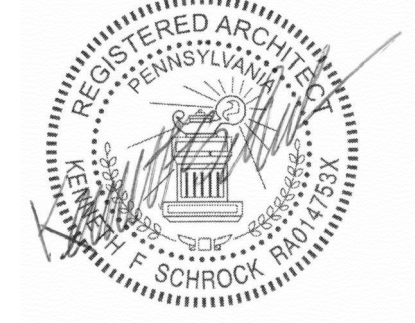
SHEET NUMBER
A1.01



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SEAL



LEGEND	
ROOM NAME	KITCHEN
FLOOR LEVEL	#01
UNIT NUMBER	
◇	NUMBERED DEMOLITION NOTE
○	NUMBERED GENERAL CONSTRUCTION NOTE
O.H.	OPPOSITE HAND
	VIEW NUMBER
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- ### GENERAL DEMOLITION NOTES
- ALL DEMOLITION DEBRIS, WASTE MATERIAL AND TRASH IS TO BE CONTAINERIZED ON SITE AS GENERATED.
 - THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ROLL-OFF BOX(ES) AND/OR DUMPSTER(S).
 - THE GENERAL CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE SITE, TRANSPORT AND DISPOSE AT AN APPROVED OFF SITE DISPOSAL FACILITY, ALL ROLL-OFF BOX(ES) AND/OR DUMPSTER(S) WHEN FULL. THIS MAY INCLUDE BUT NOT BE LIMITED TO BUILDING DEMOLITION DEBRIS.
 - PRIOR TO THE START OF DEMOLITION, THE OWNER, WESTMORELAND COUNTY HOUSING AUTHORITY (WCHA) SHALL BE GIVEN THE OPPORTUNITY TO COLLECT AND RETAIN AT THEIR FACILITY ANY ITEMS TO BE REMOVED ON THIS PROJECT. THIS MAY INCLUDE BUT NOT BE LIMITED TO WALL DECOR, CLOCKS, BULLETIN BOARDS, PLUMBING FIXTURES, LIGHT FIXTURES, WINDOW TREATMENTS, FILE HOLDERS, ETC. CONTRACTOR(S) SHALL COORDINATE DEMOLITION WORK WITH, AND NOTIFY THE OWNER OF THE DEMOLITION SCHEDULE.
 - EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK, INCLUDING, BUT NOT LIMITED TO, ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING.
 - GENERAL CONTRACTOR TO FURNISH PROTECTION FROM ELEMENTS FOR AREAS WHICH MAY BE EXPOSED BY UNCOVERING WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING PORTIONS OF EXISTING SURFACES WHICH ARE DAMAGED DURING THEIR DEMOLITION WORK.
 - GENERAL CONTRACTOR TO PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE. PROVIDE TEMPORARY, SAFE FLOORING IN AREAS OF WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION.
 - GENERAL CONTRACTOR TO REMOVE ALL EXISTING WALL & DOOR MOUNTED SIGNAGE. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS AND DOORS. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. PREPARE DOORS AND WALLS FOR NEW WORK. PROVIDE NEW SIGNAGE AS PART OF NEW WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING WALL AND CEILING MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO HANDRAIL HARDWARE, BUILDING PLAQUE, LIGHT FIXTURES & FIXTURE HOUSING, FIRE EXTINGUISHERS/CABINETS, HVAC UNITS, DUCTWORK, VENTS, LOUVERS, GRILLES, SUPPLY LINES, OUTLET/LIGHT COVERS, GRAB BARS, TOILET ACCESSORIES, COUNTER TOPS, CORNER GUARDS, FIRE FULL, SECURITY PAD, ACCESS PANEL, TRASH CHUTE, MAILBOX, FIRE ALARM STROBE LIGHTS, WINDOW BLINDS ALONG WITH HARDWARE, EMERGENCY ALARM LIGHTS, BLANK OFF COVERS, SMOKE/FIRE ALARMS/SENSORS AND CASEWORK IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING DOOR HARDWARE ITEMS INCLUDING BUT NOT LIMITED TO DOOR OPENER, KICK PLATE, VIEWER, KNOCKER AND LOCK GUARD IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE EXISTING DAMAGED DOOR FRAMES (AS INDICATED BY OWNER) ALONG WITH FASTENERS, SHIMS AND SEALANT. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS DURING REMOVAL. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. CLEAN AND PREPARE EXISTING OPENING FOR INSTALLATION OF NEW DOOR FRAME AS PART OF NEW WORK.

- ### GENERAL CONSTRUCTION NOTES
- FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, LOCATIONS OF PLUMBING LINES AND FIXTURES, ELECTRIC LINES AND FIXTURES AND HVAC EQUIPMENT. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO DETERMINE THE FULL SCOPE OF WORK REQUIRED.
 - DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN, LOCATION AND DIMENSIONS OF THE WORK. CONTRACTORS ARE TO REFER TO THE SPECIFICATIONS FOR THE WRITTEN REQUIREMENTS FOR MATERIALS, EQUIPMENT, CONSTRUCTION SYSTEMS, STANDARDS FOR WORKMANSHIP OF THE WORK, AND PERFORMANCE OF RELATED SERVICES.
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 - DO NOT SCALE DRAWINGS.
 - ALL INTERIOR DIMENSIONS INDICATED ARE TO THE FINISHED FACE OF GMB.
 - AT AREAS OF DEMOLITION INCLUDING, BUT NOT LIMITED TO REMOVAL OF SIGNS, WALL MOUNTED FIXTURES, WALL MOUNTED ACCESSORIES, ETC., PROVIDE SEAMLESS PATCH, REPAIR AND SEAL OF EXISTING CONDITIONS. MATCH EXISTING ADJACENT MATERIALS.
 - IN ALL CASES, PROVIDE MEANS TO FURNISH AND INSTALL.
 - GENERAL CONTRACTOR TO PROVIDE TRANSITION STRIP AS REQUIRED FOR TRANSITION BETWEEN FLOORING TYPES TO ALIGN WITH EXISTING DOOR JAMB OR AT FLOORING CHANGE. ENSURE A TIGHT AND SEAMLESS JOINT.
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 - GENERAL CONTRACTOR TO PROVIDE CORNER GUARDS AT ALL WALL CORNERS (WHERE CORNER GUARDS HAVE BEEN REMOVED AND AT ADDITIONAL CORNERS NOT PROTECTED) WITHIN COMMUNITY ROOM, COMMUNITY ROOM RESTROOMS, AND LOBBY, AND CORRIDORS ON ALL FLOORS.
 - GENERAL CONTRACTOR TO INSTALL NEW DOOR FRAMES (AS INDICATED BY OWNER TO BE REPLACED) PROVIDED BY WCHA ALONG WITH FASTENERS, SHIMS AND CONTINUOUS PERIMETER SEALANT AT EACH SIDE OF FRAME. REPAIR ANY DAMAGE TO EXISTING ADJACENT MATERIALS. PRIME AND PAINT DOOR FRAMES.

NUMBERED CONSTRUCTION NOTES

- GENERAL CONTRACTOR TO INSTALL LVT FLOORING AND RUBBER BASE AT AREAS INDICATED ON FLOOR PLAN. RUBBER BASE ON FIRST FLOOR TO BE 1" BASE AND ALL OTHER FLOORS TO BE 5" BASE. PROVIDE FLOOR LEVELING MATERIAL TO ENSURE THAT ALL IMPERFECTIONS ARE SMOOTH, LEVEL AND PREPARED FOR INSTALLATION OF FLOORING AS PER MANUFACTURER'S RECOMMENDATIONS. ALLOW FOR 2 FLOOR COLOR SELECTIONS BY OWNER.
- GENERAL CONTRACTOR TO INFILL GROUT AT FLOOR ALONG WITH TILE BASE IN LOBBY AND VESTIBULE ON 1ST FLOOR. ENSURE THAT GROUT IS LEVEL WITH TILE. PROVIDE RUBBER BASE WHERE EXISTING RUBBER BASE WAS REMOVED. PROVIDE TILE BASE INFILL AT WALL INFILL AT VESTIBULE. MATCH EXISTING TILE BASE IN COLOR AND SIZE FOR SEAMLESS TRANSITION.
- GENERAL CONTRACTOR TO PATCH & REPAIR EXISTING DAMAGED OR CRACKED GMB AT ALL WALLS. PROVIDE GMB INFILL AT DAMAGED AREAS. PROVIDE ADDITIONAL BLOCKING BETWEEN EXISTING STUDS FOR FASTENING. MATCH EXISTING ADJACENT MATERIALS TO ENSURE SEAMLESS TRANSITION. GENERAL CONTRACTOR TO SKIM COAT WALLS PRIOR TO PRIME AND PAINT. PRIME AND PAINT WALLS (EGGSHELL FINISH) AND CEILING (FLAT FINISH) INCLUDING WINDOW SILLS, WINDOW TRIM, FIRE EXTINGUISHER CABINET TRIM, INSULATED PIPING, METAL WALL HEATERS, CONDUIT AND WIRE MOULD. PROVIDE CONTINUOUS SEALANT BETWEEN TOP OF WALL AND CEILING GRID WALL ANGLE ON 1ST AND 4TH FLOORS. PRIME AND PAINT EXISTING HEATER COVERS TO MATCH WALLS IN THAT AREA. REPLACE WALL GRILLES IN KIND TO MATCH WALL COLOR.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING WALL AND BACK SPLASH BEHIND CABINETS AT KITCHENETTE IN COMMUNITY ROOM. ACCENT COLOR AS SELECTED BY OWNER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOORS ON COMMUNITY ROOM AND CORRIDOR SIDES ALONG WITH METAL FRAME TO INSIDE OF CABINET. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOOR FRAME AND SIDLIGHT SYSTEM IN ITS ENTIRETY. EXISTING DOOR HARDWARE AND CLOSER TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WOOD DOOR (C LABEL) FOR EACH APARTMENT (MATCH EXISTING SIZE AND THICKNESS) ALONG WITH HARDWARE - SEE DOOR TYPE A AND TYPICAL ELEVATION 3 ON SHEET AS.01. GENERAL CONTRACTOR TO INSTALL EXISTING CORES FROM REMOVED DOORS ALONG WITH NEW HARDWARE ON NEW DOOR SLAB. REPAIR, PRIME AND PAINT EXISTING DOOR FRAMES. PROVIDE DOOR SIGNAGE AS INDICATED ON SHEET AS.01.
- GENERAL CONTRACTOR TO PROVIDE CEILING TILE TO FIT INTO EXISTING CEILING GRID. ENSURE PROPER ALIGNMENT FOR SEAMLESS INSTALLATION. CEILING TILE IN COMMUNITY ROOM AND RESTROOMS TO BE CHICAGO METALLIC. EXISTING LIGHTING FIXTURES, DIFFUSERS AND EXHAUST FANS TO REMAIN. ELECTRICAL CONTRACTOR TO INSTALL EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS AT EXISTING LOCATIONS - ENSURE THAT ALL ACCESSORIES ARE IN WORKING ORDER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING PRE-CAST CONCRETE PLANK CEILING, GMB BULKHEADS AND GMB CHASES ALONG WITH MISCELLANEOUS CONDUIT AND WIRE MOULDS. CEILING MOUNTED CAMERAS, SENSORS, ALARMS AND LIGHT FIXTURE BOXES ARE NOT TO BE PAINTED.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING HOLLOW METAL DOORS AND FRAMES IN THEIR ENTIRETY. ENSURE THAT ALL DOOR SIGNAGE IS INSTALLED PER ELEVATIONS ON SHEET AS.01. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WINDOW SHADES. ENSURE THAT SHADE SPANS THE WIDTH OF THE EXISTING WINDOW OPENING. PROVIDE ALL HARDWARE AND FASTENERS PER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATORS ON FIRST FLOOR. AT FLOORS 2 THROUGH 9, GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATOR DOORS ALONG WITH VINYL WALL PANELS AND VINYL CORNER GUARDS AT SIDES OF ELEVATOR DOORS. ENSURE THAT PANELS AND CORNER GUARDS ARE SECURELY ANCHORED AND ALL PERIMETER EDGES ARE CONTINUOUSLY SEALED AND FREE OF ANY SHARP EDGES. PROVIDE TRIM STRIPS AT ALL EXPOSED EDGES. SEE PARTIAL ELEVATION 2/AS.01.
- GENERAL CONTRACTOR TO INSTALL VINYL HANDRAIL COVER, WALL RETURNS AND INSIDE CORNERS (PROVIDED BY WCHA) AS INDICATED ON PLANS. GENERAL CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS PRIOR TO INSTALLATION OF HANDRAIL COVERS AND END RETURNS. PRIME AND PAINT EXISTING HANDRAIL BRACKETS TO MATCH WALLS. REPLACE ANY DAMAGED HANDRAIL BRACKETS OR RETAINER ALONG WITH MISSING FASTENERS.

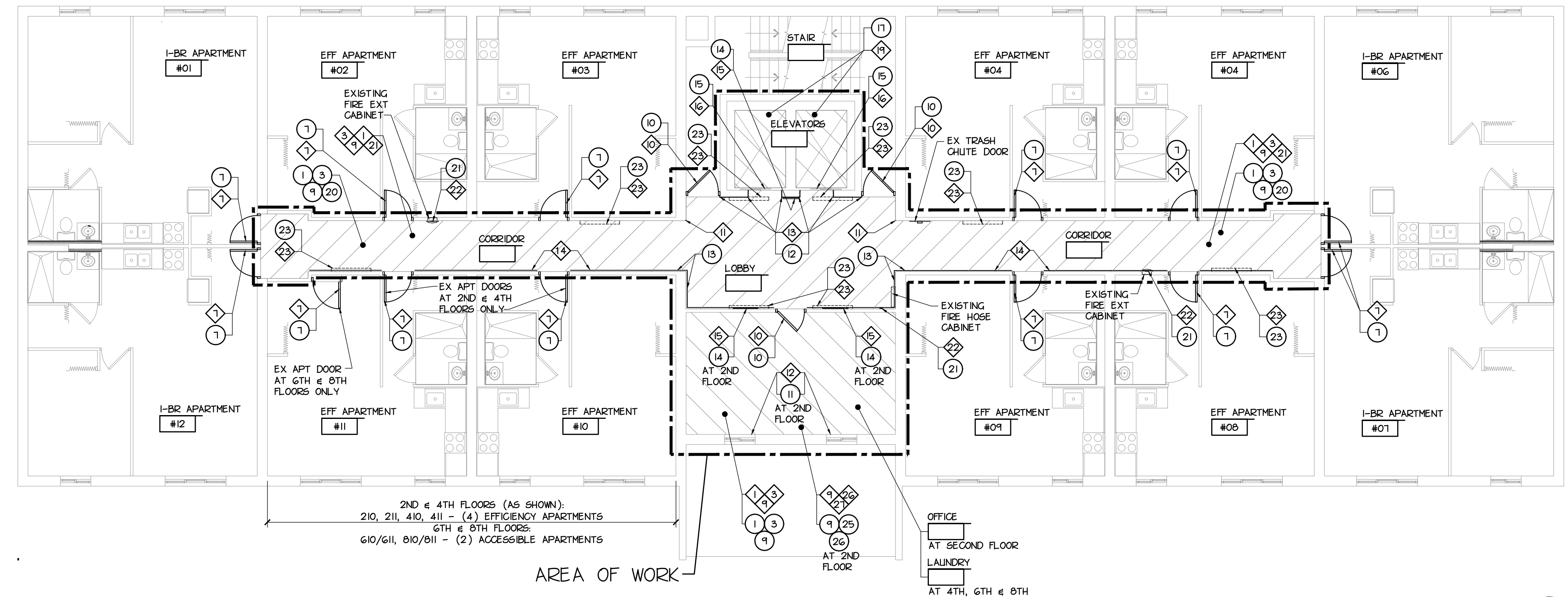
NUMBERED DEMOLITION NOTES

- GENERAL CONTRACTOR TO REMOVE FLOORING, INCLUDING BASE ALONG WITH ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS - COMMUNITY ROOM ALONG WITH MEN'S RESTROOM, WOMEN'S RESTROOM & CORRIDORS AT FIRST FLOOR, AND LOBBY & CORRIDORS ON 2ND - 9TH FLOORS WHERE INDICATED ON PLANS. WCHA TO REMOVE EXISTING TOILET IN EACH RESTROOM TO PREPARE FOR WORK IN THIS AREA.
- GENERAL CONTRACTOR TO REMOVE EXISTING GROUT AND CLEAN EXISTING TILE AT FIRST FLOOR VESTIBULE AND LOBBY AREA. PREPARE AREA FOR INSTALLATION OF GROUT AS PER MANUFACTURER'S RECOMMENDATIONS AS PART OF NEW WORK. REMOVE EXISTING RUBBER BASE AND PREPARE FOR INSTALLATION OF RUBBER BASE AS PART OF NEW WORK IN LOBBY AREA.
- GENERAL CONTRACTOR TO CLEAN, PATCH HOLES AND REPAIR DAMAGE TO EXISTING WALLS. PREPARE WALLS FOR SKIM COAT, PRIMER AND PAINT AS PART OF NEW WORK. CLEAN AND PREPARE HEATER COVERS FOR PRIME AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE KITCHENETTE WALL & BACK SPLASH FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (CORRIDOR & COMMUNITY ROOM SIDE) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ALUM DOOR, SIDELIGHT AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WOOD APERTMENT ENTRY DOOR FROM EXISTING FRAME TO REMAIN. CLEAN, REPAIR AND PREPARE EXISTING METAL DOOR FRAME FOR PRIME & PAINT. REMOVE AND SET ASIDE CORE FOR INSTALLATION IN NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. WCHA TO REMOVE EXISTING LIGHT FIXTURES, DIFFUSERS, GRILLES, ETC. TO PREPARE FOR WORK IN THIS AREA.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE EXISTING CEILING (PRE-CAST CONCRETE PLANK AND GMB) FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CORNER GUARDS ALONG WITH RETAINER, CAPS AND ALL FASTENERS. PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF CORNER GUARDS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW BLINDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
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- GENERAL CONTRACTOR TO REMOVE EXISTING HANDRAIL VINYL COVERS AND END RETURNS. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS, HANDRAIL MOUNTING BRACKETS AND HANDRAIL RETAINER. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS OR REPLACE ANY DAMAGED BRACKETS/RETAINER DURING COVER REMOVAL. CLEAN AND PREPARE EXISTING HANDRAIL BRACKETS FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF HANDRAIL VINYL COVERS AND END RETURNS AS PART OF NEW WORK - LOBBY & CORRIDORS ON ALL FLOORS WHERE INDICATED ON PLANS.
- GENERAL CONTRACTOR TO REMOVE EXISTING BULLETIN BOARDS AND TACK BOARDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL ELEVATOR DOORS (CAB SIDE ON ALL FLOORS & LOBBY SIDE ON 2ND - 9TH FLOORS) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW TREATMENTS ALONG WITH RELATED HARDWARE AND FASTENERS AT HOPPE AND LIFE (2ND FLOOR), AND LAUNDRY ROOMS (4TH, 6TH & 8TH FLOORS). PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS - SET ASIDE FOR INSTALLATION IN CEILING TILE AT EXISTING LOCATIONS AS PART OF NEW WORK.
- ELEVATOR UPDATES: GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR FLOORING. REMOVE ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS. GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR WALL PANELS ALONG WITH ALL WALL MOUNTED ACCESSORIES WITH CARE. SET ACCESSORIES ASIDE FOR INSTALLATION ON WALL PANELS AS PART OF NEW WORK. GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ELEVATOR CEILING ALONG WITH ACCESS MATCH AND DIFFUSER. INSTALLATION OF WALL PANELS, INSTALLATION OF FLOOR AND PAINTING CEILING ARE ALL PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING STAINLESS STEEL PANEL AND FASTENERS ALONG WITH ALL DAMAGED GMB AND STUDS. CLEAN OPENING, THEN PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING WALL OUTLETS AND FACE PLATES IN CORRIDOR AND LOBBY ON EACH FLOOR. PREPARE FOR INSTALLATION OF WALL OUTLET AND FACE PLATES AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING RECTANGULAR CEILING/WALL MOUNTED BLUE EMERGENCY LIGHT LOCATED AT EXISTING EQUIPMENT ON EACH FLOOR. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. REMOVE DAMAGED CEILING TILE AND PREPARE CEILING GRID FOR INSTALLATION OF REPLACEMENT TILE AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF NEW EMERGENCY LIGHT ALONG WITH CIRCUIT EXTENSION TO ADDITIONAL ROUND BLUE EMERGENCY LIGHT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED LIGHT FIXTURES IN CORRIDORS (2ND - 9TH FLOORS). LIMIT DISTURBANCE AND DAMAGE TO ADJACENT WALLS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED VANITY LIGHT FIXTURES IN COMMUNITY ROOM RESTROOMS. LIMIT DISTURBANCE AND DAMAGE TO ADJACENT PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING EXTERIOR ALUMINUM DOOR. EXISTING FRAME TO REMAIN. CAREFULLY REMOVE EXISTING DOOR HARDWARE FROM DOOR AND FRAME, AND SET ASIDE. PREPARE EXISTING DOOR FRAME FOR INSTALLATION OF NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE FLOORING, INCLUDING BASE ALONG WITH ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS.
- GENERAL CONTRACTOR TO REMOVE EXISTING WALL PAPER, CLEAN, PATCH, REPAIR AND PREPARE EXISTING WALL FOR PRIME AND PAINTING AS PART OF NEW WORK.

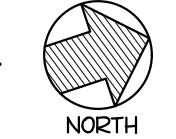
LIGHTING FIXTURE SCHEDULE

ITEM NUMBER	MANUFACTURER	DESCRIPTION	MODEL NUMBER	REMARKS
F1	CORELITE	WALL MOUNTED LED DIRECT/INDIRECT	JW-WL-20LB35-D-UNV-STD-W-SU-WA-4	
F2	MODERN FORMS	LED WALL MOUNTED FIXTURE (VOGUE)	MS-3191 (3000K, 3" LONG)	PLACE AT EX LOCATION
F3	WATT-MAN LED LIGHTING	LED FIRE EQUIPMENT SIGNAL LIGHT	LDBL120RF OR LDBL2118F	VERIFY EXISTING VOLTAGE

NOTES:
1. MANUFACTURER AND MODEL GIVEN FOR REFERENCE ONLY.



1 TYPICAL FLOOR PLAN - FLOORS 2, 4, 6 & 8
SCALE: 1/8" = 1'-0"



JEANNETTE
MANOR
INTERIOR
RENOVATIONS

OWNER
WESTMORELAND
COUNTY
HOUSING
AUTHORITY

PROJECT NUMBER
R23-077-04
ISSUED FOR
BIDDING
ISSUE DATE
APRIL 5, 2024

SHEET NAME
TYPICAL
FLOOR PLAN -
FLOORS 2, 4,
6 & 8
SHEET NUMBER

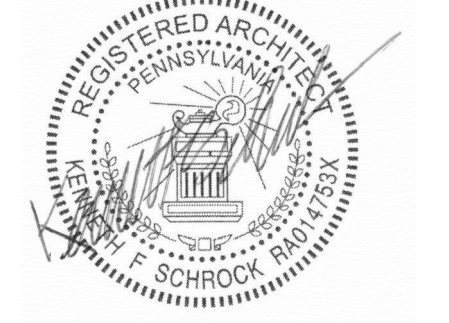
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SLEIGHTER
DESIGN

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1060 EBERLY WAY
LEMONT FURNACE, PA 15456
724.438.4010
WWW.SLEIGHTERDESIGN.COM

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SEAL



LEGEND	
ROOM NAME	KITCHEN #09
FLOOR LEVEL	UNIT NUMBER
◇	NUMBERED DEMOLITION NOTE
○	NUMBERED GENERAL CONSTRUCTION NOTE
O.H.	OPPOSITE HAND
	VIEW NUMBER
	SHEET NUMBER

- ### GENERAL DEMOLITION NOTES
- ALL DEMOLITION DEBRIS, WASTE MATERIAL AND TRASH IS TO BE CONTAINERIZED ON SITE AS GENERATED.
 - THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ROLL-OFF BOX(ES) AND/OR DUMPSTER(S).
 - THE GENERAL CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE SITE, TRANSPORT AND DISPOSE AT AN APPROVED OFF SITE DISPOSAL FACILITY, ALL ROLL-OFF BOX(ES) AND/OR DUMPSTER(S) WHEN FULL. THIS MAY INCLUDE BUT NOT BE LIMITED TO BUILDING DEMOLITION DEBRIS.
 - PRIOR TO THE START OF DEMOLITION, THE OWNER, WESTMORELAND COUNTY HOUSING AUTHORITY (WCHA) SHALL BE GIVEN THE OPPORTUNITY TO COLLECT AND RETAIN AT THEIR FACILITY ANY ITEMS TO BE REMOVED ON THIS PROJECT. THIS MAY INCLUDE BUT NOT BE LIMITED TO WALL DECOR, CLOCKS, BULLETIN BOARDS, PLUMBING FIXTURES, LIGHT FIXTURES, WINDOW TREATMENTS, FILE HOLDERS, ETC. CONTRACTOR(S) SHALL COORDINATE DEMOLITION WORK WITH, AND NOTIFY THE OWNER OF THE DEMOLITION SCHEDULE.
 - EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK, INCLUDING, BUT NOT LIMITED TO, ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING.
 - GENERAL CONTRACTOR TO FURNISH PROTECTION FROM ELEMENTS FOR AREAS WHICH MAY BE EXPOSED BY UNCOVERING WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING PORTIONS OF EXISTING SURFACES WHICH ARE DAMAGED DURING THEIR DEMOLITION WORK.
 - GENERAL CONTRACTOR TO PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE. PROVIDE TEMPORARY, SAFE FLOORING IN AREAS OF WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION.
 - GENERAL CONTRACTOR TO REMOVE ALL EXISTING WALL & DOOR MOUNTED SIGNAGE. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS AND DOORS. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. PREPARE DOORS AND WALLS FOR NEW WORK. PROVIDE NEW SIGNAGE AS PART OF NEW WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING WALL AND CEILING MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO HANDRAIL HARDWARE, BUILDING PLAQUE, LIGHT FIXTURES & FIXTURE HOUSING, FIRE EXTINGUISHERS/CABINETS, HVAC UNITS, DUCTWORK, VENTS, LOUVERS, GRILLES, SUPPLY LINES, OUTLET/LIGHT COVERS, GRAB BARS, TOILET ACCESSORIES, COUNTER TOPS, CORNER GUARDS, FIRE PULL, SECURITY PAD, ACCESS PANEL, TRASH CHUTE, MAILBOX, FIRE ALARM STROBE LIGHTS, WINDOW BLINDS ALONG WITH HARDWARE, EMERGENCY ALARM LIGHTS, BLANK OFF COVERS, SMOKE/FIRE ALARMS/SENSORS AND CASEWORK IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING DOOR HARDWARE ITEMS INCLUDING BUT NOT LIMITED TO DOOR OPENER, KICK PLATE, VIEWER, KNOCKER AND LOCK GUARD IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE EXISTING DAMAGED DOOR FRAMES (AS INDICATED BY OWNER) ALONG WITH FASTENERS, SHIMS AND SEALANT. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS DURING REMOVAL. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. CLEAN AND PREPARE EXISTING OPENING FOR INSTALLATION OF NEW DOOR FRAME AS PART OF NEW WORK.

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 - DO NOT SCALE DRAWINGS.
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 - IN ALL CASES, PROVIDE MEANS TO FURNISH AND INSTALL.
 - GENERAL CONTRACTOR TO PROVIDE TRANSITION STRIP AS REQUIRED FOR TRANSITION BETWEEN FLOORING TYPES TO ALIGN WITH EXISTING DOOR JAMB OR AT FLOORING CHANGE. ENSURE A TIGHT AND SEAMLESS JOINT.
 - GENERAL CONTRACTOR TO PROVIDE "WCHA SPECIFIC" SIGNAGE REPLACEMENT IN KIND. GENERAL CONTRACTOR TO PROVIDE PROJECT SIGNAGE REPLACEMENT THROUGHOUT BUILDING IN ACCORDANCE TO DETAIL ON SHEET AS.01. SUBMIT ALL SIGNAGE PRIOR TO INSTALLATION TO OWNER FOR REVIEW AND APPROVAL.
 - GENERAL CONTRACTOR TO PROVIDE CORNER GUARDS AT ALL WALL CORNERS (WHERE CORNER GUARDS HAVE BEEN REMOVED AND AT ADDITIONAL CORNERS NOT PROTECTED) WITHIN COMMUNITY ROOM, COMMUNITY ROOM RESTROOMS, AND LOBBY, AND CORRIDORS ON ALL FLOORS.
 - GENERAL CONTRACTOR TO INSTALL NEW DOOR FRAMES (AS INDICATED BY OWNER TO BE REPLACED) PROVIDED BY WCHA ALONG WITH FASTENERS, SHIMS AND CONTINUOUS PERIMETER SEALANT AT EACH SIDE OF FRAME. REPAIR ANY DAMAGE TO EXISTING ADJACENT MATERIALS. PRIME AND PAINT DOOR FRAMES.

NUMBERED CONSTRUCTION NOTES

- GENERAL CONTRACTOR TO INSTALL LVT FLOORING AND RUBBER BASE AT AREAS INDICATED ON FLOOR PLAN. RUBBER BASE ON FIRST FLOOR TO BE 1" BASE AND ALL OTHER FLOORS TO BE 5/8" BASE. PROVIDE FLOOR LEVELING MATERIAL TO ENSURE THAT ALL IMPERFECTIONS ARE SMOOTH, LEVEL AND PREPARED FOR INSTALLATION OF FLOORING AS PER MANUFACTURER'S RECOMMENDATIONS. ALLOW FOR 2 FLOOR COLOR SELECTIONS BY OWNER.
- GENERAL CONTRACTOR TO INFILL GROUT AT FLOOR ALONG WITH TILE BASE IN LOBBY AND VESTIBULE ON 1ST FLOOR. ENSURE THAT GROUT IS LEVEL WITH TILE. PROVIDE RUBBER BASE WHERE EXISTING RUBBER BASE WAS REMOVED. PROVIDE TILE BASE INFILL AT WALL INFILL AT VESTIBULE. MATCH EXISTING TILE BASE IN COLOR AND SIZE FOR SEAMLESS TRANSITION.
- GENERAL CONTRACTOR TO PATCH & REPAIR EXISTING DAMAGED OR CRACKED GMB AT ALL WALLS. PROVIDE GMB INFILL AT DAMAGED AREAS. PROVIDE ADDITIONAL BLOCKING BETWEEN EXISTING STUDS FOR FASTENING. MATCH EXISTING ADJACENT MATERIALS TO ENSURE SEAMLESS TRANSITION. GENERAL CONTRACTOR TO SKIM COAT WALLS PRIOR TO PRIME AND PAINT. PRIME AND PAINT WALLS (EGGSHELL FINISH) AND CEILING (FLAT FINISH) INCLUDING WINDOW SILLS, WINDOW TRIM, FIRE EXTINGUISHER CABINET TRIM, INSULATED PIPING, METAL WALL HEATERS, CONDUIT AND WIRE MOULD. PROVIDE CONTINUOUS SEALANT BETWEEN TOP OF WALL AND CEILING GRID WALL ANGLE ON 1ST AND 9TH FLOORS. PRIME AND PAINT EXISTING HEATER COVERS TO MATCH WALLS IN THAT AREA. REPLACE WALL GRILLES IN KIND TO MATCH WALL COLOR.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING WALL AND BACK SPLASH BEHIND CABINETS AT KITCHENETTE IN COMMUNITY ROOM. ACCENT COLOR AS SELECTED BY OWNER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOORS ON COMMUNITY ROOM AND CORRIDOR SIDES ALONG WITH METAL FRAME TO INSIDE OF CABINET. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOOR FRAME AND SIDLIGHT SYSTEM IN ITS ENTIRETY. EXISTING DOOR HARDWARE AND CLOSER TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WOOD DOOR (C LABEL) FOR EACH APARTMENT (MATCH EXISTING SIZE AND THICKNESS) ALONG WITH HARDWARE - SEE DOOR TYPE A AND TYPICAL ELEVATION 3 ON SHEET AS.01. GENERAL CONTRACTOR TO INSTALL EXISTING CORES FROM REMOVED DOORS ALONG WITH NEW HARDWARE ON NEW DOOR SLAB. REPAIR, PRIME AND PAINT EXISTING DOOR FRAMES. PROVIDE DOOR SIGNAGE AS INDICATED ON SHEET AS.01.
- GENERAL CONTRACTOR TO PROVIDE CEILING TILE TO FIT INTO EXISTING CEILING GRID. ENSURE PROPER ALIGNMENT FOR SEAMLESS INSTALLATION. CEILING TILE IN COMMUNITY ROOM AND RESTROOMS TO BE CHICAGO METALLIC. EXISTING LIGHTING FIXTURES, DIFFUSERS AND EXHAUST FANS TO REMAIN. ELECTRICAL CONTRACTOR TO INSTALL EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS AT EXISTING LOCATIONS - ENSURE THAT ALL ACCESSORIES ARE IN WORKING ORDER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING PRE-CAST CONCRETE PLANK CEILING, GMB BULKHEADS AND GMB CHASES ALONG WITH MISCELLANEOUS CONDUIT AND WIRE MOULDS. CEILING MOUNTED CAMERAS, SENSORS, ALARMS AND LIGHT FIXTURE BOXES ARE NOT TO BE PAINTED.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING HOLLOW METAL DOORS AND FRAMES IN THEIR ENTIRETY. ENSURE THAT ALL DOOR SIGNAGE IS INSTALLED PER ELEVATIONS ON SHEET AS.01. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WINDOW SHADES. ENSURE THAT SHADE SPANS THE WIDTH OF THE EXISTING WINDOW OPENING. PROVIDE ALL HARDWARE AND FASTENERS PER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATORS ON FIRST FLOOR. AT FLOORS 2 THROUGH 9, GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATOR DOORS ALONG WITH VINYL WALL PANELS AND VINYL CORNER GUARDS AT SIDES OF ELEVATOR DOORS. ENSURE THAT PANELS AND CORNER GUARDS ARE SECURELY ANCHORED AND ALL PERIMETER EDGES ARE CONTINUOUSLY SEALED AND FREE OF ANY SHARP EDGES. PROVIDE TRIM STRIPS AT ALL EXPOSED EDGES. SEE PARTIAL ELEVATION 2/AS.01.
- GENERAL CONTRACTOR TO INSTALL VINYL HANDRAIL COVER, WALL RETURNS AND INSIDE CORNERS (PROVIDED BY WCHA) AS INDICATED ON PLANS. GENERAL CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS PRIOR TO INSTALLATION OF HANDRAIL COVERS AND END RETURNS. PRIME AND PAINT EXISTING HANDRAIL BRACKETS TO MATCH WALLS. REPLACE ANY DAMAGED HANDRAIL BRACKETS OR RETAINER ALONG WITH MISSING FASTENERS.

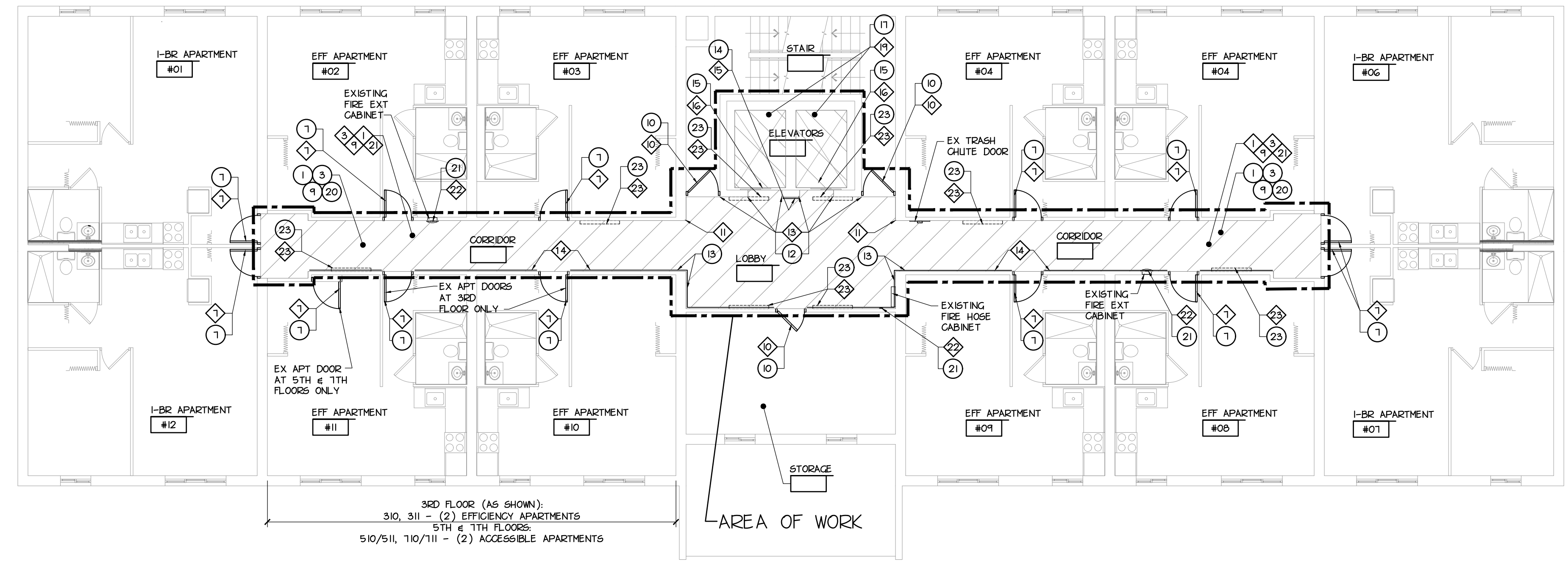
NUMBERED DEMOLITION NOTES

- GENERAL CONTRACTOR TO REMOVE FLOORING, INCLUDING BASE ALONG WITH ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS - COMMUNITY ROOM ALONG WITH MEN'S RESTROOM, WOMEN'S RESTROOM & CORRIDORS AT FIRST FLOOR, AND LOBBY & CORRIDORS ON 2ND - 9TH FLOORS WHERE INDICATED ON PLANS. WCHA TO REMOVE EXISTING TOILET IN EACH RESTROOM TO PREPARE FOR WORK IN THIS AREA.
- GENERAL CONTRACTOR TO REMOVE EXISTING GROUT AND CLEAN EXISTING TILE AT FIRST FLOOR VESTIBULE AND LOBBY AREA. PREPARE AREA FOR INSTALLATION OF GROUT AS PER MANUFACTURER'S RECOMMENDATIONS AS PART OF NEW WORK. REMOVE EXISTING RUBBER BASE AND PREPARE FOR INSTALLATION OF RUBBER BASE AS PART OF NEW WORK IN LOBBY AREA.
- GENERAL CONTRACTOR TO CLEAN, PATCH HOLES AND REPAIR DAMAGE TO EXISTING WALLS. PREPARE WALLS FOR SKIM COAT, PRIMER AND PAINT AS PART OF NEW WORK. CLEAN AND PREPARE HEATER COVERS FOR PRIME AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE KITCHENETTE WALL & BACK SPLASH FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (CORRIDOR & COMMUNITY ROOM SIDE) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ALUM DOOR, SIDELIGHT AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WOOD APARTMENT ENTRY DOOR FROM EXISTING FRAME TO REMAIN. CLEAN, REPAIR AND PREPARE EXISTING METAL DOOR FRAME FOR PRIME & PAINT. REMOVE AND SET ASIDE CORE FOR INSTALLATION IN NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. WCHA TO REMOVE EXISTING LIGHT FIXTURES, DIFFUSERS, GRILLES, ETC. TO PREPARE FOR WORK IN THIS AREA.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE EXISTING CEILING (PRE-CAST CONCRETE PLANK AND GMB) FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CORNER GUARDS ALONG WITH RETAINER, CAPS AND ALL FASTENERS. PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF CORNER GUARDS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW BLINDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CORNER GUARDS ALONG WITH RETAINER, CAPS AND ALL FASTENERS. PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AS PART OF NEW WORK. SEE PARTIAL ELEVATION 2/AS.01.
- GENERAL CONTRACTOR TO REMOVE EXISTING HANDRAIL VINYL COVERS AND END RETURNS. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS, HANDRAIL MOUNTING BRACKETS AND HANDRAIL RETAINER. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS OR REPLACE ANY DAMAGED BRACKETS/RETAINER DURING COVER REMOVAL. CLEAN AND PREPARE EXISTING HANDRAIL BRACKETS FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF HANDRAIL VINYL COVERS AND END RETURNS AS PART OF NEW WORK - LOBBY & CORRIDORS ON ALL FLOORS WHERE INDICATED ON PLANS.
- GENERAL CONTRACTOR TO REMOVE EXISTING BULLETIN BOARDS AND TACK BOARDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL ELEVATOR DOORS (CAB SIDE ON ALL FLOORS & LOBBY SIDE ON 2ND - 9TH FLOORS) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW TREATMENTS ALONG WITH RELATED HARDWARE AND FASTENERS AT HOPPE AND LIFE (2ND FLOOR), AND LAUNDRY ROOMS (4TH, 6TH & 8TH FLOORS). PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS - SET ASIDE FOR INSTALLATION IN CEILING TILE AT EXISTING LOCATIONS AS PART OF NEW WORK.
- ELEVATOR UPDATES: GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR FLOORING. REMOVE ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS. GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR WALL PANELS ALONG WITH ALL WALL MOUNTED ACCESSORIES WITH CARE. SET ACCESSORIES ASIDE FOR INSTALLATION ON WALL PANELS AS PART OF NEW WORK. GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ELEVATOR CEILING ALONG WITH ACCESS MATCH AND DIFFUSER. INSTALLATION OF WALL PANELS, INSTALLATION OF FLOOR AND PAINTING CEILING ARE ALL PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING STAINLESS STEEL PANEL AND FASTENERS ALONG WITH ALL DAMAGED GMB AND STUDS. CLEAN OPENING, THEN PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING WALL OUTLETS AND FACE PLATES IN CORRIDOR AND LOBBY ON EACH FLOOR. PREPARE FOR INSTALLATION OF WALL OUTLET AND FACE PLATES AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING RECTANGULAR CEILING/WALL MOUNTED BLUE EMERGENCY LIGHT LOCATED AT EMERGENCY EQUIPMENT ON EACH FLOOR. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. REMOVE DAMAGED CEILING TILE AND PREPARE CEILING GRID FOR INSTALLATION OF REPLACEMENT TILE AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF NEW EMERGENCY LIGHT ALONG WITH CIRCUIT EXTENSION TO ADDITIONAL ROUND BLUE EMERGENCY LIGHT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED LIGHT FIXTURES IN CORRIDORS (2ND - 9TH FLOORS). LIMIT DISTURBANCE AND DAMAGE TO ADJACENT WALLS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED VANITY LIGHT FIXTURES IN COMMUNITY ROOM RESTROOMS. LIMIT DISTURBANCE AND DAMAGE TO ADJACENT PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING EXTERIOR ALUMINUM DOOR. EXISTING FRAME TO REMAIN. CAREFULLY REMOVE EXISTING DOOR HARDWARE FROM DOOR AND FRAME, AND SET ASIDE. PREPARE EXISTING DOOR FRAME FOR INSTALLATION OF NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE FLOORING, INCLUDING BASE ALONG WITH ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS.
- GENERAL CONTRACTOR TO REMOVE EXISTING WALL PAPER, CLEAN, PATCH, REPAIR AND PREPARE EXISTING WALL FOR PRIME AND PAINTING AS PART OF NEW WORK.

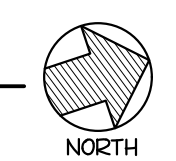
LIGHTING FIXTURE SCHEDULE

ITEM NUMBER	MANUFACTURER	DESCRIPTION	MODEL NUMBER	REMARKS
F1	CORELITE	WALL MOUNTED LED DIRECT/INDIRECT	JW-WL-20L835-D-UNV-STD-W-SU-WA-4	
F2	MODERN FORMS	LED WALL MOUNTED FIXTURE (VOGUE)	MS-3191 (3000K, 3" LONG)	PLACE AT EX LOCATION
F3	WATT-MAN LED LIGHTING	LED FIRE EQUIPMENT SIGNAL LIGHT	LDBL120RF OR LDBL211RF	VERIFY EXISTING VOLTAGE

NOTES:
1. MANUFACTURER AND MODEL GIVEN FOR REFERENCE ONLY.



1 TYPICAL FLOOR PLAN - FLOORS 3, 5 & 7
A1.03 SCALE: 1/8" = 1'-0"



JEANNETTE MANOR INTERIOR RENOVATIONS

OWNER
WESTMORELAND COUNTY HOUSING AUTHORITY

PROJECT NUMBER
R23-077-04

ISSUED FOR
BIDDING

ISSUE DATE
APRIL 5, 2024

SHEET NAME
TYPICAL FLOOR PLAN - FLOORS 3, 5 & 7

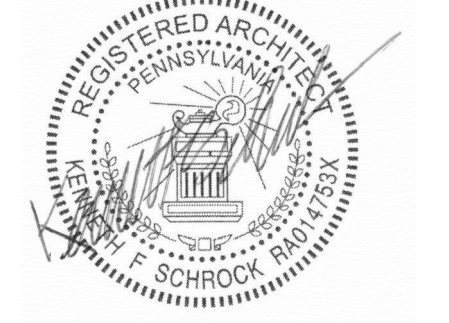
SHEET NUMBER
A1.03



SLEIGHTER
DESIGN

UNIVERSITY BUSINESS PARK
1060 EBERLY WAY
LEMONT FURNACE, PA 15456
724.438.4010
WWW.SLEIGHTERDESIGN.COM

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LEGEND	
ROOM NAME	KITCHEN
FLOOR LEVEL	#09
UNIT NUMBER	
◇	NUMBERED DEMOLITION NOTE
○	NUMBERED GENERAL CONSTRUCTION NOTE
O.H.	OPPOSITE HAND
	VIEW NUMBER
	SHEET NUMBER

- ### GENERAL DEMOLITION NOTES
- ALL DEMOLITION DEBRIS, WASTE MATERIAL AND TRASH IS TO BE CONTAINERIZED ON SITE AS GENERATED.
 - THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ROLL-OFF BOX(ES) AND/OR DUMPSTER(S).
 - THE GENERAL CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE SITE, TRANSPORT AND DISPOSE AT AN APPROVED OFF SITE DISPOSAL FACILITY, ALL ROLL-OFF BOX(ES) AND/OR DUMPSTER(S) WHEN FULL. THIS MAY INCLUDE BUT NOT BE LIMITED TO BUILDING DEMOLITION DEBRIS.
 - PRIOR TO THE START OF DEMOLITION, THE OWNER, WESTMORELAND COUNTY HOUSING AUTHORITY (WCHA) SHALL BE GIVEN THE OPPORTUNITY TO COLLECT AND RETAIN AT THEIR FACILITY ANY ITEMS TO BE REMOVED ON THIS PROJECT. THIS MAY INCLUDE BUT NOT BE LIMITED TO WALL DECOR, CLOCKS, BULLETIN BOARDS, PLUMBING FIXTURES, LIGHT FIXTURES, WINDOW TREATMENTS, FILE HOLDERS, ETC. CONTRACTOR(S) SHALL COORDINATE DEMOLITION WORK WITH, AND NOTIFY THE OWNER OF THE DEMOLITION SCHEDULE.
 - EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK, INCLUDING, BUT NOT LIMITED TO, ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING.
 - GENERAL CONTRACTOR TO FURNISH PROTECTION FROM ELEMENTS FOR AREAS WHICH MAY BE EXPOSED BY UNCOVERING WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING PORTIONS OF EXISTING SURFACES WHICH ARE DAMAGED DURING THEIR DEMOLITION WORK.
 - GENERAL CONTRACTOR TO PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE. PROVIDE TEMPORARY, SAFE FLOORING IN AREAS OF WORK.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION.
 - GENERAL CONTRACTOR TO REMOVE ALL EXISTING WALL & DOOR MOUNTED SIGNAGE. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS AND DOORS. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. PREPARE DOORS AND WALLS FOR NEW WORK. PROVIDE NEW SIGNAGE AS PART OF NEW WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING WALL AND CEILING MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO HANDRAIL HARDWARE, BUILDING PLAQUE, LIGHT FIXTURES & FIXTURE HOUSING, FIRE EXTINGUISHERS/CABINETS, HVAC UNITS, DUCTWORK, VENTS, LOUVERS, GRILLES, SUPPLY LINES, OUTLET/LIGHT COVERS, GRAB BARS, TOILET ACCESSORIES, COUNTER TOPS, CORNER GUARDS, FIRE FULL, SECURITY PAD, ACCESS PANEL, TRASH CHUTE, MAILBOX, FIRE ALARM STROBE LIGHTS, WINDOW BLINDS ALONG WITH HARDWARE, EMERGENCY ALARM LIGHTS, BLANK OFF COVERS, SMOKE/FIRE ALARMS/SENSORS AND CASEWORK IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE OR PROTECT ALL EXISTING DOOR HARDWARE ITEMS INCLUDING BUT NOT LIMITED TO DOOR OPENER, KICK PLATE, VIEWER, KNOCKER AND LOCK GUARD IN AREAS OF WORK.
 - GENERAL CONTRACTOR TO REMOVE EXISTING DAMAGED DOOR FRAMES (AS INDICATED BY OWNER) ALONG WITH FASTENERS, SHIMS AND SEALANT. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS DURING REMOVAL. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS. CLEAN AND PREPARE EXISTING OPENING FOR INSTALLATION OF NEW DOOR FRAME AS PART OF NEW WORK.

- ### GENERAL CONSTRUCTION NOTES
- FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, LOCATIONS OF PLUMBING LINES AND FIXTURES, ELECTRIC LINES AND FIXTURES AND HVAC EQUIPMENT. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO DETERMINE THE FULL SCOPE OF WORK REQUIRED.
 - DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN LOCATION AND DIMENSIONS OF THE WORK. CONTRACTORS ARE TO REFER TO THE SPECIFICATIONS FOR THE WRITTEN REQUIREMENTS FOR MATERIALS, EQUIPMENT, CONSTRUCTION SYSTEMS, STANDARDS FOR WORKMANSHIP OF THE WORK, AND PERFORMANCE OF RELATED SERVICES.
 - THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTORS. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
 - DO NOT SCALE DRAWINGS.
 - ALL INTERIOR DIMENSIONS INDICATED ARE TO THE FINISHED FACE OF GMB.
 - AT AREAS OF DEMOLITION INCLUDING, BUT NOT LIMITED TO REMOVAL OF SIGNS, WALL MOUNTED FIXTURES, WALL MOUNTED ACCESSORIES, ETC., PROVIDE SEAMLESS PATCH, REPAIR AND SEAL OF EXISTING CONDITIONS. MATCH EXISTING ADJACENT MATERIALS.
 - IN ALL CASES, PROVIDE MEANS TO FURNISH AND INSTALL.
 - GENERAL CONTRACTOR TO PROVIDE TRANSITION STRIP AS REQUIRED FOR TRANSITION BETWEEN FLOORING TYPES TO ALIGN WITH EXISTING DOOR JAMB OR AT FLOORING CHANGE. ENSURE A TIGHT AND SEAMLESS JOINT.
 - GENERAL CONTRACTOR TO PROVIDE "WCHA SPECIFIC" SIGNAGE REPLACEMENT IN KIND. GENERAL CONTRACTOR TO PROVIDE PROJECT SIGNAGE REPLACEMENT THROUGHOUT BUILDING IN ACCORDANCE TO DETAIL ON SHEET AS.01. SUBMIT ALL SIGNAGE PRIOR TO INSTALLATION TO OWNER FOR REVIEW AND APPROVAL.
 - GENERAL CONTRACTOR TO PROVIDE CORNER GUARDS AT ALL WALL CORNERS (WHERE CORNER GUARDS HAVE BEEN REMOVED AND AT ADDITIONAL CORNERS NOT PROTECTED) WITHIN COMMUNITY ROOM, COMMUNITY ROOM RESTROOMS, AND LOBBY, AND CORRIDORS ON ALL FLOORS.
 - GENERAL CONTRACTOR TO INSTALL NEW DOOR FRAMES (AS INDICATED BY OWNER TO BE REPLACED) PROVIDED BY WCHA ALONG WITH FASTENERS, SHIMS AND CONTINUOUS PERIMETER SEALANT AT EACH SIDE OF FRAME. REPAIR ANY DAMAGE TO EXISTING ADJACENT MATERIALS. PRIME AND PAINT DOOR FRAMES.

NUMBERED CONSTRUCTION NOTES

- GENERAL CONTRACTOR TO INSTALL LVT FLOORING AND RUBBER BASE AT AREAS INDICATED ON FLOOR PLAN. RUBBER BASE ON FIRST FLOOR TO BE 1" BASE AND ALL OTHER FLOORS TO BE 5/8" BASE. PROVIDE FLOOR LEVELING MATERIAL TO ENSURE THAT ALL IMPERFECTIONS ARE SMOOTH, LEVEL AND PREPARED FOR INSTALLATION OF FLOORING AS PER MANUFACTURER'S RECOMMENDATIONS. ALLOW FOR 2 FLOOR COLOR SELECTIONS BY OWNER.
- GENERAL CONTRACTOR TO INFILL GROUT AT FLOOR ALONG WITH TILE BASE IN LOBBY AND VESTIBULE ON 1ST FLOOR. ENSURE THAT GROUT IS LEVEL WITH TILE. PROVIDE RUBBER BASE WHERE EXISTING RUBBER BASE WAS REMOVED. PROVIDE TILE BASE INFILL AT WALL INFILL AT VESTIBULE. MATCH EXISTING TILE BASE IN COLOR AND SIZE FOR SEAMLESS TRANSITION.
- GENERAL CONTRACTOR TO PATCH & REPAIR EXISTING DAMAGED OR CRACKED GMB AT ALL WALLS. PROVIDING GMB INFILL AT DAMAGED AREAS. PROVIDE ADDITIONAL BLOCKING BETWEEN EXISTING STUDS FOR FASTENING. MATCH EXISTING ADJACENT MATERIALS TO ENSURE SEAMLESS TRANSITION. GENERAL CONTRACTOR TO SKIM COAT WALLS PRIOR TO PRIME AND PAINT. PRIME AND PAINT WALLS (EGGSHELL FINISH) AND CEILING (FLAT FINISH) INCLUDING WINDOW SILLS, WINDOW TRIM, FIRE EXTINGUISHER CABINET TRIM, INSULATED PIPING, METAL WALL HEATERS, CONDUIT AND WIRE MOULD. PROVIDE CONTINUOUS SEALANT BETWEEN TOP OF WALL AND CEILING GRID WALL ANGLE ON 1ST AND 9TH FLOORS. PRIME AND PAINT EXISTING HEATER COVERS TO MATCH WALLS IN THAT AREA. REPLACE WALL GRILLES IN KIND TO MATCH WALL COLOR.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING WALL AND BACK SPLASH BEHIND CABINETS AT KITCHENETTE IN COMMUNITY ROOM. ACCENT COLOR AS SELECTED BY OWNER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOORS ON COMMUNITY ROOM AND CORRIDOR SIDES ALONG WITH METAL FRAME TO INSIDE OF CABINET. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING METAL DOOR, FRAME AND SIDLIGHT SYSTEM IN ITS ENTIRETY. EXISTING DOOR HARDWARE AND CLOSER TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WOOD DOOR (C LABEL) FOR EACH APARTMENT (MATCH EXISTING SIZE AND THICKNESS) ALONG WITH HARDWARE - SEE DOOR TYPE A AND TYPICAL ELEVATION 3 ON SHEET AS.01. GENERAL CONTRACTOR TO INSTALL EXISTING CORES FROM REMOVED DOORS ALONG WITH NEW HARDWARE ON NEW DOOR SLAB. REPAIR, PRIME AND PAINT EXISTING DOOR FRAMES. PROVIDE DOOR SIGNAGE AS INDICATED ON SHEET AS.01.
- GENERAL CONTRACTOR TO PROVIDE CEILING TILE TO FIT INTO EXISTING CEILING GRID. ENSURE PROPER ALIGNMENT FOR SEAMLESS INSTALLATION. CEILING TILE IN COMMUNITY ROOM AND RESTROOMS TO BE CHICAGO METALLIC. EXISTING LIGHTING FIXTURES, DIFFUSERS AND EXHAUST FANS TO REMAIN. ELECTRICAL CONTRACTOR TO INSTALL EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS AT EXISTING LOCATIONS - ENSURE THAT ALL ACCESSORIES ARE IN WORKING ORDER.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING PRE-CAST CONCRETE PLANK CEILING, GMB BULKHEADS AND GMB CHASES ALONG WITH MISCELLANEOUS CONDUIT AND WIRE MOULDS. CEILING MOUNTED CAMERAS, SENSORS, ALARMS AND LIGHT FIXTURE BOXES ARE NOT TO BE PAINTED.
- GENERAL CONTRACTOR TO PRIME AND PAINT EXISTING HOLLOW METAL DOORS AND FRAMES IN THEIR ENTIRETY. ENSURE THAT ALL DOOR SIGNAGE IS INSTALLED PER ELEVATIONS ON SHEET AS.01. EXISTING DOOR HARDWARE TO REMAIN.
- GENERAL CONTRACTOR TO PROVIDE WINDOW SHADES. ENSURE THAT SHADE SPANS THE WIDTH OF THE EXISTING WINDOW OPENING. PROVIDE ALL HARDWARE AND FASTENERS PER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATORS ON FIRST FLOOR. AT FLOORS 2 THROUGH 9, GENERAL CONTRACTOR TO PROVIDE STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AT ELEVATOR DOORS ALONG WITH VINYL WALL PANELS AND VINYL CORNER GUARDS AT SIDES OF ELEVATOR DOORS. ENSURE THAT PANELS AND CORNER GUARDS ARE SECURELY ANCHORED AND ALL PERIMETER EDGES ARE CONTINUOUSLY SEALED AND FREE OF ANY SHARP EDGES. PROVIDE TRIM STRIPS AT ALL EXPOSED EDGES. SEE PARTIAL ELEVATION 2/AS.01.
- GENERAL CONTRACTOR TO INSTALL VINYL HANDRAIL COVER, WALL RETURNS AND INSIDE CORNERS (PROVIDED BY WCHA) AS INDICATED ON PLANS. GENERAL CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS PRIOR TO INSTALLATION OF HANDRAIL COVERS AND END RETURNS. PRIME AND PAINT EXISTING HANDRAIL BRACKETS TO MATCH WALLS. REPLACE ANY DAMAGED HANDRAIL BRACKETS OR RETAINER ALONG WITH MISSING FASTENERS.

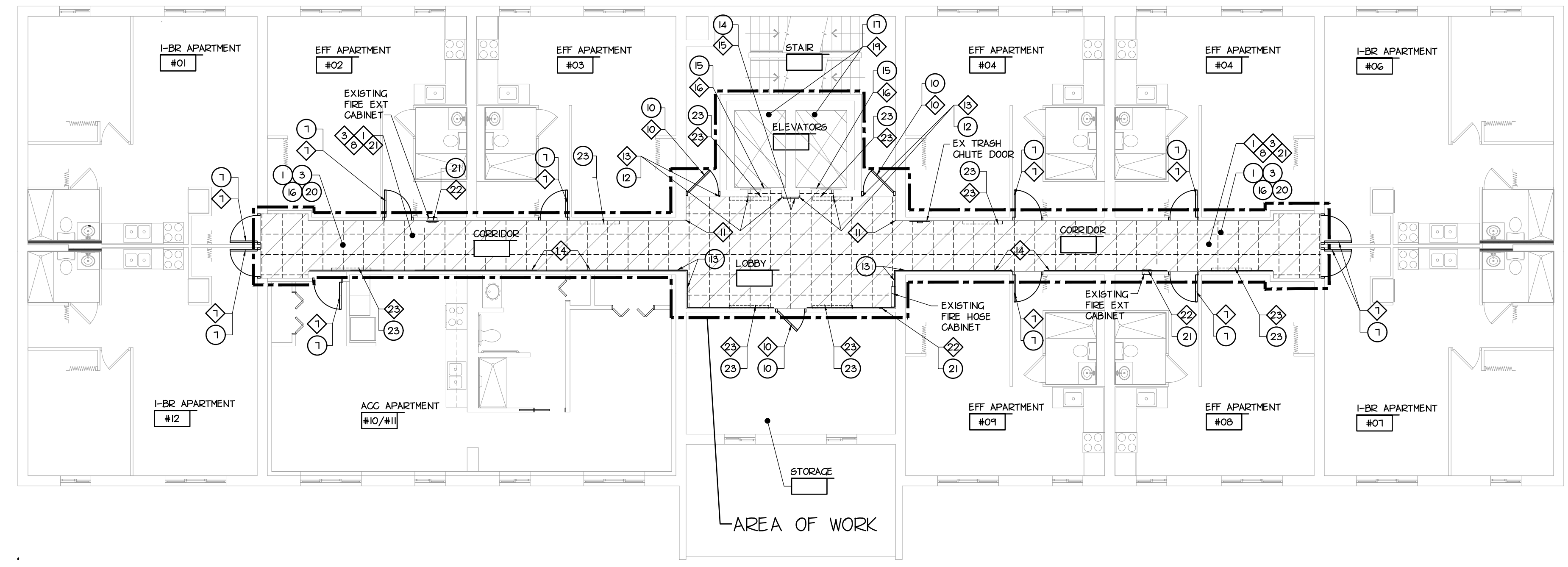
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- GENERAL CONTRACTOR TO REMOVE EXISTING GROUT AND CLEAN EXISTING TILE AT FIRST FLOOR VESTIBULE AND LOBBY AREA. PREPARE AREA FOR INSTALLATION OF GROUT AS PER MANUFACTURER'S RECOMMENDATIONS AS PART OF NEW WORK. REMOVE EXISTING RUBBER BASE AND PREPARE FOR INSTALLATION OF RUBBER BASE AS PART OF NEW WORK IN LOBBY AREA.
- GENERAL CONTRACTOR TO CLEAN, PATCH HOLES AND REPAIR DAMAGE TO EXISTING WALLS. PREPARE WALLS FOR SKIM COAT, PRIMER AND PAINT AS PART OF NEW WORK. CLEAN AND PREPARE HEATER COVERS FOR PRIME AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE KITCHENETTE WALL & BACK SPLASH FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (CORRIDOR & COMMUNITY ROOM SIDE) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ALUM DOOR, SIDELIGHT AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WOOD APARTMENT ENTRY DOOR FROM EXISTING FRAME TO REMAIN. CLEAN, REPAIR AND PREPARE EXISTING METAL DOOR FRAME FOR PRIME & PAINT. REMOVE AND SET ASIDE CORE FOR INSTALLATION IN NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. WCHA TO REMOVE EXISTING LIGHT FIXTURES, DIFFUSERS, GRILLES, ETC. TO PREPARE FOR WORK IN THIS AREA.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE EXISTING CEILING (PRE-CAST CONCRETE PLANK AND GMB) FOR PRIMER AND PAINT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL DOOR AND FRAME (BOTH SIDES) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CORNER GUARDS ALONG WITH RETAINER, CAPS AND ALL FASTENERS. PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF CORNER GUARDS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW BLINDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CORNER GUARDS ALONG WITH RETAINER, CAPS AND ALL FASTENERS. PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF STAINLESS STEEL CORNER GUARDS AND STAINLESS STEEL PANELS AS PART OF NEW WORK. SEE PARTIAL ELEVATION 2/AS.01.
- GENERAL CONTRACTOR TO REMOVE EXISTING HANDRAIL VINYL COVERS AND END RETURNS. LIMIT DISTURBANCE AND DAMAGE TO EXISTING WALLS, HANDRAIL MOUNTING BRACKETS AND HANDRAIL RETAINER. GENERAL CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING CONDITIONS OR REPLACE ANY DAMAGED BRACKETS/RETAINER DURING COVER REMOVAL. CLEAN AND PREPARE EXISTING HANDRAIL BRACKETS FOR PRIMER AND PAINT AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF HANDRAIL VINYL COVERS AND END RETURNS AS PART OF NEW WORK - LOBBY & CORRIDORS ON ALL FLOORS WHERE INDICATED ON PLANS.
- GENERAL CONTRACTOR TO REMOVE EXISTING BULLETIN BOARDS AND TACK BOARDS ALONG WITH RELATED HARDWARE AND FASTENERS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING METAL ELEVATOR DOORS (CAB SIDE ON ALL FLOORS & LOBBY SIDE ON 2ND - 9TH FLOORS) AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW TREATMENTS ALONG WITH RELATED HARDWARE AND FASTENERS AT HOPPE AND LIFE (2ND FLOOR), AND LAUNDRY ROOMS (4TH, 6TH & 9TH FLOORS). PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING CEILING TILE FROM EXISTING CEILING GRID THAT IS TO REMAIN. ENSURE THAT CARE IS TAKEN DURING REMOVAL TO ENSURE THAT NO DAMAGE TO THE GRID OCCURS. ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING APARTMENT CEILING-MOUNTED EMERGENCY INDICATOR LIGHT FIXTURES ALONG WITH FASTENERS, SENSORS AND CEILING-MOUNTED CAMERAS - SET ASIDE FOR INSTALLATION IN CEILING TILE AT EXISTING LOCATIONS AS PART OF NEW WORK.
- ELEVATOR UPDATES: GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR FLOORING. REMOVE ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS. GENERAL CONTRACTOR TO REMOVE EXISTING ELEVATOR WALL PANELS ALONG WITH ALL WALL MOUNTED ACCESSORIES WITH CARE. SET ACCESSORIES ASIDE FOR INSTALLATION ON WALL PANELS AS PART OF NEW WORK. GENERAL CONTRACTOR TO CLEAN AND PREPARE FOR PRIMER AND PAINT EXISTING ELEVATOR CEILING ALONG WITH ACCESS MATCH AND DIFFUSER. INSTALLATION OF WALL PANELS, INSTALLATION OF FLOOR AND PAINTING CEILING ARE ALL PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING STAINLESS STEEL PANEL AND FASTENERS ALONG WITH ALL DAMAGED GMB AND STUDS. CLEAN OPENING, THEN PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT CONDITIONS - PREPARE EXISTING WALL FOR PRIMER AND PAINT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING WALL OUTLETS AND FACE PLATES IN CORRIDOR AND LOBBY ON EACH FLOOR. PREPARE FOR INSTALLATION OF WALL OUTLET AND FACE PLATES AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE EXISTING RECTANGULAR CEILING/WALL MOUNTED BLUE EMERGENCY LIGHT LOCATED AT EXISTING EQUIPMENT ON EACH FLOOR. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. REMOVE DAMAGED CEILING TILE AND PREPARE CEILING GRID FOR INSTALLATION OF REPLACEMENT TILE AS PART OF NEW WORK. PREPARE FOR INSTALLATION OF NEW EMERGENCY LIGHT ALONG WITH CIRCUIT EXTENSION TO ADDITIONAL ROUND BLUE EMERGENCY LIGHT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED LIGHT FIXTURES IN CORRIDORS (2ND - 9TH FLOORS). LIMIT DISTURBANCE AND DAMAGE TO ADJACENT WALLS. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND REMOVE WALL-MOUNTED VANITY LIGHT FIXTURES IN COMMUNITY ROOM RESTROOMS. LIMIT DISTURBANCE AND DAMAGE TO ADJACENT PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONDITIONS AS PART OF NEW WORK. INSTALLATION OF FIXTURE ON EXISTING CIRCUIT AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE EXISTING EXTERIOR ALUMINUM DOOR. EXISTING FRAME TO REMAIN. CAREFULLY REMOVE EXISTING DOOR HARDWARE FROM DOOR AND FRAME, AND SET ASIDE. PREPARE EXISTING DOOR FRAME FOR INSTALLATION OF NEW DOOR AS PART OF NEW WORK.
- GENERAL CONTRACTOR TO REMOVE FLOORING, INCLUDING BASE ALONG WITH ALL GLUES AND RESIDUE. PREP SUBSTRATE FOR NEW FLOORING IN ACCORDANCE WITH FLOORING MANUFACTURER'S REQUIREMENTS.
- GENERAL CONTRACTOR TO REMOVE EXISTING WALL PAPER, CLEAN, PATCH, REPAIR AND PREPARE EXISTING WALL FOR PRIME AND PAINTING AS PART OF NEW WORK.

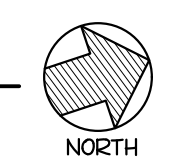
LIGHTING FIXTURE SCHEDULE

ITEM NUMBER	MANUFACTURER	DESCRIPTION	MODEL NUMBER	REMARKS
F1	CORELITE	WALL MOUNTED LED DIRECT/INDIRECT	JW-WL-20LB35-D-UNV-STD-W-SU-WA-4	
F2	MODERN FORMS	LED WALL MOUNTED FIXTURE (VOGUE)	MS-3191 (3000K, 3" LONG)	PLACE AT EX LOCATION
F3	WATT-MAN LED LIGHTING	LED FIRE EQUIPMENT SIGNAL LIGHT	LDBL120RF OR LDBL211RF	VERIFY EXISTING VOLTAGE

NOTES:
1. MANUFACTURER AND MODEL GIVEN FOR REFERENCE ONLY.



NINTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



**JEANNETTE
MANOR
INTERIOR
RENOVATIONS**

OWNER
**WESTMORELAND
COUNTY
HOUSING
AUTHORITY**

PROJECT NUMBER
R23-077-04

ISSUED FOR
BIDDING

ISSUE DATE
APRIL 5, 2024

SHEET NAME
**NINTH
FLOOR
PLAN**

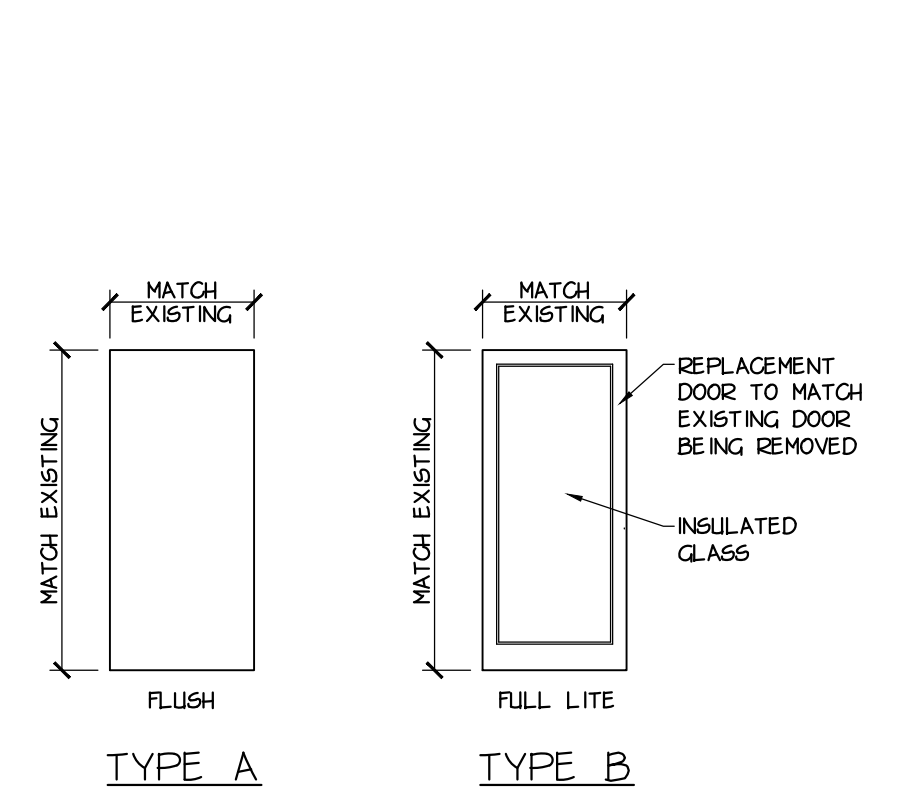
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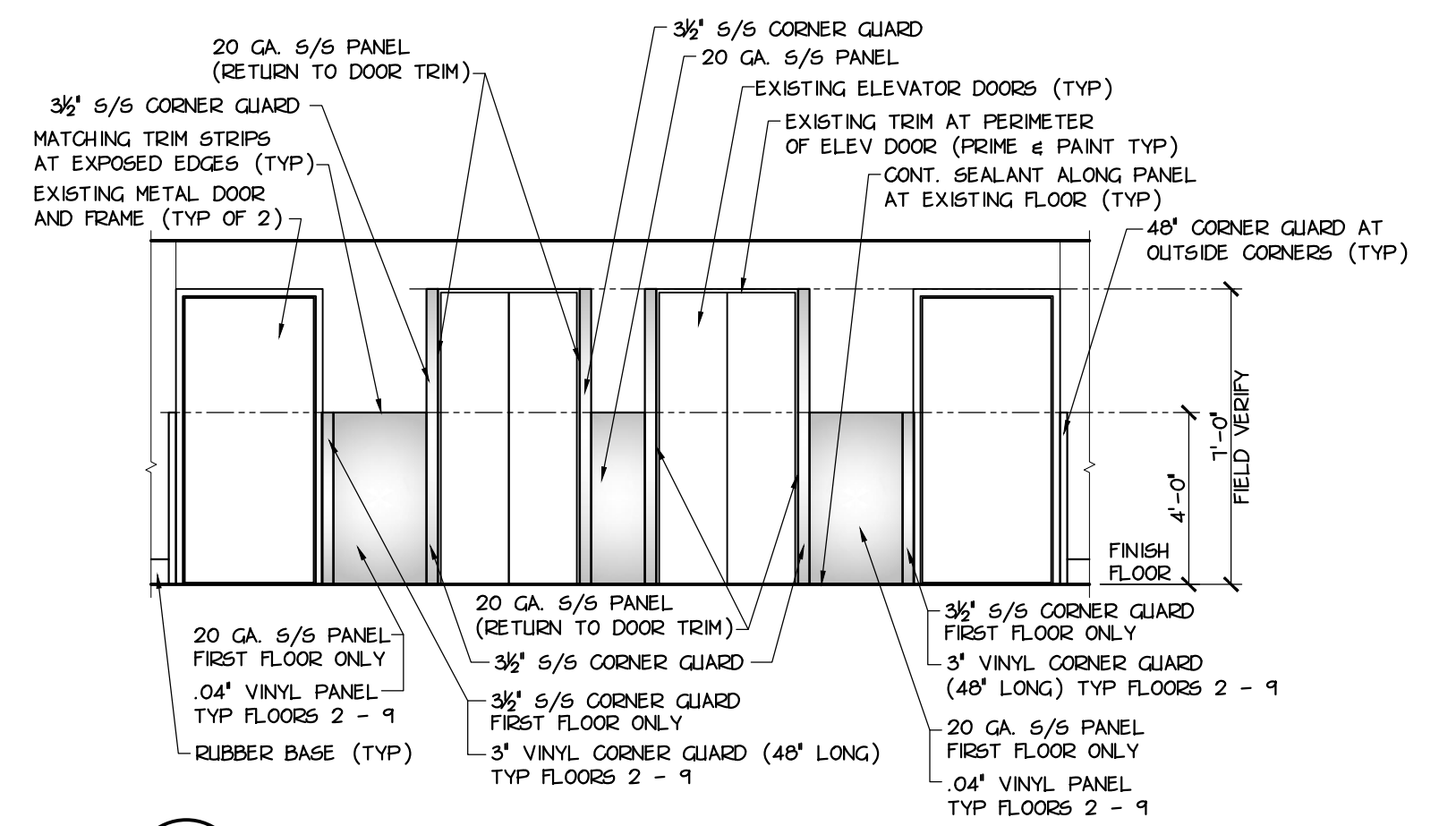
SLEIGHTER
DESIGN

UNIVERSITY BUSINESS PARK
1060 EBERLY WAY
LEMONT FURNACE, PA 15456
724.438.4010
WWW.SLEIGHTERDESIGN.COM

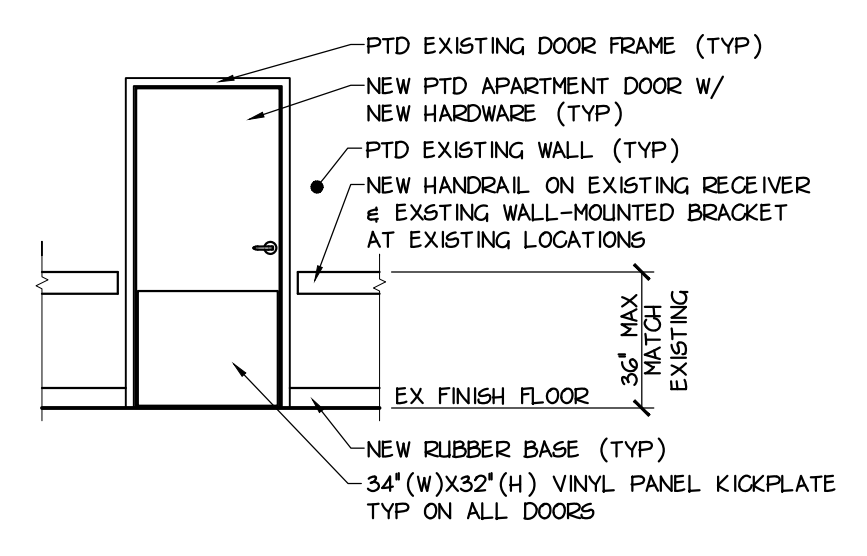
CONFIDENTIAL - ALL RIGHTS RESERVED
SEAL



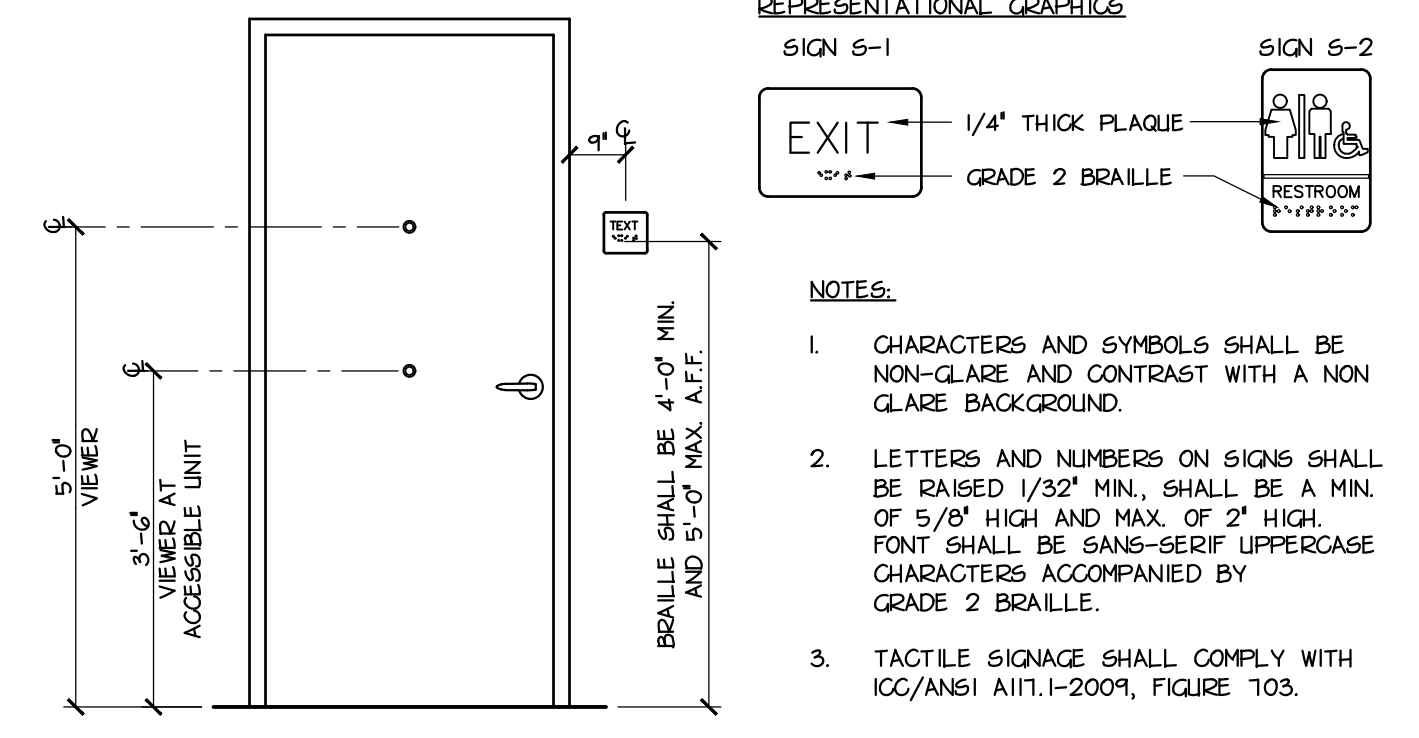
1 DOOR TYPE
A5.01 SCALE: 1/4" = 1'-0"



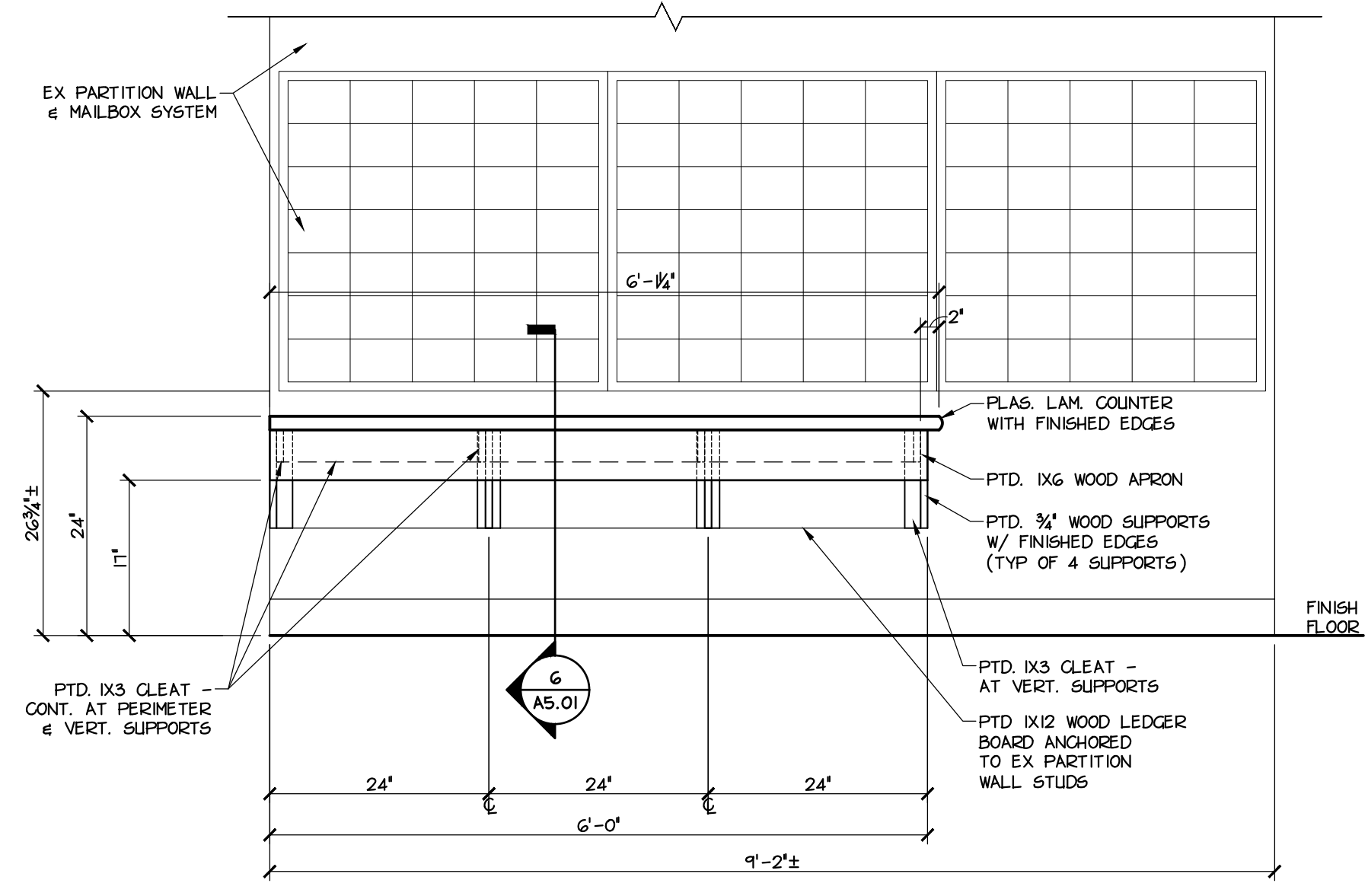
2 ELEVATION
A5.01 SCALE: 1/4" = 1'-0" FIRST FLOOR ELEVATION AS SHOWN



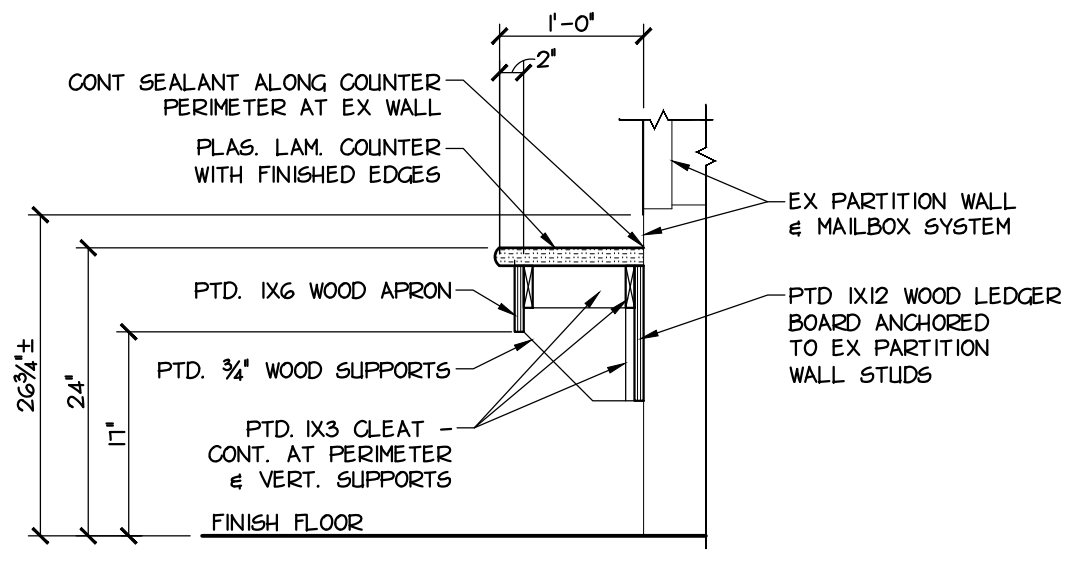
3 ELEVATION
A5.01 SCALE: 1/4" = 1'-0"



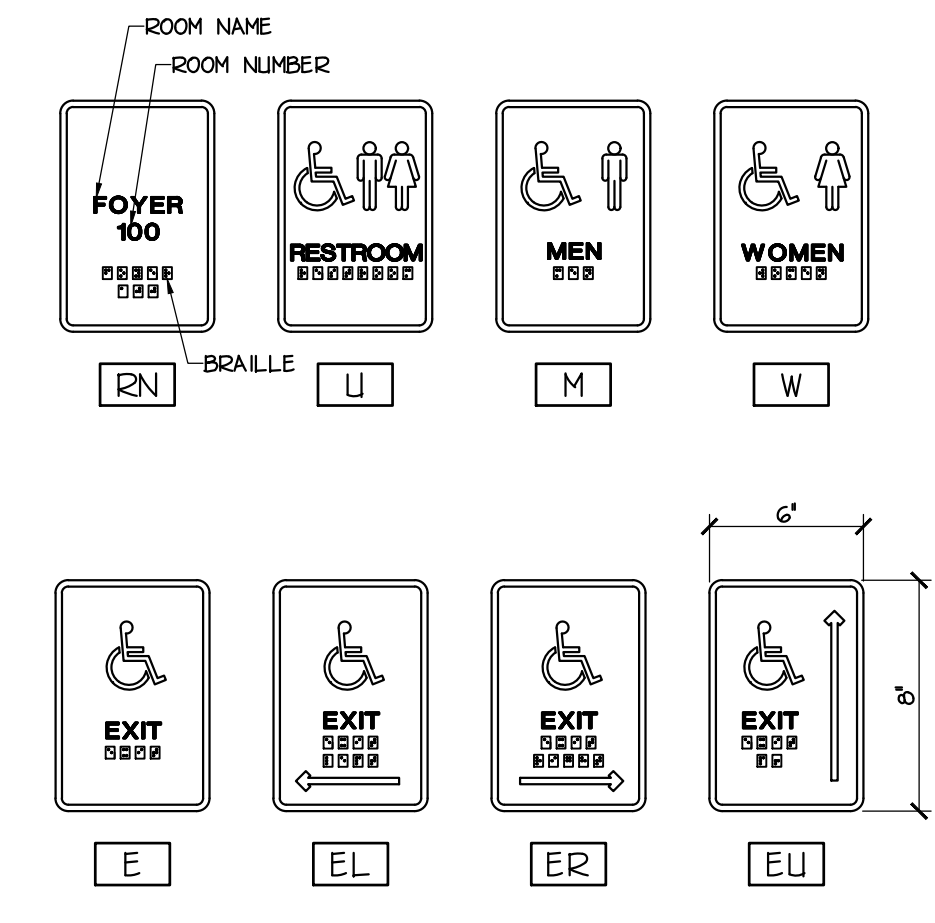
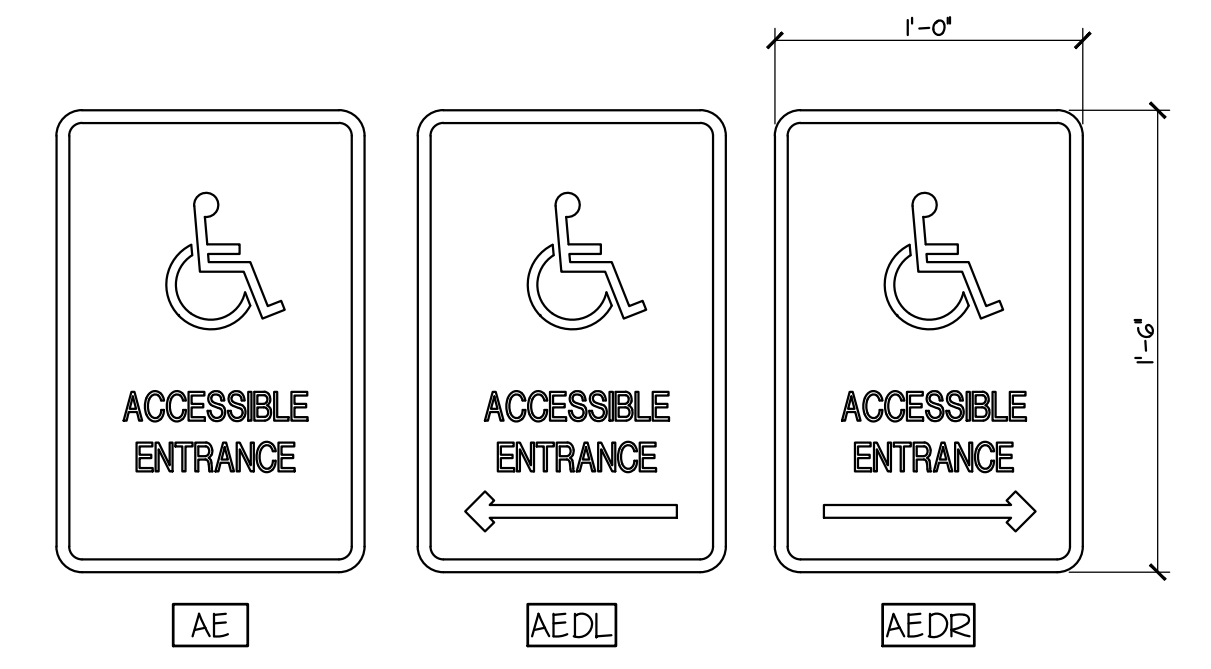
4 SIGNAGE MOUNTING GUIDELINES
A5.01 SCALE: 1/2" = 1'-0"



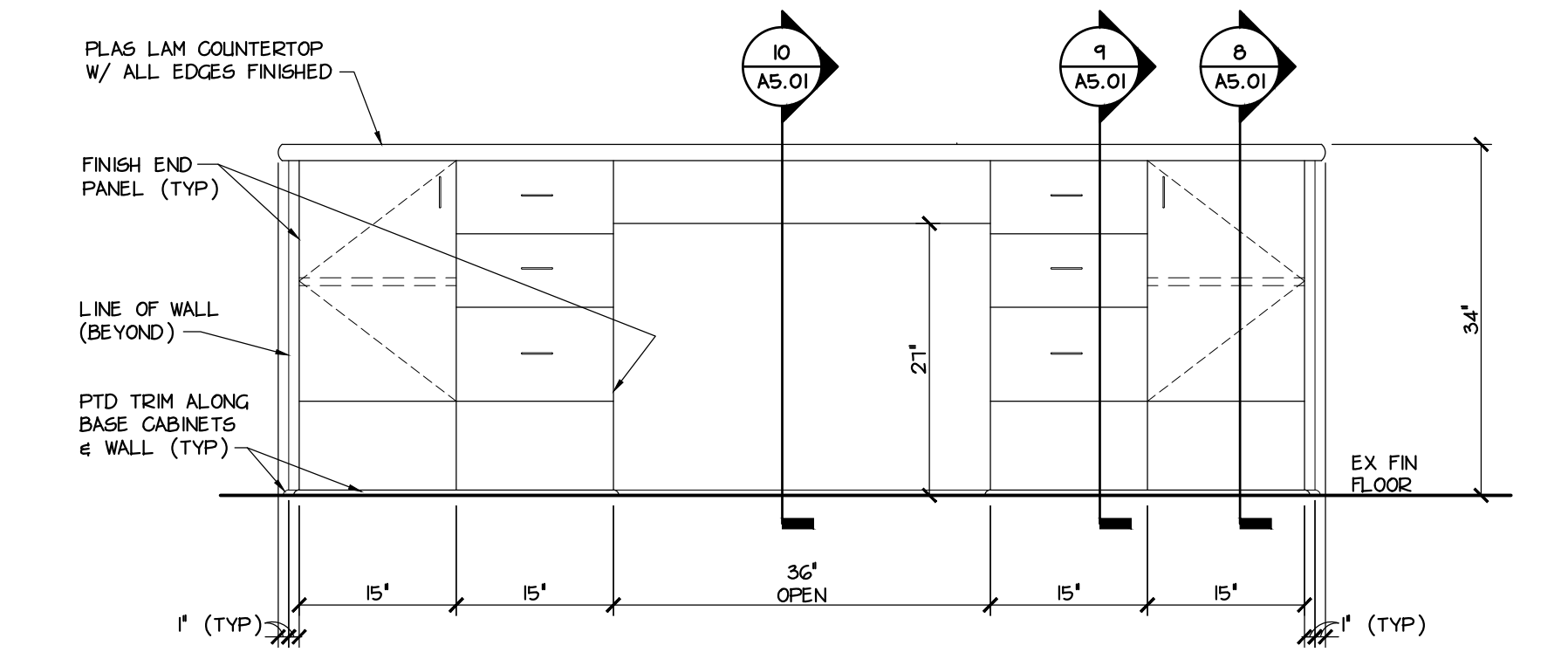
5 ELEVATION
A5.01 SCALE: 3/4" = 1'-0"



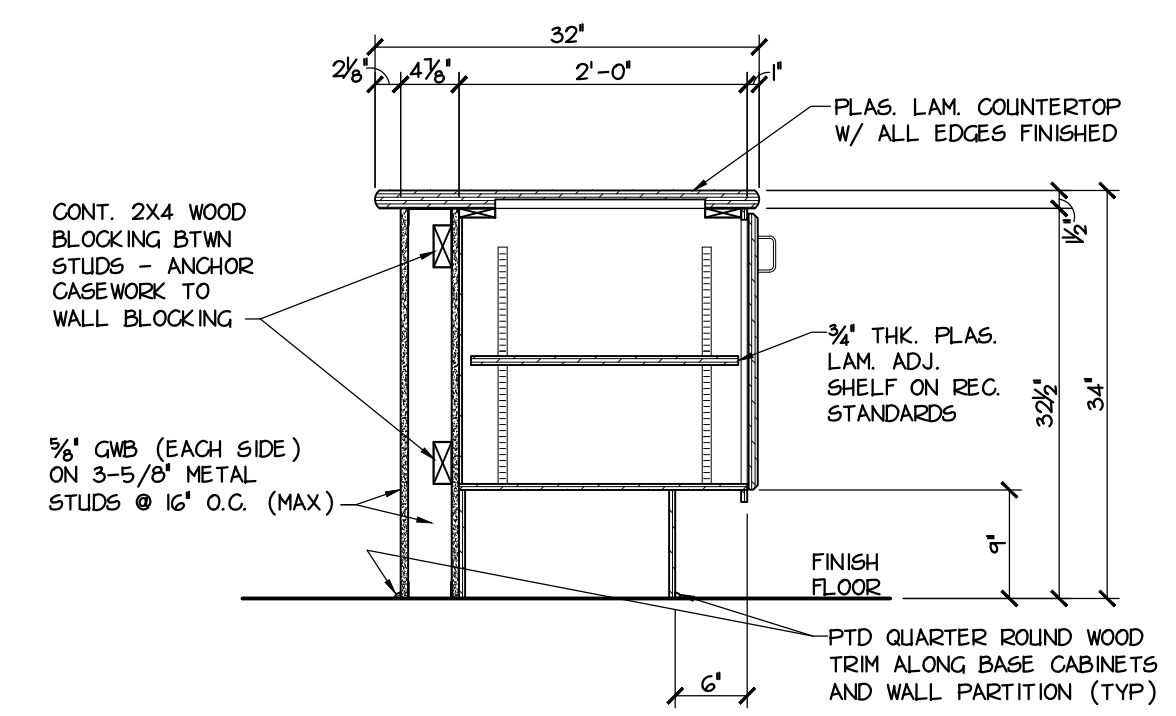
6 SECTION
A5.01 SCALE: 3/4" = 1'-0"



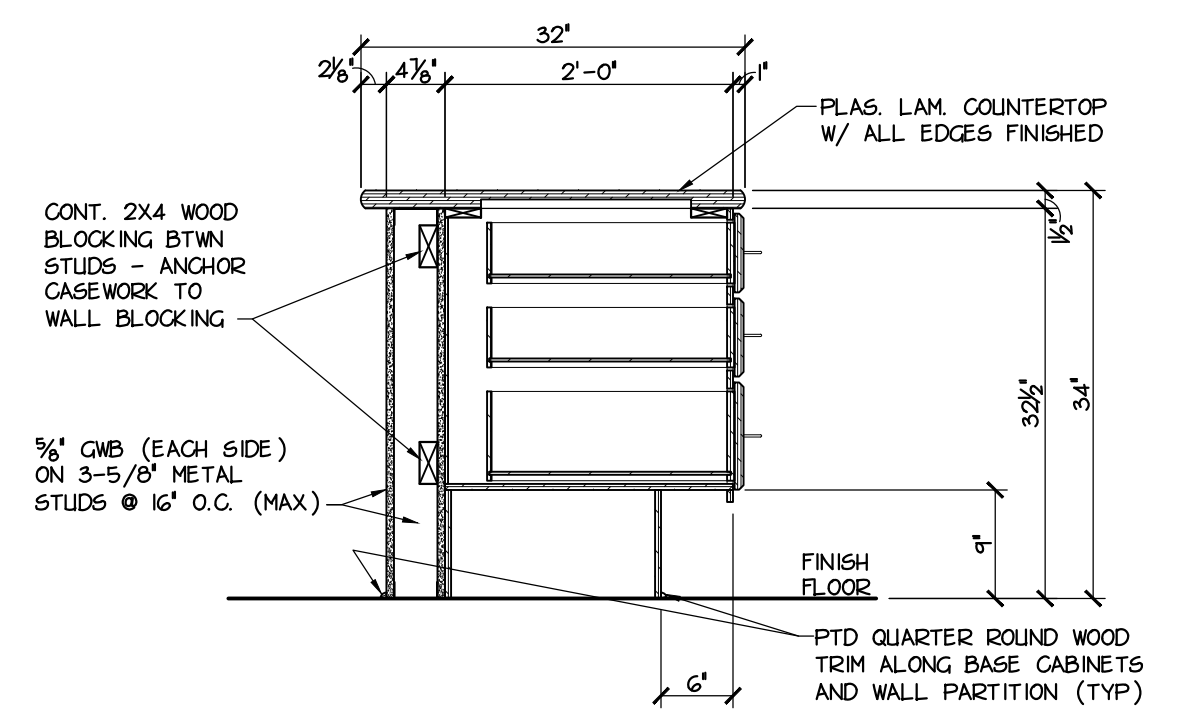
11 SIGNAGE ELEVATIONS
A5.01 SCALE: 1" = 1'-0"



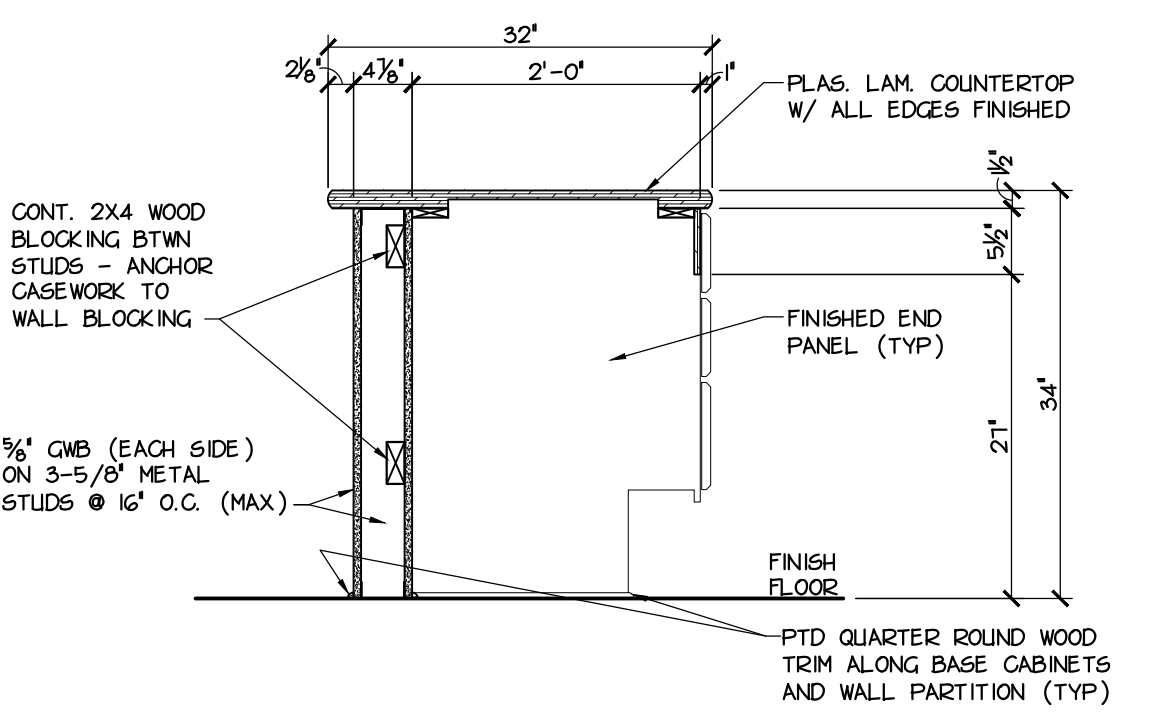
7 ELEVATION
A5.01 SCALE: 3/4" = 1'-0"



8 SECTION
A5.01 SCALE: 3/4" = 1'-0"



9 SECTION
A5.01 SCALE: 3/4" = 1'-0"



10 SECTION
A5.01 SCALE: 3/4" = 1'-0"

PROJECT

JEANNETTE MANOR INTERIOR RENOVATIONS

OWNER

WESTMORELAND COUNTY HOUSING AUTHORITY

PROJECT NUMBER

R23-077-04

ISSUED FOR

BIDDING

ISSUE DATE

APRIL 5, 2024

SHEET NAME

ELEVATIONS & SECTIONS

SHEET NUMBER

A5.01

P:\077 - Westmoreland County Housing Authority\2023-077-04 - WCCHA, Jeannette Manor Interior Renovations\DWG\Sheets\A5.01.dwg, Date: 4/5/2024 12:17:21 PM, Plotted By: JANE DODLJAC