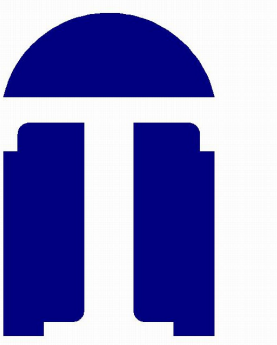


# Exterior Modifications for Tinsley Manor

Anniston Housing Authority

Anniston, Alabama

Gregg Fortner, Executive Director



**TDA**  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
Anniston Housing Authority  
Anniston, Alabama

Number	Date	Revised By	Description

Title Sheet

TDA 441B

DATE:  
3/18/2024

SHEET:

**T1**

**GENERAL NOTES**

**1. CONTRACTUAL OBLIGATION:**

The GC shall abide by and be responsible for all requirements stated in the General Conditions unless noted otherwise.

**2. GENERAL CONDITIONS:**

The GC shall provide all labor, material, equipment, tools, utilities, insurance, transportation, and pay for all required taxes, permits, and services required to complete the entire scope of work, whether temporary or permanent. All materials except temporary forms are to be new, unused and of the specified quality. The GC shall maintain the project site in a clean and orderly fashion. Tools and equipment shall be secured, and all debris shall be removed daily. The GC shall maintain a visitors log. All visitors shall be required to sign such log. Dates and times of entering and exiting the site for all visitors shall be noted. GC to secure project site from unauthorized entry at all times. Coordinate location of barricades or temporary fencing with the documents and owner. The GC shall photograph the project site and existing conditions prior to the beginning of the work. Photographs shall be taken of the progress of the work at intervals no greater than 7 calendar days. Photographs shall be in color and identified by date and time of day. Maintain digital photograph file onsite. Deliver completed file to the architect upon receipt of use and occupancy permit. The GC shall maintain an on site staging area and shall keep the agency approved construction documents, all licensing information, visitors log, photograph file, and at least one set of reproducible construction documents, to be marked concurrently with the construction, to record actual conditions of the construction and device installations. Deliver completed reproducible record set to the architect upon completion of the project. GC to remove and dispose of all waste and debris from project site in a legal manner. Upon completion of the work, provide professional cleaning service to clean the project site, interior and exterior, for final occupancy.

**3. GRAPHICS:**

Existing construction (partitions, doors, plumbing fixtures, casework, equipment, etc.) is indicated on the floor plans, with lines in a lighter shade (screened). Existing walls to remain are poked. New construction is indicated by full intensity (solid) lines. Items to be demolished are indicated in light finely dashed lines.

**4. INTERPRETATION:**

The architect is solely responsible for the design interpretation of the construction documents.

**5. DOCUMENT DISCREPANCIES:**

Whenever there are discrepancies in the contract documents, the contractor shall base his bid upon the better quality or greater quantity of the material or work described.

**6. DRAWING SCALE:**

The contractor shall not scale drawings.

**7. FIELD CONDITIONS:**

The contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements, conditions, and other information known to the contractor with the contract documents before commencing activities. Errors, inconsistencies, or omissions discovered shall be reported to the architect at once. No allowance will be made on behalf of the contractor or subcontractors for failure to visit the site.

**8. CONSTRUCTION MEANS...PROCEDURES:**

The general contractor shall supervise and direct the work, using the contractor's best skill and attention. The contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of work under the contract, unless contract documents give other specific instructions concerning these matters. Any work that must be removed or relocated due to lack of coordination of the trades is solely the contractor's responsibility. The contractor shall maintain a secure site throughout the construction process.

**9. BUILDING SYSTEMS:**

The GC shall coordinate the location and installation of all building systems and equipment. The GC shall coordinate all building trades to assure all required clearances for operation and maintenance of all equipment and systems as required by code, these documents, or manufacturer's recommendations are met or exceeded. Lack of specific details shall not be an excuse for improper installation of any material, device, or system. Where details are not provided, the GC shall refer to the printed manufacturer's recommendations for installation guidelines. All installed systems and devices are to operate quietly and without excessive vibration. This includes but is not limited to the following systems; mechanical, electrical, lighting, plumbing, and telephone equipment.

**10. CLEARANCES:**

The contractor shall coordinate with all building trades involved in the project for preparation of composite shop drawings for each floor to insure proper clearances for fixtures, ducts, ceilings, etc., while maintaining the specified ceiling heights noted on the drawings. Clarify any conflicts with architect.

**11. LOCATIONS:**

Electrical panels, telephone equipment, fire extinguishers, fire pulls, lights/horns, smoke detectors, thermostats, etc. shall be located in accordance with requirements of governing agencies. Any location not specifically shown shall be verified with architect prior to rough-out and installation. Unless otherwise noted, the above panels and/or equipment shall be fully recessed & shall maintain the integrity of wall fire rating requirements.

**12. GOVERNING AGENCIES:**

The GC and all of his forces shall comply with all regulations by any governing agency with jurisdiction over the project or project site.

**13. PERMITS/INSPECTIONS:**

Unless otherwise provided in the contract documents, the contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of work. The contractor shall comply with and give notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on performance of the work. Upon completion of the work, the contractor shall obtain a use and occupancy permit as required from the governing codes. Submit one copy of the permit to the owner with final application of payment.

**14. LIFESAFETY TESTING:**

The GC shall provide the owner and the local fire department written notice 96 hours in advance of any life safety system shut down or testing. The GC shall telephone the fire department immediately prior to such testing or shut down to inform them of the exact time of the anticipated alarm condition. The GC shall notify the fire department immediately upon completion of the test or shut down to establish emergency response to alarm conditions.

**15. DOORS:**

Undercutting of doors shall be done in accordance with NFPA 80 (current issue) table 1-11.4.

**16. BLOCKING:**

Provide wood blocking in partitions behind all wall hung or wall mounted accessories, equipment, millwork, shelving, or other devices.

**17. TOXIC MATERIAL:**

In the event the contractor encounters on the site material reasonably believed to be asbestos, polychlorinated biphenyl (PCB) or other toxic material, which has not been rendered harmless, the contractor shall immediately stop work in the area affected, seal off the perimeter, and report the condition to the owner and architect in writing. No new building material shall contain asbestos, polychlorinated biphenyl (PCB) or other toxic material as defined by state and federal regulatory agencies.

**18. PARTITIONS:**

Partitions extending to the structure above shall be tightly sealed. The integrity of rated assemblies and smoke barriers shall be maintained at corners and intersections of lower priority partitions. All horizontal and vertical fire and/or smoke barriers, including all floor structures, shall be continuous from outside wall to outside wall, from one barrier to another, or combination thereof. Barriers must be continuous through concealed spaces and interstitial spaces. Seal completely all openings with UL (or other testing agency) approved assemblies where fire barriers are penetrated or abut other fire barriers, exterior walls, and floors above and below barrier. All fire barriers are to be constructed according to the testing laboratory specifications. All smoke barriers shall be a minimum of 1-hour fire resistant construction. Corridor partitions, smoke stop partitions, horizontal exit partitions, exit enclosures, and all fire rated walls shall be permanently identified with stenciling. Such identification shall be above any decorative ceiling and in concealed spaces. Stenciling to be in red letters, no less than 4" tall with a red band extending the length of the partition. Stenciled identification to read "(x) hour rated fire and/or smoke barrier, protect all openings". Stenciled identification to be positioned to be readily visible from both sides of the barrier and such that from any access point at least one identification marker may be read.

**19. PENETRATIONS:**

Penetrations of pipes, tubes, conduit, wires, cables, ducts, vents, cabinets, lighting, and other fixtures through fire rated assemblies shall be installed and protected to maintain fire rating.

**20. PROTECTION OF FLOOR SURFACES:**

Contractor shall provide adequate protection for all finished floor surfaces, existing or new including but not limited to, ceramic tile, vinyl tile, concrete, etc., throughout the construction period.

**21. COMMUNICATION EQUIPMENT:**

The GC shall coordinate the work he is responsible for with the owner's communication service providers. Coordinate the location of all system controls with the electrical system installer, the owner, and the architect prior to installation. Owner's communication provider to assure that juxtaposing of electrical and data lines will not result in interference, static, or in any other way disrupt the normal function of the data/communication system(s).

**22. SUBSTRATE PREPARATIONS:**

All substrates shall be properly prepared before application of finishes. Prepare substrate in accordance with finish manufacturer's recommendations. Contractor shall assume responsibility for substrate conditions where finishes are applied.

**23. DIMENSION STANDARDS:**

Dimensions are not adjustable unless noted with a +/- symbol. Only normal industry standard tolerances are acceptable deviations from dimensions indicated. Do not scale drawings. All dimensions noted as "clear" shall maintain the full space indicated without encroachments. All vertical heights indicated are from the finish floor elevation at the base of the item indicated, unless noted otherwise. Where walls, jambs, or other items are noted to "align", the face of items indicated shall be in line with each other to form a straight line, free of offsets or deviations. Field verify all dimensions. Unless noted otherwise, dimensions are actual, not nominal, as follows:

- Columns - from center line to center line
- Interior partitions - from finish face to finish face
- Concrete/ masonry - from finish face to finish face
- Exterior walls - from exterior face to interior finish face of wall

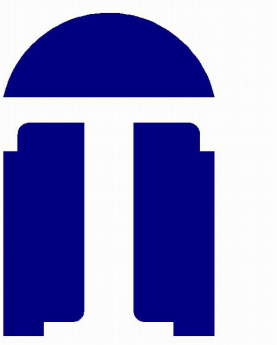
**DEFINITIONS & TERMINOLOGY**

- 1. "TYPICAL": Unless noted otherwise, means identical for all conditions, which match original condition indicated.
- 2. "SIMILAR": Means comparable characteristics for the conditions noted. Verify dimensions and orientation of conditions, which vary from typical or similar condition indicated.
- 3. "OPPOSITE HAND": Means condition is mirror image of detailed referenced.
- 4. "ALIGN": Means alignment of similar components of construction (walls, jambs, etc.), which are adjacent or the components shall be in line with each other across voids. Dimensions are not adjustable unless noted with plus/minus tolerance.
- 5. "O.F.O.I.": Means "owner furnished, owner installed"
- 6. "U.N.O.": Means "unless noted otherwise"
- 7. "O.F.C.I.": Means "owner furnished, contractor installed"

8. REFERENCES: All references to contractor shall refer to general contractor and/or subcontractor. All references to the owner shall mean the owner or the owner's agent.

**All work shall comply with the following codes as adopted by the City of Anniston;**  
**2021 International Existing Building Code**  
**2021 International Building Code**  
**2020 National Electrical Code**  
**2021 International Plumbing Code**  
**2021 International Mechanical Code**

Sheet Index		
Number	Label	Title
1	T1	Title Sheet
2	N1	Vicinity Map & Notes
3	C1	Code Compliance
4	S1	Site Plan
5	A1	Building Type 'A' First Floor
6	A2	Building Type 'A' Second Floor
7	A3	Building 'A' Porch Framing
8	A4	Building Type 'A' - Roof Plan
9	A5	Building Type 'A' Elevations
10	A6	Building Type 'A' Elevations
11	A7	Building Type 'B' First Floor
12	A8	Building Type 'B' Second Floor
13	A9	Building 'B' Porch Framing
14	A10	Building 'B' - Roof Plan
15	A11	Building Type 'B' Elevations
16	A12	Building Type 'B' Elevations



**TDA**  
**architects**  
 LLC

125 West Columbus Street  
 Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
**Anniston Housing Authority**  
 Anniston, Alabama

Revision Table	
Number	Description

Vicinity Map  
 & Notes

TDA 441B

DATE:  
 3/18/2024

SHEET:

**N1**

2021 IEBC

The IEBC is a model code in the International Code family of codes intended to provide requirements for repair and alternative approaches for alterations, changes of occupancy and additions to existing buildings. A large number of existing buildings and structures do not comply with the current building code requirements for new construction. Although many of these buildings are potentially salvage-able, rehabilitation is often cost-prohibitive because compliance with all the requirements for new construction could require extensive changes that go well beyond the value of the building or the original scope of the alteration. At the same time, it is necessary to regulate construction in existing building that undergo additions, alterations, extensive repairs or change of occupancy. Such activity represents an opportunity to ensure that new construction complies with the current building codes and that existing conditions are maintained, at a minimum, to their current level of compliance or are improved as required to meet basic safety levels. To accomplish this objective, and to make the alter-action process easier, this code allows for options for controlled departure from full compliance with the International Codes dealing with new construction, while maintaining basic levels for fire safety, structural and life safety features of the rehabilitated building. This code provides three main options for a designer in dealing with alterations of existing buildings. These are laid out in Section 301 of this code:

OPTION 1: Work for alteration, change of occupancy or addition of all existing buildings shall be done in accordance with the Prescriptive Compliance Method given in Chapter 5. It should be noted that this method originates from the former Chapter 34 of the International Building Code (2012 and ear-lier editions).

OPTION 2: Work for alteration, change of occupancy or addition of all existing buildings shall be done in accordance with the Work Area Compliance Method given in Chapters 6 through 12.

OPTION 3: Work for alteration, change of occupancy or addition of all existing buildings shall be done in accordance with the Performance Compliance Method given in Chapter 13. It should be noted that this option was also provided in the former Chapter 34 of the International Building Code (2012 and earlier editions).

Under limited circumstances, a building alteration can be made to comply with the laws under which the building was originally built, as long as the accessibility requirements are met, there has been no substantial structural damage and there will be limited structural alteration. Flood hazard provisions also must still be addressed where there is a substantial improvement. Note that all repairs must comply with Chapter 4 and all relocated buildings are addressed by Chapter 14.

Pertinent Sections

CHAPTER 4 REPAIRS

401.2 Compliance. The work shall not make the building less complying than it was before the repair was undertaken.

SECTION 602 ALTERATION—LEVEL 1

602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

602.2 Application. Level 1 alterations shall comply with the provisions of Chapter 7.

SECTION 701 GENERAL

701.1 Scope. Level 1 alterations as described in Section 602 shall comply with the requirements of this chapter.

SECTION 702 BUILDING ELEMENTS AND MATERIALS

702.1 Interior finishes. Newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the International Building Code.

702.2 Interior floor finish. New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804 of the International Building Code.

SECTION 703 FIRE PROTECTION

703.1 General. Alterations shall be done in a manner that maintains the level of fire protection provided.

SECTION 704 MEANS OF EGRESS

704.1 General. Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

SECTION 705 REROOFING

705.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the International Building Code.

705.5 Flashings. Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

SECTION 708 ENERGY CONSERVATION

708.1 Minimum requirements. Level 1 alterations to existing buildings or structures do not require the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.

Work Item

Exterior

- 1 Clean and paint existing brick.
- 2 Repair brick where required.
- 3 Infill existing portals in apartment fronts with brick to match existing. Joints and stringers to match existing.
- 4 Remove existing stoops where required and install new concrete porch stoops and walks (as shown).
- 5 Construct new porch roofs and columns (as shown). All components, and component profiles are to match existing.
- 6 Replace all existing roofs. Replace any deteriorated sheathing as required. Follow all manufacturer's recommendations.
- 7 Clean, repair, and paint existing siding.

2021 IEBC Compliance

- Repairs - 401.2
- Repairs - 401.2
- Repairs - 401.2
- Not living spaces. Work to be done to not lessen exterior use of building.
- Not living spaces. Work to be completed to comply with 2021 IBC.
- Reroofing - 705.1 & 705.5
- Repairs - 401.2



125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
 Anniston Housing Authority  
 Anniston, Alabama

Revision Table	Revised By	Description
Number	Date	

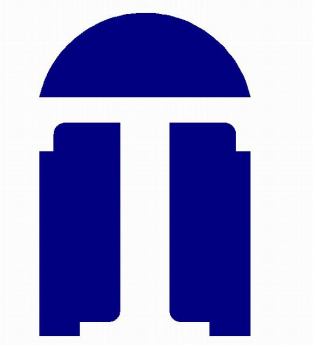
Code Compliance

TDA 441B

DATE:  
3/18/2024

SHEET:

**C1**



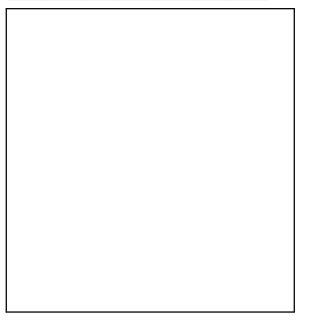
**TDA**  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
Anniston Housing Authority  
Anniston, Alabama

Revision Number	Date	Revised By	Description

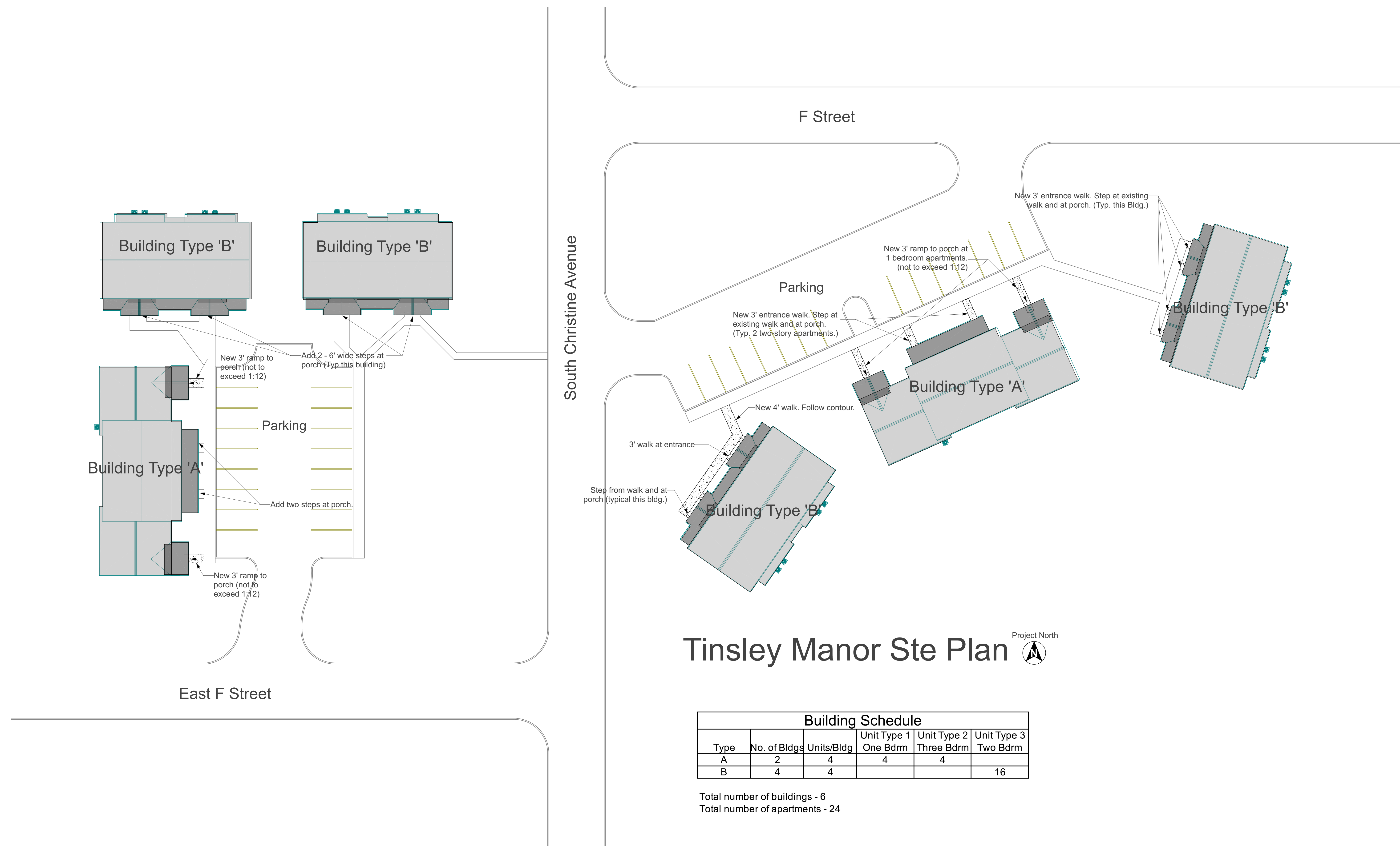


TDA 441B

DATE:  
3/18/2024

SHEET:

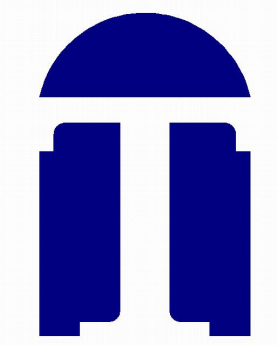
**S1**



# Tinsley Manor Ste Plan

Building Schedule					
Type	No. of Bldgs	Units/Bldg	Unit Type 1 One Bdrm	Unit Type 2 Three Bdrm	Unit Type 3 Two Bdrm
A	2	4	4	4	
B	4	4			16

Total number of buildings - 6  
Total number of apartments - 24



TDA  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



Exterior Modifications for Tinsley Manor  
Anniston Housing Authority  
Anniston, Alabama

Revision Number	Date	Revised By	Description

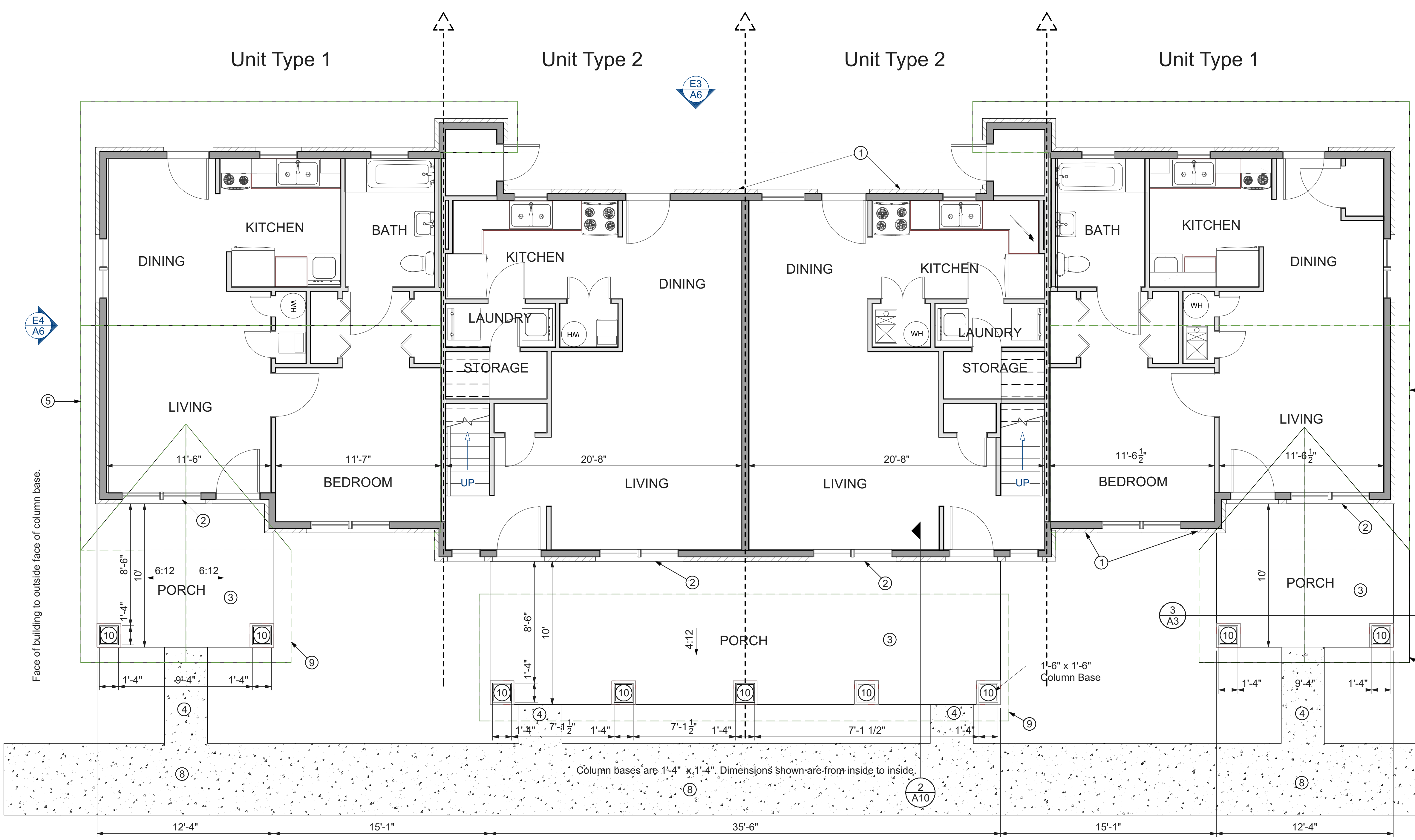
Building Type  
'A' First Floor

TDA 441B

DATE:  
3/18/2024

SHEET:

A1

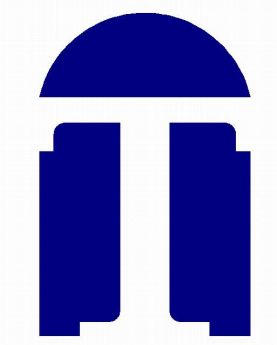


Column bases are 1'-4" x 1'-4". Dimensions shown are from inside to inside.

First Floor Notes	
①	Clean and paint existing brick (typical ALL brick).
②	Infill existing portals under windows with brick. Tooth new brick to alleviate noticeable repair. Match existing texture, mortar joint heights, and stringer joints.
③	Remove existing concrete stoop and pour new stoop. New stoop to be flush with existing floor elevation and slope 1/8" per foot away from the building.
④	Remove existing entrance walk and pour new 3' walk. Field verify lengths (varies with each Apartment).
⑤	Remove existing roof shingles and underlayment. Install new shingles, drip edge, ridge vent, and underlayment.
⑧	Verify location of sidewalk.
⑨	Construct new Porch canopy. See framing and roofing plans.
⑩	New columns (typical) see detail. Columns are 10" square (boxed composite wood with trim) over 6" wood posts anchored at top and bottom with Simpson ABU66Z base and CC66 cap (or approved equal).

- Scope of Work:**  
**Exterior**  
 1 Clean and paint existing brick.  
 2 Repair brick where required.  
 3 Infill existing portals in apartment fronts with brick to match existing. Joints and stringers to match existing.  
 4 Remove existing stoops where required and install new concrete porch stoops and walks (as shown).  
 5 Construct new porch roofs and columns (as shown). All components, and component profiles are to match existing.  
 6 Clean, repair, and paint existing siding.

# Building Type "A" - First Floor Plan

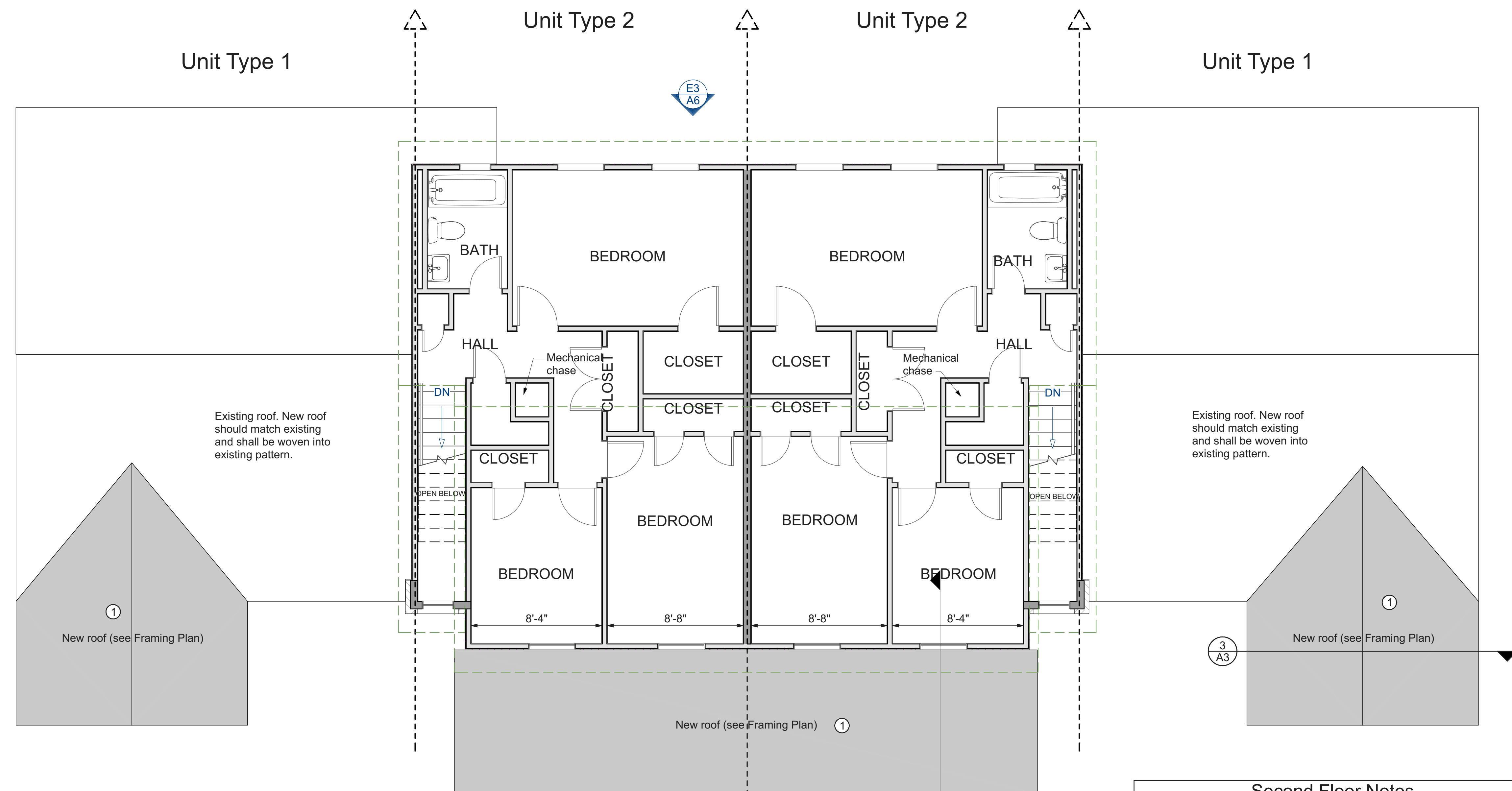


TDA  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



Exterior Modifications for Tinsley Manor  
Anniston Housing Authority  
Anniston, Alabama



Second Floor Notes	
①	New roof structure at Porch. Tie to existing (see Framing Plan)

- Scope of Work:**  
**Exterior**
1. Clean and paint existing brick.
  2. Repair brick where required.
  3. Infill existing portals in apartment fronts with brick to match existing. Joints and stringers to match existing.
  4. Remove existing stoops where required and install new concrete porch stoops and walks (as shown).
  5. Construct new porch roofs and columns (as shown). All components, and component profiles are to match existing.
  6. Clean, repair, and paint existing siding.

# Building Type "A" - Second Floor Plan

Revision Table	
Number	Date

Building Type  
'A' Second  
Floor

TDA 441B

DATE:  
3/18/2024

SHEET:

**A2**

Revision Number	Date	Revised By	Description

Building 'A'  
Porch Framing

TDA 441B

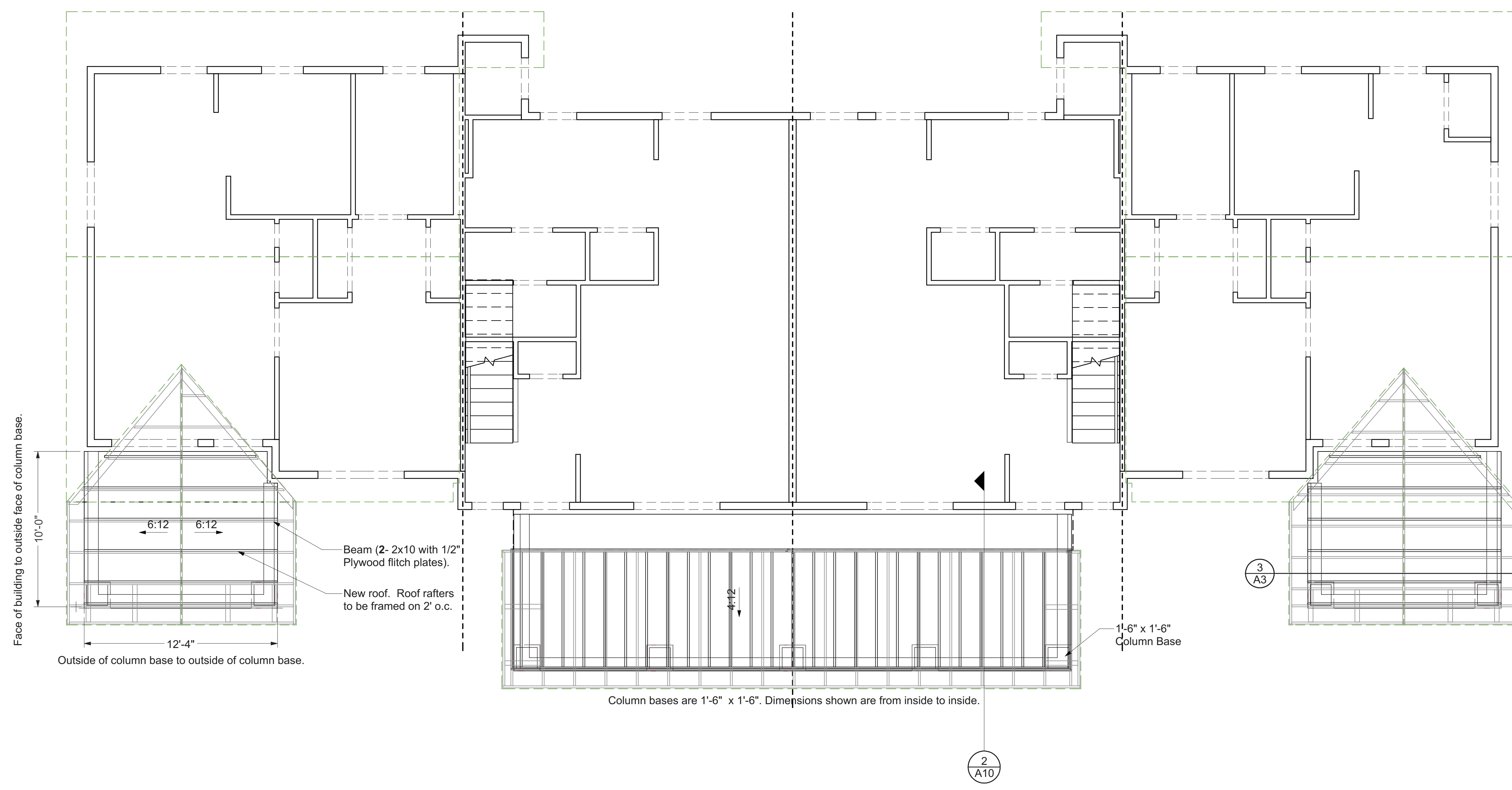
DATE:  
3/18/2024

SHEET:

**A3**

**FRAMING NOTES:**

1. ALL DIMENSIONAL LUMBER SHALL BE SOUTHERN PINE NO. 2, UNO.
2. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
3. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS OR JOIST COMPANY. NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.
4. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ EACH OCCURRENCE OR SIMPSON H-1 HURRICANE CLIPS @ EACH TRUSS. INSTALL PRIOR TO ROOF SHEETING.
5. ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
6. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
7. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IRC TABLE R602.3(1).
8. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
9. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-W SHEATHING OR EQUAL W/ 8D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
10. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
11. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
12. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
13. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
14. ALL HANGERS TO BE "SIMPSON" OR EQUAL WITH FASTENERS AS SPECIFIED BY MANUFACTURER.

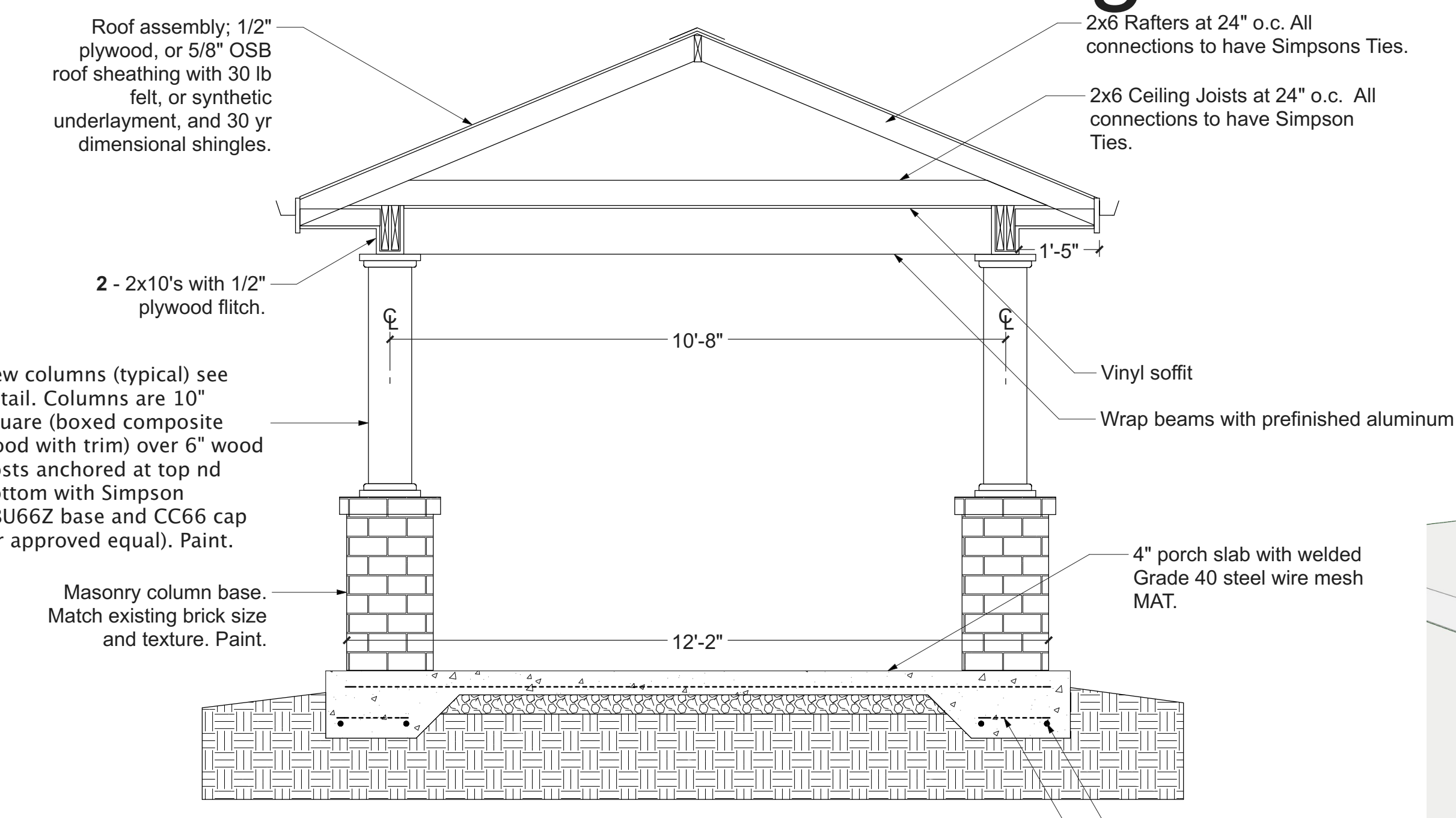


# Building Type 'A' - Porch Roof Framing

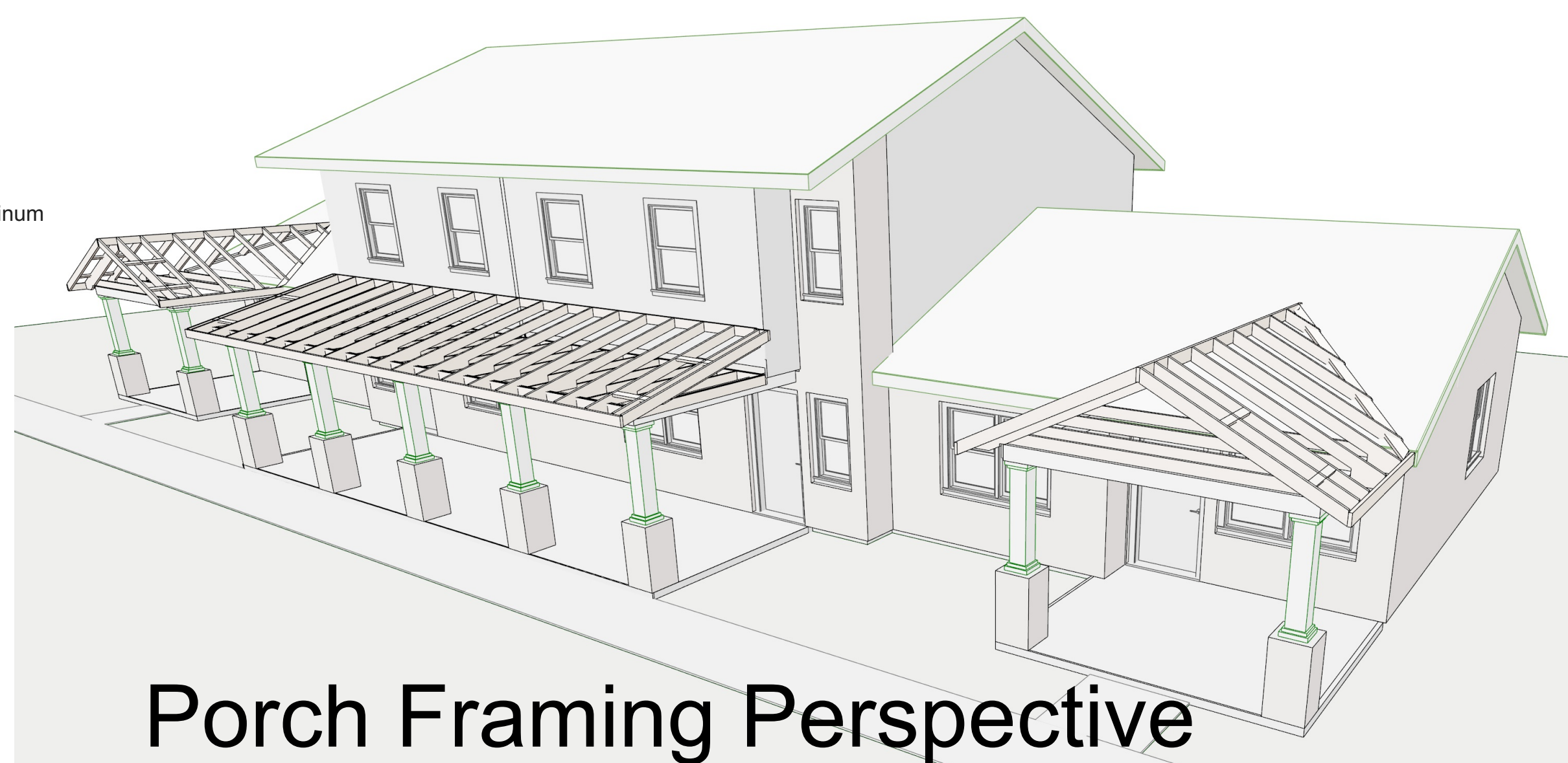
**ROOF FRAMING NOTES:**

COMBINATION HAND FRAME AND TRUSS FRAMING FOR ROOF

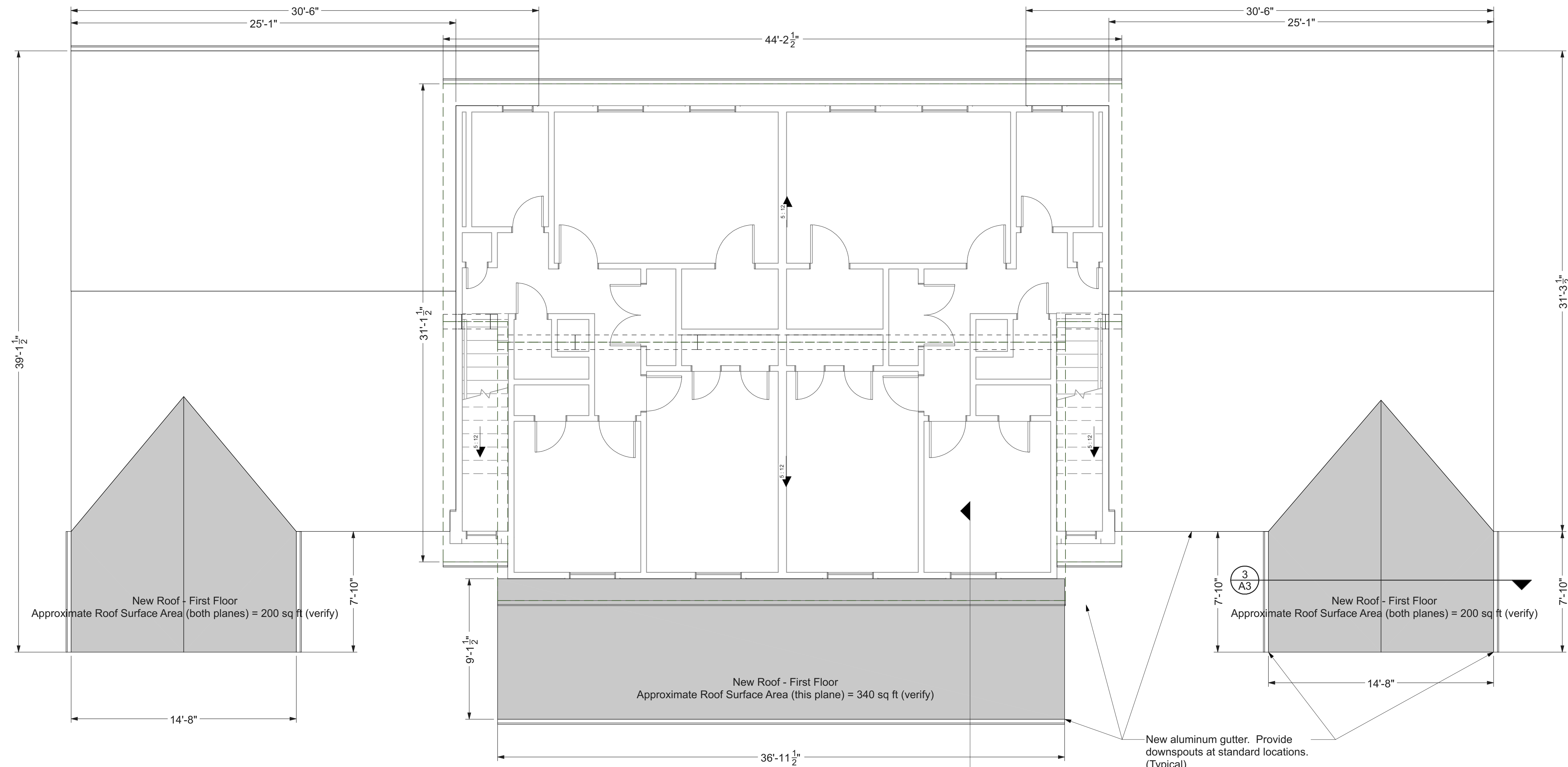
1. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
6. ALL ROOF FRAMING 24" O.C. UNO
7. ALL ROOF OVERHANGS 16"; DORMER OVERHANGS 10", UNO
8. INSTALL ICE SHIELD AS REQUIRED
9. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
10. ATTIC VENTILATION: REQUIRED ABOVE HOUSE
11. ROOF VENTING HIGH/LOW
12. ZONE 'B': MIN. LOAD SHALL BE 50 LBS PER SQUARE FOOT
13. WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO
14. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ 8d @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD



3/A3 Section @ Building 'A' Porch Gable



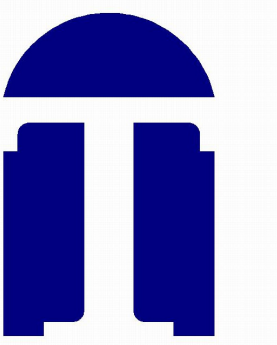
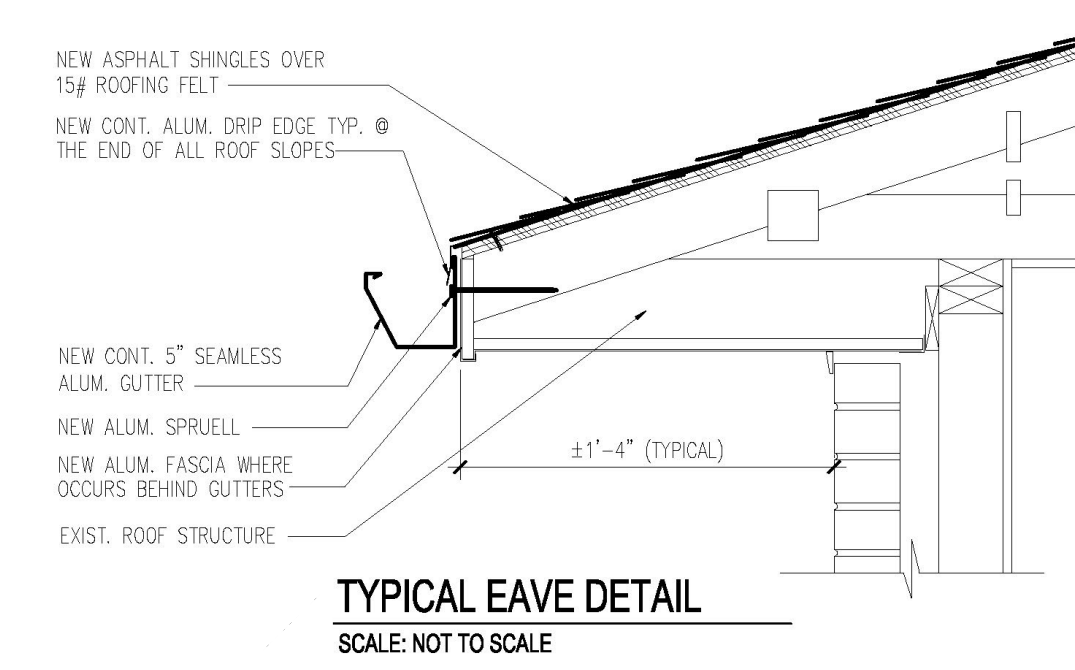
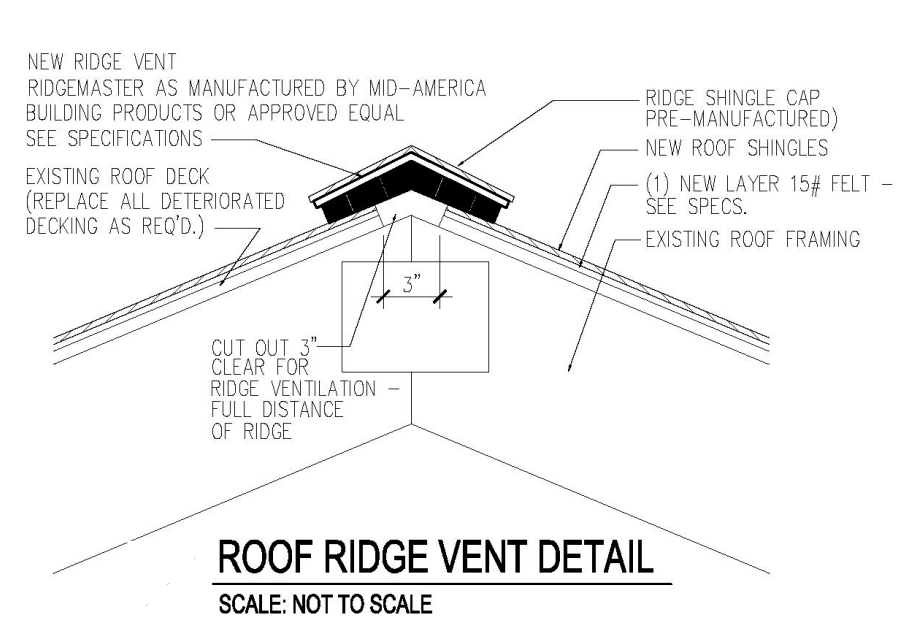
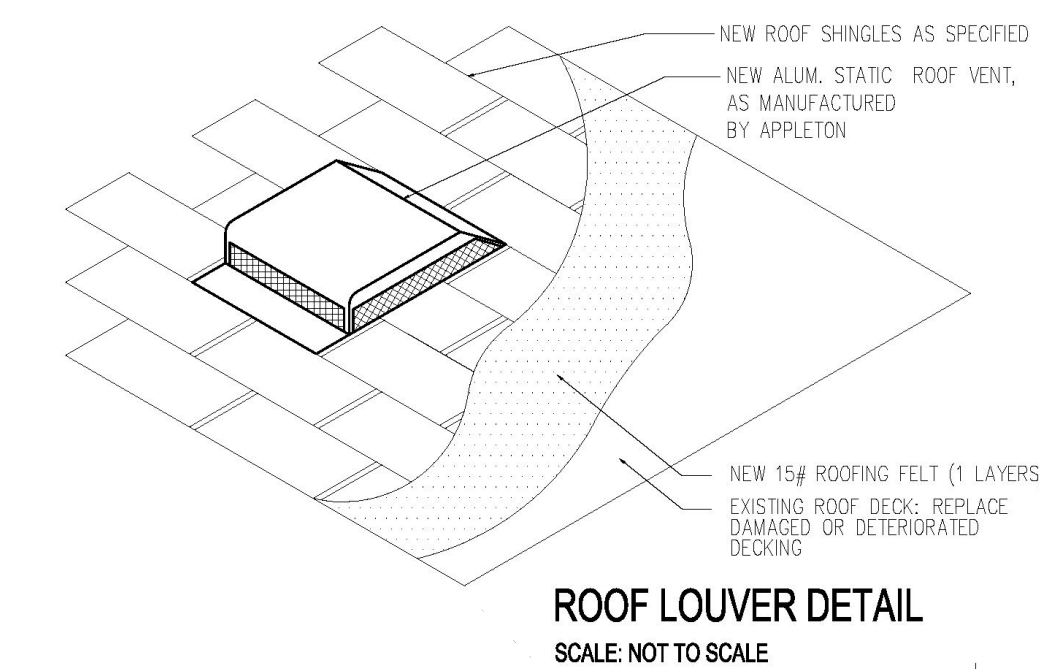
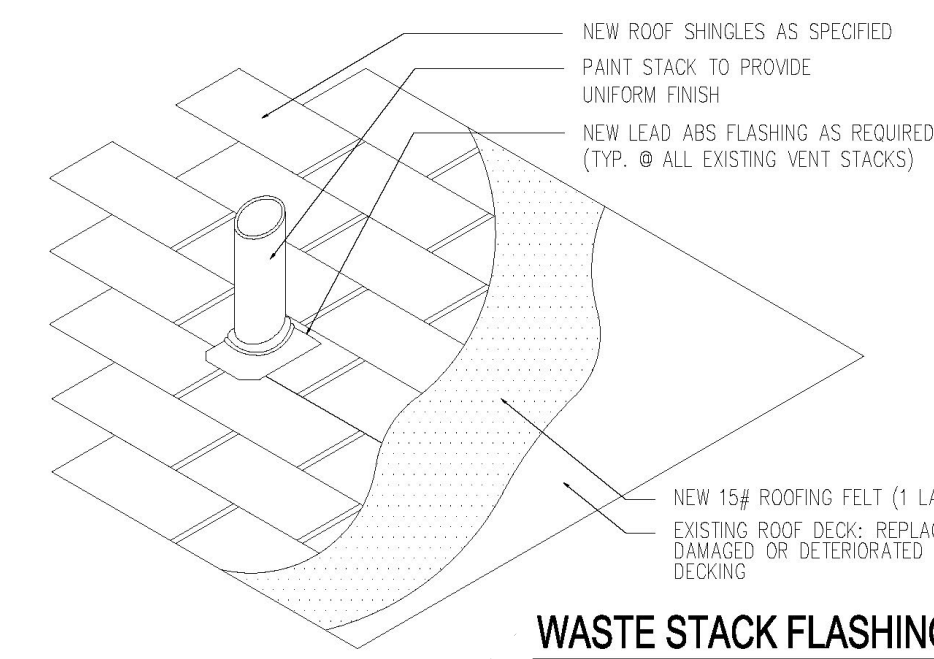
Porch Framing Perspective



# Building Type 'A' - Roof Plan

See Sheet A12 for Roofing General Notes

2  
A10



**TDA**  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
Anniston Housing Authority  
Anniston, Alabama

Revision Number	Date	Revised By	Description

TDA 441B

DATE:  
3/18/2024

SHEET:

**A4**



Revision Number	Date	Revised By	Description

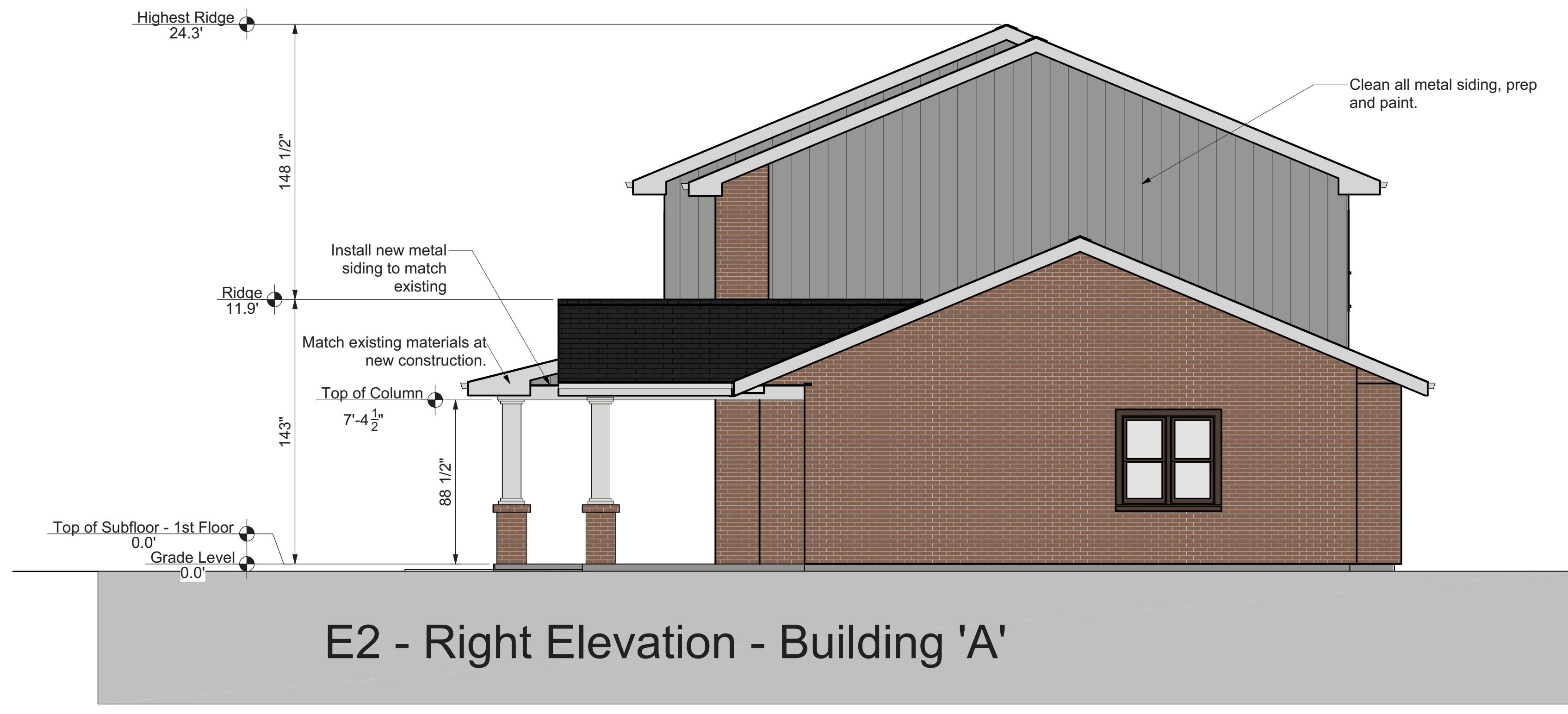
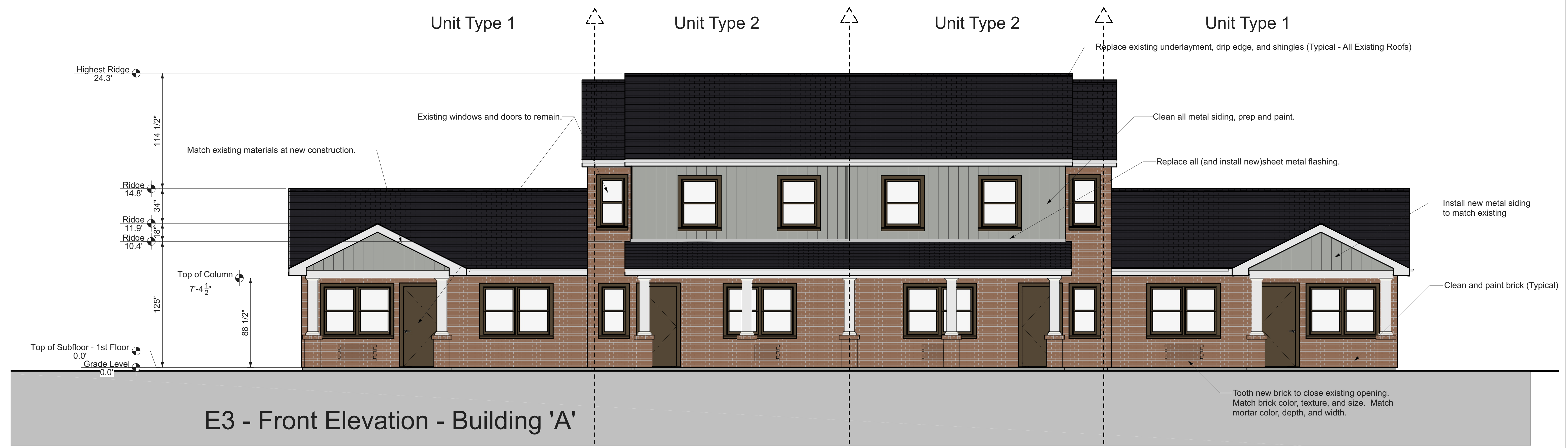
Building Type  
'A' Elevations

TDA 441B

DATE:  
3/18/2024

SHEET:

**A5**





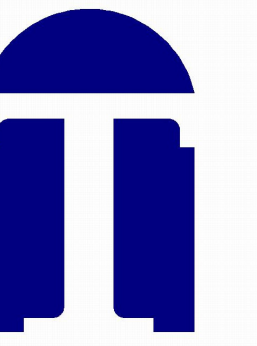
E3 - Front Elevation - Building 'A'

Note: All notes and dimensions from Sheet A7 apply to these elevations.



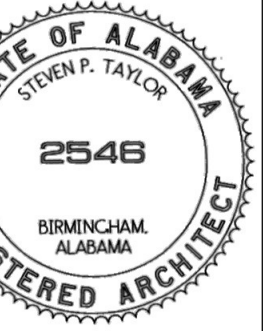
E4 - Left Elevation - Building 'A'

Note: All notes and dimensions from Sheet A7 apply to these elevations.



**TDA**  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
Anniston Housing Authority  
Anniston, Alabama

Revision Table	
Number	Date

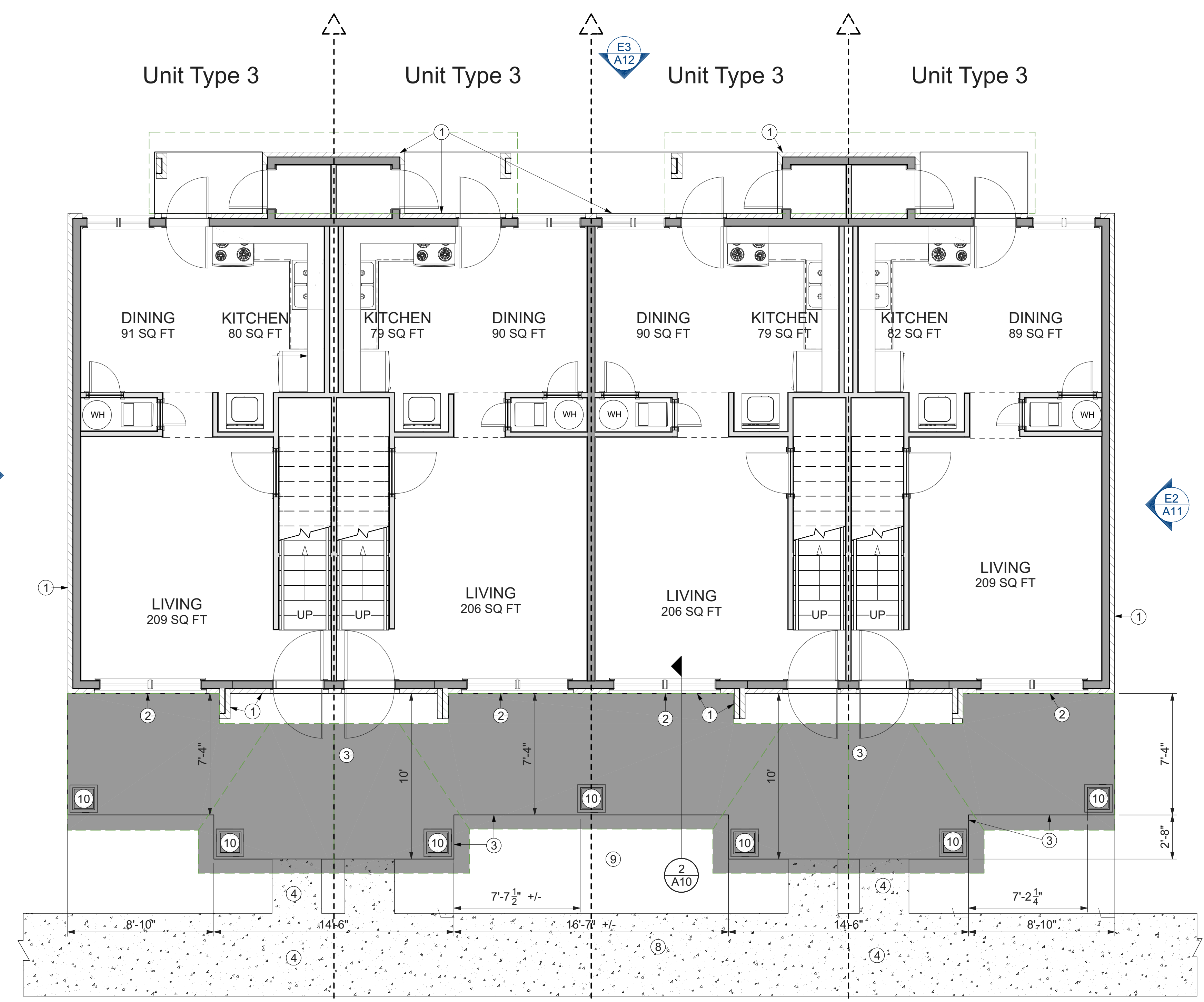
Building Type  
'A' Elevations

TDA 441B

DATE:  
3/18/2024

SHEET:

**A6**



**Building Type 'B' - First Floor**

First Floor Notes	
①	Clean and paint existing brick (typical ALL brick).
②	Infill existing portals under windows with brick. Tooth new brick to alleviate noticeable repair. Match existing texture, mortar joint heights, and stringer joints.
③	Remove existing concrete stoop and pour new stoop. New stoop to be flush with existing floor elevation and slope 1/8" per foot away from the building.
④	Remove existing entrance walk and pour new walk. Field verify lengths (varies with each Apartment)
⑧	Verify location of sidewalk.
⑨	Construct new Porch canopy. See framing and roofing plans.
⑩	New columns (typical) see detail. Columns are 10" square (boxed composite wood with trim) over 6" wood posts anchored at top and bottom with Simpson ABU66Z base and CC66 cap (or approved equal).

**Scope of Work:**

- Exterior**
1. Clean and paint existing brick.
  2. Repair brick where required.
  3. Infill existing portals in apartment fronts with brick to match existing. Joints and stringers to match existing.
  4. Remove existing stoops where required and install new concrete porch stoops and walks (as shown).
  5. Construct new porch roofs and columns (as shown). All components, and component profiles are to match existing.
  6. Clean, repair, and paint existing siding.

Revision Table	
Number	Date

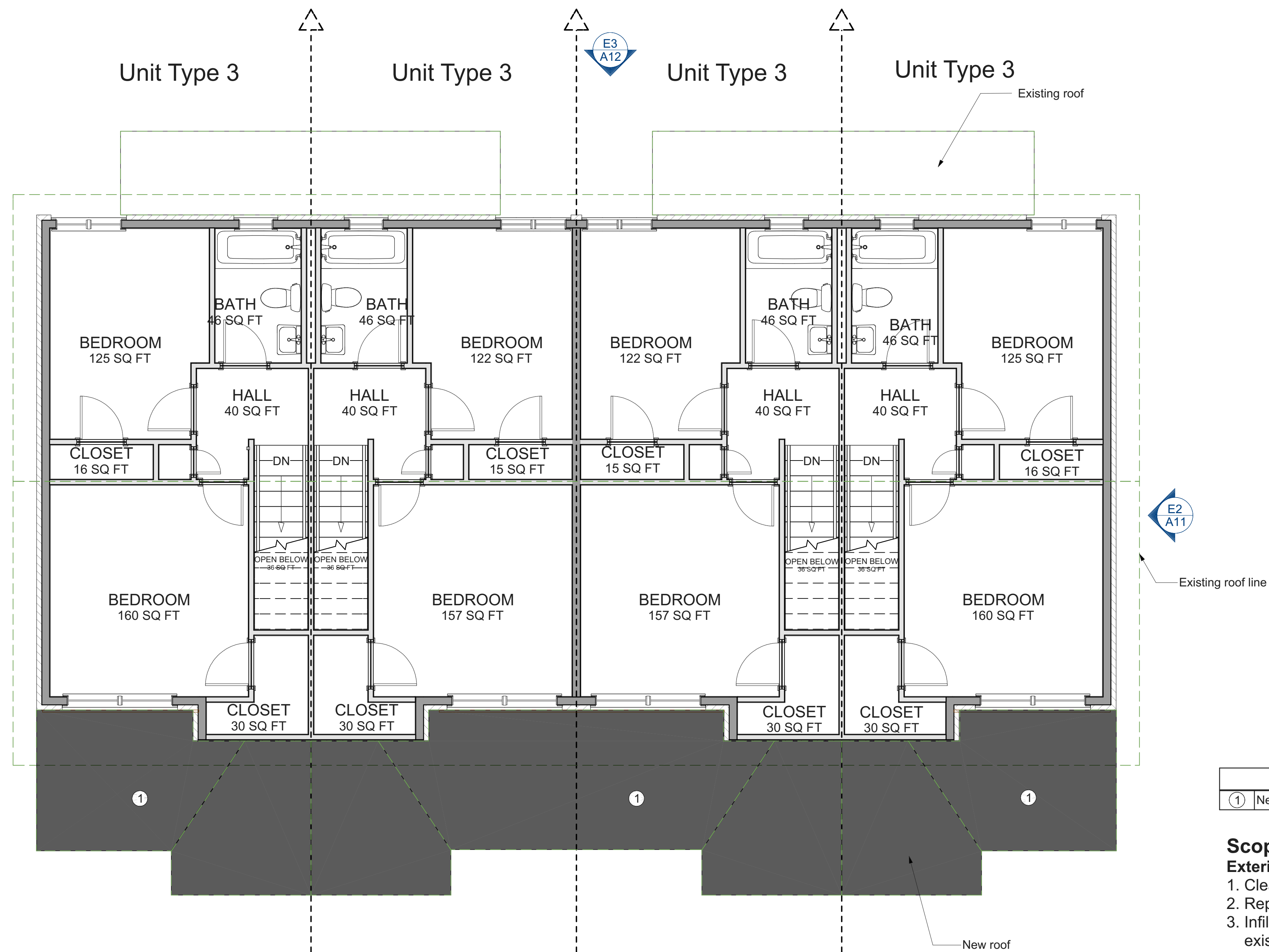
Building Type  
'B' First Floor

TDA 441B

DATE:  
3/18/2024

SHEET:

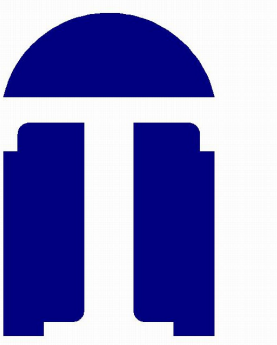
**A7**



## Building Type 'B' - Second Floor

Second Floor Notes	
①	New roof structure at Porch. Tie to existing (see Framing Plan)

- Scope of Work:**  
**Exterior**
1. Clean and paint existing brick.
  2. Repair brick where required.
  3. Infill existing portals in apartment fronts with brick to match existing. Joints and stringers to match existing.
  4. Remove existing stoops where required and install new concrete porch stoops and walks (as shown).
  5. Construct new porch roofs and columns (as shown). All components, and component profiles are to match existing.
  6. Clean, repair, and paint existing siding.



**TDA**  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
 Anniston Housing Authority  
 Anniston, Alabama

Revision Number	Date	Revised By	Description

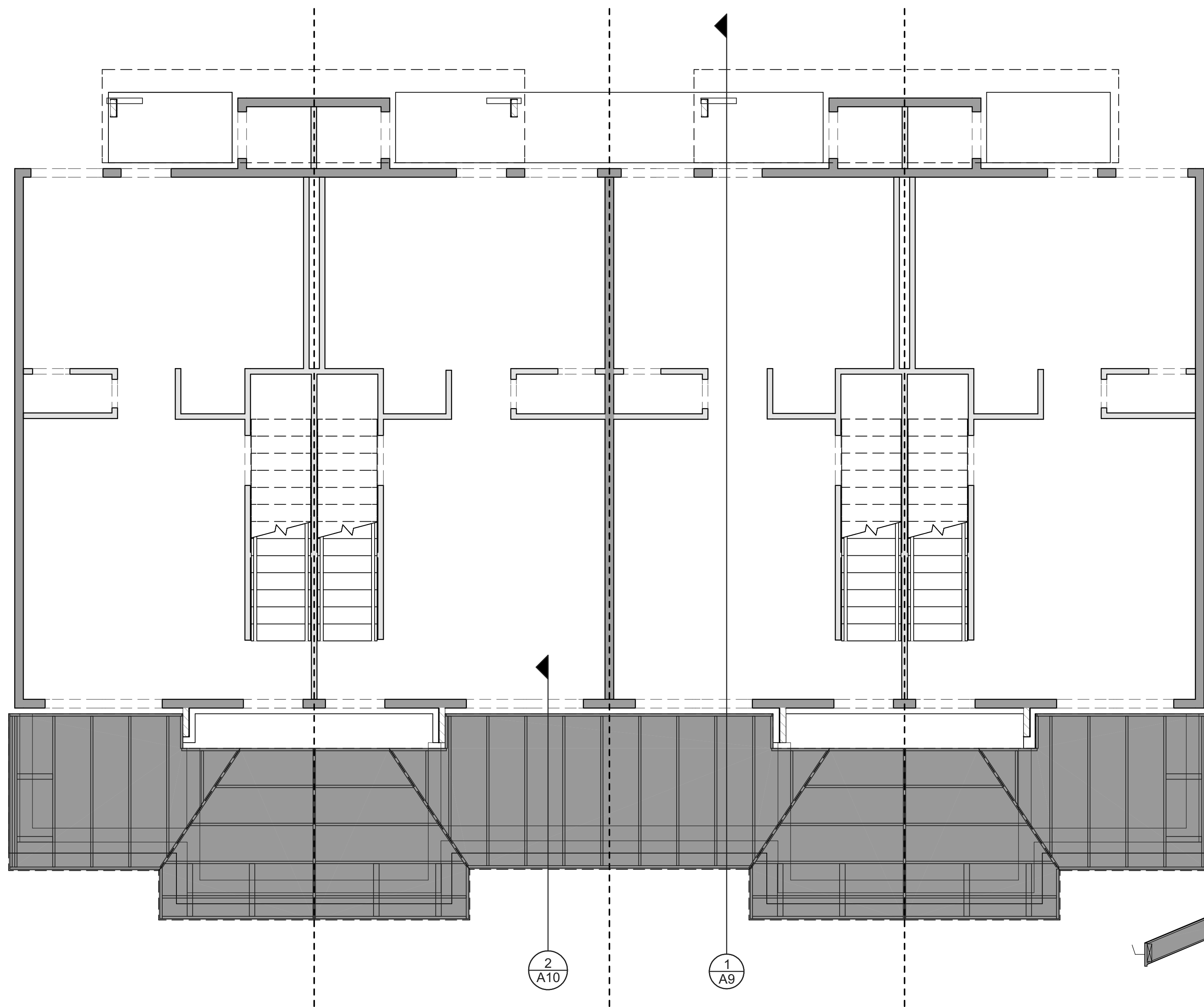
Building Type  
'B' Second  
Floor

TDA 441B

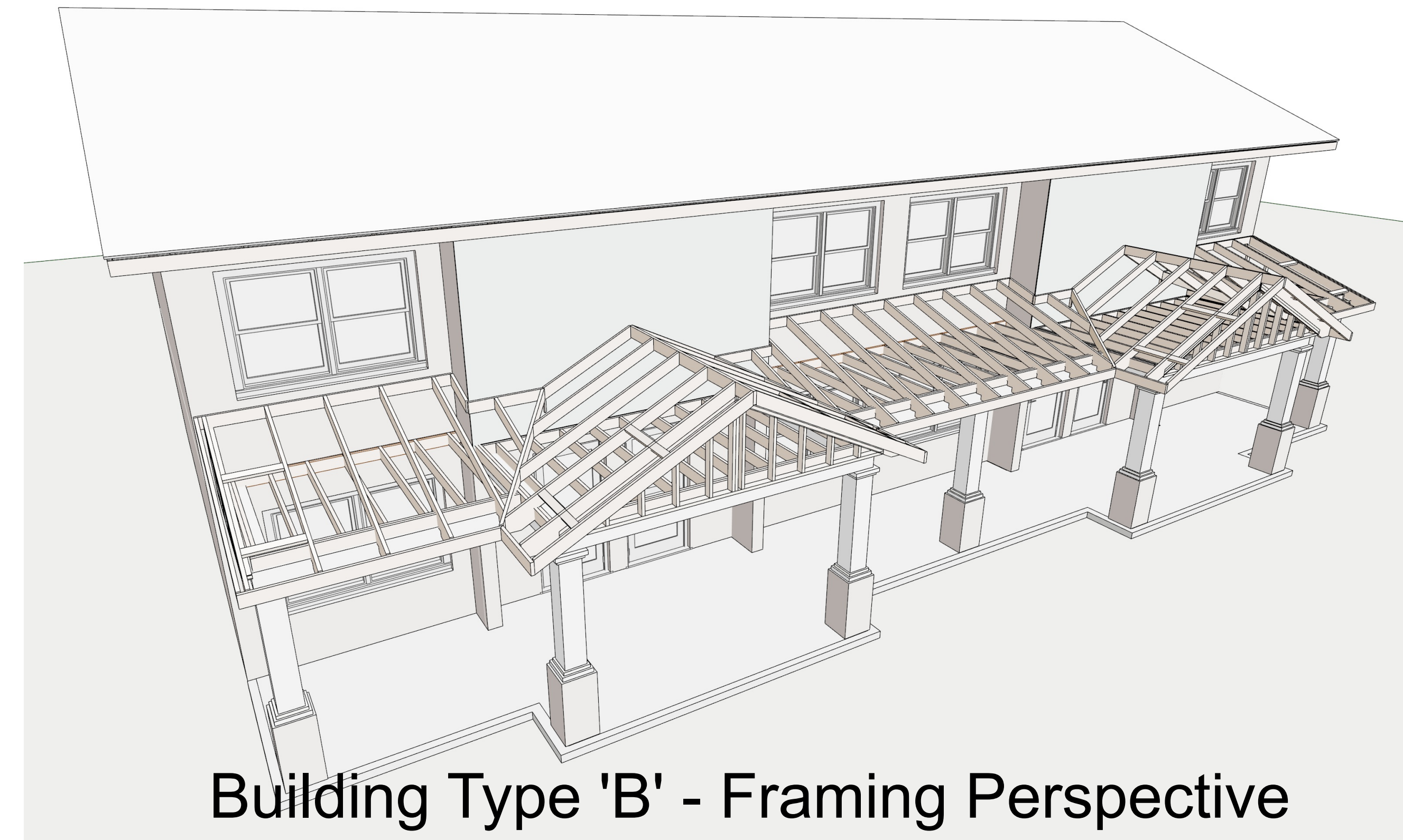
DATE:  
3/18/2024

SHEET:

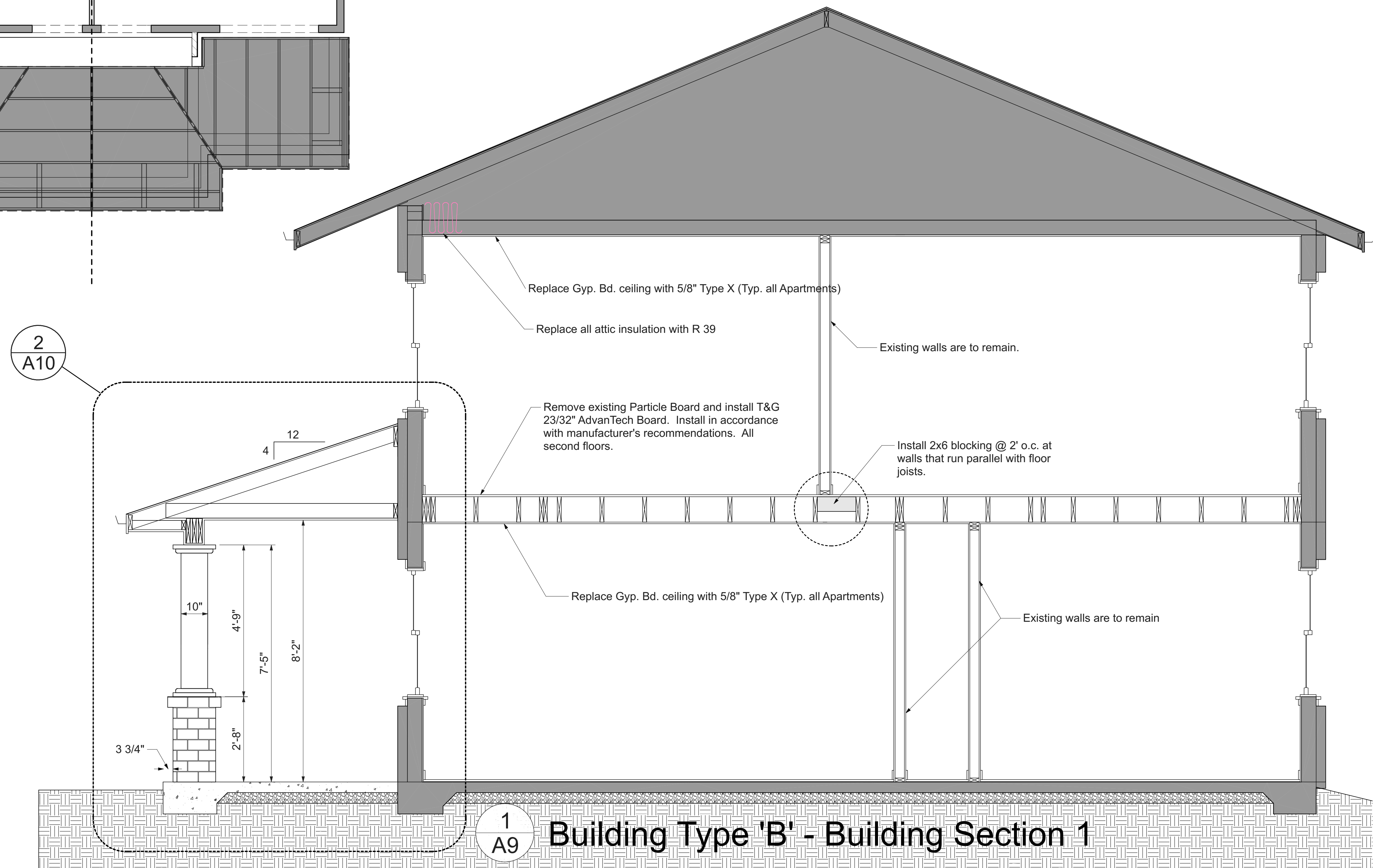
**A8**



Building Type 'B' - Porch Framing Plan



Building Type 'B' - Framing Perspective



Building Type 'B' - Building Section 1

**ROOF FRAMING NOTES:**

COMBINATION HAND FRAME AND TRUSS FRAMING FOR ROOF

1. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
6. ALL ROOF FRAMING 24" O.C. UNO
7. ALL ROOF OVERHANGS 16"; DORMER OVERHANGS 10", UNO
8. INSTALL ICE SHIELD AS REQUIRED
9. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
10. ATTIC VENTILATION: REQUIRED ABOVE HOUSE
11. ROOF VENTING HIGH/LOW
12. ZONE 'B'. MIN. LOAD SHALL BE 50 LBS PER SQUARE FOOT
13. WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO
14. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ 8d @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD

Revision Number	Date	Revised By	Description

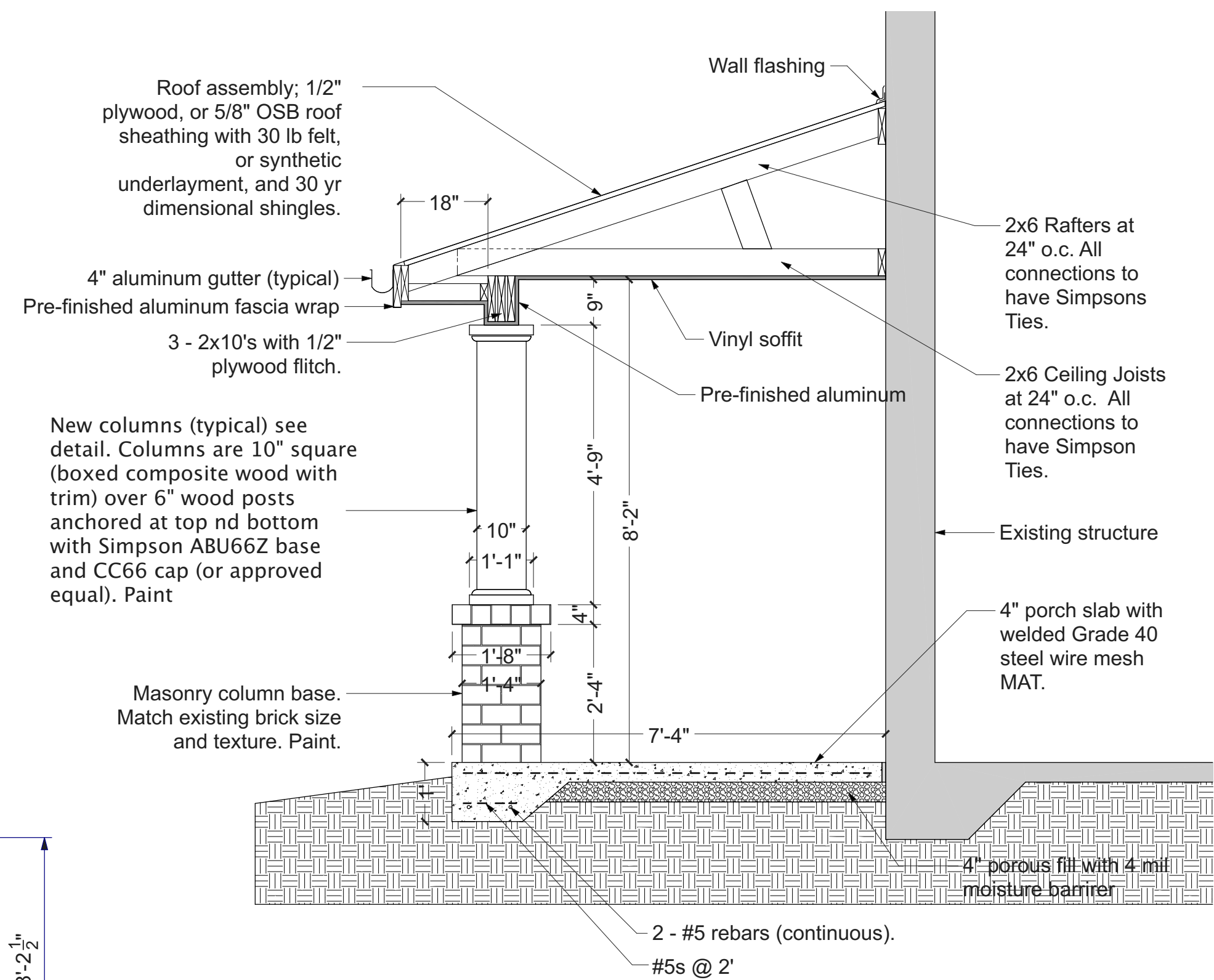
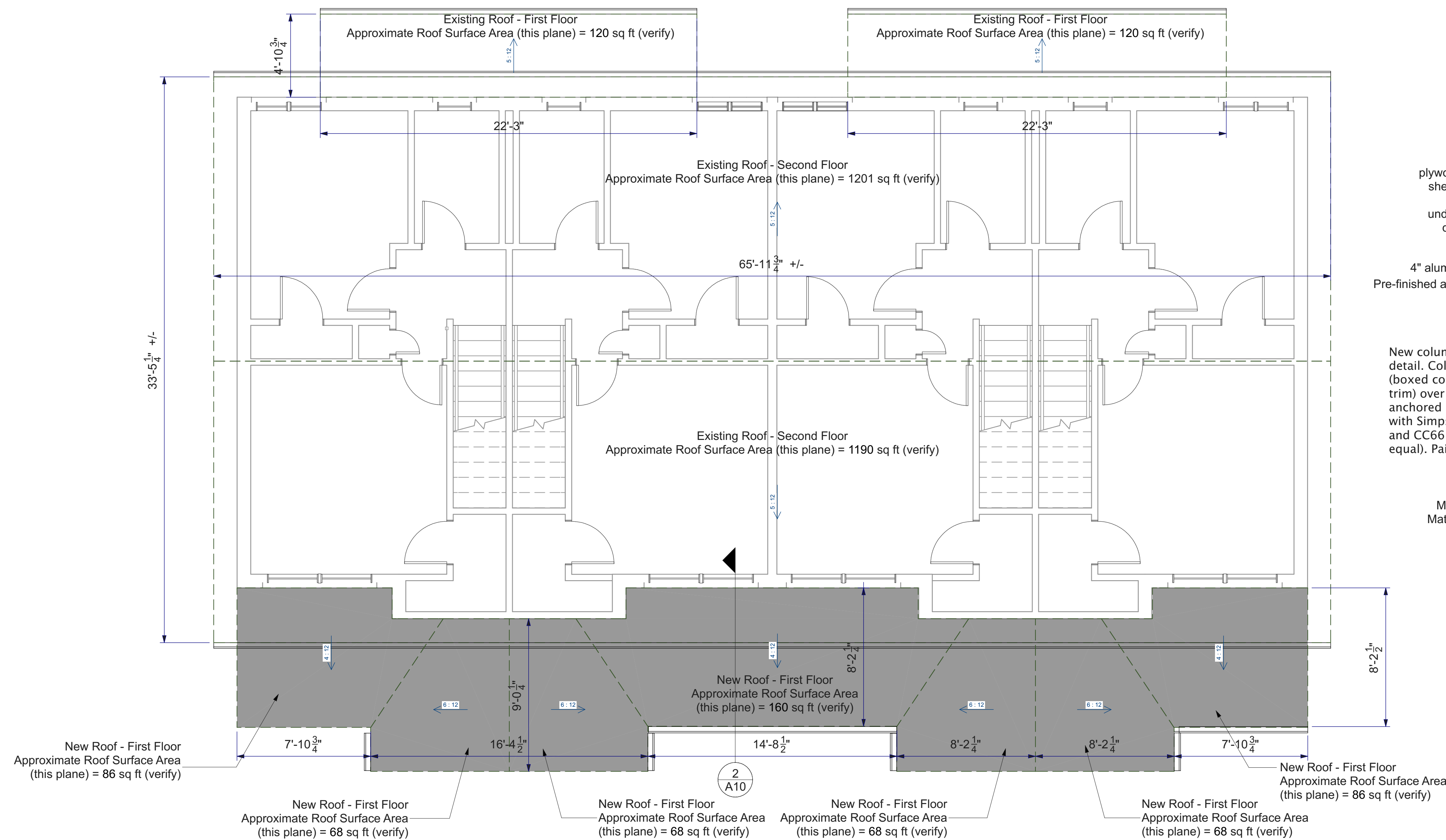
Building 'B'  
Porch  
Framing

TDA 441B

DATE:  
3/18/2024

SHEET:

**A9**



2/A10 Typical Porch Section

## Building Type 'B' - Roof Plan

### SCOPE OF WORK

- Description of Work:** Provide all materials, labor, equipment to perform all operations required to remove and replace existing shingles, felt, flashing, metal drip edge, fascia, and soffit on the roof of all apartment buildings and the Office/Community building at Northside Apartments. Work shall include but not be limited to the following:
1. Replace all composite shingle roofing. Remove existing shingles, fasteners, and felt. Repair or replace all deteriorated decking. Install new drip edge, flashing, felt, and dimensional shingles in accordance with the specifications.
  2. Remove existing flashing, fascia, frieze board, soffit, and trim and install new components. Installation shall include new sheet metal flashing, aluminum fascia and frieze board, vinyl soffit to include all necessary trim for a complete installation.
  3. Allow 100sf of replacement decking for each building. Any difference in actual quantity required and the allowance shall be addressed using unit costs. The Contractor is to record all replacement decking and verify quantity with Owner's representative on a daily basis.
  4. Lead flashing to be installed at all existing roof vents. Contractor shall straighten and paint all vent stacks to provide a uniform appearance. All abandoned vents to be removed and the deck repaired.
  5. Install ridge vents as shown on the drawings. Contractor shall field verify existing conditions and make any required modifications to accommodate the new ridge vents. All ridge shingles to be factory cut.
  6. The Contractor will not be allowed to cover roof decks until Owner's representative or Architect has approved repair work.
  7. Shingles are to be nailed to deck in accordance with the specifications. Staples will not be allowed.
  8. Contractor is to coordinate all work with the Owner. A forty eight hour notice shall be provided prior to commencement of work on each building. No decking is to be left exposed overnight.
  9. The Contractor shall be responsible for any damage to existing buildings, underground utilities, or site improvements caused by his actions.
  10. All debris shall be removed on a daily basis. Areas surrounding the buildings shall be magnetically swept to remove all nails on a daily basis.
  11. All Contractors are to field verify (and become familiar with) all existing conditions prior to bid.

**Demolition Work:** Remove existing shingles, felt, flashing around penetrations and drip edge around the perimeter of the building. Re-secure any substrate nails that have backed out prior to installation of new felt. Replace any deteriorated wood decking encountered with like material on an as needed and approved basis. Remove all existing unused roof vents, powered and non-powered.

**Execution of Work:** The contractor shall coordinate the performance of all work 5 working days in advance. The contractor shall be responsible for protection of adjacent surfaces and areas not to receive work. All work under this project shall be complete within 60 calendar days after the proceed notification. The contractor will be responsible for providing and furnishing all lifts, scaffolding, elevated platforms, ladders, etc., needed to perform the work and access all areas of the project. New exposed felt shall be covered with new shingles the same day and shall in no case be allowed to be re-nailed or be exposed for more than two days. The contractor shall thoroughly sweep and/or clean the wood substrate of any dust and debris prior to installation of new felt and roofing. The roof areas of all buildings are 4:12 roof pitches (Verify). Said buildings are currently utilized and work on the building is subject to concurrence of the Owner and schedule. The contractor shall employ one person on the ground (safety monitor) when working around building entrances and exits. This individual will serve as safety monitor of the work activities at entrances and exits to each building, to ensure work above the entrance and exits ceases when residents enter or leave the building. At no time will the contractor remove any portions of the existing shingles when rain or inclement weather is imminent. The contractor shall be responsible for the protection of the building contents from water damage (due to rainfall) during the performance of this work. Any damage (as a result of this project) shall be repaired or items replaced by the contractor, at no cost to the Housing Authority.

**Disposal of Materials:** The contractor shall be responsible for disposal of all materials (shingles, felt, waste and/or trash) off of the property. Contractor shall sweep the ground area around the building several times a day and again at the conclusion of the work with a magnetic roller to remove any nails.

**Coordination of On-Site Work:** The contractor will coordinate the replacement of the shingles with the Housing Authority representative at least five days in advance of any work being accomplished on the buildings. The contractor shall provide to the Housing Authority representative a progress schedule for approval. Said progress schedule shall show the various work trades (demo, installation of felt, and installation of shingles) for each building and shall reflect the start and completion of each building in this project.

**Clean-up:** The contractor shall keep worksite clear of debris and/or material during the work and shall accomplish clean-up of the worksite at the end of each day. Materials removed or demolished shall not be allowed to accumulate on the job-site. During periods of high wind, the contractor shall keep a worker on the ground around the building to police up any paper debris and keep it from blowing to other areas of the grounds. Any items damaged (by the contractor) during performance of the work shall be restored to original condition by the contractor and at no cost to the Housing Authority.

**Standard of Workmanship:** The contractor shall perform all work in accordance with roofing industry standards and manufacturers recommendations. Workmanship shall be of the highest grade throughout this project. All wires, signs, lights, radio antenna and other such antennas attached to the roof at the time of reroofing shall be removed by the contractor. These items shall be re-attached by the contractor in a manner satisfactory to the Contracting Officer on completion of the re-roofing work. All felts shall be installed with a minimum of 2" laps and a minimum overlap of 6" at the end of rolls. Edges of shingles at vertical projections shall be set in plastic cement in addition to placing a heavy bead of plastic cement at the intersection after all shingles are in place. Shingles installed in valleys shall be installed utilizing the "weaving method" with no open valley cuts. An additional layer of #30 felt shall be installed in valleys (centered in valley) and extending from the start to the end of the valley prior to installation of shingles. Fiberglass shingles shall be kept in closed and covered buildings until shortly before installation on roof. Space for storage of shingles will be provided by the contractor. Shingles exposed to rain during transportation will not be used. Only the quantity of shingles to be installed during the work day will be placed on roof decks at the beginning of the work day and any shingles not installed by the end of the day will be returned to storage. Shingles shall never be stacked in contact with ground. The contractor will exercise care in the placement of shingles on the roof and shall not overload any structural members of the buildings by stacking bundles on shingles excessively on a structural member. The contractor shall take precaution to protect the interior of the buildings being work on from damage during periods of inclement weather. Any buildings contents that is damaged from weather, due to the contractors operations and failure to adequately protect the building, shall be corrected to original condition by the contractor at no cost to the Housing Authority. All noted construction deficiencies shall be corrected within 1 day and before proceeding to the next building.

**Safety:** All work shall be accomplished in strict compliance with OSHA Safety Standards. The contractor shall incorporate the use of safety in the use of all ladders, scaffolds and lifts to include workers using lifts being tied-off with full body harnesses during work execution.

**Work Hours:** The contractor shall execute subject project between the hours of (hours will be determined at the Pre-Construction meeting) each weekly work day (Monday thru Friday) excluding state recognized holidays.

**Warranty:** The contractor shall provide to the customer a 30 year warranty from the shingle manufacturer on the shingles installed. The contractor shall also warrant all workmanship to be free from any defects within one year from the date of installation and acceptance.

**Point of Contact:**  
Mr. Doug Brooks  
Owner/Representative - Contract Manager  
256-236-1575

**Deteriorated Roof Decking Replacement:** The contractor shall replace any deteriorated roof decking materials and/or associated structural members with like materials. The contractor shall notify the Housing Authority Representative upon encountering any deteriorated materials at which time the representative and contractor shall field verify and agree upon the quantity of materials to be replaced. The contractor shall incorporate a deteriorated decking replacement sheet weekly, along with the weekly progress report and shall reflect what building received what quantity of deteriorated decking materials. Subject sheet shall also include a "running total" of deteriorated materials replaced. A separate bid item is established within the Unit Price Schedule for any deteriorated materials encountered on this project. The contractor shall likewise protect the substrate area until the deteriorated area can be replaced (should materials not be readily available and on-site). The contractor shall bid 100 square foot per building cost (including labor) for replacement of deteriorated materials encountered, as part of the total contract package. If the contractor does not replace the entire quantity of deteriorated materials during the duration of the project, a Deductive Change Order shall be issued at the conclusion of the project. The contractor shall receive no payment for deteriorated materials that have not been confirmed and verified by the Housing Authority. The final payment shall incorporate the board footage of materials actually replaced times the board footage price. The contractor shall not exceed the estimated quantity without approval of the Contracting Officer and a change order for any increase. All materials shall be #2 grade, unless otherwise specified.

**Measurements:** It shall be the responsibility of the contractor to field-verify measurements prior to bid of this project.

Revision Table	Revised By	Description
Number	Date	

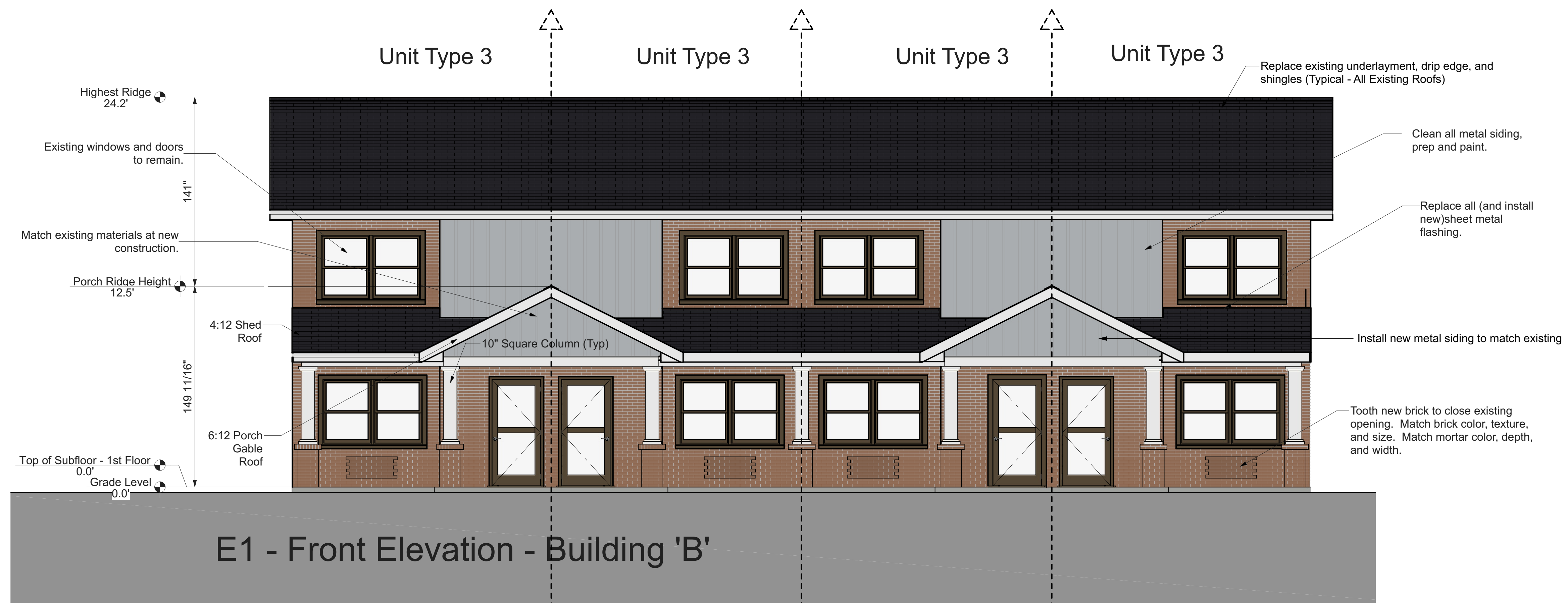
Building 'B' - Roof Information

TDA 441B

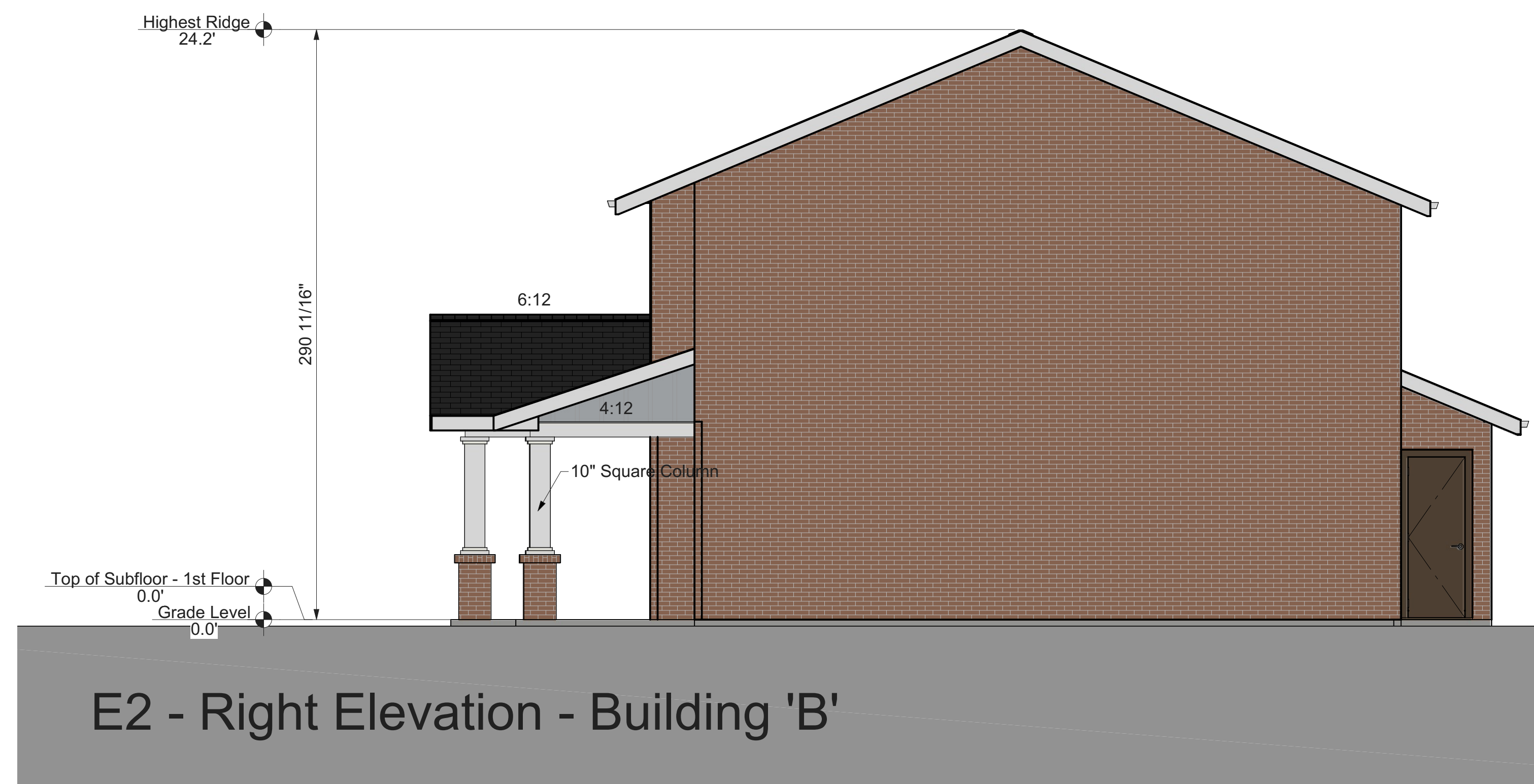
DATE:  
3/18/2024

SHEET:

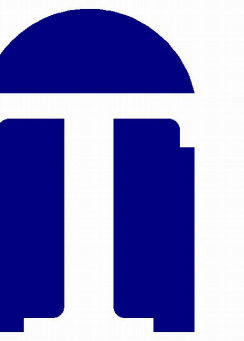
**A10**



E1 - Front Elevation - Building 'B'

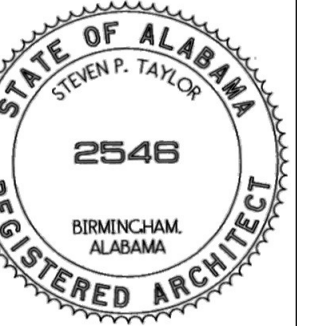


E2 - Right Elevation - Building 'B'



**TDA**  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
Anniston Housing Authority  
Anniston, Alabama

Revision Table	
Number	Date

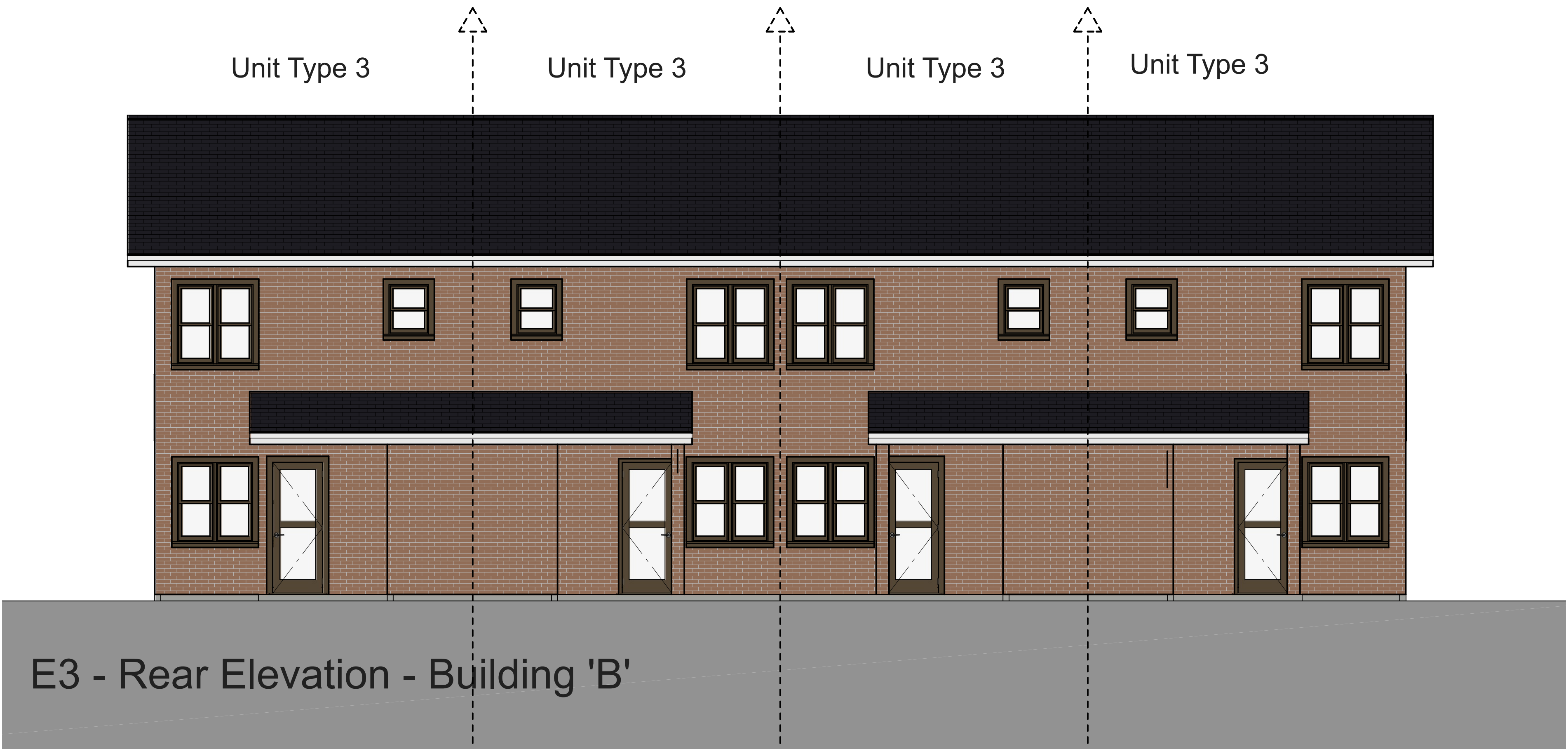
Building Type  
'B' Elevations

TDA 441B

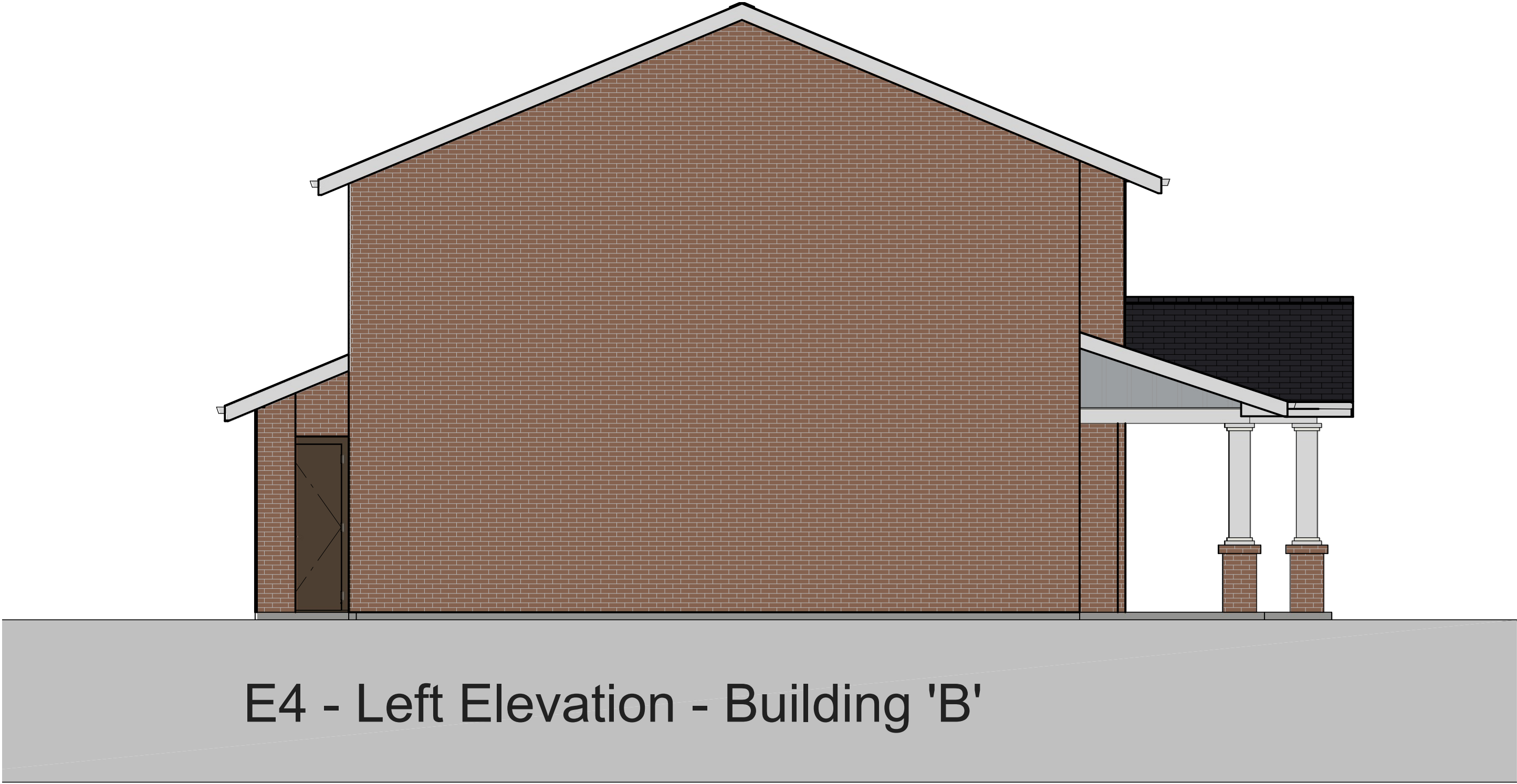
DATE:  
3/18/2024

SHEET:

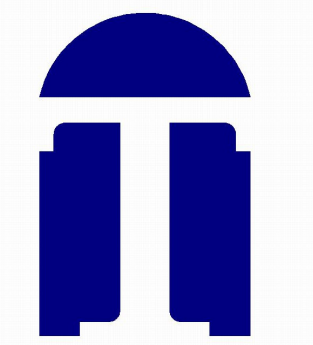
**A11**



Note: All notes and dimensions from Sheet A15 apply to these elevations.



Note: All notes and dimensions from Sheet A7 apply to these elevations.



**TDA**  
architects  
LLC

125 West Columbus Street  
Dadeville, Alabama 36853



**Exterior Modifications for Tinsley Manor**  
Anniston Housing Authority  
Anniston, Alabama

Revision Table	
Number	Date

Building Type  
'B' Elevations

TDA 441B

DATE:  
3/18/2024

SHEET:

**A12**