NW Apartments, Pierce St. Phase 2
ROOFING and SIDING Project

Corsicana Housing Authority TX033

Site located at: Northwest Apartments; Pierce St.

Solicitation No.: TX.2026.10.NW.2

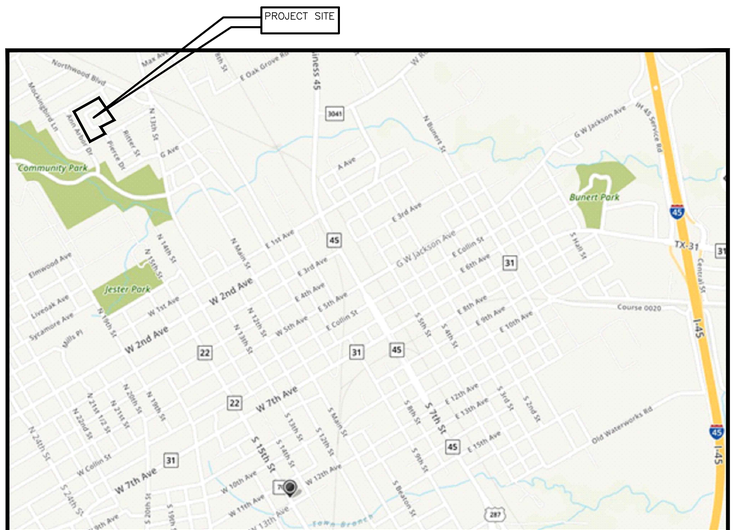
CORSICANA HOUSING AUTHORITY TX033

OFFICE located at: 1360 N. 13th St.

Corsicana, Texas 75110

Ms. Caroline Samford, Executive Director

October 2026



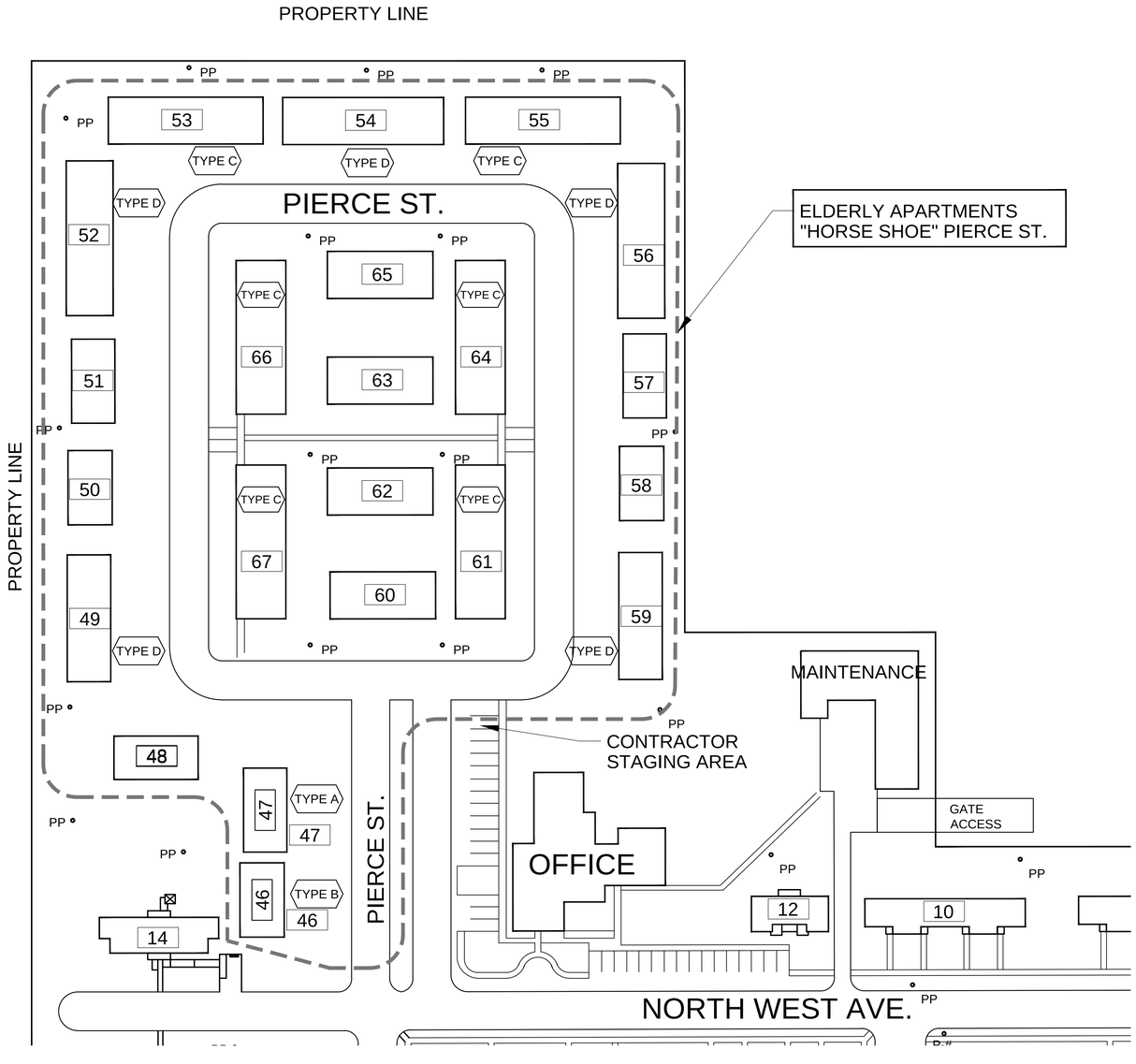
Corsicana, TX
VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

	COVER
A0.1	SITE PLAN PIERCE ST. APARTMENTS
A1.1	ROOF PLANS TYPE (C – D)
A2.1	SOFFIT PLANS TYPE (C – D)
A3.1	EXTERIOR ELEVATIONS TYPE (C – D)
A4.1	ROOF DETAILS

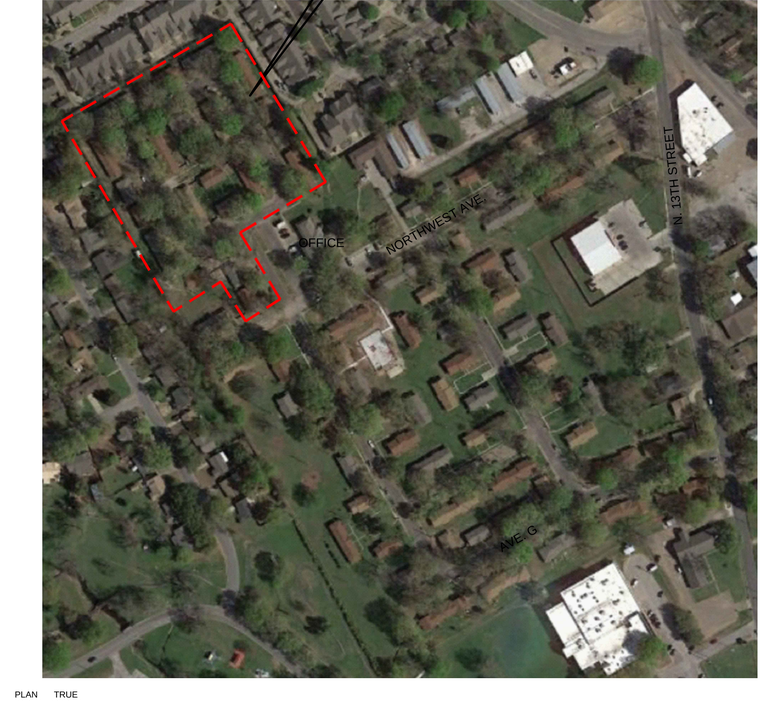
Architectural construction documents, are intended to compose a detailed description of the design but are not intended to be detailed instructions for how to construct the project. Contractors must bring quality knowledge of construction practices, means and methods, as well as a skilled understanding 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
EMAIL: jwd.architect.tx@gmail.com



PLAN NORTH — A / AS1.0 SITE PLAN
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 "C"	6	4	**24**	2,532
BLDG. TYPE "D"	5	4	**20**	2,532
TOTAL	**11**		**44**	



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

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SEAL
OCT. 19, 2026
James W. Dean
Architect, LLC
LEED Accredited Professional
Leadership in Energy & Environmental Design
8912 August Dr.
Granbury, Texas
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Roof & Siding Proj. Pierce St. Ph.2–TX.2026.10.NW.2
NW APARTMENTS SITE: 1360 N.13 ST; CORSICANA, TX

SHEET TITLE
SITE PLAN & BUILDING TABULATION

DATE	REVISIONS

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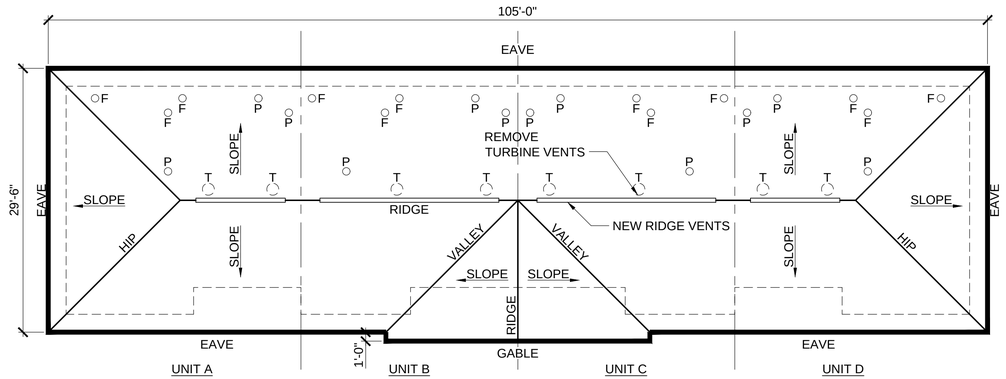
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A0.1

OF



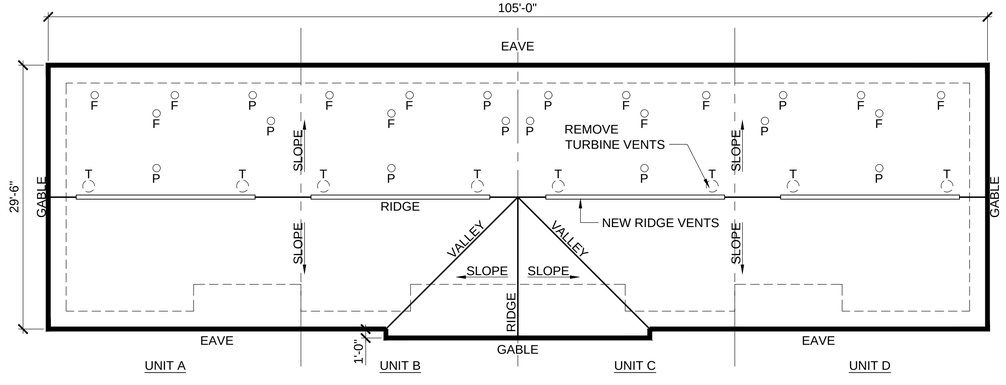
PLAN NORTH

1 / A1.1 ROOF PLAN (TYPE C)

SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

ROOF WORK AT BLDGS.
53, 55, 61, 64, 66 & 67



PLAN NORTH

2 / A1.1 ROOF PLAN (TYPE D)

SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

ROOF WORK AT BLDGS.
49, 52, 54, 56 & 59

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 RANGE VENT HOOD FLASHING 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	VERIFY FURNACE & WATER HEATER FLUES ARE CONNECTED THRU THE ATTIC SPACE AND ARE CORRECTLY CONNECTED TO THE APPLIANCE. 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.

MAINTAIN ROOFS IN A WEATHER-TIGHT CONDITION DURING THE ENTIRE RE-ROOFING PROCESS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY WEATHER RELATED LEAKS DURING THE RE-ROOFING PROCESS

REGISTERED ARCHITECT JAMES W. DEAN 15348 STATE OF TEXAS
SEAL
OCT. 19, 2026

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SHEET TITLE
ROOF PLANS (TYPE C–D)

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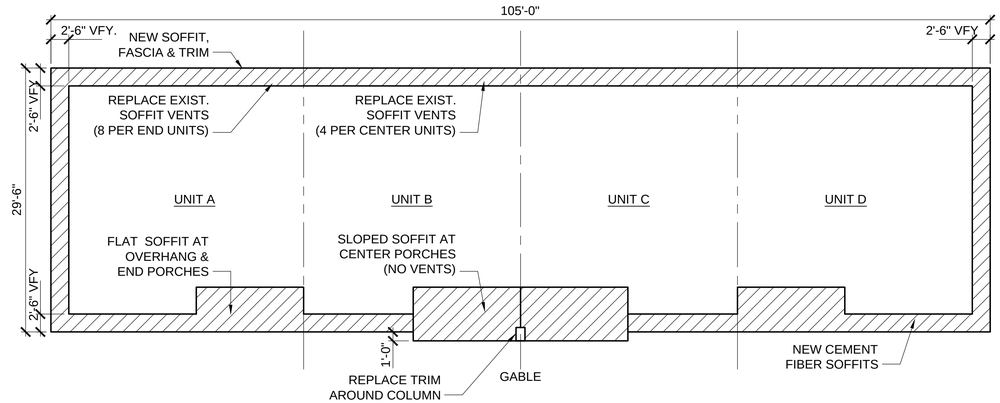
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26–02

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A1.1

OF



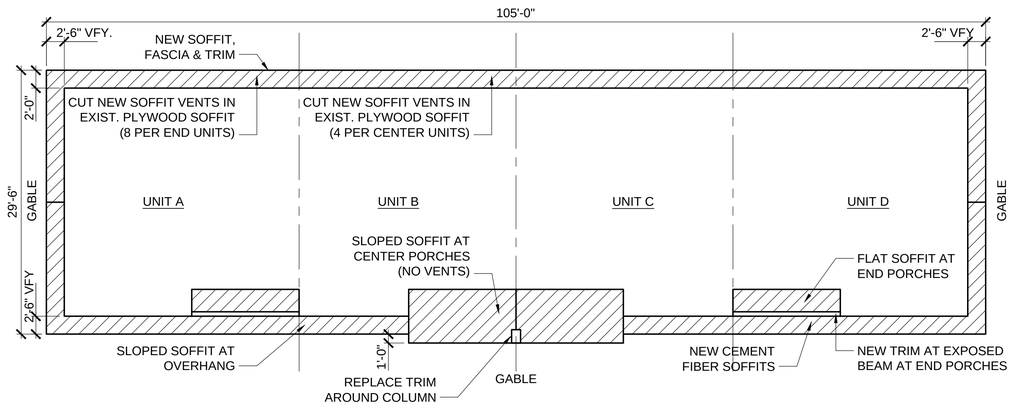
PLAN NORTH

1 / A2.1 SOFFIT PLAN (TYPE C)

SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

SOFFIT WORK AT BLDGS 53, 55, 61, 64, 66 & 67



PLAN NORTH

2 / A2.1 SOFFIT PLAN (TYPE B)

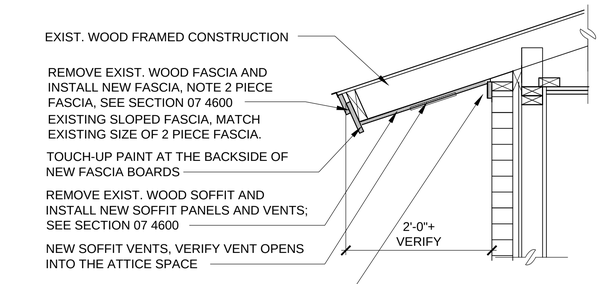
SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BIDDING

SOFFIT WORK AT BLDGS 49, 52, 54, 56 17 59

SOFFIT REPAIR NOTES

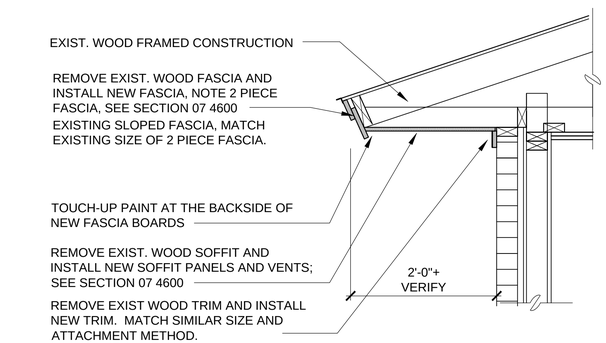
SR-1	NOTE: SOFFIT REPAIRS AT ALL BUILDINGS INDICATED.
SR-2	COORDINATE SOFFIT AND FASCIA REPAIRS WITH NEW ROOF.
SR-3	INSTALL NEW CEMENT FIBER BOARD SOFFIT, FASCIA BOARD AND TRIM. INSTALL SOFFIT VENTS. COORDINATE WORK WITH EXISTING CONDITIONS. SEE SPECIFICATION SECTION 07 4600.
SR-4	CONTRACTOR TO COORDINATE 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.



NEW FASCIA, FRIEZE, SOFFIT AND TRIM SHALL BE CEMENT FIBER BOARD SEE SPEC SECTION 07 4600.

A / A2.2 SOFFIT REPAIR DETAIL - SLOPED SOFFIT

SCALE: 1" = 1'-0"



NEW FASCIA, FRIEZE, SOFFIT AND TRIM SHALL BE CEMENT FIBER BOARD SEE SPEC SECTION 07 4600.

B / A2.2 SOFFIT REPAIR DETAIL - FLAT SOFFIT

SCALE: 1" = 1'-0"

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SHEET TITLE
SOFFIT PLANS (TYPE C–D)

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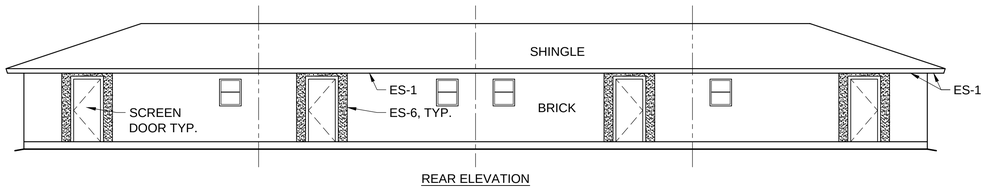
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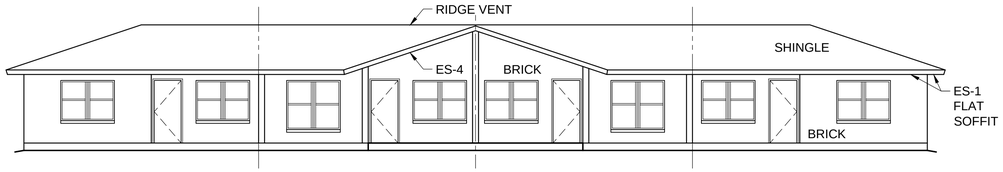
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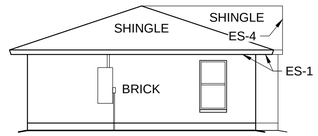
OF



REAR ELEVATION



FRONT

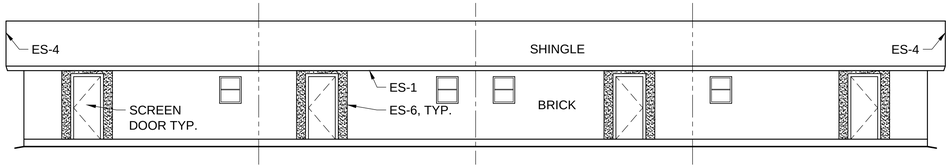


SIDE

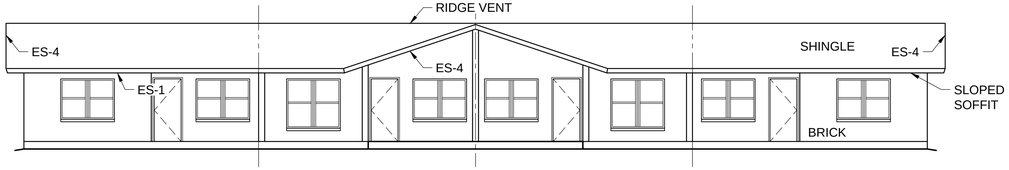
1 A3.1 EXTERIOR ELEVATION (TYPE C)
SCALE: 1/8" = 1'-0"

EXTERIOR SIDING NOTES

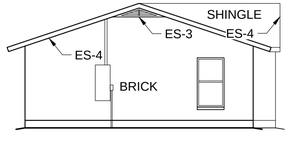
ES-1	REMOVE EXISTING AND INSTALL NEW FASCIA AND FRIEZE BOARD. NEW BOARDS SHALL BE CEMENT FIBER BOARD AND THE SIZE SHALL CLOSELY MATCH THE EXISTING SIZE. INSTALL NEW CEMENT BOARD SOFFIT PANELS. NOTE: FRIEZE BOARD SHALL BE SIMILAR SIZE AND SHALL BE ANCHORED TO EXISTING CONSTRUCTION.
ES-2	NEW CEMENT FIBERBOARD 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 PANEL SIDING, CEDARMILL FINISH. 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 SCREEN 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, NEW TRIM BOARDS AT SCREEN DOOR AND AT BRICK. 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. VERIFY SCREEN DOOR OPERATION. ANY EXISTING ROTTEN WOOD FRAMING ENCOUNTERED SHALL BE REPORTED TO THE HOUSING AUTHORITY AND THE ARCHITECT, FOR POTENTIAL CHANGE ORDER TO THE PROJECT.



REAR ELEVATION



FRONT



SIDE

2 A3.1 EXTERIOR ELEVATION (TYPE D)
SCALE: 1/8" = 1'-0"

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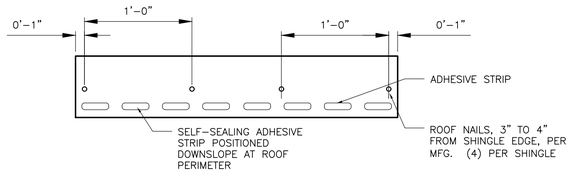
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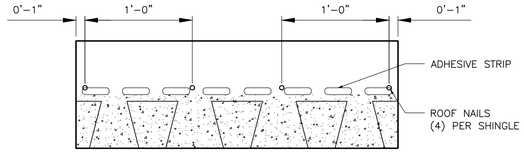
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A3.1
OF

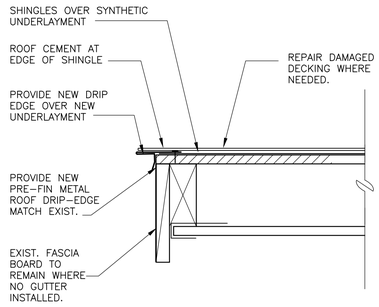


A A4.1 STARTER SHINGLE
SCALE: 1-1/2" = 1'-0"



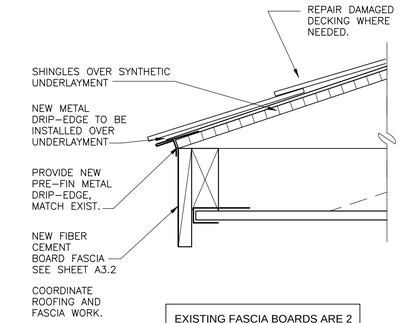
B A4.1 SHINGLE FASTENING PATTERN
SCALE: 1-1/2" = 1'-0"

VERIFY NAIL PATTERN FOR WIND SPEED, PER MANUFACTURER



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

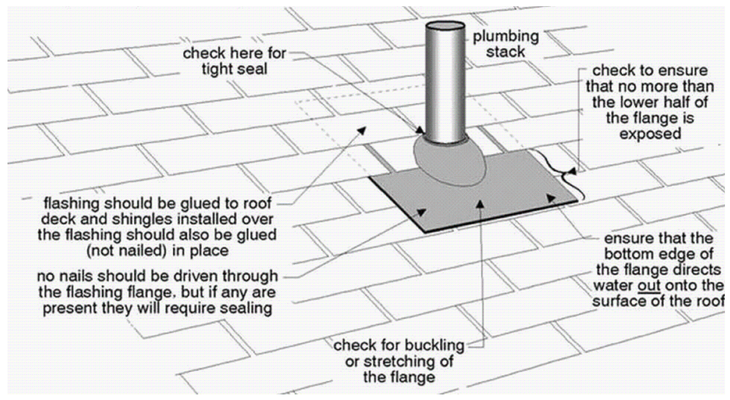
SHINGLE OVERHANG 1/4" TO 3/8" PER MANUFACTURER



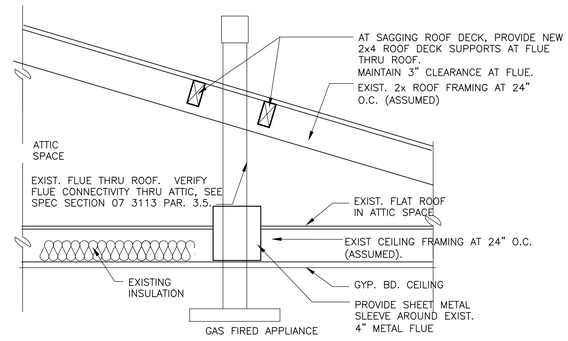
EXISTING FASCIA BOARDS ARE 2 PIECE FASCIAS.
EXISTING FASCIA IS SLOPED.

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

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



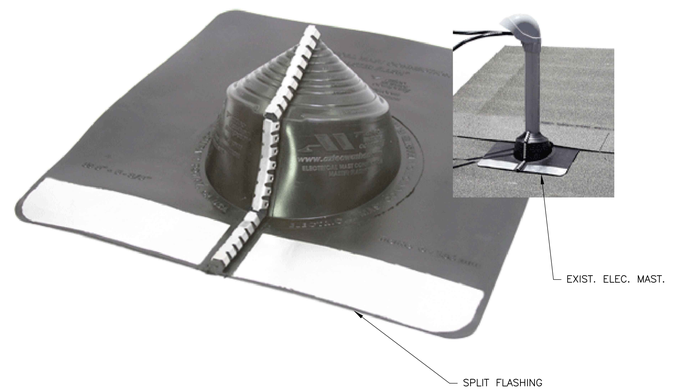
E A4.1 PLUMBING VENT DETAIL
NOT TO SCALE



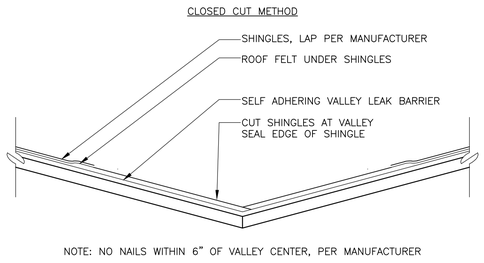
NOTE: EXIST. BLDG. HAS FLAT ROOF AND TRUSSED ROOF. VERIFY FLUE FROM APPLIANCE TO ROOF.

NOTE: EACH UNIT CONTAINS TWO (2) GAS FIRED APPLIANCES

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

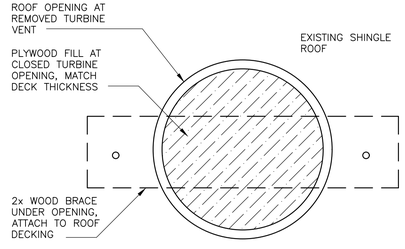


G A4.1 ELECTRICAL MAST FLASHING
NOT TO SCALE

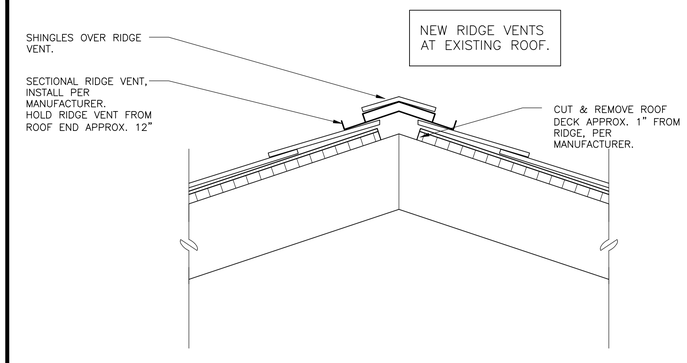


Provide manufacturer approved shingle lap at the valley, suggest "California" cut style valley lap.

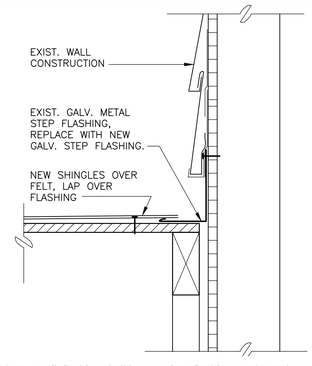
H A4.1 VALLEY DETAIL
SCALE: 3" = 1'-0"



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"

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REGISTERED ARCHITECT JAMES W. DEAN 15348 STATE OF TEXAS
James W. Dean
SEAL OCT. 19, 2026

PROJECT NAME
CORSICANA HOUSING AUTHORITY TX033
Roof & Siding Proj. Ph.2–TX.2026.10.NW.2
NW APARTMENTS SITE: 1360 N.13 ST; CORSICANA, TX

SHEET TITLE
ROOF DETAILS

DATE	REVISIONS

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DATE
OCT., 2026

PLAN NO.
26–02

DRAWN BY
JWD/BS

SEQ. NO.

SHEET NO.
A4.1
OF