

# NW Apartments, Pierce St. Phase 1 ROOFING and SIDING Project

Corsicana Housing Authority TX033

Site located at: Northwest Apartments; Pierce St.

Solicitation No.: TX.2026.03.NW.1

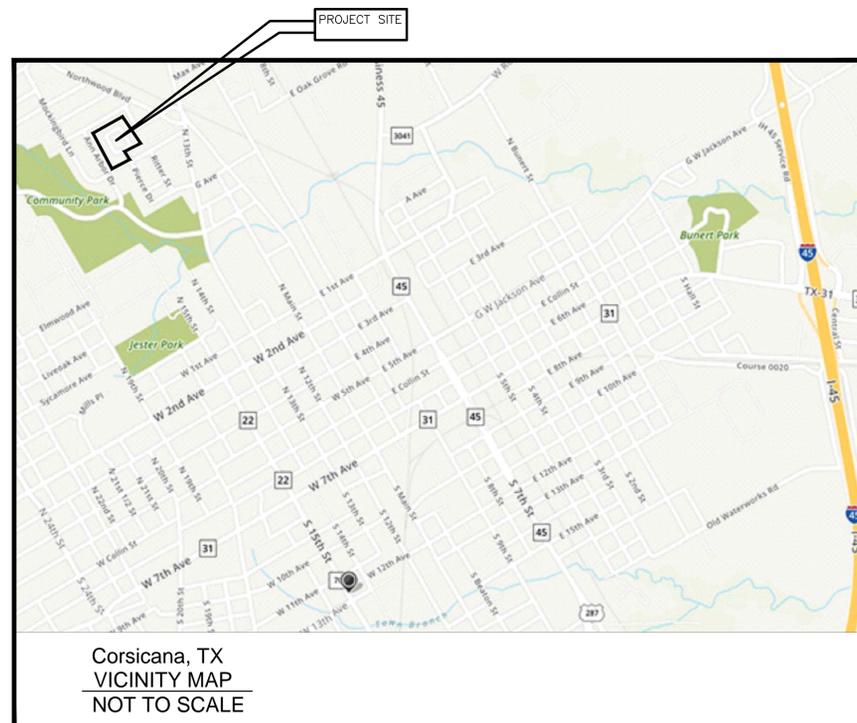
CORSICANA HOUSING AUTHORITY TX033

OFFICE located at: 1360 N. 13th St.

Corsicana, Texas 75110

Ms. Caroline Samford, Executive Director

March 2026



INDEX OF DRAWINGS	
	COVER
A0.1	SITE PLAN PIERCE ST. APARTMENTS
A1.1	ROOF PLANS TYPE (A - B)
A2.1	SOFFIT PLANS TYPE (A - B)
A3.1	EXTERIOR ELEVATIONS TYPE (A - B)
A4.1	ROOF DETAILS

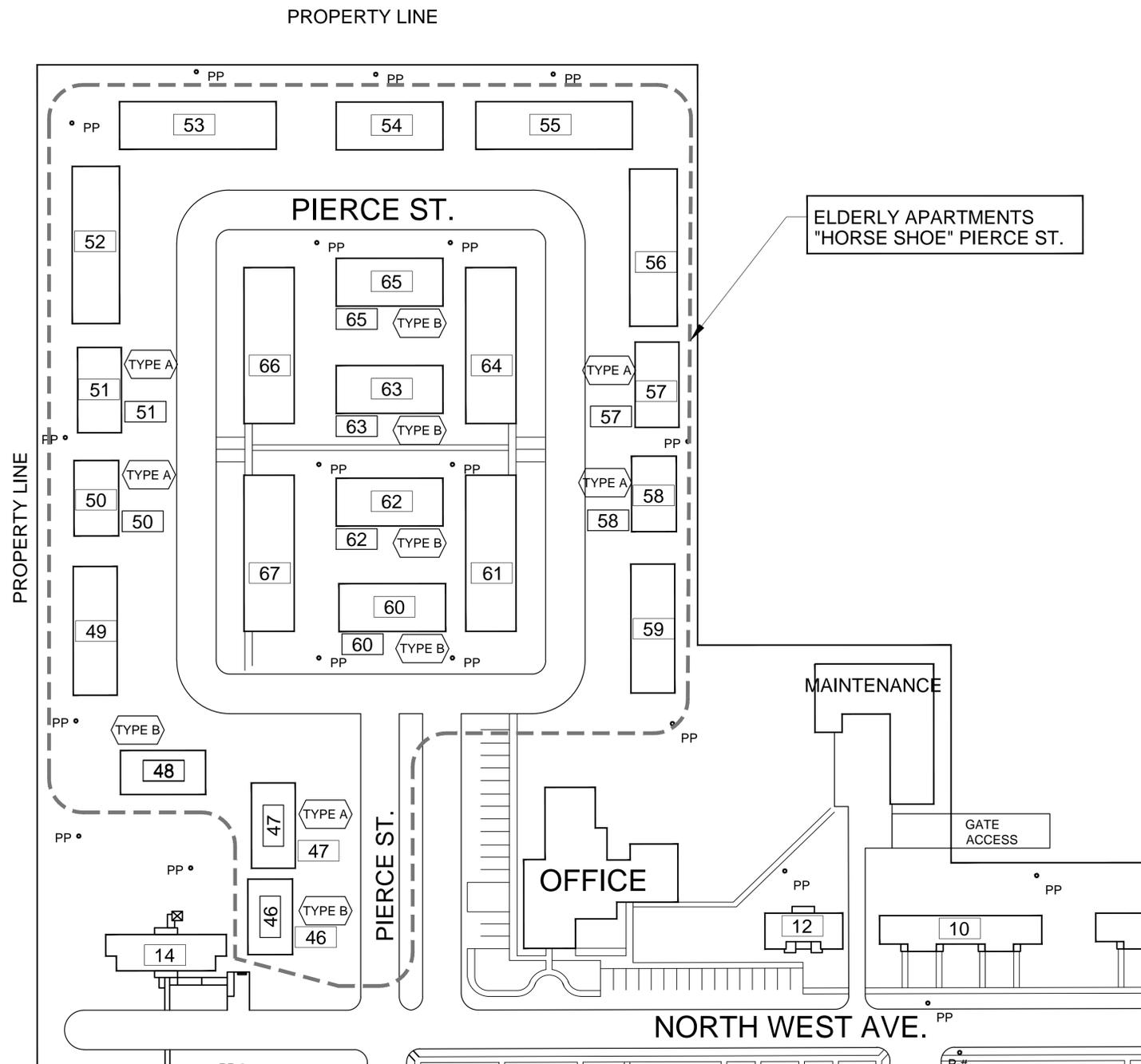
Architectural construction documents, are intended to compose a detailed description of the design but are not intended to be detailed instructions for how to construct the project. Contractors must bring quality knowledge of construction practices, means and methods, as well as a skilled understanding of sequencing of construction and coordinating the work of subcontractors in order for the project to be successful.



**James W. Dean Architect, LLC**  
LEED Accredited Professional Leadership in Energy & Environmental Design

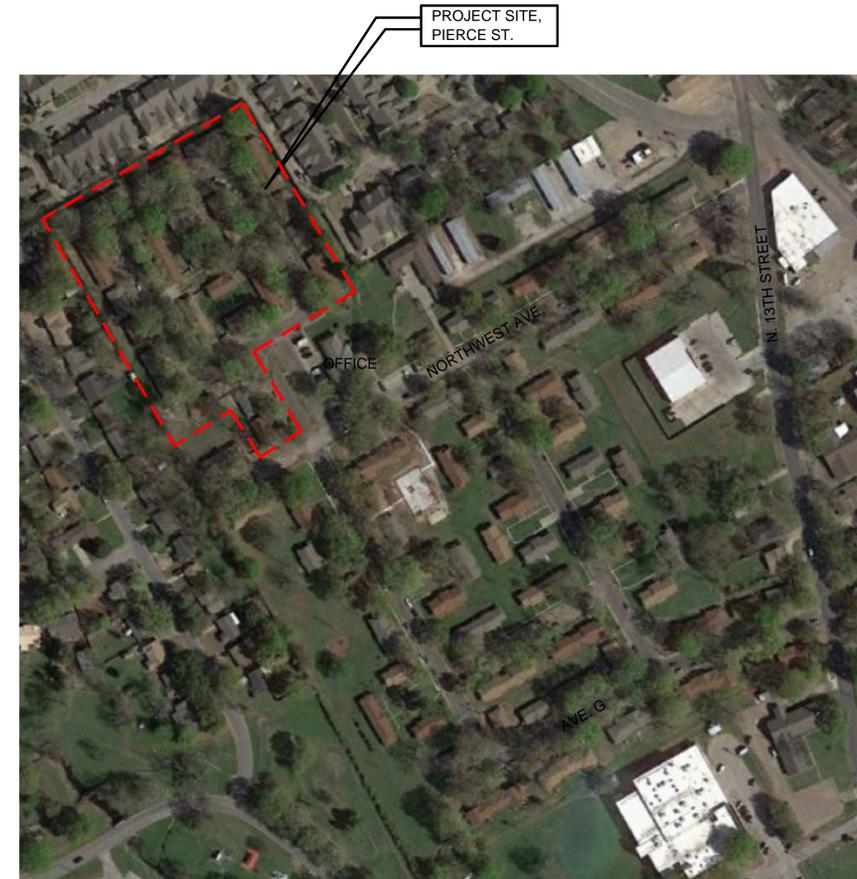
8912 AUGUSTA DR. GRANBURY, TX 76049

PHONE: (817) 964-1830



PLAN NORTH  
 A SITE PLAN  
 AS1.0 SCALE: 1" = 100'-0"

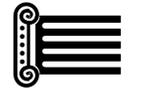
BUILDING TABULATION - ELDERLY APARTMENTS PIERCE ST. ("HORSESHOE")				
BLDG. TYPE	NUMBER OF BUILDING TYPES	NUMBER OF UNITS PER BUILDING	TOTAL UNITS	APPROXIMATE BLDG. SQ. FT.
BLDG. TYPE "A"	5	2	10	1165
BLDG. TYPE "B"	6	2	12	1165
TOTAL	11		22	



PLAN TRUE NORTH  
 B AERIAL IMAGE OF SITE  
 A1.0 SCALE: NOT TO SCALE



James W. Dean  
 Architect, LLC  
 LEED Accredited Professional  
 Leadership in Energy & Environmental Design



PROJECT NAME  
 CORSICANA HOUSING AUTHORITY TX033  
 Roof & Siding Project Pierce St. - TX.2026.03.NW.1  
 NW APARTMENTS SITE: 1360 N.13 ST; CORSICANA, TX

DATE	REVISIONS

COPYRIGHT  
 ALL DRAWINGS, SPECIFICATIONS, FIELD REPORTS, FIELD NOTES, COMPUTER FILES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON. COPYING OR REPRODUCTION OF INSTRUMENTS OF SERVICE WITHOUT THE EXPRESSED CONSENT OF JAMES W. DEAN ARCHITECT, LLC IS STRICTLY PROHIBITED.

DATE  
 MAR. 16, 2026

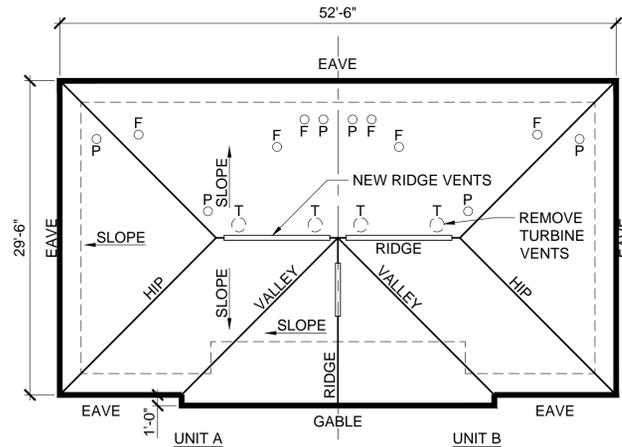
PLAN NO.  
 26-01

DRAWN BY  
 JWD/BS

SEQ. NO. SHEET NO.  
 A0.1  
 OF

8812 August Dr.  
 Granbury, Texas  
 PH: Off: (817)964-1830 Cell: (318) 470-1814

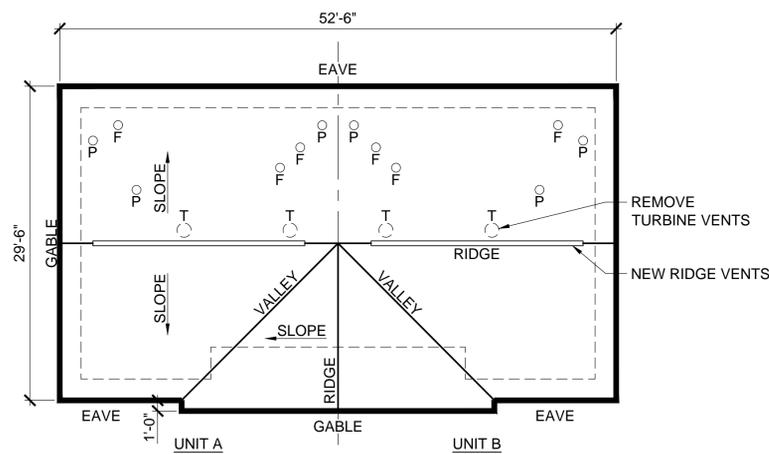
SHEET TITLE  
 SITE PLAN & BUILDING TABULATION



PLAN NORTH  
1  
A1.1  
**ROOF PLAN (TYPE A)**  
SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

**ROOF WORK AT BLDGS**  
47, 50, 53, 57, & 58



PLAN NORTH  
2  
A1.1  
**ROOF PLAN (TYPE B)**  
SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

**ROOF WORK AT BLDGS**  
46, 48, 60, 62, 63, & 64

**GENERAL NOTES ROOFING WORK**

- R1 CONTRACTOR TO PROVIDE TEMPORARY ELECTRICAL POWER FOR ALL CONSTRUCTION OPERATIONS BY GENERATOR OR OTHER MEANS. DO NOT USE TENANT ELECTRICITY.
- R2 DWELLING UNITS TO REMAIN "OCCUPIED" DURING CONSTRUCTION. MAINTAIN A SAFE WORK AREA, CHILDREN LIVE IN THE UNITS. IMMEDIATELY REMOVE ANY ROOF NAILS FROM SIDEWALKS, STREETS, PARKING AND YARD AREAS.
- R3 DIMENSIONS ON ROOF PLANS ARE FROM FIELD MEASUREMENTS, CONTRACTOR TO VERIFY ALL ROOF DIMENSIONS AND ROOF AREAS. ALL ROOFS ARE 4 IN 12 SLOPE, AND ALL BUILDINGS ARE SINGLE STORY.
- R4 REMOVE EXISTING SHINGLE ROOF AND REPLACE WITH NEW SHINGLE ROOF AND ACCESSORIES PER SPECIFICATIONS. IT IS ASSUMED THAT ALL ROOFS HAVE ONE (1) LAYER OF SHINGLES. REPLACE ANY ROTTEN (DAMAGED) PLYWOOD ROOF DECKING AS UNIT PRICE.
- R5 ALL EXISTING ROOF PENETRATION FLASHINGS SHALL BE REPLACED. CONTRACTOR TO VERIFY SIZE AND QUANTITY OF ALL ROOF PENETRATIONS. DWELLING UNITS GENERALLY HAVE THE FOLLOWING PENETRATION TO RECEIVE NEW FLASHING, CONTRACTOR TO VERIFY:  
 4" FLUE AT FURNACE  
 3" FLUE AT WATER HEATER  
 4" AND 2" PLUMBING VENT (PER DWELLING UNIT), ALL EXISTING LEAD AND OTHER PLUMBING FLASHING BOOTS SHALL BE REPLACED WITH NEW "LEAD" BOOT FLASHINGS; VERIFY SIZE.  
 1 ELECTRICAL MAST PER BUILDING.  
 4 TURBINE VENT PER DWELLING UNIT; REMOVE AND PATCH OPENING RIDGE VENTS - INSTALL NEW RIDGE VENTS.  
  
 AT THE FLUE VENT PIPES; THE EXISTING STORM COLLAR AND ROOF FLASHING TO REMAIN, ADJUST AND SEAL STORM COLLARS.  
  
 PAINT ALL ROOF ACCESSORIES IN A COLOR COMPLEMENTARY TO THE NEW SHINGLE COLOR.
- R6 EXISTING DRIP EDGE TO BE REMOVED AND NEW DRIP EDGE INSTALLED.
- R7 BUILDINGS HAVE TURBINE VENTS THAT ARE TO BE REMOVED AND OPENINGS PATCHED. ATTIC VENTILATION WILL BE PROVIDED WITH NEW RIDGE VENTS. RIDGE VENTS SHALL BE HELD BACK 1 FOOT FROM PARTY WALLS.
- R8 EACH BUILDING HAS ONE (1) ATTIC ACCESS INSIDE OF DWELLING UNIT.
- R9 WHERE NECESSARY RELOCATE FURNACE & WATER HEATER FLUES TO ALIGN DIRECTLY ABOVE APPLIANCE, THIS INCLUDES REPAIRING ROOF AND RELOCATING FLUE PENETRATION. THIS RELOCATION WORK WILL BE A UNIT PRICE.  
  
 VERIFY FLUE CONNECTIVITY AT ALL GAS APPLIANCE FLUES, SEE SPECIFICATIONS 07 3113.
- R10 THE SITE HAS SOME TREES THAT MAY IMPACT THE RE-ROOFING OPERATIONS, CONTRACTOR TO VERIFY ALL SITE CONDITIONS. ALL BUILDINGS HAVE OVERHEAD ELECTRICAL SERVICE.
- R11 REPAIR ANY RUTS AT YARD AREAS AROUND BUILDING CAUSED BY ROOF WORK.
- R12 COORDINATE ROOFING WORK WITH NEW SOFFITS AND SIDING WORK.



**James W. Dean**  
Architect, LLC

LEED Accredited Professional  
Leadership in Energy & Environmental Design  
8912 August Dr.  
Granbury, Texas  
Cell: (318) 470-1814  
PH: Off.: (817)964-1830



PROJECT NAME  
CORSIKANA HOUSING AUTHORITY TX033  
Roof & Siding Project Pierce St. - TX.2026.03.NW.1  
NW APARTMENTS SITE: 1360 N.13 ST; CORSICANA, TX  
SHEET TITLE  
ROOF PLANS (TYPE A-B)

DATE	REVISIONS

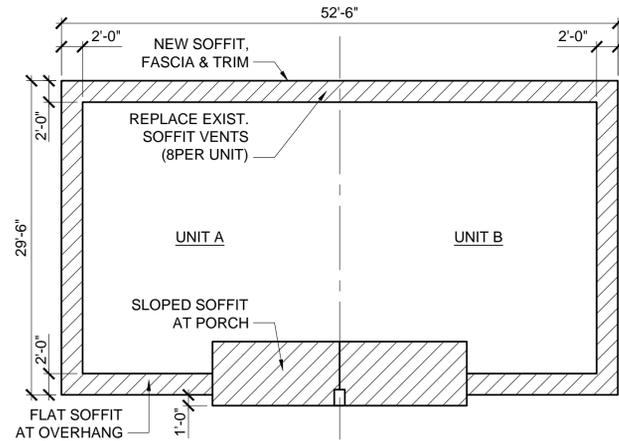
**COPYRIGHT**  
ALL DRAWINGS, SPECIFICATIONS, FIELD REPORTS, FIELD NOTES, COMPUTER FILES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON. COPYING OR REPRODUCTION OF INSTRUMENTS OF SERVICE WITHOUT THE EXPRESSED CONSENT OF JAMES W. DEAN ARCHITECT, LLC IS STRICTLY PROHIBITED.

DATE  
MAR. 16, 2026

PLAN NO.  
26-01

DRAWN BY  
JWD/BS

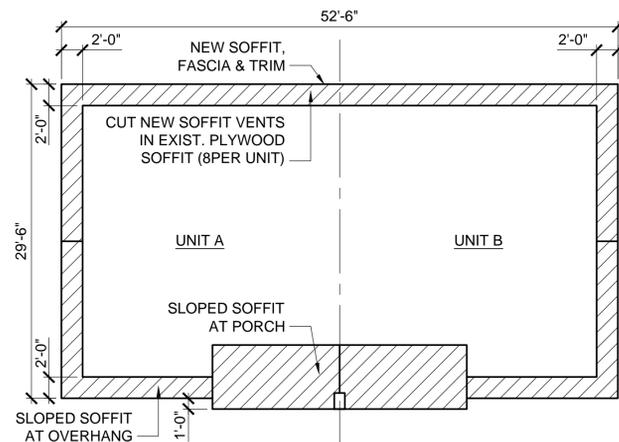
SEQ. NO. SHEET NO.  
**A1.1**  
OF



PLAN NORTH  
1  
A2.1  
**SOFFIT PLAN (TYPE A)**  
SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

**SOFFIT WORK AT BLDGS 47, 50, 53, 57, & 58**



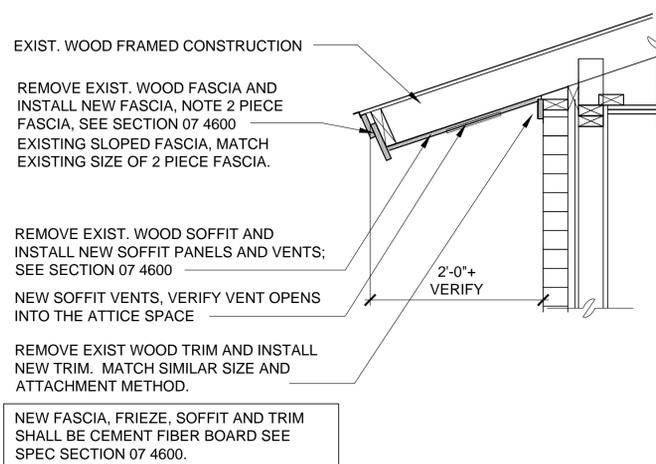
PLAN NORTH  
2  
A2.1  
**SOFFIT PLAN (TYPE B)**  
SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

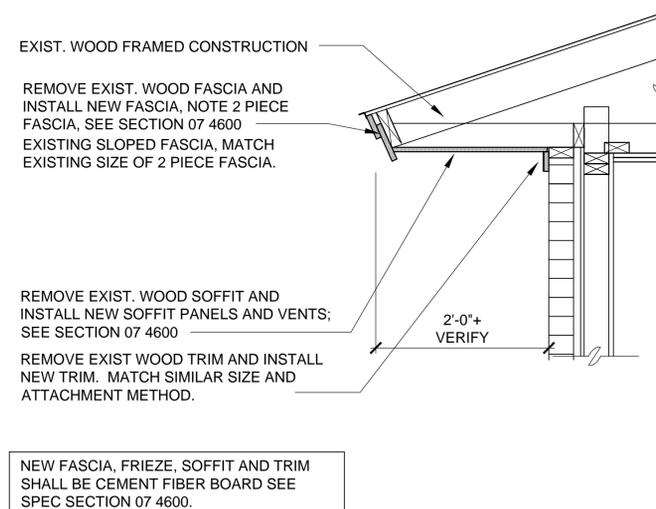
**SOFFIT WORK AT BLDGS 46, 48, 60, 62, 63, & 64**

**SOFFIT REPAIR NOTES**

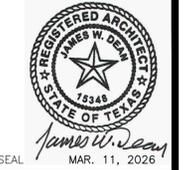
SR-1	NOTE: SOFFIT REPAIRS AT ALL BUILDINGS INDICATED.
SR-2	COORDINATE SOFFIT AND FASCIA REPAIRS WITH NEW ROOF.
SR-3	INSTALL NEW CEMENT FIBER BOARD SOFFIT, FASCIA BOARD AND TRIM. INSTALL SOFFIT VENTS. COORDINATE WORK WITH EXISTING CONDITIONS. SEE SPECIFICATION SECTION 07 4600.
SR-4	CONTRACTOR TO COORDINATE THE REMOVAL AND REINSTALLATION OF EXISTING CABLE T.V. BOXES, LIGHTS AND WIRING ATTACHED TO EXISTING SOFFIT AND FASCIA. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING.
SR-5	THE DIMENSIONS INDICATED ARE PROVIDED AS A GUIDE, CONTRACTOR SHALL VERIFY EXISTING DIMENSION AND CONDITIONS.
SR-6	SLOPED SOFFIT AT FRONT PORCHES, NO SOFFIT VENTS AT PORCH.
SR-7	AT BLDG. W/ GABLE ROOFS, NEW SOFFIT VENTS REQUIRED.



A  
A2.2  
**SOFFIT REPAIR DETAIL - SLOPED SOFFIT**  
SCALE: 1" = 1'-0"



B  
A2.2  
**SOFFIT REPAIR DETAIL - FLAT SOFFIT**  
SCALE: 1" = 1'-0"



**James W. Dean**  
Architect, LLC  
LEED Accredited Professional  
Leadership in Energy & Environmental Design  
8912 August Dr. Granbury, Texas  
PH: Off.: (817)964-1830 Cell: (318) 470-1814



PROJECT NAME  
CORSIKANA HOUSING AUTHORITY TX033  
Roof & Siding Project Pierce St. - TX:2026.03.NW.1  
NW APARTMENTS SITE: 1360 N.13 ST; CORSICANA, TX  
SHEET TITLE  
SOFFIT PLANS (TYPE A-B)

DATE	REVISIONS

**COPYRIGHT**  
ALL DRAWINGS, SPECIFICATIONS, FIELD REPORTS, FIELD NOTES, COMPUTER FILES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON. COPYING OR REPRODUCTION OF INSTRUMENTS OF SERVICE WITHOUT THE EXPRESSED CONSENT OF JAMES W. DEAN ARCHITECT, LLC IS STRICTLY PROHIBITED.

DATE  
MAR. 16, 2026  
PLAN NO.  
26-01  
DRAWN BY  
JWD/BS  
SEQ. NO. SHEET NO.  
**A2.1**  
OF



**James W. Dean**  
**Architect, LLC**  
 LEED Accredited Professional  
 Leadership in Energy & Environmental Design  
 8912 August Dr. Granbury, Texas  
 PH: Off.: (817)964-1830 Cell: (318) 470-1814



PROJECT NAME  
 CORSICANA HOUSING AUTHORITY TX033  
 Roof & Siding Project Pierce St.-TX.2026.03.NW.1  
 NW APARTMENTS SITE: 1360 N.13 ST; CORSICANA, TX  
 SHEET TITLE  
 EXTERIOR ELEVATIONS (TYPE A-B)

DATE	REVISIONS

**COPYRIGHT**  
 ALL DRAWINGS, SPECIFICATIONS, FIELD REPORTS, FIELD NOTES, COMPUTER FILES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF. COPYING OR REPRODUCTION OF INSTRUMENTS OF SERVICE WITHOUT THE EXPRESSED CONSENT OF JAMES W. DEAN ARCHITECT, LLC IS STRICTLY PROHIBITED.

DATE  
 MAR. 16, 2026

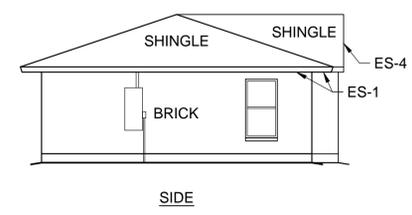
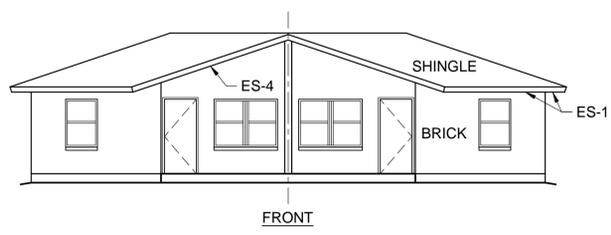
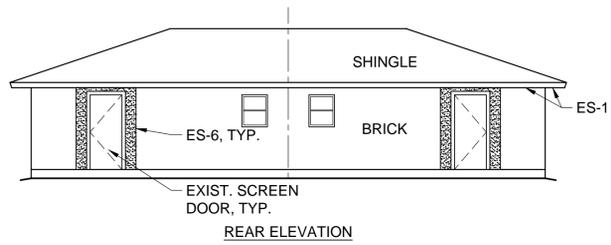
PLAN NO.  
 26-01

DRAWN BY  
 JWD/BS

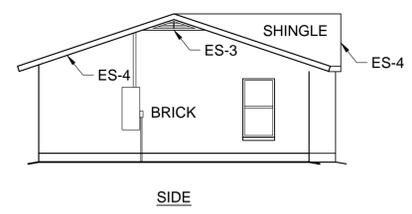
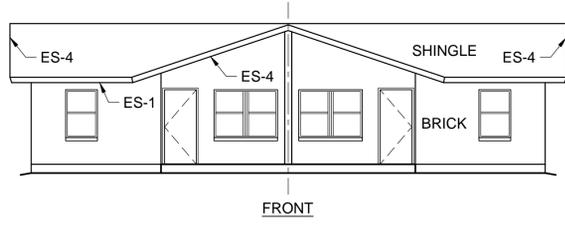
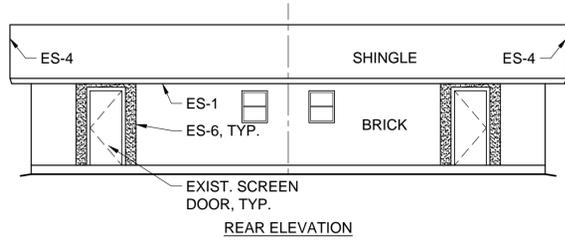
SEQ. NO. SHEET NO.  
**A3.1**  
 OF

**EXTERIOR SIDING NOTES**

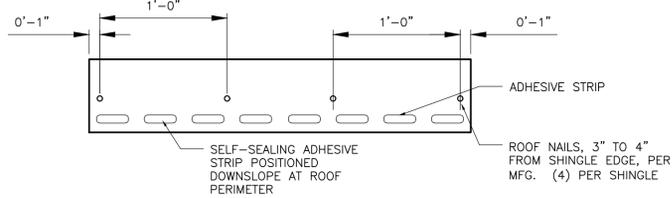
ES-1	REMOVE EXISTING AND INSTALL NEW FASCIA AND FRIEZE BOARD. NEW BOARDS SHALL BE CEMENT FIBER BOARD AND THE SIZE SHALL CLOSELY MATCH THE EXISTING SIZE. INSTALL NEW CEMENT BOARD SOFFIT PANELS. NOTE: FRIEZE BOARD SHALL BE SIMILAR SIZE AND SHALL BE ANCHORED TO EXISTING CONSTRUCTION.
ES-2	NEW CEMENT FIBERBOARD SIDING OVER EXISTING WOOD SIDING. INSTALL NEW METAL FLASHING BETWEEN SIDING AND ROOF SHINGLES.
ES-3	EXISTING GABLE VENTS SHALL BE COVERED WITH NEW CEMENT FIBERBOARD SIDING. PROVIDE WOOD BLOCKING FOR ATTACHMENT AS NECESSARY.
ES-4	AT PORCH SOFFIT(CEILING) INSTALL NEW CEMENT BOARD PANELS OVER EXIST. PLYWOOD SOFFIT. NOTE: SOME PORCH SOFFITS AND BUILDING SOFFITS ARE SLOPED.
ES-5	CONTRACTOR TO COORDINATE THE REMOVAL AND RE-INSTALLATION OF EXISTING CABLE T.V. BOXES, LIGHTS AND WIRING ATTACHED TO EXISTING SOFFIT AND FASCIA. CONTRACTOR TO VERIFY EXISTING CONDITIONS.
ES-6	REMOVE EXISTING SIDING AND TRIM AROUND REAR DOOR AREA. INSTALL NEW OSB SIDING (1/2") OVER EXISTING STUDS, AND COVER WITH TYVEK BUILDING WRAP. INSTALL NEW CEMENT BOARD PANELS AND TRIM AROUND REAR DOORS. INSTALL NEW CEMENT BOARD TRIM AROUND SIDING OPENING. EXISTING SCREEN DOOR SHALL BE REMOVED AND RE-INSTALLED OVER NEW CEMENT BOARD. PROVIDE SHIM AT SCREEN DOOR FRAME FOR PROPER ALIGNMENT. SEAL EDGES OF SHIM BOARD. INSTALL NEW CEMENT BOARD SIDING AND TRIM BOARDS, THE NEW CEMENT BOARD SIDING SHALL BUTT THE TRIM AT THE SCREEN DOOR AND AT THE BRICK. SIDING INSTALLATION SHALL BE COMPLETED IN A WEATHER-TIGHT MANNER. ANY EXISTING ROTTEN WOOD FRAMING ENCOUNTERED SHALL BE REPORTED TO THE HOUSING AUTHORITY AND THE ARCHITECT.



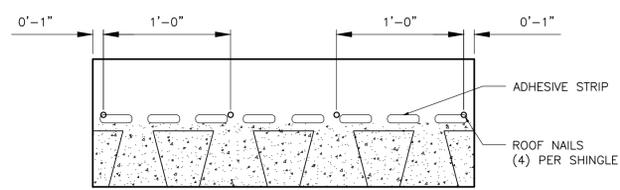
**1**  
 A1.1 EXTERIOR ELEVATION (TYPE A)  
 SCALE: 1/8" = 1'-0"



**2**  
 A1.1 EXTERIOR ELEVATION (TYPE B)  
 SCALE: 1/8" = 1'-0"

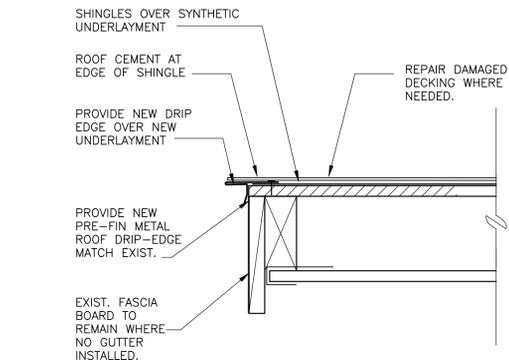


**A**  
A4.1 **STARTER SHINGLE**  
SCALE: 1'-1/2" = 1'-0"



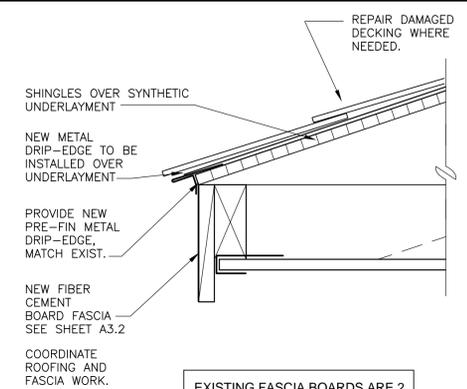
**B**  
A4.1 **SHINGLE FASTENING PATTERN**  
SCALE: 1'-1/2" = 1'-0"

VERIFY NAIL PATTERN FOR WIND SPEED, PER MANUFACTURER



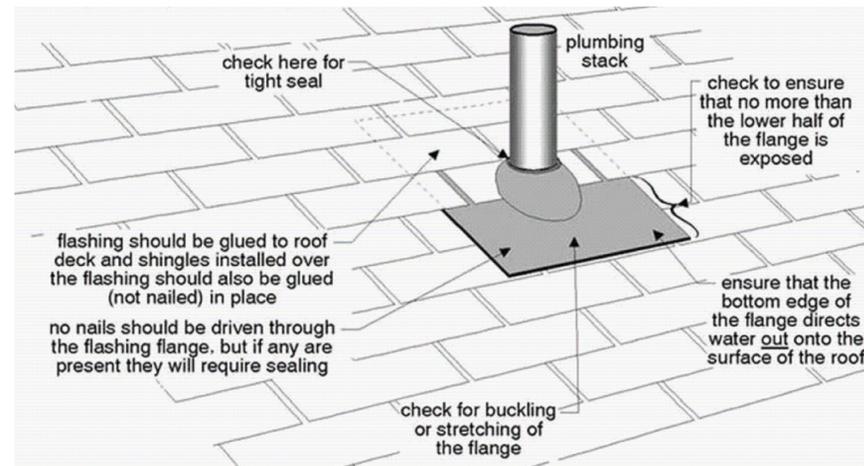
**C**  
A4.1 **ROOF RAKE EDGE FLASHING DTL.**  
SCALE: 3" = 1'-0"

SHINGLE OVERHANG 1/4" TO 3/8" PER MANUFACTURER

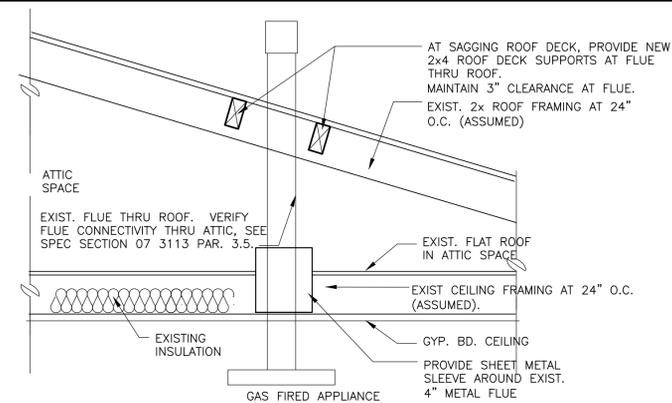


**D**  
A4.1 **ROOF EDGE FLASHING DTL.**  
SCALE: 3" = 1'-0"

SHINGLE OVERHANG 1/4" TO 3/8" PER MANUFACTURER

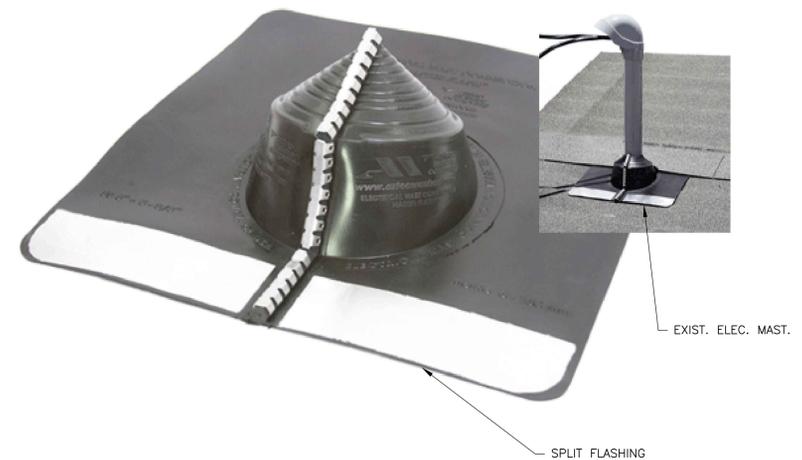


**E**  
A4.1 **PLUMBING VENT DETAIL**  
NOT TO SCALE

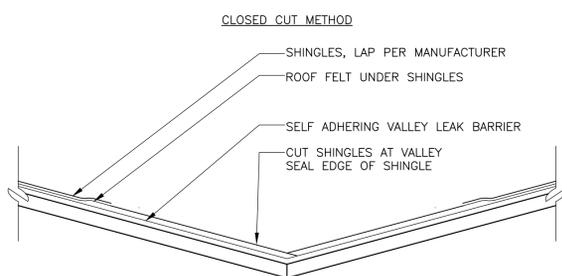


NOTE: EXIST. BLDG. HAS FLAT ROOF AND TRUSSED ROOF. VERIFY FLUE FROM APPLIANCE TO ROOF.  
NOTE: EACH UNIT CONTAINS TWO (2) GAS FIRED APPLIANCES

**F**  
A4.1 **FLUE THRU ROOF DETAIL**  
SCALE: 1" = 1'-0"



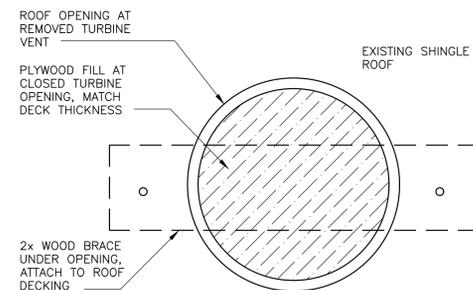
**G**  
A4.1 **ELECTRICAL MAST FLASHING**  
NOT TO SCALE



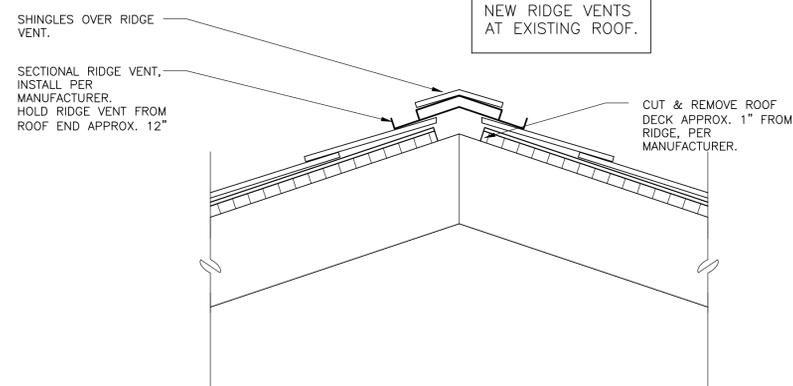
NOTE: NO NAILS WITHIN 6" OF VALLEY CENTER, PER MANUFACTURER

Provide manufacturer approved shingle lap at the valley, suggest "California" cut style valley lap.

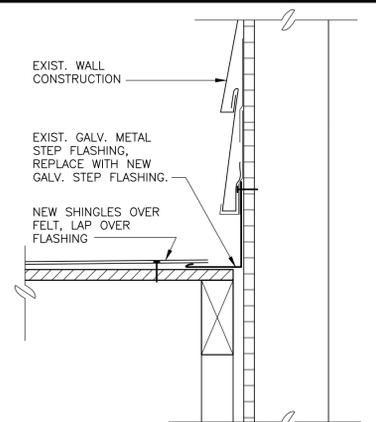
**H**  
A4.1 **VALLEY DETAIL**  
SCALE: 3" = 1'-0"



**J**  
A4.1 **TURBINE VENT REMOVAL**  
SCALE: 3" = 1'-0"

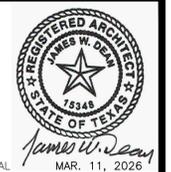


**K**  
A4.1 **RIDGE VENT DETAIL**  
SCALE: 3" = 1'-0"



Roof Step Detail: flashing shall be two-piece flashing overlapped to provide a weather-tight installation. Flashing material shall be 24 gauge pre-finished aluminum, color selected by Owner from manufacturer's standard color.

**L**  
A4.1 **ROOF - WALL DETAIL**  
SCALE: 3" = 1'-0"



**James W. Dean**  
Architect, LLC  
LEED Accredited Professional Design  
Leadership in Energy & Environmental Design

8912 August Dr.  
Granbury, Texas  
Cell: (318) 470-1814  
PH: Off: (817)964-1830



**CORSCIANA HOUSING AUTHORITY TX033**  
Roof & Siding Project Pierce St.-TX.2026.03.NW.1  
NW APARTMENTS SITE: 1360 N.13 ST; CORSCIANA, TX

SHEET TITLE  
**ROOF DETAILS**

DATE	REVISIONS

**COPYRIGHT**  
ALL DRAWINGS, SPECIFICATIONS, FIELD REPORTS, FIELD NOTES, COMPUTER FILES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON. COPYING OR REPRODUCTION OF INSTRUMENTS OF SERVICE WITHOUT THE EXPRESSED CONSENT OF JAMES W. DEAN ARCHITECT, LLC IS STRICTLY PROHIBITED.

DATE  
MAR. 16, 2026

PLAN NO.  
26-01

DRAWN BY  
JWD/BS

SEQ. NO. SHEET NO.

**A4.1**  
OF