HOUSING AUTHORITY OF THE CITY OF FROSTBURG

101 MESHACH FROST VILLAGE, FROSTBURG MARYLAND 21532

CONSTRUCTION DOCUMENTS - BID SET

JSR ASSOCIATES, INC.

P.O. BOX 2564
ELLICOTT CITY, MD 21041,
USA
(667) 280 -0410
WWW.JSRASSOCIATES.NET

CONSTRUCTION DOCUMENTS
BID SET

STAMP:

CLIENT AND CONSULTANTS

OWNER
FROSTBURG HOUSING AUTHORITY
101 MESHACH FROST VILLAGE, FROSTBURG MARYLAND, 21532

(T) 301-689-9700

ARCHITECT
JSR ASSOCIATES, INC.
P.O. BOX 2564
ELLICOTT CITY, MD 21041, USA
(T) (667) 280 -0410
WWW.JSRASSOCIATES.NET
JANE ROHDE, AIA, FIIDA, ACHA, NCARB
(E) JANE@JSRASSOCIATES.NET
SHERNISE RICHARDSON, ASSOC. AIA, NCIDQ, CDT
(E) SHERNISE@JSRASSOCIATES.NET

SITE INFORMATION

THE FOLLOWING UNITS ARE INCLUDED IN THE BATHROOM RENOVATION PROJECT:

1. LOWER QUAD: STUDIOS:
   BUILDING A2 - UNIT 92
   BUILDING A3 - UNIT 88
   BUILDING A4 - UNIT 97
   BUILDING A6 - UNIT 80
   BUILDING A10 - UNITS 55 & 58
   BUILDING A11 - UNIT 62

2. LOWER QUAD: ONE BEDROOM UNITS
   BUILDING A1 - UNITS 94 & 95
   BUILDING A2 - UNITS 90 & 91
   BUILDING A3 - UNITS 84 & 86
   BUILDING A4 - UNITS 98 & 99
   BUILDING A5 - UNITS 82 & 83
   BUILDING A6 - UNITS 78 & 79
   BUILDING A7 - UNITS 68 & 69
   BUILDING A8 - UNITS 72 & 73
   BUILDING B9 - UNIT 76
   BUILDING A10 - UNITS 54 & 56
   BUILDING A11 - UNITS 60 & 61
   BUILDING A12 - UNITS 64 & 65
   BUILDING A13 - UNITS 52 & 53

3. UPPER QUAD: ONE BEDROOM:
   BUILDING A8 - UNIT 15

DRAWING LIST

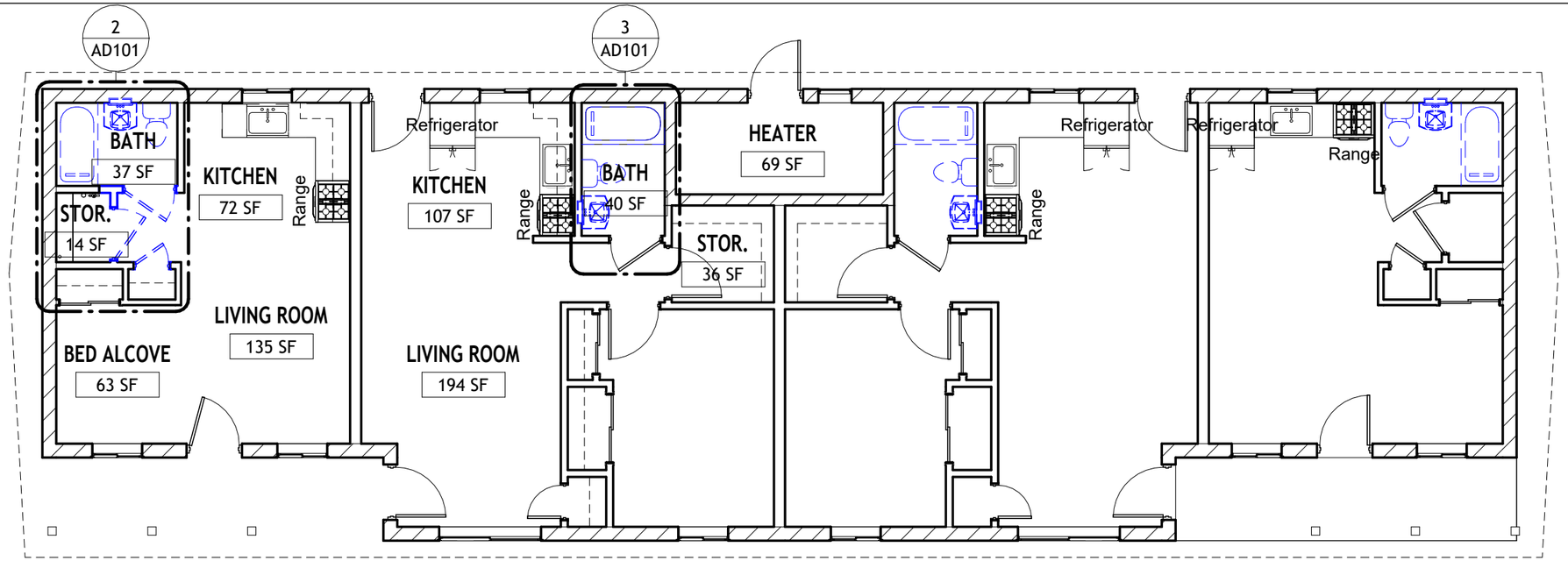
CS	COVER SHEET
AD101	DEMOLITION PLANS
AD102	DEMOLITION PLANS
A101	FLOOR PLANS
A102	FLOOR PLANS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS
A503	INTERIOR ELEVATIONS
A701	FLOORING FINISH EXTENT PLANS

GENERAL NOTES:

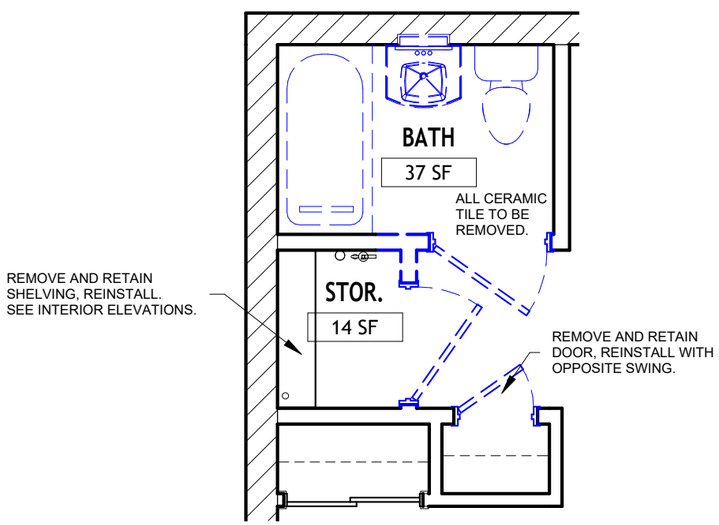
1. DISCLAIMER: DUE TO EXISTING CONDITIONS AND CONSTRAINTS, UNIT ACCESSIBILITY HAS BEEN IMPROVED FOR RESIDENT USE AND FUNCTION AS AGREED UPON WITH THE HOUSING AUTHORITY. BECAUSE OF THE AGE OF THE BUILDINGS AND EXISTING DIMENSIONS, ALL UNIT BATHROOMS MAY NOT BE FULLY COMPLIANT WITH ALL ACCESSIBILITY STANDARDS/REGULATIONS BUT MEET THE INTENT BASED ON HUD REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW ALL EXISTING CONDITIONS. IF ANY DISCREPANCIES FROM THE DRAWINGS ARE FOUND, GENERAL CONTRACTOR TO CONSULT WITH ARCHITECT AND OWNER.

Frostburg Housing Authority
101 Meshach Frost Village,
Frostburg Maryland 21532

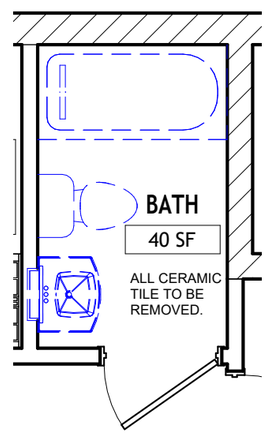
SHEET NAME	Cover Sheet
SHEET NUMBER	CS
DATE	8/31/2026



1 Lower Quad: Studio & 1 Bedroom Unit - Demolition Plans
1/8" = 1'-0"



2 Lower Quad - Studio Unit Bathroom Enlarged Demolition Plan
1/4" = 1'-0"



3 Lower Quad - 1 Bedroom Unit Bathroom Enlarged Demolition Plan
1/4" = 1'-0"

NOTES:

1. REMOVE ALL BATHROOM FIXTURES INCLUDING MEDICINE CABINET.
2. REMOVE AND DISPOSE OF DOORS AS SHOWN U.O.N.
3. REMOVE ALL CERAMIC TILE, WALL PANELS, AND WALL DRYWALL.
4. REMOVE EXISTING LIGHT FIXTURES, EXHAUST FAN, AND RELOCATE SWITCHES.
5. EXISTING CEILING DRYWALL TO REMAIN, EXCEPT WHERE DAMAGED BY HUMIDITY OR WATER. EACH UNIT TO BE EVALUATED WITH ARCHITECT TO DETERMINE LIMITS OF REMOVAL REQUIRED.
6. REMOVE PARTITIONS AS SHOWN.
7. CONCRETE TO BE REMOVED TO ACCOMMODATE TRENCH DRAIN.
8. REMOVE EXISTING HEATING UNIT.
9. REMOVE EXISTING PULL CORDS. COVER WITH BLANK PLATE.

0 4' 8' 16'
0 2"
1/8" = 1'-0"

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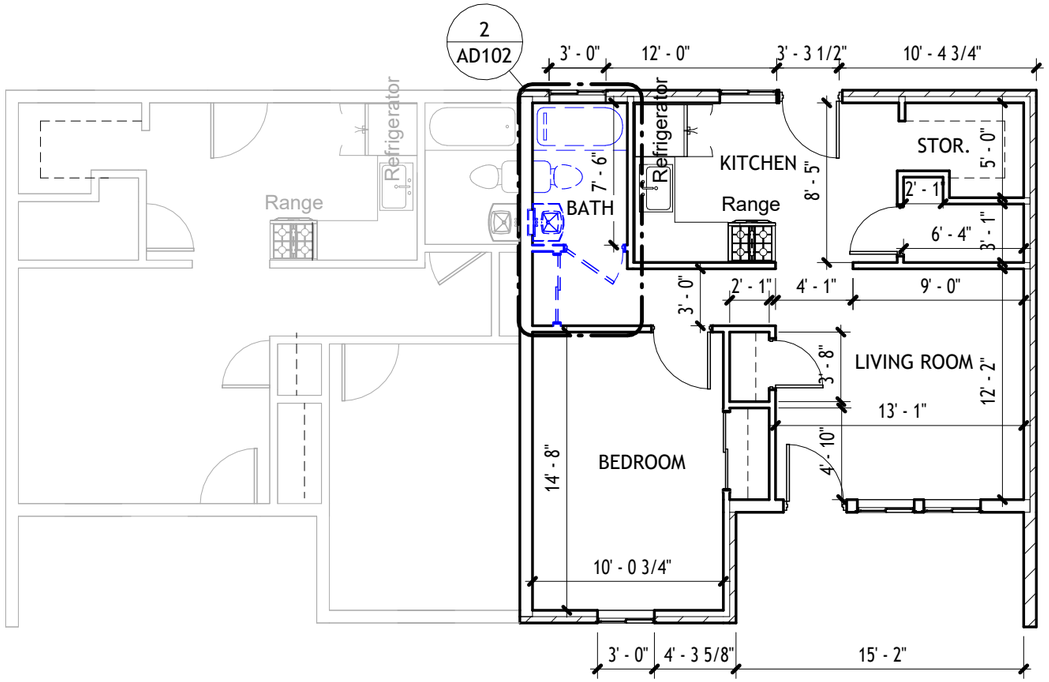
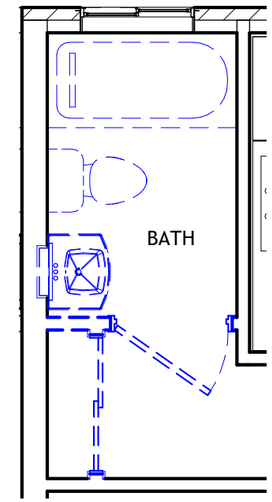
101 Meshach Frost Village,
Frostburg Maryland 21532

SHEET NAME	Demolition Plans
SHEET NUMBER	AD101
DATE	8/31/2026



1 Upper Quad: 1 Bedroom Unit - Demolition Plans
1/8" = 1'-0"



2 Upper Quad - 1 Bedroom Unit Bathroom Enlarged Demolition Plan
1/4" = 1'-0"

NOTES:

1. REMOVE ALL BATHROOM FIXTURES INCLUDING MEDICINE CABINETS.
2. REMOVE AND DISPOSE OF DOORS AS SHOWN U.O.N.
3. REMOVE ALL CERAMIC TILE, WALL PANELS, AND WALL DRYWALL.
4. REMOVE EXISTING LIGHT FIXTURES, EXHAUST FAN, AND RELOCATE SWITCHES.
5. EXISTING CEILING DRYWALL TO REMAIN, EXCEPT WHERE DAMAGED BY HUMIDITY OR WATER. EACH UNIT TO BE EVALUATED WITH ARCHITECT TO DETERMINE LIMITS OF REMOVAL REQUIRED.
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0 4' 8' 16'
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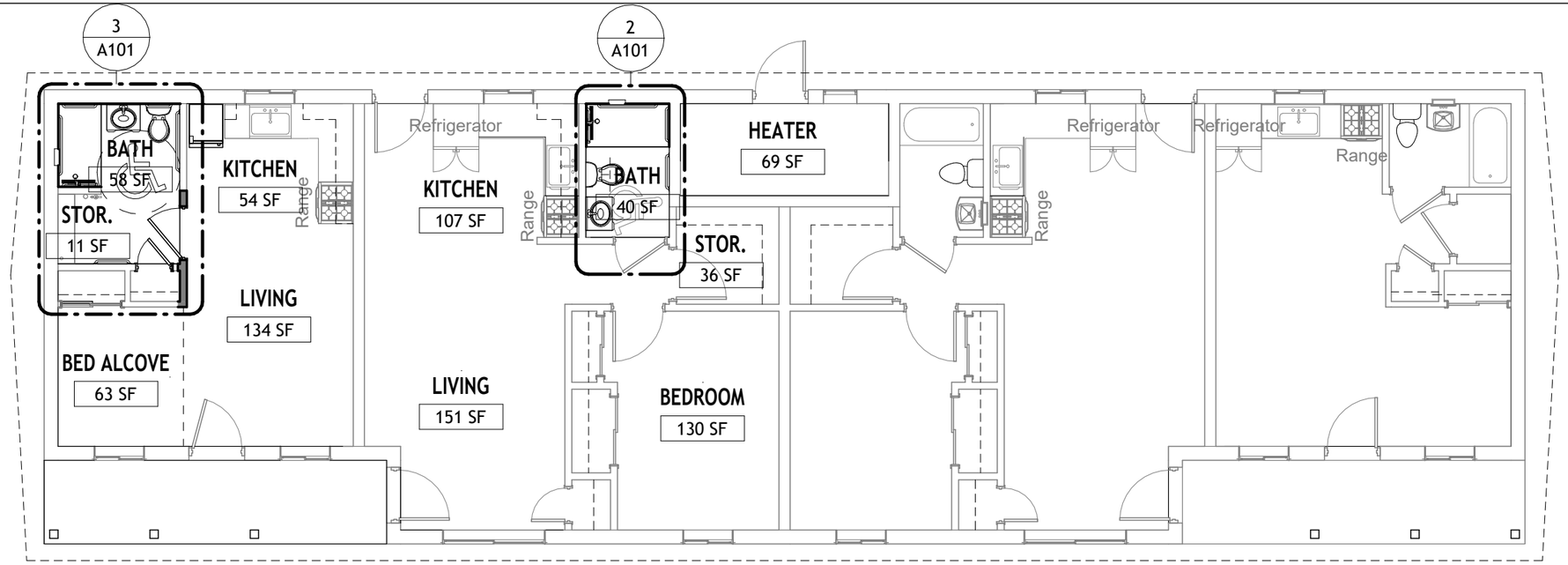
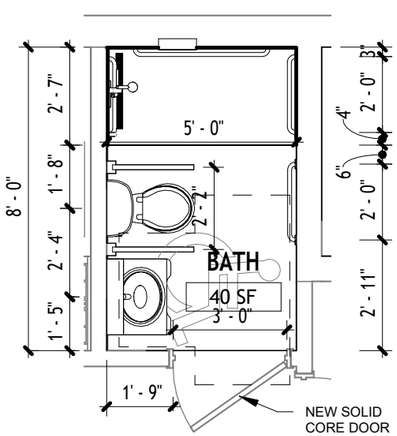
Frostburg Maryland 21532

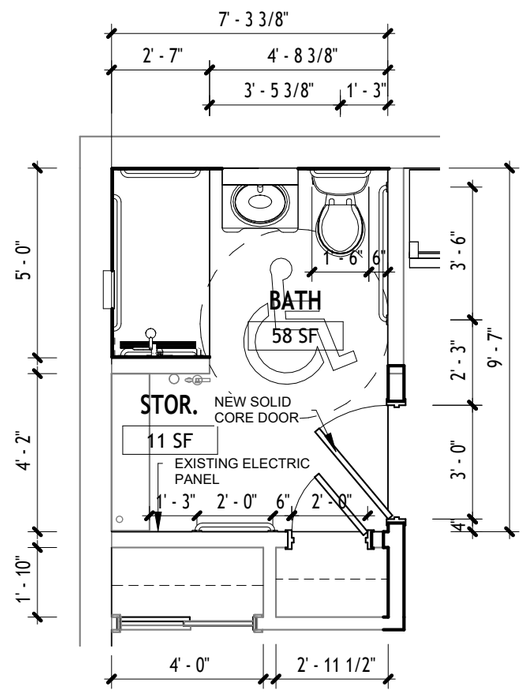
SHEET NAME	Demolition Plans
SHEET NUMBER	AD102
DATE	8/31/2026



Lower Quad: Studio & 1 Bedroom Unit Bathroom Plan
1 1/8" = 1'-0"



Lower Quad - 1 Bedroom Unit Bathroom - Enlarged Plan
2 1/4" = 1'-0"



Lower Quad - Studio Unit Bathroom - Enlarged Plan
3 1/4" = 1'-0"

NOTES:

1. PROVIDE BLOCKING FOR ALL GRAB BARS, TOWEL BARS, AND SHOWER BARS.
2. ALL TOWEL BARS TO BE GRAB BAR STRENGTH
3. NEW VANITY, SINK, MIRROR AND SHELF UNIT ABOVE VANITY.
4. NEW TOILET
5. ROLL-IN SHOWER WITH TRENCH DRAIN, PVC SHOWER WALLS, AND GRAB BARS. EXISTING DRAIN TO BE USED FOR TRENCH DRAIN. SEE FINISH EXTENTS PLANS FOR LINKS TO INSTALLATION IN WET AREAS.
6. PROVIDE A COLLAPSIBLE DAM AN FRONT OF SHOWER.
7. FLASH PATCH FLOOR AT COLLAPSIBLE DAM TO PROVIDE ADEQUATE SLOPE TO TRENCH DRAIN.
8. PROVIDE RECESS AT SHOWER PANEL FOR SHAMPOO/SOAP RECESSED SHELF.
9. SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.
10. SEE SHOWER INSTALLATION INFORMATION ON FLOOR FINISH EXTENT PLANS.
11. SEE SPECIFICATION SECTION 26 50 00 FOR REPLACEMENT LIGHTING, EXHAUST FAN, GFCI AND STANDARD OUTLETS, AND LIGHT SWITCH SPECIFICATIONS.Ñ2. SEE SPECIFICATION SECTION 08 14 16 FLUSH WOOD DOORS AND 08 71 00 HARDWARE FOR DOORS & HARDWARE.

0 4' 8' 16'
0 2"
1/8" = 1'-0"

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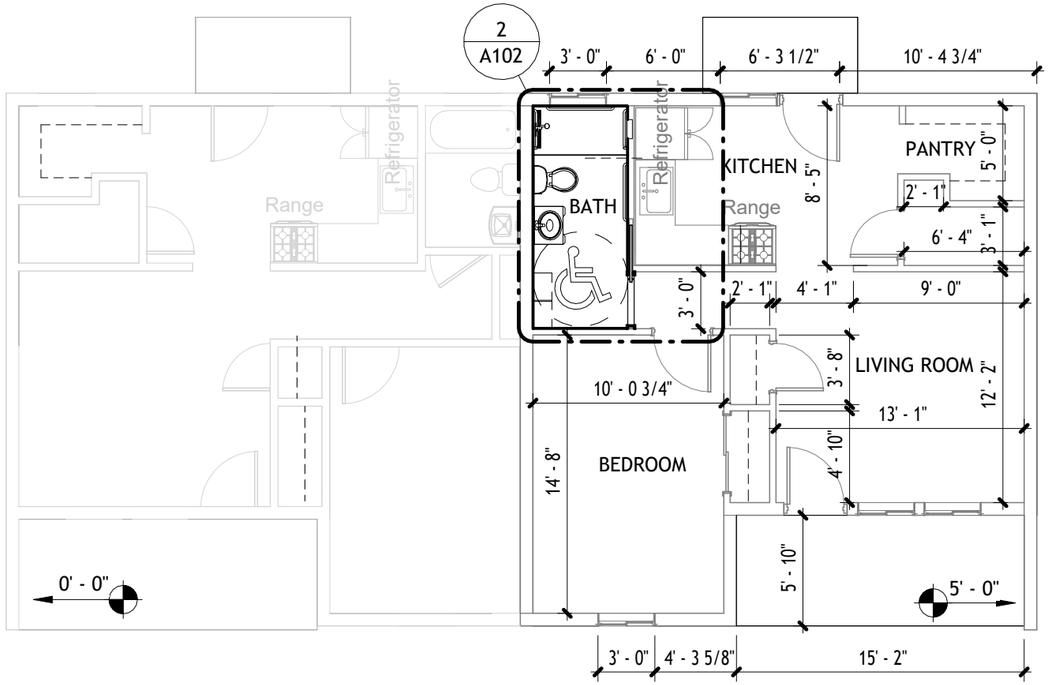
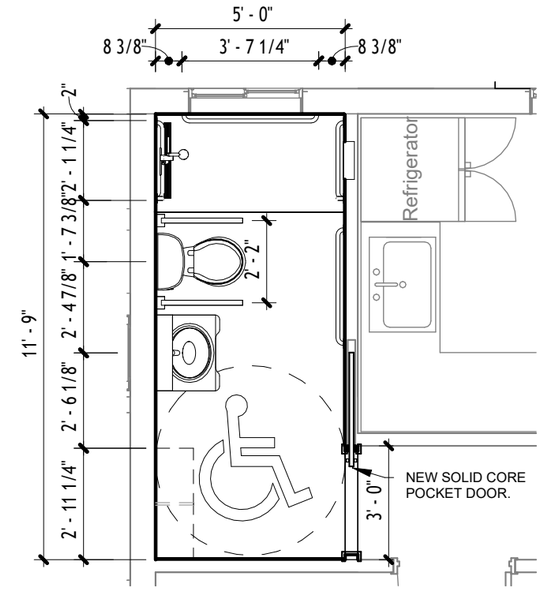
STAMP:

Frostburg Housing Authority
101 Meshach Frost Village,
Frostburg Maryland 21532

SHEET NAME	Floor Plans
SHEET NUMBER	A101
DATE	8/31/2026



1 Upper Quad - 1 Bedroom Unit Bathroom Plan
1/8" = 1'-0"



2 Upper Quad - 1 Bedroom Unit Bathroom - Enlarged Plan
1/4" = 1'-0"

NOTES:

1. PROVIDE BLOCKING FOR ALL GRAB BARS,TOWEL BARS, AND SHOWER BARS
2. ALL TOWEL BARS TO BE GRAB BAR STRENGTH
3. NEW VANITY, SINK, MIRROR AND SHELF UNIT ABOVE VANITY.
4. NEW TOILET
5. ROLL-IN SHOWER WITH TRENCH DRAIN, PVC SHOWER WALLS, AND GRAB BARS. EXISTING DRAIN TO BE USED FOR TRENCH DRAIN. SEE FINISH EXTENTS PLANS FOR LINKS TO INSTALLATION IN WET AREAS.
6. PROVIDE A COLLAPSIBLE DAM IN FRONT OF SHOWER.
7. FLASH PATCH FLOOR FROM COLLAPSIBLE DAM TO PROVIDE ADEQUATE SLOPE TO TRENCH DRAIN.
8. PROVIDE RECESS AT SHOWER PANEL FOR SHAMPOO / SOAP RECESSED SHELF.
9. SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.
10. SEE SHOWER INSTALLATION INFORMATION ON FLOOR FINISH EXTENT PLAN. Ñ1. SEE SPECIFICATION SECTION 26 50 00 FOR REPLACEMENT LIGHTING, EXHAUST FAN, GFCI AND STANDARD OUTLETS, AND LIGHT SWITCH SPECIFICATIONS.Ñ2. SEE SPECIFICATION SECTION 08 14 16 FLUSH WOOD DOORS AND 08 71 00 HARDWARE FOR DOORS, DOOR HARDWARE, AND CABINET HARDWARE.

0 4' 8' 16'
0 2"
1/8" = 1'-0"

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Frostburg Housing Authority
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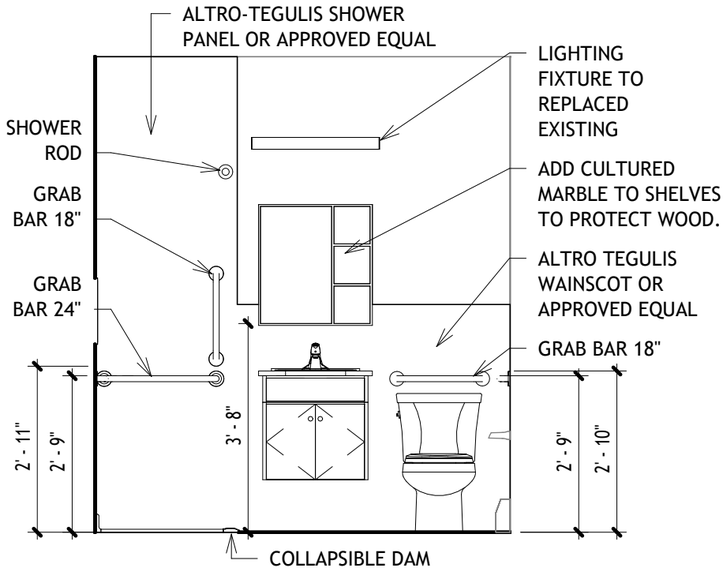
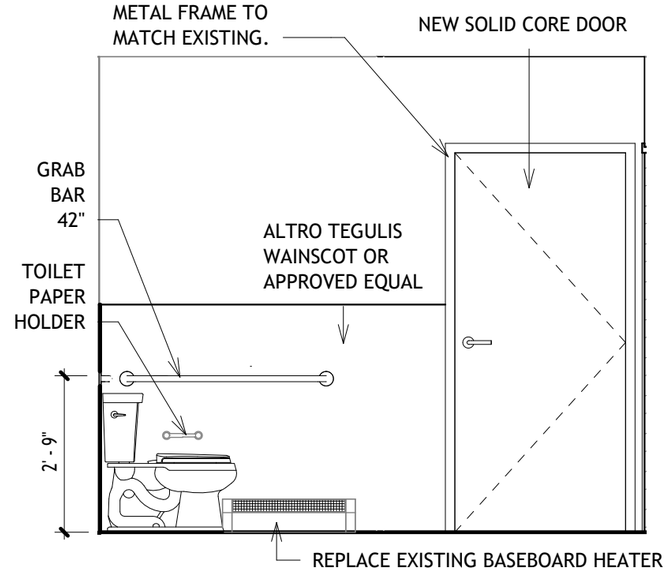
Frostburg Maryland 21532

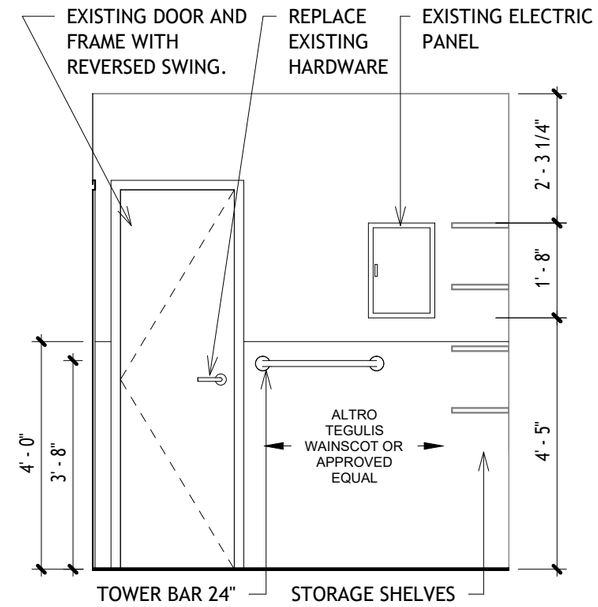
SHEET NAME	Floor Plans
SHEET NUMBER	A102
DATE	8/31/2026



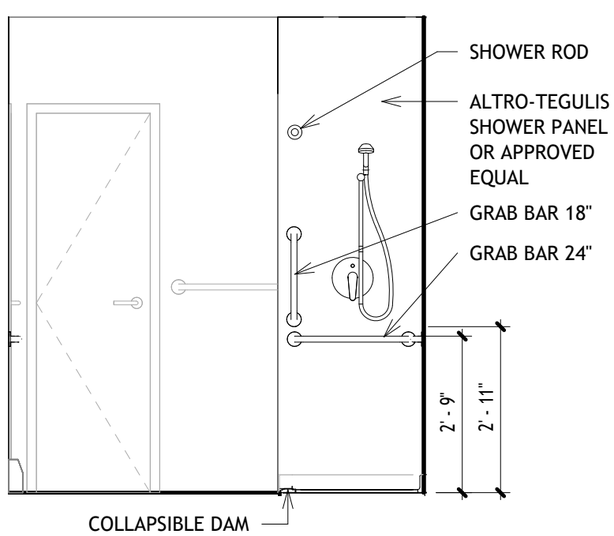
Lower Quad - Studio Bathroom North Elevation
1 3/8" = 1'-0"



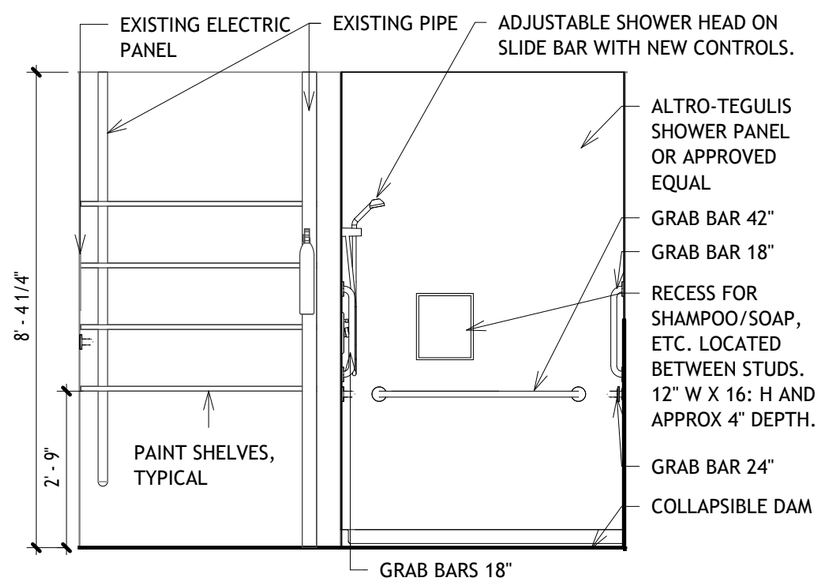
Lower Quad - Studio Bathroom West Elevation
2 3/8" = 1'-0"



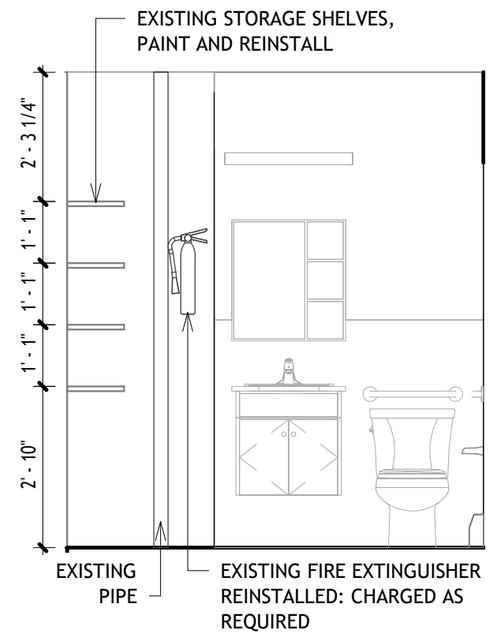
Lower Quad - Studio Bathroom South Elevation
3 3/8" = 1'-0"



Lower Quad - Studio Bathroom South Elevation 2
4 3/8" = 1'-0"



Lower Quad - Studio Bathroom East Elevation
5 3/8" = 1'-0"



Lower Quad - Studio Bathroom Storage Elevation
6 3/8" = 1'-0"

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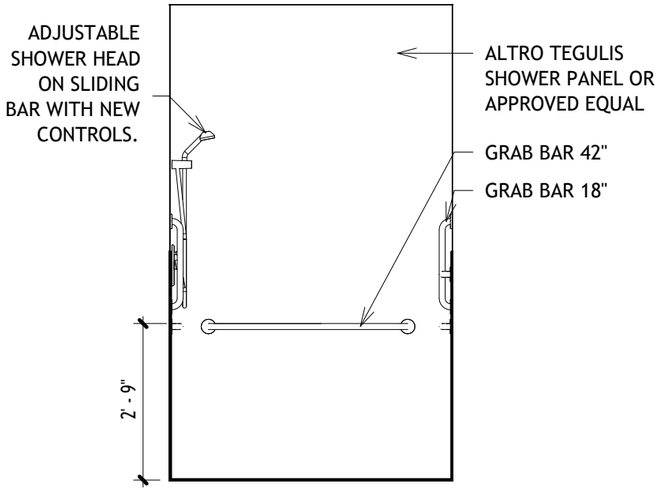
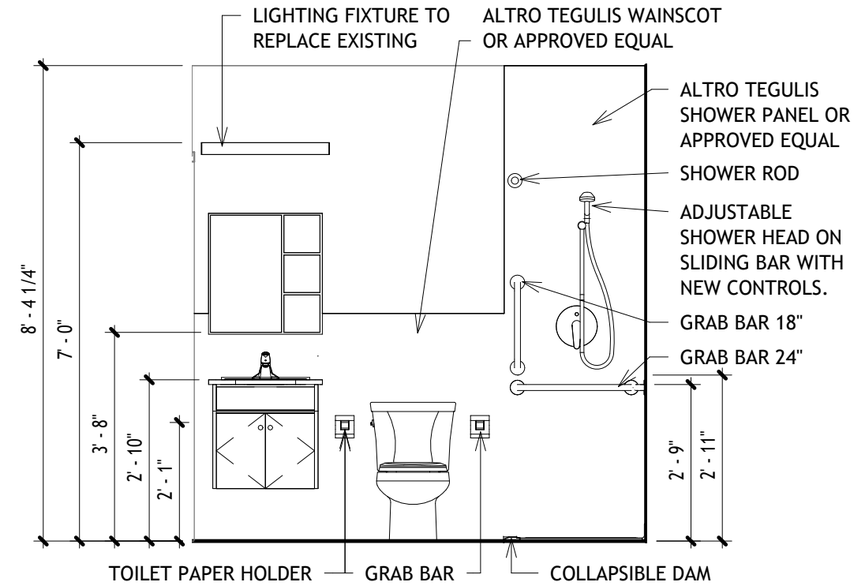
Frostburg Housing Authority
101 Meshach Frost Village,
Frostburg Maryland 21532

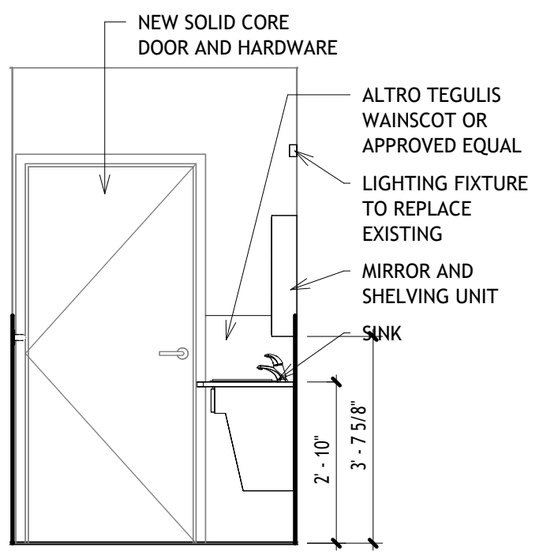
SHEET NAME	Interior Elevations
SHEET NUMBER	A501
DATE	8/31/2026



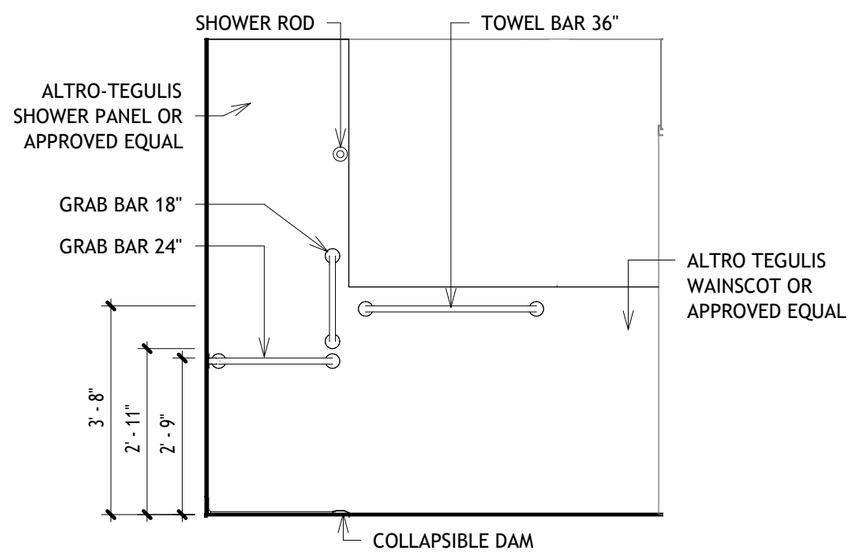
Lower Quad - 1 Bedroom Unit Bathroom
1 North Elevation
3/8" = 1'-0"



Lower Quad - 1 Bedroom Unit Bathroom
2 West Elevation
3/8" = 1'-0"



Lower Quad - 1 Bedroom Unit Bathroom
3 South Elevation
3/8" = 1'-0"



Lower Quad - 1 Bedroom Unit Bathroom
4 East Elevation
3/8" = 1'-0"

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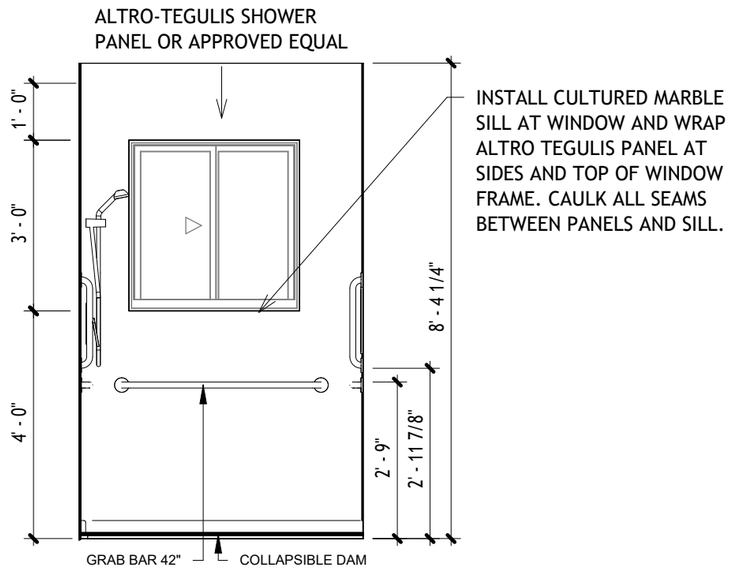
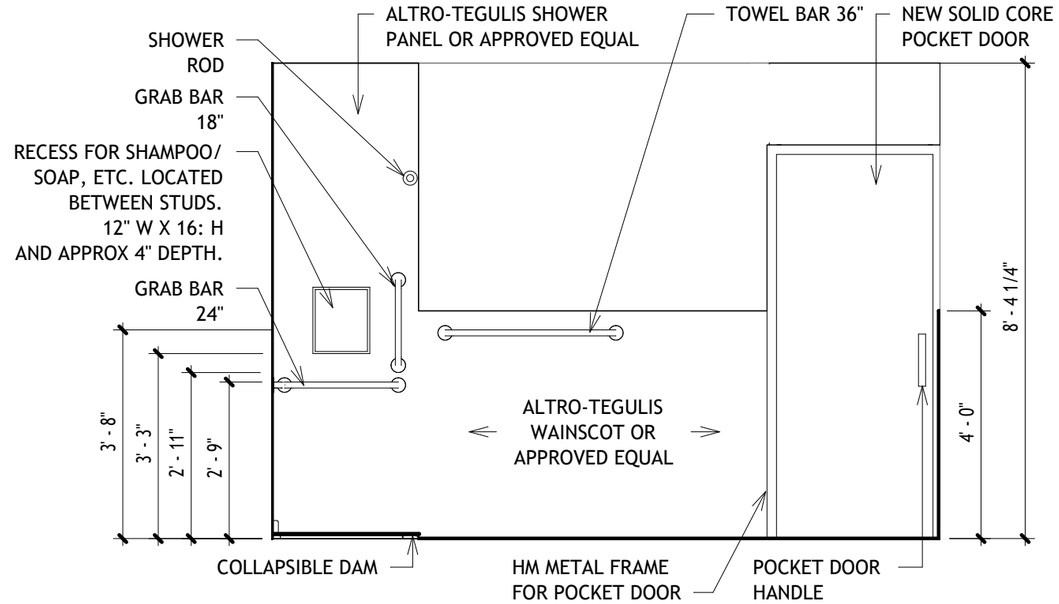
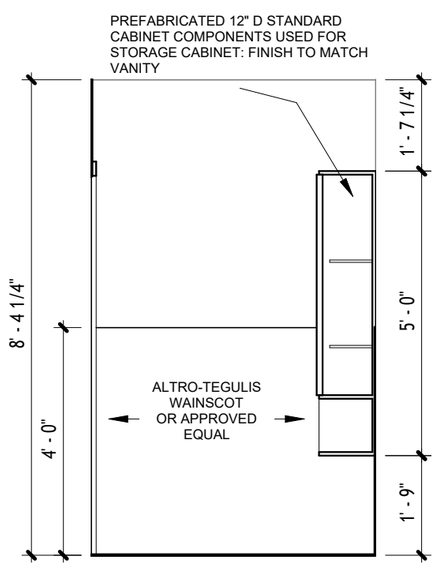
SHEET NAME	Interior Elevations
SHEET NUMBER	A502
DATE	8/31/2026



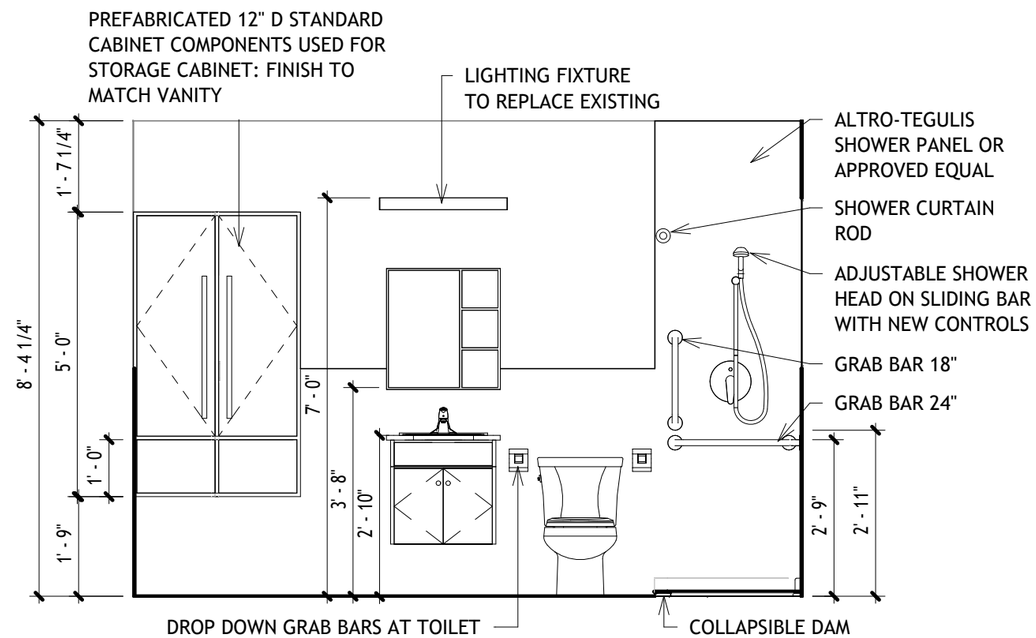
Upper Quad - 1 Bedroom Unit Bathroom
1 North Elevation
3/8" = 1'-0"



Upper Quad - 1 Bedroom Unit Bathroom
2 East Elevation
3/8" = 1'-0"



Upper Quad - 1 Bedroom Unit Bathroom
3 South Elevation
3/8" = 1'-0"



Upper Quad - 1 Bedroom Unit Bathroom
4 West Elevation
3/8" = 1'-0"

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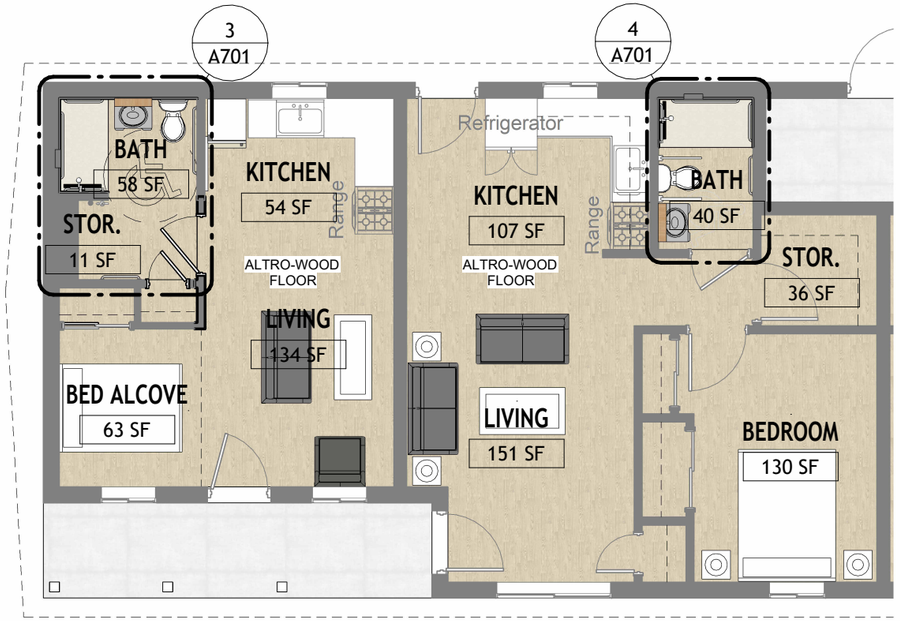
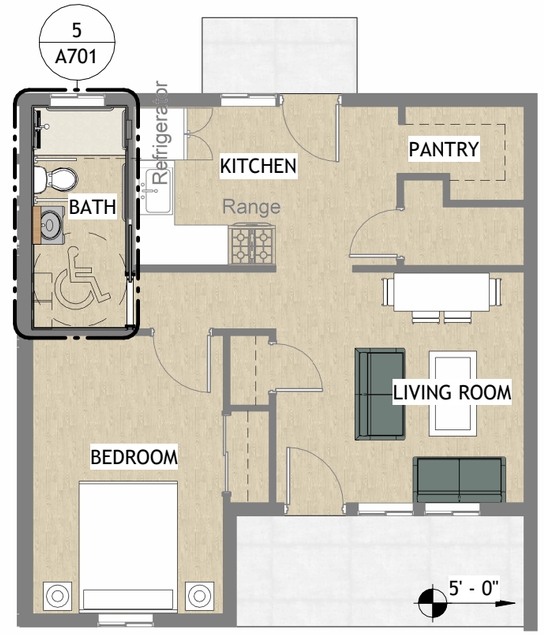
SHEET NAME	Interior Elevations
SHEET NUMBER	A503
DATE	8/31/2026



1 Lower Quad - Studio & 1 Bedroom Bathroom
1/8" = 1'-0"



2 Upper Quad - 1 Bedroom Unit Bathroom
1/8" = 1'-0"

NOTES:

See the following installation guides for Altro-Tegulis wall product and Altro-Flooring.

1. Altro Tegulis Installation Guide: https://www.altro.com/us/technical-documents/altro-tegulis-installation-guide

2. Pencil Cove Detail for Altro Aquarius at Shower: https://www.altro.com/getmedia/74f0d650-633e-459e-afb6-3132cc2a9788/Detail-Diagrams_Pencil-cove-detail-diagram.pdf

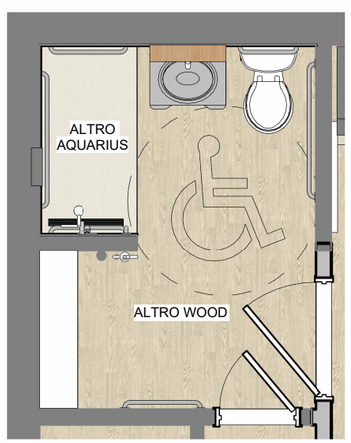
3. Detailing for Wet Areas: https://www.altro.com/getmedia/89e297f2-365d-4797-b8db-fe9d805f9a3b/DETAILING_WET-AREAS.pdf?ext=.pdf

4. Trench drain - "Clamping Drain" required: https://www.altro.com/us/accessories/easy-drains - OR APPROVED EQUAL.

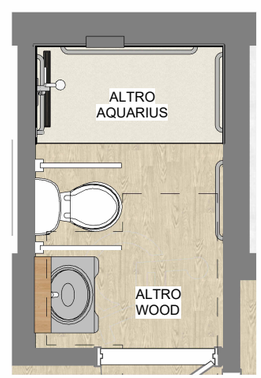
5. Flash Patch to accomplish slope to drain - use moisture tolerant patching product per flooring manufacturer recommendations.

6. Certified Flooring Installer: BW Hovermill - Gary Heath or Luke Patton: 410-631-2880
gheath@bwhovermill.com
tpatton@bwhovermill.com
Certified Flooring Installer required.

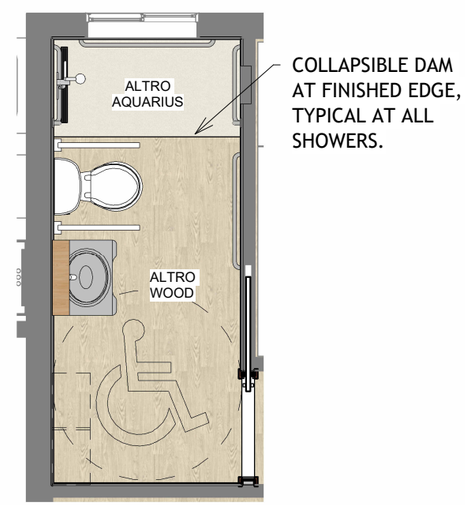
7. APPROVED EQUAL SYSTEM IS PERMITTED WITH ARCHITECTURAL APPROVAL.



3 Lower Quad - Studio Unit Bath - Flooring Extents
1/4" = 1'-0"



4 Lower Quad - 1 Bedroom Unit Bathroom - Flooring Extents
1/4" = 1'-0"



5 Upper Quad - 1 Bedroom Unit Bathroom - Flooring Extents
1/4" = 1'-0"

FINISH LEGEND

- ALTRO-AQUARIUS: LIGHTHOUSE PX2001
- ALTRO-WOOD: SESSILE OAK WSA2027
- CONCRETE

0 4' 8' 16'
0 2"
1/8" = 1'-0"

JSR ASSOCIATES, INC.

P.O. BOX 2564
ELLICOTT CITY, MD 21041,
USA
(667) 280 -0410
WWW.JSRASSOCIATES.NET

CONSTRUCTION DOCUMENTS
BID SET

STAMP:

Frostburg Housing Authority
101 Meshach Frost Village,
Frostburg Maryland 21532

SHEET NAME	Flooring Finish Extents
SHEET NUMBER	A701
DATE	8/31/2026